



Evolving Infill

Building In. Let's Talk.

What Was Said Report

Infill Talks Discussion Forum

December 7, 2013



Evolving Infill Project Overview

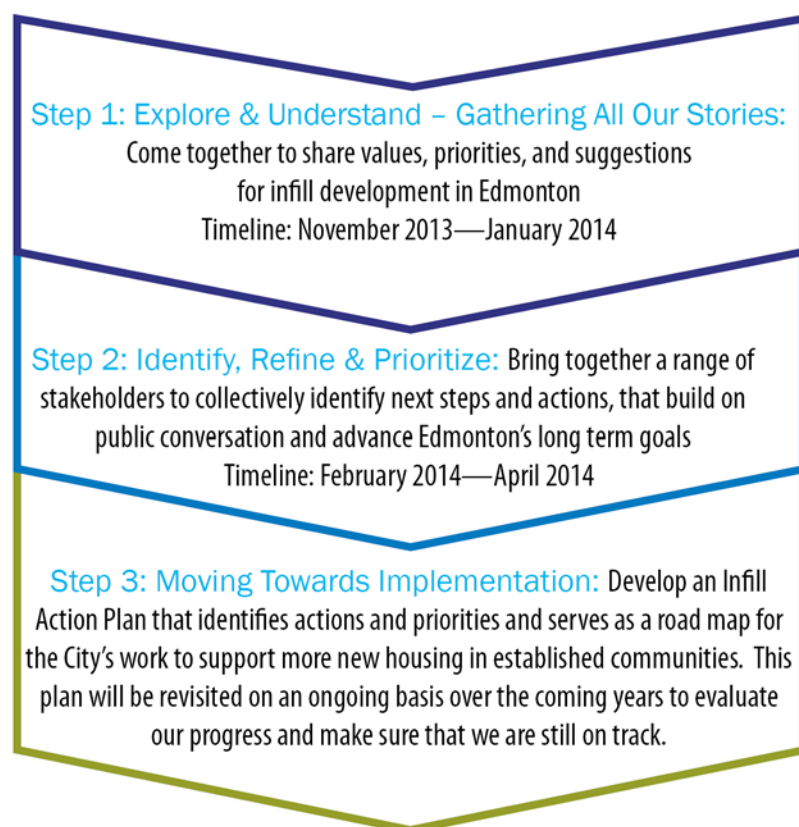
Evolving Infill is a project led by the City, in collaboration with citizens and stakeholders, to advance residential infill. It is *both* a conversation and project designed to embrace and harness change.

This is a new approach that will build a shared understanding about infill in Edmonton and identify what we can do to collectively make choices that support the evolution of established neighbourhoods through infill development.

Over the next 30 years we expect over 500,000 new residents to call Edmonton home. Supporting new housing in established neighbourhoods is a key element of finding homes for a growing population. Infill is one of a number of strategies to support growth and change in our city.

The outcome of Evolving Infill will be an Action Plan that will serve as a roadmap for the City's work to advance infill. Actions identified will support and build on public conversation and Edmonton's long term vision, and could include changes to regulations, policies, processes and other activities related to infill.

Evolving Infill will run from November 15, 2013 until late Summer 2014.



Evolving Infill: What Was Said Reports

The series of What Was Said reports contain all the feedback we have received at events, through community-led discussions, written into Evolving Infill Discussion Guides, and contributed online directly as it was submitted. This feedback will be analysed for common themes, trends and messages.

This What Was Said Report documents all the words, comments, phrases, concerns, ideas and input from participants at the public Evolving Infill: Infill Talk held on December 7, 2013 at the Royal Glenora Club. The Infill Talk ran from 9:00 AM until 12:30 PM, and over 65 people attended the event.

Focus of the Infill Talks Discussion Forums

The focus of the Infill Talks Discussion Forums was to explore experiences with infill development from a wide variety of perspectives, and to gather input on values, concerns, priorities, opportunities and ideas associated with infill development and established neighbourhoods. Two public Infill Talks were held, one on December 7th 2013 at the Royal Glenora Club, and one on January 9th 2014 at Woodvale Golf Course in Mill Woods.

The overall forum design was based on the concept of an “ideas fair” where participants could explore, hear from others and leave their own input and feedback. Each “discussion station” was associated with a key project question from the discussion guide and participants were encouraged to attend all stations. The order of the stations was intended to build on one another but participants had the opportunity to choose their own path and progression. Each station was hosted by two facilitators to ensure active table conversation that was guided and recorded.

The questions we asked and the ways to leave feedback were the same between the December 7th and January 9th public Infill Talks. However, the methods that the participants chose to leave feedback varied. This is why there is some variation in how information is organized between the two Infill Talks What Was Said reports. Additionally, a photobooth was available at the December 7th forum, but not the January 9th forum.

At both public Infill Talks we invited participants to write down any questions they might have about Evolving Infill and infill in general. We received 54 questions in total. Because many of these questions asked the same things we have grouped questions with similar themes together. The questions are answered in the Forum Q&A, which is available on our website.

Mapping Where you Live & Work

Using the large map posted on the wall, participants were invited to use a **red** dot to note where they lived and a **green** dot to note where they worked.

Home

- Mactaggart
- Magrath Heights
- Bearspaw
- Duggan (2)
- Wild Rose
- The Hamptons (2)
- Glastonbury
- Laurier Heights (2)
- Windsor Park(2)
- Strathcona (2)
- Bonnie Doon
- Idylwyld
- Kenilworth
- Fulton Place
- Rosssdale (2)
- 100 Ave (2)
- Oliver
- Glenora (2)
- Westmount (4)
- Queen Mary Park (5)
- Prince Charles (2)
- Spruce Avenue (2)
- Alberta Avenue
- Westwoor
- Highlands
- Balwin (2)
- Canyon Ridge
- Sifton Park
- Kilkenny
- Griesbach
- Cumberland
- Northwest of Anthony Henday Drive and Mark Messier Trail
- South of 41 Ave

Work

- Pylypow Industrial Park
- Papaschase
- Queen Alexandria
- Garneau
- Laurier Heights
- Windsor Park
- Bonnie Doon
- Rosssdale
- 100 Avenue
- Oliver
- Downtown (8)
- Westmount (2)
- Crestwood
- Britannia Youngstown (3)
- Terra Losa
- White Industrial
- Mayfield
- Queen Mary Park (3)
- McCauley
- Parkdale (2)
- Edmonton Muncipal Airport (2)
- Inglewood
- Dovercourt
- Westwood
- Fulton Place
- Capilano
- Montrose
- Eaux Claires
- Northwest of Anthony Henday Drive and Mark Messier Trail (3)

Station A – Mapping Hopes & Expectations

At this station, participants were asked about their hopes and expectations for this conversation about infill development and neighbourhood change. Participants were encouraged to sit at the table, share their thoughts with other participants, and come up with a six word statement that described their hopes and expectations for this conversation and for the project. The final version of the six word statement was written on a sticky note and the facilitator posted it on the wall surrounding the map.

Discussion Question: Tell us about your hopes and expectations for this conversation about infill development and neighbourhood change. What do you hope it will achieve?

- Connecting with developers (city) regarding infill development
- Who's buying & who's selling
- Encourage infill near LRT lines first
- Initially issues with underground parking in condo – resolved in ? – now more condos in (queen?)
- Sustainably developing our neighbourhoods/better downtown
- This has been really great. I'm really glad the city is doing this conversation has been really great
- To see infill encouraged and promoted in the mature neighbourhood areas (above low density/sprawl)
- Paper – not everyone saw internet (online) – advertise – have to be journal – 311 to call
- 118th Ave – NOT safety! Safety of established neighbourhoods a draw
- Need to advertise better – Journal – everyday for a week
- Stony Plane Road – seedy road – trying to make better – lamp posts – keeping affordability of older central neighbourhoods – large housing
- 3 garages – ugly infill concern
- Central old location appeals
- Retaining history
- Stay historical school - Westglen
- Community league – good school – church
- Leave the oldest neighbourhoods alone. Build-out the post-war communities with subdivision of wide lots, semi-detached houses, and good quality secondary suites.
- How will the city promote urban growth in the face of suburban growth pressure from developers & annexation
- On house – have deck, patio, double garage – zero landscaped, but taxes went up
- Calgary relaxed regulations – to allow double garage
- Accessible infill (lived in Calgary) – basic (not fancy) - \$240,000 to 500,000/600,000 – 18 years increased value
- What up and coming couples could buy
- Walk-ups
- Facilitate more infill options (want to buy one)
- 25ft – trouble with parking
- Not enough parking
- Was able to share parking with neighbours (in their infill)
- Get to know neighbours - close knit community
- More infill in neighbourhoods surrounding downtown – with 10 mins of downtown
- Bureaucracy & regulations – concern councillors not involved in this process

