

Residential infill refers to new residential development in established neighbourhoods.



IF YOU ARE CONSIDERING INFILL

1. Review this brochure and others in the series.
2. Check to see if the development site is affected by an Area Redevelopment Plan or Land Use Plan that guides redevelopment in the neighbourhood.
3. Check the Zoning Bylaw to see if the site is zoned for the type of development proposed.
4. Check the Infill Guidelines to see if they would support a rezoning of the site.
5. Review the Residential Infill Guidelines Manual and use the Guidelines and appropriate "Overlays" in the Zoning Bylaw to design the building(s) and site.
6. Contact and consult with the Planning and Development Department as needed.

RESIDENTIAL INFILL SERIES

1. **Residential Infill Guidelines: Overview**
2. [Small Scale Residential Infill Guidelines](#)
3. [Medium Scale Residential Infill Guidelines](#)
4. [Large Scale Residential Infill Guidelines](#)
5. [Large Site Residential Infill Guidelines](#)
6. [Large Site Rezoning Process](#)

FOR MORE INFORMATION

The Residential Infill Guidelines Manual is available online at:

http://www.edmonton.ca/city_government/planning_development/residential-infill.aspx

Please visit the website or contact the Planning and Development Department at 311 for more information

RESIDENTIAL INFILL GUIDELINES

The Residential Infill Guidelines for Mature Neighbourhoods provide direction to Developers, Communities, City Administration and City Council about new residential development in established neighbourhoods. The Guidelines address:

1. Where different scales and forms of new residential development should be located; and
2. How buildings and sites should be designed to ensure compatibility with existing housing and the character of the community, and high quality development that enhances the area.

A summary of the General Guidelines is provided inside this brochure. Refer to the Residential Infill Guidelines Manual for more detail.

BENEFITS OF RESIDENTIAL INFILL

1. Neighbourhood Revitalization (Social and Physical Renewal).
2. More Housing Options and Increased Affordability.
3. Improved Municipal Fiscal and Environmental Sustainability (Compact City).

WHERE THE GUIDELINES APPLY

The Guidelines apply to **all** residential infill in Edmonton's Mature Neighbourhoods. Refer to the map provided inside this brochure. All residential infill in these neighbourhoods should meet the overall goals of the Guidelines as well as comply with the Guidelines specific to the scale and form of development proposed.

The Residential Infill Guidelines were approved by City Council as City Policy C551 June 19, 2009. The Guidelines will be reviewed after two years.

FORMS OF INFILL DEVELOPMENT

Small Scale: Secondary Suites, Garage Suites, Garden Suites, Single Detached Housing on Small Lots, Duplexes, Semi Detached, Fourplexes, and Row Housing of up to 5 units

Medium Scale: Row Housing of 6 or more units, Stacked Row Housing, and Low Rise Apartments (up to 4 storeys)

Large Scale: Mid Rise Apartments (5 to 8 storeys), and High Rise Apartments (over 8 storeys)

Large Sites: Sites of approximately 1 or more hectares within a Mature Neighbourhood where residential infill development is proposed

HOW THE GUIDELINES AFFECT INFILL DEVELOPMENT

For Small, Medium, and Large Scale infill the Guidelines direct:

- Location + Distribution
- Building Form + Design
- Site Design + Streetscape
- Parking

For infill on Large Sites the Guidelines direct:

- Transitions in building height and size/bulk
- Housing mix and density
- Amenity space
- Connections on and to the site
- Overall site design

Edmonton overview

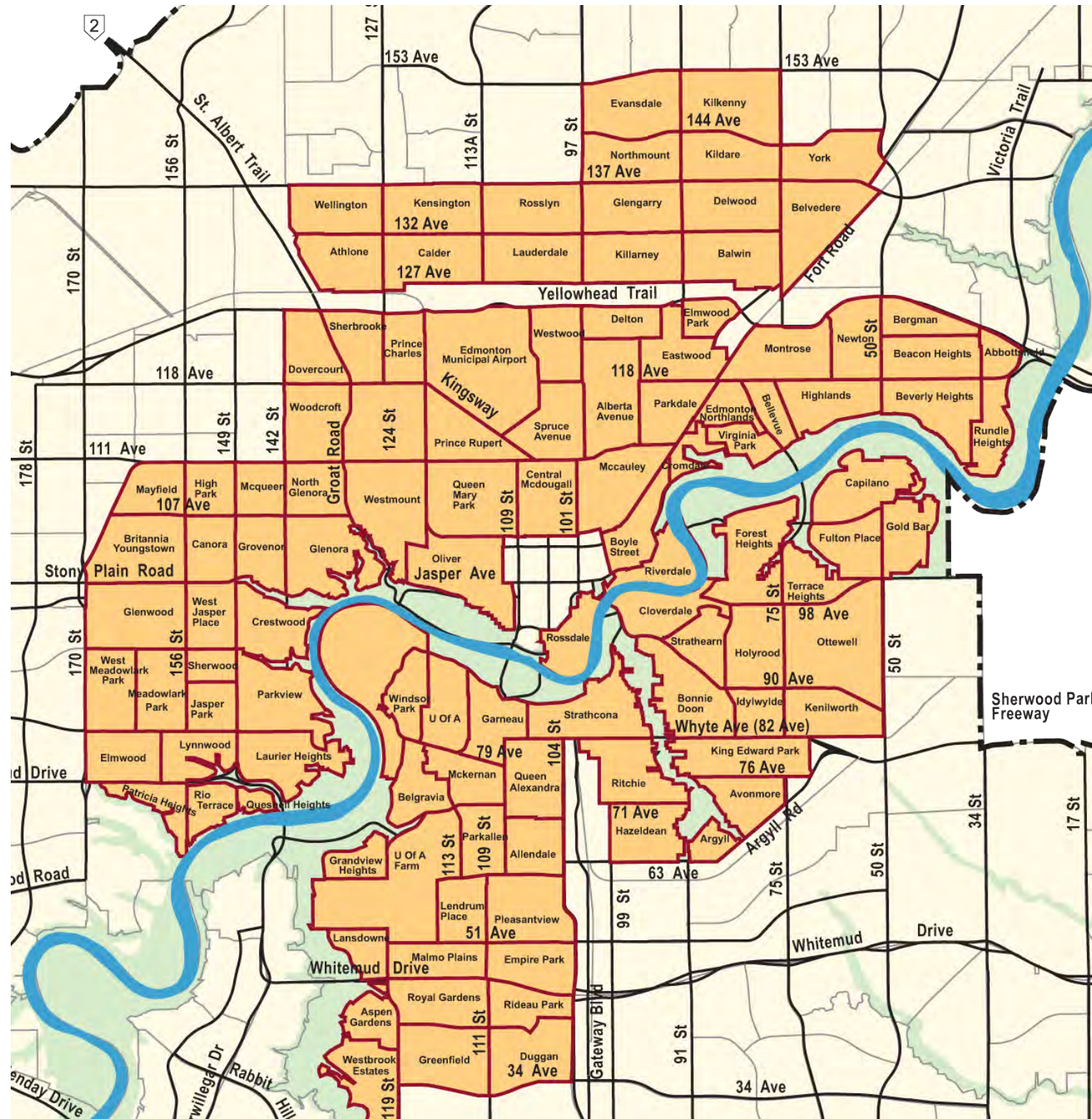
Planning and Design Guidelines for Residential Infill in Mature Neighbourhoods



