

Public Consultation Summary

Interactive Workshop Summary:

Date: September 14, 2015

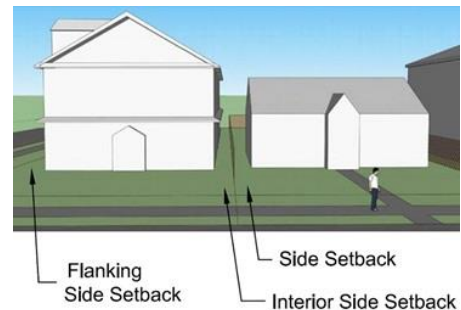
Attendees:

- 24 participants – 11 Community Leagues, EFCL; 2 Residents; 11 builders, designers, architects
- 5 City of Edmonton staff facilitating

Discussion Themes and Perspectives Shared:

Setbacks:

- Increase interior side setback to 4.0m
- Decrease flanking side setback to minimum (1.5 m)
 - Zero setback if possible
- Reduction of flanking side setback equivalent to increase to interior side setback
- Reduce flanking side setback and allow greater projections into setbacks
- Increase interior side setback to a meet amenity area size requirements
- Setback variation may impact the number of units within a row house
 - Loss of floor area could lead to loss of units
- Shadow relationship



Overlook and Privacy:

- Correlation between side yard setbacks and privacy
 - Privacy maintained through careful design (installing frosted windows, window placement, orientation of amenity area, landscaping)
- Shift row house towards flanking side yard to reduce direct overlook
- Increased interior setback provides more potential for trees and screening in interior side yard = visual break
- Roof top patios facing the neighbouring property create significant overlook and Privacy issues
 - Roof top patios should be oriented towards the street, or stepped back from edge of structure
 - At grade decks – no issues; roof top patio – greater impact
- Solar rights
 - third storey structure only at north end of block

Architectural Interest:

- Make each unit distinct (individually defined units)
 - Materials, colour, texture, staggering units, non-repetitive window spacing, variation in roof lines, articulation, window trim
- Greater emphasis on requiring architectural features on interior side yard façade
- Landscaping can be used not to replace but to further enhance architectural interest along interior side yard
 - Trees, shrubs, gardens

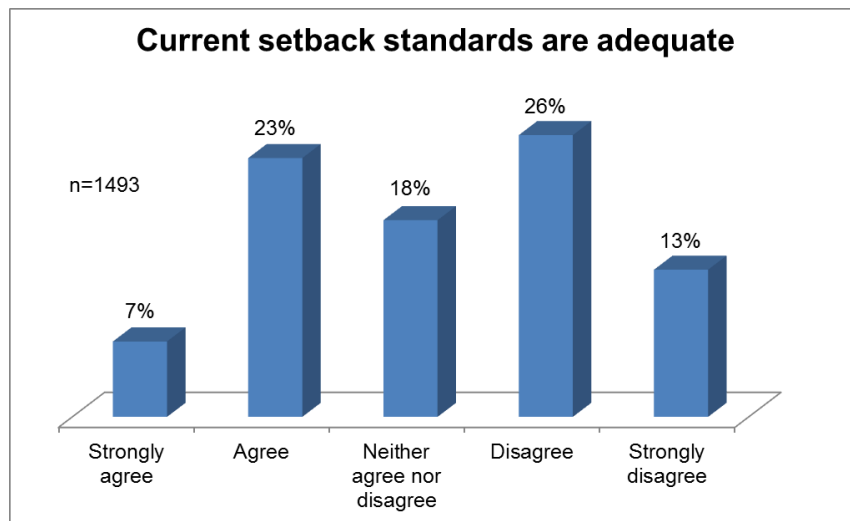
Amenity Area:

- Amenity area is a necessity in order to encourage families to live in row houses
- At grade amenity area should be encouraged/prioritized - family oriented
- Current dimensional requirements (Section 47.5) are too restrictive
 - Section 47.5 - Neither the width nor the length of any Private Outdoor Amenity Area shall be less than 4.0 m, except that if it is provided above the first Storey the minimum dimensions shall be 3.0 m.
 - Requirements should be area based (m²) rather than
 - Minimum threshold for how long or wide space. ie: 3.0 m
 - Checklist of amenity area requirements as usable dimensions (patio space, BBQ, seating, patio furniture)
 - Area based requirement provides greater flexibility
- Rooftop amenity areas should be discouraged to prevent overlook into neighbours amenity area
- Fenced off private amenity area and walkway
- Allow roof top amenity area, keep oriented towards street
 - Roof top patios provide additional flexibility in providing usable amenity space
- Consider shadowing on subject site and neighbour's amenity area
- Front yard is an acceptable location for amenity area
 - Except along major streets
 - Low borders/hedges/fences
- Middle unit – stretch their yard area
- Permit amenity area on top of garages

Edmonton Insight Community:

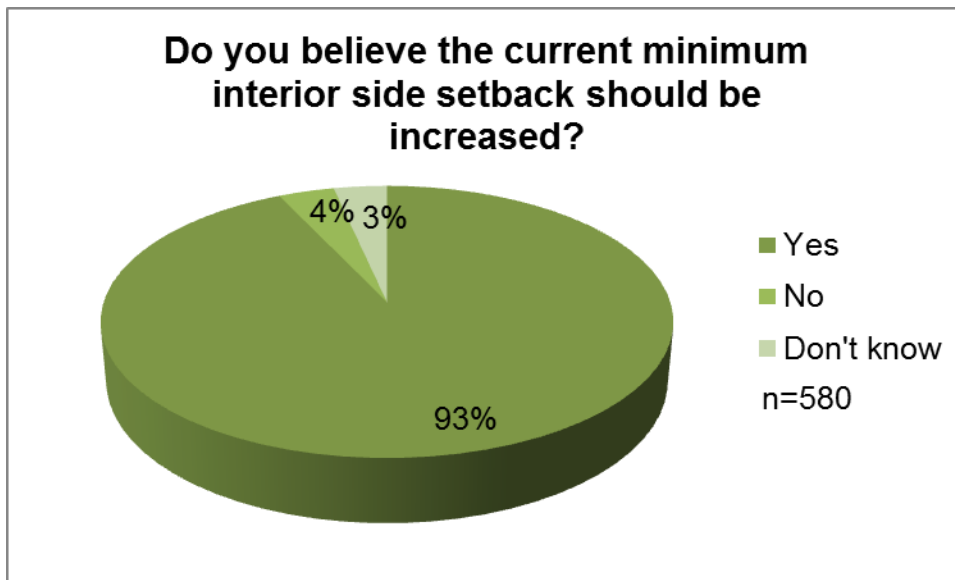
Question 1: Currently, Zoning Bylaw 12800 allows Row Housing in the (RF3) Small Scale Infill Development Zone to be located at least 1.2m (4 feet) from the neighbouring lot's property line. Considering the current 1.2m (4 feet) side setback standard, please rate your level of agreement that this distance is adequate.

	Total
Total	1493
Strongly agree	7%
Agree	23%
Neither agree nor disagree	18%
Disagree	26%
Strongly disagree	13%
Don't know	13%



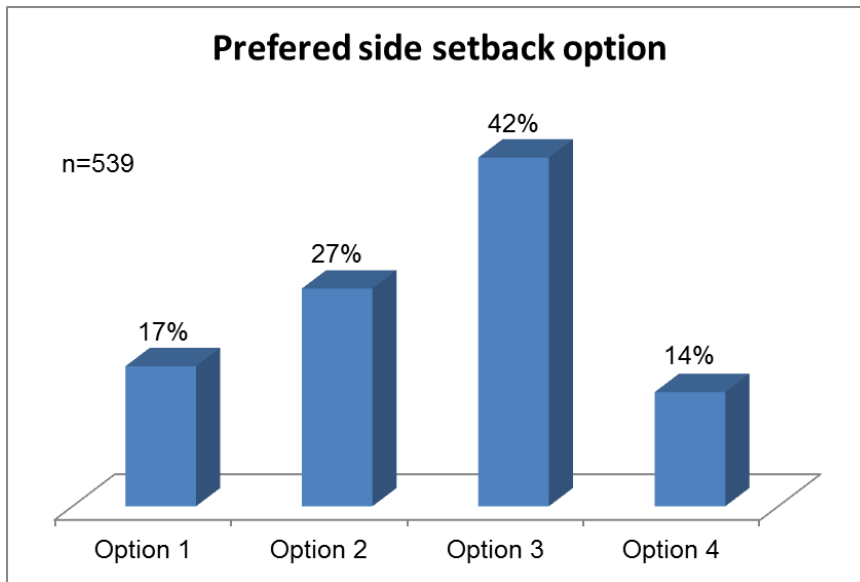
Question 2: Do you believe the current minimum interior side setback should be increased?