- Process didn't work with residential infill guidelines – not effective & implemented
- How do we 'sell' infill – How do we convince folks that infill is a good thing
- City not applying guidelines structurally – need new ARP – citywide
- Better development planning for inner city in-fill lots
- Design and curb appeal
- Smaller homes – why huge homes in the middle of an existing block
- Any design seems acceptable and anyone can be permitted to put up whatever they want. More notification to homeowners in the neighbourhood about changes
- Building contractors should keep sites safe and tidy ie: no mud all over sidewalks, etc
- Keep alleys for garages, no front facing garages in the middle of a block
- Involvement from citizens to guide development
- As much P3 as possible
- Smart (better, effective) planning with respect for existing residents
- More infill in our central neighbourhoods
- Transform to friendly affordable vibrant accessible
- Infill that attracts young people and new families
- Improving my community I live in
- More info regarding in-fill housing!!
- Modern, different, unique homes - Are they now acceptable in mature neighbourhoods
- Why isn't there an online registry set up so that when there are changes to the bylaws (M.N.O, RFI etc) you are then notified immediately
- Ex changes have occurred in the middle of design/dev of a project and the applicant is unaware until application permit is finally reviewed by 'Current Planning'
- Life after work hours
- How can we work better with the space we have?
- Can larger properties be subdivided
- Infill that blends and enhances
- Landscaped
- Architectural guidelines
- Parking options
- Inclusive (of those already there & new people)
- Considerate (building sites)
- Innovative (think outside the box)
- Places for little old ladies are needed
- Minimize bureaucracy – lower the costs
- Small house – side by side duplex (infill) - win-win – taxes increased for city – support – Iveson Infill conversation – garage with loft
- Windsor Park – semi-bungalow – RFI – street, seniors community – students – ? basement – non complying
- Loft garage not approvable
- Very limited infill – options
- Infill development consistent/respectful of community current character/architecture
- City council needs to zone more neighbourhoods for infill – blanket zoning – no discrimination – Calgary has wider area
- Building code drives – could better promote appropriate construction

- Starting up project in Westmount – Gas Lamp – in old Westmount – bad building codes didn't make sense with area
- Garage setbacks
- Alley setback inconsistent with existing norms – min setback of 20 feet
- Learn about how city can help
- More relaxation with subdividing and building ev?
- Streamlined process for infill development
- How to manage short manpower/resources to meet schedule?
- Garage suites preferred over duplexes – a variety needed
- Preserving what's there by adding secondary suites
- Colourful and attractive
- Traffic, parking, aesthetics lacking character
- Driving people out
- Infill demographic changes – elderly leaving
- Cheap, unattractive infill – too frequent
- Having infill opportunities to make housing more affordable – subsidize, re? with garage suites
- 119 12-122nd street – beautiful street, building Voyageur
- Parking in back sufficient, on side/not street
- I hope this process helps to advance Innovative choice for low & medium density infill for Green Build & Net Zero residential housing options
- Explanation on a recent bylaw concerning infill
- What changes to policy & Zoning
- Stimulate desire for greater densification
- Expectation: Effect change to land use bylaw to be less restrictive, to allow more innovative design & architectural features & raise the standard of what's being built
- Retired – not working – acc?code – building heritage planning – old we ? – old light standards – put in heritage style. Project in Old Westmount Gas Lamp – Starting project up again
- Learn about how city can help
- Clear definition of infill
- Ways to slow sprawl
- Connecting with developers (city) regarding infill projects – who is buying? – who is selling? Can larger properties be sub-divided for infill housing – How would that work?
- How better use existing space! (as opposed to urban sprawl)
- Ease and minimize bureaucracy. Lower the costs
- Better utilization of existing city infrastructure (streets, utilities, services)
- Sustain neighbourhood
- Animate street life
- Utilize existing infrastructure
- 'Complete' the city
- Revive community engagement
- Affordable, interesting, innovative, contemporary, infill property. New vision by city of YEG to allow new ideas of density in older neighbourhoods
- Stimulate desire for greater densification
- More infill in our central neighbourhoods

B – Telling Your Infill Story

At this station, participants were encouraged to tell their story or experiences with infill development. Facilitators asked participants to read through a storytelling template and then think about their own story and experiences with infill in Edmonton. Participants could join the table discussion while the facilitators took notes, or they could record their own experiences on the template. There was also a “speaker’s corner” where participants could tell their infill story while being recorded by a videographer.

Discussion Question: Infill development is already occurring in locations throughout the city. Please share your experience(s) with infill. How has it impacted or influenced you?

- Covenants
- How can we keep seniors in a home, out of facilities (nursing homes) provide multi living; independent lifestyles
- Multi style homes shared family lots with gardens, homes, duplex, garage homes
- Keeping families together
- Multi sharing yards, gardens, family lots
- 2 small homes on lots
- Passive Solar
- Geo Thermal
- Relaxed parking restrictions, not every home needs 2+ spots; or multi properties do not require 2 parking spaces/unit
- Examples Laneway homes in Vancouver, suites/garden homes utilizing garages, utilizing old school properties; land to create new properties. ‘Affordable’ ‘Contemporary’ ‘Creative’
- Ugly ‘Duplex’ (side by side) along 129 st from 118 Ave to Yellowhead – Triplex opposed by neighbours, Subdivision of 50ft lot also opposed – zoning fit but neighbourhood opposition – both were appealed and developer won, After triplex built neighbour was positive about it
- Fear of the unknown
- Citizens as a whole want in fill. Zone every mature neighbourhood RF3
- Everyone has equal opportunity ie: Glenora & Calder for example – would be a bold political move. Not sure this council would have the where withal to do it
- I sell infill for a builder in Edmonton. Many visitors to our infill show home on 159th St are very onside with renewal either through renovation or replacement. One of the major drawbacks is the cost of land ie: Purchase of an existing run down home is still very expensive compared to a usually smaller lot in a new sub division
- I would like to live in or build an infill home. I think this is an exciting time to energize & redevelopment of older neighbourhoods. My concern is that huge homes are being built that overtake the surrounding homes not only in height but in footprint. I am an advocate of maintaining adequate outdoor spaces (Gar?) to encourage people to maintain connections to the outside environment, grow their own food, maintain songbird populations, outdoor area for children to play in.
- Like infill development because it will put new faces into the old neighbourhood. Provide new house/development in the old neighbourhood – residents have chance to live close to downtown core with unique retail shops. Good for elder because the transit system already established in the infill area. While developing the infill area, they still can keep/maintain the old trees and green spaces which will help residents to have nicer place to go for walk/walkway after stressful day @ work

- Streetscapes are changing. Old homes coming down; side by sides being erected. Increased parking demands but of more importance, quality of buildings is poor. Aesthetically unpleasant. No architectural features of interest. Purchased by investors & rented. Transient occupants vs
- Cafes, bookstores, etc integrated w/residential infill creating a neighbourhood is desirable
- One neighbourhood is seeing exclusively semi-detached & 4 plexes
- Should consider infrastructure (sewers, watermain, etc) prior to building all this additional usage this is not happening – sewage back up is happening in the older homes because the semi-detached all have back flow valves and the sewage will go to the least resistance
- Senior housing incorporated in each neighbourhood
- We recently bought in Capilano because we wanted to live close to the center of the city. The possibility for infill also intrigues us but we were intimidated by the process and the time it would take. We hope that infill can attract other young couples to old neighbourhoods to keep them refreshed and schools viable.
- Big lots with city boulevard
- I am building in mature neighbourhood with good experiences!!
- Like to see infill housing
- Really different design
- Some very modern designs which is progressive
- Informative sessions with residents in the neighbourhood regarding new design and methods (construction)
- Born and raised in a mature central area, I always wanted to build my home in a mature neighbourhood and thankfully I am.
- More relaxation in building envelope & building bigger homes in building pocket
- I love infill. It is one of the best ways to better use space in this city, especially because Edmonton is accustomed to growing in the horizontal, rather than vertical planes. We, in western Canada, have become 'lazy' with space use, given our seemingly endless supply of it. Ironically, large spaces typically equate urban sprawl, as opposed to high density, vertically-oriented developments. Infill permits the opportunity to better use the space we have.
- Infill has mostly been positive. It's necessary to revitalize dying communities. That being said, there are too many barriers to effective infill and not enough effort made to ensure quality architecture. As a result, some infill is an eyesore rather than an addition to the neighbourhood.
- Infill development revitalizes communities by allowing older and neglected homes to be replaced with newer ones. In turn this brings in young families and further supports the school systems.
- Been very interested in infill projects – have done 6 infill projects in the last couple of years but been finding subdividing cost too high and been discouraged with new duplex infill projects.
- Impacted by big 'new' houses
- Pride in neighbourhood, aesthetic, streetscape
- I live in 'Greater Hardisty' which consists of Capilano, Gold Bar & Fulton Place. These neighbourhoods consist largely of single family bungalows built in the 1950's. Lately some people have been building gigantic houses that, basically, make me want to cry. They are jarring and dissonant. Edmonton will be a more beautiful city if we respect and honour our heritage. Infill is welcome and necessary. Let's build beautiful, thoughtful houses in our older, established areas rather than trample on them by allowing 'McMansions'
- School yards – valuable resources that can be parks, multi-unit housing (eg seniors) on the school footprint, and community services.

