

Residential infill refers to new residential development in established neighbourhoods.



If you are considering development on a large site, or if there is a large site in your community that could be developed

1. Review this brochure and others in the Residential Infill series.
2. Review Section H of the Residential Infill Guidelines which contains detailed guidelines for development of large sites.
3. Review the Zoning Bylaw for submission requirements for DC2 rezoning on large sites.
4. Check fee requirements for rezoning large sites.
5. Owners or prospective applicants should contact the Planning and Development Department to initiate the process at the earliest possible date.

RESIDENTIAL INFILL SERIES

1. Residential Infill Guidelines: Overview
2. Small Scale Residential Infill Guidelines
3. Medium Scale Residential Infill Guidelines
4. Large Scale Residential Infill Guidelines
5. Large Site Residential Infill Guidelines
6. **Large Site Rezoning Process**

FOR MORE INFORMATION

The Residential Infill Guidelines Manual is available online at:

http://www.edmonton.ca/city_government/planning_development/residential-infill.aspx

Please visit the website or contact the Planning and Development Department at 311 for more information.

The Large Site Rezoning Process is a series of steps that guide developers, communities, and the City through the planning and consultation process for the redevelopment of large residential infill sites.

When is the Large Site Rezoning Process Used?

When there is a DC2 rezoning application for residential development on a site of 1 ha or more within a mature neighbourhood.

Benefits of the Large Site Rezoning Process

1. More comprehensive and earlier opportunity for community input.
2. Clear direction to developers early in the process on City policy and requirements.
3. Reduced conflict between community and developers.

Site Vision and Context Plan (SVCP)

A Site Vision and Context Plan establishes objectives for development of a large site and identifies design elements needed to integrate the development into adjacent communities.

The Development Review Group - a team of staff from different City Departments - determines when a Site Vision and Context Plan is required prior to DC2 rezoning. A Plan could be required when:

- Ownership of the site is fragmented.
- Other large sites in the neighbourhood could be redeveloped.
- Proposed development requires exceptions to the Residential Infill Guidelines.

SVCPs are prepared by the Planning Department in consultation with other City Departments and with input from the developer/owner of the site and community stakeholders. Their preparation is subject to the availability of funding.

Submission Requirements for Large Site DC2 Rezoning Applications

Preliminary Application Requirements

1. Detailed description of site, site ownership, and maps of development concept and neighbourhood context.
2. Overview of proposed buildings including approximate number of units, built form, phasing and tenure.
3. Statement on how project will meet the Residential Infill Guidelines.
4. Issues identified during preparation of the Preliminary Application.
5. Summary of any contact with adjacent community and issues identified.
6. Statement on how project will address relevant City policies and rationale for proposed amendments to Area Redevelopment Plans.
7. Results of background or technical studies.

Application Requirements

1. Statements on how the Application:
 - a. Meets the Residential Infill Guidelines and other relevant City policies,
 - b. Aligns with the Site Vision and Context Plan,
 - c. Responds to community consultation.
2. Phasing plan outlining order and timing of each phase of development.
3. General landscaping plan indicating areas of hard/soft landscaping and 3D drawings showing building envelope, setbacks, park and amenity areas for each phase of development.
4. Detailed site plan, detailed building elevations, and detailed landscaping plan for the first phase of development.

THE CITY OF
Edmonton

large site rezoning

Planning and Design Guidelines for Large Site Rezoning Infill in Mature Neighbourhoods



The 5 Phase Process of Large Site Rezoning

1. Preconsultation:

- Goals for development of the site are discussed.
- Issues and opportunities for the site are identified.
- A Site Vision and Context planning exercise may be initiated.

2. Preliminary Application:

- The Planning Department initiates community involvement.
- The community is provided with relevant information and criteria to evaluate the application.
- Details of the application are worked out through meetings with the developer, the community, City Departments, and the Edmonton Design Committee.

3. Application

- A rezoning application is made that reflects city policy for infill development and the input from community stakeholders and City Departments obtained in the first two stages.
- The City Administration's position on the application is shared with the community and the applicant.

4. Public Hearing

- The application is presented to Council with the City Administration's recommendation.
- There is opportunity for the Community and the Applicant to present their position.

5. Implementation

- Development Permits are applied for /issued
- The community is notified of significant variances.
- Site checks are conducted to ensure the development complies with the approved development permits.

KEY ACTIVITIES

- Applicant
- Community
- Council

PHASE 1 - Preconsultation



PHASE 2 - Preliminary Application



PHASE 3 - Application



PHASE 4/5 - Public Hearing/Implementation

