

WELCOME

WHY ARE WE HERE TODAY?

To share information about proposed changes to the height and grade regulations in Zoning Bylaw 12800.

Your feedback will be shared with City Council for consideration before any decisions are made about these Bylaw changes.

ZONING IN EDMONTON

Zoning is a mechanism by which municipalities regulates land use and building form. Every municipality in Alberta is required to have a Zoning Bylaw.

What are some things the Zoning Bylaw does?

- Divides the City into zones, and directs what land uses can happen in each one.
- Guides the way a site can be laid out, including the amount of the site that can be covered with buildings, and the amount of land to be provided around or between buildings
- Shapes the form of a building, including height and size.

What doesn't the Zoning Bylaw do?

- Control who lives in a building or uses a site.
- Control what materials are used to construct a building.
- Regulate safety codes, such as minimum fire protection or construction methods
- Control any uses or activities on public roadways or road right-of-way.

WHY ARE CHANGES NEEDED?

ADAPT

to the evolving
construction
industry

STREAMLINE

decision making

Encourage

DIVERSITY

in housing

Where in the City would these changes apply?

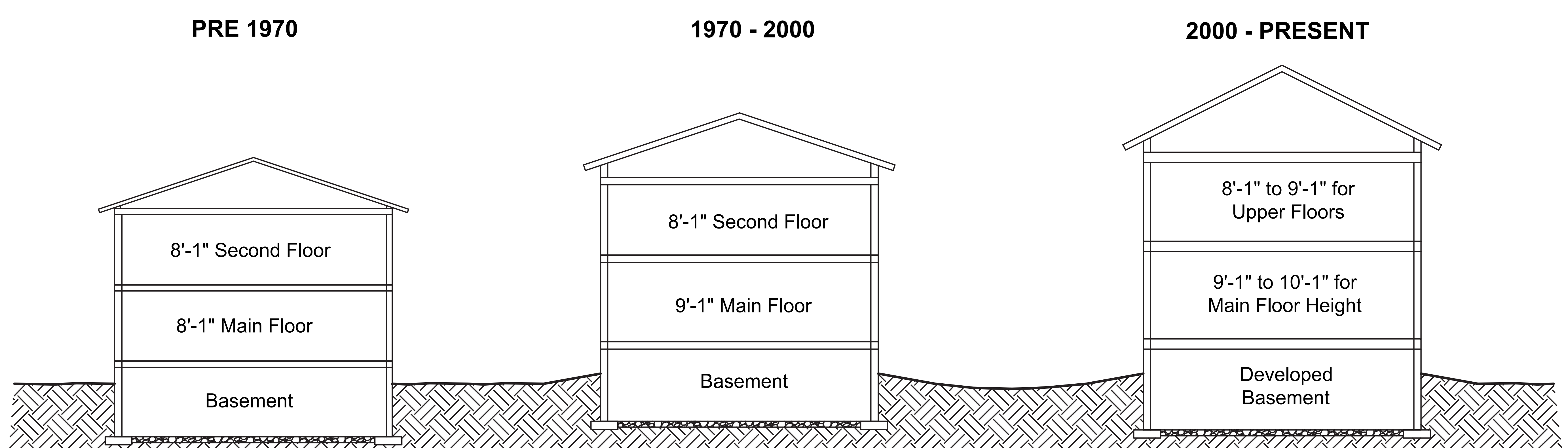
The proposed amendments
apply throughout Edmonton
with no specific area of the City
being targeted.

HEIGHT & STOREYS

Height is not the only rule that affects the potential size of a building. The overall size of the building and its internal setup can be influenced by:

- Zoning regulations such as setbacks and lot coverage
- Construction technologies and techniques
- Building Code requirements
- Market trends and consumer preference (e.g high ceilings)

Over the past decades the size of houses has increased due to changes in construction techniques and ceiling height:

