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 or at 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.
WHAT IS THE PURPOSE OF A NOTIFICATION LETTER?

- **25%** To inform me of my right to appeal an approved development permit in my neighbourhood
- **8%** To inform me of an approved development permit in my neighbourhood
- **8%** To inform me of variances to the regulations required to approve a development permit in my neighbourhood
- **5%** To inform me of development in my neighbourhood
- **51%** All of the above
- **3%** Other

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
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.

The permit applies to the property at:
12230 - ABC AVENUE NW
Plan 1234Z Blk 1 Lots 1-3

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 flank, the flanking Side Lot Line shall be 4.5 m. If the Dwelling does not have an attached Garage also facing the flanking Side Lot Line, the minimum Side Setback may be reduced to 3.0 m, in order to increase the Private Outdoor Amenity Area in 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 Site Depth.
Required: 12.8m
Proposed: 11.28m
Deficiency: 1.52m

Note: A variance was granted for this Development Permit pursuant to Section 11.3 and 11.4. Subject to the right of appeal the permit is NOT VALID until the required Notification Period expires (date noted above) in accordance with Sections 17.1 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 TSJ 3P4. Our office hours are from 8:00 a.m. to 4:30 p.m., Monday through Friday.

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.

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

Variance
Relaxation
Grade
Flanking
Amenity
Abutting
Set Back
deviation allowed change shift away from standard regulations change requested change to rule shift change shift exception exemption change temporary adjustment alteration of current regulation change difference change alteration alteration deviation allowed change shift away from standard regulations change requested change to rule shift change shift exception exemption change temporary adjustment alteration alteration deviation allowed change shift away from standard regulations change requested change to rule shift change shift exception exemption change temporary adjustment alteration alteration deviation allowed change shift away from standard regulations change requested change to rule shift change shift exception

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

VARY: 47%  
RELAX: 34%  
REDUCE: 3%  
OTHER: 9%
DO YOU EVER LOOK FOR PUBLIC NOTICES IN THE NEWSPAPER?

- Yes: 28%
- No: 71%
- Not sure: 1%

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

- Print ads
- Email
- Edmonton.ca
- News media
- Online
- Social media
- Phone
- Community leagues
- Subscription services
- Libraries
- Door-to-door