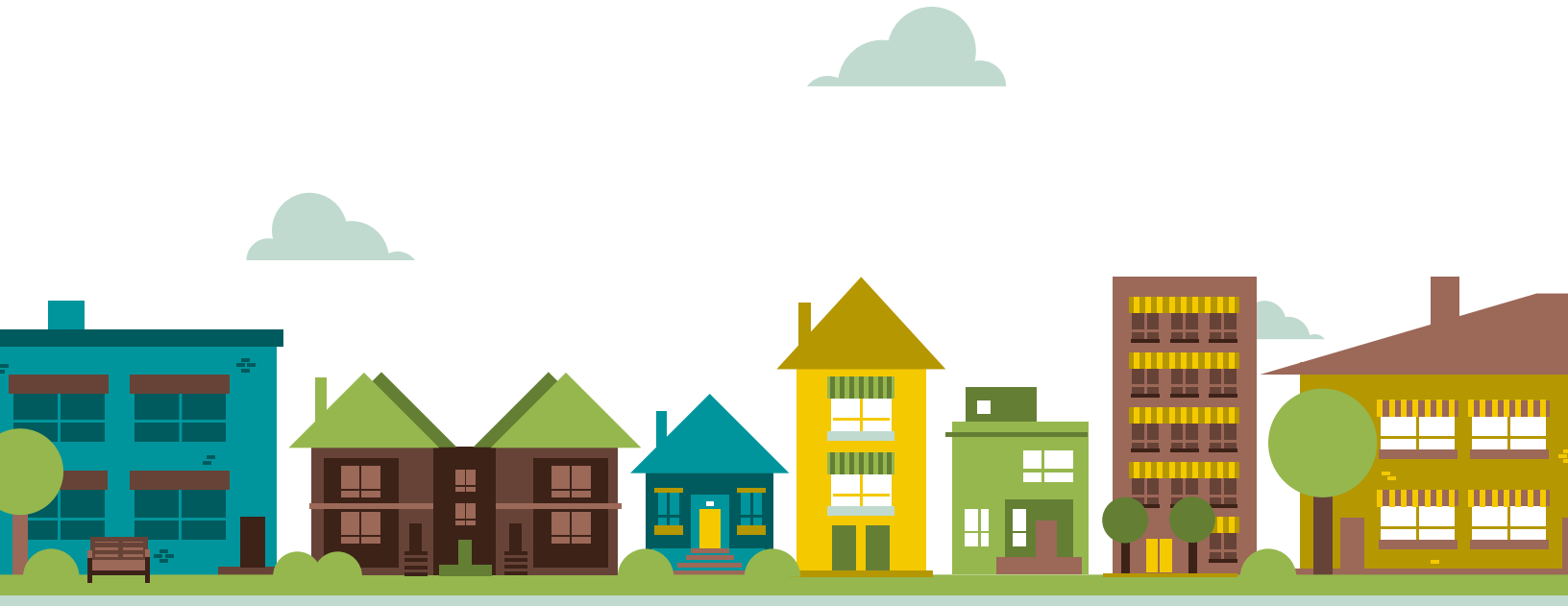


DRAFT June 2014



2014
**INFILL
ACTION
PLAN**

THINGS TO KNOW:

DEFINITIONS:

RESIDENTIAL INFILL means new housing in established neighbourhoods. It includes new secondary suites, garage suites, duplexes, semi-detached and detached houses, row houses, apartments, and other residential and mixed-use buildings.

ESTABLISHED NEIGHBOURHOODS are neighbourhoods that are mostly residential, were planned and developed before 1995, and are located within the Anthony Henday.

THE ACTIONS IN THE INFILL ACTION PLAN ARE ORGANIZED INTO THE FOLLOWING FIVE GROUPS:



COMMUNICATION



RULES



COLLABORATION




PROCESS



KNOWLEDGE



OUR FIRST PRIORITIES
(INDICATED BESIDE ACTIONS)



SOME OF THE STORIES WE HEARD WHILE DEVELOPING THIS PLAN ARE INCLUDED IN THE INFILL ACTION SECTION IN BUILDINGS LIKE THIS ONE.

