

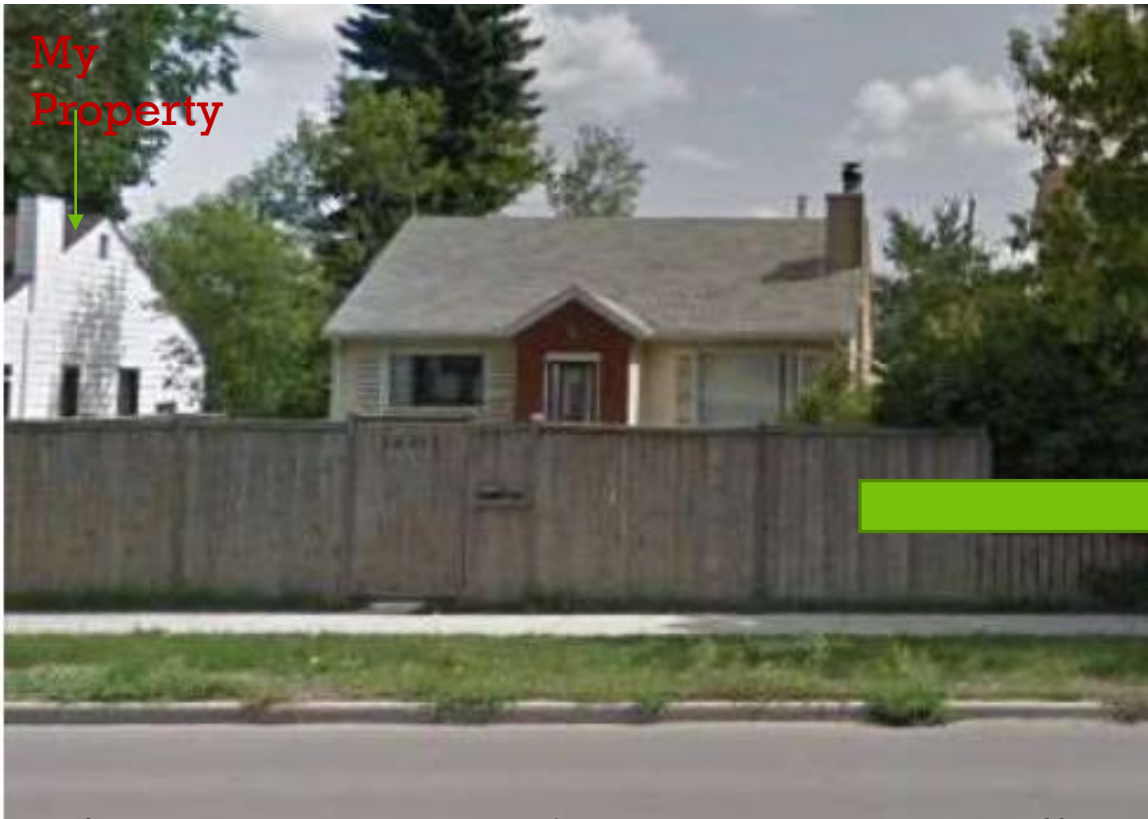


12211-127 Street, NW Edmonton  
Proposed Charter Bylaw #19653

# Request to Deny Rezoning R3 to R5

Presented by: Susan Zigart

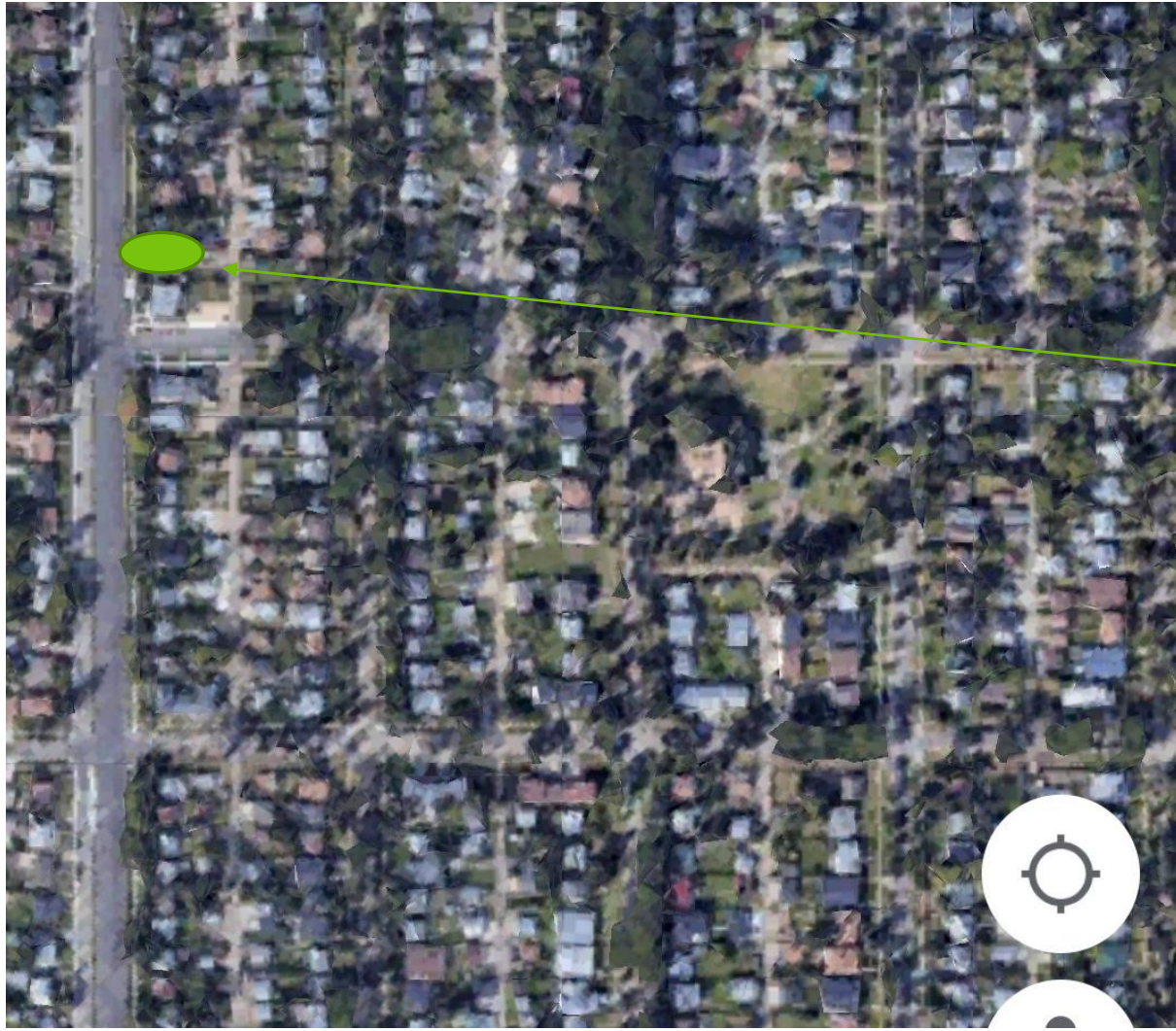
Owner of Adjacent property at 12215-127 Street. NW  
Edmonton



The Excerpts and statements I will reference are in parentheses have been copied from the  
“Residential Infill Guidelines, September, 2009”

- “The typical means of creating a developable Fourplex site is to consolidate two small lots, or to develop on an existing large lot.”
- “By ensuring that infill is compatible in terms of scale and architecture with existing and adjacent development”
- “Fourplexes are most appropriately located on the edge of neighborhoods.”
- “Be in proportion with existing homes within the neighborhood”
- Infill development should fit comfortably into an existing neighborhood and reflect the character of the existing streetscape.
- Massing and placement of the building should be designed to avoid overlook and privacy concerns, and to optimize access to sunlight on adjacent properties.



