

Parkallen News



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Mature & Established Neighbourhoods Dodge Application of RLD Zoning

On January 9, 2018, Edmonton Federation of Community Leagues (EFCL) sent Parkallen Civics a draft text amendment proposing the creation of a new Residential Low-Density Zone (RLD). Typically, City Administration initiates this type of amendment; however, this amendment was proposed by a developer with their support.

Communication with EFCL in August 2018 indicated this new RLD zone was proposed for developing communities only; by early December the application area had become city-wide. EFCL was alerted to

the change and responded on December 21, 2019. In January, the Parkallen Civics Committee also responded, providing feedback to EFCL, notifying other members of the Central Area Council for Community Leagues and writing to Councillor Walters. **On January 14, 2018, the RLD zoning application was revised to apply to developing communities only.**

Why does this matter? The way this new zoning was proposed would allow the draft report to bypass the process that usually includes public debate at Council Urban Planning Committee. Instead, it would go straight to

City Council for three readings after Public Hearing, scheduled for February 25, 2019. This bypass could also have sidestepped the public engagement and community consultation required under the Municipal Government Act.

The proposed changes to zoning regulations were significant, in particular for mature communities like Parkallen. Had the amendment passed, it could have made moot recent amendments to the Mature Neighbourhood Overlay (MNO). The RLD zoning proposal also indicates that developers were not satisfied with

the amended MNO regulations and want more changes that could lead to more intensive and impactful development.

What changes were being proposed?

- **Site Coverage** - would increase from 40-42% under MNO regulations to 50-58%
- **Front Setback** - would be reduced to a minimum of 4.5 m. MNO front setback is 3m to a maximum of 20% of site depth or consistent within 1.5m of the average setback of abutting lots.
- **Rear Setback** would be reduced from 40% of lot depth under the MNO, to a minimum of 7.5 m.
- **Protrusion of Front or Flanking Garage** would be unregulated; under the MNO protrusion must remain characteristic with the existing block face.
- **Total Building Height** would increase 8.9m to 10m

- **Basement elevation** would be unrestricted; currently, the maximum elevation is 1.5m.
- **Setback from the principal dwelling to the garage** would be reduced from 3m (the MNO does not allow rear attached garages) to zero.
- **Zero lot line development** was proposed on one side of development with a maintenance easement to be registered by a neighbour with a 1.5m side setback or greater, creating legal uncertainty.
- **Community consultation** currently required under MNO for any of these changes to be permitted through variances would no longer be required.

When the Civics Committee met with Councillor Walters on January 18, 2019, he indicated there is a move toward consolidating and simplifying residential zoning. However, a

one size fits all residential zoning (such as proposed RLD zoning) will not work because greenfield building is not the same as infill development in mature or established communities.

Zoning Bylaw Renewal - The City is conducting a complete review of Edmonton's Zoning Bylaw. They have invited feedback on a draft information report by February 5, 2019. (<https://bit.ly/2UxbnQG>)

This report will be presented at Urban Planning Committee by April 9, 2019. The City is currently in phase 1 of the project and will be out speaking to stakeholders later in 2019. They indicate they "are committed to involving people affected by these changes" and encourage citizens to learn more about the project and get involved. Sign up for to be included in future communication at <http://eepurl.com/dJMis2>.

Graphics & layout for Parkallen News courtesy of:



780.707.0522 | www.lericksongraphics.com

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PARKALLEN KARATE

Tuesday classes

6:00 Children (780)-220-3165

6:45 Family (780)-293-1249

Find us: Westwood Church
 (Across from the community garden)

Join us: First class free



NORTHERN RIVER
threebattles.com



PRESCHOOL OPEN HOUSES

FEB.7, 6:30-8pm

Rio Terrace School, 7608-154 St.

FEB.26, 6-7:30pm

German Club, 8310 Roper Rd.

MAR.20, 5-7pm

Forest Heights School, 10304-81 St.



Update on Main Streets Overlay



The Main Streets Overlay (MSO) has been in effect since September 2017 and was intended to provide guidelines to commercial redevelopment on arterial roads across the City. Communities along 109 Street expressed concern soon afterward, that the MSO impacted many of the regulations communities helped develop under the 109 Street ARP and that the MSO had been applied to Parkallen from 65 Avenue to 68 Avenue on 111 Street. Following a 17 month review by Administration and engagement with communities, a City Report was presented at the City of

Edmonton's Urban Planning Committee meeting on January 29th. Parkallen representatives Jan Hardstaff and Anne Pratt, Garneau representative Brian Kropf and Elaine Solez (CACCL) presented at the City Of Edmonton's Urban Planning Committee (UPC), providing community feedback to the City Report. The communities requested the Committee recommend removing the MSO from Parkallen's existing internal neighbourhood business strip and four additional apartments it had also covered. Councillor Michael Walters made a motion to have the application of the

MSO in Parkallen removed and this will be done.