- New infill has been occurring 3-4 units RF3 rowhousing which has been limited flanking corner lot sites. Impact has been a net positive for the community with increase in density relative to our future LRT/downtown location. Exterior of new infill fits M.N.O. Mature Neighbourhood Overlay
- I support infill
- The general quality of infill is pretty bland
- Re-zoning process is too lengthy & onerous. 1 year + is too much
- Will bring value to older neighbourhoods
- Living in construction zone – disruptive
- Property values
- A lot of unknowns – services – sewer, water, rain water, what size water line? – very complex
- By-law should be involved – get feel for what it takes to build in small, confined space
- Maybe leniency on their part
- I live in Spruce Avenue. There is a lot of infill being developed as it's improving some of the older parts of the neighbourhood that has come to disrepair. This will allow for younger people to move, into a neighbourhood that otherwise may have not.
- Would love to put up a duplex – area zoned for RF1 – we have a semi bungalow right now. We're the lowest assessed in the area. Windsor Park School – kids coming from outside community (only 50% full)
- Benefit to the city – they'd get more tax \$ for a duplex
- Affordability issues – would be more reasonable, get kids in the area
- Talked to planning & said duplex can't be done because its RF1
- Loft garage allowed only on corner lots
- Schools are dying
- People are worried about traffic
- Aesthetically the area would improve
- If they did more infill (allowing duplex) would get more \$ for city. Services (fire, police) are already there.
- Opposed duplex because parking going on avenue instead of street.....but it went thru anyway I think the neighbours would have not opposed if they would have sorted out parking
- What could change? – these are guidelines/recommendations not enforcement – like to see developers/builders working together with communities
- Perfunctory Inspection – they pretend they're doing honest work
- Calgary has done a great job on infill development but Edmonton has always been really far behind
- There are lots of opportunities here and we can make some of them happen – goal is to integrate the infill into existing communities
- Important to get more homeowners in communities (versus just renters)
- More infill would mean more security and safety in communities because of more people
- It's about time – should have started 10 years ago
- LRT (short)
- Communities age – weren't built with apartments ie: Parkview – Where are seniors going to go when they leave their house?
- Don't have what it takes for people to live in their communities for their lives
- City actively destroys itself
- Jasper Place – issue is they need apartments
- Students coming from outside community for elementary – modernization, long overdue
- Seniors facility, affordability

- Increase density
- If there were other options they might be willing to relocate (seniors) – should be an option in every neighbourhood.
- Increase density – need parking (Spruce Ave)
- More pedestrian friendly
- Eclectic exteriors – angles, facade & sticks out from the rest
- I'd like to see more alignment
- *missing – a program to take old homes and bring them up to standards – developers need packages & guidelines – developers often look back instead of ahead
- People don't want their house to look different
- You need a city to have the right things
- Historic buildings? Glenora?
- Central McDougal – covenant on your title – problem you can't really enforce – comes into effect if your neighbours complain
- New concept of compact living – coming to light as we talk about density – size of living space
- *What is quality of life for young families?
- In YEG – seems we have a prohibition of compact living
- Compact living – definition?
- Rental house – don't shovel, mow or fix it up. Should be mandatory that there's a full range of housing in every community
- Need nice apartments in communities
- Issue – economic (empty lots – torn down & left empty) – too narrow for duplex – could do front & back
- Developers not going for single family
- Bad thing Edm does – R3 (build up to a tri-plex mostly for duplexes) – this increases the number of renters – communities don't like this
- Brownfield development – developers don't want to do it because it's expensive
- Schools (Provincial) – family sizes are smaller now – lower number of kids in community – city should be modeling small schools that work for small communities – schools that work (this is what we need) – we need a different model
- City communities need good & services – re-thinking of commercial space. We have underutilized space. Community shopping is disappearing
- Mismatch between what should be done
- Areas that are inventoried for homes – but not in established communities (CBZ)
- City needs to proactive – add strip mall. What do we need? Sell it or re-build?
- A lot of restriction because of municipalities act (Safeway covenant)
- *transportation is key
- Infills give you the best of both worlds
- 'I would have infill beside me and be perfectly happy'
- 'You don't have to build big buildings' – High rises are expensive, people can't afford to live in them. Low rise is more affordable (Centennial Park) – will look nicer – you don't need highrise to get density
- Security in older neighbourhoods is an issue (assurances)
- Communities should be treated equally. There are certain responsibilities each way – city needs long range commitments – consistent solutions
- Speculation when things are torn down

- Can't get a strong community where half the people are renters
- City has sent out a lot of facilitators over the years ie: people weren't allowed to protest LRT's
 - Facilitators have done some mean things – rule that people can only speak once – given one minute to say what you want to say, then told to sit down – Aboriginals, Sierra Club people – should be listened to
 - Race relationships – famous example – our power plant built on an aboriginal cemetery (zero people complained)
 - Aboriginals have been ignored in this city
- Building unique and modern house in Prince Rupert
 - Good reception from neighbours
 - Initial question 'boxy' but as people have conversation people understand
 - Born and raised in community – building dream house close to downtown
- Greisbach is a great example of infill
- Infill allows creativity and personality to show in the home
- Infill of commercial with residential 'urban village' places where neighbours can meet
- What makes a place?
- Infrastructure is issue when rainstorms happen, existing houses should be upgraded with infill pressure
- Compensation or advise – 83 year old neighbourhood flooded
- City Dept too compartmentalized, replacement should be coordinated (EPCOR, Atco, etc) transportation
- Does city buy properties? Can a citizen talk to the City about land that is needed for future infrastructure needs?
- Incorporate seniors housing into every neighbourhood so people can stay where they know
- Infill near King Edward Park
- Double tax revenue – knocked
- They all just keep looking the same (duplexes)
- Not designed for residents – built for investors
- Garage suites throughout neighbourhood to allow young families to make cash flow work
- Façadism – for older homes, not just buildings downtown
- Secondary suites, garage suites, garden suites, etc. For semi & row housing typologies are possible in other areas
- Compact development – relaxation in size of living space – bylaw amendments – mature overlay doesn't accept this – modifications to parking requirements
- Redevelopment of strip malls
- Preserve single family but increase multi-family
- Development of vacant lots
- Modifications to zoning bylaw to permit reduced setbacks
- Renters vs owners – renters do not typically take care of property which changes the dynamic of the community
- Drainage & snow storage considerations with the increase in density since we're a winter city
- LRT presents many opportunities for infill development
- Many homeowners in older areas are concerned about duplexes/4plexes being built in older areas. It is not economically feasible for smaller builders to buy, build and sell. It is only economic if they divide the lot and build. This is the problem with smaller infill. We need to support smaller builders to build single family detached, so that we can have more young families move into these areas
- Urban Green Co-Housing Society

- Purchased 3 lots – offer to 4th
 - Zoned RF3 currently
 - Want to put green apartment building
 - Want re-zoning application – helpful so far as process with city
 - The form/blg not common – so not clear path
- In building want open inclusive / mgmt.
- Support for childcare/elderly at building – this is what we want to build
- Want to densify area – create lots of options
- Want community to be self sustaining – all stages of lifecycle

Station C – Considerations for Infill Development

Participants were asked to think about the key question (see below) and discuss it with other participants at this station. Station facilitators recorded conversations as they occurred and invited participants to record their own responses. Participants noted their top 5 answers on sticky notes and posted their answers under the appropriate columns labelled Priority 1 through 5.



Discussion Question: Think about yourself as well as your friends, neighbours or colleagues and identify the top 5 elements that you think should be considered so that infill development contributes to great established neighbourhoods and serves the needs of many.

Priority #1

- Free LRT ride within downtown (like Calgary) to encourage movement & use of downtown services – walkable – reduce speed limit to 39 km/h (as in Brussels, Belgium)
- Affordability – need to make sure new infill doesn't mean housing becomes unaffordable – not sure we can attain affordability one lot at a time – need larger opportunities – leave 33 n'hoods alone – already dense
- How long before you make any actual change. City is notorious for moving at a glacial speed. Stop closing schools in City Centre. We are demolishing buildings. Keep schools in central areas. Bus kids in from suburbs to central city to use those facilities. Would be great improvement to area (to build 3 homes on lot allows 4 duplexes)? Not allowed. Bylaw says I must condominium my building if multiple units – but don't want that – building 3 homes better than 4 duplex – keep moving out to the suburbs is bad idea – infill opportunities make city more interesting and appealing and desirable – Make a common walkway to homes – make them autonomous buildings but maximum space – building dept said I could put 4 or 5 plex on land area – but I can't put 3 individual homes on the land – that is disgusting – I would have to go to appeal board. Do I have to pay for that? Many homes have basement suites – that is OK, turn a blind eye to them – not working with people to build infill – It is like an obstacle course when I look for infill I look in Calgary – but not Edmonton – we are sprawl. Relaxing some bylaws – we are way behind other centers – can't subdivide my property – 30 extra feet long & not allowed – why can't I build 3rd home?
- Must link renewal and infill together. Encourage infill in areas where infrastructure renewal is already happening