EVOLVING INFILL

SUPPORTING EDMONTONIANS AND NEIGHBOURHOODS BY 'BUILDING IN'



KEEPING OUR CITY AND OUR ESTABLISHED NEIGHBOURHOODS THRIVING INTO THE FUTURE. PROVIDING DIVERSE HOUSING OPTIONS FOR OUR RESIDENTS. USING OUR RESOURCES WISELY.

This is what residential infill in Edmonton is all about. People, homes, and our evolving communities.

More and more people are calling Edmonton home. By 2024 we will have a population of over one million. One million people and thousands of households with different housing preferences and needs: young and old,

big and small, new Edmontonians and residents who have lived their whole lives in our city. Supporting residential infill in established neighbourhoods is an important way to help everyone find the right homes in the right communities.

Infill also helps our established neighbourhoods. Each of them has changed over time and will continue to evolve into the future. New homes, different types of housing, and new residents will help ensure their ongoing vitality.



THE INFILL ACTION PLAN A BRIGHT FUTURE FOR INFILL IN EDMONTON



THIS INFILL ACTION PLAN CONTAINS 24 ACTIONS TO SUPPORT RESIDENTIAL INFILL. THE CITY WILL WORK WITH CITIZENS AND PARTNERS TO UNDERTAKE THESE PRIORITY ACTIVITIES OVER THE NEXT TWO YEARS. THESE ACTIONS WILL HELP US COMMUNICATE BETTER, REMOVE BARRIERS TO BUILDING INFILL, AND SUPPORT THE DEVELOPMENT OF MORE INFILL IN OUR CITY.

This Plan recognizes that the needs, priorities, and aspirations of Edmontonians are changing. Our diverse population is growing older and new residents are helping our city stay young. No matter their age, more and more of our residents are looking for homes near great services and amenities.

As a result of these changes, we expect infill built in the coming years will be different than infill built in the past. Demand for row houses and other attached forms of housing is rising. So is demand for suites of all sorts - basement, garage and garden. The popularity of apartments is also increasing, along with the market for smaller homes and housing near transit, amenities, and the urban core. There is a need for more affordable housing, as well as a growing desire for more quality and creativity in the design of our homes and city.

We can harness these exciting changes to provide more and better housing options. By working together to realize the actions in this plan we can continue to support the vibrancy of our established neighbourhoods.

918

new apartment units in established neighbourhoods.

(26% OF CITY-WIDE TOTAL)

272

of new semi detached houses and duplexes in established neighbourhoods.

(17% OF CITY-WIDE TOTAL)

261

new single detached houses in established neighbourhoods.

(6% OF CITY-WIDE TOTAL)

143

new row houses in established neighbourhoods.

(14% OF CITY-WIDE TOTAL)

