



EDMONTON'S INFILL ROADMAP PROGRESS REPORT

Edmonton

SEPTEMBER 2015



EVOLVING INFILL: SUPPORTING EDMONTONIANS AND NEIGHBOURHOODS BY BUILDING IN

Edmonton's Infill Roadmap Progress Report captures how Edmonton's infill story has changed over the last year. It highlights which actions are complete, what we are currently working on, identifies some of the other initiatives that we are implementing, and sets the stage for remaining work.

Edmonton's Infill Roadmap was presented to the Executive Committee of City Council on August 19, 2014. It is the City's two year work plan, consisting of 23 items, including eight priority actions. These actions support real change, and are key in the development of more new housing units and proactively managing growth.

The Infill Roadmap is the product of a robust eight month public engagement process. We heard from a wide spectrum of residents and industry through a variety of means, including in-person events, online forums, workshops and discussions guides.

Find out more: edmonton.ca/evolvinginfill



WHAT IS RESIDENTIAL INFILL?

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

WHAT IS AN ESTABLISHED NEIGHBOURHOOD?

Established neighbourhoods are neighbourhoods that are primarily residential, mostly planned and developed before 1995, and generally located within the Anthony Henday.



THE ROADMAP: WHERE DID WE START?

Edmonton is growing rapidly. Over the next ten years we forecast that our city's population will increase by an additional 170,000 people. Our goal is to balance growth up, in and out by helping to remove barriers and encourage new and more diverse housing types in well-designed and well-connected communities. Supporting more and better residential infill is an intentional, deliberate strategy that will help us achieve this goal.

It is critical that we consider how we can leverage our growth opportunities to actively foster the prosperity, attractiveness and livability of our city, and our mature and established neighbourhoods have a key role to play. Infill is renewal and regeneration for our older neighbourhoods, keeping them as vibrant and desirable as they are today. Infill redevelopment will also help ensure that as a city we make best use of our existing infrastructure, as well as help support the local businesses and amenities that make life in our communities great.

WHERE HAVE WE TRAVELLED?

We have completed 11 out of 23 actions in the Infill Roadmap since August 2014 (including seven out of eight priority actions) and have made significant progress on an additional eight actions. Expect to see them roll out publicly within the next few months. The remaining four actions are in the planning stages, and we intend to begin them before August 2016.

Many of the actions are still too recently implemented to show changes in the number of permits, subdivisions, mix of housing types and new units just yet. These numbers will be available in the next Mature Neighbourhood Reinvestment Report in Spring 2016.



FOLLOWING THE ROADMAP: YEAR ONE AT-A-GLANCE



COMPLETE



1. Communication strategy*
2. Infill website
5. Good Neighbour Guide*
7. Public tools and resources
8. Infill activities and events
9. Infill in Planning Academy
12. Drainage information resource
14. More garage and garden suites*
15. Narrower lots in RF1*
19. Better notification letters*
20. City Infill Team*



This summary represents key work advanced on the Roadmap's 23 actions over the course of the first full year.

AUGUST 2014 - 2015



IN PROGRESS



- 4. Signs on building sites
- 6. Infill Advisory Group*
- 10. Pilot projects
- 11. Snapshot of exiting conditions*
- 13. Infill in infrastructure modeling
- 16. More Row Housing in RF3
- 17. Mature Neighbourhood Overlay Review
- 18. Transportation Oriented Development Zoning



COMING SOON








- 3. Online visualization tool
- 21. Process for creative projects
- 22. Cost and time improvements
- 23. Clear and effective notification and consultation

*priority action item

ROADMAP ACTION ITEM OVERVIEW




COMMUNICATION

-  **1. COMMUNICATION STRATEGY***
Consists of a strategy aimed at ensuring messaging is consistent and all infill-related activities and changes are branded Evolving Infill for easy public recognition. It is a responsive approach that ensures positive, continued momentum and a continuing infill conversation as actions are implemented.
-  **2. INFILL WEBSITE**
We continue to add to the website to build a hub for information on infill and the Roadmap.
-  **3. ONLINE VISUALIZATION TOOL**
Project planning will begin in 2016.
-  **4. SIGNS ON BUILDING SITES**
Signs will be in place for the Spring 2016 construction season.
-  **5. GOOD NEIGHBOUR GUIDE***
Released March 2015 and available online. Will be updated and enhanced in 2016.






