

MATURE NEIGHBOURHOOD – WOODCROFT

COMMUNITY SURVEY REGARDING FUTURE REZONING AND INFILL

Survey deadline: May 31, 2015

Data compiled: August 31, 2015

Survey Published: October 18, 2016

Note: Over the last year, the data compiled from this survey has been used by board members representing the community in matters relating to these topics. Resident participation in the survey has provided valuable direction to board members involved in discussion/workshops addressing these issues.

The following supporting information was provided to survey participants to assist them with making informed choices on the survey.

Survey Introduction

Important Information and Survey for Residents of Woodcroft

Background Information:

The Woodcroft Community League has received the following information regarding an upcoming **City of Edmonton Public Hearing on March 16, 2015 regarding Garage and Garden Suites and the Subdivision of RF1 Lots**. As most of the houses in Woodcroft are built on RF1 lots (this means they are currently zoned as single detached dwelling lots) property owners should be advised that the City of Edmonton proposes to:

- change what can be built on RF1 lots,
- allow for the subdivision of RF1 lots to accommodate 2 or more skinny houses.

Information provided by the Edmonton Federation of Community Leagues (Feb. 9, 2015):

Re: Public Hearing agenda item: Garage & Garden Suites and Subdivision of RF1 house lots

The final version of the proposed amendments to Garage and Garden Suite regulations and the subdivision of RF1 (single detached dwelling) lots are now available for public view. **To read the Mark-up of the Zoning Bylaw showing the proposed amendments, go to the EFCL website: <http://efcl.org/mar-16-2015-public-hearing-garage-and-garden-suites/>** then scroll to the bottom of the page and click where it says “click here”.

Garage and Garden Suites

The amendments remove barriers to garage and garden suites. The suites are no longer restricted to specific locations such as corner sites, or sites abutting service roads, arterial roads with a landscaped strip, parks and medium or high density housing. (see **110.4.5**)

Garage and garden suites may be built on sites with a minimum of 400 m² as opposed to the existing 460 m² requirement. (see **87.1.a**) Thus virtually all lots in the city, especially lots in the mature areas, will be able to have a garage or garden suite.

The proposed minimum site width is the minimum site width of the existing zone, rather than the existing width requirement of 15 m. (see **87.5**)

Furthermore, garage and garden suites may be 1.5 m higher than the principal residence, up to 6.5 m to the mid-point of steep pitched roofs and up to 5.5 m to the mid-point of low pitched roofs (i.e. roofs with a pitch less than 4/12). (see **87.2.a.i & ii**) To put it into perspective, garage suites may be as high as most semi-bungalows.

Continued.....

Garage and garden suites will continue to be discretionary, that is, the league and neighbours will be informed of a development application being made for a suite and they will have a right to appeal. Nevertheless, there is no guarantee that leagues and neighbours will be able to get any changes made to the plans.

Subdivision of RF1 lots

The proposed bylaw allows for the subdivision of lots for single houses to a 7.6 m width. (see **110.4.1**)

There is an additional regulation for mature neighbourhoods: The Subdivision Authority may approve the subdivision of land zoned RF1 within the Mature Neighbourhood Overlay to a maximum of two Lots. Subdivision into more than two Lots may be approved where the proposed subdivision: is supported by one or more City Council approved Statutory Plan, Area Redevelopment Plan, Area Structure Plan, Policy, or Administrative Directive; or has a Site Width deemed by the Subdivision Authority to be in character with Lots on the same block. (see **41.1.3**)

In other words, there is plenty of opportunity to subdivide RF1 lots into more than 2 lots if it can be justified. Council, Administration and the Subdivision Authority will have flexible decision-making power in this regard.

While the minimum site width for single houses in the RF1 zone will be reduced from the existing 12 m to 7.6 m, the minimum site width for duplexes (up/down units) in the RF1 zone will be reduced from the existing 12 m to 10 m. (see **110.4.1 and 110.4.2**)

To accommodate double garages on the skinny 7.6 m lots, the maximum site coverage of the garages are being increased from 12% to 14%. (see **110.4.7 chart**)

There is an unexpected addition to the off-street parking regulations: front yard driveways for sites less than 10.4 m wide, have a maximum width of 3.1 m. This insures that the driveway will not take up most of the front yard. (see **54.1.4.c**)

The following instructions were provided to survey participants to assist them with making informed choices on the survey.

Survey Questions:

In light of the upcoming changes proposed by the City of Edmonton, the Woodcroft Community League Board needs to consult its residents in order to get feedback so we can accurately represent your position. Please fill in the attached paper survey and drop it in the mailbox at the Woodcroft Community League Hall (13915 – 115 Avenue) , or do the survey online at <http://goo.gl/forms/caCrcHyw8r> The survey deadline is May 31, 2015. We need your opinions! We need your voice! If you have any questions regarding the survey please forward a message to wclwebadmin@woodcroftcl.org

Survey: Please tick the appropriate answer/s, and provide comments. If you need more room to write comments, please attach a sheet of paper and note which question # the comments are for. Note: The details you provide will only be used for aggregate reporting.

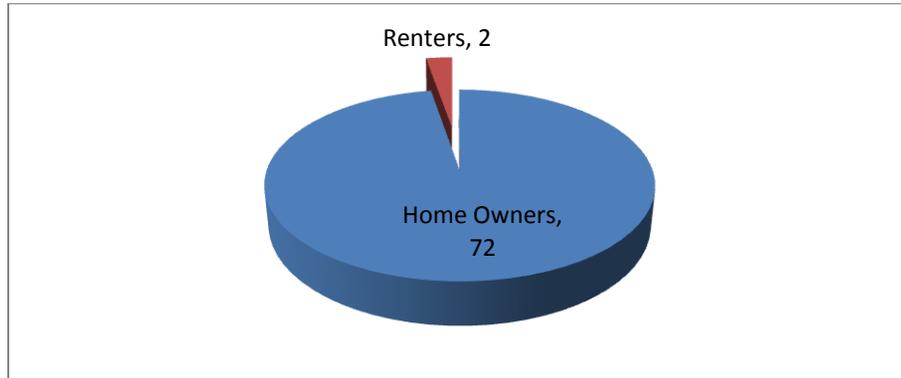
Note: Spelling/grammatical errors may be found in comments made by survey participants, as we have presented their unedited responses as provided.

MATURE NEIGHBOURHOOD – WOODCROFT

RESULTS OF COMMUNITY SURVEY REGARDING FUTURE REZONING AND INFILL

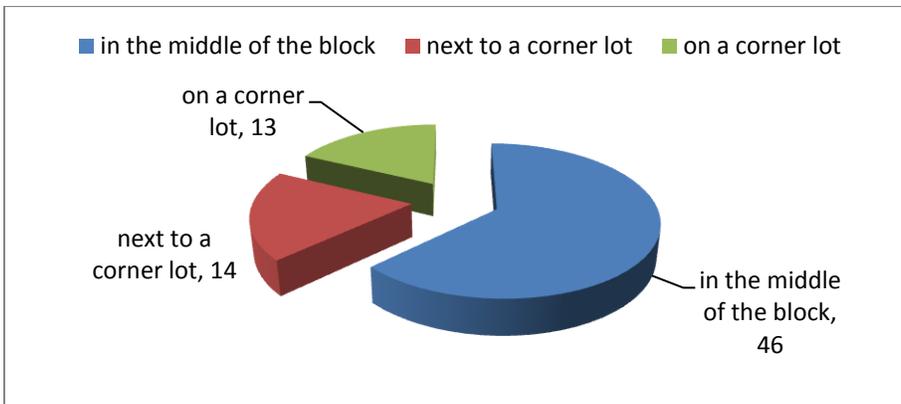
(Homeowner response rate 15% (72 of 466 as per 2014 census))

