



# CITY POLICY

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**POLICY NUMBER: C551**

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**REFERENCE:**

Zoning Bylaw 12800

**ADOPTED BY:**

City Council  
19 June 2009

**SUPERSEDES:**

**New**

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**PREPARED BY:** Planning and Development Department

**DATE:** 25 May 2009

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**TITLE:** **Residential Infill in Mature Neighborhoods.**

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**Policy Statement:** The City of Edmonton strives to achieve high quality residential infill that is welcomed by neighbours and that creates a livable environment for new residents.

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**The purpose of this policy is to:** Set planning and design standards intended to assist the City of Edmonton and the development industry in achieving high quality residential infill.

Residential infill is a priority to achieve three main goals:

1. Fiscal sustainability;
2. Environmental sustainability;
3. Improved quality of development.

Infill objectives:

1. To contribute to creating mature neighbourhoods that are livable and adaptable.
2. To foster residential infill that contributes to ongoing neighbourhood renewal and revitalization.
3. To encourage residential infill that contributes to the social, economic, and environmental sustainability of mature neighbourhoods and to the overall sustainability of Edmonton.



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## **General Principles for Residential Infill in Edmonton's Mature Neighbourhoods**

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.
7. Crime Prevention Through Environment Design 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.

Specific locational criteria for residential infill are contained in the Zoning Bylaw 12800 and attached City Procedure C551 – Residential Infill Guidelines



# CITY PROCEDURE

POLICY NUMBER: **C551**

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AUTHORITY: City Council

EFFECTIVE DATE: 19 June 2009

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TITLE: **Residential Infill Guidelines – A Manual of Planning and Design  
Guidelines for Residential Infill in Mature Neighbourhoods**

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City Procedure C551 is contained in the attached [Residential Infill Guidelines – A Manual of Planning and Design Guidelines for Residential Infill in Mature Neighbourhoods.](#)