Other community concerns regarding the MSO along 109 Street included: the elimination of pre-decision consultation with neighbours if a development application requires a variance, changes to rear setback and removal of step backs that reduce the sensitive transition from commercial development to residential neighbours and changes allowing larger bars. The Urban Planning Committee agreed these are concerns and have sent them back for further review by Administration who will report back in the fourth quarter of 2019.

Minutes of this and all Urban Planning Committee meetings can be viewed online at:

<http://sirepub.edmonton.ca/sirepub/mtgviewer.aspx?meetid=2245&doctype=AGENDA>



Introduction to Civics

presented by Bev Zubot

Thursday, February 21

6:30 p.m. – 9:30 p.m.

Parkallen Community League Hall

This is a recommended orientation for Civics Committee Volunteers.

Members of the PCL Executive and other interested Parkallen Community League members are welcome to attend.

Memberships will be available at the event.

Register at bit.ly/CivicsIntro2019_PCL

FREE DROP-IN



Edmonton


WINTER GREEN SHACK

LOCATION	DATES	DAYS	TIMES
Parkallen 11104 65 Ave	February 2—March 1	Tuesday Thursday Saturday	Tues & Thurs: 3:30-6:00 PM Sat: 1:00-5:00 PM

Our Green Shack program is now running in select locations in the winter months. Come and join us for games, crafts, sports, outdoor cooking and more!

This program is targeted for children aged 6-12, but all children accompanied by an adult are welcome to attend.

For more information, please visit:
edmonton.ca/greenshacks or call 311.

 @GreenShackEdmonton



Volunteer for Snowfest

Did you know that getting outdoors, volunteering, meeting your neighbours and working with others are all excellent strategies for battling the winter blues? Why not call a friend and join us as a volunteer with Snowfest? You'll have a great time and you'll feel like a champ for days!

What kinds of small jobs can you help with? We just need 1 hour of your time to fill the following roles

- Sleighride supervision
- Kitchen duty
- Setup
- Cleanup
- BBQ

- Firepit/Bannock making
- Rink supervision
- Snow-shoe supervision

To volunteer for Snowfest go to:
<http://bit.ly/Snowfest2019>

We can't wait to hear from you!

Contact volunteer@parkallen.ca for more information.

Join us at Parkallen Community Hall for

Snowfest

February 10, 2019

1 p.m. to 4 p.m.



Sleigh Rides • Sledge Hockey • Hotdogs • Prizes
Campfire & Bannock • Soccer Registration • Membership Sales

PLEASE NOTE: Event is weather contingent and will be cancelled below -22°C

Outdoor Soccer Registration 2019



What you need to know:

You must be a member of the Parkallen Community League to register for our Soccer Programs. League memberships will be available at the League Hall during Snowfest, Sunday, February 10, 1-4 p.m.

You must register online at <https://emsasouthwest.com/play/registration/> before registering

locally with Parkallen. Please review all information on the EMSA page.

Registration is open to children born in the years 2000 to 2014.

All abilities are welcome! Come out and have fun!

The season lasts from the beginning of May to the end of June, weather dependent.

You can register at the Parkallen Community League Hall:

Sunday, February 10, 1 - 4 p.m. (during Snowfest)

Monday, February 11, 7 - 9 p.m. (at the rink shack)

Or, contact us: soccer@parkallen.ca

Please bring:

- your online registration waiver
- registrant's ID showing date of birth
- volunteer deposit cheque for \$100.00 post-dated to September 1, 2019
- Cheques must be made out to Parkallen Community Association (not "League")
- your 2018-2019 Parkallen community membership card payment, if paying by cash or cheque

*If you need financial support, please ask about how we can help. soccer@parkallen.ca

Age Group	Year of Birth	Fee*	Game Day
U5	2014	\$60	Saturday a.m.
U7	2012/13	\$70	Wednesday p.m. plus practice
U9	2010/11	\$110	Tuesday/Thursday
U11	2008/09	\$125	Monday/Wednesday
U13	2006/07	\$165	Tuesday/Thursday
U15	2004/05	\$175	Monday/Wednesday
U17	2002/03	\$185	Sunday/Thursday
U19	2000/01	\$195	Sunday/Tuesday

Thank you to our Snowfest Sponsors!



Want to meet some awesome local babysitters?

