



COMMUNITY INFILL PANEL

MEETING HIGHLIGHTS

MARCH 9, 2016

COMMUNITY INFILL PANEL BACKGROUND

The creation of the Community Infill Panel is Action 6 in Edmonton's Infill Roadmap. The Panel is a two year pilot aimed at offering diverse perspectives to City Administration as we work to advance infill. Action 6 was one of eight priority Actions identified in the Roadmap.

The mandate of the Community Infill Panel is to support City Administration's ongoing work to make infill easier to do and talk about by providing strategic advice and perspectives on key infill-related topics. As a volunteer advisory group of City Administration, the Community Infill Panel is not a decision-making body and does not report directly to City Council or its committees. The panel is composed of 12 volunteer citizens with varied backgrounds in the fields of development, communications, research and planning, among others.

MEETING INTRODUCTION

On the evening of Wednesday, March 9, 2016, the Community Infill Panel held its second meeting at the Commonwealth Community Recreation Centre. The group convened to discuss their ideas and opinions about the existing Mature Neighbourhood Overlay

regulations. This feedback will be used to help inform the MNO Review project currently underway. The next Community Infill Panel Meeting will be held on **Wednesday, May 11, 2016**. The highlights of the Panel's second meeting have been recorded below.

MATURE NEIGHBOURHOOD OVERLAY DISCUSSION

The Panel members participated in a discussion about their thoughts on various Mature Neighbourhood Overlay regulations.

Regulation 1:

- Determine priority – front yards or back yards.
- Complication associated with current approach to determining the Front Setback block face average
- Front Setback approach is at odds with objective of infill
- Investigate ways to eliminate the impact of outliers on blockface average

Regulation 4:

Review approach to privacy and window placement.

Regulation 5:

Review rear yard, tendency to vary the 40% setback, determine values around rear yards and front yards.

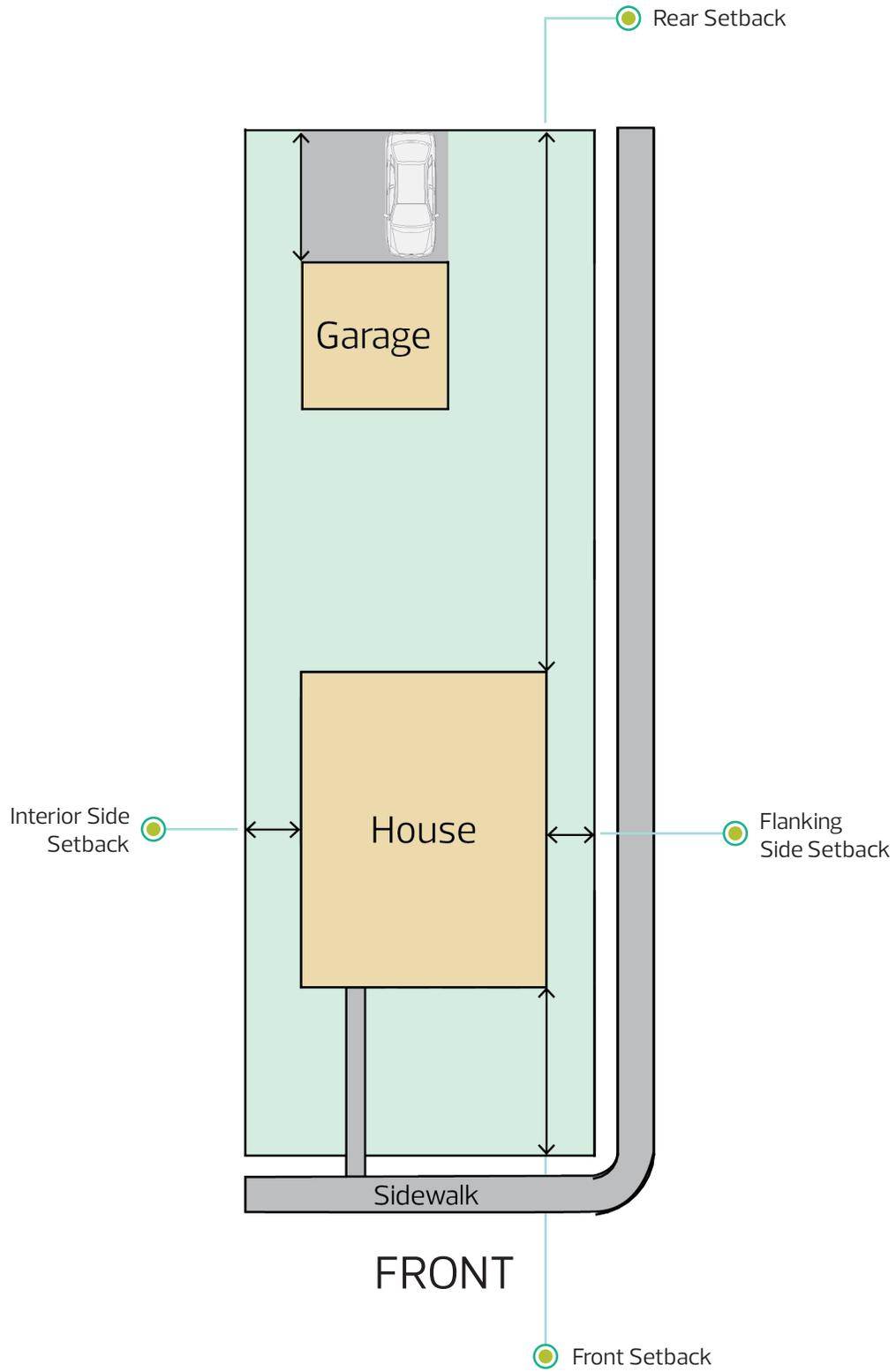
Regulation 6:

Examine implication of allowing verandas into front yards.