	Total
Total	580
Yes	93%
No	4%
Don't know	3%



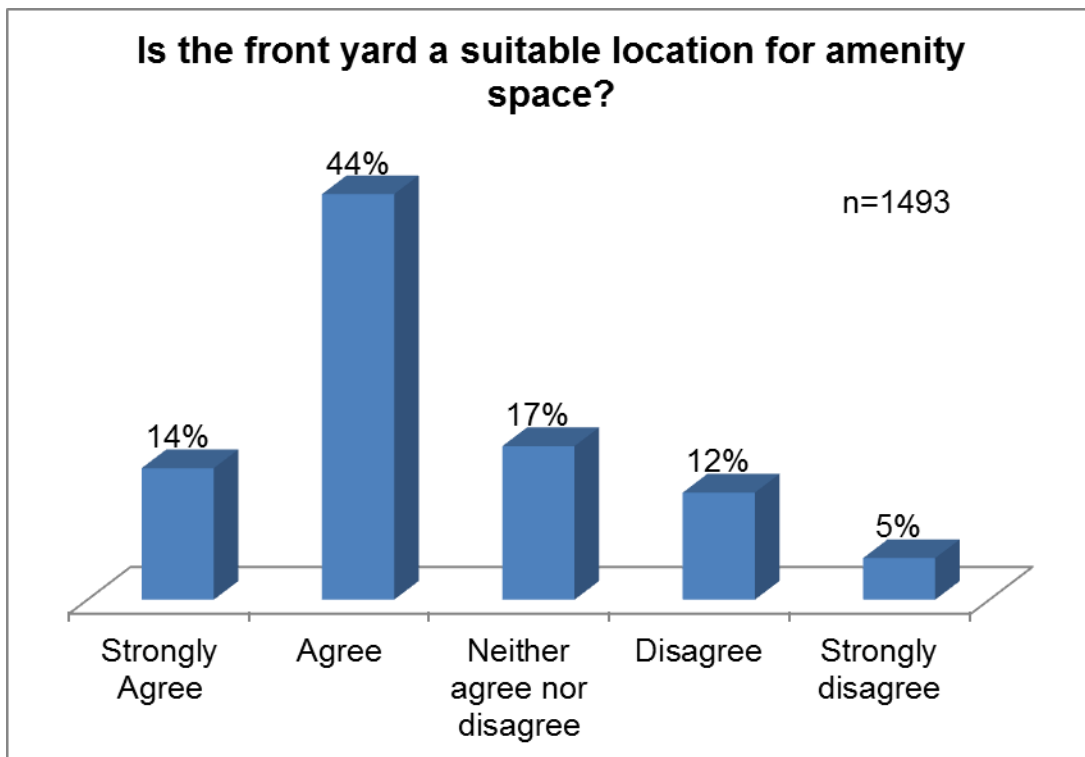
Question 3: In order to accommodate a larger interior setback, a corresponding reduction in the flanking setback is proposed. Of the options presented, which of the options do you believe provides a sufficient interior side setback, while maintaining an adequate flanking side setback?

Total	Total
Total	539
Option 1: Interior side setback increased by 0.8m from 1.2m to 2.0m (6.5 feet) Flanking side setback reduced by 0.5m from 2.5m to 2.0m (6.5 feet)	17%
Option 2: Interior side setback increased by 1.3m from 1.2m to 2.5m (8 feet) Flanking side setback reduced by 0.5m from 2.5m to 2.0m (6.5 feet)	27%
Option 3: Interior side setback increased by 1.8m from 1.2m to 3.0m (10 feet) Flanking side setback reduced by 0.5m from 2.5m to 2.0m (6.5 feet)	42%
Option 4: None of the above	14%



