

Public Consultation Summary

Side Setback Amendments to the (RF3) Small Scale Infill Development Zone

Interactive Workshop Summary:

Date: September 14, 2015

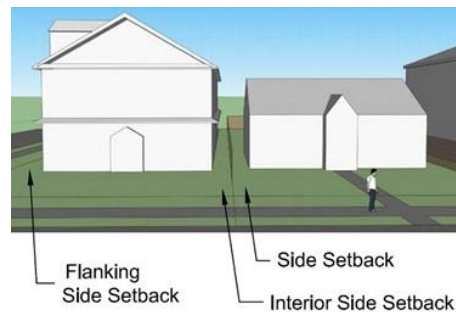
Attendees:

- 24 participants – 11 Community Leagues, EFCL; 2 Residents; 11 builders, designers, architects
- 5 City of Edmonton staff facilitating

Discussion Themes and Perspectives Shared:

Setbacks:

- Increase interior side setback to 4.0m
- Decrease flanking side setback to minimum (1.5 m)
 - Zero setback if possible
- Reduction of flanking side setback equivalent to increase to interior side setback
- Reduce flanking side setback and allow greater projections into setbacks
- Increase interior side setback to a meet amenity area size requirements
- Setback variation may impact the number of units within a row house
 - Loss of floor area could lead to loss of units
- Shadow relationship



Overlook and Privacy:

- Correlation between side yard setbacks and privacy
 - Privacy maintained through careful design (installing frosted windows, window placement, orientation of amenity area, landscaping)
- Shift row house towards flanking side yard to reduce direct overlook
- Increased interior setback provides more potential for trees and screening in interior side yard = visual break
- Roof top patios facing the neighbouring property create significant overlook and Privacy issues
 - Roof top patios should be oriented towards the street, or stepped back from edge of structure
 - At grade decks – no issues; roof top patio – greater impact
- Solar rights
 - third storey structure only at north end of block

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Architectural Interest:

- Make each unit distinct (individually defined units)
 - Materials, colour, texture, staggering units, non-repetative window spacing, variation in roof lines, articulation, window trim
- Greater emphasis on requiring architectural features on interior side yard façade
- Landscaping can be used not to replace but to further enhance architectural interest along interior side yard
 - Trees, shrubs, gardens

Amenity Area:

- Amenity area is a necessity in order to encourage families to live in row houses
- At grade amenity area should be encouraged/prioritized - family oriented
- Current dimensional requirements (Section 47.5) are too restrictive
 - Section 47.5 - Neither the width nor the length of any Private Outdoor Amenity Area shall be less than 4.0 m, except that if it is provided above the first Storey the minimum dimensions shall be 3.0 m.
 - Requirements should be area based (m²) rather than
 - Minimum threshold for how long or wide space. ie: 3.0 m
 - Checklist of amenity area requirements as usable dimensions (patio space, BBQ, seating, patio furniture)
 - Area based requirement provides greater flexibility
- Rooftop amenity areas should be discouraged to prevent overlook into neighbours amenity area
- Fenced off private amenity area and walkway
- Allow roof top amenity area, keep oriented towards street
 - Roof top patios provide additional flexibility in providing usable amenity space
- Consider shadowing on subject site and neighbour's amenity area
- Front yard is an acceptable location for amenity area
 - Except along major streets
 - Low borders/hedges/fences
- Middle unit – stretch their yard area
- Permit amenity area on top of garages