Regulation 24:

Revise the consultation process so that it can happen earlier in the process, involve the City in the collection of feedback and find a way to address Leave-as-Built and minor variances that have little perceptible impact.

PLANNING TERMS



MATURE NEIGHBOURHOOD OVERLAY

Section 814 of the City of Edmonton Zoning Bylaw 12800

814.1 General Purpose

The purpose of this Overlay is to ensure that new low density development in Edmonton's mature residential neighbourhoods is sensitive in scale to existing development, maintains the traditional character and pedestrian-friendly design of the streetscape, ensures privacy and sunlight penetration on adjacent properties and provides opportunity for discussion between applicants and neighbouring affected parties when a development proposes to vary the Overlay regulations.

814.2 Area of Application

1. This Overlay applies to all Sites zoned RF1, RF2, RF3, RF4 and RF5 within the areas shown on the Appendix to this Overlay.

814.3 Development Regulations

1. The Front Setback shall be a minimum of 3.0 m and shall be consistent within 1.5 m of the Front Setback on Abutting Lots and with the general context of the blockface. Separation Space and Privacy Zone shall be reduced to accommodate the Front Setback requirement where a Principal Living Room Window faces directly onto a local public roadway, other than a Lane. On a Corner Site, in the (RF3) Small Scale Infill Development Zone, where Row Housing, Stacked Row Housing or Apartment Housing faces the flanking Side Lot Line, the following regulations shall apply:
 - a. For Lots where the Front Setback of the Abutting Lot is 9.0 m or less, the Front Setback shall be a maximum of 6.0 m.
 - b. For Lots where the Front Setback of the Abutting Lot is greater than 9.0 m and less than 11.0 m, the Front Setback shall be consistent within 3.0 m of the Front Setback of the Abutting Lot, to a maximum of 7.0 m.
 - c. For Lots where the Front Setback of the Abutting Lot is 11.0 m or greater, the Front Setback shall be within 4.0 m of the Front Setback of the Abutting Lot.
2. Where the Site Width is less than 18.3 m, the Side Setback requirements of the underlying Residential Zone shall apply.
3. Where the Site Width is 18.3 m or greater:
 - a. Side Setbacks shall total 20% of the Site Width but shall not be required to exceed 6.0 m in total;
 - b. the minimum interior Side Setback shall be 2.0 m, except if the requirements of the underlying Zone are greater, the underlying Zone requirements shall apply; and

- c. on a Corner Site, the Side Setback requirements on the flanking public roadway, other than a Lane, shall be in accordance with the requirements of the underlying Zone.
4. Where a structure is two or more Storeys and an interior Side Setback is less than 2.0 m, the applicant may be required to provide information regarding the location of windows and Amenity Areas on adjacent properties, and the windows of the proposed development shall be located to minimize overlook into adjacent properties.
5. The minimum Rear Setback shall be 40% of Site depth. Row Housing not oriented to a public roadway is exempt from this Overlay requirement.
6. Notwithstanding Section 44 of this Bylaw, a single Storey Platform Structure may project a maximum of 2.0 m into a Front Setback from the first Storey of a Dwelling, provided that a minimum of 3.0 m is maintained between the Front Lot Line and the Platform Structure.
7. Notwithstanding Section 44 of this Bylaw, a single Storey Platform Structure may project a maximum of 2.0 m from the first Storey of a Dwelling into a Side Setback abutting a flanking public roadway other than a Lane, providing there is at least 1.5 m between the property line and the Platform Structure.
8. Platform Structures greater than 1.0 m above Grade shall provide privacy screening to prevent visual intrusion into adjacent properties.
9. Principal buildings shall face a public roadway other than a Lane.
10. Regardless of whether a Site has existing vehicular access from the front or flanking public roadway, there shall be no such access where an abutting Lane exists, and
 - a. a Treed Landscaped Boulevard is present along the roadway adjacent to the property line;
 - b. the Site Width is less than 15.5 m; or
 - c. fewer than 50% of principal Dwellings on the blockface have vehicular access from the front or flanking roadway.
11. If vehicular access is provided from a public roadway other than a Lane, a Garage may only protrude beyond the front wall of the principal building a distance that is characteristic of the majority of existing Garages on the blockface. The Garage may have a width that does not exceed the width of the majority of existing Garages on the blockface.
12. The maximum width of a façade of Row Housing, Stacked Row Housing or Apartment Housing that faces a public roadway shall be 48.0 m.
13. The maximum Height shall not exceed 8.6 m, in accordance with Section 52.
14. The Floor Area of the upper half Storey of a 2 1/2 Storey building shall not exceed 50% of the structure's second Storey Floor Area.