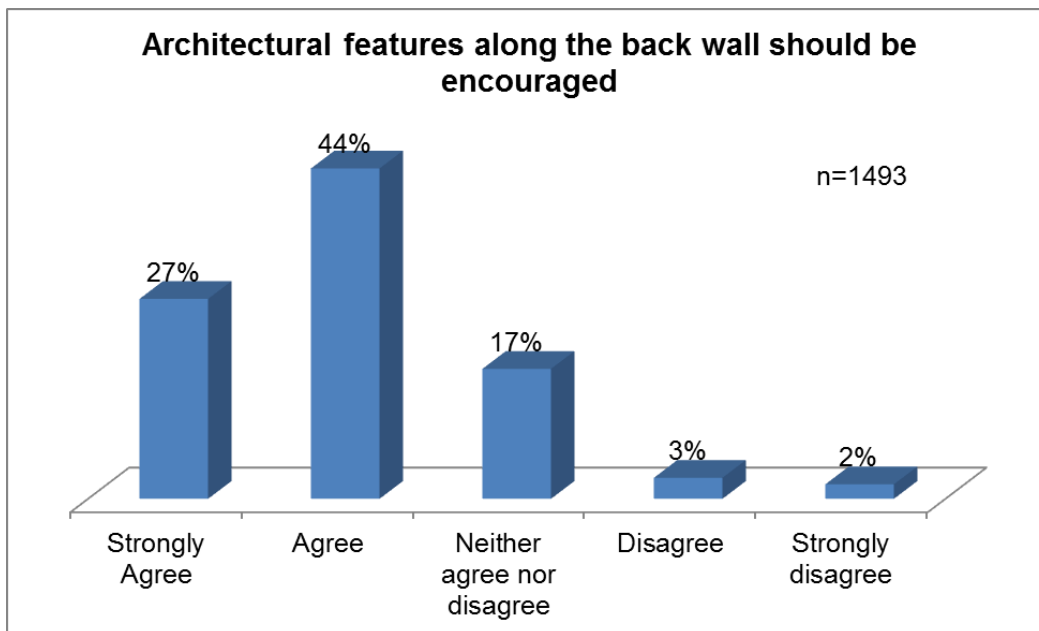
Question 4: The front yard is a suitable location for an amenity space such as a play area or patio?

	Total
Total	1493
Strongly Agree	14%
Agree	44%
Neither agree nor disagree	17%
Disagree	12%
Strongly disagree	5%
Don't know	8%



Question 5: Considering the addition of architectural features or treatments, such as roof lines, window trim, landscaping, please rate your level of agreement that these features should be encouraged along the back wall of row housing to improve the visual appeal of the interior yard space.

	Total
Total	1493
Strongly Agree	27%
Agree	44%
Neither agree nor disagree	17%
Disagree	3%
Strongly disagree	2%
Don't know	7%



