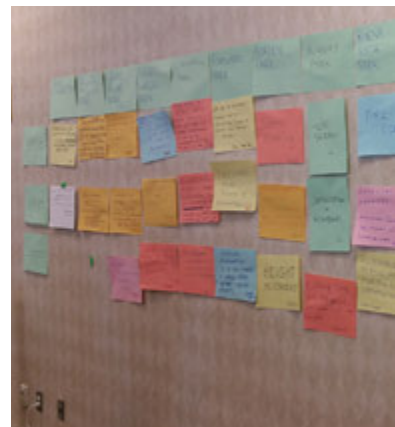
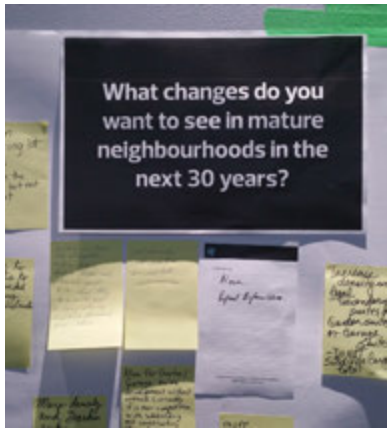




MATURE NEIGHBOURHOOD OVERLAY REVIEW

CONSULTATION AND ENGAGEMENT SUMMARY REPORT

The Mature Neighbourhood Overlay (MNO) is comprised of 24 regulations that modify the City of Edmonton's Zoning Bylaw to ensure new development within Edmonton's mature neighbourhoods is sensitive to the surrounding context. The purpose of this report is to document the findings of consultation and engagement activities throughout the MNO Review. This document allows citizens and stakeholders, as well as City Administration, to see the full picture of ideas and opinions expressed about the MNO.





CITY OF EDMONTON MNO CONSULTATION AND ENGAGEMENT SUMMARY REPORT

Acknowledgments



PROJECT OUTLINE

PURPOSE

The MNO modifies the application of the Zoning Bylaw, ensuring that new homes are sensitive to surrounding development in mature neighbourhoods. The success of the MNO Review depends upon the insight offered by citizens and stakeholders; they see issues or opportunities to update the MNO to better meet today's needs. POPULUS and GSA are assisting the City of Edmonton's Development Services Branch with public consultation and engagement activities.

The project commenced in early 2016 and is to be completed in the winter of 2016/2017. City Administration has developed consultation goals that are aligned with the Evolving Infill approach, to ensure active participation from stakeholders and the public in the review process.

i Consultation Approach 7
This introductory phase involved determining how to engage a full range of perspectives about the MNO in Edmonton's mature neighbourhoods. These perspectives will ensure a variety of issues and opportunities are identified to improve the MNO.

1 Setting the Stage 11
This represents the initial consultation phase involving internal staff interviews, training, and production of materials for consultation events, surveys, and interview questions.

2 Review and Analysis 15
This aspect of the project includes regulation review, educating the public about the current regulations of the MNO, and receiving feedback from the public and industry on what should change.

3 Develop Solutions 66
This third stage includes developing solutions for the MNO and reviewing all the perspectives and feedback received from the previous consultation events.

4 Prepare Revised MNO 76
The fourth stage is where the changes to the MNO will be prepared. More consultation events will occur, and the feedback we heard from previous events will be shared with the public.



CITIZENS

**CIVIC
MANAGERS**

BUSINESS

**CIVIL
SOCIETY**



i

CONSULTATION APPROACH

The consultation and engagement activities for the MNO Review involves recognizing four distinct perspectives of city life: citizens; civic managers, the people who work for our civic government; the business community; and civil society, our community organizations. It is recognized that each of these perspectives offers a variety of views and opinions on the MNO and its future in Edmonton. It is also recognized that to begin to engage the whole system of the city, each of these perspectives must be heard.

(Note: This view of the city in these four perspectives is drawn from Dr. Marilyn Hamilton's work. See www.integralcity.com)

i.i

Citizens

i.ii

Civic Managers

i.iii

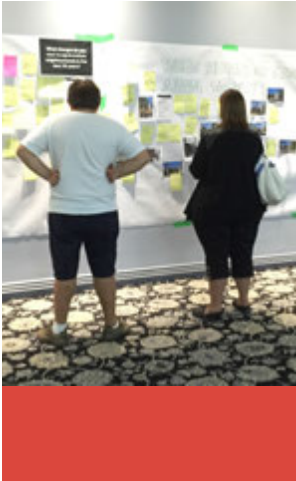
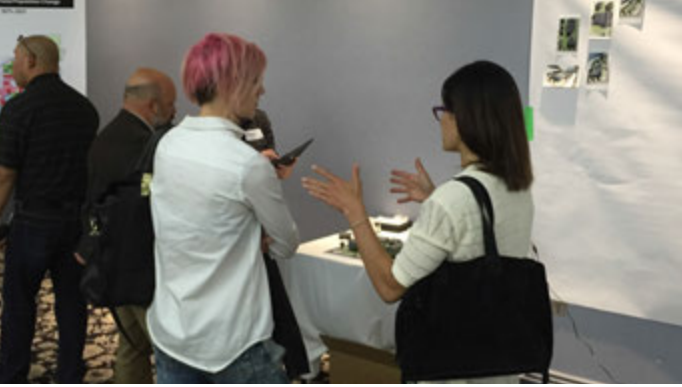
Business

i.iv

Civil Society

i.v

Feedback Categories



i.i Citizens

The citizens of the city are the people for whom the city is built. They are the consciousness of the city as individual voices who articulate what they need from the city we make for ourselves. They focus on quality of life in the city.

Citizens of the city were engaged in the following ways in the MNO Review:

- Jane's Walk
- Seniors engagement
- Cultural Communities engagement
- May 18, 2016 drop in session at Chateau Louis
- May 28, 2016 workshop at Lister Centre
- June 27– July 4, 2016 Survey



i.ii Civic Managers

The civic managers of the city are the people who work for our civic governments and public institutions. They are charged with setting up systems that allow our city to run effectively. They coordinate city planning, engineering, transportation, water and wastewater delivery, energy supplies to our homes, street maintenance, emergency services, as well as economic, social and cultural aspects to our lives in the city.

Civic managers were engaged in the following ways in the MNO Review:

- September – November 2015 Internal stakeholder interviews
- December 7, 2015 Executive Committee feedback
- February 2016 City staff workshops

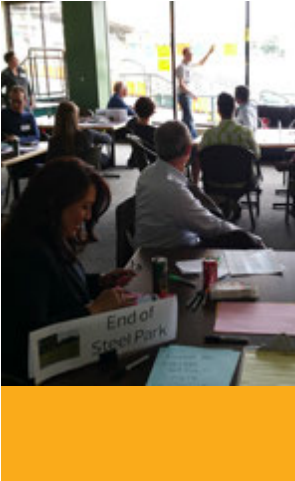


i.iii Business

It is the business community, in the form of developers and builders, that physically go out and build the city. They are entrepreneurs that see new possibilities for the city and reach for them.

Developers and builders were engaged in the following ways in the MNO Review:

- June 14, 2016 Industry workshop
- Bi-monthly Multi-Stakeholder Meetings

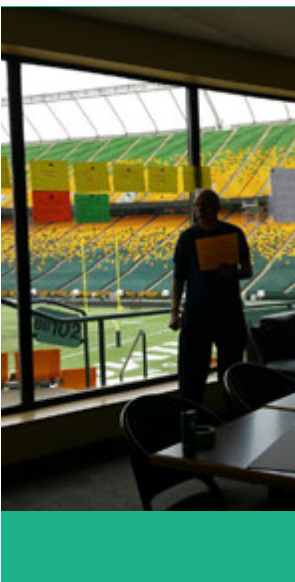


i.iv Civil Society

While citizens are individual voices in the city, civil society is the voices of groups of citizens. They are community organizations, such as non-profits, societies, institutes or foundations that represent various view of city life. They too focus on quality of life in the city, recognizing that by working together they can accomplish great things for the city.

Community organizations were engaged in the following ways in the MNO Review:

- EFCL and Area Council Chairs at Bi-monthly Multi-Stakeholder Meetings
- Community Infill Panel Bi-monthly Meetings





i.v Feedback Categories

There are two key aspects to the consultation and engagement approach: three cascading questions of inquiry and the incorporation of four perspectives of city life.

Each engagement activity incorporated three primary questions:

- What is the character of mature neighbourhoods that we are aiming for?
- What are the rules and regulations that will move us toward that character?
- Where are the areas of improvement for the development permit approval process?

It was recognized that the participants in each engagement activity have different degrees of interest in each of these questions. All activities provided opportunities for participants to choose where to offer their advice and opinions. For example, people who do not know the MNO regulations intimately find it easier to have a conversation about character. This is still valuable information as it tells the writers of the new MNO rules what to aim for. Other participants are more interested in the technicalities of how the rules work and are able to describe specific changes that will allow the improvements to take place. All feedback is welcome and useful.

Citizens

**Civic
Managers**

Business

**Civil
Society**

Character

Regulation

Process



1.0 SETTING THE STAGE

The consultation and engagement activities began by connecting with City Council and Administration to ascertain the history and purpose of the MNO. City Councillors identified ideas and issues that related to infill in mature neighbourhoods. City staff participated in workshops to start identifying areas of improvement for the MNO. Selected interviews with key City of Edmonton staff took place to understand the history and reasoning of the MNO. This engagement of “civic managers” allowed the preparation of useful background materials for subsequent activities reported in the next section.

1.1 Councillors

1.2 MNO Review Staff Workshop

1.3 Preliminary Internal Stakeholder Interviews

1.4 Emerging Themes



DATE:
**November
2015**

ENGAGEMENT:
**Civic
Managers**

1.1 Councillors

Feedback was received in November 2015 from various City Councillors about the MNO and included facts that may be specifically relevant to their respective wards. Ideas were raised which address concerns the public has with infill and potential changes that can be made to MNO regulations. Top ideas that were mentioned are summarized in the Wordle below:

A wordle is a graphic representation of word/phrase frequency; larger-type words/phrases are responses that appeared more frequently than smaller-type words/phrases.

issues with height and privacy
understand what people want and why better understanding of grade
height explain planning jargon avoid large mansions
allow lot subdivisions like other municipalities
better design no vinyl siding engage different cultural groups
built form mature trees incentivizing front porches
incentives to make things worthwhile

DATE:
**February
2016**

ENGAGEMENT:
**Civic
Managers**

1.2 MNO Review Staff Workshop

Municipal staff were invited to a workshop in February 2016 to review each regulation of the MNO and provide comments. This workshop provided background information as to how municipal staff work with current regulations. Additional feedback centred on how staff would like to see the MNO's regulations changed, as well as to seek reasoning behind certain regulations to determine if they are still applicable today. All feedback received was compiled into a consolidated document summarizing the comments.

update height regulations
maximum front setback drainage concerns
privacy concerns clarity on definitions
better enforcement building without permits
align regulation with building code



DATE:
**September
November
2015**

ENGAGEMENT:
**Civic
Managers**

1.3 Preliminary Internal Stakeholder Interviews

Select municipal staff were interviewed in order to identify what the development issues were at the time the MNO was created, why it was incorporated into the Zoning Bylaw and what their perceptions are of it, how it is perceived by communities today, and how it could be improved.

review height and side yard regulations
maintain character of neighbourhoods
MNO valued by community leagues not helping with design
some residents have a negative view of the MNO
setback variations not working **avoid large mansions**



1.4 Emerging Themes

Character

- Civic Managers had a consistent view that character should be maintained somewhat, but only to a certain extent in mature neighbourhoods.
- Larger modern homes being constructed in areas with smaller old homes is what concerns the public and needs to be better addressed in the future.

Regulation

- The regulations in the current MNO need updating so that they are not as restrictive
- Existing regulations are valued by communities and seen as protecting neighbourhoods from intrusive development and preserving community character. Regulations need to be updated to address these concerns while still allowing infill development to occur

Process

- Public should be better-informed about planning jargon that appears in the MNO to ensure clarity
- Enforcement for infill developments is required to ensure the built form reflects what was approved.



2.0 REVIEW AND ANALYSIS

This phase of the consultation and engagement activities is about listening to the public and industry about how the MNO is working and how it is not working. To do this, specific activities were designed to both inform how the MNO works and to hear from people about how it works—and does not work—in Edmonton's mature neighbourhoods.

A series of activities took place with the public and stakeholders (a drop-in session, a workshop and one-on-one interview with infill homeowners and neighbours) and a workshop with industry. In addition, gatherings took place with seniors, cultural groups, new Canadians and youth.

- 2.1 **Community Infill Panel**
- 2.2 **Multi-Stakeholder Feedback Group**
- 2.3 **Jane's Walk**
- 2.4 **Drop-In Session**
- 2.5 **Facilitated Workshop**
- 2.6 **Industry Stakeholder Workshop**
- 2.7 **Landowner Interviews**
- 2.8 **Seniors, Multicultural Groups, and Social Media**
- 2.9 **Character & Regulation Surveys**
- 2.10 **Emerging Themes**



DATE:

**March
2016**

PARTICIPANTS:

10

ENGAGEMENT:

Citizens

2.1 Community Infill Panel

The Community Infill Panel is a twelve member volunteer panel intended to provide feedback and advice on strategic infill-related topics as requested by City Administration. The Panel explores complex issues and provides input to Administration from multiple viewpoints. These topics have, among others, included input on the MNO review, community character, reducing parking in residential areas, and garage and garden suites.