Are you a home owner or renter in Woodcroft?
(Total Responses 74)



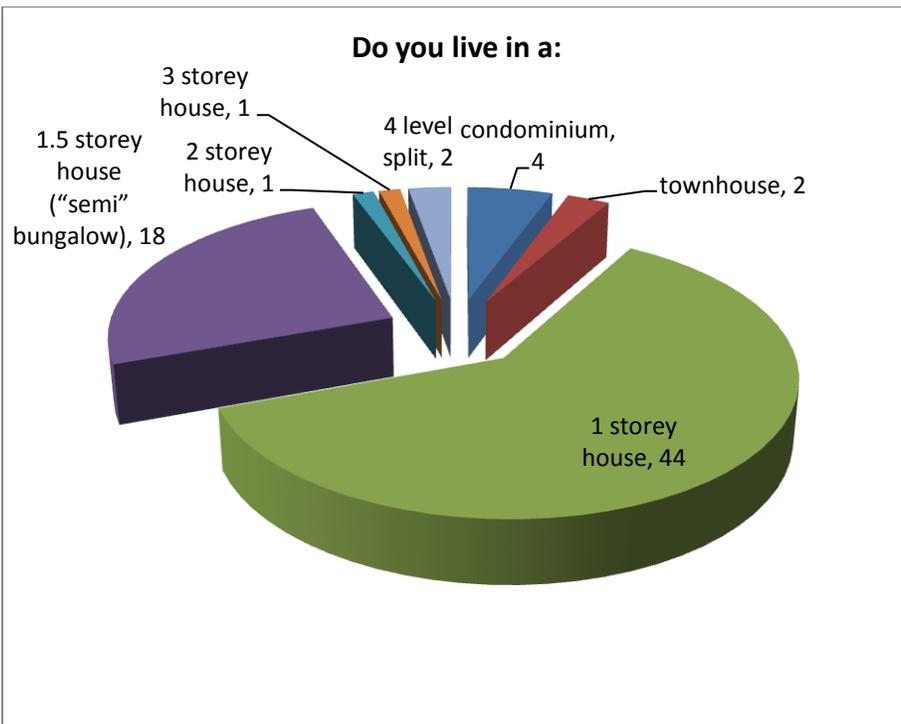
Where on the block do you live?

- In the middle of the block
- Next to a corner lot
- On a corner lot

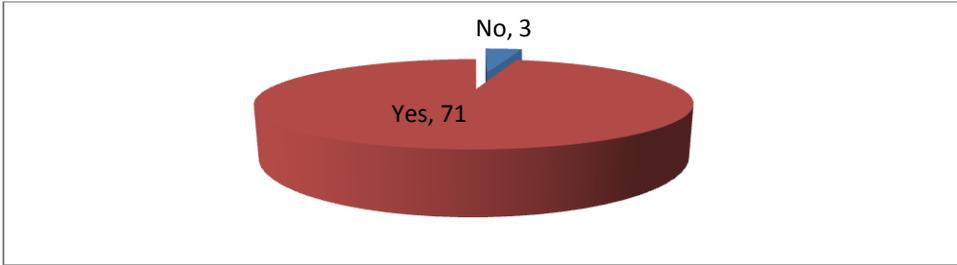


What type of housing do you live in?

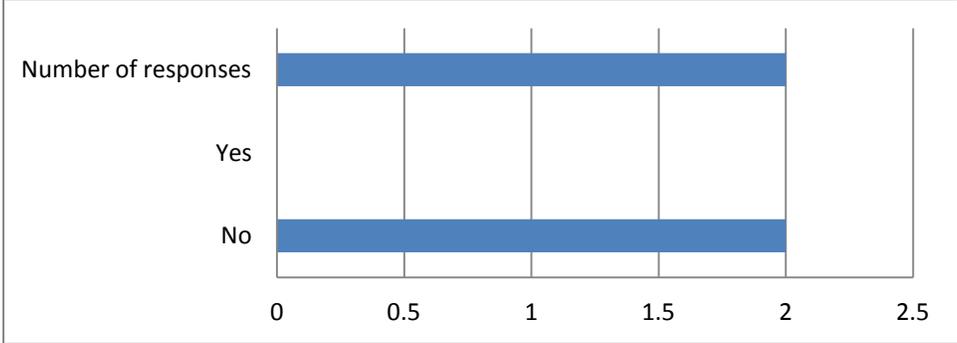
- Apartment
- seniors' residence
- 2.5 storey house
- side-by-side semi-detached housing
- duplex (up & down)
- condominium
- townhouse
- 1 storey house
- 1.5 storey house ("semi" bungalow)
- 2 storey house
- 3 storey house
- 4 level split



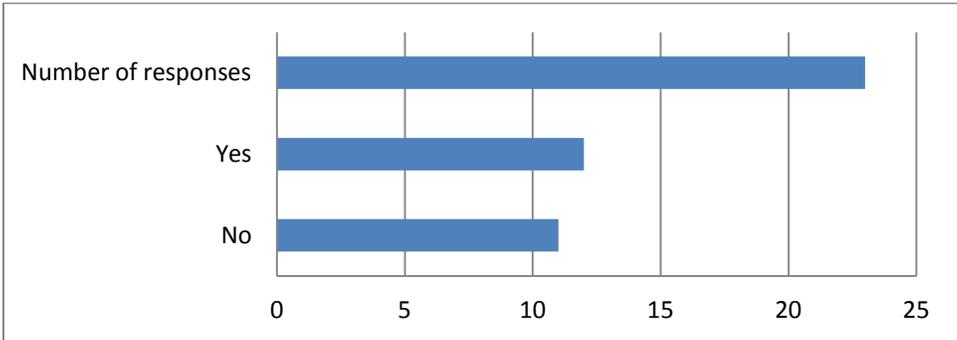
In the next 1 to 10 years, do you plan to stay in your current housing?



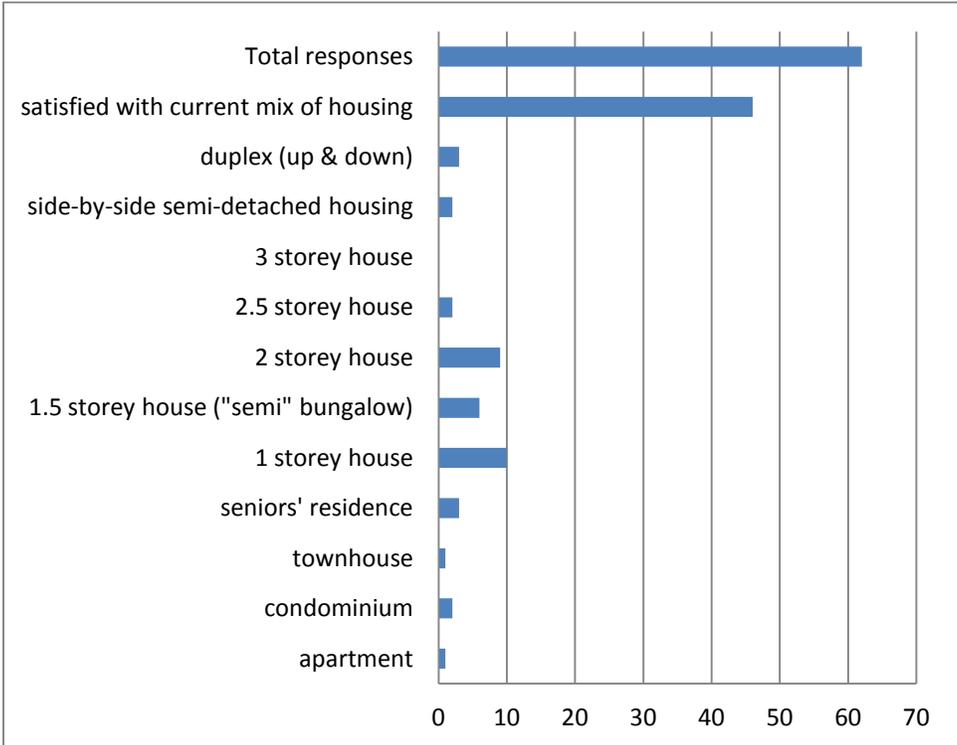
If "No" then, if you are currently a renter would you consider buying in Woodcroft?
(2 responses of 74)



