

Timelines for the Review of Multi-unit Project Developments under the Zoning Bylaw

Recommendation:

That the February 18, 2014, Sustainable Development report CR_656, be received for information.

Report Summary

This report provides an update on the strategy and timelines in the review of multi-unit project development regulations.

Previous Council/Committee Action

At the September 9, 2013, Executive Committee meeting, the following motion was passed:

That Administration provide a report on the timelines for the review of Multi-unit project developments under the Zoning Bylaw, including an outline of the potential amendments that can be fast tracked.

ReportStrategy

The proposed amendments will focus on sections of the Zoning Bylaw often cited as impeding effective and innovative development. Development regulations which often require variances in development approval processes will also be examined.

The Zoning Bylaw text amendments will be completed in a two phase work plan. The first phase will include consultation through workshops, surveys and open houses. Proposed amendments to the Zoning Bylaw will be based on issues identified that allow for easy agreement amongst the stakeholders. Regulations that may be considered at this time include:

- changes to building placement,
- providing more flexibility in unit size, and
- revisions to bicycle and visitor parking requirements.

The Public Hearing to consider Phase 1 text amendments is targeted for the third quarter of 2014.

The second phase of review will include additional stakeholder involvement in order to investigate innovative solutions to specific issues and test different scenarios.

Amendments that may be considered during the second phase include:

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- revised amenity area requirements,
- increased density and/or lot coverage, and
- opportunities and/or conditions for increasing maximum height.

Phase 2 will begin in the fall of 2014, with a Public Hearing targeted for the first quarter of 2015.

Attachment 1 provides a summary of initial discussions with stakeholders as well as a review of development permit variances.

Policy

The Way We Grow, Edmonton's Municipal Development Plan:

- 4.4.1.1 Provide a broad and varied housing choice, incorporating housing for various demographic and income groups in all neighbourhoods;
- 4.5.1.1 Work proactively and in partnership with others to meet a wide range of affordable housing needs in all areas of the city; and
- 5.1.1 Embrace high quality urban design throughout Edmonton.

Designing New Neighbourhood Guidelines for Edmonton's Future Residential Communities principles:

- 3.1 to provide for a wide variety and choice of housing within the neighbourhood;
- 3.2 provide for affordable housing opportunities; and
- 2.1 provide for and/or build attractive and inviting streets, buildings, parks and open spaces.

Corporate Outcomes

The Way Ahead, the City of Edmonton's Strategic Plan, 2009-2018:

- Improve Edmonton's Livability
- Transform Edmonton's Urban Form

Public Consultation

A Public Engagement Plan has been prepared in accordance with City Policy C513.

Administration has conducted an initial round of discussions with individual internal and external stakeholders. The discussions specifically applied to regulations related to row housing, stacked row housing and semi-detached housing.

Stakeholders involved in this process include the Edmonton Federation of Community Leagues, the Urban Development Institute, the Canadian Home Builders' Association, the Edmonton Real Estate Board, the Infill Development in Edmonton Association, builders and architects, relevant City Departments, and members of the general public.

Attachment

1. Summary of Stakeholder Discussions and Development Permit Variances

Others Reviewing this Report

- L. Cochrane, General Manager, Community Services
- D. Wandzura, General Manager, Transportation Services