

INFILL CONSTRUCTION RELATED INITIATIVES 2016

UPDATED JUNE 2016

COMPLETED

A. INFILL PRESENTATIONS FOR CITY STAFF

May 2016

Informational and educational presentations for internal staff:

- Overview of infill in Edmonton
- Highlight infill construction-related initiatives in place and underway
- Resources to help citizens and staff when they have questions

B. INCREASE PENALTIES FOR OFFENCES

May 2016

Zoning Bylaw amendments to increase penalties in proportion to the severity of the offence. Intended to act as an additional deterrent from developments proceeding without required permits as well as developments being built in contravention to approvals.

C. INFILL WEBSITE REDESIGN

April 2016

New public website redesign with more public tools and resources and industry/builder section.

www.cityofedmontoninfill.ca

D. DEVELOPMENT PERMIT NOTIFICATION SIGNS

April 2016

New notification signs posted on sites to inform residents of recently-approved infill developments. Intended to proactively prepare neighbours for coming changes and give them a chance to reach out to builders prior and during to construction.

E. CONSTRUCTION POSTCARD

March 2016

The construction postcard is an information and awareness piece for builders and an update to this will be included in Development Permit mail-outs, on new infill website, and handed-out by Enforcement Officers during inspections.

F. REVIEW PROCESS INFOGRAPHIC

March 2016

New infographic outlining development permit review process with clear decision points and timelines. For use in Good Neighbour Guide and online.

G. LOT GRADING PLANS REQUIRED

October 2015

Zoning Bylaw Amendment and process changes to require Lot Grading Plans to be submitted for review at same time as Development Permit application.

H. NOTIFICATION LETTERS

October 2015

New notification letters for approved development permit, reworded for clarity. Intended to improve public understanding of development occurring in their neighbourhood.

I. GOOD NEIGHBOUR CONSTRUCTION GUIDE (V.1)

March 2015

Resource to help foster positive neighbour relations and improve understanding of bylaws governing infill issues.

J. INFILL DRAINAGE GUIDE

Early 2015

Introduction to the impact of infill on existing infrastructure.

K. INFILL CONVERSATION TOOLKIT

Late 2014

To help facilitate neighbourhood-level conversations and activities about infill.

IN PROGRESS

L. INFILL DESIGN COMPETITION

Launch: March 3, 2016

Initiative intended to show best practices and promote positive infill conversations for architects, designers, planners, and big thinkers to design homes for a typical mature neighbourhood property in Edmonton.

M. RESIDENTIAL INFILL CONSTRUCTION GUIDE

Work Begins: March 2016

The Residential Infill Construction Guide (Good Neighbour Guide V.2) is currently under final review and the updated version will be on the infill website this summer. This focuses on best construction practices, ensuring safe work, and improving communication with neighbours.

N. SCRIPT UPDATES FOR 311

Work Begins: March 2016

Comprehensive review and update of all 311 scripting for infill construction issues.

O. ACKNOWLEDGEMENT FORM FOR DEVELOPMENT PERMIT APPLICATIONS

Launch: June 2016

Acknowledgement form for applicants to read and sign stating landowners/contractors will comply with legislative requirements pertaining to construction. The form will address: safety, protection of adjoining properties, damage to public property, site drainage, site maintenance, site access, parking, noise, proof of insurance, and power and water during construction.

P. NEIGHBOUR CONSTRUCTION CHECKLIST

Work Begins: June 2016

Online checklist resource for citizens with responses to various issues for when construction is occurring next door with the intent to open conversation between neighbours and builders.

Q. PRE- & POST-CONSTRUCTION ASSESSMENT RESOURCE

Work Begins: April 2016

New resource to help citizens prepare for future development that is adjacent to their property by taking pictures prior to construction should they have concerns. Intended to open conversations between neighbors and provide stronger support should damages occur.

R. MEDIA AND COMMUNICATION

Launch: April-June 2016

New infill construction initiatives and website as topic for media appearances, releases, and discussion.

S. CONSTRUCTION VIDEOS

Work Begins: May 2016

New video series in partnership with CHBA highlighting construction issues and best practices to be added to the infill website.

T. INCENTIVES FOR PROTECTION OF MATURE TREES AND LANDSCAPING

Launch: July 2016

Zoning Bylaw amendments to implement minimum tree and shrub planting requirements in low density residential zones and incentivize protection of mature trees on redeveloped sites.

U. DEVELOPMENT PERMIT PRE-APPLICATION MEETINGS FOR INFILL DEVELOPMENTS

Launch: July 2016

Administration is working to expand the pre-application meeting process for applicants wishing to meet with City staff in advance of a development permit application in the mature neighborhoods and provides an additional opportunity to educate developers of expectations and regulations.

V. TREES PUBLICATION

Work Begins: August 2016

Educational tool for protecting private and public trees, including roots, during construction.

W. TRACKING COMPLAINTS IN CITY DATABASE

Launch: Q3 2016

Checkbox added to City of Edmonton internal database for enforcement investigation files to indicate when complaint pertains to new infill development projects.

X. MATURE AREA DEVELOPMENT TEAM

Launch: Q3 2016

Dedicated staff who will coordinate, communicate, and support infill related changes and initiatives to a range of stakeholders.

Y. INTERGRATED INSPECTION TEAM

Launch: Q3 2016

Proactive inspections to be carried during construction to ensure compliance to City bylaws such as the Community Standards Bylaw, the Traffic Bylaw, Zoning Bylaw, and Alberta Building Code.

Z. REQUEST FOR BUSINESS LICENCE REVIEWS FOR NON-COMPLIANT BUILDERS

Launch: Q3 2016

Administration is currently examining changes to internal processes which will allow for the tracking of valid complaints on properties in association with a contractor's business licence on that site.

AA. BUILDING ACCORDING TO PLAN

Launch: Q1 2017

Site Survey updates with geodetic elevations of the building foundation to be submitted to Administration during construction process. This is to ensure development is in accordance to approved plans and to prevent development from being constructed over-height.

BB. DEVELOPMENT COMPLETION PERMIT

Launch: Q1 2017

New permit under development which is intended to ensure development is in compliance with approved Development Permit plans and conditions.

PROPOSED

CC. NEIGHBOUR HANDOUT

Launch: TBD

Builder handout for neighbours including rough timelines, checklist with permits/approvals, and contact information.

DD. TREE PROTECTION PLANS FOR BOULEVARD TREES

Launch: TBD

Examination of new requirements to protect mature boulevard trees and root systems.

EE. REMINDERS ABOUT OSCAM PERMIT REQUIREMENTS

Launch: TBD

Implementation of automatic notifications to applicants and internal departments to ensure that OCSAM (On-street Construction and Maintenance) permits are obtained when required.

FF. CONSTRUCTION STAGING PROCESS

Launch: TBD

Exploring options to review proposed staging areas for construction materials.

GG. REFERRAL PROCESS REVIEW

Launch: TBD

Potential creation of memorandums of understanding for referral of jobs to other City groups after a complaint is reported.

HH. COMMUNITY STANDARDS BYLAW AMENDMENTS

Launch: TBD

Add detail to nuisances related to construction activities, such as construction waste and general site cleanliness, and hours of construction.