If "No" then if you are currently a home owner would you consider renting in Woodcroft?
(24 of 74 respondents)



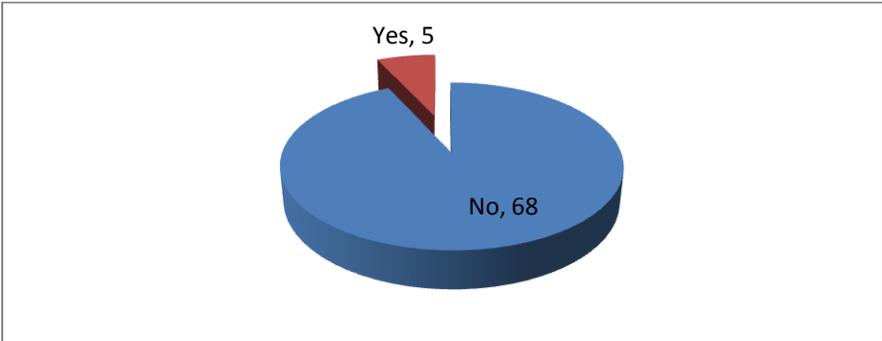
Is there a type of housing you would prefer to see more of in Woodcroft?



Comments regarding the type of housing you would prefer to see more of in Woodcroft:

- Make sure empty homes are being rented out or sold
- I would prefer to see LESS RENTALS
- We have a little of everything so why change things?
- There is already an abundance of illegal rentals & lodgings, don't need to add to it!
- We don't need any more houses here of any kind!
- The Woodcroft neighbourhood already has plenty of multi-dwelling complexes; Need to consider the limited amount of parking space in this area. This neighbourhood was never designed for multi-car households
- There is a healthy mix of townhouses, senior residences (more coming) & single dwellings + green space
- I moved into Woodcroft from Inglewood, where I had owned a half duplex for ten years. I am a huge proponent of duplex and row house living and don't think that we can allow snobbery about higher density housing to keep us from making choices that will help prevent urban sprawl.
- Question #5 should have asked if we would buy again in Woodcroft and we would.
- I don't have a preference, other than that I would like to see some condos for young professionals and seniors who want to move out of their existing homes, making more homes available to families. I dislike urban sprawl and our city school are closing, if we can get more housing in our neighborhoods for families, that would be good.
- We are so blessed to live here and we are so happy as our children grown in this friendly and supportive community. a wonderful and loving neighbors. Safety as well.
- I think there is a place for skinny houses, but I don't think the entire area should go to skinny houses. My inlaws live in a neighborhood in Calgary that is similar to Woodcroft. It went from single family houses on larger lots to now almost all houses are skinny or duplexes. With the majority of home owners with an average of 3 cars per house, parking becomes a nightmare in these areas. Currently, on the street adjacent to our cul de sac, which is only single family homes, the parking is bumper to bumper now. Replacing all of these single homes with skinny or duplexes is going to further exacerbate the parking problem. A mix is preferred or if only small sections are used for skinny houses would be preferred. From what I have seen in Calgary, 2 skinny houses are priced the same as one standard house. These houses tend not to be more affordable even with their smaller size. Skinny houses increase density and not affordability.
- We bought my property because of the current housing mix. We paid a premium to have an RF-1 property. Now the City almost arbitrarily plans to take this away from us. If I wanted to live in a crowded townhouse or surrounded by tall buildings then that's the type of property I would have bought. I enjoy my sunlight, my view, availability of street parking for our family and our guests.

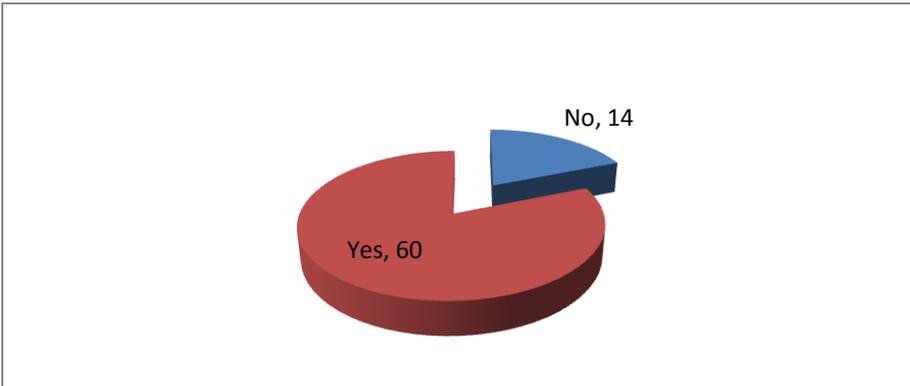
Are there any obstacles preventing you from living in your preferred housing?



If your answer is Yes, please indicate what these obstacles are:

- The obstacles is the cleaning of corner lot + all of its sidewalks during winter. Unable to take walker to Westmount Shopping centre. There is no DATS available at our condo
- so many vehicles parked on street snow plow + street cleaners cannot do their jobs - constant police presence is unsettling - already at least a dozen illegal rentals in 1 1/2 blocks of us - illegally parked vehicles throughout area; lack of parking; abandoned vehicles - unsightly properties (rental); garbage problems - high traffic volume & speeding vehicles. Feel we're on a reaceway! - high volume of dogs off leash; using school yard (St. Mark's as an off leash).
- Not at present, but stairs may become a problem as we age.
- We would like to live in a 4 or more bedroom house, but the cost to purchase one is higher then we can afford.
- The duplexes on Woodcroft Avenue across from the high rise suites are in disrepair but that probably has more to do with the landlord than the fact that it is a duplex.
- Affordability and availability
- Cost of rennovations

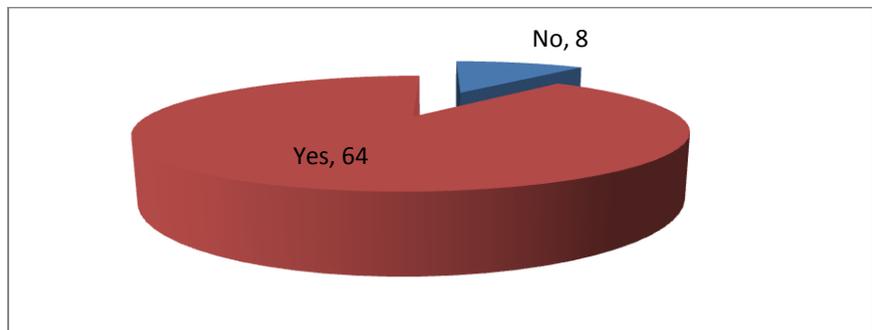
Did the fact that most of Woodcroft is RF1 Zoning (low density, residential single detached dwellings) influence you to purchase a home in Woodcroft?
(This question was directed to homeowners only).