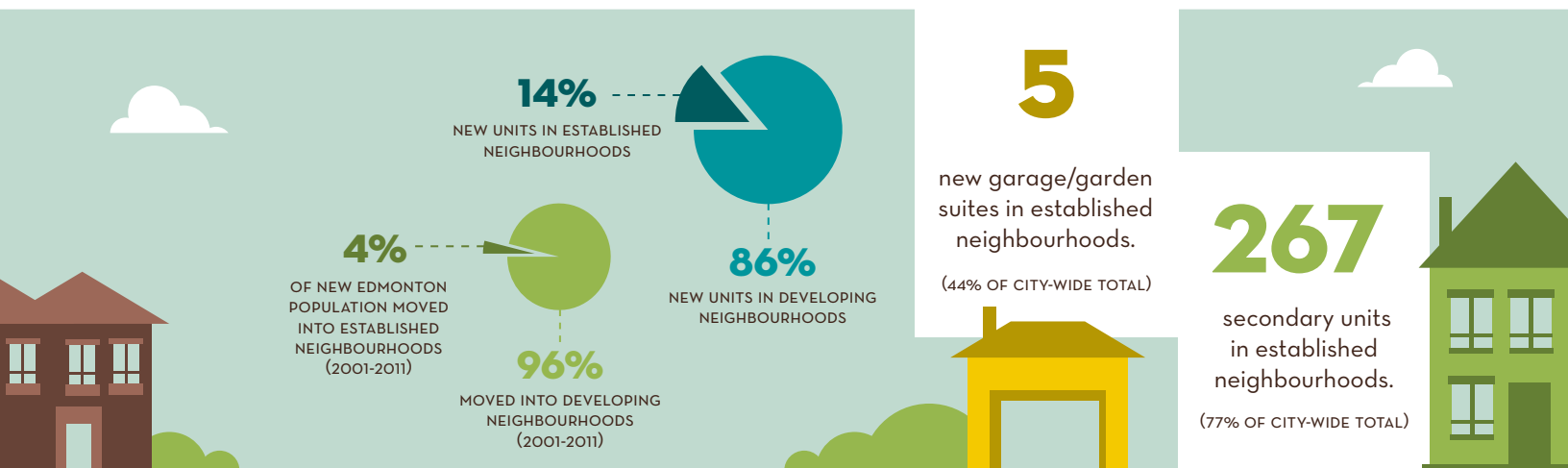
LET'S TALK THE MAKING OF AN INFILL ACTION PLAN

THE FIRST STEP IN CREATING THIS PLAN WAS ASKING EDMONTONIANS TO SHARE THEIR EXPERIENCES AND THOUGHTS ABOUT INFILL AND NEIGHBOURHOOD CHANGE. TOGETHER WE BUILT A SHARED STORY, INCLUDING SUCCESSES, CHALLENGES, AND IDEAS FOR ADVANCING INFILL IN EDMONTON. PIECES OF THIS STORY ARE INCLUDED IN SOME OF THE BUILDINGS IN THIS PLAN.

This city-wide conversation helped us understand what we need to do most to make infill easier and better for everyone involved - residents, builders, neighbourhoods, and the City.

Between November 2013 and April 2014 more than 800 people took part in the discussion. Their contributions helped us identify the actions included here. We also worked with the Infill Action Collaborative, a diverse group of 30 who helped us build on what we heard from the public conversation to begin to draft actions. Based on their work, the collective ideas from all participants, and a commitment to change, we've crafted this Plan.

RESIDENTIAL INFILL IN 2013 - NUMBER OF PERMITS ISSUED





These 24 actions will support more and better infill across our established neighbourhoods. They will improve how we share information, work together, understand key issues, and encourage infill through our regulations and processes. They respond to key challenges and opportunities for infill in Edmonton, and help to remove barriers to new and more diverse housing.

Some actions are specific and concrete. Others give us a more general direction for change. These differences in scope and scale reflect the many different aspects of infill in our city. As a whole, these actions work together to make changes that meet a wide variety of needs. To see them all on one page, flip to page 16.



WHERE WE ARE GOING

INFILL ACTIONS

COMMUNICATION

LET'S TALK INFILL. AND LET'S TALK MORE OFTEN!

ACTION 1

DEVELOP AND IMPLEMENT AN INFILL COMMUNICATIONS STRATEGY TO SHARE INFORMATION CLEARLY AND WIDELY, AND TO ENHANCE COMMUNICATION BETWEEN THE CITY, BUILDERS AND RESIDENTS.

This will improve the way the City shares information about infill with Edmontonians, help clarify how and where people can be engaged with the infill process, and encourage more discussions about new housing and change in established neighbourhoods.


ACTION 2

CREATE A HUB ON THE CITY'S WEBSITE TO SHARE CLEAR, COMPREHENSIBLE INFORMATION ON EVERYTHING INFILL.

This will help inform residents, communities, builders & other groups about infill rules, practices and activities by improving access to information and answering common questions.