- 15.** When a structure is more than 7.5 m in Height, the width of any one dormer shall not exceed 3.1 m. In the case of more than one dormer, the aggregate total width shall not exceed one third of the length of the building's wall in which the dormers are located, excluding attached Garage walls.
- 16.** The Basement elevation of structures of two or more Storeys in Height shall be no more than 1.2 m above Grade. The Basement elevation shall be measured as the distance between Grade level and the floor of the first Storey.
- 17.** The minimum distance from the Rear Lot Line to a detached Garage where the vehicle doors face the Lane shall be 1.2 m.
- 18.** Rear attached Garages shall not be allowed, except on Corner Sites where the Dwelling faces the flanking public roadway.
- 19.** For Single Detached Housing, Duplex Housing and Semi-detached Housing with no Lane access, with a front or side attached Garage, the Garage shall be developed in accordance with the following:
 - a. The Garage shall be constructed to accommodate a maximum of two vehicles;
 - b. Front attached Garages for Semi-detached Housing and Duplex Housing shall be designed so that the Garage is attached to a shared common wall and includes a shared driveway apron;
 - c. Building mass shall be articulated through features such as recessions or off-sets, architectural treatments, and landscaping; and
 - d. Each Dwelling shall have an entrance door or entrance feature at the front of the structure and oriented toward the roadway.
- 20.** A rear detached Garage shall be fully contained within the rear 12.8 m of the Site.
- 21.** For Stacked Row Housing and Row Housing the maximum width of a rear detached Garage shall be 12.0 m. Rear detached Garages for Row Housing on Corner Sites oriented towards the flanking street shall have a maximum width of 14.0 m. Garages shall be separated by a minimum of 1.8 m.
- 22.** A principal building shall be separated from a rear detached Garage by a minimum of 3.0 m.
- 23.** The Development Officer shall have regard for any applicable Statutory Plan and may, where a Statutory Plan specifies, notwithstanding subsection 11.4 of this Bylaw, vary the regulations of both this Overlay and the underlying Zone as they affect Height, Density and Floor Area Ratio. In all cases, the variances shall be within the ranges specified in the Statutory Plan. In all such cases, the application shall be a Class B Development Permit and the pre-application consultation provisions of subsection 814.3(24) shall apply.
- 24.** When a Development Permit application is made and the Development Officer determines that the proposed development does not comply with the regulations contained in this Overlay:

- a. the applicant shall contact the affected parties, being each assessed owner of land wholly or partly located within a distance of 60.0 m of the Site of the proposed development and the President of each affected Community League;
- b. the applicant shall outline, to the affected parties, any requested variances to the Overlay and solicit their comments on the application;
- c. the applicant shall document any opinions or concerns, expressed by the affected parties, and what modifications were made to address their concerns; and
- d. the applicant shall submit this documentation to the Development Officer no sooner than twenty-one calendar days after giving the information to all affected parties

814.4 Additional Development Regulations for Specific Areas

1. The following regulations shall apply to row housing development abutting 109 Street between the north side of 62 Avenue and the south side of 69 Avenue:
 - a. the minimum Setback abutting 109 Street shall be 3.0 m; and
 - b. a pedestrian walkway system shall be provided along the adjacent portion of 109 Street with the following features:
 - i. a sidewalk with an unobstructed walking width of 2.0 m;
 - ii. a landscaped boulevard 2.0 m wide separating the sidewalk from 109 Street; and
 - iii. boulevard trees at a 6.0 m spacing.

The pedestrian walkway system should maintain continuity with the design that has been constructed for other new developments along 109 Street. Utility relocation which may be required to construct the pedestrian walkway system shall be at the expense of the developer

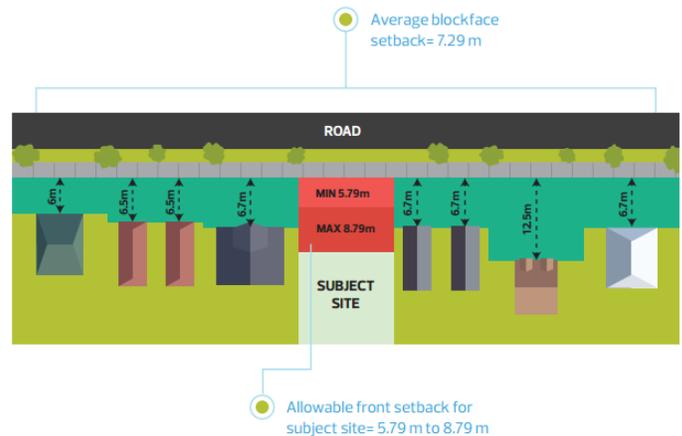
Appendix 1 – Mature Neighbourhood Overlay

MATURE NEIGHBOURHOOD OVERLAY (MNO)

The MNO encompasses over 120 neighbourhoods with the City of Edmonton. This Overlay applies to all Sites zoned RF1, RF2, RF3, RF4 and RF5 contained within the Overlay area.