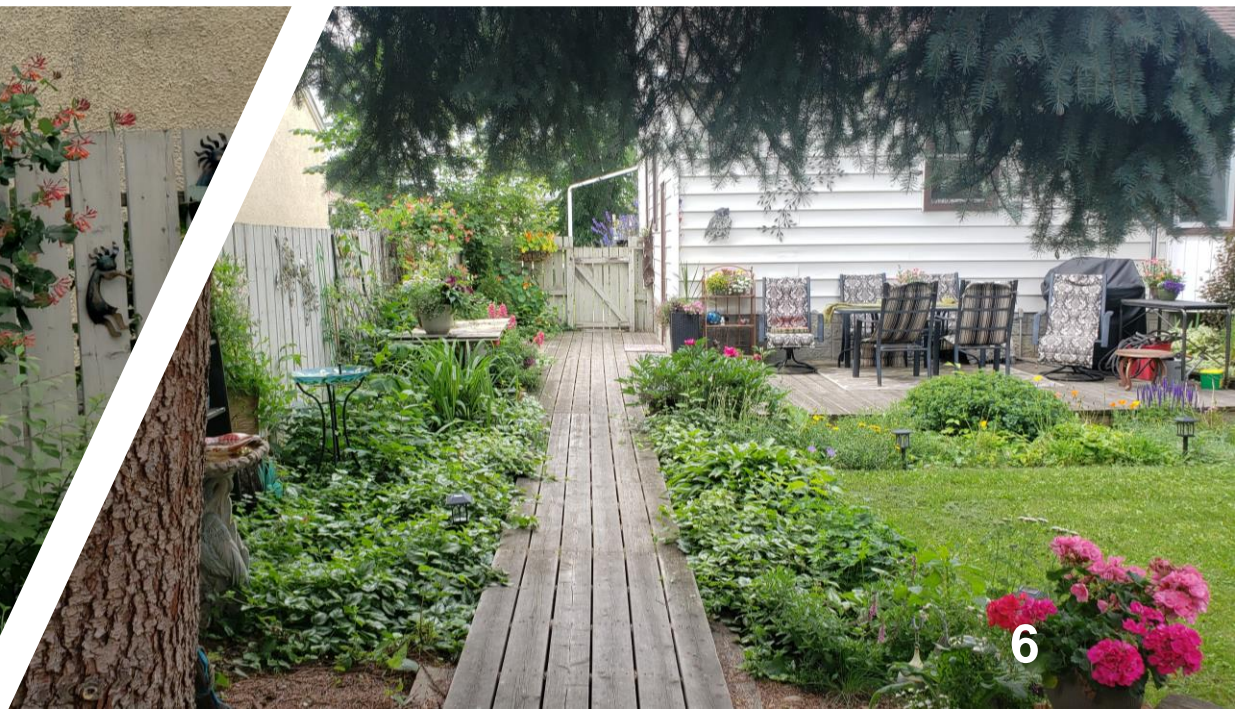
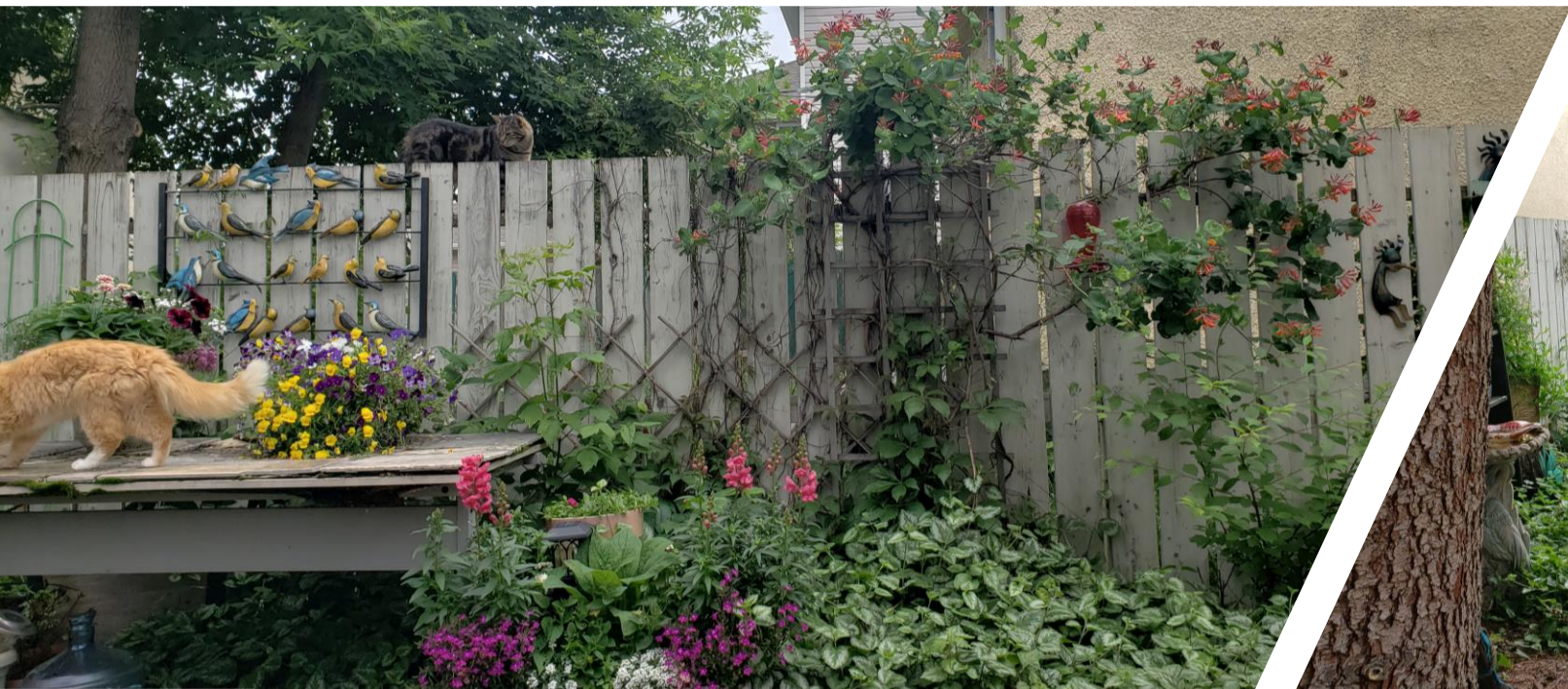


