



COMMUNITY INFILL PANEL

MEETING HIGHLIGHTS

JULY 13, 2016

MEETING INTRODUCTION

On the evening of Wednesday, July 13, 2016, the Community Infill Panel held its fourth 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, November 9, 2016**. The highlights of the Panel's fourth meeting have been recorded below.

MATURE AREA REDEVELOPMENT TEAM INTRODUCTION

The Community Infill Panel was introduced to the Mature Area Redevelopment Team, a newly created unit which supports communities in ensuring that appropriate infill construction practices are maintained and educating the public on infill matters within the City's mature neighbourhoods. Some highlights of the Mature Area Redevelopment Team discussion are noted below:

- Council has endorsed a service package for the creation of a new Mature Area Redevelopment Team
- Infill tour which was held earlier in the year was enjoyable and informative
- How will infill areas be defined by the team?
 - If concern comes from a community group that involves more than a complaint (ex: construction without permits) the team will handle the issue
- In some neighbourhoods, an education piece is in place to show the existing zoning of properties. Currently, people don't know what their neighbour is permitted to construct on their lot and that creates uncertainty
- Ensure City departments communicate effectively together.
- CIP ownership: The panel's questions and feedback will be managed under the new leadership of the Mature Area Redevelopment team. The Mature Area Redevelopment team will report feedback from CIP members to Zoning Bylaw Implementation staff and policy makers
- Mature Area Redevelopment team will be able to focus more of its time on infill related issues compared to the Zoning Bylaw Implementation team
- It's great to talk about the nitty-gritty infill technical details but also must look at the high level planning and vision within mature neighbourhoods
- Allow ability for Community Infill Panel to talk about high level planning issues
- City should inform neighbourhoods about possible visioning sessions
- Create a point-based Development Permit system based on community led vision statement from neighbourhood. If the development meets the community vision, it will gain more points and will ensure development is in character of the neighbourhood

GARAGE AND GARDEN SUITES UPDATE

- Providing an inventory of mature trees is now required for the issuance of a development permit
- Tree retention is becoming a real issue in mature communities
- Look to Germany for tree retention methods. They allow building design to change in order to keep mature trees

COMMUNITY CONSULTATION DISCUSSION

- What are we obligated to include as per the province? The City is required to abide by its own rules as set out in the Zoning Bylaw
- Should the threshold of major/minor variances be up to the discretion of the Development Officer?
- Should a demolition be considered a major variance, whereas deck construction is minor? It depends on the size of project and if a storey is added etc.
- Consider classifying renovations as major variances
- If there is no back lane and a rear addition is being constructed, it would have a greater impact on neighbours
- Possibly change the consultation radius from the current 60m requirement to only notifying the adjacent neighbours
- 60m is not a practical solution. There is less impact felt by neighbours the further away you are from the subject site
- Neighbourhood density affects the number of neighbours which need to be consulted
- A CIP member doesn't see the negative of having regulations which are more specific
- What is the real intent of consultation? Not just for feedback if there is an impact on their property
- The notification letter should be a break-even financial model and should not run at a loss
- If door-to-door consultation is removed, is the absence of a letter of support representative that the neighbour is in agreeance?
- Consultation regulations must be tightened
- Adversarial doorstep conversation, people dislike being canvassed
- Condition is not set out for a friendly conversation
- You're asking for too wide a circle for specific feedback under current consultation requirements
- Will reducing the consultation radius solve issues which may arise?
- CIP should input their thoughts on what is considered a major and minor variance
- Rear attached garages: staggering the placement will minimize sun access loss

COMMUNITY CHARACTER DISCUSSION

- Is there a distinction between low density and rowhousing?
- Triplexes/fourplexes take up greater presence, have triplex/fourplex under different character design distinction
- A mixed approach is good – Quick approval process if you want X,Y and Z. The choice to pick 3 out of 5 options would be a good approach
- For multi-family/more unique designs: Have a review board in place for these types of applications
- Have specified materials to choose from
- Look at an 80/20 approach. 80% standard, fast approvals and 20% process for more unique designs which would require a more nuanced approach

MATURE NEIGHBOURHOOD OVERLAY NEXT STEPS

- There will be a multi-stakeholder workshop in early August which CIP members will be invited to attend
- Two public open houses will be held in the fall to inform the public of proposed changes to MNO regulations.

CONTACT WITH CITY ADMINISTRATION

Any new ideas between meetings, questions or concerns can be directed to **Robert Rutherford**.
Contact methods include:

Email: **robert.rutherford@edmonton.ca**

Phone: **780-944-0456**

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

**The next meeting will be held on
November 9, 2016 at 5:30pm.
The duration of the meeting will
be 2-3 hours maximum.**

MEETING DATES

Wednesday, March 9, 2016

Wednesday, May 11, 2016

Wednesday, July 13, 2016

Wednesday, September 14, 2016

Wednesday, November 9, 2016