REGULATION 1

The Front Setback shall be consistent within 1.5 m of the Front Setback on Abutting Lots and with the general context of the blockface. However, the Front Setback shall not be less than 3.0 m. Separation Space and Privacy Zone shall be reduced to accommodate the Front Setback requirement where a Principal Living Room Window faces directly onto a local public roadway, other than a Lane.



Purpose:

To ensure that a contextually appropriate blockface is created while also allowing for a modest reduction in the separation space requirements.

Panel Commentary:

- If there are several houses set further back from the front property line, it will skew the blockface average
- Make it possible to remove the outlier properties from the blockface
- Example: Some houses on cul-de-sacs are closer to the front property line than others. Address cul-de-sac situations in regards to blockface average
- Should a consistent setback be implemented?
- Larger front setback is the main reason that the 40% rear setback variance is granted
- A variety of front setback distances creates visual interest on the block
- The year in which the house was constructed skews the blockface average. It is now impossible to build a house as far back as historical houses on the block
- 80% of the buildings have respected front setbacks
- Negative reactions from residents for houses that are located too close to the front property line
- This regulation is appropriate for single detached houses but for rowhousing on a corner front flanking side, allowing rowhouses to be closer to flanking side yard would provide more amenity area
- If there is a laneway mid-block, allow equal side setbacks on each property
- This regulation may limit development opportunities for rowhousing
- What if you took the average of adjacent homes only if they were more than 2.0m over or under the average
- Outliers that are farther back punish infill, identify a way to address this issue
- Accommodates a veranda
- Simplify where possible
- Measure only the houses on either side
- 1.5m either way seems enough
- Front yard values: use the yard for social

interaction, porches, smaller gardens, front yard is your personal gift to the street if attractive, front yard urban gardens

- With 4 kids, every inch of the yard is used/valued
- Too vague
- 1.5m is a fair dimension
- More people enjoy the rear yard compared to the front yard
- Smaller front yard space with garden is preferable to a green lawn. Quality over quantity
- Respect the adjoining neighbours
- Suitable for Single Family, perhaps separate calculation for Semi-detached or Rowhousing
- Addressing a laneway gap

REGULATION 2

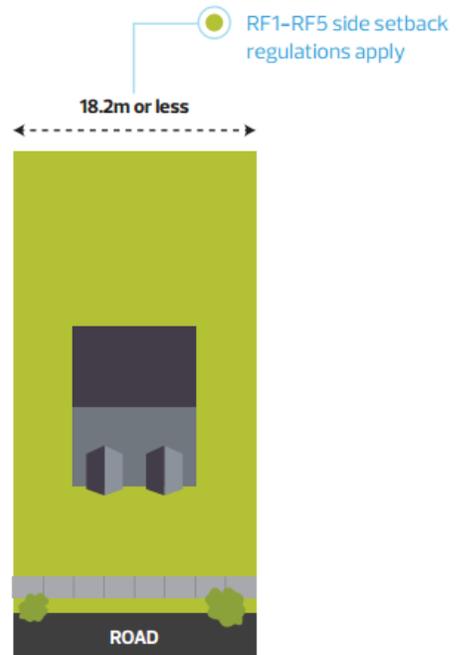
Where the Site Width is less than 18.3 m, the Side Setback requirements of the underlying Residential Zone shall apply.

Purpose:

Specifying special side setback requirements for wide lots.

Panel Commentary:

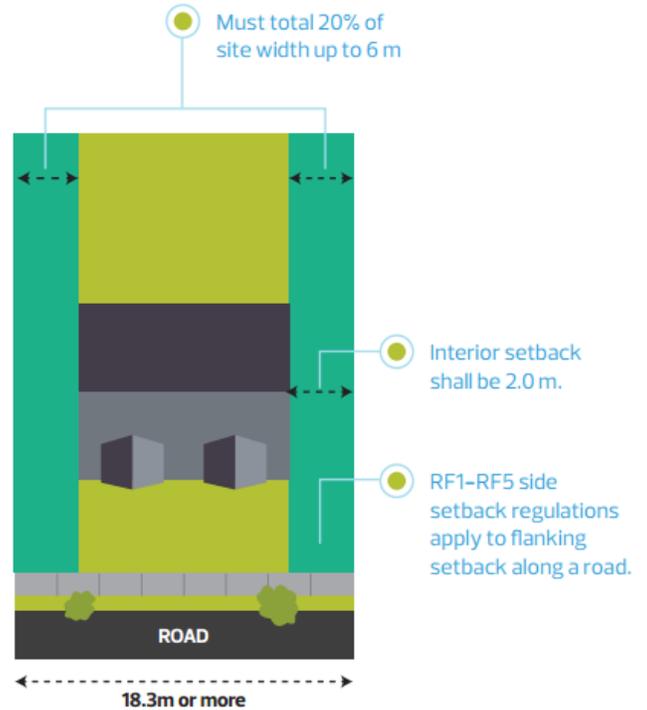
- No Comments



REGULATION 3

Where the Site Width is 18.3 m or greater:

- a. Side Setbacks shall total 20% of the Site Width but shall not be required to exceed 6.0 m in total;
- b. the minimum interior Side Setback shall be 2.0 m; and
- c. on a Corner Site, the Side Setback requirements on the flanking public roadway, other than a Lane, shall be in accordance with the requirements of the underlying Zone.