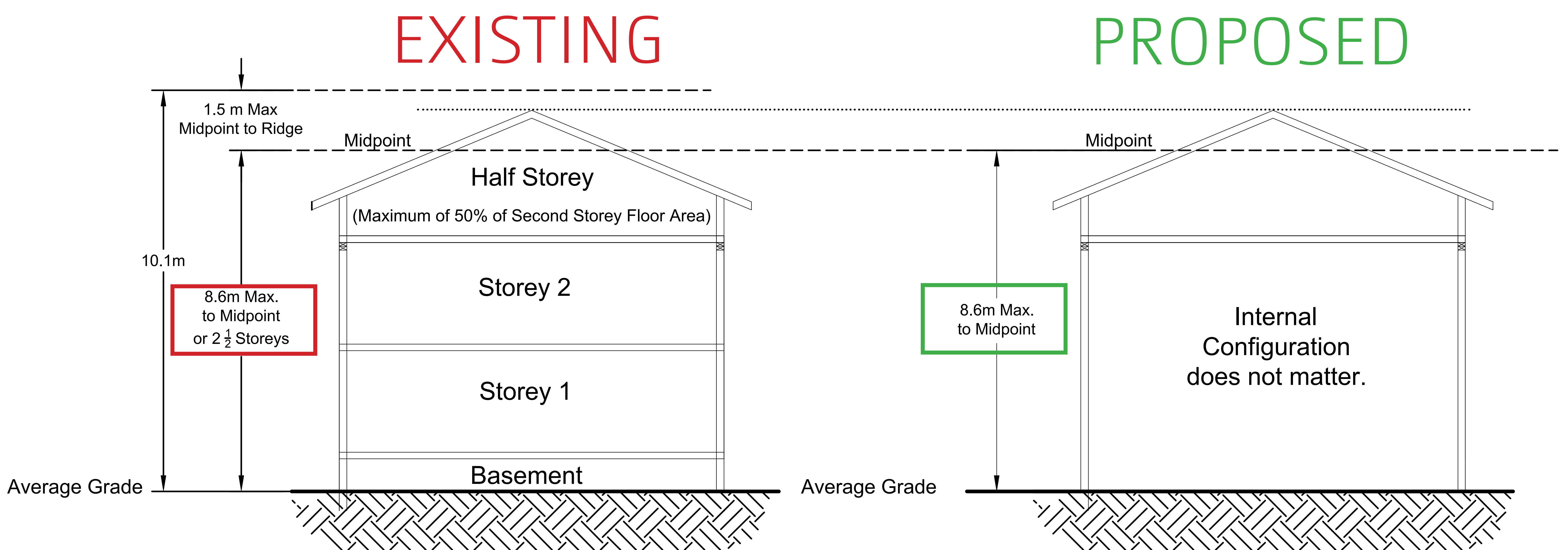


PROPOSED CHANGE:

To remove *storeys* as a unit of measure where the height of a building is regulated by both metres and storeys.

This will focus the rules on the external size of the building (*a storey and basement are internal components of the building*).

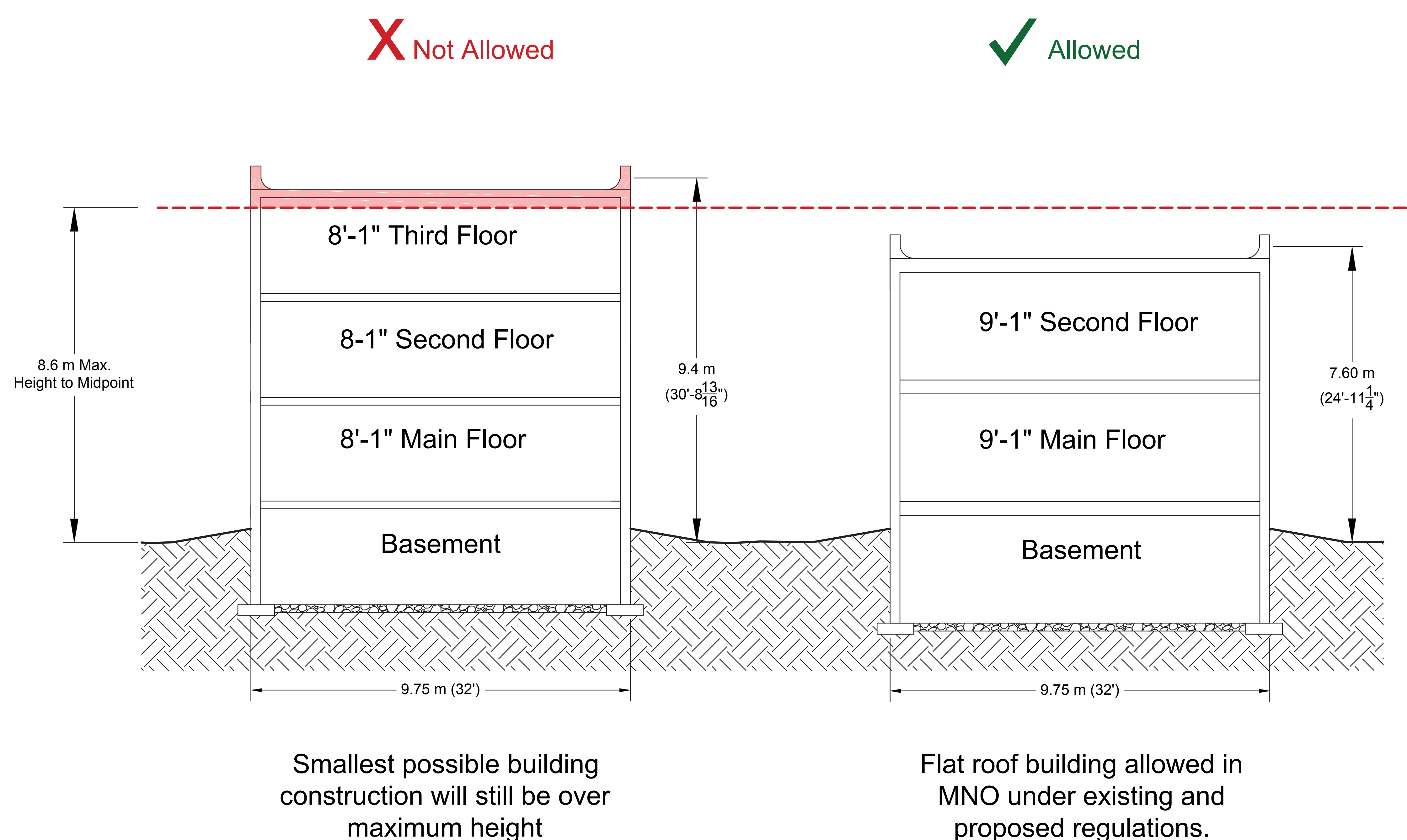
There is no change to maximum height of buildings in low-density residential zones within or outside of the Mature Neighbourhood Overlay (MNO).



HEIGHT: A vertical distance between two points.

FLAT ROOF HOUSES

The maximum height is not changing in the Mature Neighbourhood Overlay as a result of these amendments. It is not possible to fit a three-storey flat-roof building within the 8.6 metres maximum height using current construction techniques.



