

Frequently Asked Questions

Why did the City of Edmonton accept this application?

- Under the Municipal Government Act and the Zoning Bylaw, applicants have the right to submit rezoning applications and the City is obligated to process such applications and advance them to City Council for consideration.

What is The City Plan? What is the Whyte Avenue Primary Corridor?

- The City Plan is Edmonton's combined Municipal Development Plan (MDP) and Transportation Master Plan (TMP) which was approved in 2020. It sets out a network of nodes and corridors (the Whyte Avenue primary corridor is one example), where deliberate urban intensification will be accommodated. Primary Corridors are prominent urban streets designed for living, working, and moving. Primary Corridors can support mid-rise and some high-rise development, and the potential scale is 1-2 blocks on each side of the street (i.e. Whyte Avenue NW).
- The proposed RM h23.0 Zone allows for a mid-rise building up to 23.0 metres in height (approx. 6 storeys).

Who pays for required upgrades to existing water/sewer infrastructure?

- The applicant/owner will be responsible for all costs associated with providing required water supply including any changes to the existing water infrastructure required by the proposed zoning.

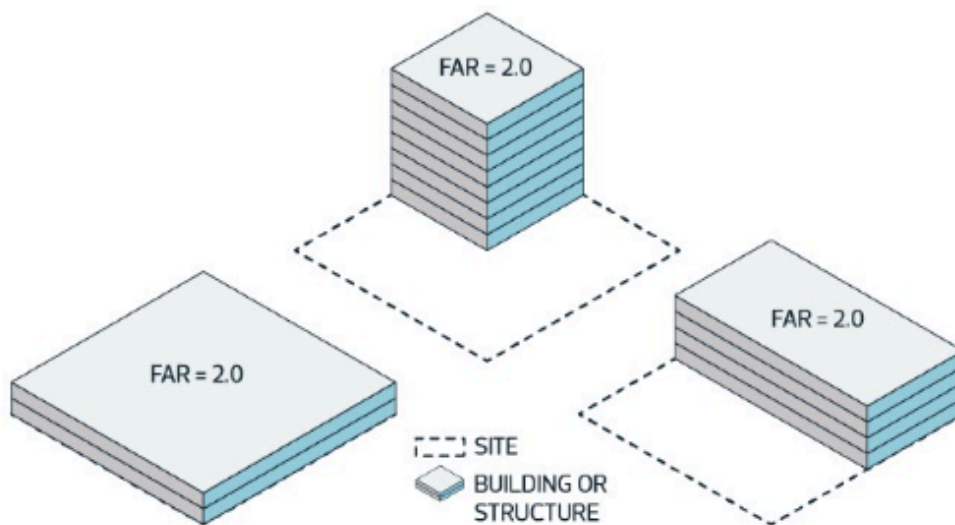
Is the City of Edmonton prepared to lower taxes if surrounding property values decrease? Will the city reimburse homeowners the difference for lost value on their homes if they make a decision that affects them?

- Taxes consider the land value in determining the amount and go up and down, based on that value.
- The City does not provide compensation for lost property value due to a rezoning or redevelopment. With that said, we understand that these kinds of changes to zoning can have impacts on surrounding properties, which is why the rezoning process is public, transparent, and ultimately decided by elected representatives on City Council.

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What is Floor Area Ratio (FAR)?

- [Floor Area Ratio \(FAR\)](#) means a building or structure's [Floor Area](#) in relation to the total area of the [Site](#) that the building is located on. The image below shows the different forms that a building with a FAR of 2.0 could take:



- In the proposed RM h23.0 Zone, the maximum FAR ranges from 3.0 - 4.4. The proposed rezoning site has a total area of approximately 1210.7 m².
- The maximum floor area for the building is the FAR multiplied by the site area (3.0 x 1210.7 m²) which equals 3632.1 m².
- The minimum setbacks around the site, and the maximum height work together with the FAR to determine the maximum size of the building, and where on the site the building can be located.

Will on-site parking spaces be provided?

- City Council approved [Open Option Parking](#) in 2020 which removed on-site parking minimums from the Zoning Bylaw. This allows developers, homeowners and businesses to decide how much on-site parking to provide on their properties based on their particular operations, activities or lifestyle.

Will the dwellings be rented or owned?

- The Zoning Bylaw does not regulate whether dwellings are rented or owned.

Frequently Asked Questions

Who was notified of the proposed rezoning, and how?

- A rezoning sign was installed on site on May 30, 2024.
- The initial mailed notice was sent to residents within 60 metres of the site, the Bonnie Doon Community League, and the French Quarter Business Improvement Area (BIA) on May 31, 2024.
- We heard from residents that the 60.0 metres radius was not large enough. The radius was doubled to 120.0 metres for the Engaged Edmonton notice in response.

What is the maximum number of dwellings in the RM h23.0 Zone?

- There is not a maximum number of dwellings in the RM h23.0 Zone.
- The minimum setbacks, maximum height, and maximum FAR work together to determine the size of the building.

Will boulevard trees be protected?

- Yes, boulevard trees will be protected. All work within 5.0 metres of a City owned tree requires a Public Tree Permit.

Were shadow impacts reviewed for this application?

- A Sun Shadow Study is required for all rezonings that propose a zone with a maximum height of 20.0 m or more.
- A Sun Shadow Study was submitted as a part of this application and is available under the 'Documents' heading on this Engaged Edmonton page.

Will the proposed development accommodate electric vehicles?

- The Zoning Bylaw does not require electric vehicle charging stations on site. Whether or not electric vehicle charging stations are provided is decided by the developer/applicant.

There is not a fire hydrant on this block, is that a fire hazard?

- There is a deficiency in on-street fire protection adjacent to the property in terms of hydrant spacing. The developer will be required to construct a hydrant to address this deficiency.
- Edmonton Fire Rescue Services (EFRS) may be able to perform an Infill Fire Protection Assessment (IFPA) at the Development Permit stage to potentially alter or lessen on-street fire protection infrastructure upgrades, assuming certain criteria are met.
- The applicant/owner will be responsible for all costs associated with providing required water supply including any changes to the existing water infrastructure required by the proposed zoning.