

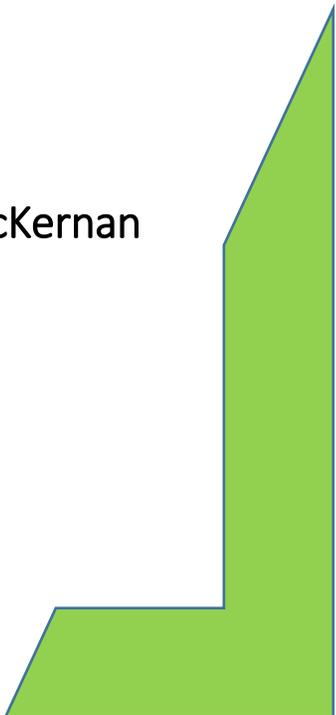
Presentation to Edmonton City Council

Monday, March 17, 2025

Agenda Item 3.8

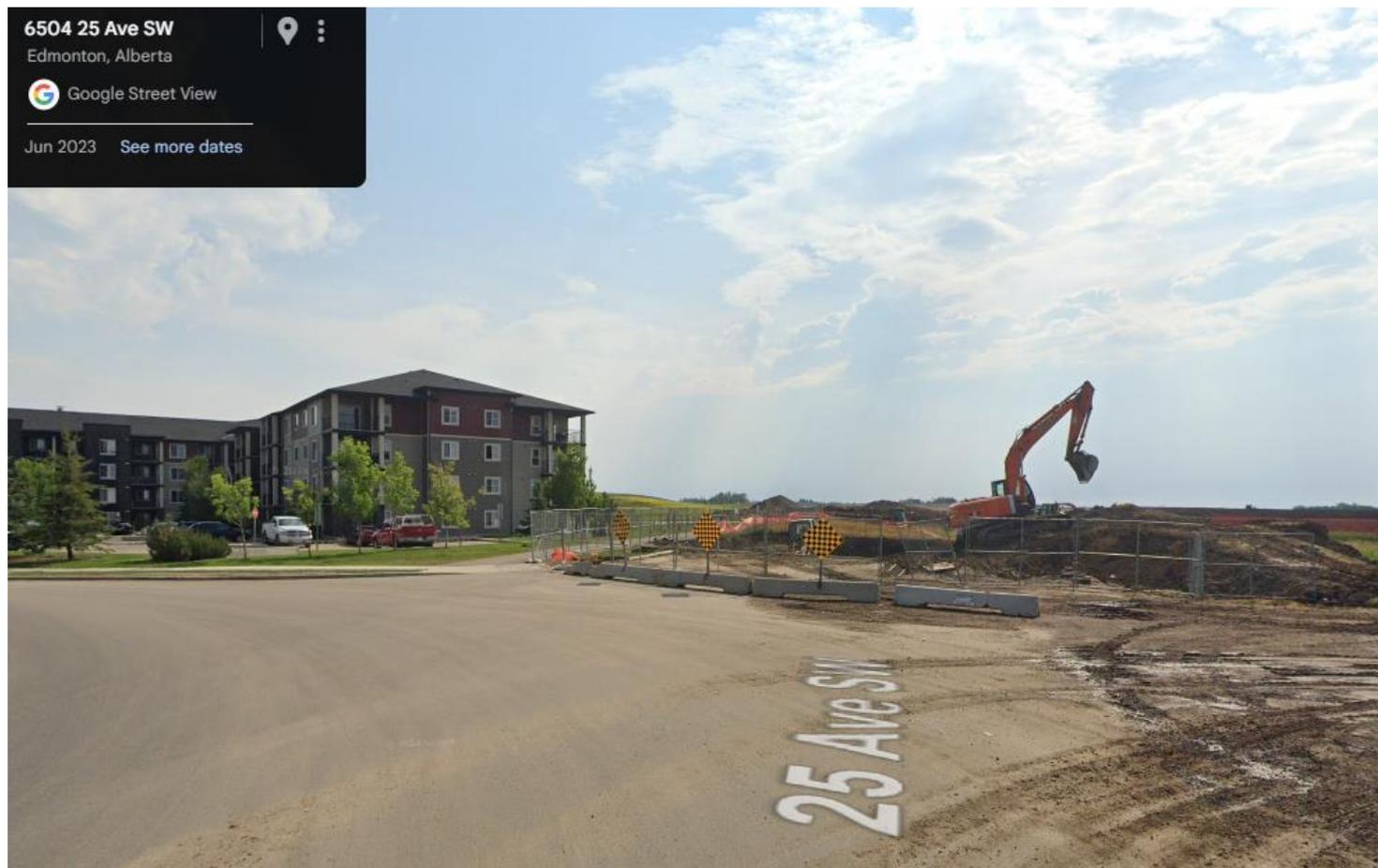
Bylaw 21085