COLLABORATION

-  **6. INFILL ADVISORY GROUP***
Call for applications scheduled for Fall 2015. First meeting anticipated for Winter 2015/2016.
-  **7. PUBLIC TOOLS AND RESOURCES**
 - Infill Action Conversation Toolkit
 - RF1 & Garage and Garden Suite Zoning changes handout
 - RF1 Maps available online
 - 'How To' guides for Secondary Suites, and Garage and Garden Suites, Spring 2016
 - An Edmonton 'What is Zoning?' booklet and a 'How to Respond to Planning Applications' guide, 2016
-  **8. INFILL ACTIVITIES AND EVENTS**
 - Infill Tour and workshop held January 24 & 27, 2015
 - Infill category added to the 2015 Urban Design Awards
 - Infill Design Competition currently under development
-  **9. INFILL IN PLANNING ACADEMY**
 - Infill course added, and run twice so far in 2015. The next step is to put all the materials online.
-  **10. PILOT PROJECTS**
Potential pilot projects are currently being discussed by Administration.




KNOWLEDGE

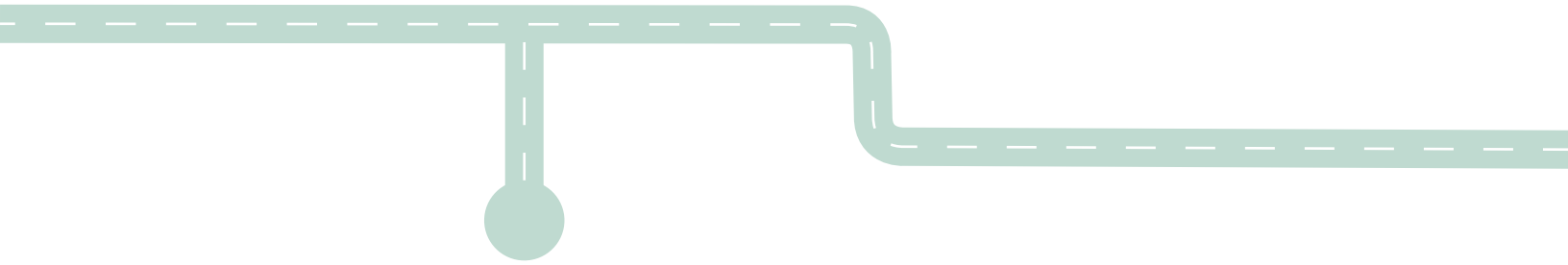
-  **11. SNAPSHOT OF EXISTING CONDITIONS***
Underway as Stewarding Great Neighbourhoods.
-  **12. DRAINAGE INFORMATION RESOURCE**
Infill and Drainage Guide will be updated and enhanced in 2016.
-  **13. INFILL IN INFRASTRUCTURE MODELLING**
Currently in progress.

RULES

-  **14. MORE GARAGE AND GARDEN SUITES***
Approved by City Council in April 2015.
-  **15. NARROWER LOTS IN RF1***
Approved by City Council in April 2015.
-  **16. MORE ROW HOUSING IN RF3**
We anticipate bringing this to the public in 2016.
-  **17. MATURE NEIGHBOURHOOD OVERLAY REVIEW**
A public conversation is scheduled for early 2016.
-  **18. TRANSIT ORIENTED DEVELOPMENT ZONING & CHANGE**
A draft of the proposed changes has been prepared.

PROCESS

-  **19. BETTER NOTIFICATION LETTERS***
The updated letters will be introduced by the end of 2015.
-  **20. CITY INFILL TEAM***
Two teams of land use planners to continue conversations about infill: a team to review infill permits and a separate mature area development team that will be a single point of contact for communities.
-  **21. PROCESS FOR CREATIVE PROJECTS**
Discussions are currently underway.
-  **22. COST AND TIME IMPROVEMENTS**
We are reviewing our processes to see where changes might be made.
-  **23. CLEAR AND EFFECTIVE NOTIFICATION AND CONSULTATION**
We are reviewing our engagement procedures with the intent of improving the processes currently in place.



THE DETOURS

We know there have been some bumps in the road and other infill issues have come up as we follow the Infill Roadmap. Here are some of the actions being taken to respond to these issues:

- Proposing landscaping regulations for low-density developments in early 2016
- Exploring incentives to retain mature trees on private property
- Lot Grading Plans are required for all infill developments starting in October 2015
- The introduction of Development Completion Permits for 2016
- Increasing penalties for infractions to Zoning Bylaw and development permit conditions
- Expanding Development Permit Pre-Application Meetings to residential development permit applications in mature areas
- Reviewing the privacy screening regulations for decks
- Exploring options for additional regulations to improve construction practices on infill sites

WHAT LIES AHEAD?

Over the coming year we will work to implement all 23 actions in the Roadmap and continue to seize additional opportunities as they come. We will start to look beyond the Roadmap's two year timeframe to strategically plan the next steps to advance infill in Edmonton. Infill will continue to be a critical part of Edmonton's growth strategy over the coming decades. 2016 isn't the end for infill in Edmonton - let's take our next steps together!



CONTINUE THE CONVERSATION

edmonton.ca/evolvinginfill • evolvinginfill@edmonton.ca • [@PlanEdmonton](https://twitter.com/PlanEdmonton)