Purpose:

Specifying special side setback requirements for wide lots.

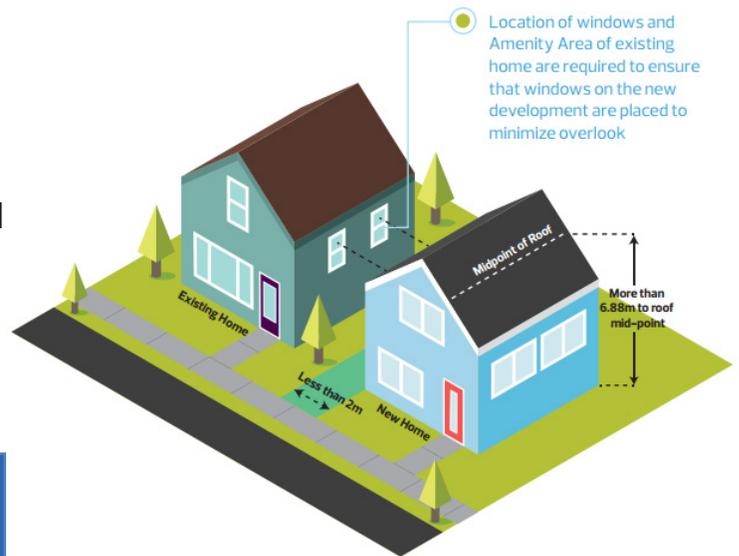
Contextually, wider lots generally have larger side yard setbacks.

Panel Commentary:

- Drainage issues would be a greater concern in Regulation 2
- Side yard setback concerns: Are fire codes taken into consideration? Yes.
- Single Detached Houses vs Semi-detached Houses should be treated differently. This regulation applied to a large lot would maintain Single Detached House opportunities only. Consider lot size.
- Limits opportunities for Semi-detached housing. Phrasing of this regulation may skew development towards Single Detached built form
- In neighbourhoods located closer to the downtown, this regulation should not apply
- Implement a Core Area Overlay? Exclude certain neighbourhoods from the Mature Neighbourhood Overlay
- Expand Discretionary powers for Development Officers in some neighbourhoods/areas
- This issue has a link to subdivision of RF1 lots
- Once subdividing a wide lot to less than 18.3m, it becomes a situation of 1.2m

REGULATION 4

Where a structure is two or more Storeys and an interior Side Setback is less than 2.0 m, the applicant may be required to provide information regarding the location of windows and Amenity Areas on adjacent properties, and the windows of the proposed development shall be located to minimize overlook into adjacent properties.



Purpose:

To ensure that the placement of windows in new developments is contextually sensitive to the adjacent existing development ensuring adequate privacy.

Panel Commentary:

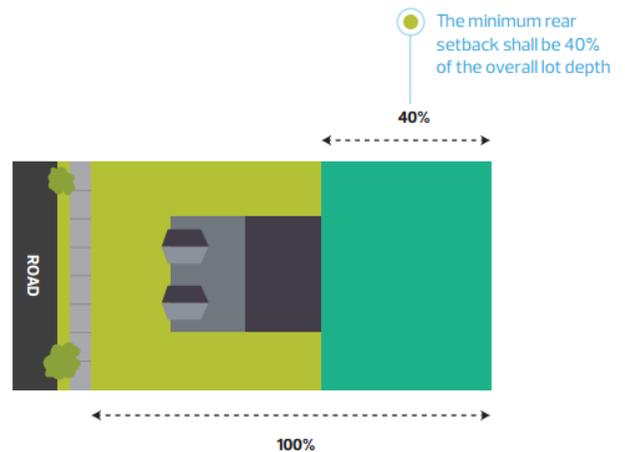
- This regulation seems like it may be difficult to enforce
- The word "may" should be changed to "shall"
- How precise do window drawings on adjacent properties need to be?
- This is an important regulation
- This regulation may also be problematic. What is the method of identifying adjacent windows? Be more clear
- Think distance shouldn't matter – windows should be placed as such
- Bungalow exemption – doesn't make sense
- Respectful approach makes sense
- Calgary approach may merit an additional look
- It is reasonable to work on an approach to side window privacy, or use of "privacy windows"
- Better than no windows on side
- Mixed thoughts on 2.0m, direct alignment should be discouraged
- Number of storeys should not matter
- Calgary's approach is a good balance
- The use of "may" is problematic
- This method needs clarity

REGULATION 5

The minimum Rear Setback shall be 40% of Site depth. Row Housing not oriented to a public roadway is exempt from this Overlay requirement.

Purpose:

To ensure that new development is contextually sensitive to the sun/shadow access of the rear yards of adjacent lots and to ensure adequate space for a private amenity area.