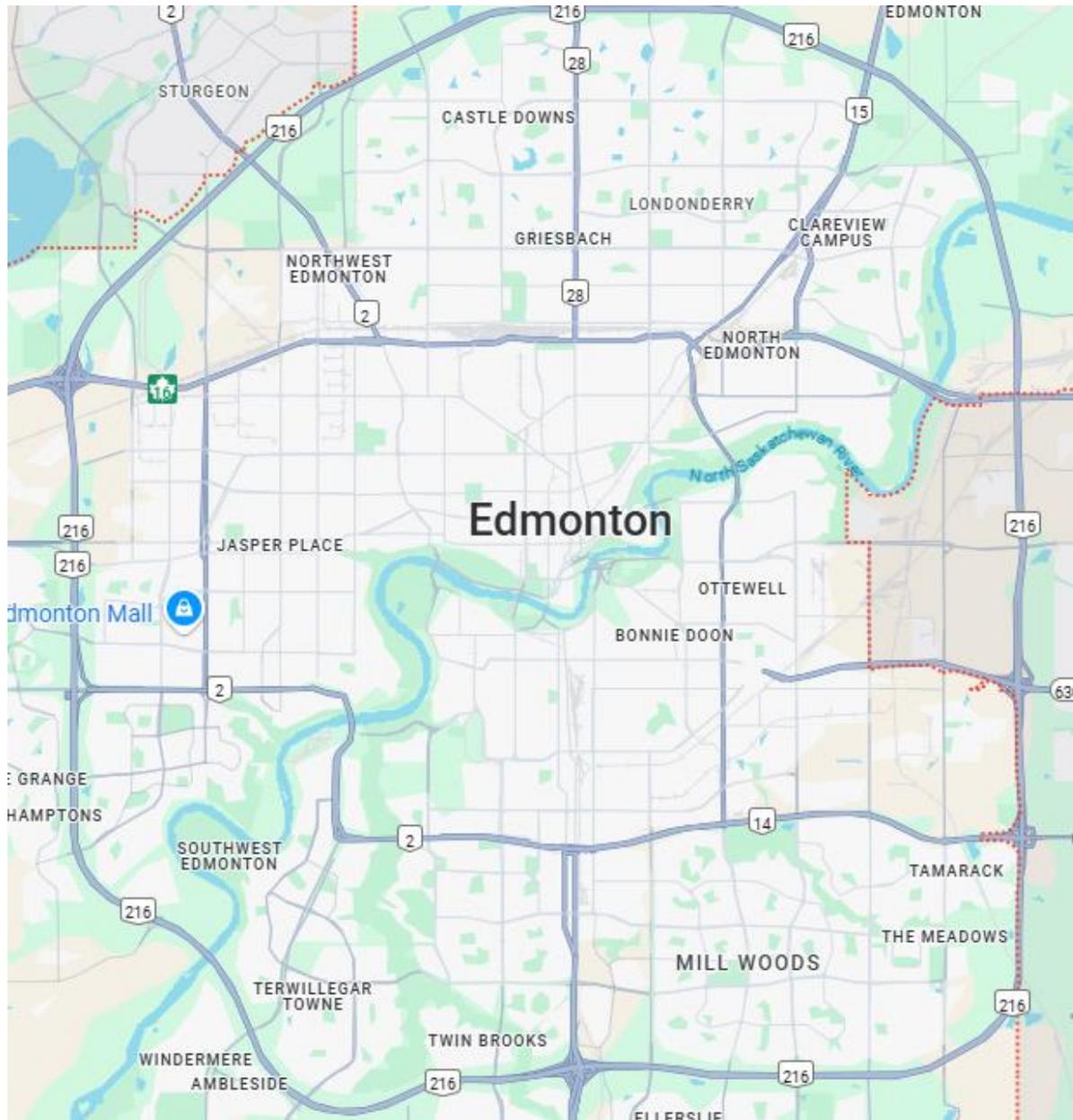
To allow for a range of small to medium scale housing, McKernan



John Soltice
11262-73 Ave NW
Edmonton

Sprawl – We get it!