On March 9, 2016, ten members of the Community Infill Panel convened to discuss their ideas and opinions about the existing Mature Neighbourhood Overlay regulations and how to define and address community character.

Members commented that some regulations are too complicated or the way that they are phrased can skew developments that take form and prevent semi-detached houses from being built. There was also a common concern that larger rear yards are more ideal than front yards, however there should be a standard setback as part of regulations rather than contextual setbacks and rear yard percentages. Front yards should also accommodate verandas, and concerns were raised about rooftop terraces due to privacy issues. The consultation aspect of regulations was addressed, and members believed that consultation should occur earlier in the process and involve the City in the collection of feedback.

Members believed that character can be a subjective topic, however any designs that might push the limit should be addressed by a Design Board. It was suggested that 80% of developments are to be traditional in character and 20% can be unique design, but this 20% should involve a community voice. Architectural controls prevent creativity in design and therefore are not necessary for a neighbourhood which has evolved over time.

revise regulation phrasing
privacy concerns
new approach to
design creativity
character
larger rear yards
"character"
earlier consultation
standard setbacks



DATE:
**March –
June 2016**
PARTICIPANTS:
10
ENGAGEMENT:
Business

2.2 Multi–Stakeholder Feedback Group

The Multi–Stakeholder Feedback Group is a group of representatives from the development community and the Edmonton Federation of Community Leagues. This group was established at the request of the Edmonton Federation of Community Leagues and the development community, including, Canadian Home Builders Association – Edmonton Region, Urban Development Institute (UDI), and Infill Development Edmonton Association (IDEA) to discuss the regulations of the MNO and to identify areas for improvement. The Multi–Stakeholder Feedback Group met for the first time on March 30, 2016 and a second time on June 30, 2016.

Using the same workshop format employed with the Community Infill Panel, the Multi–Stakeholder Feedback Group was asked to review the development regulations of the MNO and provide their thoughts on the effectiveness of these regulations.

The group felt that there needs to be a balance between community and property owner's needs. Regardless of how the front setback is calculated, it is essential that there is consistency in its determination. It was also mentioned that new developments need to fit in with the existing houses as this is why the MNO exists. The front yards should be allowed to vary in order to preserve rear yards, and developments must be sufficiently reviewed to prevent excessive shading on neighbouring properties. There must also be a definition between major and minor variances, and the site plan should be used in consultation with diagrams illustrating the variance. Consultation should have a threshold of extent so that it does not become too time consuming and therefore costly.

The group also discussed the Alberta Court of Appeal decision regarding consultation requirements as well as the community character results from the MNO Insight Community Survey.

remove architectural controls sunshadow concerns
discard blockface average

fit in with existing character contextual side yards
neighbourhood scale instead of blockface scale

use site plan in consultations

prevent window placement over–regulation
add veranda definition clear blockface definition



DATE:
May 2016

PARTICIPANTS:
27

ENGAGEMENT:
Citizens

2.3 Jane's Walk

Jane's Walks are free, locally organized walking tours in which people get together to explore, talk about, and celebrate their neighbourhoods. A Jane's Walk is a walking conversation where leaders share their knowledge, but also encourage discussion and participation among the walkers.

On May 7th, 2016, the MNO Review team hosted a Jane's Walk in the Bonnie Doon neighbourhood to discuss the Overlay regulations and to explore the concept of community character. The walk was approximately 3 km long and toured sights such as houses developed prior to the MNO with front drive garages, recent infill, row housing and semi-detached developments. The walk allowed participants to see how the regulations shape the built form of the neighbourhood and have discussions with other individuals about infill development in Edmonton's mature neighbourhoods. The walk had a total of 27 participants split between two groups.

2.3.1 Group One Discussion

This group's discussion covered a number of different topics, from the merits to preserving city boulevards and mature trees to whether the City should regulate design and materials on semi-detached dwellings. Most felt that the MNO contributed to a positive built form by preventing front access garages (and therefore protecting the mature trees and boulevards). However some criticism was highlighted when discussing the requirement for a contextual front yard. Most felt that the current process is too onerous and does not allow for outliers to be exempt from the calculation. Many felt that the MNO should allow for verandas and other platform structures as they contribute positively to "eyes on the street."

The concept of privacy was discussed and many felt that rooftop patios should be required to face the public street rather than the rear or sides of the building which allow greater overlook into neighbouring yards. Side yards are, considered by some, too narrow for the sizes of houses being built. They felt that when cantilevers are used, a 1.2 m side yard is not sufficient. Finally, some participants felt that variances are seen as a negative in the MNO. They believe that Development Officers should conduct site visits to identify how the proposed building fits in with the existing block.





In discussing character and built form, many felt that a diversity in housing stock is beneficial to the city's mature neighbourhoods. Most participants were in favour of semi-detached dwellings and felt that, while there could be some design and articulation regulations included in the revised MNO, too many regulations can stifle creativity.

Finally, when asked about the character of the neighbourhood, participants felt that character is made up of a number of different factors. It is dictated by year of development (dates certain styles of buildings) by design (front driveways, bungalow vs. 2 storey, etc.), and economics at the time of construction. Generally, you can't judge the character of the community based on a single street and a bit of variation isn't bad.

2.3.2 Group Two Discussion

This group initially looked at an infill construction site. When constructing new infill development, drainage can be an issue; these need to be inspected along with the landscaping of a site. The preservation of existing trees is highly valued. Having an inventory of trees and shrubs when you apply for a permit could assist with their retention.

The discussion surrounding verandas was mixed with this group. Some felt that they should continue to be considered part of the principal dwelling and therefore adhere to the setback requirements of the site. Others felt that anything to engage with the street looks good. The height and distance setback from the street should be taken into consideration.

When discussing skinny homes and row housing, they felt that these forms do not fit within the mature neighbourhoods. They block the sunlight of the neighbouring homes (often single story homes). Semi-detached dwellings would be preferable. When you see two skinny homes on a split 50 foot lot, the visual appeal and character of the neighbourhood is better preserved with a semi-detached dwelling instead, as these can be designed in ways that maintain the appearance of single detached home. The use of a variety of materials for new developments is seen as a positive contribution to the built form.





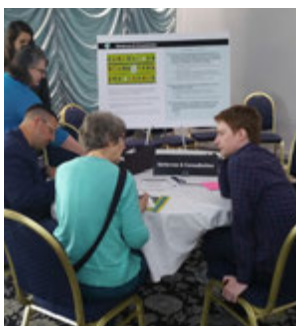
DATE:
May 2016

PARTICIPANTS:
104

ENGAGEMENT:
Citizens

2.4 Drop-In Session

The May 18, 2016, drop-in session at Chateau Louis provided an opportunity for the public to learn more about existing MNO regulations and share their views on what is and is not working with the MNO in Edmonton's mature neighbourhoods. A total number of 104 participants attended the drop-in session. Participants were from various mature neighbourhoods throughout the city.



2.4.1 Table Discussions

A series of MNO regulation-themed tables and display boards were arranged around the venue accompanied by municipal staff. The table themes included understanding the MNO process, height and mass, housing design features, privacy, and rear-attached garages. Participants would spend time at each table filling out comment cards and discussing the topics with each other before moving to another table. Comments for this activity can be found in the Survey section.



2.4.2 Comment Wall

Participants were asked to leave Post-It notes on various boards that each had a question pertaining to the MNO, such as:

- What they like about mature neighbourhoods;
- What they do not like about mature neighbourhoods; and
- How they define character in their neighbourhoods.

Participants praised the mature trees, wide roads and roomy lots in mature neighbourhoods, and disliked the lack of housing variety and few to no community activities for residents. Participants also raised concerns about the high number of residents moving into mature neighbourhoods because of infill.

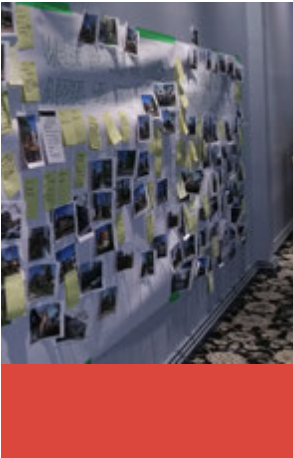


2.4.3 Housing Styles Review

Participants had the opportunity to comment on what they did and did not like about examples of existing infill housing in mature neighbourhoods.

Comments raised during this exercise consisted of:

- The height of new infill developments are not consistent with existing homes;
- Mature neighbourhoods are within a good proximity to services; and
- Suggestions to include more public space between homes or at the corners of streets.



2.4.4 Housing Models

Participants were invited to create their perfect neighbourhood through arranging of 3D printed housing models across a residential neighbourhood block. Available 3D printed housing types ranged from existing residential homes to different densities of infill housing. Pictures of “perfect neighbourhoods” were taken, printed and displayed on a wall for further discussion.



2.4.5 Table Discussion and Exit Surveys

Purpose

The purpose of the surveys was to gather feedback from attendees on the consultation process for the drop-in session, as well as receive comments on certain topics for the MNO. This way we can determine how effective the consultation event was, as well as get a better understanding of the attendees' opinions on the existing MNO.

Scope

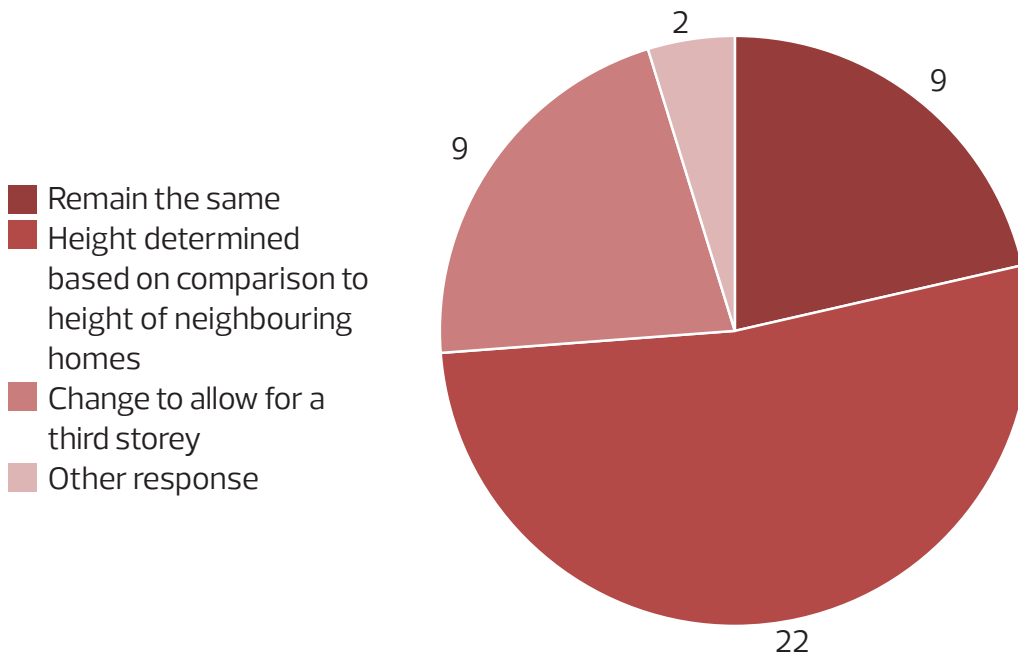
The scope of the surveys consisted of feedback on aspects of the existing MNO Regulations including height, setbacks, and the front and rear yards. The survey also allowed individuals to provide feedback on the exercises and overall process of events. The responses have been presented in the following charts to show how participants answered each question.



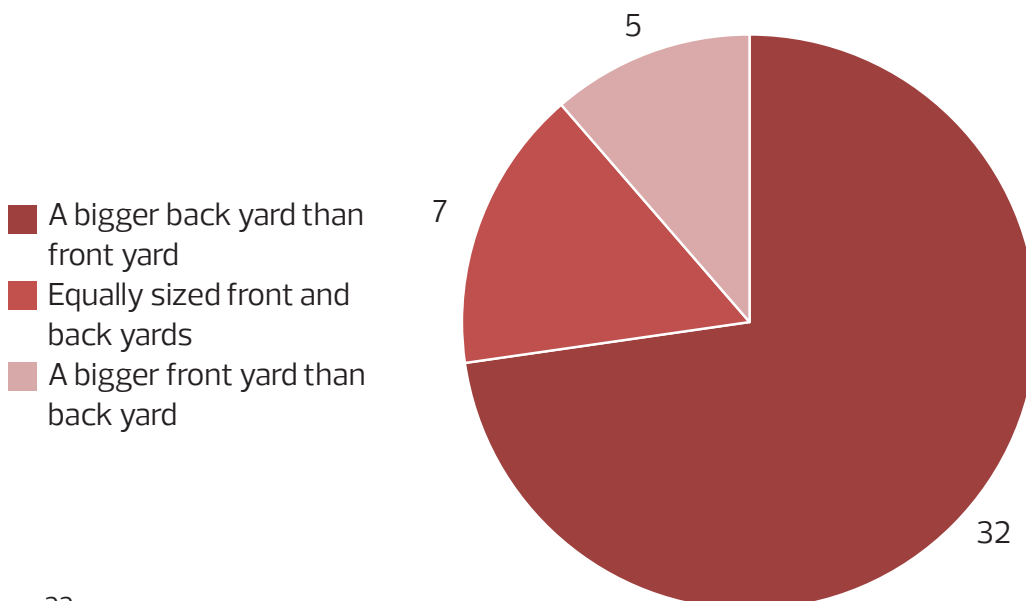


TABLE DISCUSSION SURVEYS

"The regulation pertaining to height and mass should..."

