

Bylaw 17277

To Amend Section 14 – Special Information Requirements in Zoning Bylaw 12800

Purpose

To clarify when Special Information Requirements should be requested and to expand the types of information that can be requested.

Readings

Bylaw 17277 is ready for three readings after the public hearing has been held. If Council wishes to give three readings during a single meeting, Council must unanimously agree "That Bylaw 17277 be considered for third reading."

Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on Friday, June 19, 2015, and Saturday, June 27, 2015. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this Bylaw.

Previous Council/Committee Action

At the March 24, 2015, Executive Committee meeting, the following motion was passed:

That Administration amend Bylaw 16733 and Bylaw 17062 to incorporate a maximum peak roof height limit that would apply to the Mature Neighbourhood Overlay areas, and would treat Mansard roof heights the same as flat roofs, and re-advertise the amended bylaws to return to the earliest possible City Council Public Hearing.

Report

Administration has made several changes to Bylaw 16733 as a result of direction provided by Executive Committee. Administration has revised Bylaw 16733 by removing the proposed amendments to the Special Information Requirements (Section 14) into a separate bylaw.

The changes proposed by Bylaw 17277 include:

- Clarification around when a wind or shadow study shall be required, and what would be a satisfactory result shown in that information.
- To enable the Development Officer to request a lot grading plan earlier in the development review process.
- To clarify wording in flood prone areas.

Policy

Bylaw 17277 supports the following policies in *The Way We Grow*, Edmonton's Municipal Development Plan:

- Established neighbourhoods gain a greater portion of new growth, accommodating changes and growth with certainty (Policy 3.5.1)

Corporate Outcomes

This report contributes to the corporate outcome "Edmonton is attractive and compact" by enabling Administration to minimize impacts of infill and higher density development on surrounding properties.

Public Consultation

Consultation with stakeholders has been ongoing since February 2013. On November 5, 2014, Administration circulated the proposed text amendment to builders, developers, architects, urban designers, drainage engineers, community leagues, and Administration as part of LDA14-0017.

The comments received from this circulation are summarized as follows:

- Consider splitting up some of the proposed amendments into separate bylaws based on different issues

Attachments

1. Bylaw 17277
2. Summary of Proposed Amendments