



# COMMUNITY INFILL PANEL

MEETING HIGHLIGHTS

NOVEMBER 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 volunteer citizens with varied backgrounds in the fields of development, communications, research and planning, among others.

## MEETING INTRODUCTION

On the evening of Wednesday, November 9, 2016, the Community Infill Panel held its final meeting of 2016 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 highlights of the Panel's fifth meeting have been recorded below.

## ROADMAP UPDATE AND DISCUSSION

- Reports that wrap up 1.0 and introduce 2.0 are now going to Committee in January
- *Roadmap 2.0* three major action items before the end of the year
  1. Hire consultant(s)
  2. Develop strategy for education marketing plan
  3. Plan engagement with the public through information sharing and infill storytelling as per the education marketing plan.

## CIP FEEDBACK QUESTIONS

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Here are the questions circulated to CIP Panel members after our last meeting. Responses have been compiled and are displayed below.

1. *The goal of the Infill Roadmap was to support more and better infill across our mature and established neighbourhoods. Now that all of the actions are either implemented or in progress, do you think that the outcomes of these actions have met or are meeting this goal? Why or why not?*

- A little more jaded now because the character of the neighbourhood is changing too fast with flat roof houses
- The feeling of being besieged
- My role here hasn't done anything because every house is a flat roof – not in character
- Discussion on character of the neighbourhood, how to classify
- Would a quota on skinnies help?
- How does/can/should policy control the rate of development?
  - Too dictatorial to do this
- There will always be a visceral reaction to change at that rate
- Cookie cutter, has history, all houses at one time were cookie cutter, it looks similar to one another and now we say cookie cutter is unacceptable
- What is it about the flat roof that is more jarring than the pitched? Its just the character
- Will there be a market correction? How many people want skinnies?
- All depends on the buyer, how important is it to shorten your commute?

2. In terms of implementation of the Roadmap, what do you think went well? What do you think we could have done better?

3. Do you have any advice for us as we consider the development of a second version of the Infill Roadmap?

- Continue with the education pieces eg. the tours, look at who you can target to get the audience that wouldn't naturally choose to participate
- Interactive cartoons were the best, do more of those
- Have an infill video by a homeowner 360 type view/tour
- Taking a slow approach to engage, eg the CIP, more opportunities like this committee

## DISCUSSION ON CREATIVITY

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Laneway housing

Orientation of housing on the lot

Can the zoning bylaw adapt to this?

# INFILL DESIGN–BUILD COMPETITION

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On the heels of the Infill Design Competition we are brainstorming internally about an Infill Design–Build Competition. The City's Civic Properties section acts as a developer of City owned properties and, in partnership with City Planning and Development Services, would like to hold a design–build competition for one of the properties.

Here are a couple questions for you to consider ahead of our discussion:

## **1. Do you think this is a good, feasible idea?**

- Yes, but going to be expensive as heck for the consultants
- We may be able to provide incentive, but it's the developer/architects money, not the City's

## **2. What do you think the objectives of this competition should be?**

- Do we go with something innovative that bylaw doesn't allow, or do we model something including community consultation that fits in the bylaw and will fit in the neighbourhood?
- Carol – innovative, but keep in mind neighbourhood character
- If the City is going to do this, they have to make it reputable that the development industry will say, yup, that's what we have to do, this is the example
- It may tick people off if the City goes and rezones the bylaw to do a very radical
- Do you want to promote a bunch of spot zoning?
- Don't necessarily have to do DC, so maybe consider other standard zones that would allow innovative design
- Product has to be sellable and profitable
- The risk must be shared amongst all parties
- Parameters need to be set up and everyone needs to be aware of all the rules, considerations by all parties. Everyone playing by the same rule book and understand what the game is about

## **3. Do you have advice for us on the process, particularly as it relates to consultation?**

- Trust that process, invite the community to participate in consultation process. So maybe as part of the design and developer team, have a community representative. Make them apart and aware of the decisions and the financial implications so they understand all the constraints to the comments they may raise about the proposed design
- Builders will have to accept this process and the level of risk of having a comprehensive engagement process
- Get community involved before designing the RFP. Need to be involved at the front in
- Need to educate about the real financial components part of an infill and what it takes
- Competition include engagement as part of the process for being judged on? Could help make it a repeatable approach for future

# INFILL TOUR 2017

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Last January, 2015 the City of Edmonton partnered with IDEA, the City Region Study Centre (CRSC) and Stantec to host an Infill Tour. Through a guided bus tour of sites in Bonnie Doon and a follow up workshop, 180 participants had the opportunity to:

- Learn about infill and Edmonton's Infill Strategy, through a guided tour of a few of Edmonton's mature neighbourhoods
- Meet expert stakeholders, architects, developers, and city-planners
- Work with experts to explore the links between infill of the past, present, and future and the city
- Engage in a dialogue about infill and possible urban futures

More details, including the Edmonton Infill Tour report can be found on the CRSC webpage: [www.ualberta.ca/city-region-studies-centre/community-engagement/events/edmonton-infill-tour#sthash.P2V1EHAP.dpuf](http://www.ualberta.ca/city-region-studies-centre/community-engagement/events/edmonton-infill-tour#sthash.P2V1EHAP.dpuf).

We are planning a second tour for spring 2017 and would like your input. The format and goals of this tour may be completely different than the first tour. It could include varying forms of infill (secondary suites, garage and garden suites, seniors housing options, etc), and alternative modes of transportation other than a bus (LRT infill loop, bicycle tour, etc)

Here are a couple questions for you to consider ahead of our discussion:

## 1. What aspects of infill should the tour focus on?

a) Missing middle theme, rowhouse, duplex, triplex, fourplex

From a developer's perspective these are the longest to get approval

In new neighbourhoods these types of houses are everywhere in the neighbourhood, in mature neighbourhoods there is locational criteria

Need to expand the range of opportunity

b) Diversity in infill, eg. belgravia has everything

c) Could also include multi use developments

d) Could be a range of prices

c) Old school live/work units

d) Micro suite

e) Garage suites (what was the permitting process like for you as a homeowner)

f) Secondary suites

g) How can we create more affordability

## 2. What should the format of the tour be?

a) Portable tour opportunity eg. bring a camera crew

b) Testimonials from neighbours

c) Biking tour

d) Generating conversations and questions are important

e) Workshop component - is key, gotta have the debrief or you don't have the value

f) Sharing the photos was a great feature from the first tour

g) Ask questions in the beginning about infill perspectives at the start and then again at the end

# ZONING BYLAW UPDATES

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## 1. MNO Review

- The proposed changes were presented by way of surveys and workshops and engagement opportunities are now over.
- The changes are being refined and the first draft of the report to Council will be circulated for your review mid-November.

## 2. Parking Requirement for Low-density Residential Uses

- Video and briefing note on proposed changes
- City staff are proposing the following change to requirements across the whole city: reducing parking requirements for Single Detached Housing, Semi-detached Housing, Duplex Housing, Mobile Homes (excluding Mobile Home Parks) from 2 minimum parking spaces to 1 minimum parking space. Secondary Suites, Garage Suites and Garden Suites will continue to also require 1 space per 2 sleeping units in a dwelling.
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Here are a couple questions for you to consider ahead of our discussion:

### Do you have any feedback for Council on this change?

- Video is great (the whole MNO should be done with video), great messaging, really simplified the zoning requirements
- It would be great if the zoning bylaw had interactive videos and images!!
- Good change!! Smart, makes sense
- The CIP has been discussing this since the first meeting. Thanks for listening to us!

## 3. Communication Process for Low Density Development in Mature Neighbourhood Overlay

- Urban Planning Committee passed a motion on September 14, 2016, for Administration to undertake a review of notification for Class A development permits for low density development within the mature neighbourhood overlay.
- The motion is as follows: "That Administration, as a part of the Mature Neighborhood Overlay review, report on a communication process including the content of the communications delivery and timelines, for low density development, including but not limited to Garage suites and Garden suites."
- This report will be circulated for your review late November.

### At the application stage

Saves times, allows time for follow up, if they want to follow up they can

Risk because some neighbours may appe

## PILOT EVALUATION

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- The CIP terms of reference ask that the members complete an evaluation following the pilot's first year. We have prepared the evaluation and are looking forward to your feedback!
- A link to a fillable form will be emailed to you following the meeting. The evaluations are due back by November 23, 2016
- Send a reminder email
- We will review the feedback and incorporate any changes in time for the first meeting in 2017.
- January, March, May, July
- Try to fill the positions – and keep them balanced

## CONTACT WITH CITY ADMINISTRATION

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Any new ideas between meetings, questions or concerns can be directed to :

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**Specific meeting dates are being finalized. Dates will occur as below.**

### 2017 MEETING DATES

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January

March

May

July

For more information on Edmonton Infill, please visit:  
[www.cityofedmontoninfill.ca](http://www.cityofedmontoninfill.ca)