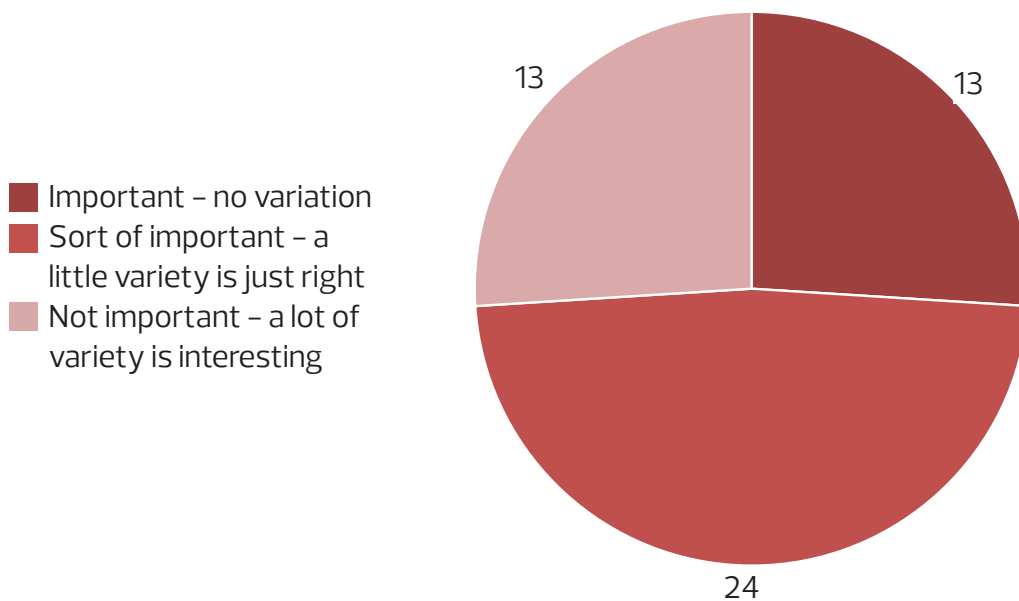


"What do you value more with regard to yard sizes?"

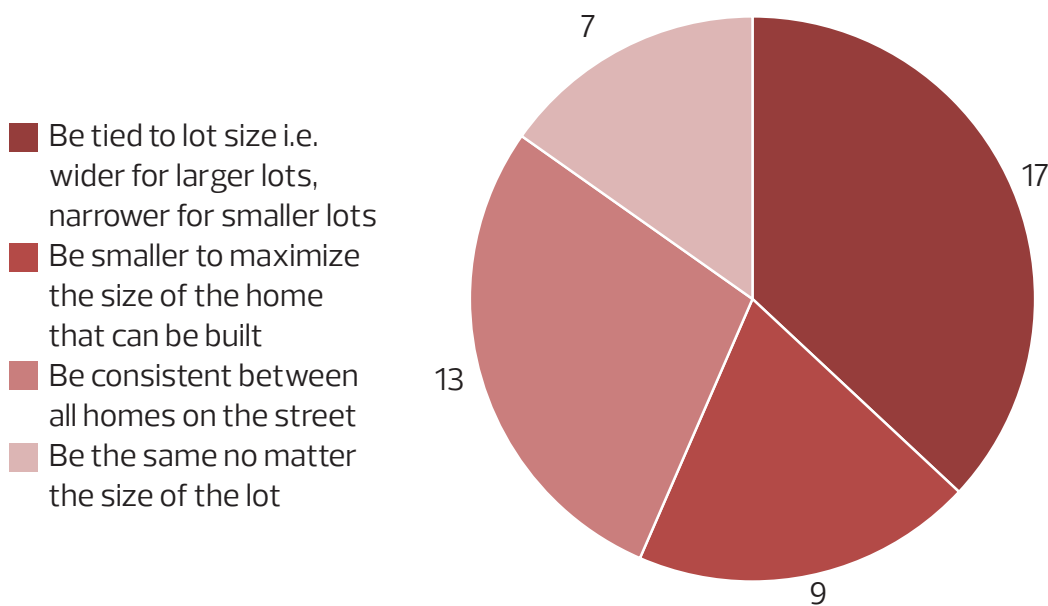




"How important is it to you that homes on a block are located a consistent distance from the sidewalk?"

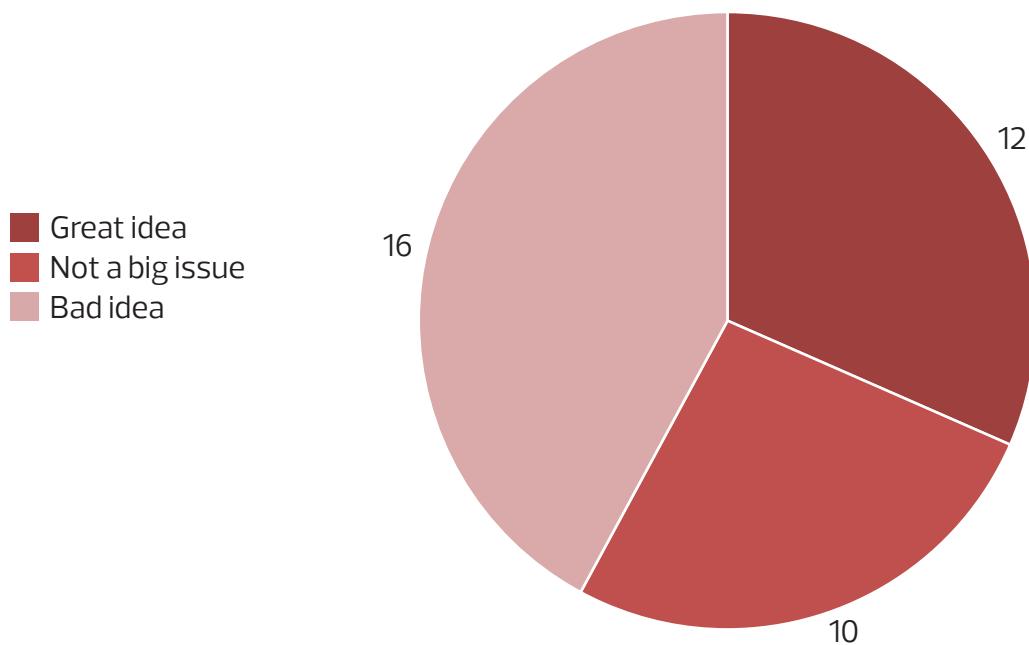


"The space between houses should..."

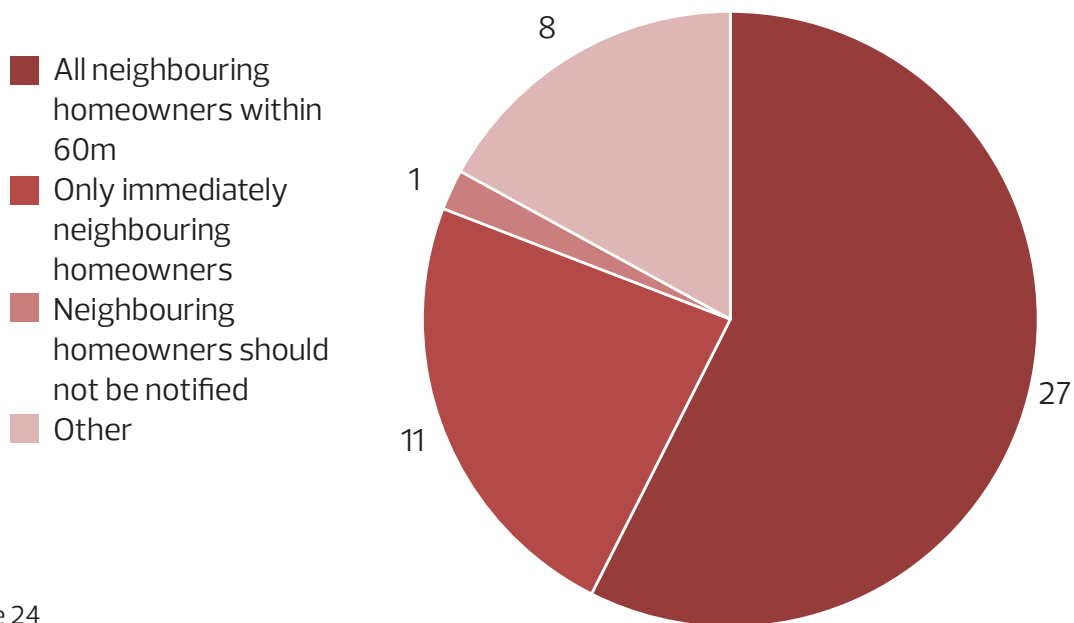




"What are your thoughts on rear attached garages?"



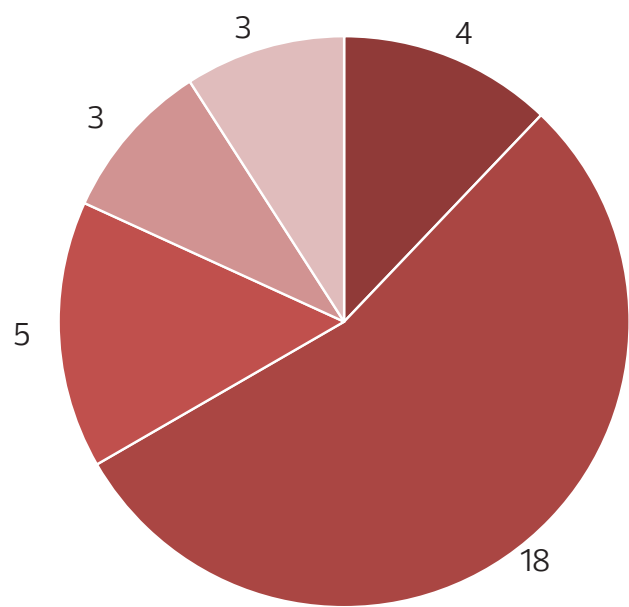
"Who should be notified when an application to vary an MNO regulation is made?"



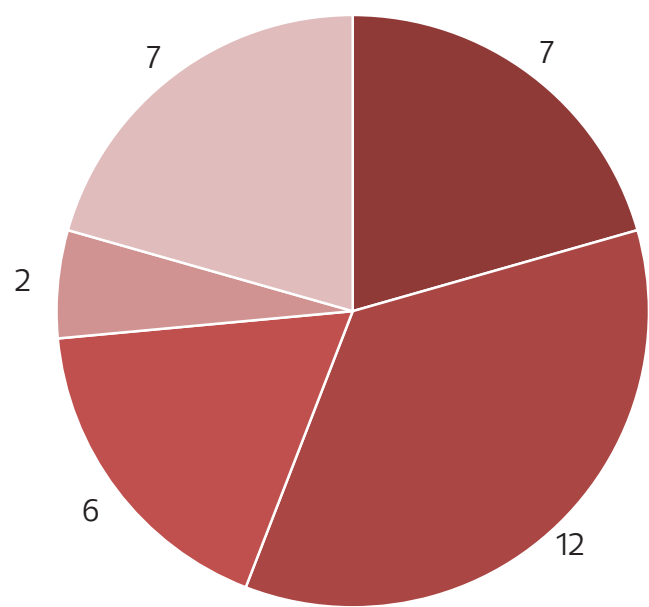


EXIT SURVEYS

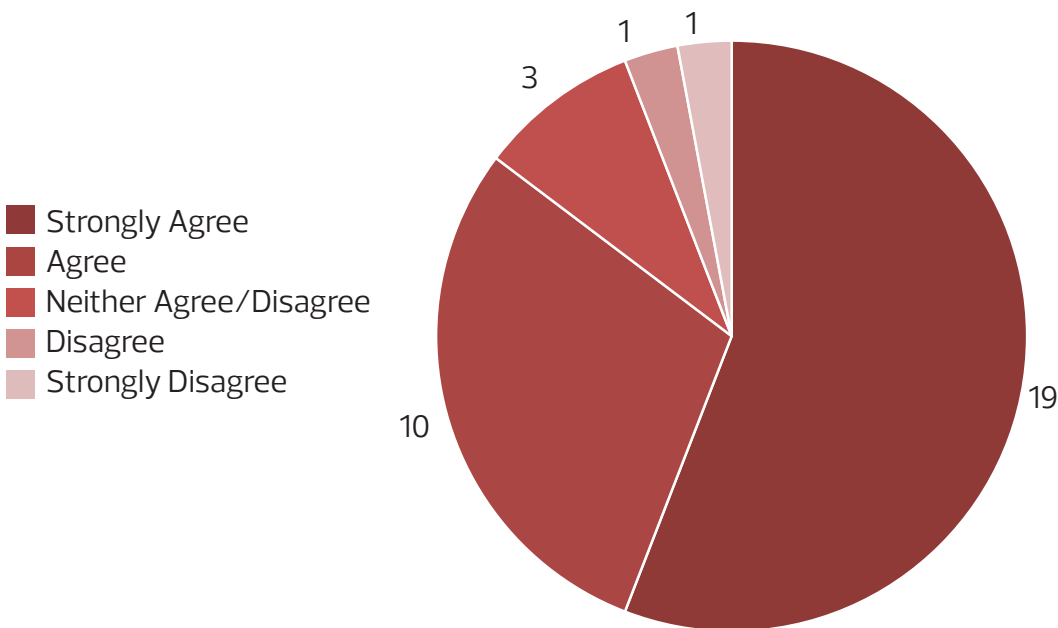
"I understood the process and how my input will be used"



"I feel I was heard"



"I feel I was treated with fairness and respect"



- Strongly Agree
- Agree
- Neither Agree/Disagree
- Disagree
- Strongly Disagree



DATE:
May 2016

PARTICIPANTS:
77

ENGAGEMENT:
Citizens

2.5 Facilitated Workshop

The May 28, 2016, workshop at Lister Centre gathered ideas from the public on the MNO and the current state of mature neighbourhoods in Edmonton. The workshop contained various exercises to ensure everyone's voice was being heard and that all feedback would be received in an engaging format. Exercises encouraged collaboration so that attendees could discuss their thoughts and opinions on the MNO with each other.