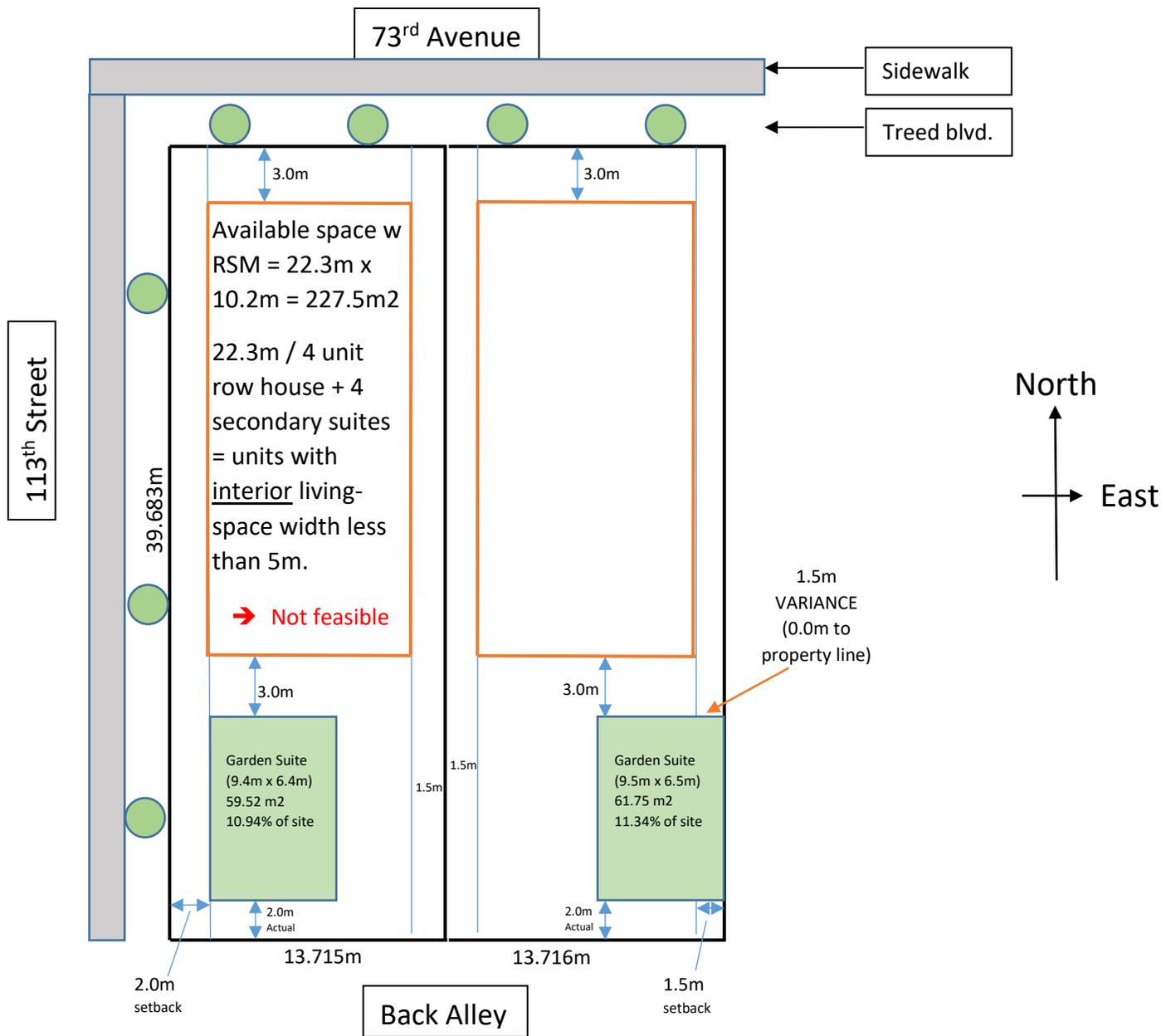


New Backyard Housing

7225 – 113 Street NW

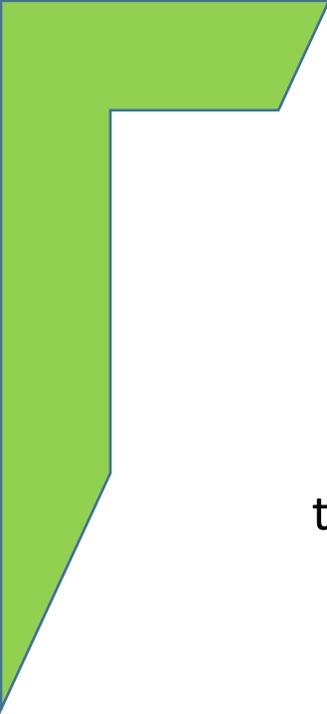


New Backyard Housing
11267 – 73 Ave NW



Even if two 8-plexes were somehow possible, RSM cannot be allowed

1. RSM on this site would not be a “transition” from the 114st Secondary Corridor
2. 2.5.2.6 only allows for the consideration of “additional height” not for additional site coverage, nor rezoning
3. Proposed development would violate several policies in the District Plan:
 - a. 2.1.2.1 - Discourages Active Transportation
 - b. 2.1.2.2 - Restricts vehicle site access, circulation,... for safety
 - c. 2.1.2.4 - Does not support the concept of built form nor preserve the urban tree canopy on that corner
4. Toronto City Report - *Review of Parking Requirements*
<https://www.toronto.ca/legdocs/2001/agendas/council/cc011106/plt12rpt/cl005.pdf>
 - a. An average row-house or townhouse has 1.17 cars per household (hh). This small site would generate 21.06 vehicles. Only room at the back for 4 small cars.
 - b. Two blocks along 113 street will end up with 117.24 cars.



Thank you for your time today

Please oppose Bylaw 21085 and support
the many opportunities offered with the current RS zone