RESIDENTIAL ROOF & BUILDING STYLES

Developing a diversity of housing throughout Edmonton by providing options for building styles, and varied roof pitches is one reason the height and grade regulations are proposed to change. These opportunities are provided by the removal of:

- Storeys as a measure of height
- Limitations based on roof styles and slopes
- The restriction (1.5m) from midpoint to the top of roof (ridge)
- Rules that regulate internal configuration of a dwelling



Gambrel Roof



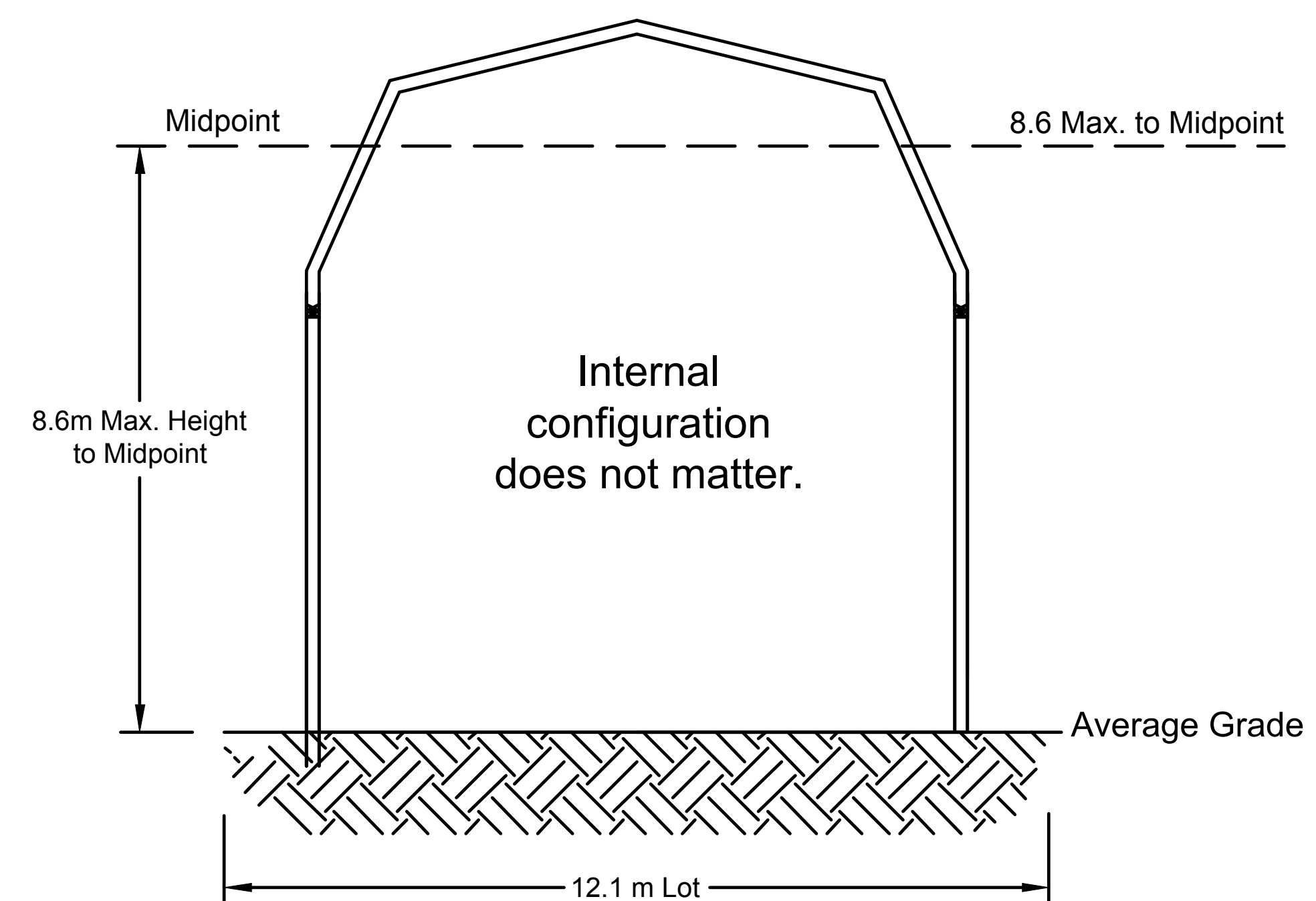
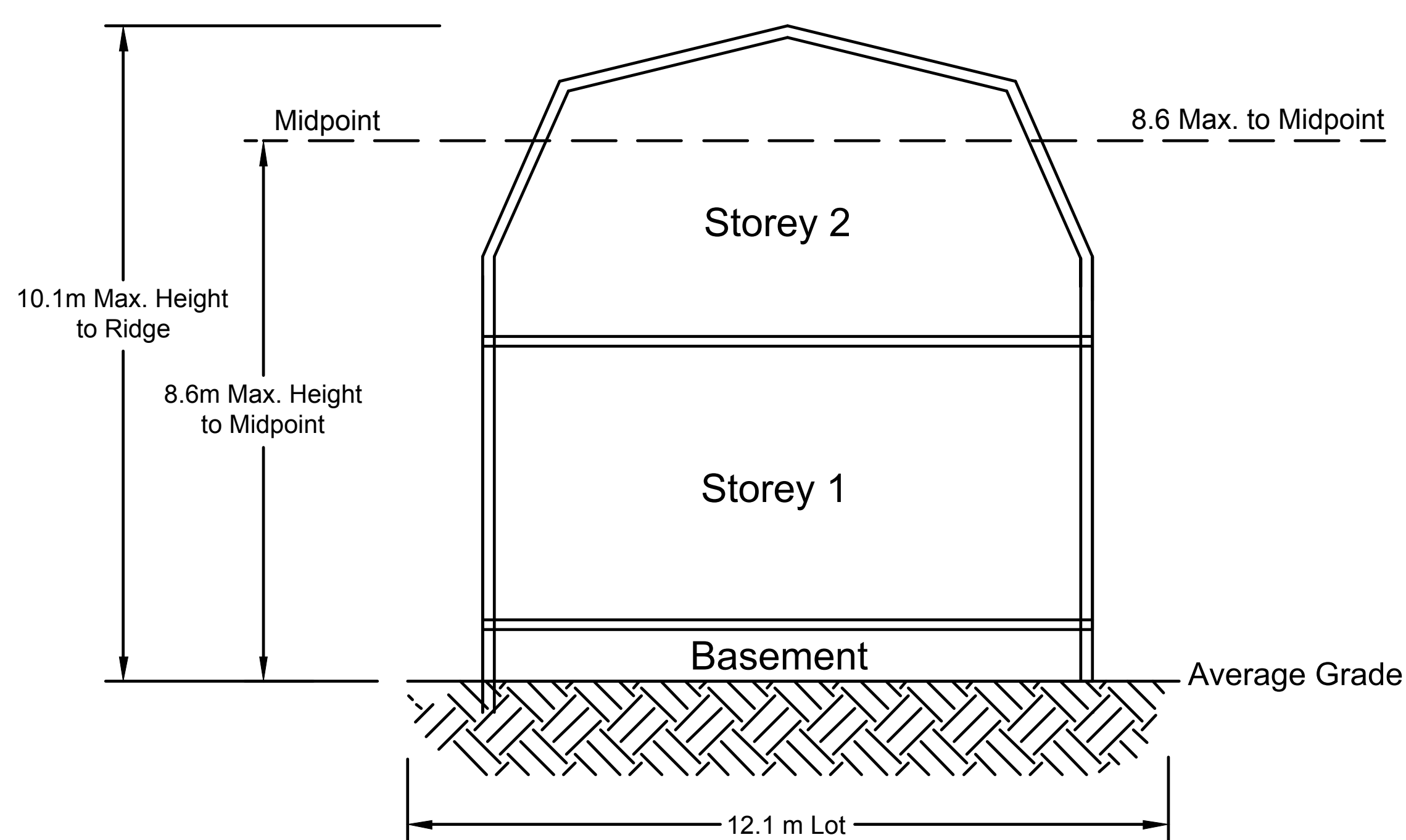
Mansard Roof