- Simple straight forward process – if it's easy to navigate the process then regulation won't turn people away.
- Improve Transit
- Aesthetic of new housing is important. No tacky-tacky – make it look great
- Safety of the neighbourhood – some areas are not desirable
- Walkability
- Quality design solutions
- It's cold here – short distances to walk to get what you need
- Infill should increase street activity – need more & younger people in our neighbourhoods – especially an opportunity for 50' lot neighbourhoods
- Secondary suites are important
- Streamline approval, permit and overall development process
- Love front verandas – encourages getting to know your neighbours
- Increased density options 'Building forms'
- Encourage more business development in the downtown residential areas – this makes people want to be there. Makes it a community.
- Streetscapes – walkable, eyes on street
- I can build a house for \$150,000. That is tacky-tacky. Add variety. Add a veranda. Enhance the aesthetic of the 'box house'. If we buy a house – we won't build one. Have the developers do that. It enhances the look of the neighbourhood – adds value!
- Quality Design
- Increase to property values in neighbourhood
- Higher density developments (eg: duplexes, secondary suites, etc)
- Encourage some commercial development that promotes community coffee shops, etc
- Street level retail – mixed use communities
- Higher density & increased bus servicing
- Developer driven/P3 communities
- Affordability
- Walkability
- More apartment housing with low maintenance affordable condo fee
- Streetscape – walkable, eyes on street
- Quality Construction
- More relaxation for row housing
- Clear guidelines. In our neighbourhood someone built a big house twice the size of others – then put a 'For Sale' sign on it immediately. It disrupted our streetscape for no good reason
- Higher density infill – ie: duplexes as well as businesses in residential neighbourhoods
- Secondary suites
- Compact living & amenity more space outdoor ie: roof top gardens
- Architectural guidelines
- Urban village – establish!
- Build smarter buildings not bigger footprints –with infill lots this seems to take up almost all of the lot – We have this tendency in Edmonton to build large single family dwellings. Tall – which block sunlight & cause excessive shade. Perhaps better basement development so people utilize that area more vs just building up

- Allow lane homes & garage suites. Don't make it so difficult
- More opportunities for different types of housing within RF1 neighbourhoods
- Respect for existing homeowner esp in regards to solar access & involvement in development processes
- Streamline approval & development process
- More parks and/or schools
- Simplify rules & regulations regarding infill development
- Provide opportunities for neighbourhood retail
- Higher density

Priority #2

- Help keep schools open in older neighbourhoods
- Enhanced community interactions
- Increase architectural controls
- More commercial and mixed services on main floor – street level access – boulangeries & coffee smell great (Seattle)
- Neighbourhood streetscapes more visually appealing
- Educating neighbours about infill in the area – help them understand
- Affordability
- Walkability & eyes on the streets
- Walkability
- No shadowing of neighbours' yards & windows
- Walkable sidewalks in communities
- Stricter laws for getting rid of abandoned lots/houses) to create space for infill
- More mixed use
- Transit that helps to accommodate increased density
- More parks and/or schools – improve streets – more retail area/improve retail corridors
- Walkability
- Tax incentives to encourage desirable development
- We want to build – we want a neighbourhood with cafes, markets, etc within walking distance
- Zoning – density bonuses to reduce cost/units
- Family Friendly dense neighbourhoods – eyes on the park
- Stack housing with green landscaping
- No shadowing of neighbours' yards, windows
- Suited units/tasteful multi-family
- Allow more relaxation for use of land (more square footage)
- Guidelines for enhanced energy-efficiency – without pricing construction out of the market
- Stricter laws for abandoned houses/lots – better space use
- Help keep schools open in older neighbourhoods
- Green build/Net zero
- Landscaping
- Architectural design – variety, scale, colour
- Maintain outdoor spaces even with single family dwellings (maintain spaces for nature within our infill footprints)
- Allow duplex & triplex in all communities

- Really think we need more kids in older neighbourhoods – right now mostly seniors
- Enforcement of illegal suite construction in new developments
- Revitalize communities through different home styles
- Improve streets
- If there is a cost saving to the city by using infill to slow the cost of urban sprawl, can it be partially used to 'Encourage' infill development
- Relax requirements for garage/garden suites
- Better architecture

Priority #3

- 'Flexibility' with housing types in neighbourhoods – less focus on 'cars' & parking – encouragement from the city for infill
- Accessible to the broad demographic
- Allow larger homes in smaller lots
- More condos with green spaces for all – daycares for children – support young families
- Encourage architectural creativity
- Functionality – How does the infill function in the community?
- Similar setbacks on fronts of properties
- Architectural Options – At least an envelope around any controls so that individuals can find an option or area that they can build something they would like
- Parking relaxation – options
- Allow diversity of product type in community re: Duplex, Row Housing, Apartment, etc
- Similar architectural design
- Incorporation of ponds
- Approval Process
- Revitalize communities through different home styles re: modern, craftsman, etc
- Variety of housing types
- Unique architectural controls
- Develop neighbourhood culture
- Similar set backs on fronts of properties
- Higher density/more diversity of population
- Secondary suites
- Encouragements for local businesses & small shopping centres
- Encourage architectural creativity (variety is awesome!)
- Allow larger homes on smaller lots
- Relay? Parking/increase walkability – streetscape
- Consideration of neighbours during construction
- Impact/effect (positive) on neighbours interacting
- Places in neighbourhoods for people to walk to & gather including inside – Don't allow community gathering points to fade like in Capilano Mall, Greenfield & Landsdowne areas. Change zoning or bylaws so grocery stores in these communities can be maintained, coffee areas, banking so citizens are encouraged to walk/ bike & drive less
- Allow commercial buildings to be converted to homes

- Apartments built in with grocery stores to support them rather than isolated – integrate infill with commercial Windsor Park – no kids, school's dying, if duplex or garage suites (RF1 area) – couple per block, were allowed – would be win-win for everyone – could stay there, new families, seniors, little impact on infrastructure, policing, foods, etc – other cities, older homes are converted or rebuilt w/all sort of houses, duplexes, four plexes, etc – whole neighbourhood would benefit from having more mix of housing – infill would help reduce long commutes & need for suburban – old houses, like old cars, have a life expectancy – style for style replacement in some high ? value & land is too expensive for families – only attracts couples
- Allowance of secondary suites & garage suites in appropriate locations
- Allow diversity of product type – row housing, apartment, duplex, etc
- More retail area/improve retail corridors

Priority #4

- Walkability – nearby transit stops, pockets of commercial, schools
- Walk to services and amenities
- Allow many different types of home styles
- Family friendly creation for future improvement ie: closer to schools, playgrounds, daycare, etc
- Moratorium on urban sprawl
- City needs to support park revitalization to attract young families re: new 'spray parks' for kids
- Transit oriented design (specifically LRT access)
- Tough to get passed bylaw restrictions
- Safety
- Similar in scale to existing development
- Improved approval process
- Design
- Changes to M.N.O.
- More transit
- Don't interfere with sunlight – north edge of community is OK
- Secondary suites – semi's & row housing - garage suites possible on all lot typologies
- More Green area for environment & neighbourhood
- Similar in scale to existing development
- Fewer barriers for homebuilders
- Affordability & *permit process – speeding up time to get approvals
- Seniors housing – maybe on old school building footprints
- Moratorium on urban sprawl – to encourage infill
- Allow many different types of home styles
- Community interactive design (closer to street/relax frontage set back)
- Parking & traffic
- Impact on street parking and effect on width of roadway
- Keep the process simple to encourage people & companies to consider infill
- Allow more unusual buildings such as containers or straw bale
- Increased density commercial & public amenities
- Support revitalization to help attract families

Priority #5



- Pay attention to the scale of neighbourhoods and infill. Place it where it makes sense
- Affordable options in the downtown core
- Architectural restrictions for better streetscape – walkability to shopping, café and restaurants – smaller business eg: bakery, meat markets, flowers – sidewalks – access to LRT for transportation – allow larger balconies for outdoor living in multi properties , apartments – relax # of parking spots required, encourage bicycles & wider sidewalks – on off train & bicycles
- Allow smaller setback from roads to maximize available space – front yards are grossly under utilized
- Promoting inner-city lots like they do in Calgary
- Modern ‘sustainable’ designs
- Combine business & residential
- Safer housing for all branches of emergency services ie: police, fire, EMS
- More opportunity for semi-detached on larger lots
- Walkout lots
- Site optimization – ie: 25’ wide lot dev – garden/garage suites – laneway housing (not just on corner lots)
- Higher density communities
- I don’t enjoy commuting – encourage local and dense development
- Similar setbacks between new & existing buildings
- Rezone to allow small business infill in residential areas
- Restrictive zoning requirements inhibit re-development (little diagram drawn showing a lot on a corner, but surrounded by 2 lanes and 1 street) – This should be considered a corner lot for garage/garden suites
- Mixed-use (Vertical & horizontal)
- Entertainment for neighbourhood connect with shopping centre- fitness facilities
- More opportunity for semi-detached on larger lots
- Better transit!
- Better transportation
- Rezone to allow small businesses in infill
- Impact on infrastructure – capacity of...and ability of older homes to handle backflow when capacity reached
- Is there a possibility to offer tax incentives for infill development (ex: reduction on taxes for 1st 5 years you live in the home for original owner. Stop urban sprawl.

Station C – Photos & Comments



The following pictures were also available at this station to help participants reflect on and describe what elements they think should be considered or incorporated. Participants were encouraged to mark or highlight elements in the photos to help support their response. Blank pages were also provided so participants could write their own elements or draw pictures to help provide a visual description.

Many participants chose to use the photos provided for comment. For this reason, we have organizing responses by type of photograph, rather than including a photo of each photograph with written comments. Fewer photos were used by participants at the January 9th, 2014 public Infill Talk.