Comments:

- Absolutely! I do not want to live in a high density area
- You don't want to build that it becomes a Ghetto
- We moved from Inglewood to our current location due to the amount of duplexes being built
- Like blvd & mature trees
- We don't enjoy over crowding
- Tremendously! In time Woodcroft will be very valued! If not all ready
- Low density is already non-existent with number of rental units (illegal)
- We wanted yard space & low density specifically
- This has been a great district for a family
- Definitely!
- I grew up here, then got the house back in 1998
- I think the RF1 Zoning contributes to the character of the neighbourhood
- Area was chosen for lot size
- We love the condo bldg in amongst the low density housing

Did the lot size of your current Woodcroft property and the size of the neighborhood lots influence you to purchase a home in Woodcroft? (This question was directed to homeowners only).

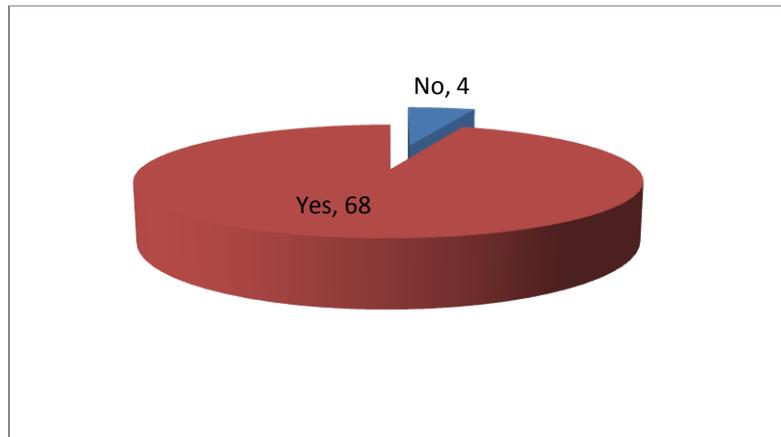


Comments:

- I really like the "space" compared to, For example, the west end which is very high density
- Beautiful trees, park, schools
- We enjoy space between the houses
- I did look in new neighbourhoods and hated how little you get in land, street and garage space
- Nice pie shaped lot which gives some privace from neighbours
- We wanted yard space & low density specifically
- We love our yard

- Definitely!
- Space for a garden & developed trees
- Lot size was important-the benefit of an older neighbourhood. Locations was bigger consideration
- Live here with my parents from 1962-1976
- I think the RF1 Zoning contributes to the character of the neighbourhood
- Did not want to live in a neighbourhood with no back yards
- I like living in a mature neighborhood where the houses are spaced apart and you have a decent size yard.
- The large backyard that is not obstructed by anything allows us to plant a garden in the summer and still have lots of room to play.
- Large lots with mature landscaping a very big draw to neighborhood
- We need room for RV storage.
- the old fashion house, safe, friendly and supportive neighbors, schools, mall etc. influence us to purchase the house. plus its a good price too.
- We absolutely cannot abide by neighbourhoods where the population is dense, lots are small and neighbours are tightly, packed in. It's noisy, traffic is a problem and little privacy.
- We would not have bought the house if it was next to a 4 plex. We prefer to have only 2 neighbors instead of 4 or more.
- Absolutely! We wanted a large lot, room for a large garage as well as a driveway, room for apple trees and a garden and room for visitor parking
- We certainly were looking for the larger lots such as are in RF1 zoned areas in mature neighborhoods such as Woodcroft. When we bought our house, we definitely liked that lot sizes in Woodcroft were 50 ft. wide and 135 ft deep because it gave us the sense of "breathing room" that we were looking for. While we also looked at other neighborhoods, we didn't like that some other neighborhoods had lots that had almost no backyards, or no room for a double garage in back. So we bought our home in Woodcroft because it was on a fairly large lot, and the lots around it were of the same (or close) size.

When you bought a home in Woodcroft, was its “mature neighborhood” character important to you - similar lot sizes, and similar building sizes, heights, proportions and housing styles (mostly single detached)? (This question was directed to homeowners only).

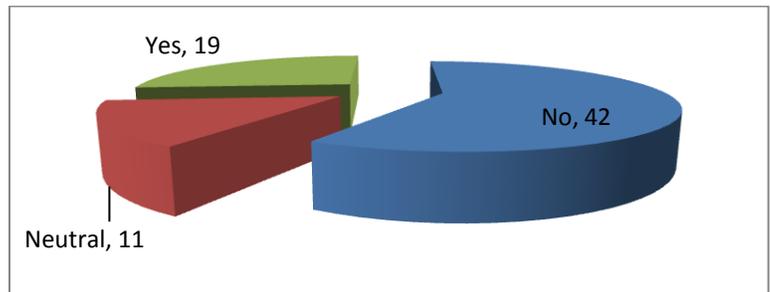


Comments:

- Love having space between homes/privacy
- We bought in Woodcroft because it is such a beautiful Mature Neighbourhood
- Again we don't like over crowding and row housing
- Very Much So!
- I would be very pissed if neighbour create a garage suite of massive living dwelling with low income renter.
- Yes, no giant houses, 2 storey garages, etc.
- that Woodcroft is "mature neighbourhood" was "Very" Important
- Trees, grass, well kept houses, people who care about the district was & is very important
- Although a little We are 2 blocks from highrises (old Meadowcroft) and at the end of our street there are 4 walk-up apartments. It isn't only single detached bit of mixture now would be nice - to keep the neighborhood from looking "old"
- I love this neighbourhood and I have a pie lot
- We bought here since it is central Edmonton + close to where we used to lived for 40 years
- was 56 yrs ago
- The mature neighborhood character that was important to me was the number of trees, the wide roadways, and walkability.
- Absolutely! It was a still is VERY important to us.
- Mature neighborhood and trees were important in our decision to buy here. We understand that houses will be replaced and probably with 2 storeys, but we don't want 2.5 or 3 storeys. We built a new house a few years ago and it is a single family house but we built it to match the current house styes so that it does not look out of place. However, if we are then surrounded by skinny houses, we are going to be out of place. We are not sure how that will effect our property value
- Absolutely! That's why we moved here.

- Most definitely! We liked that the neighborhood had mature trees, that the lot sizes were fairly large, that the houses were all fairly well maintained, that the house size was in a good proportion in relation to the size of lot (ie. the house was not a large monster home that would be too big for the lot). We liked that there were no monster homes that looked out of place with the rest of the area. We liked that the trees were mature, that the yards all were in keeping with the proportional esthetics of the neighborhood. We also liked that although the houses were recognizably built in the 1950's they were all well maintained, and although some had been altered, they were for the most part done quite tastefully.

Are you in favor of garage suites or garden suites being allowed on any lot anywhere and/or everywhere in Woodcroft?