- There are currently NO approved R5 Row Housing-Fourplexes in the Prince Charles neighborhood that are situated on a small interior lot in between 2 individual homes, and it does not make a sense that this property is so significant that it should be any different.
- Zoning should remain R3-Small Scale Infill Development, comparable with the rest of the community, unless it is on a larger or corner lot.
- The Developer should design plans to suit, not change the zoning to accommodate their design.

## ZONING COMPARISON SUMMARY

	<b>RF3 + MNO</b> <i>Existing</i>	<b>RF5 + MNO</b> <i>Proposed</i>
<b><u>Principal Building</u></b>	Multi-Unit Housing	Multi-Unit Housing
<b>Height</b>	8.9 m	10.0 m





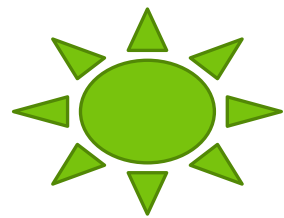




My yard will be jeopardized by the limitation of sunshine if a 10 M high building is allowed to block the sun's current trajectory

Proposed 4Plex

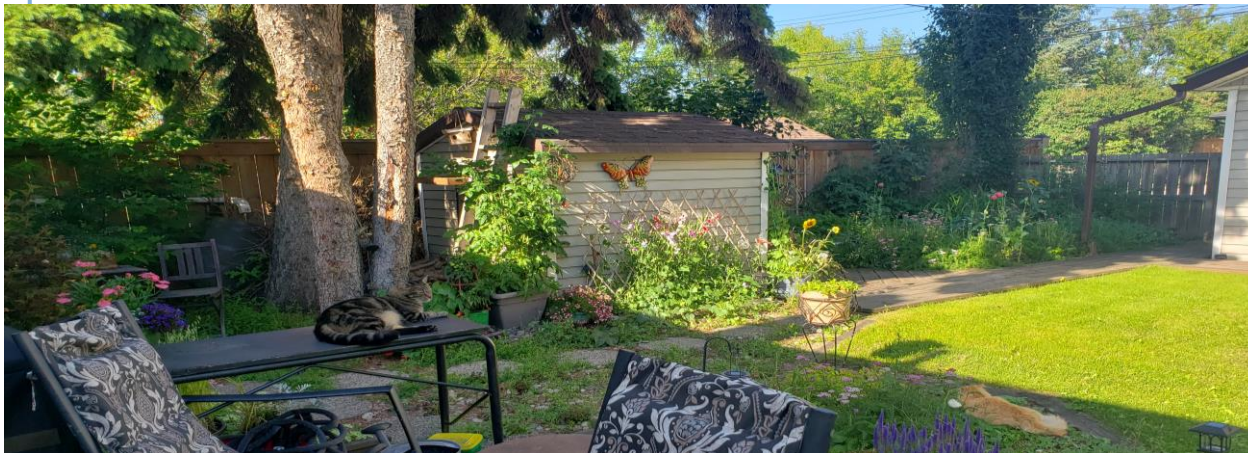
“The design and placement of the buildings should minimize any loss of privacy or sunlight on adjacent homes”





