



Evolving Infill – Your Questions

We invited participants at our Evolving Infill public events to write down any questions they may have about Evolving Infill or infill in general. Additional answers can be found on our Evolving Infill [FAQ](#).

Evolving Infill – Infill Action Review Questions March 22, 2014

We were asked 6 questions at the Infill Action Review on March 22. The answers are shared below.

#	Question	Answer
1	Can builders get fined if they don't follow the rules?	<p>A builder can be fined for not following the rules, but fining a builder does depend on the situation. If a proposed building does not meet all the zoning regulations for its zone, a Development Officer has the authority to grant variances if the development meets a specific test set out in the Edmonton Zoning Bylaw. Please see sections 11.3 and 11.4 of the Zoning Bylaw for more details.</p> <p>If the builder does not build in accordance with their approved plans, a process of enforcement can be initiated. This can include issuing an enforcement order (Stop Order) requiring the owner to bring the building into compliance. The owner has the right to appeal that order. One approach to comply with this order is to apply for a new application to leave the structure as it was built. That new application would be reviewed against the Edmonton Zoning Bylaw and if refused, the owner also has the right to appeal.</p> <p>If unsuccessful at their appeal, the owner would ultimately have to comply with the order. If he/she fails to do so, the City does have the ability to ask a Judge to impose fines under the Municipal Government Act. The City may also ask the Judge for</p>

		permission to take action to bring the property into compliance, meaning the City carries out the work. The costs to do the work can be placed on the owner's tax roll. Fines may be in addition.
2	What controls are in place to protect mature trees? Trees have an assessed value.	Trees planted on City property such as boulevards and right-of-ways cannot be removed unless permitted by a City Inspector. Trees planted on private property may be removed at the discretion of the property owner. If a tree on private property becomes a nuisance (for example, if a tree is blocking the sidewalk) the City may act to resolve the issue.
3	Are there financial incentives to build garage suites?	<p>Yes! A new garage suite, garden suite or secondary suite may be eligible for up to \$20,000 in funding through the <i>Cornerstones</i> program. The program may provide conditional funding assistance to qualifying applicants on a first-come-first-served basis for up to 50% of eligible construction costs. There are a limited number of grants available each year.</p> <p>If you would like to know more about the program, please see the Cornerstones II Grant Program Information Guide and Application Form, call 311 and ask for the Secondary Suites Grant Coordinator, or email secondarysuites@edmonton.ca.</p>
4	Does the City require everything that is a duplex or larger to be a condo?	No, the City does not require all buildings with two (2) or more dwelling units, such as a duplex, semi-detached dwelling or townhouse, to be a condominium. If a proposed lot meets the minimum development regulations identified in its zone, it can have a separate fee-simple title.
5	Please define what infill is.	Residential infill is the development of new housing in established neighbourhoods. This new housing may include secondary suites, garage suites, duplexes, semi-detached and detached houses, row houses, apartments, and other residential and mixed-use buildings.

6	How will these infill initiatives interact with other planning projects like surplus school sites, Area Redevelopment Plans, streetscape plans, LRT development, etc?	<p>Like a number of other City projects, Evolving Infill addresses new housing and change in older communities. It is unique in that it is looking at infill from a wider perspective than other projects, many of which are focused on redevelopment in particular neighbourhoods or on specific sites.</p> <p>Although we don't yet know what actions to support infill will be identified in the Infill Action Plan, we anticipate that some of the actions may influence other City projects in the future. In the meantime, other projects continue to be guided by existing processes and policies.</p>
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Evolving Infill – Forum Questions

December 7, 2013 and January 9, 2014

We were asked 54 questions about infill and the Evolving Infill project at the two public Infill Talks forums (the first on December 7, 2013 and the second on January 9, 2014). Because many of these questions asked the same things, we have grouped questions with similar themes together into questions about Evolving Infill, questions about infill and property, and questions about city growth.

