

BYLAW 20869

Zoning Bylaw Text Amendment to Ground Level Entrances for Cluster Housing or Multi-Unit Housing

Purpose

To amend Zoning Bylaw 20001 to ensure ground floor entrances to dwellings be required when buildings are greater than 12.8 metres in length.

Previous Council/Committee Action

At the June 11/12, 2024 City Council Meeting, the following motion was passed:

That Administration prepare amendments to Zoning Bylaw 20001, as outlined in Attachment 1 of the May 22, 2024, Urban Planning and Economy report UPE02155, and return to a future City Council Public Hearing.

Readings

Bylaw 20869 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 20869 be considered for third reading.

Advertising and Signing

This Bylaw was advertised in the Edmonton Journal on August 2, 2024, and August 10, 2024. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Bylaw.

Report

Ground floor entrances to residential buildings can support a more attractive neighbourhood as development and redevelopment occurs. These entrances provide greater visual interest along a street by breaking up large, blank and unarticulated building walls. These entrances also provide residents of the ground floor units with direct access to the street.

Bylaw 20869, as outlined in Attachment 2, would require individual entrances for ground floor dwellings in multi-unit housing developments that face the street where the building wall is greater than 12.8 metres in length in the Small Scale Residential (RS) Zone, Small Scale Flex

BYLAW 20869

Residential (RSF) Zone, Small-Medium Scale Transition Residential (RSF) Zone, and the Medium Scale Residential (RM) Zone.

Zoning Bylaw 20001 contains design requirements such as windows, balconies, semi-private courtyards, and building articulation which already work to provide visual interest and mitigate the risk of blank walls. These regulations, along with the proposed front entrance requirement should provide a safe and comfortable environment for residents and neighbours. It will increase opportunities for activity to occur at the street level. This may increase opportunities for safety where people are aware of other's presence in the area.

These amendments were presented at the May 22, 2024 Urban Planning Committee meeting and subsequently at the June 12, 2024 Edmonton City Council Meeting where it was motioned to bring forward to a future Public Hearing.

Attachments

1. Bylaw 20869
2. Markup and Rationale