<p>#1</p> 	<ul style="list-style-type: none"> • Commercial mixed w/res home – convenience for neighbourhood - place for neighbours to meet • Opportunity to live in commercial building – on-street bike lanes don't work • Interact well with neighbours (top balcony) • Like (meeting area) • Like (bike stand) • Love this place – great location • Great commercial w/interactive streetscape • I like patios, street level retail that is open and visible to people passing by • I like bike friendly areas • Walkability • Patio • Horizontal mixed use, could encourage vertical integration on this site • Multimodal transportation • OK – within the community focal point for neighbours to gather & interact • Love this infill – agree!
<p>#2</p> 	<ul style="list-style-type: none"> • Fine – diverse • Good mix • Scale is complimentary • Variety of colours • Variety of building materials including stonework • Not a box – fits in with existing houses has landscaping • Great infill! Excellent way to! Upgrade and old neighbourhood • (Circled brown housing unit) • Excellent opportunity for common roof top amenity space – could be children friendly • Like unique building • Nice curb appeal BUT NO SIDEWALK – walkability

	<p>needed for increased densification</p> <ul style="list-style-type: none"> • No sidewalk? • Have some variation in what is built • Build something you can be proud of and is great for the area • I like this • Different – not cookie cutter home • I like variegated building types & looks • Like different houses next to each other • Need more trees • Need sidewalk • Like this feature (stone wall)
<p>#3</p> 	<ul style="list-style-type: none"> • Too much set-back from front property-line • Nice street treatment • Rest of the building is ? • OK architectural scale – too big – row housing= OK brownstone • Landscaped pretty clear • I like brick finishes on building • Nice curb appeal • Too much concrete • Setback too far • Like trees • Like architectural features
<p>#4</p> 	<ul style="list-style-type: none"> • Height is OK • Eyes on street • Variation of streetscape • Architectural feature • Architecturally pleasing • Different angles • Variety • Colour • Verandas • Walkability • Ugly vinyl siding • Beautiful trees & boulevards! • Narrow roads • Narrow streets • No curb appeal • Matures trees • Nice, but not for downtown! It is necessary also!! • We live downtown, because we like density, close attractions to walk to! • Like street trees • Streets too wide • Orient to street

	<ul style="list-style-type: none"> • Restrictions regulations don't make sense • Would like to build on lot like this and have attached garages • What about attached tandem garages?
<p>#5</p> 	<ul style="list-style-type: none"> • Nice, modern • Space for kids • Large balconies • Should different buildings strict architectural controls • Modern condos – almost too 'cookie cutter' • CPTCD eyes on the park • Encourage developer of park sites to support densification • Benches • Greenspace • Walkways • Playground • Trees • I like modern condos • Like the 'eyes' on the park • Hide electrical • Don't like similar buildings – too close together • Need more 'green' • See comment re: where in community – north edge of comm OK – don't interfere with sunlight north edge of community is OK
<p>#6</p> 	<ul style="list-style-type: none"> • Needs streetscape update visual interest • Lovely upgrade • Flower • Wide sidewalk • Big improvement on Sp RD! • I like architectural lighting features • I like architectural walking paths decorative paving stones • Trees • Eyes on street • Create an urban village – walkability! It enables you to interact with your neighbours! • BR2 wonderful plus why not along an internal roadway of community • Wide side walk • Don't like façade • Like green/garden features • Like sidewalk • Frontage could be improved • Nice sidewalk for encouraged walkability

<p>#7</p> 	<ul style="list-style-type: none"> • Decorative • Good for families with young kids but not for me right now, Its sterile for me. Add a coffee shop on the corner to encourage community • NO COMMENT • Trees • Not used in winter. Can that be changed? • Like eyes on the street • Bench could be nicer • Like seating feature • Eyes on the park • Lots of mature trees • No front-entry garages • Trees and lots of them • Residents can walk to the park • Greenspace and playground
<p>#8</p> 	<ul style="list-style-type: none"> • Trees/foliage – keep!! & require it be kept • Scale of homes=fine • Density=fine • Looks like a lot of secondary suites • Trees • I like trees • Need variation in housing

General Comments (not related to specific priority)

- Better communication/accessibility to current planning staff ex: email correspondence – setback/height verifications while designing/developing on unique sites – 311 doesn't work
- Mature neighbourhood overlay – reintroduce some clauses removed: 3-6 m set-back overage block face can throw off dev – closer to street, engage better – a lot of extra work required – and also time consuming & cost – no way to verify – simple rules – creates a sense of place & community- value is in backyard, not front yard –reintroduce attached garage as part of 40% - removed from design guidelines – we live in a climate where people need garages. Every new dev't has an attached garage, expectation of people – don't understand why it was removed & we can't check every clause to see if change – should be a list of changes so we can review before we submit. Why isn't there a registry set up so that we when there is any change we are notified (those in the industry)- notify us immediately of change – would save time, headache, energy, effort, money – then we have to submit another 3 sets of drawing – could easily be avoided with a registry – allowed min 1.2 side set back – did a design with 1.2 each side – told 1.36 other side, provided justification why to do that – totally dismissed – makes no sense – current planning staff do not exercise any variance of flexibility. – making good use of narrow lot, investing in community, kids going to schools – This the City's vision but real tension in how this done. They focus only on the

numbers and act like accountants, not planners. (?) did a survey – 22 to 1 in favour of site. But the city rejected it. Rules are rigidly enforced. Shouldn't take just 1 person for them to refuse the application.

- The urban village within greater Edmonton we've compartmentalized neighbourhoods. Encourage community hubs where people gather, communicate, interact, live & work.
- We've moved away from the dynamic of an urban village – let's return there.
- Connecting with people – importance of human interaction
- Architectural guidelines – landscaping – consideration of neighbours during construction – parking & traffic – infrastructure upgrades for increased usage
- (Drawing of 40% site coverage w/garage) – M.N.O. considerations: go back to front setback rule; 3.0m – 6.0m setback ie: NO avg blk face – re-introduce attached garage as part of 40% site coverage w/rear lane access for interior lots – 1.2m setbacks (side-yard) on BOTH sides for lots under 15.24 (50') widths
- More interactive streetscapes for both residential and commercial infill
- Need strong supportive architectural standards that are neighbourhood specific
- There are many zoning tools & ARPs that enable good infill. Why isn't it happening?
- Protection of the essence of heritage buildings and neighbourhoods
- Balance of solar access and tall buildings w/new green homes – need to respect solar access - ?and city ?communicate, concern w/services and capacity with double water use will sewer be able to handle it – w/LRT consultation process by time public consent was there no consideration existed on routes – can't do the ? ? an airport lands and in ? weights
- More flexibility in evolving use of city buildings and schools
- What happened to the Granny Suite out back?
- Need to understand the different financial constraints/limitations of both current & future home owners in existing neighbourhoods
- Want urban land features (can't have ponds & wetlands) – like being able to start community from scratch – can get new engineering design & consistency themes like airport, orchards – private developers (\$ margin) mean stronger ? for high quality design
- Street level retail all over – something we don't really see here – flowers & bigger walkways – in denser cities eg: Asia – there is always retail on ground floor – but doesn't need high rises – could be all 4 storeys
- With very integrated residential & commercial creates vibrancy & culture rather than just houses – every community should have a school
- Ponds rather than soccer fields for storm water
- In post-war neighbourhoods, on street parking is not a problem – but off-street parking should be preserved
- 'Right to sunlight' is not entrenched in the Zoning bylaw. 2 ½ storey houses are permitted everywhere, so get over it
- More amenities – in suburbs, more diversity of lots – need mixed housing & lots in infill – or rather all certain housing in certain areas (district based)....thematic – character to different neighbourhoods
- Need to respect the 'right to choose' as it relates to appearance & design needs of the home owner
- Let's not re-invent the wheel – see what other cities have done – lessons learned
- I don't want to think negatively about it. I think it's positive
- More restrictive guidelines for new construction/infill in heritage neighbourhoods
- Development that is walk/bike friendly
- What is the definition of infill? Why aren't large downtown properties divided into smaller family homes? It's easier to do single family with suites – suites are a good thing!
- We can't be resistant to change a great city is really bold/innovative/refreshing – looking many yrs ahead.

- Make playgrounds and benches useable year round. Edmonton has talented designers! Organize competition to address outdoors in winter (other than skating)
- Compact living – design w/more outside amenity space for mix age/income families
- What was considered the norm or ‘The character of the neighbourhood’ in construction capabilities, affordability & choice is not the reality of today
- Certain communities need to understand the natural life cycle of a ‘Home’ not just the neighbourhood
- What was the norm 50+ years ago in consumer choice & options is not the reality of choice today

Station D – Opportunities & Challenges associated with Infill

At this station facilitators provided each participant with the Infill Opportunities & Challenges Station Discussion Guide and invited them to work individually or together with others to capture opportunities and challenges. The opportunities and challenges listed below are sorted according to whether the participant who contributed the idea saw it as an opportunity or a challenge. The ideas were then incorporated into the large group Infill “mindmap.” A photograph of the mindmap and a record of what was written on it is shown at the end of this section. Participants also had the opportunity to use a flip chart and create their own mind map to mirror what was on the wall.

