

# MATURE NEIGHBOURHOOD OVERLAY REVIEW

## SUMMARY

New Mature Neighbourhood Overlay (MNO) regulations were approved on May 29, 2017. The changes are intended to make the MNO a more effective tool to support infill in our mature neighbourhoods and reduce the need for variances and Class B Development Permits, while responding to the context of a property across the wide diversity of neighbourhoods.

### Summary of Changes:

- 5 new regulations
- 12 regulations modified
- 5 regulations removed
- New process for consultation on variances

Development Permit applications approved as of September 1, 2017, will be required to meet the amended MNO regulations.

To assist applicants in making an application in the MNO, this document highlights key changes to rules and processes. For a comprehensive list of changes, please refer to [edmonton.ca/matureneighbourhoodoverlay](http://edmonton.ca/matureneighbourhoodoverlay).

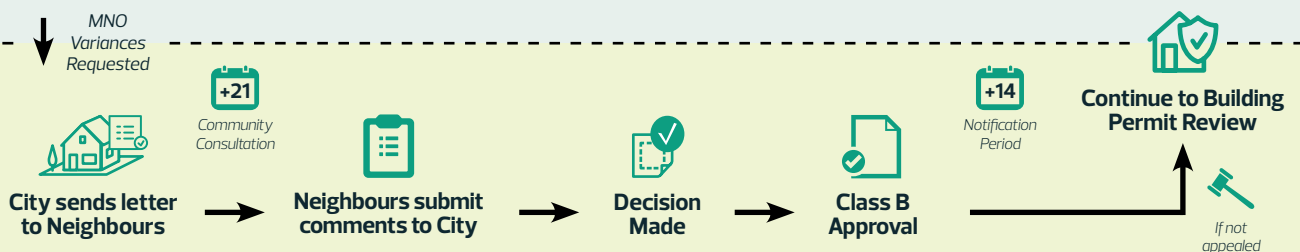
See back page for commonly used terms.

## DEVELOPMENT PERMIT REVIEW IN THE MATURE NEIGHBOURHOOD OVERLAY

CLASS A



CLASS B



# KEY CHANGES FOR APPLICANTS

## □ SUBMISSION REQUIREMENTS:

A survey plan showing the location of buildings on abutting lots is required to determine the front setback for the proposed development. An entire blockface plan is no longer required.

See Regulations 1 & 2

## □ HEIGHT:

The maximum height of a building has been increased to 8.9 metres. The basement elevation increased to a maximum of 1.5 metres above grade.

See Regulations 5 & 6

## □ PRIVACY AND OVERLOOK:

When a side setback is less than 2 metres, information on the location of side windows and amenity areas of the abutting properties is required. The side windows of the proposed dwelling must be located to reduce overlook into neighbours' amenity areas and windows. Additional screening or translucent window treatment to reduce direct sight lines into neighbours' windows may be required.

Raised platform structures must provide privacy screening to prevent views into abutting properties.

See Regulations 8 & 9

## □ LIMITS ON CANTILEVERS AND OTHER PROJECTIONS:

A minimum of 1.2 metres is required between the outside wall of all first storey projections and **one** side lot line. This limits first storey cantilevers to one side of the building, ensuring that one side yard remains clear for movement around the property.

See Regulation 12

## □ BUILDING DESIGN AND ARTICULATION:

Good design can contribute to the visual interest of a building, help reduce its perceived size and improve its relationship to the street. New design-related regulations include:

- Varying the design of all building facades facing a public roadway to improve architectural interest.
- Differentiating the design of buildings on abutting sites to avoid identical or mirrored front elevations.
- Articulating the facades of semi-detached housing, row house dwellings and buildings with attached garages.