Panel Commentary:

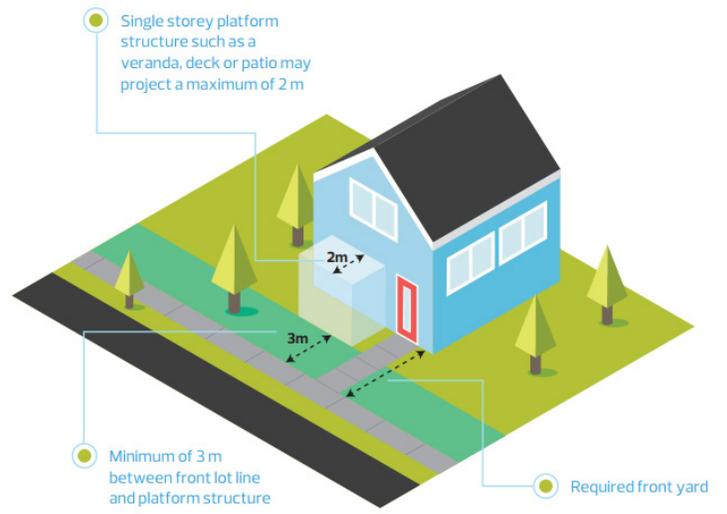
- Average blockface can skew this calculation
- There should be a standard setback/building pocket implemented
- Preserving the front setback is more important
- The slow encroachment of houses located closer to the front property line over time is a concern
- People have expectations which need to be met. Make infill appealing
- Ideal building pocket has a 4.5m front setback
- Implementing a standard setback approach will improve timelines for builders
- Rear setback is a challenge. People want sun in their backyard
- Could 40% rear setback requirement be changed depending on built form?
- Include different percentages? 40% seems like an arbitrary number
- Is the 40% figure based on an aggregate study of backyards within a study area?
- To encourage young families moving into the neighbourhood and increasing local school enrolment, backyards should be encouraged
- For lots with a large lot depth, achieving the allowable site coverage may not be possible, given the 40% requirement
- What are the most common variances for skinny homes?
- On view lots into the River Valley, the 40% rear setback regulation preserves property value
- Having rear yard is important
- Simplicity of the calculations is favourable
- Not problematic
- Arguments for rear blockface to protect views
- Different regulations for different dwelling types will be complicated
- If we guaranteed a minimum depth percentage, what would the minimum setbacks be?
- Standard distance on each of the four sides of the lot
- Not as important as the front yard
- Hard and fast regulations
- Change the 40% based on the type of building
- Issues with skinny houses regarding Site Coverage and 40% rear setback requirement. Investigate the Development Officers approval of skinny homes
- Need to establish/determine community values on the rear yard vs. the front yard; they compete

REGULATION 6

Notwithstanding Section 44 of this Bylaw, a single Storey Platform Structure may project a maximum of 2.0 m into a Front Setback from the first Storey of a Dwelling, provided that a minimum of 3.0 m is maintained between the Front Lot Line and the Platform Structure.

Purpose:

To allow for the construction of balconies, raised terraces, and decks in front yards.



Panel Commentary:

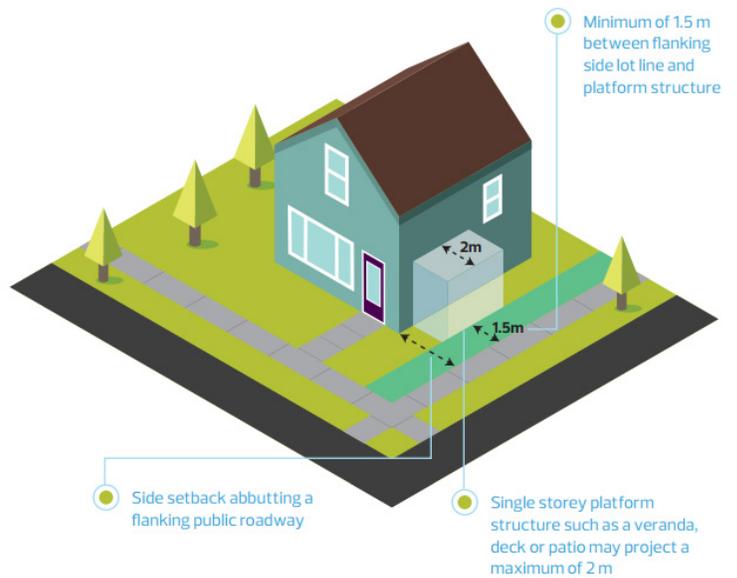
- Presence of sunrooms in the front yard on older houses
- Has a green function, cooling of south facing houses
- Width is not regulated
- Verandas should be permitted into yard
- South facing could be relaxed further

REGULATION 7

Notwithstanding Section 44 of this Bylaw, a single Storey Platform Structure may project a maximum of 2.0 m from the first Storey of a Dwelling into a Side Setback abutting a flanking public roadway other than a Lane, providing there is at least 1.5 m between the property line and the Platform Structure.

Purpose:

To allow for the construction of balconies, raised terraces, and decks in flanking side yards.