RESIDENTIAL ROOF & BUILDING STYLES

EXISTING

PROPOSED

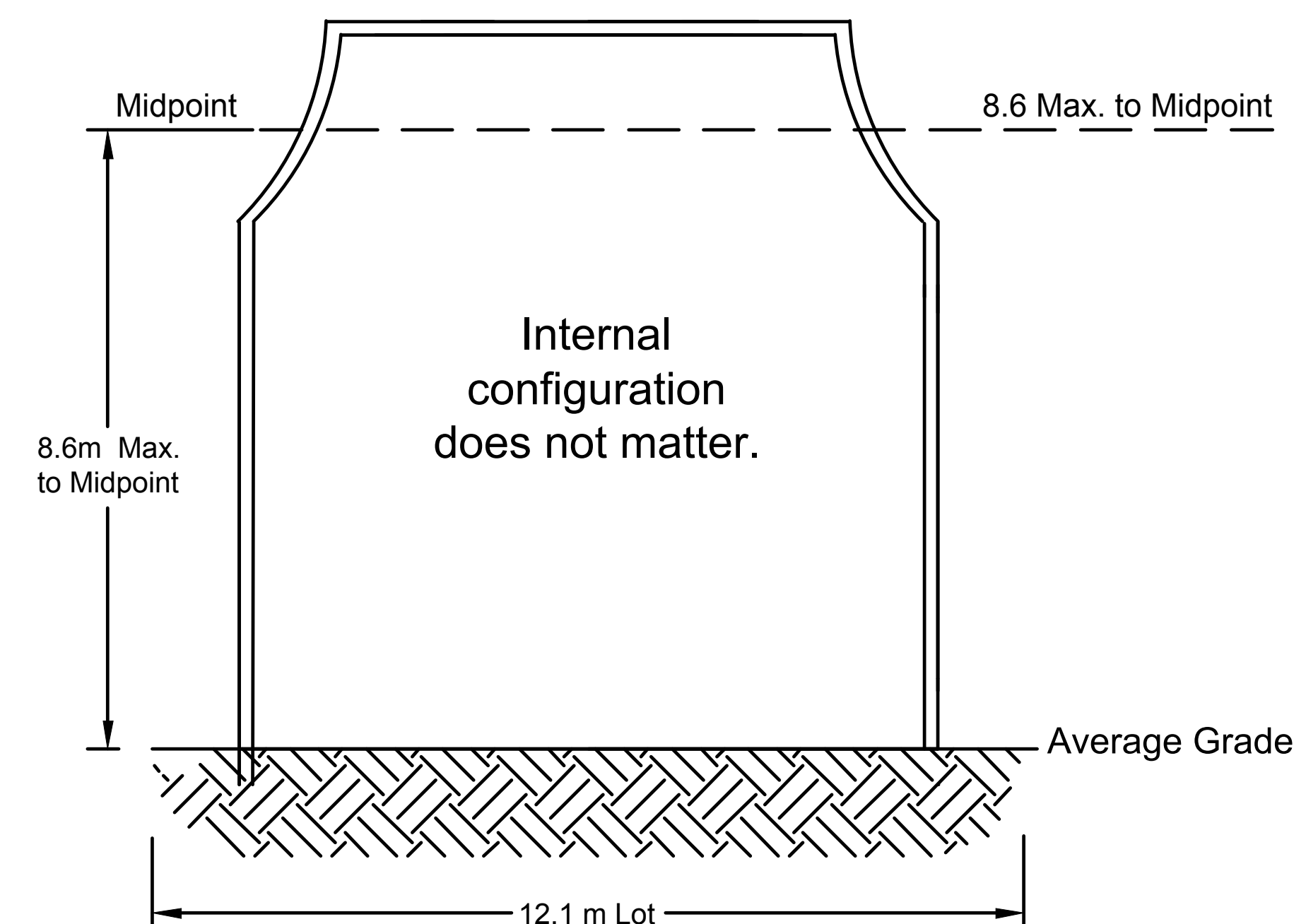
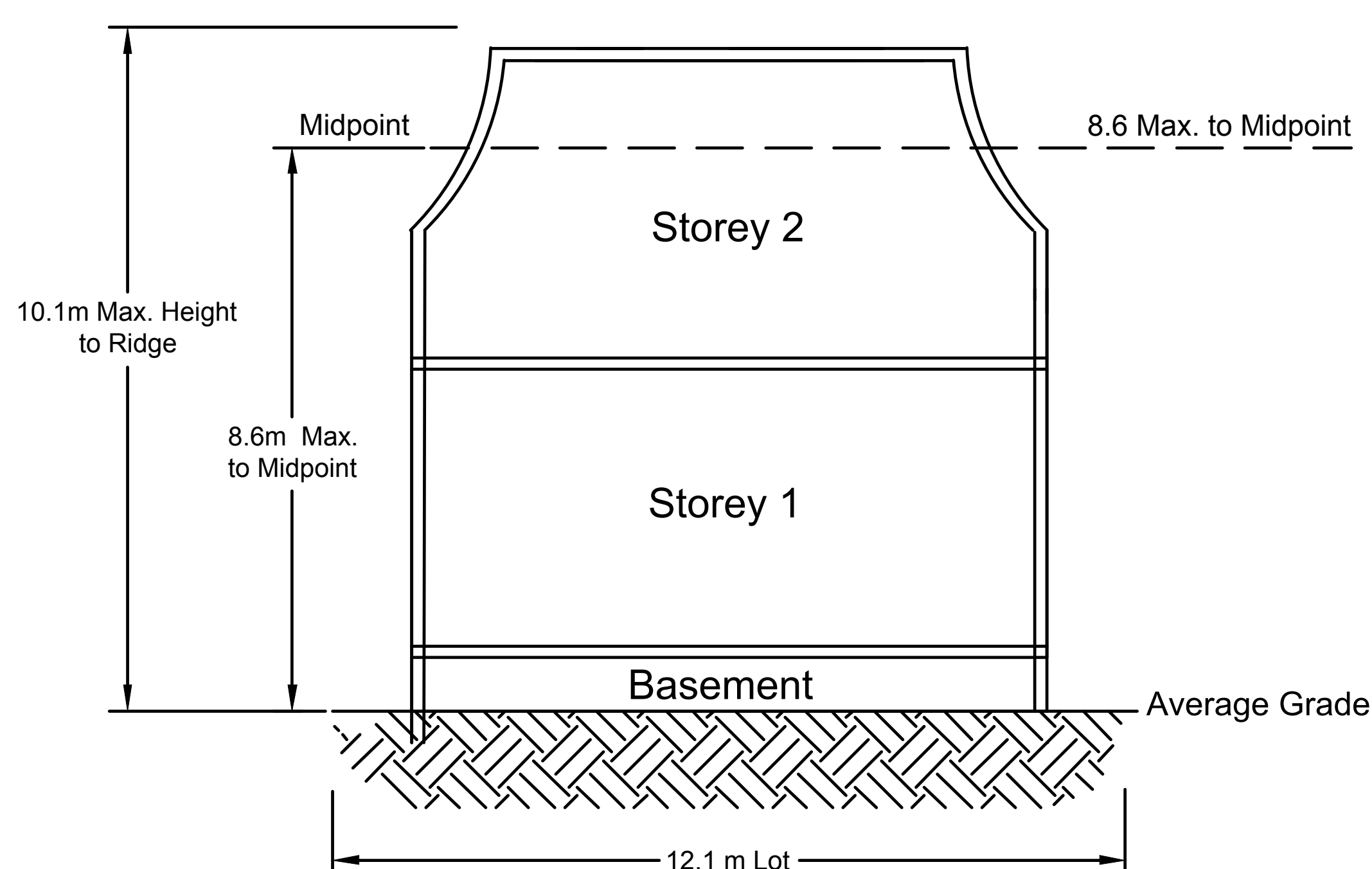
Gambrel Roof



