

Charter Bylaw 19388

Text amendment to Zoning Bylaw 12800 to amend the Stillwater Special Area Zones

Purpose

To amend the (SLD) Stillwater Special Area Zone, (SRH) Stillwater Rowhousing Zone, and (SRA) Stillwater Rear Attached Rowhousing Zone to reduce the landscaping requirements.

Readings

Charter Bylaw 19388 is ready for three readings after the public hearing has been held. If Council wishes to give three readings during a single meeting, Council must unanimously agree “That Bylaw 19388 be considered for third reading.”

Advertising and Signing

This Charter Bylaw has been advertised in the Edmonton Journal on July 31, and August 8, 2020. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Bylaw.

Report

City Council approved Bylaw 17875 on February 22, 2017, which created the Stillwater Special Area and three special area zones:

- (SLD) Stillwater Low Density Residential Zone;
- (SRH) Stillwater Row Housing Zone; and
- (SRA) Stillwater Rear Attached Row Housing Zone

The proposed amendments will make the regulations of the Stillwater Special Area Zones easier to implement, but will not change the intended uses or built-forms of the Stillwater Special Area Zones. This amendment proposes to:

1. Reduce the landscaping requirements in the SLD, SRH and SRA zones;
2. Add flexibility to provide shrubs in place of trees where warranted by site design challenges; and
3. Slightly reduce the minimum site width for the semi-detached residential housing product within the SLD zone (from 7.5 m to 7.4 m).

The Applicant's stated reason for making this application is driven by challenges in satisfying the Zoning Bylaw's standard landscaping requirements, against the small lot and high site coverage regulations allowed within the Stillwater Special Area Zones.

An additional component to amend the visitor parking requirements within the Stillwater Special Area Zones was part of the original application, but has been withdrawn because the issue was resolved by the recent approval of Bylaw 19275 (Open Option Parking) on June 23, 2020.

Public Engagement

Considering that these amendments would only apply to the Special Area Zones within the Stillwater neighbourhood, the development within this neighbourhood is in the very early stages, and there would be very few affected property owners affected, no additional public consultation was performed beyond the standard level for text amendments to the Zoning Bylaw.

Attachments

1. Bylaw 19388
2. Mark-up of Proposed Text Amendment
3. Comparison Chart: Proposed vs Existing Landscape Regulations