Zoning Bylaw One-Year Review

The Blatchford (double) Standard

Leading Edge Design

"Emphasizing the relationship between buildings and the public realm (streets, walkways, parks, plazas, etc.) buildings designed to these guidelines contribute to establishing Blatchford as an urban walkable neighbourhood."

"**Home orientation:** Residential units with small setbacks are oriented towards streets to create a vibrant street life and connection to the community."
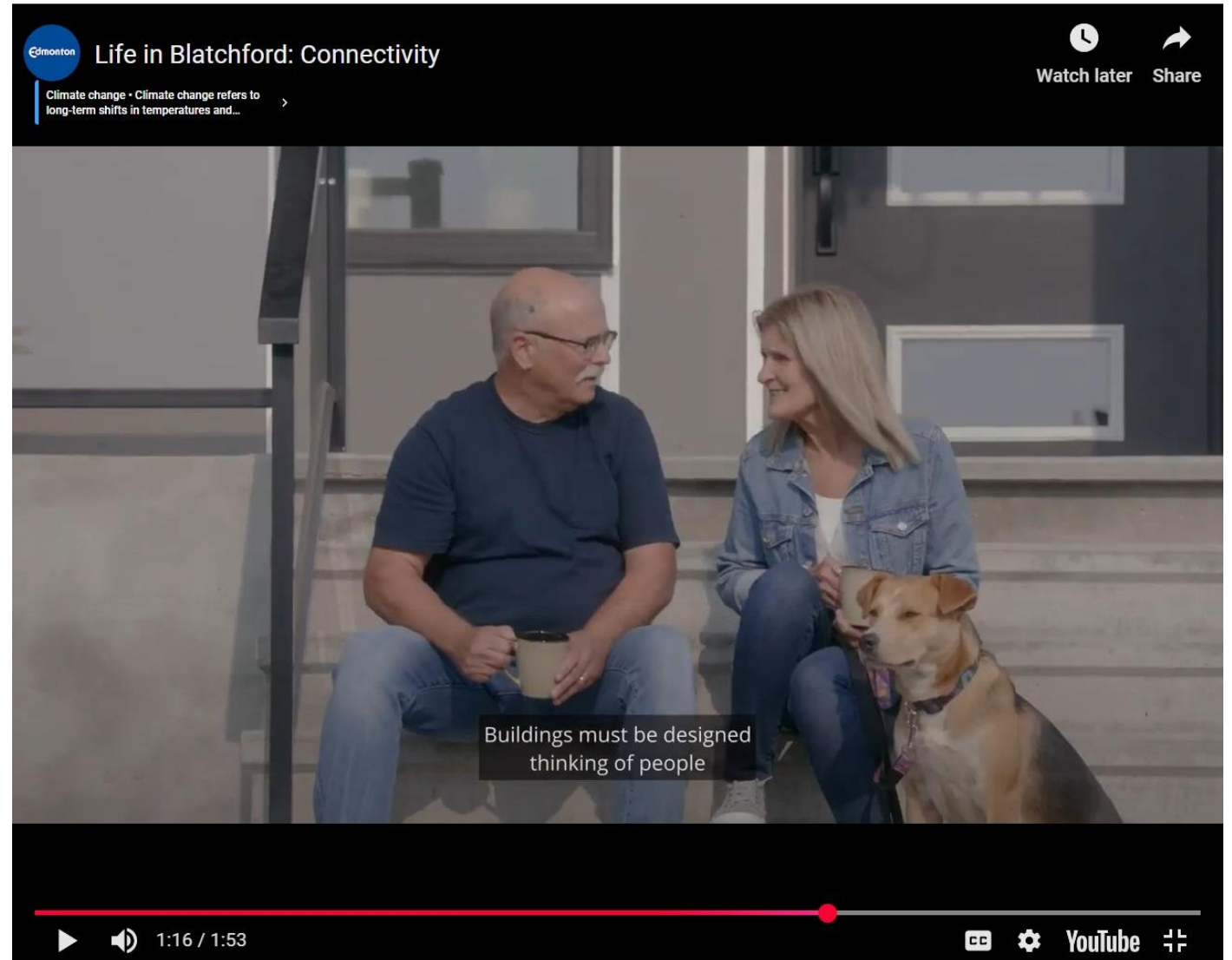1. oriented towards the street
2. connection to the community

"Buildings must be designed thinking of people"

The City recognized the design elements important to creating a community in Blatchford. Zoning and design guidelines were adjusted to make it happen.

The City seems to be saying, "if you want design that is 'thinking of people' and builds a 'connection to the community' don't live elsewhere in Edmonton -- come to Blatchford."
This is a double standard. It is unfair.

In the RS Zone

- My community of Grovenor was, prior to the current zoning bylaw, mostly zoned as RF3.

- Residents have long been quite comfortable with duplexes, fourplexes and even the few sixplexes that showed up a few corner lots prior to the Omnibus Zoning Bylaw. The residents of these homes are all connected to the street and the community.

- Since the new Bylaw, no one is particularly happy with the eightplexes that have started to appear on corner lots, but there is near unanimous dislike of the eightplex monstrosities rising up mid-block.

- Unlike RS corner developments and the Blatchford model, these mid-block monsters are not oriented towards the street and street life. Residents will have virtually no physical connection to the community.

- These developments are not designed "thinking of people".

Critical Mid-Block Elements

- Section 5.4 of the RS Zone bylaw should apply to main entrances for all housing types in the Zone.

- 5.4 currently requires that only "a" main entrance face a front or side flanking street. This allows mid-block housing to have main entrances facing both rear and side setbacks -- with zero connection to the street.

- The main entrances, and a principal window, for all housing types in the Zone need to face the fronting street.

- Side entrances for secondary dwellings should really be avoided or have larger setbacks. Can Emergency Medical Services safely get a gurney in and out of side entry units as currently configured?

- Please recognize and correct the double standard, even when front setbacks are not exactly comparable.

Mid-Block in the RS Zone

- It appears that the recently released Addendum to this agenda item proposes only cosmetic changes to the relevant section of the Bylaw. They do not address the significant problems and the double standard of RS mid-block developments.

- I would ask this Committee to recommend amendments to the Zoning Bylaw that will help deliver to both current *and future* residents in the RS Zone the same "designed for people" standards that the City promises in Blatchford.

- Densification without community involvement and community connection is poor planning, and poor planning leads to suboptimal results.