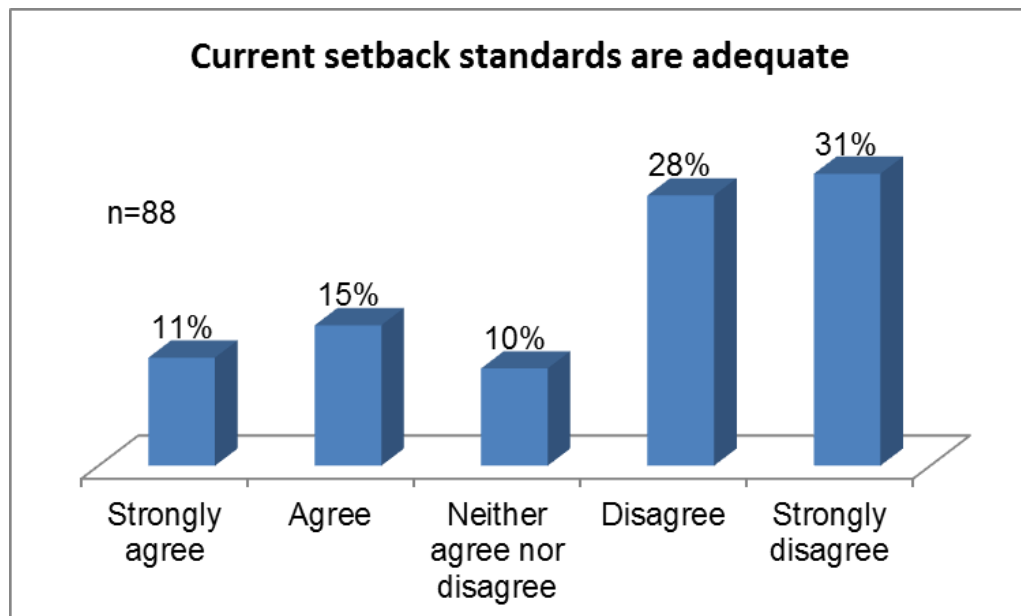


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Public Survey:

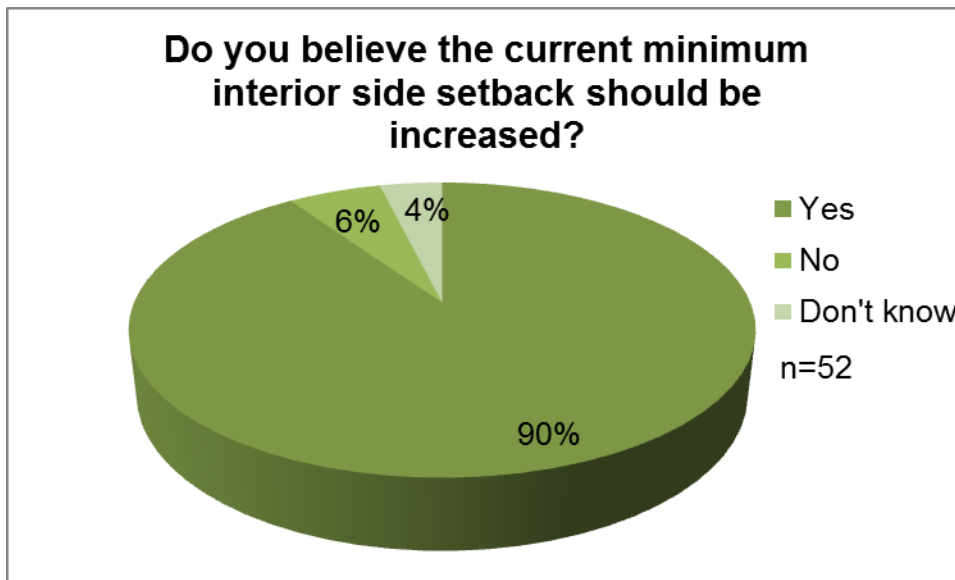
Question 1: Currently, Zoning Bylaw 12800 allows Row Housing in the (RF3) Small Scale Infill Development Zone to be located at least 1.2m (4 feet) from the neighbouring lot's property line. Considering the current 1.2m (4 feet) side setback standard, please rate your level of agreement that this distance is adequate.

	Total
Total	88
Strongly agree	11%
Agree	15%
Neither agree nor disagree	10%
Disagree	28%
Strongly disagree	31%
Don't know	5%



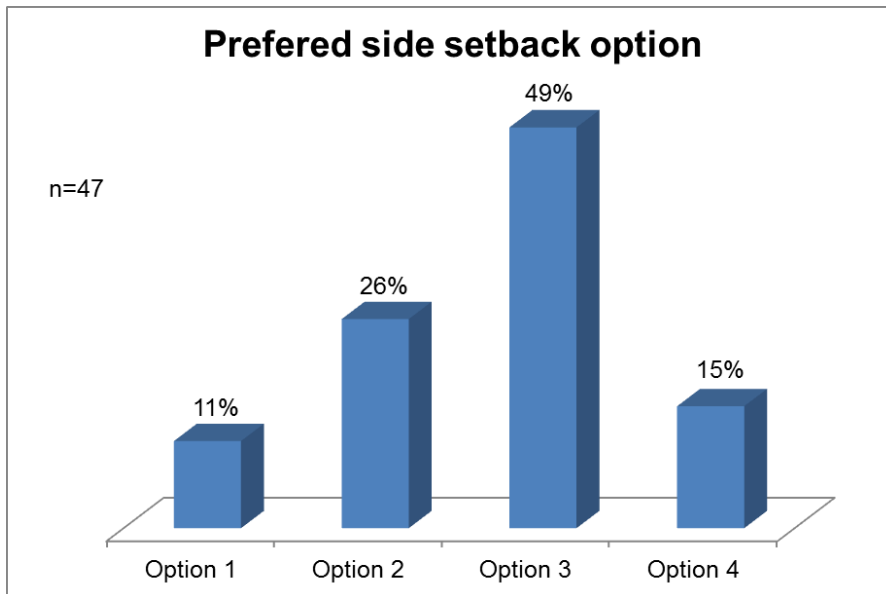
Question 2: Do you believe the current minimum interior side setback should be increased?