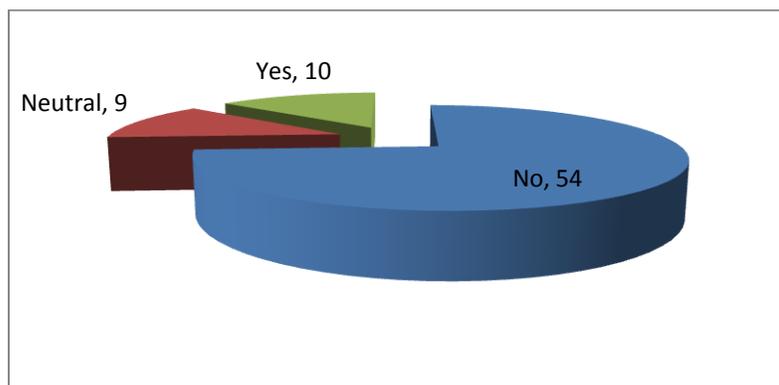


Comments:

- feel it would cause more on the street parking
- depending on size. I do not want huge, 2-storey garages
- depending on size. I do not want huge, 2-storey garages
- where space allows. Works good at the back of a pie lot
- Could potentially become areas for illegal activities
- Depends
- Too crowded already
- But not to rent out. Just for extra space for company or maybe a mother in law suite
- GOD NO! This will destroy value!
- Because there are too many rentals (all illegal) We already are experiencing infill & lodgings
- No these neighborhoods were built for large yards and moderate sized houses
- Parking
- Where will cars park? We have a basement suite across from us. They have 6-7 cars/trucks with owners & renters plus many dogs
- I don't think we're there yet. This isn't California
- That would only block sunlight from coming in and further
- I think there should be some restrictions on where they are allowed though I am open to considering change

- Yes, I think a creative solutions
- I was about to put yes, but then add the comment "not right next to my backyard" but that would be hypocritical.
- I think it is right to allow for more infill by having garage and garden suites. I could downsize without leaving the neighborhood.
- Concerned about parking
- Absolutely not. That would make the noise, parking and density unbearable. There would be no privacy and sun blockage from taller buildings.
- We see the need for garden suites, but we are concerned about parking issues. Privacy issues also, when you have more people looking into your backyard. Less sun exposure possibly for our garden. But how do you decide which areas to allow it.
- This type of development will turn the neighbourhood into a ghetto!
It will block out my view and my sunlight.
If my neighbours house burns down and a larger house with a garage suite gets built I will loose my sunlight, some of my visitor parking.
It will negatively affect the character of the neighbourhood.
I don't want to be surrounded an crowded by renters in chicken coups.
- No, definitely not! Garage and garden suites would create problems because there would be a lack of privacy for the garage/garden suite dwellers, the host property, and adjoining neighbors. We already have problems with drainage, and these extra suites would contribute to more problems with it. It would be an unwelcome increase in density, especially for adjoining/neighbor property owners. Also, it would create more traffic and parking problems. There would also be problems because of loss of sunlight because these suites would block sun/create shadows on host property and for neighboring property.

Are you in favor of allowing the subdivision of lots anywhere and/or everywhere in Woodcroft that at present have a house and garage - in order to build 2 or more “skinny houses” with garages?

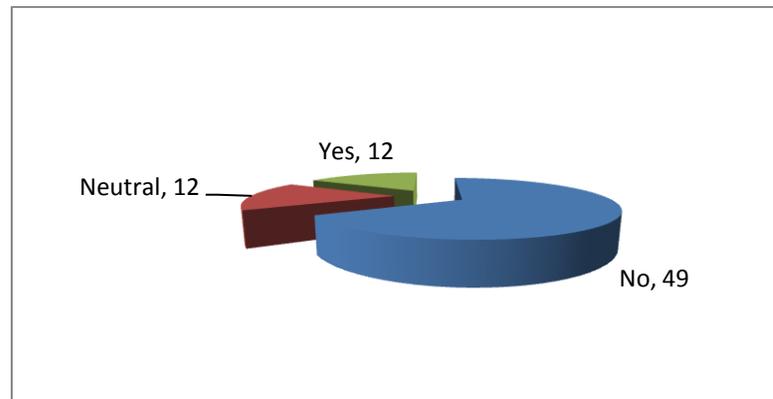


Comments:

- No skinny houses!
- Lots are too small & no room for street parking. Would devalue our property forcing us to leave or sell to landlords at reduced value
- Leaves the door open for more rental units with renters who have no vested interest in keeping up the neighbourhood. There are enough rentals here now
- I would not like a 3 storey skinny complex next to me - decreasing natural light, nor full lot housing
- Adds more traffic
- Too crowded & not safe
- Well I am in favour of doing more development in Inner city area to prevent all the urban sprawl
- driving more people into a country does not do anything but cause crowding and 3rd world conditions
- Absolutely not! We already have an abundance of infill in the area.
- We do NOT want Woodcroft to look like Terwillegar Towne
- It would just be ugly
- Parking
- not "everywhere"
- Where!! There is no room, and I want to keep my back yard as is.
- Once again, some restrictions need to apply.
- If it is well done + not overly tall
- Go have a look at the "skinny houses" that have been built in Inglewood on 122 Street between (I believe) 113 and 114 Avenue. There is absolutely nothing objectionable about those houses.
- I think the skinny houses should remain on only corner lots.
- In other neighborhoods I have noticed the skinny houses have over-filled the lots to the point that there is no room in between with your neighbors. This is one of the reasons I live in an older neighborhood, space, more privacy and trees. The skinny homes are so large that you lose out on what's around you.
- Plus then the area becomes over populated and parking becomes an issue.
- Concerned about fire hazards, loss of green space, ugly "carbon-copy" building, parking
- Absolutely not! Skinny houses are not a proper replacement for a house. We already have one Woodcroft family that owns 12 plus houses in a 2 block radius, in addition to 4 more illegal suites and lodging houses, which the City of Edmonton refuses to deal with. It would be a catastrophe if such slumlords would have the opportunity to double their income by having double the houses
- Not anywhere or everywhere. See our other comments. I think they should be limited to areas of the community. I think it should go one way or the other but not both. Either allow skinny houses or allow garage suites.

- Absolutely no!
- Absolutely not!!! This would be an unwelcome doubling (or tripling?) of density. This would create privacy problems, as the new homes would be taller, would overlook into adjacent yards. There would also be problems with losing your access to sunlight, as bigger/taller skinny homes would cast shadows on adjacent properties. When we bought our home, it was with the understanding that the lot sizes would remain the same - the RF1 zone and lot size of what we bought - that was what we "bought into"!

Do you believe that replacing existing houses with "skinny houses" and garages on subdivided narrow lots will provide more affordable housing in mature neighborhoods such as Woodcroft?



