

## ACTION 19 SURVEY RESULTS

During Evolving Infill Phase 1, participants expressed a need for more clear and concise planning notification letters from the City. Modifying these letters will increase understanding about proposed changes, clarify expectations and improve communication between the City and residents in mature neighbourhoods. Better Notification Letters (Action 19) is a priority action item of Edmonton's Infill Roadmap, the City's work plan, containing 23 Actions to support more and better infill in our city.

This document provides a summary of the online survey feedback which asked the Edmonton Insight Community to review and comment on a sample Development Permit Notification Letter. These survey results will be used to improve the content and format of the three most common planning letters property owners may receive throughout the planning process: Notice of a Land Development Application, Notice of a Public Hearing, and Development Permit Notification. The new letters will be introduced this Spring.

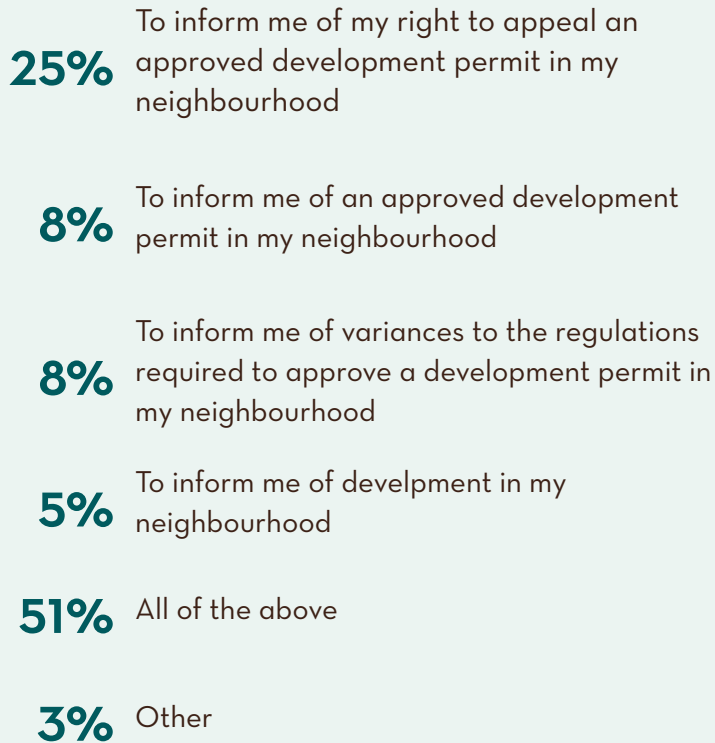
Notice of development happens as part of the City's review of an application that proposes to change the policies or rules that apply.

Detailed survey results can be viewed online through the Insight Community Portal at [edmonton.ca/insightcommunity](http://edmonton.ca/insightcommunity) or at [edmonton.ca/engagementsurveys](http://edmonton.ca/engagementsurveys). You must be an Insight member to view.

For more information about the City of Edmonton's infill initiatives, visit [www.edmonton.ca/evolvinginfill](http://www.edmonton.ca/evolvinginfill).



## WHAT IS THE PURPOSE OF A NOTIFICATION LETTER?



**66%**  
**OF PEOPLE**  
**SAID THAT THEY**  
**UNDERSTAND**  
**THE MEANING OF**  
**NOTIFICATION**  
**LETTERS**

## WOULD YOU BE CONCERNED ABOUT A DEVELOPMENT IF YOU RECEIVED A NOTIFICATION LETTER?

**46%**  
SAID YES

**31%**  
WERE NEUTRAL

**23%**  
SAID NO



# PARTICIPANTS WERE ASKED TO HIGHLIGHT SECTIONS OF A NOTIFICATION LETTER THEY FELT WERE THE MOST IMPORTANT:

# 4

## Notification Appeal Period

Start Date: Sep 18, 2014 End Date: Oct 01, 2014

### Notice to Property Owners

Dear Sir/Madam:

The Development Officer for the City of Edmonton has approved a development permit that applies to a property near yours. The proposed development is described below.

# 1

### The permit applies to the property at:

12230 - ABC AVENUE NW  
Plan 1234Z Blk 1 Lots 1-3

# 2

### The proposed development is:

To construct a Single Detached House with a front veranda, fireplace, basement development (not to be used as an Additional Dwelling) and rear uncovered deck (3.66m X 6.71m)

### Relaxation of:

Section 52.7 - The Development Officer may use his variance power to determine Grade by a method other than the ones described in subsection 52.5. Grade was determined by using 5 locations on the property (2 front corners or the property, 1 location at the front step, and 2 locations at the rear face of the building)

Section 110.4.9.e - On a Corner Site where the building faces the flanking the flanking Side Lot Line shall be 4.5 m. If the Dwelling does not have a Side Lot Line, the minimum Side Setback may be reduced to 3.0 m, in order to increase the interior Side Yard.

Required: 3.0m  
Proposed: 2.97m  
Deficiency: 0.03m

Section 814.3.5 relaxed - The minimum Rear Yard shall be 40% of the Required: 12.8m  
Proposed: 11.28m  
Deficiency: 1.52m

Note: A variance was granted for this Development Permit pursuant to the permit is NOT VALID until the required Notification Period expires and 21.1.

For more information on this development permit please PHONE: 311 or if outside Edmonton 780-442-5311 or visit our offices at 5th Floor, 10250 - 101 Street NW, Edmonton, Alberta T5J 3P4. Our office hours are from 8:00 a.m. to 4:30 p.m., Monday through Friday.

# 3

We are letting you know of this permit so that if you object to this proposed development, you may appeal the Development Officer's decision to the Subdivision and Development Appeal Board within 14 days of being notified.

Appeal forms and more information on the appeal process are available from the Subdivision and Development Appeal Board, Churchill Building, 10019 - 103 Avenue, Edmonton, Alberta T5J 0G9, or telephone 780-496-6079.

Participants identified words they did not understand in the context of Notification Letters:

Variance Relaxation  
Grade  
**Flanking**  
Abutting Amenity  
Set Back

93%

Visual aid - map	85%
Visual aid - bird's eye view of the development (site plan)	85%
Instructions about how to view plans or permit in question	83%
Direct city staff contact to discuss permit	81%
Cost to file an appeal	76%
Visual aid to explain key legal terms or jargon	73%
More information regarding appeal process	65%

# WHAT WORD

best communicates a shift away from the standard regulations provided in the Edmonton Zoning Bylaw?

**VARY: 47%**

REDUCE: 3%

RELAX: 34%

OTHER: 9%

## DO YOU EVER LOOK FOR PUBLIC NOTICES IN THE NEWSPAPER?

**28%**  
**YES**

**71%**  
**NO**

**1%**  
**NOT  
SURE**

## WHAT METHODS OF NOTIFICATION WOULD BE MORE EFFECTIVE THAN NEWSPAPERS IN REACHING A BROAD AUDIENCE?