	Total
Total	52
Yes	90%
No	6%
Don't know	4%



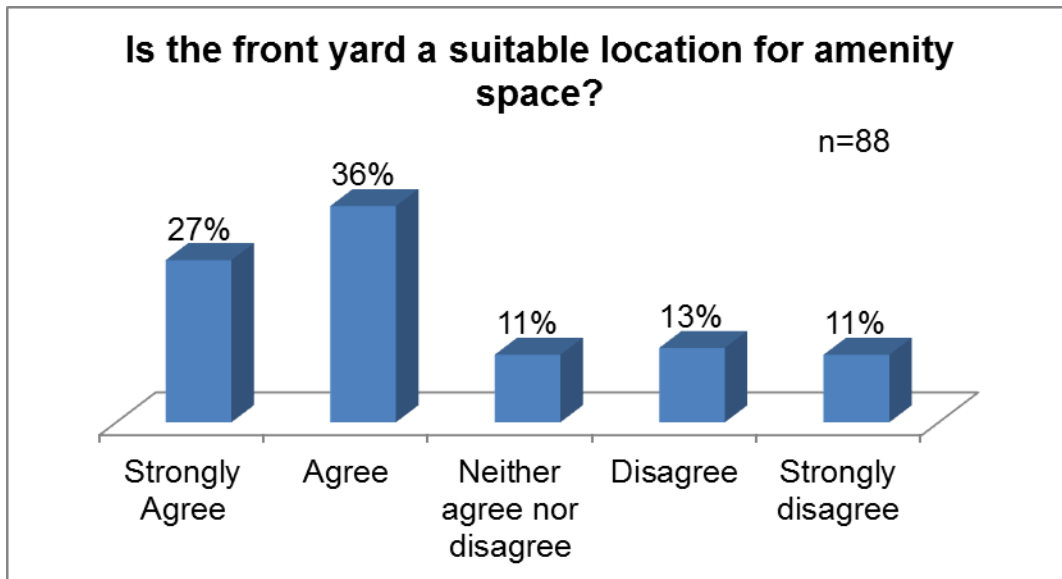
Question 3: In order to accommodate a larger interior setback, a corresponding reduction in the flanking setback is proposed. Of the options presented, which of the options do you believe provides a sufficient interior side setback, while maintaining an adequate flanking side setback?

	Total
Total	47
Option 1: Interior side setback increased by 0.8m from 1.2m to 2.0m (6.5 feet) Flanking side setback reduced by 0.5m from 2.5m to 2.0m (6.5 feet)	11%
Option 2: Interior side setback increased by 1.3m from 1.2m to 2.5m (8 feet) Flanking side setback reduced by 0.5m from 2.5m to 2.0m (6.5 feet)	26%
Option 3: Interior side setback increased by 1.8m from 1.2m to 3.0m (10 feet) Flanking side setback reduced by 0.5m from 2.5m to 2.0m (6.5 feet)	49%
Option 4: None of the above	15%



Question 4: The front yard is a suitable location for an amenity space such as a play area or patio?

	Total
Total	88
Strongly Agree	27%
Agree	36%
Neither agree nor disagree	11%
Disagree	13%
Strongly disagree	11%
Don't know	1%



Question 5: Considering the addition of architectural features or treatments, such as roof lines, window trim, landscaping, please rate your level of agreement that these features should be encouraged along the back wall of row housing to improve the visual appeal of the interior yard space.

	Total
Total	88
Strongly Agree	55%
Agree	25%
Neither agree nor disagree	9%
Disagree	3%
Strongly disagree	7%
Don't know	1%