Questions about Evolving Infill

#	Question	Answer
1	What is the City trying to achieve with this project? Why is Evolving Infill happening?	<p>Sustaining great neighbourhoods and encouraging residential redevelopment is part of Edmonton's vision for the future. Supporting the development of new housing in established neighbourhoods is a critical part of accommodating growth and change in our city and communities.</p> <p>This project is happening to support Edmonton's vision and to work with citizens and stakeholders to identify what we can do to collectively make choices that enable the evolution of established neighbourhoods through infill development while supporting the vibrancy of our communities.</p>
2	What is the City's definition of infill?	Residential infill is defined as new housing in established neighbourhoods. This new housing can be of any scale: secondary suites, single family homes, duplexes, townhouses, and/or apartments or condos.
3	Is Evolving Infill talking about higher density? Residential infill? Commercial?	Evolving Infill is about finding ways to support new housing in Edmonton's established neighbourhoods. More new housing will likely result in higher residential densities. It will also help make better use of existing infrastructure and services like transit and shops. We are not talking about commercial infill at this time.

4	What will change as a result of this project? Will it affect the mature neighbourhood overlay? Will it affect processes? Will it recommend incentives for infill? What about a bylaw for rear-attached garages?	We don't know yet. Through the project we will work together with citizens and stakeholders to identify what changes and new actions may be required to support more infill in established neighbourhoods. Among other things, these could include changes to zoning rules that affect what can be built on a particular lot, changes to existing policies guiding infill development, different permitting and approvals processes, new incentives and other activities related to infill.
5	When will changes that result from this project happen?	Work on the changes and activities that will be identified through this project, and captured in an Infill Action Plan, will begin in late 2014. The timeline for the development of this Plan is outlined on our website .
6	Is the City of Edmonton investigating other cities in Canada and internationally for ideas for infill?	Yes. All cities approach planning and support infill differently, and other cities can offer ideas for Edmonton to consider. We are always interested in what is happening elsewhere, and in considering how these ideas might work in our city.



Evolving Infill

Building In. Let's Talk.

Questions about Infill and Property

#	Question	Answer
7	Does the City double their tax base if there are two houses on one property?	<p>It depends. Property taxes are assessed based on the market value of the property, including lot and building size, age, and location. Once a property is subdivided, each new lot will be assessed individually. Should the total combined assessed value of the new lots be of greater value than the original lot, the City's tax base would increase. New construction on these lots could also increase the assessed value and contribute to an increase in collected taxes.</p> <p>For more information on property assessments, please see edmonton.ca/assessment</p>
8	Can larger pieces of property be subdivided?	<p>It depends. Some larger pieces of property may be subdivided depending on the dimensions and size of the lot, and existing zoning. Please contact Subdivision Inquiries at 780-496-6068, or find them online to ask about specific properties.</p>
9	Who's buying and who's selling? Young families? Senior citizens?	<p>Edmontonians of all ages and backgrounds buy and sell homes and properties in established neighbourhoods.</p>
10	Why are there restrictions on the kind of buildings that can be built in older neighbourhoods, like garage suites, triplexes and homes with front garages?	<p>Edmonton's existing zoning regulations have been created and amended over time in response to a variety of needs and directions. Some of these regulations may pose challenges for infill development. Evolving Infill is aimed at identifying barriers to residential infill, and finding strategies to overcome them.</p>
11	If you know a school site is not going to be developed, why set it aside?	<p>The decision to construct a school rests with the school board. When new neighbourhoods are planned, land is set in reserve to meet the anticipated future need for schools and open space. This land is serviced and made ready for development. However, if the anticipated need for a school does not manifest, the school board may declare the site surplus to their needs. For more information, please see edmonton.ca/surplusschoolsites</p>

Questions about City Growth

12	Was there consideration on being environmentally responsible for creating city this large this far north?	The Way We Green is Edmonton's strategic environmental plan. It includes ways to sustainably manage our environmental footprint within a northern context. The Way We Green is available for download .
13	How is the City educating the public on the benefits of living in central urban areas?	The City shares information and supports discussion with citizens about housing options and needs across Edmonton in a variety of ways. The Evolving Infill Project is one of these opportunities to have a public conversation about new housing in older communities.
14	How does infill relate to annexation, and how can the City do both? Is it fiscally realistic to continue with low density development?	As a city we are balancing upward, inward and outward growth to accommodate the diverse needs of a growing population. Infill and annexation are two strategies aimed at supporting the growth and development of a vibrant, sustainable capital city with great neighbourhoods that offer choice of housing to all. Supporting residential infill of various forms and densities, which can efficiently use land, existing infrastructure and other resources, is one way to manage growth in a fiscally, socially, and environmentally responsible manner.