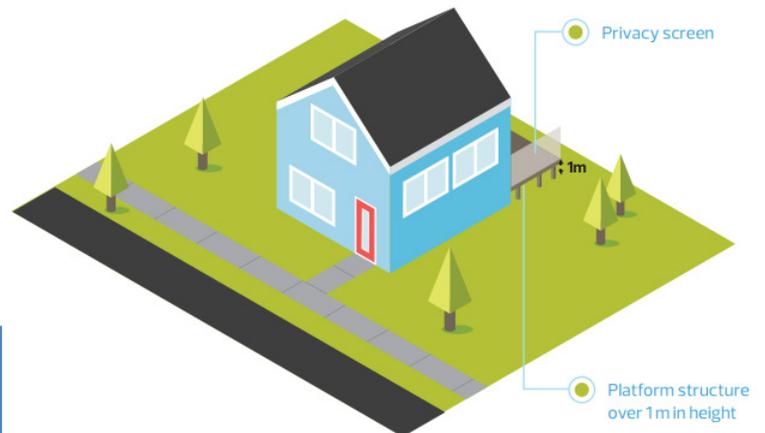


Panel Commentary:

- A wrap around deck could limit development opportunities
- This is a good regulation
- Distance from the property line should not matter
- Landscaping should be an option, specifically coniferous options

REGULATION 8

Platform Structures greater than 1.0 m above Grade shall provide privacy screening to prevent visual intrusion into adjacent properties.



Purpose:

To ensure that platform structures do not negatively impact the privacy of adjacent properties.

Panel Commentary:

- Neighbourhood concerns about roof top terraces and overlook issues
- People are upset due to lack of privacy
- This regulation seems inconsistent because you may see into adjacent backyard on a 0.60m high deck
- This regulation makes sense
- Should this regulation be applied to platform structures below 1m? No.
- Landscaping is an option but privacy concern arises if leaves fall off

REGULATION 24

When a Development Permit application is made and the Development Officer determines that the proposed development does not comply with the regulations contained in this Overlay:

- a. the applicant shall contact the affected parties, being each assessed owner of land wholly or partly located within a distance of 60.0 m of the Site of the proposed development and the President of each affected Community League;
- b. the applicant shall outline, to the affected parties, any requested variances to the Overlay and solicit their comments on the application;
- c. the applicant shall document any opinions or concerns, expressed by the affected parties, and what modifications were made to address their concerns; and
- d. the applicant shall submit this documentation to the Development Officer no sooner than twenty-one calendar days after giving the information to all affected parties



Purpose:

To ensure that platform structures do not negatively impact the privacy of adjacent properties.

Panel Commentary:

- Consultation process worked well when a Community Infill Panel member was consulted in person
- Would prefer that the applicant consults neighbours door · to · door
- Development Variance notification letter is unclear. Use user friendly language
- Example: if an application requires a 0.06m variance, only a letter should be sent around. If a 1.0m variance is required, consultation should be required
- Concerns regarding self · reporting by applicants
- Process needs more verification of submitted information to the City
- If an applicant submits fraudulent information to the City, neighbourhood relationships will suffer
- Maybe create a Neighbourhood Team which distributes letters and records responses. The team can hand off that information to Development Officers
- Look at implementing a Municipal Planning Commission approach?
- Allow for an “out” for Leave as Built applications
- Some leeway is needed
- If not enforcing, why include this regulation?
- Development Officer flexibility would be a good thing
- Consultation beyond the adjacent property owners can skew the opposition
- Creates a bad situation for the neighbour, no vested interest

COMMUNITY CHARACTER DISCUSSION

How is Community Character defined?

- Community character is diversity without crowding
- Similar or complimenting styles to existing built form
- People attach character to built form, the two should not be associated
- Character is certain types of materials used, style of rooflines/pitches, siding types mimicking existing styles
- Use of familiar material types
- Boxy houses can feel integrated into the community if materials or design features are similar to existing houses
- Discourage suburban housing uniformity, too consistent
- Do not encourage uniformity in design
- Neighbourhoods evolve over time in mature neighbourhoods through additions and renovations
- How would styles and designs be regulated?
- Outlaw vinyl siding
- A design which is too consistent is not desirable. Encourage diversity in design
- Landscaping can be considered character. The removal of trees during the construction of new infill is undesirable
- Are character and taste the same? Some areas with character have no taste
- Walkability of a neighbourhood is community character
- There is more to community character than the built form
- Certain aspects of character should be at the MNO level whereas others should be at the neighbourhood level. Have communities identify their individual neighbourhood character
- Macro and micro characteristics of a neighbourhood
- Do Development Officers look at only the subject site when reviewing or is the surrounding neighbourhood context taken into consideration?
- Good design is so important with Semi-detached/Duplex types of housing
- Concerns of boxy houses not fitting in with the community
- Mature landscaping, mature trees
- There should be a minimum planting requirement, planting new trees to replace at a higher ratio
- Variation of forms and heights are aspects of character
- Survey the neighbourhood to define their character
- Street-level lighting which is lower in height than the tree canopy
- Boulevard grass strip with street trees
- It's about an overall feeling of the street, not on an individual house-by-house basis
- Mature landscaping. In an ideal world, we would maintain mature trees
- There should be a minimum requirement for landscaping
- Planting new trees can enhance the neighbourhood
- Boulevard trees
- War-time semi-bungalows could be improved with the addition of dormers and verandas
- 100 year old houses are desirable
- Variety in construction ages is nice
- Street lamps/decorative lighting (better with tall trees)
- Should new and old homes match or should there be more variety?
- Mixed thoughts on new houses next to old ones
- Design guidelines in Vancouver give suggested designs
- Some great homes in Westmount but some could be blown up and people wouldn't care
- The front façade creates the feel for the public area
- Whatever forms are existing there is a DNA, encourage its retention and integration but not require – not by architectural control
- Some prefer variety, others prefer consistency

Which elements of your neighbourhood do you like?