"I CONSTRUCTED A BRAND NEW BUNGALOW IN 2012 - THE EXPERIENCE WAS GREAT AND IT HAS INSPIRED SOME OF THE OTHER RESIDENTS ON THE BLOCK TO IMPROVE THEIR DETERIORATING PROPERTIES."



"BECAUSE THEY KNEW THEY WOULD NEVER BE ABLE TO BUILD WHAT THEY NEEDED, THEY OPTED TO MOVE AWAY."

ACTION 3

OFFER A PUBLICLY ACCESSIBLE ONLINE TOOL THAT HELPS RESIDENTS AND BUILDERS VISUALIZE WHAT COULD BE BUILT ON A LOT IN AN ESTABLISHED NEIGHBOURHOOD.

This will increase residents' and builders' general understanding of the Zoning Bylaw's rules related to infill and the development potential of a property by visually communicating what sorts of new development may occur on a site that is zoned a particular way.

ACTION 4

REQUIRE NOTICES ABOUT DEVELOPMENT PERMITS TO BE POSTED ON SITE TO LET EVERYONE KNOW WHAT WILL BE BUILT AND WHO TO CONTACT FOR MORE INFORMATION.

This will help keep community members informed about change in their neighbourhoods, direct them to the right people for more information, and support better relationships between the City, citizens and builders.

ACTION 5

CREATE A "GOOD NEIGHBOR CONSTRUCTION GUIDE" THAT CONTAINS INFORMATION FOR BUILDERS AND RESIDENTS ABOUT THE RULES AND GOOD PRACTICES FOR INFILL CONSTRUCTION, AND IDENTIFIES WHO TO CONTACT WITH QUESTIONS OR CONCERNS.

This will help minimize conflicts between builders and local residents, and help support friendlier infill construction practices by clarifying the expectations for behavior during the construction of infill.



"THE INFILL PROJECTS IN MY NEIGHBOURHOOD ARE RATHER ANNOYING. THE ANNOYANCE COMES FROM SLOPPY CONSTRUCTION PRACTICES, THE WORST OF WHICH IS TRACKING MUD ALL OVER THE SIDEWALKS MAKING THEM VERY SLIPPERY AND MESSY AFTER A RAIN."

"THE DEVELOPER COMMUNICATED WELL AND EARLY WITH THE COMMUNITY AND GAINED VOCAL SUPPORT."

COLLABORATION

WE WANT TO WORK TOGETHER TO
SUPPORT THE BEST INFILL FOR EDMONTON.

ACTION 6


PILOT AN “INFILL ACTION ADVISORY GROUP” MADE UP OF CITIZENS AND STAKEHOLDERS WHOSE ROLE WOULD BE TO PROVIDE OBJECTIVE ADVICE ON INFILL RELATED MATTERS TO CITY ADMINISTRATION.

This will improve communication and help build trust between citizens, builders and the City, bring a broad a range of perspectives into infill projects and processes, and provide an opportunity to learn from a new approach to engaging Edmontonians in advancing infill development.

ACTION 7

PROVIDE TOOLS AND RESOURCES FOR RESIDENTS AND GROUPS THAT ARE AIMED AT SUPPORTING THEIR INVOLVEMENT IN & OWNERSHIP OF INFILL CONVERSATIONS AND ACTIVITIES.

This will increase the capacity of all Edmontonians to discuss and engage with the issues around residential infill, as well as provide support for an ongoing conversation about infill and neighbourhood change.



“WE HAVE BEGUN BRAINSTORMING IDEAS SUCH AS BUILDING A GARDEN SUITE ON OUR LOT, SUBDIVIDING, OR DEVELOPING A MULTI-FAMILY HOUSING UNIT IN A HOUSING CO-OP MODEL.”

ACTION 8

SUPPORT AND WORK WITH PARTNERS TO HOLD INFILL DESIGN AWARDS OR COMPETITIONS IN ORDER TO ENCOURAGE MORE CREATIVE INFILL DESIGN AND FOSTER AN ONGOING CONVERSATION ABOUT WHAT GREAT INFILL MEANS FOR EDMONTON.