See Regulations 13, 14, 15, 16 & 18

## NEW RESTRICTIONS ON ATTACHED AND FRONT GARAGES:

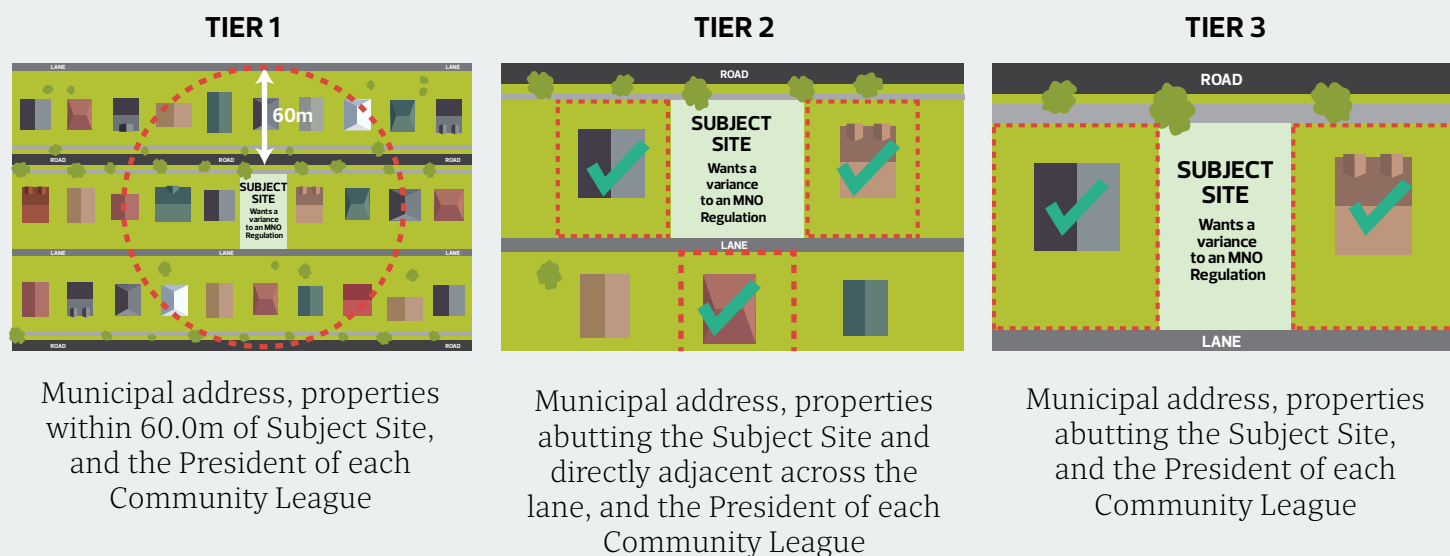
Regardless of whether a Site has existing vehicular access from a public roadway, other than a Lane, no such access shall be permitted to continue where an Abutting Lane exists.

See Regulation 17

## KEY CHANGES TO CONSULTATION REQUIREMENTS

### CHANGES TO CONSULTATION PROCESS:

Consultation with neighbours is required when any variance is requested to the MNO regulations. The consultation process, undertaken by the City on behalf of the applicant, uses a tiered approach. The people (affected parties) to be consulted vary depending on the potential impacts of the requested variance(s). For each of the tiers, the president of the Community League is notified.



The consultation period lasts 21 days after the notice has been sent, or until feedback is received from the affected parties. Tier 2 and 3 consultations do not require a response from the Community League prior to making a decision on a variance.

See Regulation 814.5

### CHANGES TO REVIEW OF CONSULTATION COMMENTS:

Comments from the community are among the many factors that inform the Development Officer's decision on whether to approve or refuse the application. Comments regarding the proposed variance are more helpful in decision making. All comments received may be considered in a decision, however the Development Officer will focus on variances to the MNO.

See Regulation 814.5



## COMMONLY USED TERMS

**BLOCKFACE** - A plan indicating the location of the front wall of each building on an entire block.

**OVERLAY** - An overlay is a set of additional zoning rules that are applied to specific and special areas around the city. An overlay can override or add to the rules of the underlying zones.

**DEVELOPMENT OFFICER** - The designated authority responsible for deciding whether to approve or refuse a development permit, based on a review of the zoning bylaw and, if applicable, other factors such as land use policy, site context, comments from other City departments and the results of a community consultation.

**VARIANCE** - Variation or relaxation of a particular Zoning Bylaw regulation. A Development Officer may allow variances to the Zoning Bylaw if the proposed development would not, in their opinion, interfere with the amenities in a neighbourhood or significantly impact the use, enjoyment or value of neighbouring properties.

**CLASS A DEVELOPMENT PERMIT** - Permit for the development of a permitted use which complies in all respects to the regulations of the Zoning Bylaw.

**CLASS B DEVELOPMENT PERMIT** - Permit for the development of a use which is discretionary or requires a variance to any of the regulations of the Zoning Bylaw.

### CONTACT

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[edmonton.ca/matureneighbourhoodoverlay](https://edmonton.ca/matureneighbourhoodoverlay)