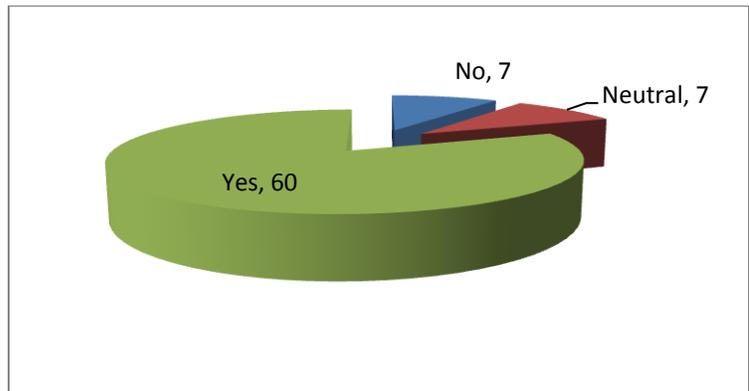
Comments:

- No - that is not true - skinny houses will not be more affordable
- To much traffic (to many vehicles)
- Will create a slum area caused by slum landlords renting to second class renters
- This will provid more profit for the developers (ie 2 for 1). They will sell for whatever they can get from the market which is likely to be less affordable housing plus, could use as rentals.
- This will provid more profit for the developers (ie 2 for 1). They will sell for whatever they can get from the market which is likely to be less affordable housing plus, could use as rentals.
- I believe that "skinnyhouses" can and will make a difference as well as duplexs (etc)but I believe an area (ex Inglewood) should be zoned and others left alone or allow the community to vote
- Completely Opposed to This Concept
- Adds more people to neighbourhood
- I would not say affordable as I don't want to see a lot of renting of homes
- Who cares if low income people can afford Woodcroft! People only value land the building is a disposable cost over time as it requires maintenance - better off investing than attempting a being a slum lord.
- Will just add more money to landlords...will just accentuate present problem. (Many slum landlords in area)
- This will decrease our property values due to decreased desireability and higher availability (supply & demand - see oil prices)

- I believe these homes would actually be more expensive
- How many people can our water, sewer, power, streets etc handle?
- I don't know that that will necessarily make it more affordable
- I would prefer this to what we have now-old houses, run down, rented out by absent landlords
- No housing is more affordable, anywhere, any trying to pack more people in here is ludicrous!
- Perhaps this is why I would be open to change. The benefits of making living in mature neighbourhoods more affordable apply to us all. More people living where existing services are, greater sense of community for example
- Current mix of housing within this neighbourhood already allows for affordable housing
- I would hope that is a motivation for developers & not just double the cash on 1/2 the lot
- Not sure.
- I believe the rental price per square foot will remain comparable to current levels. I see a greater benefit in reducing urban sprawl as more people come to live closer to the center of the city.
- they are too expensive for what you get
- Right now what we need is housing period,
- Woodcroft is already affordable. If people cannot afford such already reasonably priced houses then they should live in an apartment and stay within their means. Why should our family suffer to provide even cheaper housing options for other people? That is not my problem. Our neighbourhood is suffering terribly already and we get NO support from the City nor our council member Ben Esslinger.
- see previous comments. In Calgary, skinny houses in mature neighborhoods are 650 to 700,000. A new house with hardy plank and granite, is going to be more affordable as a skinny vs a standard lot house. I think there should be more architectural control over what is used on the exterior of these houses. Don't have vinyl siding next to Hardy plank. Plus, with the airport lands opening up, do we really need Woodcroft to become a skinny house area or full of garage suites. Just because developers want to make a lot of money, shouldn't lower our lot value. All this new construction is going to ruin the neighborhood renewal that was just done a few years ago. goodbye nice sidewalks and pavement.
- The price of a newer skinny home is not significantly cheaper than buying an older home in a mature neighbourhood.
Build the skinny homes in newer neighbourhoods.
Don't destroy the character and amenities of my neighbourhood.
Don't devalue my property. I didn't buy into this.
- Absolutely not!!! To buy an average house on the regular sized (not subdivided) lot in Woodcroft is about \$350,000 - \$380,000. The skinny homes in other similar neighborhoods sell for \$400,000 to \$500,000. A skinny

house selling for \$400,000 to \$500,000 is not "affordable housing". Skinny homes are a great way for developers to make a profit.

Do you think that proposed zoning changes regarding garage and garden suites and the subdivision of RF1 lots could affect your privacy in your house and on your property and could affect the current "mature neighborhood" character and landscape of Woodcroft?

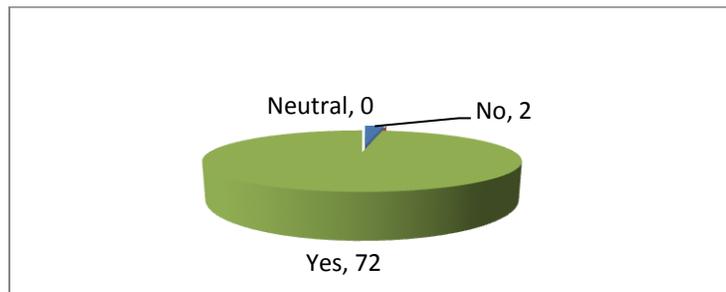


Comments:

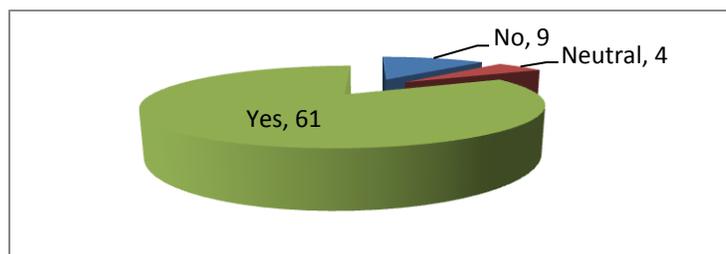
- as a one story home owner we feel it would invade our private yard area
- Absolutely
- Would destroy the neighbourhood
- easily could become rundown eyesores
- I know so
- Renting has to be controlled otherwise this lower the property value
- I will boycott and appeal property taxes yearly!!!
- Bylaw officers are presently investigating illegal lodgings/rentals, traffic volume, volume of dogs off leash, speeding, etc.
- A 2.5 storey "skinny" house could see right into my master bedroom & bathroom. Would people in Leis Estates like it if I put a mobile home on a vacant lot?
- Less sun
- There will be no outdoor space at all
- Definitely!
- Would be nice to stick with the mature neighborhood style of housing
- Leave as is, why fix something that isn't broke?
- I'm not categorically opposed but these changes need to be carefully thought through
- Yes, if it is too prevalent - needs to house a % only allowed
- I don't think they would be allowed to put a window overlooking our backyard if they put a larger suite, but I may be wrong.
- I would hope regulations would minimize privacy concerns and help to maintain the neighbourhood character.
- I believe that the skinny houses would lead to a loss of privacy. I am fine with the garage and garden houses.

- "Of course! Where was the plebiscite in the first place for the ""skinny"" etc. housing idea in Edmonton? NOBODY wants to see their mature neighbourhood infested with people, cars and have their privacy and peace and quiet affected, let alone having the horrid, ugly looking building itself next to their property. It is unbelievable what the City will approve. There is an individual that lives close to my house that has built a large extra building next to his garage for his boat. Additionally, he poured \$30,000 worth of concrete in his back yard to house his 5th wheel. All of this on a tiny lot APPROVED BY THE CITY despite our rejection to the projects. We had to go downtown and speak to the development appeal board and they gave him authorization anyway. Disgusting!
- Of course it is going to affect privacy. With new skinny lots, comes less trees and more hardship to the mature trees left on these yards. If there is architectural control, you can keep the character of the neighborhood.
- Absolutely. I could potentially have five households staring into my back yard. At the present time I have no direct view into my back yard from neighbours. Thank you very much!
- Yes, absolutely! There would be an encroaching on privacy because of overlook issues. There would be loss of sunlight because of more and taller buildings blocking sunlight and casting shadows on neighboring properties. Also, some of the infill homes being built have almost no esthetic merit, and look like boxes, or look like cheap imitations of other homes. Much infill construction results in the loss of mature trees in mature neighborhoods, and the higher density of homes detracts from the sense of airy calm that make mature neighborhoods desirable in the first place.