This will catalyze innovative infill projects and ideas, foster dialogue around the design of new housing, and promote a wider discussion about residential infill in Edmonton for residents, builders and the City.

ACTION 9

SUPPORT AND WORK WITH PARTNERS TO CREATE ACTIVITIES, PROGRAMS AND EVENTS (SUCH AS CONFERENCES AND TOURS) AIMED AT CREATING EXCITEMENT, BUILDING RELATIONSHIPS, EXCHANGING INFORMATION AND SHOWCASING BEST PRACTICES IN RESIDENTIAL INFILL.

This will create opportunities for residents, builders and the City to contribute to the ongoing conversation about infill design and best practices, as well as improve relationships and encourage partnerships between groups with an interest in infill by providing outlets to talk to each other.

ACTION 10

DEVELOP AN INFILL FOCUSED MODULE OR COURSE FOR THE CITY'S PLANNING ACADEMY PROGRAM TO SHARE INFORMATION WITH INTERESTED EDMONTONIANS IN AN INTERACTIVE SETTING.

This will create opportunities for conversations, engagement and increasing awareness of infill development in our city, as well as clarify the City's vision for infill that is outlined in 'The Ways' documents and explain what that means for neighbourhoods.

ACTION 11

IDENTIFY AND SUPPORT A RANGE OF PILOT PROJECTS THAT EXPLORE CREATIVE AND NEW FORMS OF INFILL IN ORDER TO PROVIDE LEARNING OPPORTUNITIES FOR EVERYONE.

This will allow the City, builders and residents to test and learn from new ideas in creative and exciting ways. Examples include: trial zoning regulations, green infill building design, mixed-use buildings, and new ways to support more affordable infill housing.



KNOWLEDGE

LET'S BROADEN OUR UNDERSTANDING OF WHAT'S HAPPENING IN OUR NEIGHBOURHOODS AS WE BUILD MORE AND BETTER INFILL.

ACTION 12*

UNDERTAKE A PROJECT WITHIN THE CITY'S ADMINISTRATION TO BUILD A HIGH-LEVEL SNAPSHOT OF EXISTING CONDITIONS IN GROUPS OF ESTABLISHED NEIGHBOURHOODS, IN ORDER TO BETTER INFORM PLANNING, INFRASTRUCTURE AND SERVICE DELIVERY.

This will give everyone a more thorough understanding of conditions and current activities in established neighbourhoods, which will improve future decisions and planning by helping the City find the best ways to respond to the needs and challenges of different areas.

ACTION 14

INCLUDE POTENTIAL INFILL GROWTH SCENARIOS IN NEIGHBOURHOOD SEWER MODELING ASSESSMENTS WHERE POSSIBLE, IN ORDER TO BETTER UNDERSTAND THE POSSIBLE CUMULATIVE EFFECTS OF NEW HOUSING ON DRAINAGE INFRASTRUCTURE.

This will improve our knowledge of the existing drainage system and potential future capacity and needs in established neighbourhoods, and help us plan for infill growth that makes best use of our existing infrastructure.

ACTION 13

DEVELOP AN INFILL SPECIFIC INFORMATION RESOURCE TO PROVIDE RESIDENTS AND BUILDERS WITH EASY ACCESS TO INFORMATION RELATED TO HOW THE CITY PLANS FOR, ASSESSES AND RESPONDS TO DRAINAGE NEEDS IN ESTABLISHED AREAS, AND WHAT PEOPLE CAN DO TO ADDRESS ISSUES OR CONCERNS ON THEIR OWN LOTS.

This will help answer residents' questions related to drainage improvements and planning, as well as provide options for individual actions that address drainage issues on private lots.



"MY NEIGHBOURHOOD DESPERATELY NEEDS TO INFILL TO REPLACE TIRED HOUSING STOCK, AND ALSO TO PROVIDE ENOUGH DENSITY TO SUPPORT THE SCHOOLS AND COMMERCIAL BUSINESS IN THE AREA."

RULES

WE ARE CHANGING SOME OF THE RULES TO BETTER SUPPORT INFILL IN EDMONTON.