2.5.1 World Cafe

Participants provided responses to questions in small group conversations through a World Café format by drawing and sharing comments on large sheets of paper. The comments received in response to the four questions below are displayed graphically in the wordles:

A wordle is a graphic representation of word/phrase frequency; larger-type words/phrases are responses that appeared more frequently than smaller-type words/phrases.

1 What do you like about mature neighbourhoods?

Attendees placed an emphasis on the community experience in mature neighbourhoods as well as the overall look and feel of streets. Main themes included:

- Walkability;
- Large mature trees;
- Heritage architecture;
- Privacy; and
- Better perceived sense of community.

character
heritage architecture good neighbours
strong relationships
more space between homes
community building proximity to services
mature trees privacy
amenities large lots



2 What do you want more of in mature neighbourhoods?

Attendees provided feedback on the styling of houses and the effects infill might have on the neighbourhood. Main themes included:

- New homes matching the style and density of original homes;
- More diversity in housing choices rather than cookie-cutter homes from several decades ago; and
- Safety of neighbourhoods and policing efforts.

What may help the safety aspect included the belief that more families and children/people in general out on the streets would increase security and deter criminals.

consistent street character
diversity of housing types different architectural styles
community events new homes matching style of old homes
people playing on the streets **attractive homes**
privacy families
new infrastructure

3 What is your favourite thing in your neighbourhood?

Attendees valued the overall character of their neighbourhoods. Major themes included:

- Sense of community achieved;
- Long-time residents;
- Strong relationships with each other; and
- Accessibility to various services.

housing sizes heritage homes
sense of community space between homes
strong neighbour relationships **wide streets**
mature trees accessibility walking trails
schools **overall feel**
river valley proximity to services



4 What rules need to be in place?

Attendees felt strongly that rules and regulations are necessary to ensure the best experience for everyone in a mature neighbourhood.

Major themes included:

- Neighbourhood consultation;
- Protection for mature trees and neighbouring property during property construction;
- Building heights;
- Preserve heritage homes; and
- Enforcement.

A wordle is not provided for this question as responses were too varied.



2.5.2 Open Space Technology

Following the World Café, participants generated a list of topics and ideas in response to the following question:

How can we use the MNO to accommodate infill development in ways that feel good?

Participants hosted conversations on topics that mattered to them. People with thoughts on similar topics were able to meet each other and flesh out concrete ideas about neighbourhood character, the rules that will inform new development, and the development approval process. Each conversation left a written record of their work: the topic and what it will take to make it a reality.

All topics and comments are summarized in the following table.

Character

- Garage/Garden Suites
- Neighbourhood-Specific Visions
- Preserving Historic Character
- Rear Attached Garages
- Sustainability & Affordability
- Design over Density
- Conservation of Mature Trees
- Preventing Homogeneity
- Adding Amenity & Green Space
- Architectural Standards
- Accessible Infill/Aging in Place

Regulation

- Height Allowance
- Protecting Private Space
- Parking Requirements
- Styles of Attached Garages
- Limited Hardscaping
- Protecting Infrastructure
- Compliance Measuring Methods
- Consistent Roofline Heights
- Side Setbacks
- Infill Drainage
- Lot-Splitting Moratorium

Process

- Transit-Oriented Development
- Drainage Plan Requirement
- Reform Subdivision and Development Appeal Board
- Sunset Clause on Covenants
- Owner-Occupied Homes
- More Consultation Required
- Consultation with Neighbours
- Improving Communication
- Timely Consultation
- Help Residents Understand MNO



2.5.2(a) CHARACTER



GARAGE/GARDEN SUITES

- A worthy alternative to skinny homes and other forms of infill
- Parking restrictions may be reduced for sites with garage and garden suites; revise height restrictions



NEIGHBOURHOOD-SPECIFIC VISIONS

- Involve the community more in the conceptual vision/design process
- Allow communities to create their own long term visions/plans



PRESERVING HISTORIC CHARACTER

- The Historic Inventory is becoming limited due to budget constraints
- Current MNO does well to preserve historic character



REAR ATTACHED GARAGES

- Allow, but subject to consultation
- Allow variances for rear attached garages



SUSTAINABILITY & AFFORDABILITY

- Promote Net Zero homes in the MNO (potential for incentives?)
- More "green" sustainable development in older neighbourhoods required



DESIGN OVER DENSITY

- Ensure more street-oriented design
- Front setbacks should be aligned with original housing





5 CONSERVATION OF MATURE TREES

- Too many mature trees are lost during new construction in mature neighbourhoods
- Include requirements in the MNO which can identify and protect mature trees

5 ARCHITECTURAL STANDARDS

- Incorporate a future vision for the community (i.e. a 25 year plan) which can establish concrete architectural standards
- Specify in the MNO how each neighbourhood has a distinct look and feel

5 ACCESSIBLE INFILL/AGING IN PLACE

- Mixed use and commercial areas can be helpful for seniors to access in one place
- Encourage at-grade garden suites and apartments instead of less-accessible skinny homes

4 PREVENTING HOMOGENEITY

- Respect existing housing styles, scale, and density to prevent homogeneity
- Look at more options to densify than only lot-splitting which can all be exclusive in design

4 ADDING AMENITY AND GREEN SPACE

- Public green space becomes more important as infill can cut down on personal green space in yards
- Maintain community amenities/parks/green space



2.5.2(b) REGULATION

12 HEIGHT ALLOWANCE

- Have 8.6 m as the maximum height in mature neighbourhoods; 10 m can be for established neighbourhoods only
- If changing front setback requirements, front garages should not be allowed

9 PROTECTING PRIVATE SPACE

- More regulation for elevation, setback, and roof slope
- Make sun studies a requirement
- Understand impacts on yard and landscaping with changes in sunlight onto property

7 PARKING REQUIREMENTS

- Promote infill in areas that are walkable and accessible by transit to reduce parking requirements
- Restrictions on unsightly front garages

5 STYLES OF ATTACHED GARAGES

- Create regulations in the MNO to allow for attached garages or a connection between house and garage
- Maintain 40% site coverage with house, garage, and connecting structure

4 LIMITED HARDSCAPING

- Increase importance of green space and natural aesthetic
- Include requirements for landscape plans in the Zoning Bylaw



- 4 PROTECTING INFRASTRUCTURE**
- Construction currently damages public and private infrastructure
 - Increase enforcement and education for developers/builders

- 3 COMPLIANCE MEASURING METHODS**
- Need to clarify how development officers calculate setbacks for developers
 - City's website currently has misleading descriptions for laypersons

- 3 CONSISTENT ROOFLINE HEIGHTS**
- Create more regulations in the MNO to consider sun-shading and prevent large changes in side yards for new developments

- 3 SIDE SETBACKS**
- Ensure any zoning changes do not negatively impact adjacent properties
 - Larger setbacks to prevent effects of neighbouring construction
 - Need a better way to deal with drainage issues

- 3 INFILL DRAINAGE**
- Ensure there are clear drainage rules for construction
 - Include lot grading rules in the MNO

- 3 LOT-SPLITTING MORATORIUM**
- Restrictive covenants are not conducive to lot splitting
 - Potential to do front-back lot splits if possible with services



2.5.2(c) PROCESS



MULTIPLE MNO'S

- Different communities have different needs, therefore should have independent MNO's (see San Antonio, TX and Toronto, ON)



TRANSIT-ORIENTED DEVELOPMENT

- Synthesize Transit-Oriented Development with MNO regulations and the Zoning Bylaw
- Promote infill development around transit



DRAINAGE PLAN REQUIREMENT

- Required with development application. Can address snow melt issues and location for snow clearing
- Hard surfacing on lots should be counted as site coverage because it impacts the drainage



REFORM SUBDIVISION AND DEVELOPMENT APPEAL BOARD

- Compile statistics from Subdivision and Development Appeal Board on appeals
- Ensure only neighbours within 60 m can go to the appeal board



SUNSET CLAUSE ON COVENANTS

- Can be difficult to achieve a consensus on a covenant; potential to be included in higher level legislation
- Limit covenants to 25 or 50 years



OWNER-OCCUPIED HOMES

- Ensure community leagues are involved in the decision-making process for allowing a certain percentage of homes that can be rented out



MORE CONSULTATION REQUIRED

- Establish two tiers of consultation that are project-specific and the extent of consultation would depend on the variances granted

CONSULTATION WITH NEIGHBOURS

- Ensure ongoing dialogue with the community that allows input on infill processes
- Include requirements for developers to contact community league if unable to reach abutting neighbours

IMPROVING COMMUNICATION

- Increase communication between resident and developer through the city to decrease conflicts
- Developers should complete forms stating they are familiar with safety and construction guidelines

TIMELY CONSULTATION

- Ensure better, more efficient communication of the development process
- Have multiple means of communicating new developments (not only signs)

HELP RESIDENTS UNDERSTAND MNO

- Educate the public about rules; developers are viewed to be at an advantage because they are aware of most MNO regulations
- Communities may not have the resources to represent their interests



DATE:

June 2016

PARTICIPANTS:

36

ENGAGEMENT:

Business

2.6 Industry Stakeholder Workshop

The June 14, 2016 workshop at Commonwealth Community Recreation Centre generated ideas from industry stakeholders about the MNO and the current and future state of mature neighbourhoods in Edmonton. The workshop contained various exercises to receive feedback from stakeholders of different fields with varying perspectives on planning processes in mature neighbourhoods. Exercises encouraged collaboration so that stakeholders could discuss their thoughts and opinions on the MNO with each other.

2.6.1 World Cafe

Participants provided responses to questions in small group conversations through a World Café format by drawing and sharing comments on large sheets of paper. The comments received in response to the three questions below are displayed graphically in the wordles:

A wordle is a graphic representation of word/phrase frequency; larger-type words/phrases appeared more frequently than smaller-type words/phrases.

1 What is the market looking for?

Participants felt that skinny homes with modern styles and rooftop spaces are currently desired in the market, along with properties that can be used for income and as a secondary income source. Other major themes included:

- Access to central areas;
- Multiple units on a single lot;
- Max out development potential with given regulations;
- Better permitting timelines; and
- More site coverage.





2 How can infill development contribute positively to the well-being of a neighbourhood?

Participants discovered many benefits that infill can bring to a neighbourhood and influence its well-being. Some of the major themes included:

- Increased property values;
- Revitalizes neighbourhoods;
- More attractive developments; and
- Increased density.

new life in old neighbourhoods diversity can increase affordability
high quality design revitalizes neighbourhood
prevents urban sprawl
increases density increases viability of public transit
supports neighbourhood renewal initiatives
increases property values

3 What do you do in your work to address the character of the neighbourhood you are working in?

Participants included home designers, City employees, and other professionals that establish architectural standards, install landscaping, and study subdivisions in neighbourhoods across the city. Some participants felt that older neighbourhoods don't really have an existing built-form character, and rather need a new character which is contextually sensitive. A wordle is not provided for this question as responses were too varied.



2.6.2 Open Space Technology



Following the World Café, participants generated a list of topics and ideas in response to the following question:

How can we use the MNO to accommodate infill development in ways that feel good?

Participants hosted conversations on topics that mattered to them. People with thoughts on similar topics were able to meet each other and flesh out concrete ideas about neighbourhood character, the rules that will inform new development, and the development approval process. Each conversation left a written record of their work: the topic and what it will take to make it a reality.

All topics and comments are summarized in the following table.