Discussion Question: In regards to residential infill in Edmonton’s established neighbourhoods, what do you think is working well now? What do you see as the opportunities associated with infill development? Alternatively... what could be improved? What do you see as the challenges, concerns or issues associated with infill development occurring in established neighbourhoods?

OPPORTUNITIES

- Affordability & demographic spread – broad range of ages so there is flow through the neighbourhood – opp. Younger people to move in – how to do that in more desirable neighbourhoods – maintain schools – enhance viability on neighbourhood
- Experience in Calgary – 1980 (lived 18 yrs.) newer infill, when left price of infill had increased – become luxury homes
 - Could walk a blk and half bus service every 15 mins – fantastic
 - Moved 1998 Edmonton – moved to area with amenities
 - In 1970 lived in Calgary in a duplex benefit from a fire wall in duplexes (sound proof) – get a larger side lot
- Edmonton lots could work well for infill
- Advantage of infill small yard easy to keep
- Houses move into older neighbourhoods in Edmonton increased the demand for homes in the neighbourhood and raise property values
- Parking also an opportunity – fill up parking spots – more transit oriented want to live there
- Not just city – it’s people complain, should lighten up
- Infill is better than condemned homes
- Homes aren’t architecturally amazing the old ones they were just starter homes yet people want to keep them
- Only allow small developers to develop infill, big developer’s don’t give chance
- Still huge areas where gentrification could have happened, but hasn’t
- City should give small developers incentives and small piece of land to see what they can do with it
- Established neighbourhood not affordable
- Leap-frogging development – keeps moving out - schools closing – deterioration of housing – not sustainable – need more infrastructure
- Can’t maintain low density – not good for tax base
- Unsustainable model of growth
- That’s why have to incentivize infill

- Village concept happening in suburbs – should have same concept in mature neighbourhoods – how would we do that in infill
- Existing lot size & grid layout become impediments for town centre/hubs concept – maybe should cut up grid – increase number of frontages – designate whole communities that would support that
- When its narrow lots can't subdivide them always going to have RF1 – can't just sit back & wait for developers to amalgamate lots – it's too expensive & there is NIMBY
- Designate whole district with walkability overlay – provide economic environment to create opportunity – do through zoning (did it a bit with RI?)
- Spreading & establishing vast neighbourhoods complex with all amenities such as playground, shopping centre, all entertainment requirements, restaurants.....
- As the opportunities – stack buildings, apartment with affordable maintenance & condo fee
- Different type of design for neighbourhoods complex with varieties in design. (red, blue, open, broken, European style, old fashion....)
- Subsidy – incentive to develop infill as opposed to outlying area
- Keeping family members together in a way that they share caregiving, yard work, raising children, elderly members integrated with family & not isolated in Nursing homes
- New ideas are actually old ways of allowing family members to be sharing homes; same city lots,
- Financial independence for young persons to have their own homes – affordability – lane way homes
- The older areas have school properties that are not being used; schools closed let's use that space to create new infill multi homes
- Stop making city lots available to a restrictive # of home builders
- Encourage innovative new means of – sustainable off the grid neighbourhoods – solar; geo thermal; allow for innovative use of products to encourage sustainability
- Improved community (revitalization)
- Reduction of crime
- I'm pro infill! We lived in one in Calgary & loved it. The bus that ran 2X's every 15 min. was just 1 ½ blocks away. The infill was 1600 sq ft with all new electrical, plumbing etc. It had 2 ½ baths. And the yard included zero landscaping front yard, deck front & back, patio back and double garage
- Replacement of poor housing. Stock has improved character of neighbourhoods. Especially in Westmount, North Glenora, Glenora and Crestwood
- Slow urban sprawl
- Increase in property values
- Visually appealing
- Opportunities for older retired people to sell their properties (NOT TO REAL ESTATE) to a venture that enhances our neighbourhood
- Look for opportunities to establish or keep present GREEN SPACE
- Creating apartments where a single dwelling stood allows for more diversity in a neighbourhood that may be losing population and revitalize the neighbourhood with younger people (adults and children)
- Mixed use at street level – shops at street – living above?
- Maintain continuity of mixed use commercial along street path to avoid 'Dead Zones' of no interest/interaction with pedestrians
- Community living – walkable neighbourhoods – creative design – interior & exterior – subdivision of larger lots – neighbours are now accepting new development in mature neighbourhood – passion? about living
- Better transit/less reliance on cars
- Increased density = more vibrant core

- More diversity
- Less reliance on cars= healthier population
- Moving duplex & semi-detached from 'dis?' to 'permitted' in RF3 was a good first step
- Safer homes to live in – new electrical, plumbing, foundations, structure
- May attract a more well – to do crowd, a more healthy crowd
- Population increase – moving away from suburban sprawl
- Increase the bus rates to accommodate alternative modes of transport
- Diverse neighbourhoods
- Many new single family houses in my neighbourhood have basement suites. This is a great way to increase density (units/?) without disturbing the traditional character of the neighbourhood
- MNO works reasonably well but contains 'one size fits all' elements that don't work well in some neighbourhoods
- Infill development of 3X4 plex (122 St north of 119 Av) has been highly successful because builder was obligated to add features to appease community opposition. Builds are architecturally/? That's really pleasing, colourful and impact on parking has been integrated Infill fill increase density which is OK by us. And it could be an opportunity for communities to take the lead in working together with industry on what gets built, where the city should empower communities and work together in partnership. Infill development could help to establish urban villages within Edmonton if City bylaws and regulations were less restrictive and allowed for development to occur more organically
- Revitalize Communities
- Keep schools open
- Stop urban sprawl
- Current amenities (stores) & city-owned properties (rec centres, fire halls) are effectively utilized
- Less commuting time. People live & work in same general area so there is better engagement by citizens to invest time & energy in their community
- Less use of automobiles
- We have some ? housing & some other semi-detached that are beautiful, well thought out addresses parking added landscaping – good neighbours during construction
- Infill is occurring in established neighbourhoods and so, evidently, people who wish to build seem to be able to do so. However, I believe the challenges presently outweigh the opportunities, given the glut of dilapidated, abandoned structures/lots within established neighbourhoods, as well as the ongoing creating of new suburbs
- Revitalization – homes can only last so long without renovation or replacement
- Higher Density – with a growing population the city either has to become more dense or spread outward
- Encourage families to older neighbourhoods – this will help older schools stay open and reduce overcrowding in new neighbourhoods
- Innovation – improvements to energy efficiency, water use, etc
- Diverse architecture
- Appropriate use of secondary & garage suites should be encouraged
- Post-war neighbourhoods are severely under-populated. Older residents must begin to move out and the community is met with two opportunities: renters or owner-occupied infill
- I am pleased to see the revitalization around Commonwealth Stadium & 118/Alberta Avenue. These mature neighbourhoods with their towering elms & beautiful boulevards are a very positive change.
- Park spaces are well located and use
- Diversity of commercial uses is good

- Housing variation is interesting
- Transit is fairly accessible
- Established neighbourhoods are very successful in terms of infill projects – keep them unique
- Mix densities create great housing options and choice of affordability across the spectrum age/income of families. Townhouse/row house has been successful on RF3 corner flanking lots, particularly with new families. *RF4 would work if compact living w/more outdoor amenity space occurs

CHALLENGES

- Live in Bonnie Doon – often sewer smell – now going to have more flow, nobody seems to have answers to that or talks about it – no resolution
- Departments of city don't communicate – especially Epcor & the city – budget isn't there to increase infra?
- Guest parking a problem – where is the enforcement? – duplexes w/illegal secondary suites, it's obvious but hard to enforce – safety requirements – nightmare to try & develop secondary suites had to do row housing instead was hard develop – limited guidance at city planning dep't about process – development offices have expertise in one area – as application changes jumps from 1 person to next – limited training/experience
- Mature neighbourhood overlay – too many loop holes when went to appeal board gets passed through ex: concerned about building going in too much height – blocks neighbours solar access – comments ignored when gets to appeal – it's a balance between neighbours & new home-owners
- Neighbour with smaller properties no room for vehicles – issue with snow clearing where to park vehicles – garage? – some don't have that much property space – if putting in new infill will put in larger garage, they won't keep old size – greenspace – be mindful for seniors or young families
- Street level retail
- When apply for dev'p permit – everybody gets notified so I think its working – low-income dev'p no one wanted it – had 2 meetings not enough notice – not a good way to do infill without proper public input – better to have planning process
- No architectural control or guidelines – modern house by old – some people like some people don't
- Attractive think about living in in fill areas no homeowners association
- Ex: of infill gone wrong – Candy Cane Lane – new dev'p going in & they not participating in Xmas lights changes the culture of community
- Challenge maintaining transit so new demand is fulfilled
- Architecture subject – but some things just aren't good
- New buildings Edmonton not used to
- Diverse arch. good about infill, good to keep some old 'character' homes – but on efficiency side, cost a lot to operate
- People have different needs/expectations now about size of home
- Concerns from residents about secondary suite & parking & infrastructure capacity
- But MNO is now an impediment – it says we just want more of the same
- Big challenge how to combat speculation especially when there is LRT/TOD
- Per square footage more expensive to do infill
- Shortage of rental in the city – people don't want rental – NIMBY adds to the shortage