ACTION 15

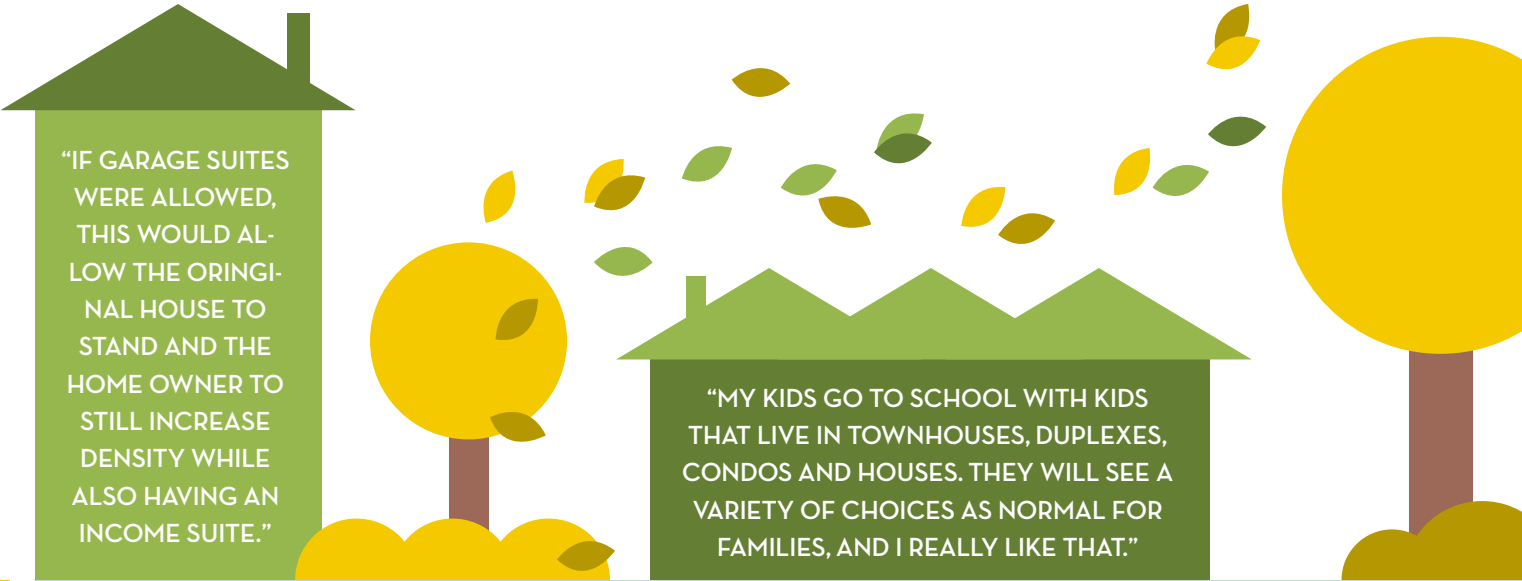
CREATE MORE OPPORTUNITIES FOR GARAGE AND GARDEN SUITES IN ESTABLISHED NEIGHBOURHOODS BY AMENDING THE ZONING BYLAW'S LOCATION CRITERIA AND SITE REGULATIONS FOR THESE TYPES OF HOUSING.

This will reduce regulatory barriers to garage and garden suites, and increase the number of diverse and affordable housing options for both homeowners and renters.

ACTION 16

CHANGE THE RF1 (SINGLE FAMILY) ZONE TO ALLOW THE SUBDIVISION OF PROPERTIES INTO NARROWER LOTS THAT ARE HALF THE AVERAGE WIDTH OF THE OTHER LOTS ON THE BLOCK (BUT NOT LESS THAN 25FT WIDE).

This will support more new single detached housing in the RF1 zone, encourage the creation of affordable lots in a manner that reflects the context of existing blocks, and help meet market demand for new homes in older neighbourhoods.