There will be a babysitter meet and greet at Snowfest

2 p.m. – 3 p.m.

Parkallen Community Hall

Civics Corner



Our first Civics Committee meeting of 2019 was held on January 16. Following a call for Civics volunteers, we had nine people interested in learning more about the Civics Committee attend. A revised Parkallen Civics Committee Terms of Reference and Appendices have been approved by the Parkallen Executive.

Garden Suite Amendments -

Garden suites may now cover up to 18% of the lot, with maximum combined (garden suite and principal dwelling) site coverage of 42%. The maximum total floor area for a garden suite including the parking spaces is 120m² and the total floor area for the living space is 75m², which can be split between the main and upper floor with the upper floor having a maximum of 50m² in mature neighbourhood zones such as RF1.

https://www.edmonton.ca/residential_neighbourhoods/documents/GardenSuiteHowtoGuide.pdf

Meeting with Councillor Walters

- The PCL Civics Committee,

President, and Communications Director met with Councillor Walters on Friday, January 18. It was a positive discussion covering concerns about current and upcoming changes to Zoning, and Community Engagement. We look forward to receiving feedback and updates on the issues that have been outlined in Civics Corner.

Parkallen Infill Construction Survey for Neighbours

- This limited survey was circulated to selected neighbours of completed infill. Three responses were received and forwarded to the EFCL Planning & Development Committee and to the City of Edmonton's Infill Liaison Team who are preparing an update for Council on the status of Infill Construction Issues and Improvements.

Envision 109 Street - This initiative has been on hold since public engagement started in 2015, and was then suspended in 2016 awaiting the Bike Lane Strategy and City Bus Network Redesign. Envision 109 will resume in 2019 with community

representatives and public engagement to assist the City in developing Streetscaping for 109 Street.

Parking Restrictions - A petition to expand parking restrictions to 112 Street, continuing around 63 Avenue to 111 Street has been submitted to the City. We are awaiting their decision.

Have Civics Concerns?

- Email your comments to the Parkallen Civics Committee - civics@parkallen.ca
- Email the EFCL Community Planning Advisor - Stephanie.kovach@efcl.org
- Email 311 - 311@edmonton.ca - the City collects data from 311 calls and emails to document feedback and prioritize action. Share your concerns with Parkallen Civics by ccing_civics@parkallen.ca
- Join the Edmonton Insight Community - By joining the Edmonton Insight Community, you can provide feedback about your community and broader issues in our City edmontoninsightcommunity.ca
- Join the Zoning Bylaw Renewal mailing list to provide feedback edmonton.ca/zoningbylawrenewal

Zones in Parkallen and what they mean*

This table reflects changes approved by the City of Edmonton on December 10, 2018. For complete information, please see the full text of the Zoning Bylaw online at:

https://webdocs.edmonton.ca/InfraPlan/zoningbylaw/bylaw_12800.htm

Zone	What it Means	Permitted uses (not a complete list)
RF1	The purpose of this Zone is to provide for Single Detached Housing while allowing other forms of small scale housing in the form of Secondary Suites, Garden Suites, Semi-detached Housing, and Duplex Housing.	As of Dec 10, 2018, RF1 zoning includes Duplex Housing and Semi-Detached Housing as permitted uses, with no location restrictions. Other permitted uses: Garden Suites Limited Group Homes Minor Home-Based Businesses Secondary Suites (where developed within Single Detached Housing, Semi-Detached Housing or Duplex Housing) Single Detached Housing
RF4	The purpose of this Zone is to provide a zone primarily for Semi-detached Housing and Duplex Housing.	The same as RF1, but with different lot size requirements and site coverage restrictions.
RF5	The purpose of this Zone is to provide for relatively low to medium density housing, generally referred to as Row Housing.	
RA7	To provide a Zone for Low Rise Apartments.	
CNC	The purpose of this Zone is to provide for convenience commercial and personal service uses, which are intended to serve the day-to-day needs of residents within residential neighbourhoods.	

Type of Dwelling	What it is
Garden Suite	Typically, garden suites are single or two-storey structures built in the backyards of single detached homes and must have their own kitchen, bathroom and living space. You may also know them as garage suites, carriage houses, backyard suites or laneway homes.*
Secondary Suite	A secondary suite is a self-contained dwelling within or attached to a single detached, semi-detached, duplex or row house. It has separate cooking, sleeping, and bathroom facilities. A secondary suite can be created through the conversion or development of a basement or other interior space. *
Skinny Home	The City of Edmonton does not define 'Skinny Home', but they are typically narrow, multiple storey houses built on lots with a minimum width of 7.5 m (25') after a 14.8m (50') or wider lot has been divided.

