

# PRESENTATION TO EDMONTON CITY COUNCIL ON BYLAW 21085

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## Current Situation

PRE-REZONING DEVELOPMENT		
	A	B
<b>SITE AREA</b>	544 m2	544 m2
<b>SITE COVERAGE</b>	A	B
<b>Building</b>	30%	30%
<b>Hard Surfacing</b>	9%	12%
<b>Vegetation Cover</b>	61%	58%
<b>Tree Canopy</b>	19%	25%

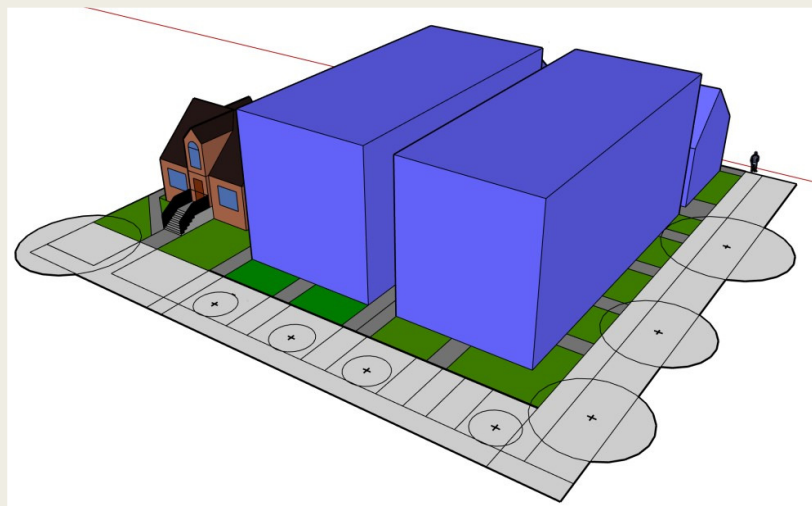
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### View from the alley



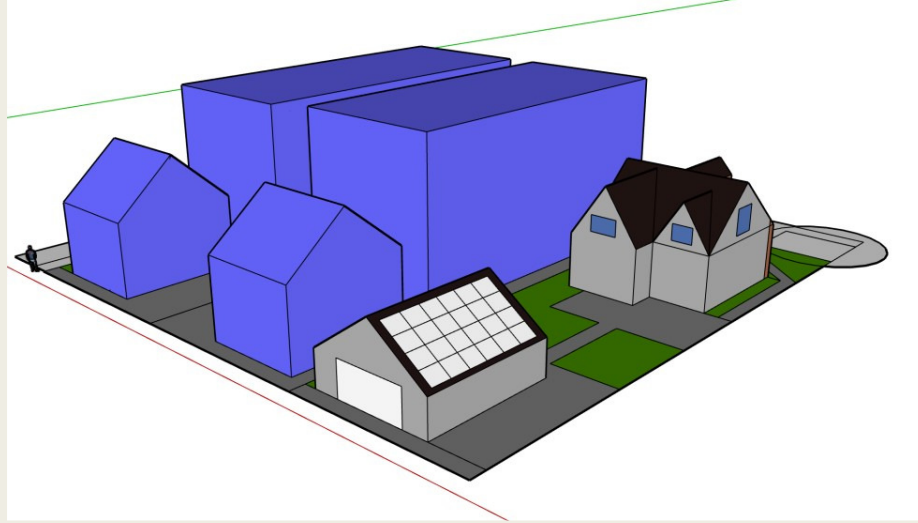
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### Proposed Situation (RSM): Front View



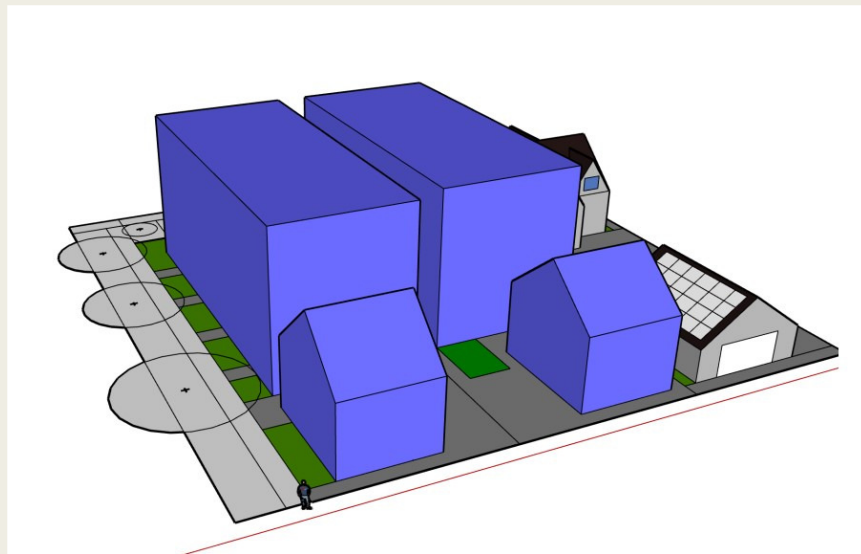
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## Proposed Situation (RSM): Side View



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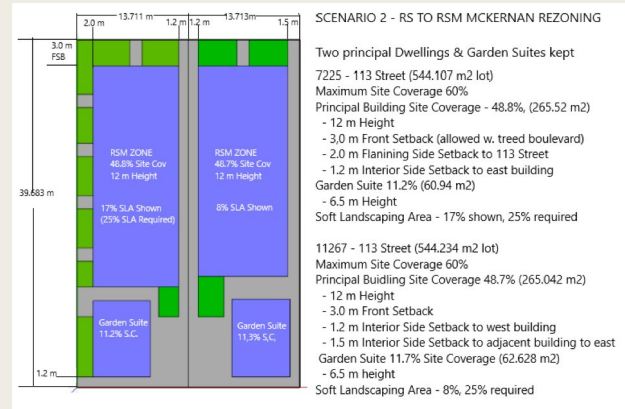
## Proposed Situation (RSM): Rear View



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## Negative Impacts of the Proposed Development (RSM)

- Environment: The proposed development does not meet the city's requirements for soft landscaping area. Instead of the required 25%, only 17% and 8%, respectively, are available for soft landscaping.
- Heat Island Effect leads to increased health risks  
<https://www.sciencedirect.com/science/article/pii/S2210670723000148>



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## Negative Impacts on the Neighbouring House

- My house has no air conditioning
- Ventilation impossible next to a big wall
- Concern about smell from on-demand water heaters (gas smell)
- Noise and heat pollution from air conditioning units
- A big wall will absorb heat in the summer during the day and radiate stored heat at night
- I rely on being able to open my windows to create a cross-breeze in the summer. This development will make it very difficult, if not impossible.
- *Urban Heat Island Effect in Edmonton* in the *Sustainable Cities* publication  
<https://www.sciencedirect.com/science/article/pii/S2210670723000148>

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## Edmonton News Stories about Rezoning Impacts

Global TV:

Greenfield: <https://globalnews.ca/video/10949648/proposed-infill-has-edmonton-residents-concerned-about-zoning-bylaw>

CTV News:

McKernan: <https://www.ctvnews.ca/edmonton/article/long-time-mckernan-residents-consider-moving-as-eight-plex-goes-up-next-door/>

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## Conclusion

- Aiming for higher density is an understandable goal, but it must not occur at the expense of
  - *Climate-resilience*
  - *Quality of life for the neighbours*
  - *Investments made in neighbouring properties*
  - *Family-friendliness*
- Under the current RS zoning, infill with a number of rental units is possible
- Please deny this rezoning application to RSM.
- Thank you for your consideration.

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