"IF GARAGE SUITES WERE ALLOWED, THIS WOULD ALLOW THE ORIGINAL HOUSE TO STAND AND THE HOME OWNER TO STILL INCREASE DENSITY WHILE ALSO HAVING AN INCOME SUITE."

"MY KIDS GO TO SCHOOL WITH KIDS THAT LIVE IN TOWNHOUSES, DUPLEXES, CONDOS AND HOUSES. THEY WILL SEE A VARIETY OF CHOICES AS NORMAL FOR FAMILIES, AND I REALLY LIKE THAT."

ACTION 17

REDUCE BARRIERS TO BUILDING ROW HOUSING IN THE RF3 (SMALL SCALE INFILL) ZONE BY REMOVING LOCATION RESTRICTIONS AND CHANGING THE SITE REGULATIONS CURRENTLY LIMITING THIS FORM OF INFILL ON RF3 LOTS.

This will make row housing easier to build by simplifying the approval process, responding to growing market demand for row housing, and may help increase affordability in older neighbourhoods by supporting more housing options.

ACTION 18


REVISE THE MATURE NEIGHBOURHOOD OVERLAY (MNO) OF THE ZONING BYLAW TO REDUCE BARRIERS TO SMALL SCALE INFILL AND IMPROVE THE APPROVALS PROCESS.

This will help support more infill across the wide diversity of Edmonton's mature neighbourhoods, increase predictability and reduce the adversarial nature of the approvals process, provide more design flexibility, and encourage infill development that responds to the context of a property.

ACTION 19

DEVELOP ZONING REGULATIONS THAT WILL PROACTIVELY SUPPORT RESIDENTIAL INFILL THROUGH TRANSIT ORIENTED DEVELOPMENT IN EXISTING AND FUTURE HIGH FREQUENCY TRANSIT AREAS.

This will support denser infill that is integrated with transit, and that encourages walkability, livability and mixed-use development while capitalizing on transit investments in established neighbourhoods.



“EVEN IF THERE IS SUPPORT FROM 100 NEIGHBORS AND 1 COMPLAINT, THE PROCESS IS DELAYED AND PUT TO A SUBJECTIVE DECISION. THIS IS A MAJOR DISINCENTIVE TO CREATIVE INFILL DEVELOPMENT.”

PROCESSES

LAST BUT NOT LEAST, LET'S IMPROVE THE WAY WE
MANAGE INFILL PROCESS.

ACTION 20*

REVISE THE CONTENT AND FORMAT OF NOTIFICATION LETTERS FOR INFILL RELATED DEVELOPMENT PERMIT AND REZONING APPLICATIONS IN ORDER TO CLARIFY THE PURPOSE OF THESE LETTERS, AND TO PROVIDE RELEVANT AND EASY TO UNDERSTAND INFORMATION ABOUT WHAT IS BEING PROPOSED, ALLOWED OR VARIED.

This will improve the infill process by helping people to better understand the changes that are proposed, clarify expectations around notification for those who receive these letters, and improve communication between the City and residents in established neighbourhoods.

ACTION 21

PILOT A TEAM OF CITY STAFF FOCUSED ON SUPPORTING THE DEVELOPMENT OF SMALL SCALE INFILL HOUSING IN ESTABLISHED NEIGHBOURHOODS BY LEADING APPROVAL PROCESSES, ENGAGEMENT, INFORMATION SHARING, AND OTHER RELATED ACTIVITIES.

This will improve and streamline the approvals process and support more consistent decision making within the City, as well as improve the City's communication with residents and builders by providing one point of contact for questions about infill.



ACTION 22

TEST NEW APPROACHES TO THE CITY'S DEVELOPMENT APPROVALS PROCESS IN ORDER TO STEWARD CREATIVE RESIDENTIAL INFILL PROJECTS OR SHOWCASE NEW-TO-EDMONTON FORMS OF INFILL.

This has the potential to help position Edmonton as a leader in infill design by improving opportunities for creative infill projects and housing forms through more efficient and effective management processes.