Green Circle Preschool

Open House
February 26, 2019, 5-7 pm

at Parkallen School
6703 – 112 Street
780-435-3129



www.greencirclepreschool.com

Host international students in Edmonton

1-877-441-4443 ext. 2176
whyihost.ca/edmonton
The Canada Homestay Network

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WITH DAN SKAKUN

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SKAKUN**
JAZZ & DRUMS

Phone (780) 436 - 5024
Email dan@skakundrums.ca
Website www.skakundrums.ca



Medicine Cup Charity Tournament



Photo by Jeremy Soo

Once again, the Medicine Cup Charity Tournament (MCCT) will hold games at the Parkallen hockey rink. MCCT is an organization that combines the camaraderie of a team with the spirit of competition to support the Little Warriors, a national organization aimed at increasing awareness, preventing, and treating children who have experienced sexual abuse.

Come out for some great hockey and support a very worthy cause.

Friday, February 1

5:00 p.m. - 9:00 p.m.

Saturday, February 2

8:00 a.m. - 5:00 p.m.

Sunday, February 3

8:00 a.m. - 4:00 p.m.

Want to get the Parkallen News faster?

Sign up to get the newsletter and other important information by email at: www.parkallen.ca (sign up form is in the menu on the right). Don't forget to like us on Facebook (@ParkallenCommunity) and follow us on Twitter (@parkallenCL) and Instagram (ParkallenYeg) for more frequent updates.

The Parkallen Playgroup

Parkallen Playgroup will be held Monday mornings from 10 am to 11:30 am (excluding holidays) at Parkallen Hall. All parents, babies, and tots welcome. Crafts, coffee, and convo!! All are welcome. No charge. Join "Parkallen Playgroup" Facebook group for updated info each week

Parkallen Events at the Hall

Youth night February 8 & March 8, 7 p.m.

Movie night March 22, 6 p.m. and 8 p.m.

Easter Egg Hunt April 21, 9 a.m.
(we need volunteers a few days
prior to Easter Sunday)

Seniors' Dinner May 5, 1 - 4 p.m.



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Call 780-504-7275 (PARK)



1 hour free on first cleaning!

Hockey and Skating Rinks



The Parkallen Community rinks are open. Thanks to our volunteers for the cold, late nights!

Please review the rink rules before you head out!

Parkallen Community Rink Rules

CSA Approved helmets strongly recommended

The Parkallen Community League is not responsible for lost or stolen items

All skaters are required to have an EFCL skate tag*

No hockey is allowed on the Family Rink

No dogs are allowed in the Hockey Rink

Use at your own risk

*Skate tags are available to Community League members.

To join the Parkallen Community League, please email membership@parkallen.ca.

Rink Attendant Hours

Monday	4 - 7 p.m.	Wednesday	4 - 9 p.m.
Tuesday, Thursday and Friday	4 - 10 p.m.	Saturday	12 - 9 p.m.
		Sunday	1 - 9 p.m.

Rink attendant is not on duty if the temperature is -20 C or below, or +3 C or above.

Please note the hockey rink will be in use by the MCC Tournament February 1-3.



Looking for a part-time job right here in the neighbourhood?

We are hiring!

Parkallen Elementary School is looking for a Lunch Supervisor Monday through Friday on regular instruction days.

This is a paid position and requires filling out an application and police check.

For further information please phone the Parkallen Elementary School Office at: 780-434-8503 or stop by for an application form and speak to Carla, the school's Administrative Assistant.

6703 – 112 Street • 434-8503 • parkallen@epsb.ca • www.epsb.ca/schools/parkallen

Dr. N. Richard Thomas

780-433-9977

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6519- 111 Street
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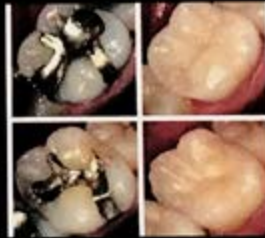


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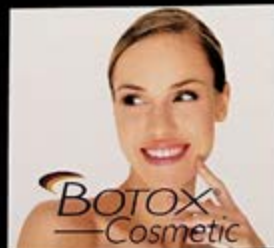
TMJ Therapy
Wisdom Teeth Removal
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Our state of the art 3D imaging allows us to treatment plan Orthodontics and Implants precisely.



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We offer direct billing to most insurance companies. We have dedicated team members to help you get maximum coverage from your insurance.

