

# HEIGHT & GRADE OPEN HOUSE SUMMARY

Edmontonians were invited to attend an open house at City Hall on March 4, 2015 from 4:00 to 7:00 pm to learn more about the proposed changes to the height and grade regulations in Zoning Bylaw 12800.

Through a series of twelve display boards, the proposed changes were presented in plain language with supporting graphics. City staff were on hand to discuss the changes and listen to comments. Participants were requested to sign in, and feedback forms were provided to formalize their comments.

The City thanks the approximately 50 people who took the time to attend the open house. The discussion and feedback have encouraged further critical review of the proposed changes and will be used by the City to help inform the next steps of the amendment process.

A total of 16 feedback forms were completed containing a wide range of opinions and questions. The following frequently-mentioned themes were identified from the verbal and written feedback received:

- Attendees found the open house informative and valued the availability of City staff to provide more information.
- Most attendees were from Edmonton's mature neighbourhoods.
- Attendees ranged in their opinions of the proposed amendments but the majority of commenters supported the changes in principle.
- A number of attendees appreciated the flexibility and opportunities provided through the changes.
- Removing the regulation that sets 1.5 metres as the maximum distance allowed between the highest permitted roof midpoint and the roof peak is a main item of concern for mature neighbourhood residents.

A Frequently Asked Questions (FAQ) section has been added to the height and grade page on the City's website to help create a shared understanding of the proposed changes. The questions contained in the FAQ have been informed by the comments received at the March 4 open house, recent Community League discussions, and the written feedback from the January 26 public meeting. A question addressing concerns about the removal of the 1.5 metre maximum distance allowed between the highest permitted roof midpoint and the roof peak has been included in the FAQ.

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## NEXT STEPS

The proposed changes are coming in three parts and will take effect only once they are approved by City Council.

Part 1 and Part 2 are scheduled to go before Executive Committee on March 24, 2015 for broader discussion. The meeting will be held in the River Valley Room at City Hall, starting at 9:30 am.

Several other reports with proposed amendments relating to Edmonton's Infill Roadmap will also be discussed at the meeting. The reports will be available on the City's website in the Council and Committee meetings section on Thursday, March 19, 2015.

Executive Committee cannot pass bylaw amendments but may either choose to send the proposed bylaw back to Administration for further review or direct it to Public Hearing.

Once Executive Committee is satisfied, the proposed amendments will move forward to a Public Hearing at City Council. The decision on the Bylaw is made by City Council factoring in feedback from residents, the City's policy direction and alignment with the project objectives, which include:

- Encouraging diversity in residential housing, such as more creative building designs and variations in roof pitch.
- Creating more consistent interpretation and application of Zoning Bylaw regulations.
- Streamlining the decision making process so there are fewer delays and less uncertainty when a development application is submitted
- Increasing alignment between the Bylaw regulations and new construction technologies and techniques.

Part 3 is planned to occur after City Council decides on the direction of Part 1 and 2, and will be informed by stakeholder comments. The amendment will look more broadly at how Section 52 regulates height and grade to ensure the methods for calculating grade are effective.