- So have old decrepit rentals – old bungalows etc – not insulated, bad plumbing
- How do you rejuvenate rental stock with infill if land value becomes too expensive?
- City Dep't need to relax bylaws – limit opportunities ex: property can fit a fourplex but zoned RF3 & MNO prevents no chance to diversify the aesthetic of street
- Want to see variety on street
- Infill pulls area up, would be a focus point – helps achieve city goals
- Feel bond – can't get there
- Support developers in suburban areas to make narrow lots – but infill dept's can't do it in mature areas, not take advantage of same regulations
- Encourage infill, but actually encouraging outfill
- Rules & regulations can be changed
- Schools closing, if want to live in suburbs bus kids to existing schools in established areas
- Services should be in a clump & be the heart of the neighbourhood
- Complexity
- Lack of plan for all requirement in same timeframe
- Parking areas
- More entertainment
- Neighbourhood culture
- More fun things/activities to make neighbourhood happy
- Incorporate P3 developments when repurposing land for developments – incentive to make profit will result in better planned communities
- Creative approach to allowing affordable life styles
- Smaller residences – multi homes on larger lots
- Redevelop old communities
- Allow families to be re-introduced to older areas of city – safety
- Older run down areas become populated by homeless & rental population
- A means of having access to view a map of areas of the city where allocation of available lots for rebuild of infill areas
- Access to other persons to share their stories of how they managed to navigate the complexity of city restrictions; bylaws.
- Side yard clearances
- Code requirements for parking
- Length of time to acquire permits
- Profitability of projects when paying high prices for existing homes in the infill areas
- Lack of high density properties
- Hard to assemble land
- No opportunities for basement suites in duplexes even though the construction and safety of new infill are better than some of the older homes with suites
- Permitting takes too long
- We had to keep our lot tidy because it could lose its charm quickly but the size made a 'quick fix'. Parking for friends was tight. Where to put the shovelled snow?
- The 'semi' development in places like Britannia – Youngstown is uninspiring and is not helping to change quality of built environment
- Increased density is good for support of local business – vibrancy

- Permit timelines by city officials
- One of the challenges would be parking – smaller homes, & property means less area to park one vehicle. Some of our older homes & neighbourhoods today don't have the space to park vehicles – especially as the snow issues we have today.
- Having buildings that do not fit with the style of the neighbourhood. I.e: suburb style – (after) 1990's does not belong in a (before) 1950's neighbourhood where apartments and row houses are better suited
- Free LRT downtown between Grandin and Churchill station to encourage use of attractions on the way
- Narrow minded people
- City planning delays
- More architect/drafts of design in-fill house
- Over regulation
- NIMBY's
- Permitting process/high barrier to entry
- Some infill has been poorly done and gives the rest a bad name. What can we do to maintain quality standards?
- Reduce the time involved with the development, rezoning, subdividing, permitting
- Allow for diversity of product type/duplex, row housing, etc/as well as home style (modern, craftsman, etc)
- Maybe folks are forced out of their residence for new development – if so, new development must be done to accommodate people who are pushed out, and should be ready for them to move in.
- Affordability - safe neighbourhoods – some concerns associated w/infill is that they become unsafe because newer buildings are smaller & designated as affordable housing – negative associations
- Schooling accommodations – can they handle the increase in populations
- Parking
- Elimination of green space
- Zoning – modifications need to be made to ensure the infill guidelines can be adopted & implemented
- Architectural design not similar to existing development
- Not enough incentives to develop an abandoned gas station sites & run down neighbourhood commercial area
- Schools need to remain open to attract families
- There are market incentives for greenfield development – lower taxes, lower bldg. costs, need non-market incentives for building in older neighbourhoods
- City needs a redevelopment agency to spur redevelopment
- Current infill lacks architectural interest and features that are aesthetically pleasing. Building boxes without character are imposing and do little to enhance the community. Moreover, because they are not pleasing, they do not attract homeowners. Instead, investors buy and rent them out. Transient residency does little for community building
- Land use bylaw 13 too restrictive and needs to aid in building community not restrictive and imposing hurdles and roadblocks that present creativity and innovative design
- Houses too large (overshadow their neighbours) – creates anger & resentment
- Not enough yard area (front, back & side) outdoor areas become empty, narrow with few options to encourage / maintain connection with nature.
- How complicated is the process?
- How do we make infill accessible to new home buyers (cost)

- Not all properties need to be or should be torn down. How can renovation be encouraged to make older areas more appealing to new home buyers
- Some other infill is stepped up. Just a box no imagination no landscaping – including seeding a lawn in some cases. The infill is exclusively semi-detached and 4 plexes. Would like it opened up to other options such as garden suites & garage suites – change the zoning or bylaws. Secondary suites, basement suites.
- Challenges remain ongoing for those seeking infill. For example: - long and convoluted application/permit acquisition process with the city – lack of stringent laws for dealing with abandoned lots/houses that could be redeveloped with infill – lack of incentive to create infill (ie: it is often more affordable to buy in the suburbs which doesn't encourage infill) – existing laws over regulate the creation of lane way houses, garage suites and so forth – all of which would encourage higher-density living – architectural diversity must be encouraged!
- Process – the current process is intimidating to many people looking at this option
- Higher density – roads and transit will need to cope with new people. Also parking if improvements to transit aren't made
- Innovation – can the process keep up with new ideas and technologies
- Friction between old and new – there needs to be compromise between new residents/development and old residents/development
- Investment properties with little regard to existing architecture and residents
- Planning & Development dep't needs overhaul. Permit process has no transparency or accountability. Inspector have limited 'real experience' & no accountability for scheduling
- Existing infrastructure design & capacity with increased density
- As properties become available, easy money can be made in renting them out, which often leads to declines in maintenance and landscaping. Demolition and replacement takes a big risk but usually results in an upgrading of the community
- LRT – create short-line routes so people can get around the city core without a car
- Developers tend to look back and choose ideas that have worked for them in the past. They need a catalogue of future-oriented concepts that build a sustainable city
- Facades/updates
- Better maintenance programming of parks/open spaces
- Too much parking (lots are too big parking reg are too big)
- Neighbourhoods beginning infill have a lot of NIMBY opposition. How to combat this?
- Need more transition housing for empty nester & seniors relax height restrictions of MNO where need of increase density. MNO=more of same support NIMBY bias against infill land speculation limits redevelopment potential – ironic shortage of rental accommodation

Opportunities and challenges – Mind Map layout



The following headers in bold are the main branches of the mindmap created at the December 7 public Infill Talk, which is shown in the photograph above. The bullet points beneath each header are the opportunities (OP) and challenges (CH) related to each branch of the mindmap.

Opportunities retirees see for infill properties to enhance neighbourhoods

- OP – increase in property values - replacement poor housing stock – safer homes (updated electrical, foundations, etc)
- CH – lots of dilapidated abandoned structures

Green space

- OP - More vibrant core increases vibrancy support local business – mixed use at street level – avoid ‘dead zones’
- OP - Revitalization commonwealth stadium & 118/AB Ave – diverse neighbourhoods – revitalized neighbourhoods with younger people – attract more well-to-do crowd – post ward neighbourhood under – populated
- CH – elimination of green space
- CH – Schools need to remain open to handle increase in population
- CH – affordability – one size fits all doesn’t work – encourage arch diversity – ‘character’ – infill will change – encourage arch diversity – no regard existing architectural design dissimilar to existing dev’p – there is fear of something new what is building condemned isn’t new better – semi-dev doesn’t enhance quality built environment – some infill so imagination – some infill poorly done gives rest bad name – properties become available easy money can be a made renting out leads to decline in maintenance & landscaping – ensuring broad demographic spread – affordability & perceptions unsafe – negative associations with affordability

Buildings do not fit style of neighbourhood

- OP - Mature Neighbourhood overlay
- OP - Visually appealing – diverse architecture
- OP - Basement suites great way to increase density while maintaining character – appropriate use of secondary & garage suites should be encouraged
- CH – one size fit doesn't work – character – infill will change it – encourage arch diversity – no regard existing for arch/residents design dissimilar to existing dev'p there is fear of something new what is building condemned isn't new better – semi-dev doesn't enhance quality built environment – some infill no imagination – no landscaping – some infill poorly done gives rest a bad name properties become available easy renting out leads to decline in maintenance & landscaping – garage suites should in consider in all lot typologies (but consider parking)

Community participation & Permit timelines

- OP – semi & duplex permitted in RF3 good 1st step – do blanket zoning in all mature neighbourhoods RF3 – all neighbourhoods treated equally
- CH – slows down good projects – NIMBY's narrow-minded people – zoning changes needed to ensure guidelines implemented - ?laws for designing with abandoned lots/houses – no enforcement – permit process has no transparency or accountability – reduce time rezoning sub, etc – not enough incentives to develop old gas stations – way more incentives for greenfield dev'p – high barrier to entry – process too slow, long & convoluted permit process – city planning delays – over regulation – need a catalogue of future oriented concepts – developers tend choose ideas have worked for them in the past

Slow urban sprawl

- OP – Population increase – understanding the guiding – as one stop document process with the process/contact info/timelines
- CH – existing infrastructure – lots more creation of new suburbs – annexation how to balance growth on both fronts – city pulling in both directions

Parking

- OP - fewer parking spaces – more demand for transportation – increase bus routes accommodate alternative modes – less reliance on cars – healthier population
- CH – how to maintain transit service – where to put shovelled snow – need short LRT routes – free LRT downtown between Grandin to encourage use of attractions

Station E – Pulling it all Together & Moving Forward

Facilitators at this station asked participants to think about what they had already discussed and heard at the event, and with that in mind, to consider the station question. Participants could join the table discussion or record their own written ideas, suggestions or recommendations for infill. Participants could also present their ideas, suggestions or recommendations using the available “props” that best described or enhanced the explanation of their input, which were then photographed. The photobooth was another way for participants to put together a visual that described their ideas.