Character

- How to Define Character
- Tiny / Small Homes
- Rowhousing Opportunities
- Semi-Detached Dwellings

Regulation

- Reduce Rear Yard Regulations
- Maximum Height Limitation
- Site Coverage
- Multi-Generational Housing
- Parking Requirements
- Front / Rear Yard Tension

Process

- Scaled Community Consultation
- Creating Expectations
- Diversify the MNO
- Eliminate the MNO and blend into existing Zoning Bylaw
- Consistency in Interpretation



2.6.2(a) Character



HOW TO DEFINE CHARACTER

- Remove reference to maintaining/preserving existing character. Term can be subjective and cannot really be defined clearly as to what is good and bad character
- Discuss character for the future of mature neighbourhoods, instead of trying to match the character from over 60 years ago
- Add references to design quality instead of character



TINY/SMALL HOMES

- Allow tiny homes anywhere in the city to increase density and provide more affordable options (garden suites, "nanny pads")
- Pocket communities on surplus school sites



ROWHOUSING OPPORTUNITIES

- Provide an opportunity for more rowhousing in mature neighbourhoods, allows diversity in housing types
- Calgary has a specific zone to accommodate rowhousing



SEMI-DETACHED DWELLINGS

- Prevent symmetrical "mirror-image" plans for semi-detached housing (see 6 m stagger requirement from Calgary). Better design with more differentiated units
- Submit exterior finishing plans and ensure follow-up inspection takes place to confirm





2.6.2(b) Regulation



REDUCE REAR YARD REGULATIONS

- Reductions of 40% rear yard regulation would be dependent on lot size, lot condition, and location relative to neighbours
- Potential to reduce variances required and any conflicts with front setbacks and site coverage



MAXIMUM HEIGHT LIMITATION

- Increase 8.6 m height from MNO to 10 m in RF1 and RF3. Allow a 3rd storey level for living/storage and pergolas on roof deck
- Determine "finish grade" based on the actual house location rather than property corners



SITE COVERAGE

- Review definition of site coverage and allow balconies not included in site coverage and covered entrances not included in site coverage
- Would provide for more outdoor living spaces, better views, and amenity spaces



MULTI-GENERATIONAL HOUSING

- Create bylaw to allow "group house" similarities; allow co-housing as a class in the Zoning Bylaw
- Update allows families to live together and age in place



PARKING REQUIREMENTS

- Remove minimum and maximum parking requirements
- Increase flexibility; provide incentive for active transportation for those who wouldn't need a parking spot at all



FRONT/REAR YARD TENSION

- Need more certainty around front setback; should be guaranteed a certain depth for the building pocket
- Would reduce need for as many variances and make regulations easier to understand



2.6.2(c) Process



SCALED COMMUNITY CONSULTATION

- Redefine boundaries and time for consultation. Include online option for outreach and involve developers in addition to public
- Helps with quicker decision-making and clarity for public and developer



CREATING EXPECTATIONS

- Would be a better process if there were clearer expectations established
- Include a detailed appeal process to prevent those appealing just for the sake of doing so
- Revise consultations – limit a “mob” mentality and request more reasoning behind any complaints



DIVERSIFY THE MNO

- Create provisions for succinct areas in the city
- Provide incentives for what you should do instead of regulations for what you shouldn't do
- Greater allowance in being proactive for good design rather than full reviews



BLEND MNO INTO EXISTING BYLAW

- Eliminate the MNO and blend the useful regulations into the existing Zoning Bylaw – the MNO no longer serves its intended purpose as a general overlay
- Would simplify process, provide more clarity, and less confusion for developers



CONSISTENCY IN INTERPRETATION

- Consistency in bylaw interpretation and development officer training is needed
- Industry information sent out to all sectors that is understandable and communicated clearly
- Would prevent delays and associated costs



DATE:
June 2016

INTERVIEWS:

3

ENGAGEMENT:

Citizens

2.7 Landowner Interviews

Interviews of landowners within the MNO was done to gain perspectives from those living in and next to residential infill development. The call for participants involved asking the Community Infill Panel to share with their contacts and updating the project website. Three households agreed to participate and be interviewed. The names and neighbourhoods of the participants have been withheld to preserve their privacy. Major themes from the interviews were as follows:

- Larger backyards if parks and playgrounds are not nearby.
- Better building standards for construction to prevent poor construction practices and developments that are on hold with open excavation.
- Blockface average calculation can be onerous on home builders when certain homes have very large front yards.
- A variety of housing styles in neighbourhoods is desired.
- Greater separation from homes (larger side setback) so impacts of neighbouring infill development and fire risk is reduced.

better enforcement
better building standards
good construction practices
larger rear yards
mixed housing styles
unique design
improved transit
building separation



DATE:
June 2016
PARTICIPANTS:
38
ENGAGEMENT:
**Civil
Society**

2.8 Seniors, Multicultural Groups, and Social Media

2.8.1 Seniors

On June 28, an engagement event for the MNO Review was held at the Southeast Seniors Association in the Hollyrood neighbourhood. This 2 hour event involved the use of a world cafe format to discuss four key questions surrounding seniors' needs in mature neighbourhoods. The engagement event concluded with a general discussion on what seniors see as important in the discussion of residential infill.

1 How can new residential development occur that enhances your neighbourhood's character?

Attendees discussed the desire for homes that fit in well with the rest of the neighbourhood. For mature neighbourhoods, attendees felt that bungalows were the perfect housing type. With new development, more younger families tend to move in which brings children and creates community activities in the area. Main themes were as follows:

- New homes that fit with existing homes
- Bring in more people but not larger houses
- Maintain family-oriented neighbourhood dynamics

2 What have you noticed about new houses that are being built in your neighbourhood? What do you like and what don't you like?

Attendees have noticed an increase in bungalows with verandas and modern style, however some new developments are very large and expensive, therefore not fitting in with the rest of the neighbourhood. Attendees placed a high value on energy-efficient homes, high quality design, and homes built to scale with neighbouring homes. Attendees did not like the 2.5 storey developments, homes with front garages, poor affordability, and any developments which did not respect the existing neighbourhood character. Main themes were as follows:

- Restrictive covenants are not effective to stop infill
- New house size should reflect existing house sizes
- Ensure privacy is respected and sunlight is not blocked by large homes



3 A developer can request exceptions to the rules, which is known as a variance. Who needs to be consulted when a variance is requested?

Those residents located greater than 60 m from the development should be consulted, according to the attendees. There should also be a primary and secondary notification area, and information should be more accessible when it goes to Council. Community leagues should be notified as well as the entire neighbourhood based on neighbourhood boundaries. It might be awkward for neighbours to share their lack of support for a development so it may help if the process had more anonymity. Main themes were as follows:

- More residents should be consulted
- Appeal fee may prevent some neighbours from initiating the appeal
- Should consult based on scale of variance

4 In what ways do mature areas need to change to better support the needs of seniors?

Attendees placed an emphasis on neighbourhoods that are safe and transit accessible. Accommodations for seniors should be made in mature neighbourhoods such as walkways that do not collect ice, accessible curbs. The idea of having more apartments and housing specific to seniors was also raised (residences designed with accessibility in mind). More housing that supports aging in place was also recommended.

- Better transit access that is also accessible
- New infrastructure that makes it easier and safer for seniors to walk
- Can reuse old schools or other buildings for seniors housing or aging in place properties

5 What are the most important things the City of Edmonton needs to address when regulating new residential infill?

Attendees believed that the City should ensure what is being approved is actually built in a timely manner, monitor projects more closely, and invest in better water/sewer infrastructure to handle increased densities. A significant concern raised by attendees was increased enforcement to prevent conflict between residents and builders.

- Analyze adjacent property styles to influence design of new property
- Enforce proper construction practices
- New infrastructure that makes it easier and safer for seniors to walk
- Can reuse old schools or other buildings for seniors housing or aging in place properties



2.8.2 Multicultural Groups

The June 28 workshop for key stakeholders was held at the Multicultural Health Brokers Co-op to gather perspectives of the city's neighbourhoods and infill development from a variety of newer Canadians and from those with a diverse cultural background. The focus of these discussions was on character as it is more relatable to new Canadians rather than development regulations and city processes.

The Multicultural Health Brokers Co-op has been operating in Edmonton for over 24 years, working to assist newcomers to Canada and to enhance their health and well-being. Their focus is on families and building community so that these newcomers can thrive and actively contribute to society.

1 Where is home? Alone or with family? What excites you about your neighbourhood?

The majority of attendees lived with their families and lived in the Central McDougall area and near Kingsway and the Royal Alexandra Hospital. The amenities and proximity to downtown were praised, but people felt that their neighbourhoods were being used as parking lots for the major services nearby, such as hospitals and educational centres. Theft and suspicious activity was also a commonly raised topic.

2 Where do people gather? What do new houses look like? Do you have a yard/ place to grow food? Where do seniors, youth, and young families live? Where is the school?

People commonly gather in parks, recreation facilities, and community gardens in the area. New houses mainly included duplexes, rowhousing, and semi-detached, however their design lacks character and is uninteresting. Most participants preferred larger backyards and keeping houses closer to the street. This way residents could grow gardens in their yards. Seniors, youth and young families for the most part live in either seniors homes or assisted living, garage suites, and duplexes. Attendees suggested that there be a more diverse range of housing options in the future, as well as houses that can support intergenerational living. It was also stated that there are fewer schools and residents believe that they should not be closed down but rather refurbished and used as community spaces instead if enrollment is low.

3 What is the one piece of advice you have for the City of Edmonton as it designs your neighbourhood?

Attendees would like the City to develop the neighbourhood but preserve its character and diversity as well. They would also like to see diverse housing options, more recreational courts and street design that encourages people to walk and bike more. Walkability, safety, and more eco-friendly developments were also recommended by the attendees.



2.8.3 Social Media

The City made use of several social media outlets to promote the Mature Neighbourhood Overlay engagement activities. Comments left by residents provided an additional layer of consultation and discussion surrounding the purpose of the overlay and how to define community character. Of the comments received during the promotions for the May 18th drop-in session and the Mature Neighbourhood Overlay Stand Alone Survey, common themes began to emerge among those participating in the conversation:

- Bad construction practices
- Identifying appropriate types of development (semi-detached, row housing) and their place in Edmonton's mature neighbourhoods
- Arguments for and against increased density and street parking
- Land value changes, both positively and negatively
- The preservation of mature landscaping; and
- Requests for architectural controls on infill development

Many participants also commented on what they see as the defining character traits of their neighbourhoods. Common themes expressed include:

- Back lanes
- Large lots
- Smaller houses
- Mature trees
- Birds and other urban wildlife
- Unique style of houses
- Demographic mix that keeps a community thriving
- Big backyards\Established community leagues

In addition to the engagement feedback received throughout Stage 2, the MNO Review Team has also received unsolicited reviews of the existing Overlay regulations with recommendations from the Edmonton Federation of Community Leagues and the Parkallen Community League. These submissions will be taken into consideration as the project progresses into Stage 3 and develops a list of draft options for changes to the MNO.



DATE:
**May –
June 2016**
RESPONDENTS:
3,080
ENGAGEMENT:
Citizens

2.9 Character & Regulation Surveys

Administration executed three surveys as part of Stage 2's engagement activities. Two insight community surveys, as part of a mixed topic survey to gain perspectives on community character and another standalone survey on the MNO regulations themselves. The MNO regulation survey was also available to the public as a separate stakeholder group.

2.9.1 Mixed Topic Survey on Character

Administration made use of the Edmonton Insight Community's May Mixed Topic Survey to gather information on community character. The survey was open for one week, from May 10 to May 17, 2016.

The Edmonton Insight Community is an inclusive and accessible online citizen panel made up of diverse Edmontonians who provide feedback on City policies, initiatives and issues. Insight Community members respond to surveys and participate in discussion forums on a wide range of topics at least once a month. This is one way City Administration gathers feedback from the wider city and engages with the citizens of Edmonton. The Insight Community is open to all residents of Edmonton.

When asked about the most important feature of their neighbourhood, the majority of respondents stated that tree-lined streets were very or somewhat important as were landscaped front yards. Edmontonians primarily chose their homes based on prices, but beyond that, the look and feel of a neighbourhood was a very important consideration. Other features of neighbourhoods such as the variety or similarity of home design, whether or not verandas were present, or the age of the homes were cited far less often than trees and landscaping as character defining features.

When individuals were asked about how they would define the character of their neighbourhood, approximately 50% of respondents gave answers about their neighbourhood being safe, quiet, and family oriented. This open ended question was answered by almost 1,700 Edmontonians. Respondents did not identify or discuss particular or specific building forms or features as being a key component of community character.