When you are in your house, yard, or garage, is access to sun light important to you?



Are you concerned about shadowing from potential new construction?



Comments:

- I do not want to be surrounded by high bldgs that block sunlight to my garden and home
- Some people still grow garden vegetables that need lots of sun

- We have little sunlight for 7 months of the year leading t SADS in many people
- already approved larger building on Wal-mart lot will drastically shadow condominium to the North of it
- We landscaped our yard to be able to have more sunlight
- Very. Our trees, yard & garden bring us a lot of pleasure
- Don't need it, don't want it, we love our trees, the canopy in summer, our gardens, so we don't want shade from noise construction or housing
- Very important
- eg. North & west of the Matheson
- As I mentioned above, we plant a garden and anything that is planted in the shade never grows so yes, access to sunlight is very important particularly since we get so little of it throughout the year.
- Shadowing would lead to a loss of gardening space.
- But I'm unusually located, south-facing across the street from the park.
- SUNLIGHT IS VERY IMPORTANT TO ME BECAUSE I SUFFER FROM SEASONAL AFFECTIVE DISORDER. Any less light than I already have would be intolerable.
- it is a bit of a concern, but our neighbor already has a 1.5 storey right next to our house, so I don't think there would be much difference. A garage suite, would affect our view of the neighborhood and would affect our light more.
- Yes I am concerned. That's why I bought my property.
- Yes! We have fruit trees in our yard and they need sunlight! Also we enjoy have a view of the sun, of the horizon, and a nice view of the neighboring mature trees. I would not want my house and yard to be in the shade of an adjoining house that may be taller and more massive than my own. I do not want to live in the shadow of a monster home, or in the shadow of skinny monster homes or garage suites.

This supporting information was provided to survey participants to assist them in making informed choices on the following questions.

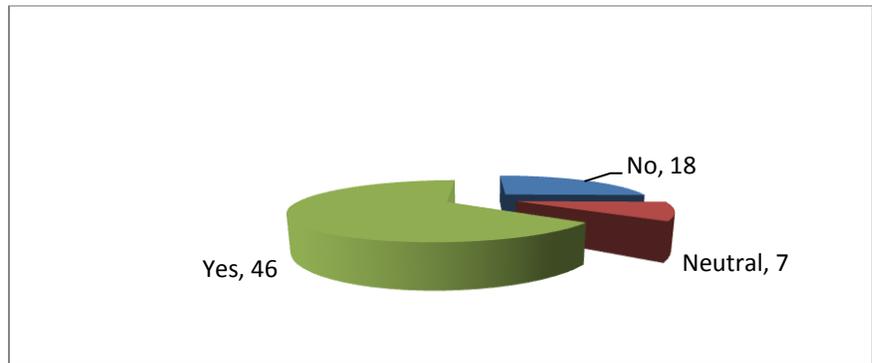
Current RF1 Zoning Regulations state that: “Semi-detached Housing and Duplex Housing shall only be located:

- a. on Corner Sites;
- b. on Sites abutting an arterial or service road;
- c. where both Side Lot Lines abut existing Duplex or Semi-detached Housing; or
- d. where a minimum of one Side Lot Line:
 - i. abuts a Site where Row Housing, Apartment Housing, or a commercial Use is a Permitted Use,

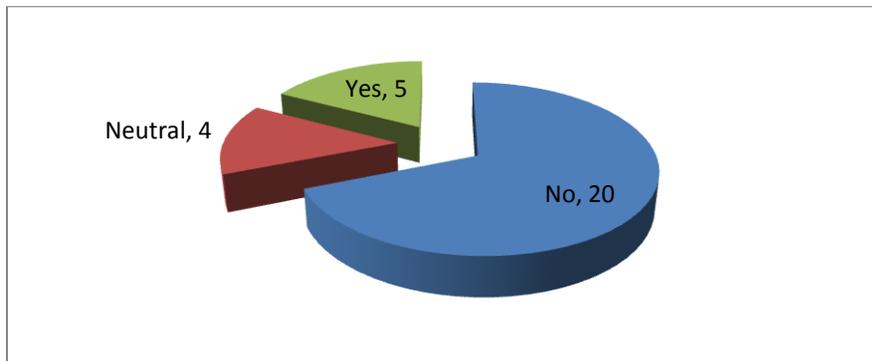
or

- ii. is not separated from a Site where Row Housing, Apartment Housing or a commercial Use is a Permitted Use by a public roadway, including a Lane, more than 10.0 m wide.

Do you think that the above current Zoning Regulations regarding Semi-detached Housing and Duplex Housing should stay the same?



If your answer is No, do you think that Semi-detached Housing and Duplex Housing should be allowed anywhere and/or everywhere in Woodcroft? (29 of 74 Responses)



Comments:

- very nice area the way it is!
- Yes. Or remove back to single family home
- Only wher existing duplexes or semi-detached exists now
- If people live on smaller lots there should be higher fees for their services & taxes and they should have to have off-street parking
- Absolutely not!
- I think there's room for some shifts in policy to encourage more opportunity for people to live where the services are more affordable but this must be done with care for each community
- Yes, if it is too prevalent - needs to house a % only allowed
- It will be nice they were in the same area separated from the area of Residential houses like in Glenora Community. not scattered but in uniform.
- "The City needs to hold a proper plebiscite on garage/garden suites, skinny houses, and subdivision. It is outrageous that the City has unilaterally decided that residents in mature neighbourhoods do not have the right to keep their neighbourhoods they way they purchased it. Why should we have to waste our time preventing the destruction of our neighbourhood? If the City doesn't like the way our neighbourhoods are maybe they should have planned the City better. It's not our fault or our problem."
- Duplex housing should be restricted to corner lots. There is no room for street parking for duplex housing in the interior lots. Take a look around. The side streets are already full and they are narrow.

- I would like that RF1 zoning should return to its original meaning - that RF1 is for single family dwellings only. I think that when RF1 was changed to allow for duplex and semi-detached housing, even though it was on corner lots, or under other conditions, that this de-facto devalued the corner lots and their adjoining neighborhood properties. Our house is next to a corner lot. When we bought our house, RF1 meant single family dwelling only. Now, it means that if my neighbor sells his house to a developer then we could potentially lose our privacy and access to sunlight because a duplex or a semi-detached house could be built next door. Also, at present (May 31, 2015) they could also build 2 skinny houses next door. Either way, we would lose our privacy, lose access to sunlight, probably have parking problems because of higher density, lose breathing space, and probably lose mature trees.

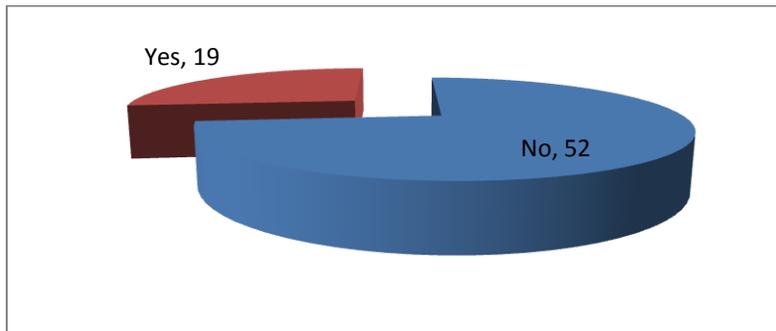
This supporting information was provided to survey participants to assist them in making informed choices on the following questions.

