



COMMUNITY INFILL PANEL

MEETING HIGHLIGHTS

SEPTEMBER 14, 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 13 volunteer citizens with varied backgrounds in the fields of development, communications, research and planning, among others.

MEETING INTRODUCTION

On the evening of Wednesday, September 14, 2016, the Community Infill Panel held its fifth meeting at the Commonwealth Community Recreation Centre. The group convened to discuss their ideas and opinions about several draft 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 following themes and highlights of the Panel's first meeting have been recorded below.

DRAFT MATURE NEIGHBOURHOOD OVERLAY REGULATIONS DISCUSSION

The Panel provided their thoughts and opinions for several draft changes to Mature Neighbourhood Overlay (MNO) regulations as part of an open discussion on the MNO. These conversations will be used to help inform draft changes to the MNO as part of the Mature Neighbourhood Overlay Review. Proposed changes will be presented to Urban Planning Committee in early 2017.

Front Setback

Is it important to maintain the front yard, sacrificing the rear setback?

- Most heavily impacts blocks which are set back really far (Forest Heights, etc.)
- 6.0 m maximum would cause more strife than necessary
- Is the city reluctant to lose the rear yard?
- Did respondents know that they would need to sacrifice the front yard in order for a larger rear yard?
- Variability in front setbacks
- Lot subdivision occurs then developer looks to maximize rear yard, sacrificing front yard. It creates more of an impact when two houses located close together – massing effect

- Eventually, new housing will match what is currently being constructed
- Is the city willing to have the front yard regulations tied to a specific zone based on area?
The city has not heard requests for this idea.
- There is a large contextual difference across Edmonton's neighbourhoods. It is a real challenge that Edmonton has to face.

What criteria should be used if we go with a contextual approach?

- Front Setback cap does not make sense for some areas in the city based on existing
- Who are answering the questions? Homeowners or buyers?
- Possibility to get a variance in areas where it is difficult to achieve complying with the regulations

Upper Half Storey / Dormers

- There are some builders that might push the envelope with the regulation
- It should not look like a three storey house
- Third storey is a challenge for row housing
- Third storey is useful for skinny houses to obtain more living space
- Average skinny house is approximately 850 ft² on each floor. 50% of the floor area is a decent 400ish lot

Rear Attached Garage

- Massive garages with 1 car length drive should be tied to percentage of lot size
- A narrower lot with a 3.1 m driveway leaves little yard.
- Should be market driven
- If there is a rear garage, it should be low impact to neighbours
- No problem with rear attached garages, however challenging if it is attaching to skinny house, zero lot line, etc.
- Basement garages?
- If an lot subdivision application, notification goes out but there is no proof of receipt.
- If deck requires notification, why shouldn't lot subdivision
- No capacity of community leagues to receive notifications, expertise varies among communities

INFILL LIAISON TEAM UPDATES

The City's Infill Liaison Team provided the Community Infill Panel with an update about recent initiatives and upcoming events scheduled in the near future.

Upcoming Infill Events

- Laurier Heights Community Infill Presentation | September 23, 2016, 6:30pm
Laurier Heights Community League
- Hazeldean Community Infill Presentation | October 4, 2016, 6:00 pm
Hazeldean Community League

The Infill Liaison team shared engagement practices and obtained ideas from the Panel to gain feedback on effectiveness. The following approaches were shared and discussed.

- Explain the rationale behind the changes
- If a reasonable presentation addresses some fears
- Instead of staff being the target, have a pro and a con discussion format
- State the non-negotiable aspects at the beginning of the meeting
- De-escalate the politics
- If the team comes to the meeting and asks for help / fact-finding, audience will be more receptive
- Have housekeeping rules at beginning of the meeting
- Let them have a say on how the neighbourhood is changing

Potential Questions

- Young families and keeping schools open
- Keep explanations simple
- Allow them to write out their concerns
- Emphasize the definition of infill (one to one replacement)
- Review / revise the infill guidelines



UPCOMING INFILL EVENTS 

Laurier Heights Community Infill Presentation
September 23, 2016, 6:30pm
Laurier Heights Community League

Hazeldean Community Infill Presentation
October 4, 2017, 6:00pm
Hazeldean Community League

CONTACT WITH CITY ADMINISTRATION

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

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The next, and final meeting of 2016, will be held on November 9, 2016, 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

For more information on Edmonton Infill, please visit:
www.coeinfill.ca