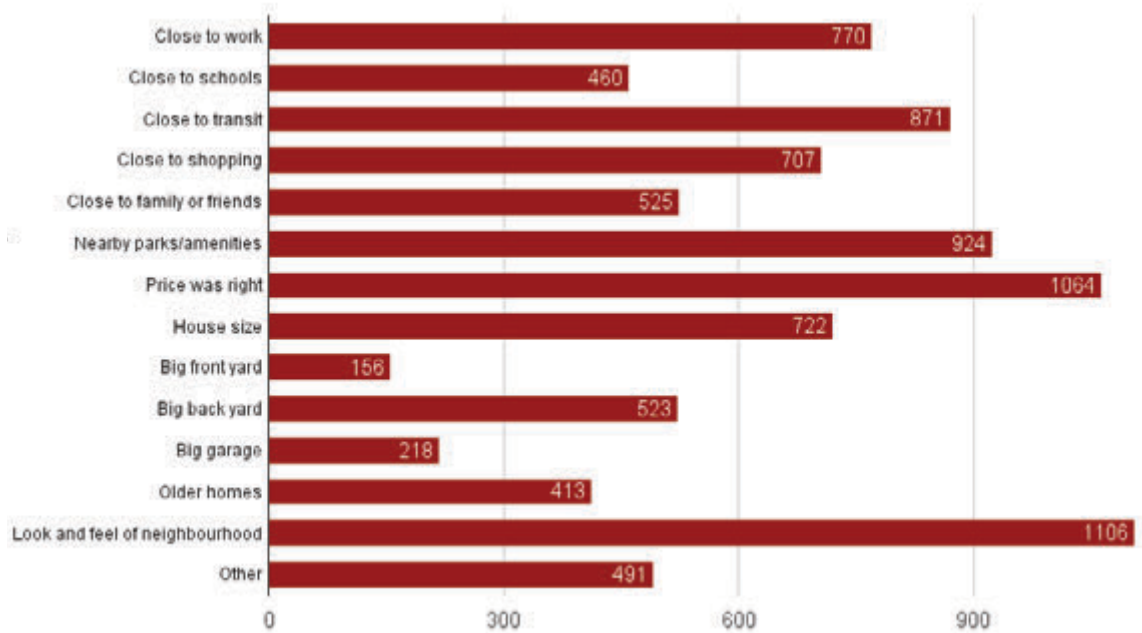
When it comes to issues detrimental to character, Administration heard concerns about the protection of street trees during construction, preservation of mature landscaping on private property, height not being comparable to adjacent properties, the space between the homes not being sufficient, and unattractive facades facing the street or adjacent properties.

The next several pages show the results of the mixed topic survey on character.

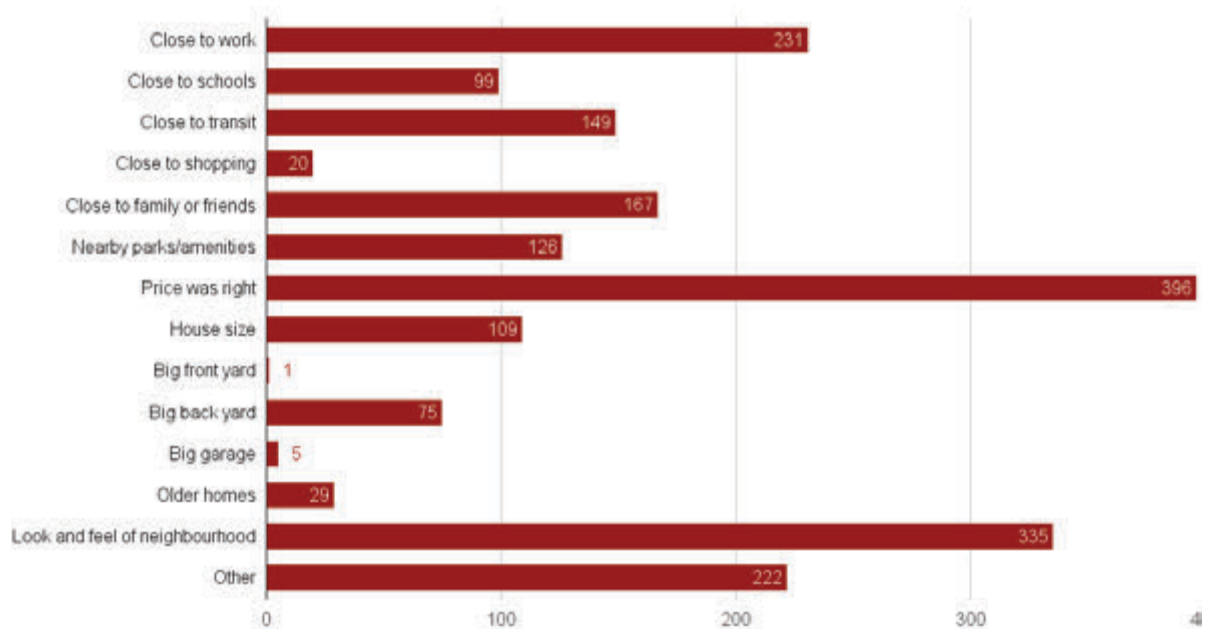


2.9.2 Mixed Topic Survey Results

1a. What are the reasons you chose to live in your neighbourhood?

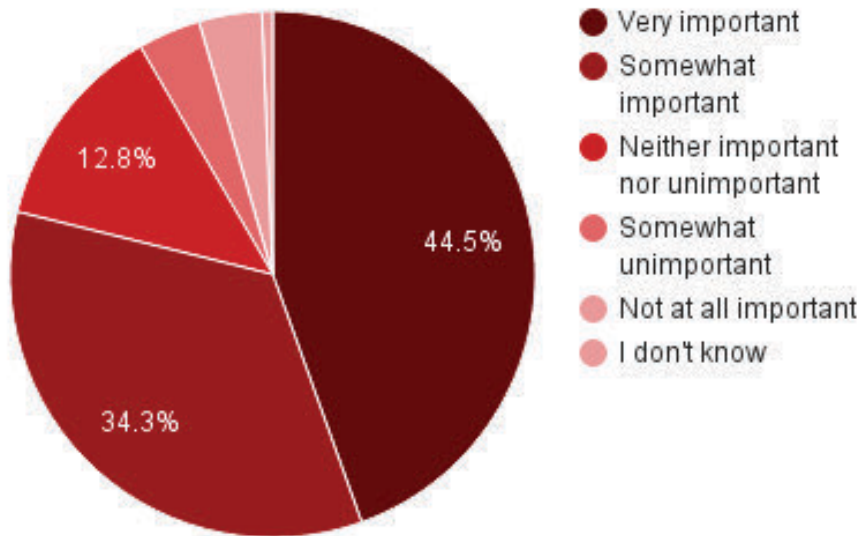


1b. Of the reasons you selected, which was the most important?

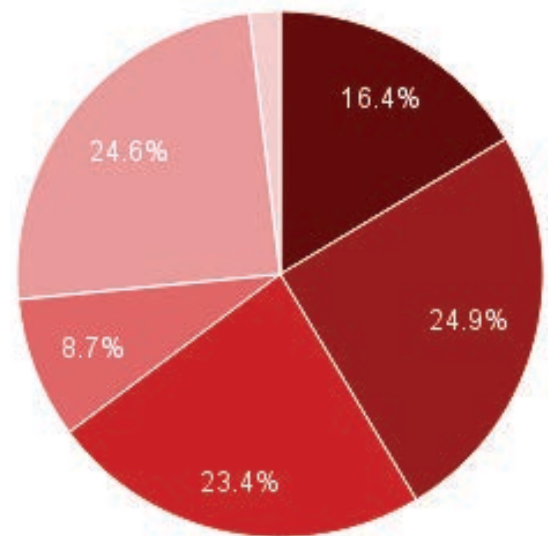




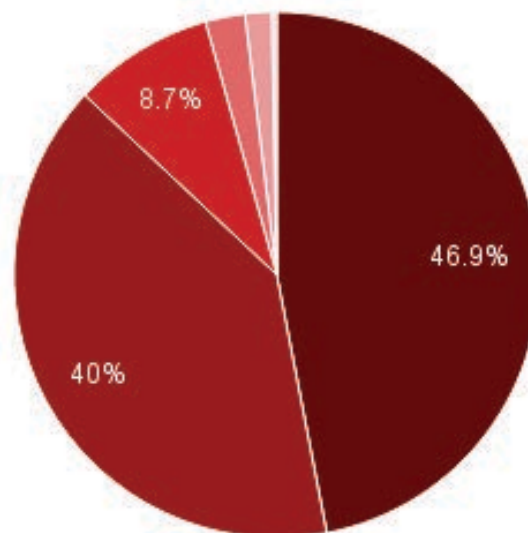
2a. How important are tree-lined streets in your neighbourhood?



2b. How important are back alleys in your neighbourhood?

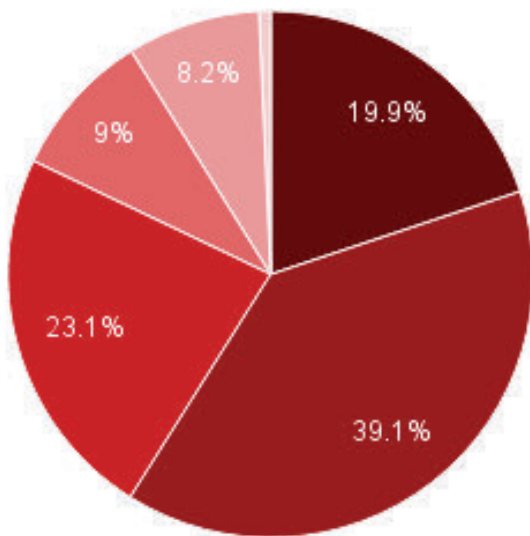


2c. How important is having parks nearby?

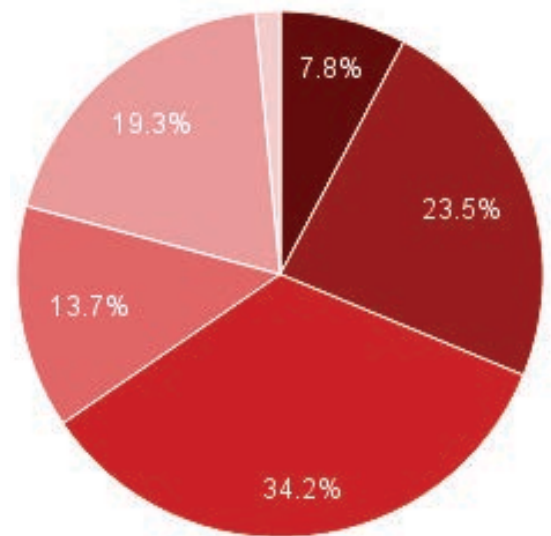




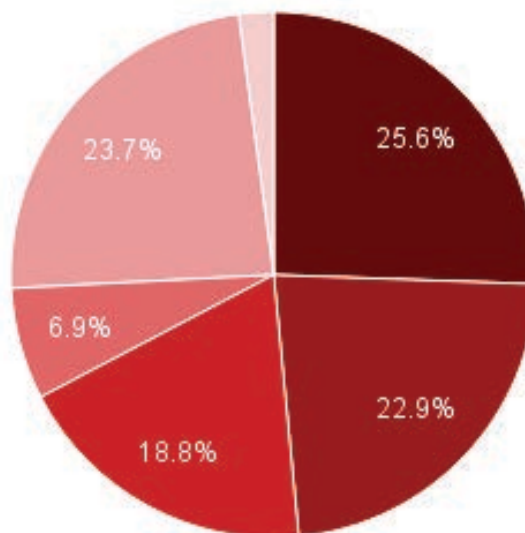
2d. How important is having landscaped front yards?



2e. How important are front porches and verandas?

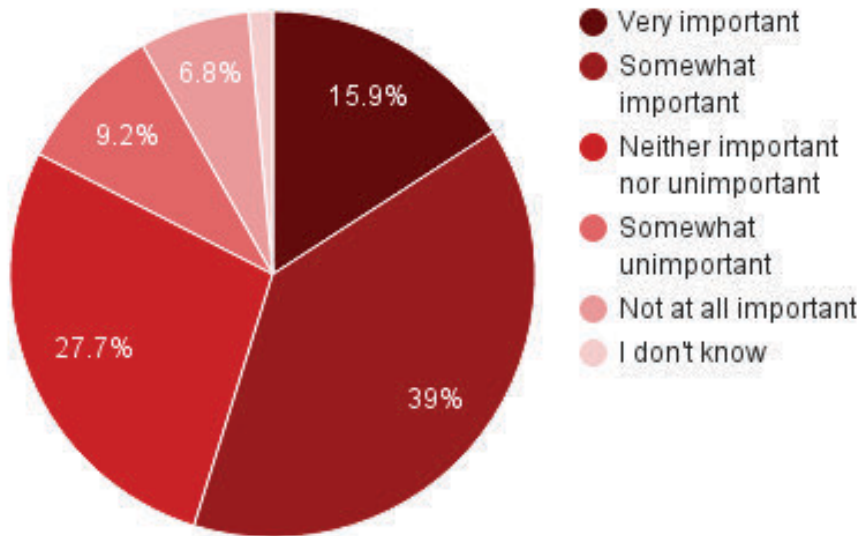


2f. How important is the availability of schools?