Proposed changes (Bylaw 16733) to the Mature Neighborhood Overlay (which applies to Woodcroft) would delete the reference to storeys when referring to maximum height: (deleted wording shown as strike-through, new wording is underlined)

- 814.3 Development Regulations (of Mature Neighborhood Overlay)
- 814.3.13 The maximum Height shall not exceed 8.6 m ~~nor 2 1/2 storeys~~; in accordance with Section 52.
- ~~814.3.14 The Floor Area of the upper half Storey of a 2 1/2 Storey building shall not exceed 50% of the structure's second Storey Floor Area.~~

The changes proposed above would allow for different roof pitches and styles, such as gambrel and mansard roofs. These roof styles allow for more headroom over a greater floor area than the usual gable roofs that are common to Woodcroft's current housing styles. They can also make a house seem more massive, or even taller, than one with a gable roof.

Do you agree with the proposed changes?



Please provide reasons why you do or don't agree with the proposed changes to the height regulations:

- would restrict light (sun) to our property
- we need to take a stand against letting Woodcroft become a high density area. There is no more room for parking with the number of homes here now!! Traffic is already high. We are very fortunate to have this

neighbourhood. People can buy older homes & rebuild BUT not these massive homes which have no consideration for the neighbours, and which change the feeling of our neighbourhood. Thanks!

- makes a 2 story house into a 3 story house & creating too much shadowing
- One house or complex will be higher than the others-it will give a disproportion look
- Current designs of infill I've seen in Allendale (where I grew up-107 St, 70Ave) are quite attractive and do improve the overall look and character of the neighbourhood
- Don't fit the character of the neighbourhood, ugly towering "shoebox" architecture, no imagination to design something that accommodates current style with more floor area. A six year old with lego could do better.
- Because a 2 storey house becomes a 3 storey with the gambrel mansard roofs
- I have enough headroom
- I worry the height would infringe on my line of sight and privacy. I worry about taking away from the reason I moved into the area
- Neutral
- Like it the way it is
- We don't mind 3 storey houses but not row housing or skinny 3 storey houses.
- You can't change the landscape of a neighborhood dramatically - it needs to cater to all and blend together - that is the character of Woodcroft
- More space inside a home is only a socially perceived value! People come to Woodcroft because of the nice layout, not flaunting fake wealth \$\$\$ Slaves work stop my increasing taxes
- possible flooding of homes (already has happened to several houses) shading, obscure nice views
- It would allow for giant houses to shadow existing structures. I moved to Woodcroft for a reason and that wasn't it.
- Don't agree with tall houses
- These roofs would not complement existing homes (they are quite ugly)
- It would be nice to keep some of the districts in Edmonton places with character and space or we will end up as a city of "chicken coops" - boxes where people sleep, not homes where people live.
- Shadowing
- I am concerned about shadowing
- Some variations in house styles ie: roof styles would be welcomed in Woodcroft - where there is a sad lack of architecture
- Better to remain with the roofs like the rest of the neighbourhood so it doesn't get too crowded feeling
- Maximum height restrictions are still in place, the pitch of the roof does not matter
- I would rather see new or renovated houses attracting new families than see crumbling houses turning Woodcroft into a low rent transient neighbourhood.

- The gambrel roof looks like a barn and mansard roofs look like something out of Anne of Green Gables or from the 1500 - 1600's, not good for this area
 - They look ridiculous
 - I think we can move to allow for different types of "storeys" to make the skinny house a possibility for families and thereby encourage families to live here
 - Light blockage - a house shouldn't exceed 2 "storeys". Another concern - elevating basement to cheat & grading causing flood or drainage problems to existing lot next door
 - I would love to live in a larger single family home, but continue living in Woodcroft. These changes give us the opportunity to build a larger home and continue living in a mature neighborhood. I feel though, that when building a new single family dwelling, the builder should take into consideration the look and feel of the homes around them.
 - Headroom is important and if someone is going to live there they should live there comfortably. The way this question is worded "massive" implies that we should all agree that this is not acceptable but if the zoning in the previous question does not change then I'm less concerned about where these go up.
 - I do believe that height should be restricted and the current regulations are already more than generous.
 - the 8.6m height is specific where 2 1/2 stories is between 7.5 and 9 meters depending on interpretation.
 - I believe the proposed change will allow buildings that will totally eliminate the continuity of character that exists in the community by introducing a blocky aspect at odd intervals within the overlay.
- Most people have no idea what a Gambrel or Mansard roof is.
- Not sure
 - makes the area look closed in ...not great to look at,...
 - I am fine with different styles of roofing, especially if they provide more room inside the house.
 - Not sure (should be a response) b/c I am not familiar with houses like that. Would be beneficial to be able to see examples before agreeing or disagreeing.
 - I favor changes that reduce urban sprawl.
 - too expensive when most people rent where we live
 - I would have said neutral but I wasn't given that option.
 - It can put Woodcroft in a high standard list of good Quality housing and attract a number of families to live in the community that can lead to open other projects needed to improve the community.
 - Absolutely not!!!! If people want more headroom, massive roof, etc. they should design their own home and go to a new area and have it built!
 - "If it is a single storey or a 1.5 storey house and maybe a 2 storey but a 2.5 storey is out of the question. We built a single storey house with a steeper pitched roof and it makes our house look like a 2 storey. It adds interest but a 2.5 storey with that type of roof would be massive. Do not feel 2.5 storeys are a good idea.

Maximum heights are important. Would prefer the house to be higher than a garage. This answer pertains to another question.

- The proposed changes allow for more shadowing. The changes in the measurement requirements are subject to interpretation.
- I do not think that there should be any changes made to the Mature Neighborhood Overlay until the City does the Full Review of the Mature Neighborhood Overlay. Doing changes piecemeal - without looking at them within the context of a full review - would allow for irreversible and possibly erroneous changes. I would be very concerned about allowing for greater/taller/more massive roof styles in Woodcroft. This would allow for monster homes to be built that would be out of proportion with their adjoining/surrounding homes and the neighborhood as a whole.

Additional Comments:

- I like that there is little redevelopment in regards to the building of skinny homes.
- Yes - wanted space for children to play
- Only in the sense that I was looking for a single detached dwelling and there was one available.
- When we started here we are a very small family but now the kids are grown and also our grandchild is living with us are still happy to live in this community that have a wonderful neighbors, close to schools, malls, doctors, buses and the landscapes, trees, parks has influence us so much to purchase our present house.
- We love the low density, single residential detached dwellings, and mature neighbourhood.
- We choose this area because of the lot sizes even though we had to compromise and live in an older house. We don't want high density living, but we also appreciate the need to reduce urban sprawl.
- Absolutely! As I commented in the previous question, that's why we bought our house in this neighbourhood.
- We bought our house in Woodcroft because it was zoned RF1 - where our house would be in a residential area with only single family dwellings. We paid a premium for buying a house in RF1 zoned Woodcroft - we could have bought the same type of house for less money in neighborhoods zoned RF3 but we wanted to make sure that there would be "no surprises", that there was no chance of having adjoining houses being torn down to make way for duplexes, semi-detached, or townhouse type of higher density housing. We wanted the extra space (land) so that we could have a yard and room for trees and garden, as well as a garage at the back. We value the "breathing space" that comes with having a house, back yard, garden, garage, and parking pad.