

Zoning Bylaw 20001 Feedback After One Year

- Zoning Bylaw 20001 is currently ruining mature neighborhoods – Totally non-consistent in mature established neighborhoods
- A reduction of the maximum number of units is required
- Parking on the property is required
- Major focus in dealing with the housing shortage should be on developing the empty inner-city tracts of land already connected to the LRT

The Solution to densify is utilizing the large tracts of undeveloped inner-city areas of Edmonton

In these areas you have an open canvas, where you can design neighborhoods according to the present needs of the new homeowners.

Design multi-unit housing communities to fit the neighborhood.

These areas offer no surprises to the owners and buyers.

You see what you are going to be living in and what is beside you.

The Solution - undeveloped inner-city areas of Edmonton :

- 1) The Quarters – On the Valley line**
- 2) Jasper Ave between 101 st and 109 St. - On the Metro line**
- 3) Blatchford Field – On the Metro line.**
- 4) Rexall Place and Northlands Racetrack – On the Capital Line**
- 5) Stony Plain Road between 150 St and 163 st. – On the West Line**

Mature neighborhoods need to do their part, but there needs to be adequate rules, building regulations, community involvement and communication to consider the opinions of those who actually live in the neighborhood.

All changes need to “Fit in” with the neighborhood.

Conclusion:

I am a supporter of Edmonton Neighborhoods United and I recommend the Bylaw change to reduce the maximum number of dwellings on a single lot to 4 suites and a maximum building height to 9 meters which will allow for 2.5 stores.

This will allow room for garages on the property.

This is in line with gentle densification as the City suggests.

Going from one dwelling to eight or nine dwellings is not gentle.

The majority of the densifying should be coming from development of the 5 undeveloped inner-city areas in Edmonton already connected to the LRT Line.