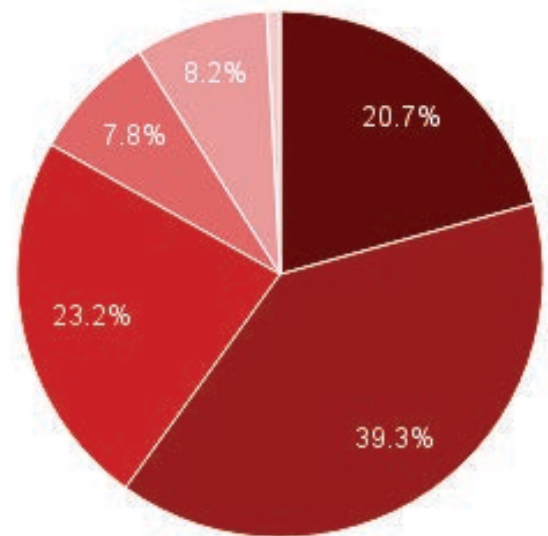




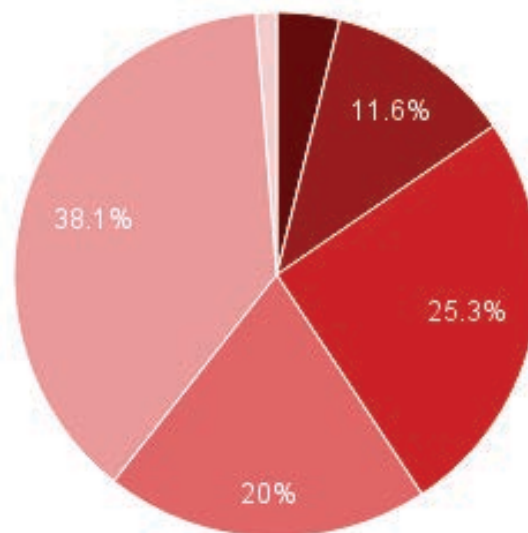
2g. How important are City Recreation Centres?



2h. How important is the variety of home design?

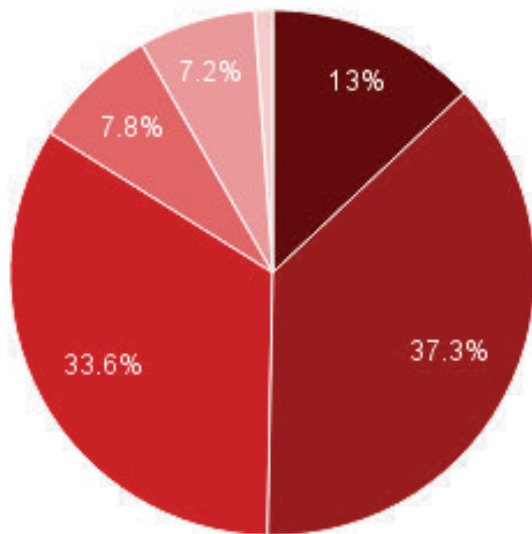


2i. How important is the similarity of home design?

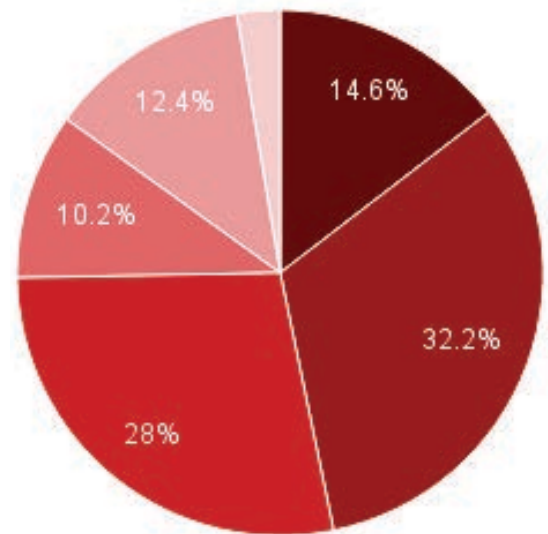




2j. How important is the age of the home?

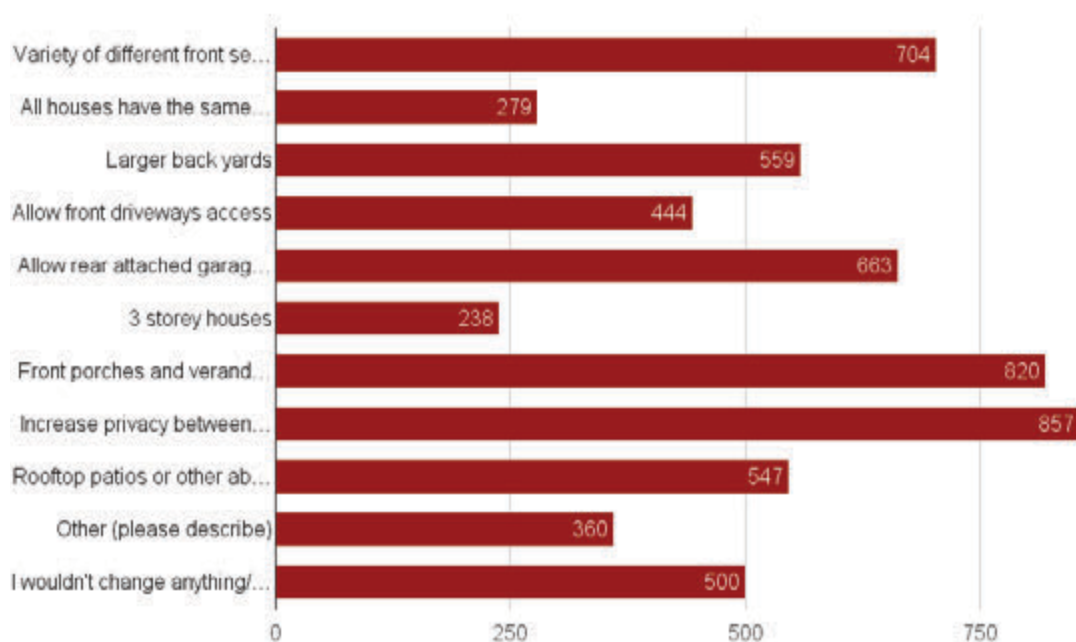


2k. How important is the community league?



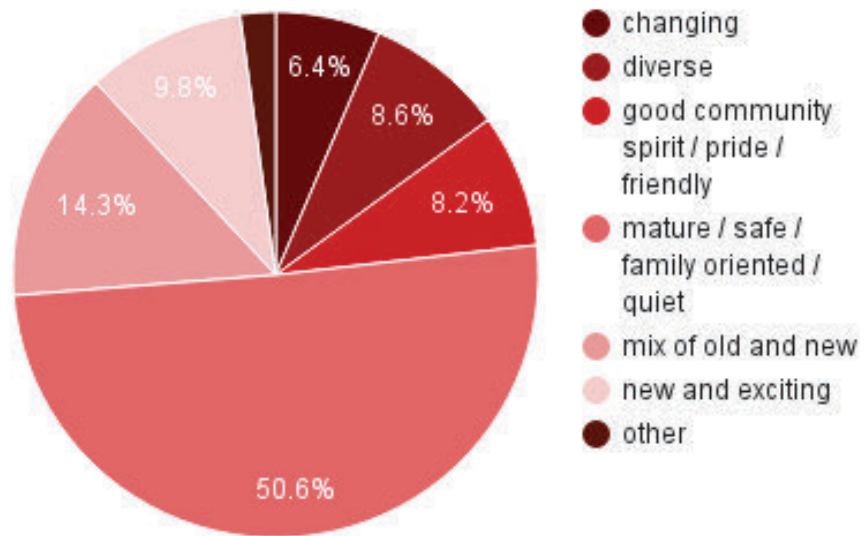
- Very important
- Somewhat important
- Neither important nor unimportant
- Somewhat unimportant
- Not at all important
- I don't know

3. What would you like to see in the appearance of new homes in your neighbourhood?

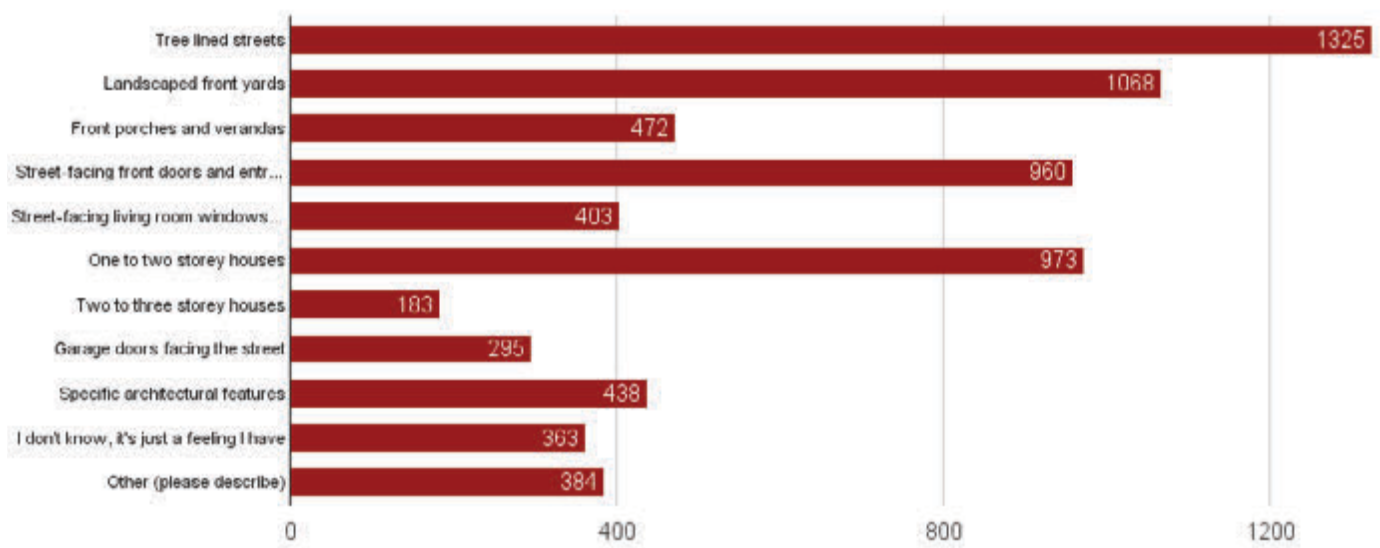




4. How do you define your neighbourhood?



5. Which of the following features are an important part of the character of your neighbourhood?





2.9.3 Stand Alone Survey on Regulations

A stand alone survey was developed to ask specific questions about the existing regulations of the Mature Neighbourhood Overlay. This survey grouped the twenty four regulations into common themes and asked specific questions about yards, decks, balconies, verandas and privacy, Driveway access, building orientation, height and facade features as well as questions regarding the consultation requirements of the MNO.

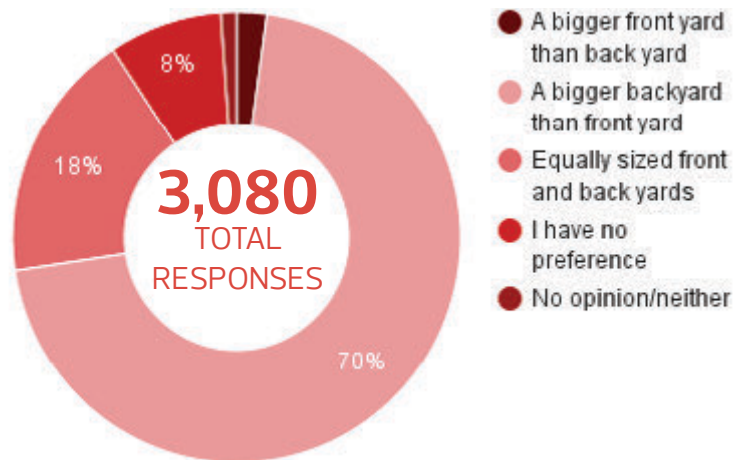
This survey was released to the public on June 7 and ran until June 27, giving respondents three weeks to complete the survey. The survey was advertised through the use of Social Media (including Facebook, Twitter, and Google+), the Evolving Infill Newsletter, as a digital slide highlighted at the city's service centres, city hall and community recreation centres, and as a feature box on the edmonton.ca homepage. Upon closing to the public on June 27th, the same survey was sent to the Insight Community who had one week to complete the survey. Between the general public and the Insight Community, 3,080 surveys were completed. The next several pages show the results of the survey on the existing regulations.



2.9.4 Stand Alone Survey Results

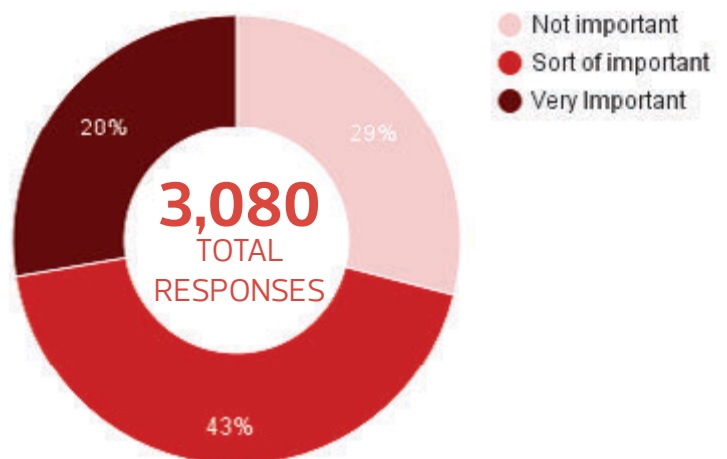
1. What do you value more?

