



Omnibus

2020

Variances

The Zoning Bylaw currently only allows variances when there is a “hardship”; it does not allow Administration to make variances in alignment with approved and City-building objectives (ie; green building).



Privacy Considerations

Stacked Row Houses

- By allowing stacked row housing, it allows builders and developers to orient these projects to the street where the neighbouring homes have their entrances.
- This allows for consistency in the street pattern as well in the back yards and reduces overlook into neighbouring houses.

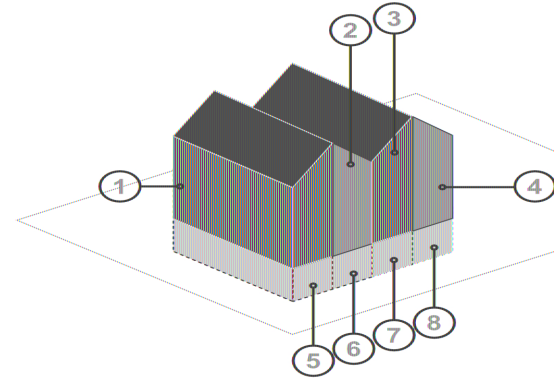
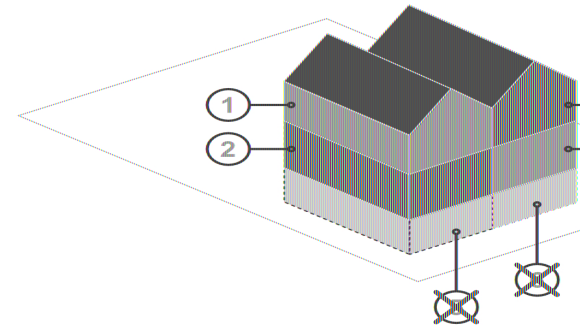


Figure 1. Row Housing with Suites

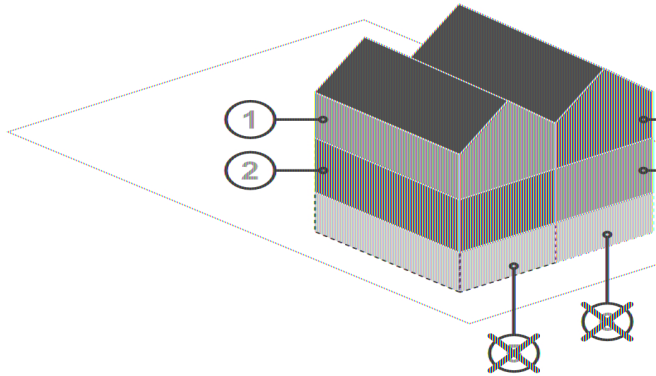
Figure 2. Stacked Row Housing (no suites allowed)



Aging in Place

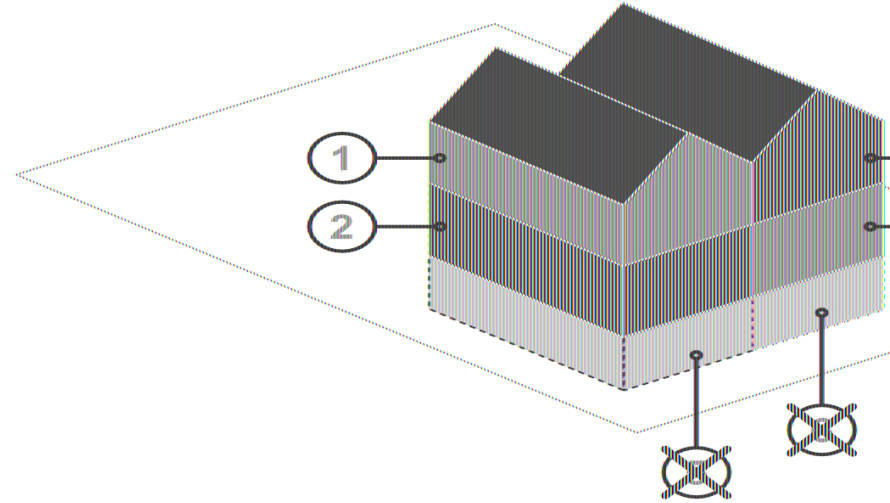
Stacked Row Housing

- Units 2 & 4 would not need internal stairs and would be an option for those wanting to stay in the neighbourhood.



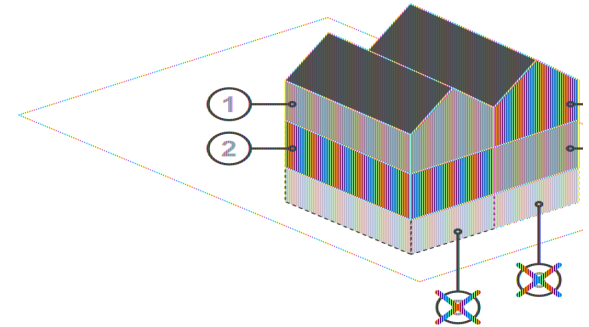
Sandwich Family Housing

- Parents on the top floor
- Grandparents on the main floor
- Adult kids on the bottom floor



Cultural Differences

- Many cultures traditionally live together. Currently Edmonton doesn't provide them a lot of options to do so.



Changes

Definition of Secondary Suites

- By changing the definition we can allow for secondary suites in stacked row housing which will allow for more affordable options, privacy, aging in place, and aligning our built form with Edmonontians needs.

