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Woodcroft Community League

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March 13, 2015

To His Worship Mayor Iveson and Councillors Knack, Esslinger, Loken, Gibbons, Oshry, McKeen, Catarina, Henderson, Anderson, Walters, Nickel, Sohi:

Re: March 16, 2015 City Council Public Hearing Item 7.2 Bylaw 17116 Text Amendment to the Zoning Bylaw

In our review of relevant materials on the City of Edmonton website related to Bylaw 17116 we have attempted to discern how the proposed changes to the Zoning Bylaw would affect the community of Woodcroft.

At the time of writing this letter we note the following inconsistency:

Version A. See:

http://www.edmonton.ca/city_government/urban_planning_and_design/narrow-lot-width-in-the-single.aspx

On the Project Page of “Narrow Lot Width in the Single Detached Residential (RF1) Zone” in the link in the top right corner to “Related Documents” which takes us to the “Summary of Proposed Zoning Changes – January 8, 2015, (which is a mark-up of proposed changes where it states that the red underlined text is shown to mean that this is an addition prior to November 12, 2014) it shows that the new text for section 41.1.3 is:

41.1.3 Notwithstanding the Site Width in the RF1 Zone, the Subdivision Authority may approve the subdivision of land zoned RF1 within the Mature Neighborhood Overlay to a maximum of two Lots. Subdivision into more than two Lots may be approved where the proposed subdivision:

- a. is supported by one or more City Council approved Statutory Plan, Area Redevelopment Plan, Area Structure Plan, Policy, or Administrative Directive; or
- b. has a Site Width deemed by the Subdivision Authority to be in character with lots on the same block.

Version B. See:

<http://sirepub.edmonton.ca/sirepub/mtgviewer.aspx?meetid=1401&doctype=AGENDA>

In the third .pdf that is presented in “Supporting Materials” for the March 16, 2015 City Council Public Hearing Item 7.2 Bylaw 17116 Text Amendment to the Zoning Bylaw the text in the same section (also underlined in red to denote that it is an addition prior to November 12, 2014) is different and reads:



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41.1.3 The Subdivision Authority may not approve the subdivision of a lot zoned RF1, as it existed on March 16, 2015 into more than two lots, notwithstanding the Site Width in the RF1 Zone. Subdivision into more than two Lots may only be approved where the proposed subdivision:

- a. is supported by one or more City Council approved Statutory Plans, Policies, or Administrative Directives; or
- b. has a Site Width deemed by the Subdivision Authority to be in character with Lots on the same block.

Version A clearly refers to the Mature Neighborhood Overlay, **Version B** does not.

Given that

- a. Woodcroft lies within the Mature Neighborhood Overlay, and
- b. there are the conflicting supporting materials on the City of Edmonton website as noted above,

we are not confident that we have a clear understanding of the proposed changes to the Zoning Bylaw, and how they would apply to Woodcroft.

Also, given that

- a. “the regulations of an overlay supersede the regulations of the underlying zone” (pg.23 “Planning Academy: Infill” handbook) and
- b. the MNO (sec. 814.1) states:

“The purpose of this Overlay is to ensure that new low density development in Edmonton’s mature residential neighbourhoods is sensitive in scale to existing development, maintains the traditional character and pedestrian-friendly design of the streetscape, ensures privacy and sunlight penetration on adjacent properties and provides opportunity for discussion between applicants and neighbouring affected parties when a development proposes to vary the Overlay regulations.” and

- c. the MNO area of application (sec. 814.2) states:

“This Overlay applies to all Sites zoned RF1, RF2, RF3, RF4 and RF5 within the areas shown on the Appendix to this Overlay”, and

- d. there is no mention of Garden or Garage Suites in the Mature Neighbourhood Overlay, and
- e. there is no mention of the subdivision of existing lots in the Mature Neighbourhood Overlay,



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we are not sure how the proposed changes in Bylaw 17116 could apply to Woodcroft and other mature neighborhoods until such time as there is a comprehensive review with full public consultation of the Mature Neighbourhood Overlay.

In light of the changes proposed in Bylaw 17116 and other upcoming bylaws, and in anticipation of the forthcoming comprehensive review of the Mature Neighbourhood Overlay, the Woodcroft Community League is initiating a community-wide survey to gather residents' views and ideas regarding infill housing and development issues.

We would like to point out that doing a community-wide survey takes some time to prepare, implement, and analyze, especially as we have limited volunteer resources.

We will share our survey results as soon as we are able to do so.

Respectfully,

Linda Thiessen
Woodcroft Community League President

Ruth Lysak-Martynkiw
Woodcroft, Community Improvement Committee