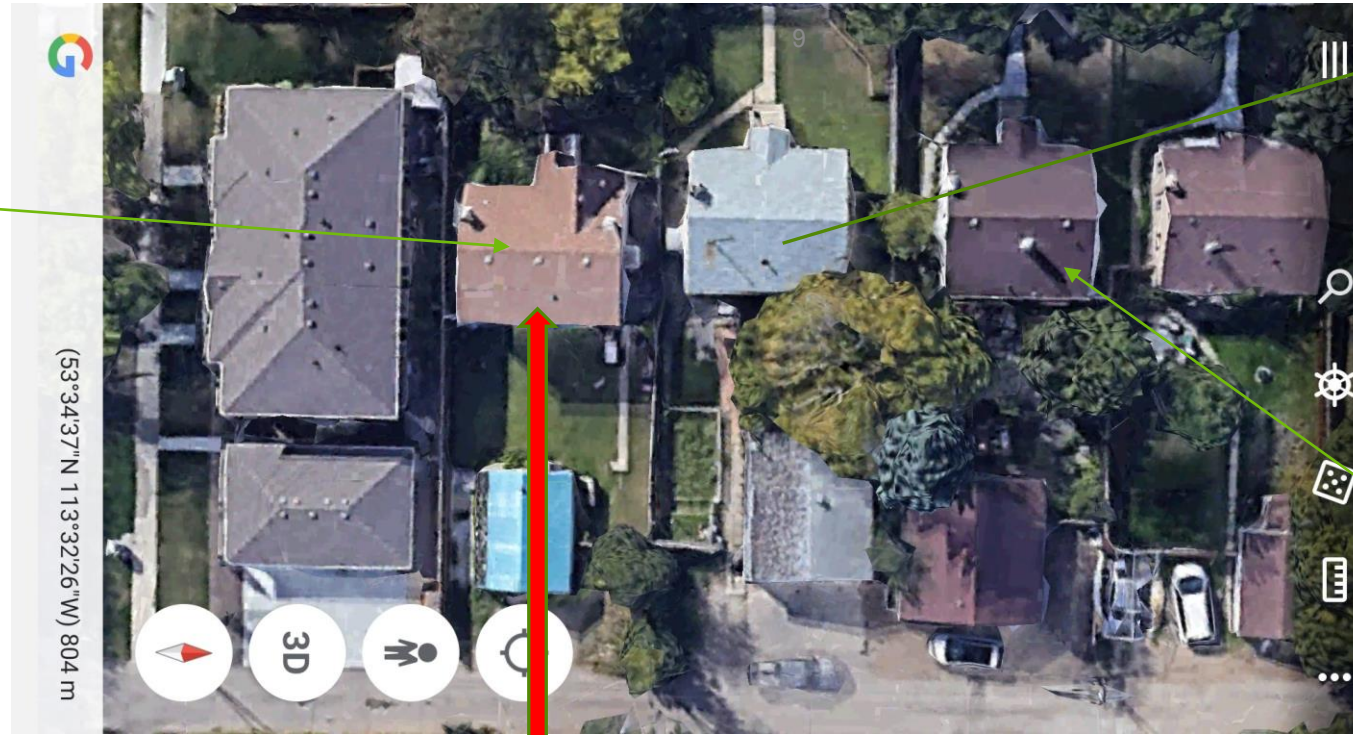


■ 12 Years of my hard work and money have been invested to create a healthy sustainable yard and garden in Urban Edmonton, which I am so proud to continue working on, promoting a thriving ecosystem for numerous birds, bees, butterflies and a sanctuary for my soul during these stressful times of isolation.





This Lot adjacent to the south, has been vacant and for sale for 6 years, and if the developer wanted to create a fourplex suitable for this area, they would acquire and build on 2 lots, expanding outwards instead of upwards.

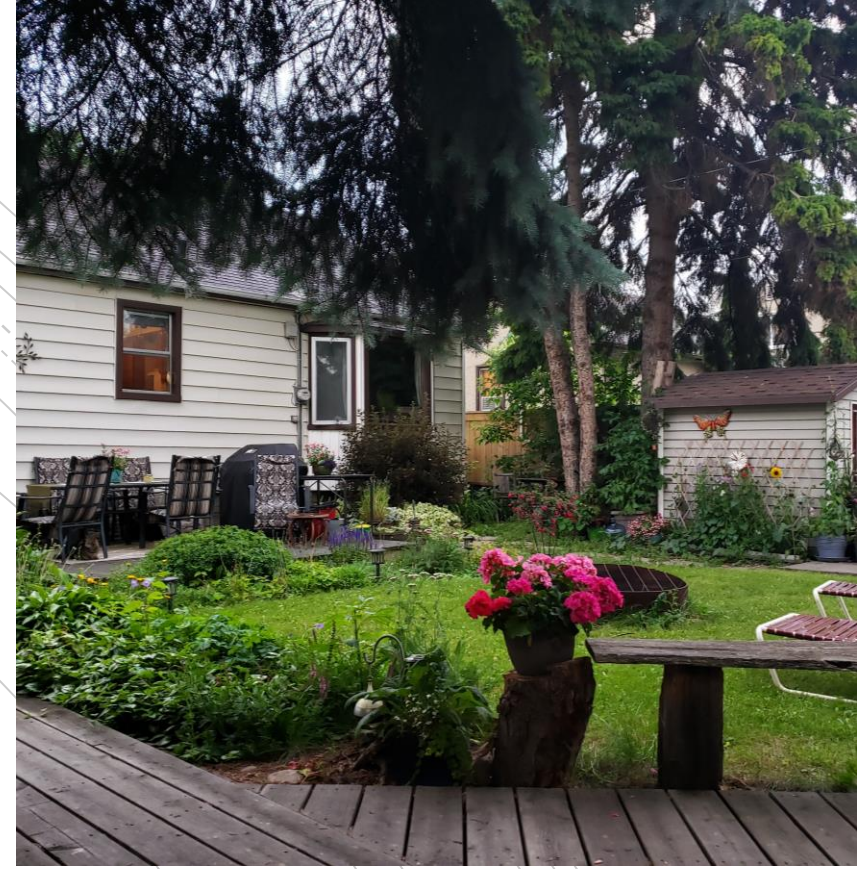


Proposed R5  
Fourplex  
property in  
discussion

My  
Property

“Individual homes should not be isolated between infill developments”





While Infill is important for our city, and our future, it is also just as important for our city and our future to preserve some of our Mature sustainable yards to allow balance and diversity





Excerpt from the above noted publication:

“Edmonton is a city of possibility and passion. Our growth should drive climate resilience ahead and strengthen our natural systems. As a livable city, development and sustainability must be allies, not competitors....

....protecting and enhancing our land, air, water and biodiversity.”