Edmonton's Mature Neighbourhoods

General Planning and Design Guidelines for Residential Infill

Refer to Section D of Residential Infill Guidelines Manual for a full description of the General Guidelines.



1. The planning and design of residential infill projects in mature neighbourhoods should contribute to a more environmentally sustainable city.
2. Residential infill projects should contribute to the creation and maintenance of socially sustainable mature neighbourhoods.
3. Residential infill projects should contribute to the creation and maintenance of a more economically and fiscally sustainable City.
4. A critical mass of single family housing should be protected in the core of mature neighbourhoods.
5. Higher intensity infill development should be focused on the edge of neighbourhoods.
6. Affordable housing should be provided in residential infill projects in accordance with current City policy.
7. Crime Prevention Through Environmental Design (CPTED) Principles should be applied to all Medium and Large Scale residential infill projects in accordance with the Edmonton Zoning Bylaw.
8. Residential infill developments should respect the role of lanes not only as a primary vehicular access route but as a factor in maintaining the livability of neighbourhoods.
9. Residential infill is encouraged on sites in proximity to LRT stations, on high frequency transit corridors, and at major shopping centres.
10. Infill development should foster a high quality public realm, a comfortable environment for walking, and new or improved connections within a neighbourhood.
11. Infill development should respect the mass and scale of adjacent development and the character and attributes of the existing streetscape.
12. Individual homes should not be isolated between infill developments.
13. Transit service and facilities should be considered when redevelopment is proposed.
14. Mechanical systems should be located to ensure that noise does not impact adjacent residences.
15. Medium and Large Scale residential development should be designed to accommodate an aging population.

Edmonton's Mature Neighbourhoods

Abbotsfield	Capilano	Fulton Place	Kildare	Oliver	Sherwood
Alberta Avenue	Central McDougall	Gainer Industrial	Kilkenney	Ottewell	Spruce Avenue
Allendale	Cloverdale	Garneau	Killarney	Parkallen	Strathcona
Argyll	Cromdale	Glengary	King Edward Park	Parkdale	Strathearn
Aspen Gardens	Crestwood	Glenora	Lansdowne	Parkview	Terrace Heights
Athlone	Delwood	Glenwood	Lauderdale	Patricia Heights	University of Alberta
Avonmore	Delton	Gold Bar	Laurier Heights	Pleasantview	U of A Farm
Balwin	Dovercourt	Grandview Heights	Lendrum Place	Prince Charles	Virginia Park
Beacon Heights	Duggan	Greenfield	Lynnwood	Prince Rupert	Wellington
Belgravia	Eastwood	Grovenor	Malmo Plains	Queen Alexandra	Westbrook Estate
Belvedere	Edmonton Municipal	Hazeldean	Mayfield	Queen Mary Park	Westmount
Bergman	Airport	High Park	McCauley	Rideau Park	West Jasper Place
Beverly Heights	Edmonton Northlands	Highlands	McKernan	Rio Terrace	West Meadowlark Park
Bonnie Doon	Elmwood	Holyhood	McQueen	Ritchie	Westwood
Boyle Street	Elmwood Park	Idylwyld	Meadowlark Park	Riverdale	Windsor Park
Britannia Youngstown	Empire Park	Inglewood	Montrose	Rosslyn	Woodcroft
Calder	Evansdale	Jasper Park	North Glenora	Royal Gardens	York
Canora	Forest Heights	Kenilworth	Northmount	Rundle Heights	
		Kensington	Newton	Sherbrooke	