From Houses to Fourplexes

By Bev Zubot and Jan Hardstaff



The house lots in Parkallen are governed by the RF1 regulations in the Zoning Bylaw - the 'rule book' for development. In recent years there have been small, gradual, but constant changes to RF1 Zoning (single detached residential). Over this time, the rules have gradually been relaxed to allow increased density with more dwelling units and greater site coverage.

Previous to these changes, RF1 lots were generally allowed one dwelling unit; secondary suites have been permitted since 2009. In April 2015 City Council amended RF1 zoning to allow garage suites on every lot and the subdivision of lots with a width of 15.0m (approximately 50') or greater to accommodate skinny homes. These changes doubled the number of dwellings permitted in an RF1 zone.

In the past, semi-detached housing (2 units side-by-side) and duplexes (2 units, one up and one down) were a 'discretionary

use'. Regulations allowed permits for 2-unit housing on RF1 zoned lots to be considered, particularly in specific locations such as corners at the end of a block or next to commercial sites and apartments. To build this type of 2-unit housing, an owner/developer was required to apply for a permit to build 2-unit housing, and if approved by City staff, their decision could be appealed by neighbours and/or the community league. Approval was never certain.

In August 2018 changes were made allowing secondary suites in both semi-detached and duplex housing, increasing the potential number of units on lots from 1 to 4. Secondary suites can be on any floor and may be the same size as the principal dwelling. In addition, skinny homes may now have either a secondary or garage suite. Secondary suites are also permitted for row housing (RF5 - the zone along 109 Street from

just south of 65 Avenue to 69 Avenue).

On December 10th, 2018 City Council passed a significant change to the zoning bylaw allowing both semi-detached and duplex 2-unit developments on all RF1 lots. The requirement to notify neighbours and the Community League, and the right to appeal were removed. Simply put, fourplexes are now allowed on most lots.

Some community leagues and the Federation of Community Leagues Planning Committee encouraged the City to undertake a public awareness campaign prior the December 10th public hearing to ensure the public understood what was being proposed. It is uncertain this was done.

The January 14, 2019, Edmonton Journal Article by Elise Stolte, "Pushing Beyond an Ugly History - There is now no 'single-family' zone in Edmonton" <https://edmontonjournal.com/news/local-news/elise-stolte-pushing-beyond-an-ugly-history-there-is-now-no-single-family-zone-in-edmonton> states that the change "slipped quietly under the radar"; that is partly because the City did not conduct wide-reaching public engagement explaining the cumulative impacts of all the changes. The tone of the article paints RF1 zoning in a negative light when, in reality, other options are already available to increase the density of housing on some RF1 lots from 1 to 3 or 4-units as described earlier.

Classified

Toastmasters is in your neighborhood. Check us out. Neil Crawford Center. Infrastructure Building, Noon Thursdays. Develop your confidence and hone you listening, presentation, impromptu speaking, evaluation and leadership skills.
Info: Dan 780-440-1094.

Parkallen Handyman looking for small jobs. Fully insured. Call Jordan at 780-271-5673.

Unfurnished room for rent on main floor of house in Parkallen available as of February 1st. Common spaces shared with a 28 yr old female homeowner, large dog, and a male roommate. Call Courtney 780-940-9115

Upright Heintzman grand piano from 1926. (the highest point of Heintzman quality). Elegantly refinished with a beautiful sound. Call 780 436 0894.



Your Parkallen Community League Executive:

President: Leanne Kohn	president@parkallen.ca
Vice President: VACANT	vicepresident@parkallen.ca
Treasurer: Julie Beschell	treasurer@parkallen.ca
Casino: Meghan Dunnigan	casino@parkallen.ca
Membership Coordinator: Shara Wajih	membership@parkallen.ca
Canvas Drive Coordinator: Laurel Miyashita	membership@parkallen.ca
Secretary: Matt Larouche	secretary@parkallen.ca
Parks & Recreation Director: VACANT	park@parkallen.ca
Rink: VACANT	rink@parkallen.ca
Soccer Coordinator: Meghan Dunnigan	soccer@parkallen.ca
Hall Coordinator: Jenny Proctor	hall@parkallen.ca
Hall Maintenance: VACANT	maintenance@parkallen.ca
Programs & Social: Allison Chevrette	social@parkallen.ca
Community Garden Liason: Sara Wipperman	gardenrep@parkallen.ca
Volunteer Coordinator: Tanya Barber	volunteer@parkallen.ca
Copy Editor: Cassie Muisse	newsletter@parkallen.ca
Website: Marc Pearce	webmaster@parkallen.ca
Newsletter Delivery: Kathy Carter	newsletter@parkallen.ca
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www.parkallen.ca