Discussion Question: What are your ideas, suggestions or recommendations for maximizing opportunities and addressing challenges in order to move infill ahead?

- Improving communities through infill development will allow better access for new families and younger people to move into an established community that already has the facilities that they have. I find it sad that newer neighbourhoods take years to get new schooling and then the city/gov't closes older schools in developed neighbourhoods because no families live there. Infill may help cure this and allow older neighbourhoods to be re-established as they once were
- Policy change
- Office in Britannia – Youngstown, zoned RF3, older semi's and redeveloping into larger. Infill already taking place
- Has city surveyed lots to see potential? Assessed potential under existing zoning to see how many more could be accommodated? Focus on converting where already allowed and how many people that could accommodate? And whether infrastructure could support?
- Policy to enhance existing infrastructure (parks, street redevelopment to include landscaping & ?)
- Policy that ties increased density to increased infrastructure (parks, way finding, access to downtown, transit, live/work) – how will/should city respond as density increases.
- 102 and Stony Plain – missed opportunity to add value (parks, bike lanes, etc)
- Support infill, Edmonton has lots of opportunities, but needs to be done right
- Make infill development process more streamlined so that the costs and time for the builder are not as prohibiting as they are currently
- Improve in Culture
- Increase mental in Public knowledge
- Advertisement & Education neighbourhood
- More entertainment (healthy entertainment)
- Develop parking areas
- Increase density manageable
- Permit process spending
- Develop creative check list to follow for development
- Security & Amenity
- Step by step procedure for follow up (easy understandable)
- Let's create vibrant communities. Let's have walkable communities that people can be proud to live in. Let's reverse sprawl and give people a reason to live in mature neighbourhoods. Let's end our reliance on the car. Let's create iconic buildings downtown. Let's create a downtown that people want to be in. (And let's do something with the Molson Site that doesn't suck) ☺
- Need zoning relaxation

- Permit process needs to be quicker
- Public knowledge and education for neighbours
- Subdividing cost are very high and not worthwhile
- Have more informative sessions like this one!!!
- Thank – you to you for having opportunity to talk and discuss this subject matter
- Informing and education of everyone involved – resident – builders – architects
- Have positive experiences related to the public
- Media to have positive coverage regarding infill housing
- Edmonton’s urban sprawl is a runaway train that does nothing to encourage a balanced lifestyle that is less vehicle-reliant, more connected to your neighbours, and makes better use of existing space. Ways the city could encourage infill include streamlining the application/permit process, placing a moratorium on land acquisition for suburbs, reclaiming abandoned or neglected lands/structures downtown for infill. And striving to improve public perception of inner city neighbourhoods. Tremendous opportunities exist here.
- There are lots of individual concerns surrounding infill: not too tell/not tell enough, distance to the ? architectural central/freedom, parking, transit
- While these are all important, the city should not let itself get bogged down in the weeds. A process that’s straightforward and easy to navigate is the most important so that those interested in infill aren’t turned off right away and simply move to a new neighbourhood.
- After a good process is created, the individual issues could be address perhaps by allowing different things in different areas.
- I think that it may be useful to frame infill issue in the context of full cost accounting or the triple bottom line. When social and environmental costs and benefits are brought to the conversation, new ideas sometimes make more sense.
- Find ways to stimulate infill in neighbourhoods that currently don’t have much infill development to take pressure off neighbourhoods like Garneau that have too much density
- Edmonton needs a redevelopment agency to advance redevelopment in some older neighbourhoods.
- Edmonton needs incentives for infill – good infill – that fits well into existing communities
- Edmonton needs to focus on redeveloping abandoned gas stations and run down neighbourhood strip malls/commercial areas
- Edmonton needs to fully apply the principles of walkable communities
- Edmonton needs incentives to implement ARP’s eq 109 St ARP
- No mo? ?/doesn’t make ? ? – it wasn’t ?
- Infill very more in Calgary – desirable
- Derelict homes worth something because of infill
- Infill increase land value
- Lots of amenities close by
- ? kitchen
- Fences for dogs – places to walk
- Good for community
- Garage at back, the neighbourhood was in harmony. This was in Calgary
- Loved it – we’re pro infill and need to be here to support it
- Design & Efficiency – it was hurt in 1980
- Increased density appropriately

- Subjective ?/too? We want to hear from people moving forward/balance futures needs & respecting what existing citizens have to input
- Communicating with engineering
- Engage community leagues early on often & build support for infill projects
- Publish and promote 'success stories' where infill opportunities can enhance existing neighbourhoods
- Let the planners 'plan' & don't listen to neighbourhood squawkers
- ? ? ? 124 St market was there anything up ? – rec center (? Info elsewhere ??)
- Community leagues – social media - ?not just
- ? is 105 years old - ????? feels overwhelming – other websites links etc. Don't have time to feel expert not knowing where to start – what's the city hoping to get out of this info session - community league/people ? information
- To the communities – wouldn't have known if I wasn't online/every day ?
- Asking a lot – what is infill? Don't know dimensions/boundaries
- Infill such a huge concept – roads, parks – we're looking at infill
- Overwhelming – What are we asked to ? ? Miss-opinion
- We want more restructuring – integrity
- Require that ALL infill projects must be designed by architects (Not currently stipulated in A.B.C.)
- Support and encourage growth of local, Edmonton-based architects
- Support creation of school of architecture in the city to increase understanding and discourse on better design
- Do not trust SDD to run with this, when the infill strategy is complete. Get the City Councillors – involved, directly with consultants.
- Tax incentives for people who renovate in an existing assigned infill neighbourhood or who purchase an infill.
- Keep the process simple
- Relax bylaws
- Windsor Park resident, school at 50% capacity
 - 800 sq feet, semi-bungalow, 1940's, 6' basement – lowest assess on block
 - Wanted duplex (side-by-side), sell half/live in half – city get increased revenue, near hospital & school, support neighbourhood – but RF1 (and not corner) can't – tried garage suite, also no
- Minimal impact
- Vancouver is more permissible – 4-plexes allowed mid-block
- Grocery stores w/apartments, above – here we don't
- Communities fade as people move out
- Re-build's too expensive, need options like duplex that are more feasible for families
- Allow people to live closer to where they work
- Relax bylaws for mid-block duplexes, semi's, garage suites – especially near university
- Neighbours concerned when someone tries to make \$, but redevelopment can improve neighbourhood
- Edmonton is behind on this, compare to Vancouver
- Transportation/transit can handle increase
- Getting so spread out, and services cost \$
- Change is good
- Infill should include residential & commercial people don't want to go far for coffee – attractive ? with neighbourhood

Other Comments

- ? ? want to live
- Infrastructure needs to be addressed – sewers and older house sewes need upgrade ????? – infrastructure needs to keep up services to older homes
- Allow more unusual infill such as strawbale, shipping containers or suites above ALL garages, row house mid block , etc. front drive garages

Station E – Photos



- Walking: markets parks cafes restaurants shopping

Other Comments



- Lived it & loved it for 18 years!



- Spot the infill



- Free LRT downtown



- Increase density appropriately



- Donuts make great pastry but lousy cities



- Builders should be good neighbours



- Let's mix it up! #mixeduse



- I don't want a career in Bureaucracy



- Garage suite bylaw – R3 → allow it



- Living in Oliver – loving it!



- Walking + bike friendly neighbourhoods character



- Personality character of NHBD maintained

Other Comments from the Event

- City is full of bureaucrats who aren't listening – will my input make any difference?
- Public knowledge & leniency towards infill is challenging. Getting better definitely.
- Increasing density is essential to enliven streets. I moved from Strathcona to Kenilworth and am uncomfortable with how barren are the streets. 60's neighbourhoods NEED more people
- City says one thing and does another. The infill guidelines were a complete corruption of public involvement
- Venue ironic – private exclusionary club venue w/public transport staff demographics – all young (not a complaint, observation/compliment)
- ? decision-makers not here
- End Product – please ensure it is actually implementable – can evolve – creates incentives – CRL on a small scale?
- Once the plan is completed 'we all need consistency in the interpretations of the plan' Far too much variance exists between development officers decisions
- Need to ensure that once the 'final plan' is ready that a comprehensive review of all existing policies, bylaws, overlays etc. reach the same message
- Too much contradiction between zoning bylaws, 'The way we grow' transit oriented dev & the mature neighbourhood overlays
- Set-up is artificial and suspiciously structured
- Should have common sense expression or public – each individual should have a chance to stand and speak – too much potential to shape to a pre-conceived outcome
- Planning department methods are artificial and foreign ex monster home down the block
- Zoning tinkered for greedy people w/ means
- Too many buzz words
- Bylaw enforcement are ? cheats and can ruin your life