



www.woodcroftcl.org

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 24, 2015 Executive Committee, Bylaws 16733 and 17062, Text Amendment to the Zoning Bylaw

We have reviewed the relevant materials on the City of Edmonton website related to Bylaws 16733 and 17062, have consulted with City staff at the March 4, 2015 Open House, have consulted with City staff by way of several telephone calls and emails, and have also referred to the materials provided by the EFCL on their website.

We wish to publicly thank all the people who have been so generous and gracious with their time and expertise to help us try to understand the changes to the existing Zoning Bylaw proposed in Bylaws 16733 and 17062. We are still not confident that we fully understand all the ramifications of the proposed changes.

We have encountered several conflicting interpretations, especially with respect to the interpretation of the potential maximum heights of buildings that would be possible upon the removal of the 1.5 metre maximum height limit of the ridge/peak in relation to the roof midpoint.

In light of these conflicting interpretations, we would like to see actual drawings/examples (preferably done by independent engineers/architects/designers) that would "test" the proposed elimination of the 1.5m height restriction between the "building height" (as measured to the midpoint of the) and the ridge:

- to determine what would be the maximum ridge height that could be built on a variety of "standard" lot sizes (going all the way up to the MNO standard 50'x150', and actually showing the variety for comparison)
- looking at different roof styles and design options to gain maximum habitable space within the tallest possible building envelope (regardless of whether that envelope is mostly walls or roofs).

Also, given the conflicting interpretations, we believe it would be imprudent to rush the approval of these bylaws in their present form because it would lead to inconsistencies into what is allowed or not allowed to be built.



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We are also very concerned that changes are being proposed in these two bylaws that alter the Mature Neighborhood Overlay before a comprehensive review with full public consultation of the Mature Neighborhood Overlay has taken place. We refer specifically to the deletion of the references to storeys and half-storeys, as well as the deletion of the 50% floor area restriction in the half storey of a 2 ½ storey in the MNO.

In light of the changes proposed in Bylaws 16733 and 17062 and other upcoming bylaws, and in anticipation of the forthcoming comprehensive review with full public consultation 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