- Older trees
- Architecture of older houses
- Suburban areas are characterized by cul-de-sac/curvilinear road network whereas MNO areas are diverse and includes small businesses
- Big trees
- Walkability
- Presence of boulevards and boulevard trees
- Older looking style with peaked roofs
- Shopping areas within walking distance
- Siding found on some skinny homes are not desirable, the materials used are important
- Absence of front attached garages
- The absence of driveways that cut across the sidewalk
- Proper maintenance of older homes
- You know it when you see it
- Diversity of housing types/styles creates charm
- Eclectic look and feel
- Green spaces
- Holyrood has tract houses that have changed and evolved, that's its charm
- Variety of houses is appealing
- Parks and greenspace, pocket parks
- Lower fences fosters neighbourhood interaction
- High density next to parks
- Mix of income levels

What will your neighbourhood look like in 50 years?

- Mix of housing styles over the years
- Is government mandating housing style fair?
- Discourage materials that don't last
- Changing energy codes will see more energy efficient homes, inclusion of solar panels etc.
- Zoning along future LRT routes to be higher density forms of housing
- Introduction of skinny homes/townhouses where single detached houses once stood
- Mixed uses
- Loss of school. Children will attend 2 super schools
- Most single detached will be townhomes, skinny houses and 3-storey walk ups
- Bustling, great community
- Schools will not close
- A fine balance of density
- Places for community to gather (coffee shops)
- Increased density near transit
- Laneway houses and Secondary Suites
- Shops with higher density above on old school sites
- Once schools are sustainable, a neighbourhood will be bustling
- Tall houses with flat fronts should mimic traditional styles (verandas on first and second storeys). Seen as too dominant due to lack of articulation
- In some cases, colour compensates for lack of articulation
- Maximum square footage is desired, therefore boxy designs are created to achieve most amount of square footage
- Stepbacks are desirable

Community Character Regulation Methods

After conducting research on methods used by Canadian cities to regulate community character, four possible options were identified, which could be used in Edmonton. They include:

- Form-based regulations (our current approach)
- Architectural design controls (neighbourhood level or city-wide level)
- Design Review (expanding the role of the EDC or creating neighbourhood level review)
- Training and empowering Development Officers to require better design

Panel members discussed their opinions and ideas about the four possible options:

- Combo approach should be taken: Form based plus including a general set of design controls specific to certain zones (character shopping streets) can be applied for
- Any application that pushes the design limit should be sent to a Design Board
- Implement an 80/20 approach, 80% traditional character – more efficient Development Approvals process, 20% applications which push the boundary – longer review time
- Design review for 20% should involve a community voice
- Very difficult for Development Officers to review design standards
- Affordability to attract critical mass into neighbourhood
- Could Design Board be regulated?
- Is there a way to incentivize infill through under-utilized infrastructure?
- Edmonton Design Committee (EDC) is appropriate to review applications that push the boundary
- Hard to formulate an answer if unable to define character
- Ever evolving neighbourhoods
- Will affordability dictate what goes into the neighbourhood?
- Development Officers can make decisions on minor variances to design
- Design controls should be discouraged, may be too prescriptive
- Allow for creativity in design
- Look at Portland's design competition, pre-approved house designs
- Provide many styles for pre-approved house designs
- Make the process clear and understandable
- Predictability in timelines is nice to have in regards to pre-approved house designs
- Development Officers could look at architectural design controls
- There needs to be a balance. We don't want "Pleasantville" or 8 different EDCs
- Does each neighbourhood need its own design?
- Really difficult to put parameters on design if we are always trying to up it
- Architectural control isn't right for a neighbourhood that has evolved over time
- If some sort of approval process goes into place around the idea of preserving "character", perhaps a self-approval process similar to the self-permitting program would help reduce human resources spent on the City's behalf and make the builder/applicant take ownership versus leaving it in the hands of a Development Officer or Board etc.

CLOSING THOUGHTS ON MEETING PROCESS

- Smaller groups are beneficial for in-depth discussion and idea sharing

CONTACT WITH CITY ADMINISTRATION

Any new ideas between meetings, questions or concerns can be directed to Christopher Wilcott. Contact methods include:

Email: christopher.wilcott@edmonton.ca

Phone: **780-442-7579**

Additionally, scanned copies of notes for inclusion in upcoming meetings can be emailed

The next meeting will be held on
May 11, 2016 at 5:30pm.

MEETING DATES

Wednesday, March 9, 2016

Wednesday, May 11, 2016

Wednesday, July 13, 2016

Wednesday, September 14, 2016

Wednesday, November 9, 2016

For more information on Edmonton Infill, please visit:
www.edmonton.ca/evolvinginfill

For more information on Edmonton's Mature Neighbourhood Overlay Review, please visit:
www.edmonton.ca/matureneighbourhoodoverlay