EXISTING

PROPOSED

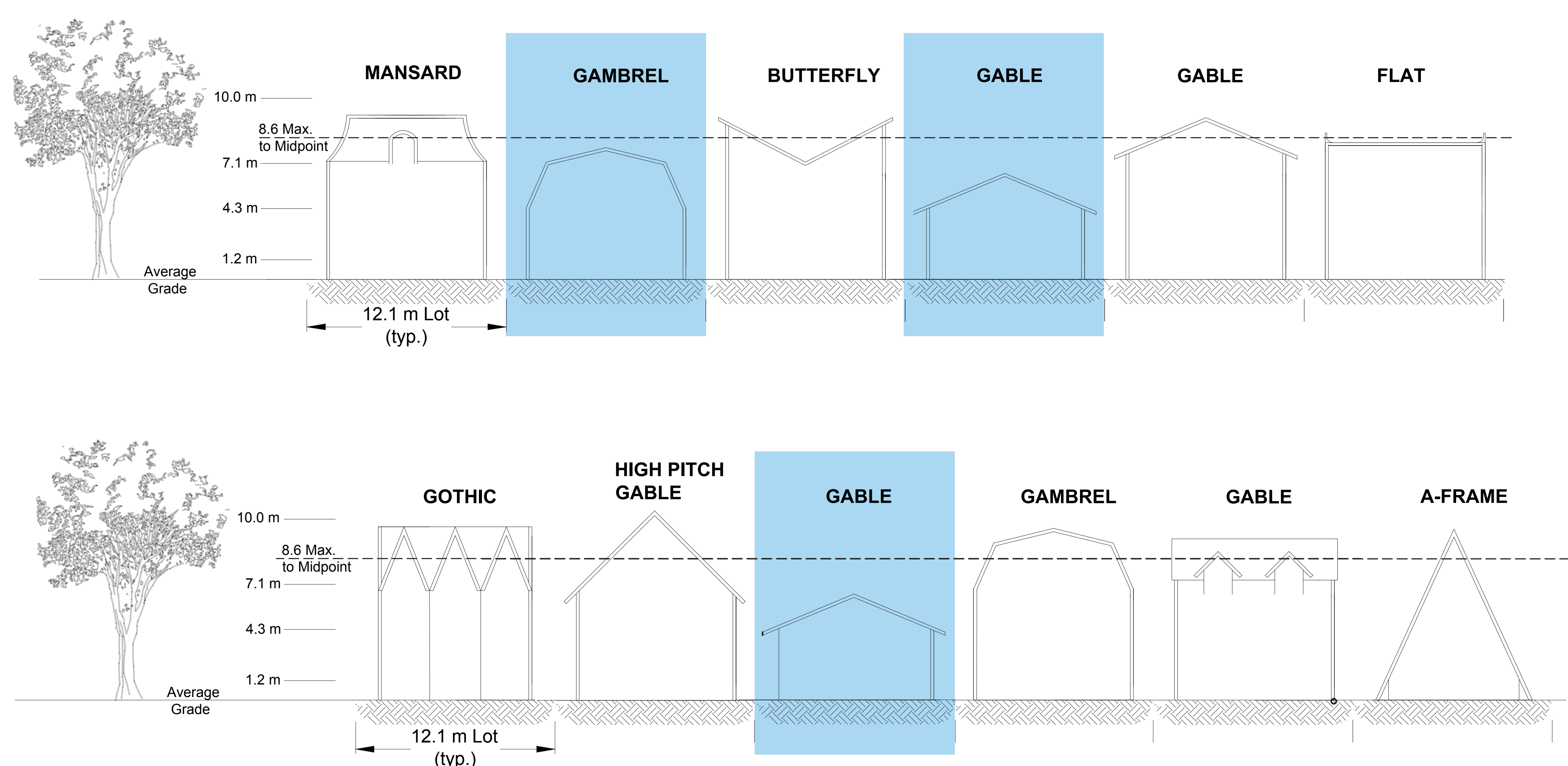
Mansard Roof



WHAT WILL THESE CHANGES LOOK LIKE ON MY STREET?

A range of building styles and varied roof pitches are shown in a street view on a typical sized lot of 12.1 metres (40 feet) subject to a Mature Neighbourhood Overlay.

A bungalow with a gable roof and a two-storey gambrel roof house are shown in blue to give a sense of scale. Neither of these houses are built to the existing maximum height. The other houses reflect the opportunities for diversity that would be allowed by the proposed amendments.



Maximum height in the Mature Neighbourhood Overlay = 8.6m

Maximum height in Edmonton suburban areas (outside of the MNO) = 10.0m

***Maximum height is not allowed to be varied.**

PROPOSED CHANGE FOR APARTMENTS:

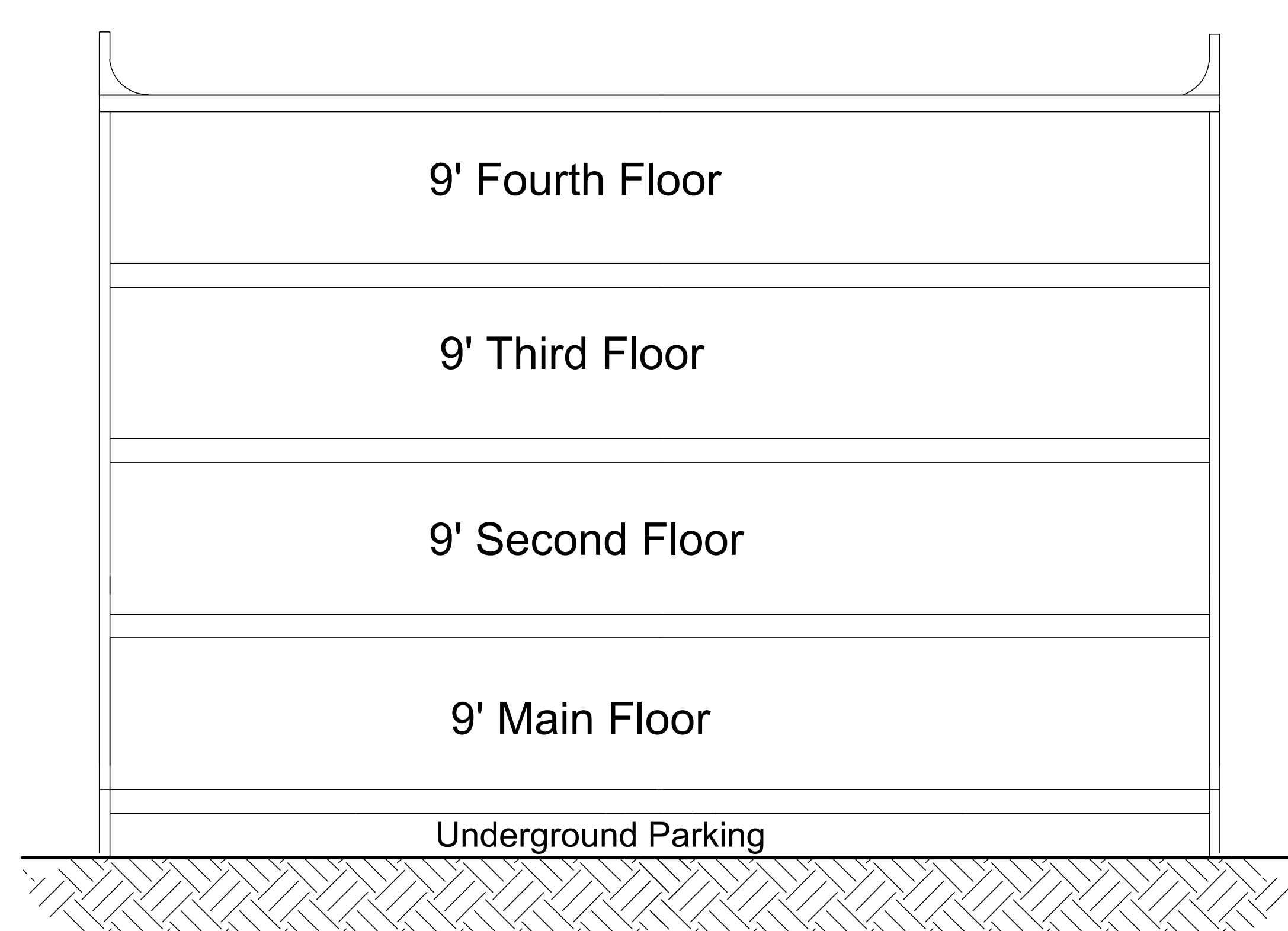
Increase the maximum height of multi-tenant commercial and residential buildings from 14.0 meters to 16.0m meters in certain zones.

The current height regulations constrain building design:

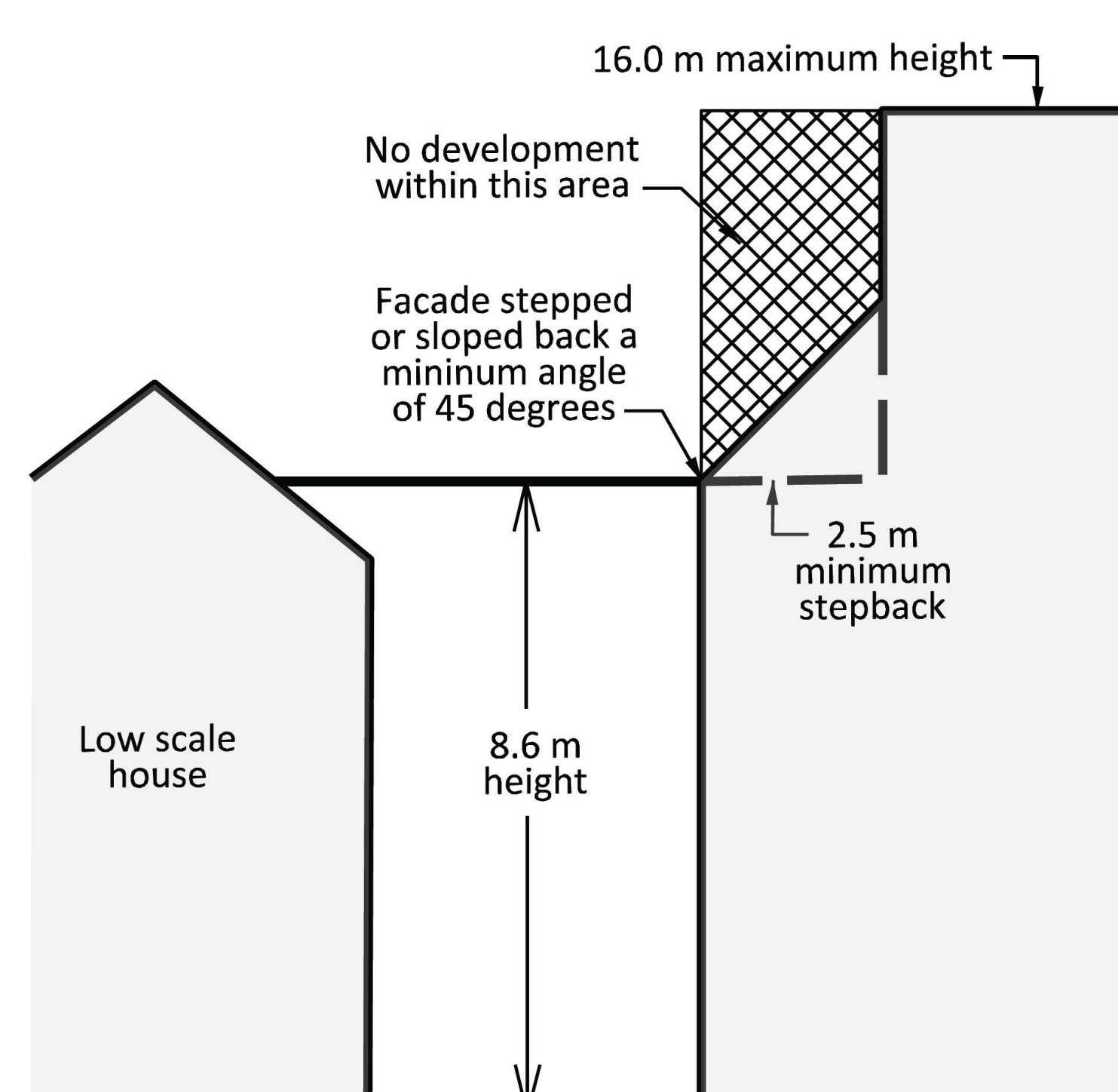
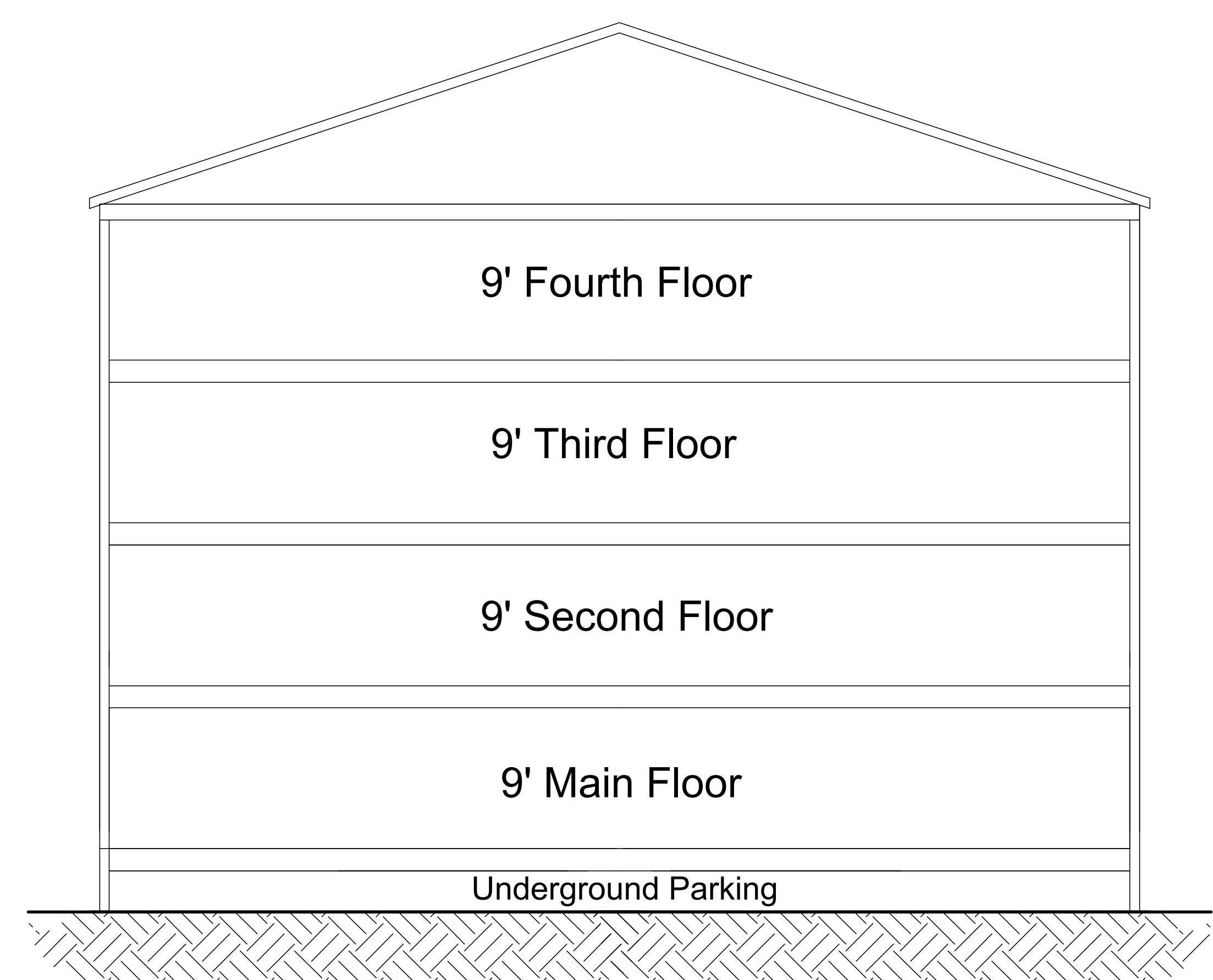
- The existing regulations restrict a pitched roof building to 3-storeys and as thus the building width is limited to 18.0 meters.
- 4-storeys may only be constructed under existing regulations through the use of a flat roof with limited ceiling heights.

These proposed changes allow for construction of a 4-storey multi-tenant building with a pitched roof:

EXISTING



PROPOSED



Buildings would need to step back at a specified height when adjacent to houses, as regulated in various overlays.

ADDITIONAL CHANGES

SPECIAL INFORMATION REQUIREMENTS

The proposed amendments provide clarity on when additional studies may be required and how that information will be considered in the approval process.

Studies include:

- Sun Shadow Study
- Wind Impact Statement and Study
- Drainage Information including a Lot Grading Plan

NEXT STEPS

Your feedback will be shared with City Council for consideration before any decisions are made about these Bylaw changes.

The Part 1 and Part 2 amendments will be discussed at:

Executive Committee Meeting
March 10, 2015
River Valley Room, City Hall

The Executive Committee meeting agenda will be available Thursday March 6, 2015. Interested persons can register to speak about the proposed changes. The meeting minutes will be available online.

The Executive Committee will determine the next steps for the proposed amendments. This may include a Public Hearing.

The logo for the City of Edmonton, featuring the word "Edmonton" in white lowercase letters on a dark blue square background.

Edmonton

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is on Twitter!
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