ACTION 23

PURSUE CHANGES TO PROCESSES TO HELP REDUCE COSTS, EXPEDITE APPROVALS, AND SUPPORT AFFORDABILITY.

This will help to ease some of the challenges builders and homebuyers face in established neighbourhoods, and help to make our established neighbourhoods an easier choice for everyone.

ACTION 24

RE-EXAMINE INFILL-RELATED NOTIFICATION AND CONSULTATION PROCESSES AND APPROACHES IN ORDER TO INFORM POTENTIAL CHANGES THAT CAN IMPROVE THEIR EFFECTIVENESS AND TRANSPARENCY.

This will help make approval processes clear and efficient by supporting process changes and information sharing that help everyone understand the opportunities available for involvement, and that encourage effective participation and communication between residents, builders and the City.



"IF INFILL PROJECTS GET EASIER TO BUILD THEN I WILL BE LOOKING INTO BUILDING MYSELF."

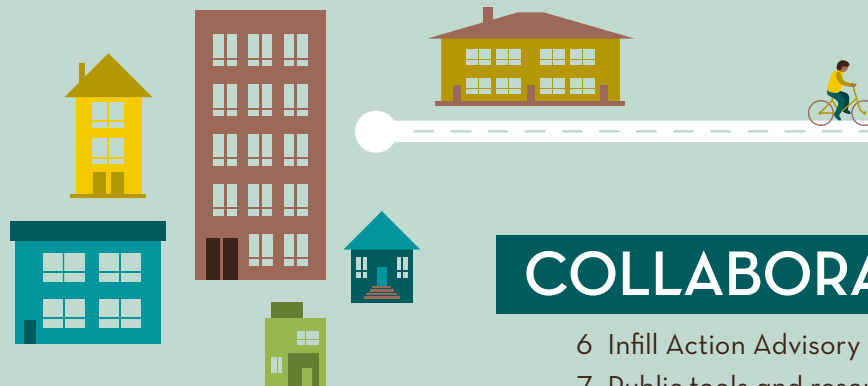
COMMUNICATION

- 1 Communications Strategy 
- 2 Infill website
- 3 Online visualization tool
- 4 Signs on building sites
- 5 Good Neighbour Construction Guide



THE INFILL ROADMAP

THESE 24 ACTIONS WILL HELP US NAVIGATE OUR WORK TO SUPPORT MORE AND BETTER INFILL ACROSS OUR ESTABLISHED NEIGHBOURHOODS.




COLLABORATION


- 6 Infill Action Advisory Group 
- 7 Public tools and resources
- 8 Infill design awards and competitions
- 9 Infill activities and events
- 10 Infill in Planning Academy
- 11 Pilot projects



KNOWLEDGE

- 12 Snapshot of existing conditions 
- 13 Drainage information resource
- 14 Infill in infrastructure modeling


RULES

- 15 More garage and garden suites 
- 16 Narrower lots in RF1
- 17 More row housing in RF3
- 18 Mature Neighbourhood Overlay changes
- 19 Transit oriented development zoning

WHERE WE ARE GOING

A BRIGHT AND EXCITING FUTURE FOR INFILL IN EDMONTON.

PROCESSES

- 20 Better notification letters 
- 21 City Infill team
- 22 Process for creative projects
- 23 Cost and time improvements
- 24 Clear and effective notification and consultation



MOVING FORWARD



MAKING CHANGE HAPPEN

This Infill Action Plan is about making change happen. It is about supporting a bright future for infill housing, people, and established neighbourhoods in our city.

We will get started on some of these actions right away! (We've identified them on previous pages). Work on the others will happen within the next two years.

As the actions are completed, we will look ahead to determine what our next set of priorities for infill might be. If other opportunities to support infill come up in the meantime, we might just seize them too!

FOLLOW OUR PROGRESS HERE:
WWW.EDMONTON.CA/EVOLVINGINFILL

Our conversation about evolving infill is just beginning.



DRAFT June 2014



WWW.EDMONTON.CA/EVOLVINGINFILL

THE CITY OF
Edmonton