	Responses
A bigger front yard than back yard	67
A bigger backyard than front yard	2,169
Equally sized front and back yards	557
I have no preference	252



2. How important is it to you that homes on a particular block are located a consistent distance from the sidewalk?

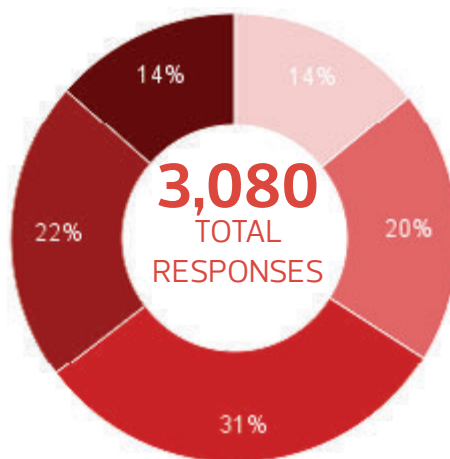
	Responses
Not important	892
Sort of important	1,336
Very important	852





3. In determining how far back a home should be from the front property line, should it:

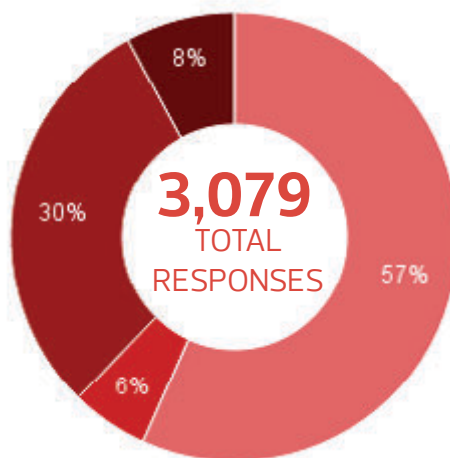
	Responses
Be based on how far back the neighbouring houses are on the street	436
Be based on the average of all homes on the block	610
Be based on a combination of the first two choices	945
Be based on how far back the neighbouring houses are but no further back than a fixed maximum distance (i.e. 6m/20ft)	671
Be a standard distance regardless of the surrounding homes	417



- Be based on how far back the neighbouring houses are on the street
- Be based on the average of all homes on the block
- Be based on a combination of the first two choices
- Be based on how far back the neighbouring houses are but no further back than a fixed maximum distance (i.e. 6m/20ft)
- Be a standard distance regardless of the surrounding homes

4. Should the space between houses:

	Responses
Be the same for all lots regardless of lot size	1,746
Be narrower than is currently allowed (1.2m) for all lots to allow for larger homes	172
Be tied to lot size, i.e. larger for wider lots, and smaller for narrower lots	917
Other	244

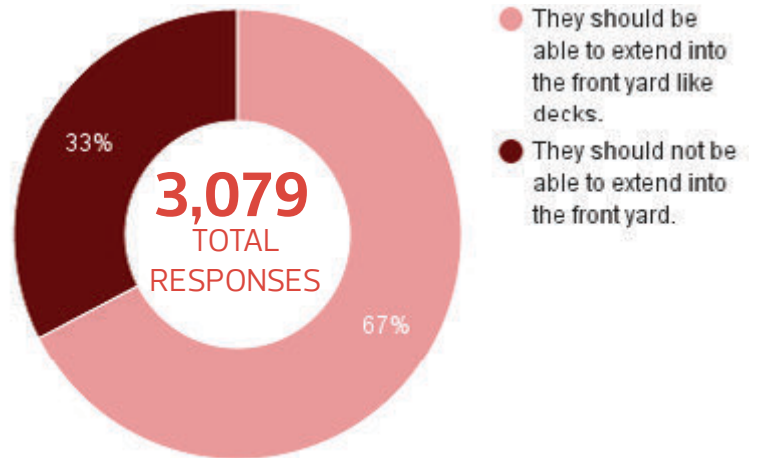


- Be the same for all lots regardless of lot size
- Be narrower than is currently allowed (1.2m) for all lots to allow for larger homes
- Be tied to lot size, i.e. larger for wider lots, and smaller for narrower lots
- Other (please specify)



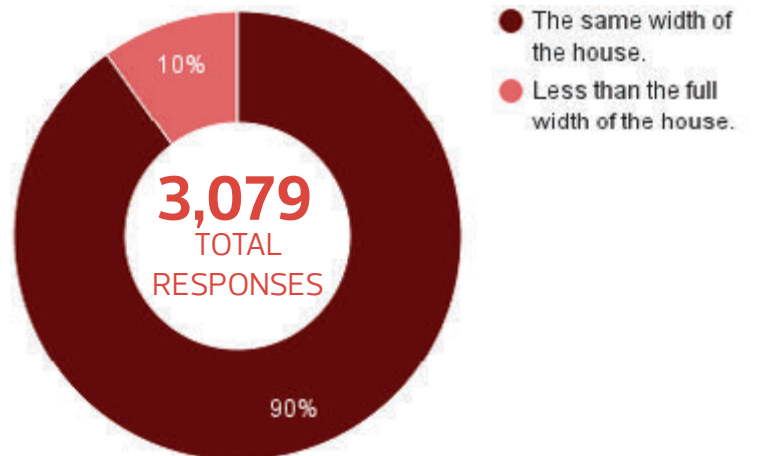
5. What statement BEST reflects your opinion on verandas?

	Responses
They should be able to extend into the front yard like decks	2,075
They should not be able to extend into the front yard.	1,004



6. How wide should verandas be allowed to be:

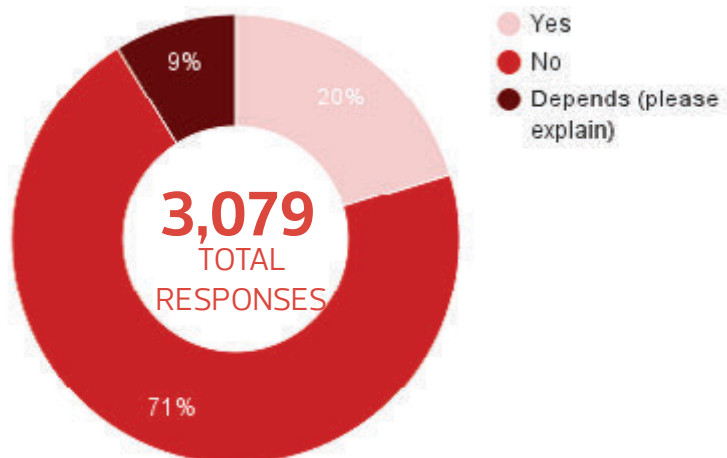
	Responses
The same width of the house.	2,772
Less than the full width of the house.	307





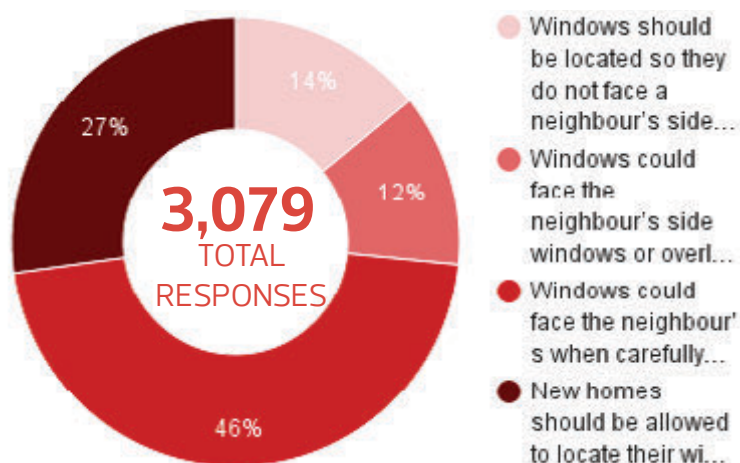
7. Should verandas be limited to a single storey?

	Responses
Yes	626
No	2,181
Depends	272



8. Where do you think windows on new houses should be located?

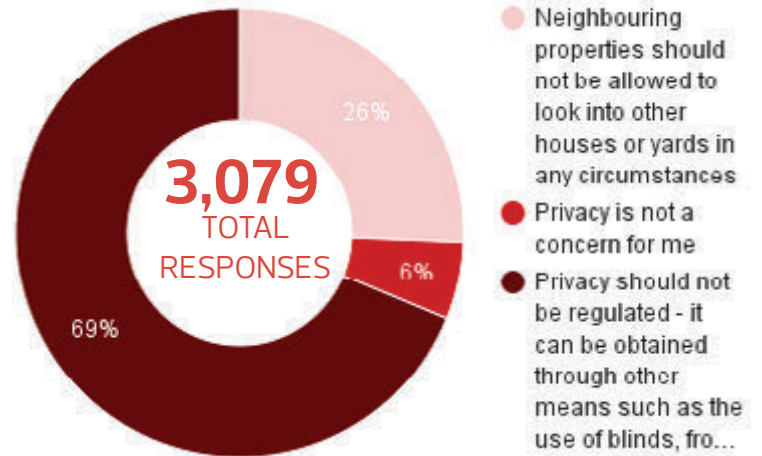
	Responses
Windows should be located so they do not face a neighbour's side windows or overlook the neighbouring property's backyard.	436
Windows could face the neighbour's side windows or overlook the backyard so long as they are obscured in some way, such as frosted glass.	383
Windows could face the neighbour's when carefully positioned so that they don't look directly into a neighbour's window.	1,422
New homes should be allowed to locate their windows where they choose.	838





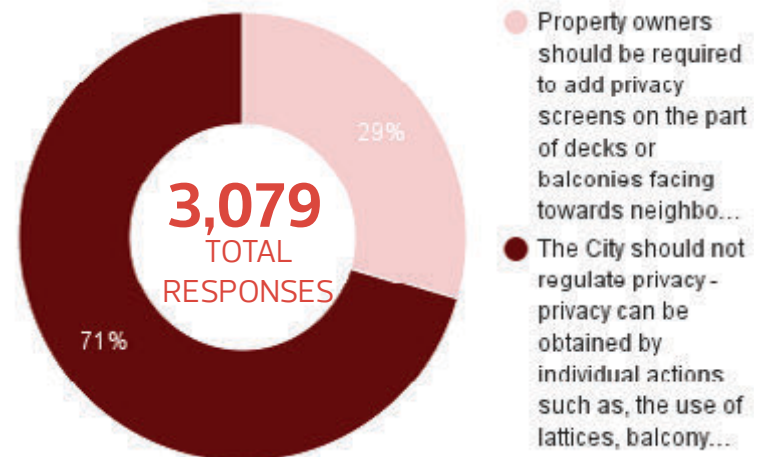
9. What do you think is a reasonable level of privacy in your backyard and home?

	Responses
Neighbouring properties should not be allowed to look into other houses or yards in any circumstances	790
Privacy is not a concern for me	172
Privacy should not be regulated – it can be obtained through other means such as the use of blinds, frosting, or landscaping	2,117



10. How would you feel if the City required a privacy screen, in the form of lattices or fences, on new decks or balconies?

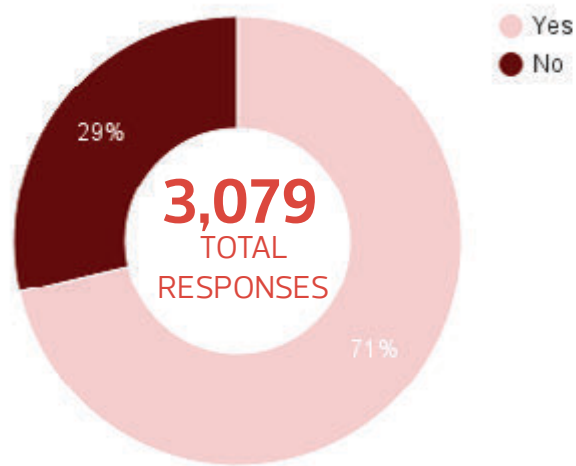
	Responses
Property owners should be required to add privacy screens on the part of decks or balconies facing towards neighbour's backyards.	908
The City should not regulate privacy – privacy can be obtained by individual actions such as, the use of lattices, balcony walls, or landscaping.	2,171





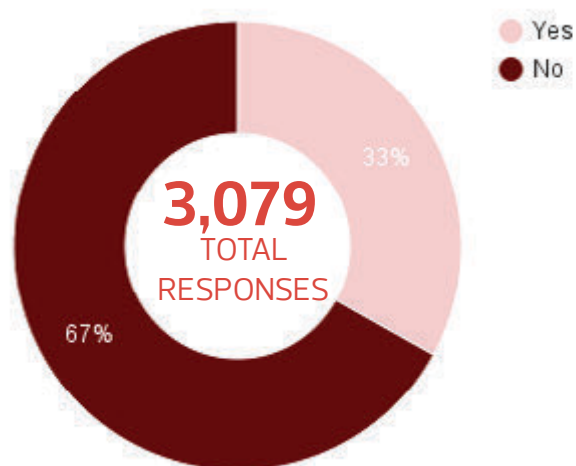
11. Do you feel that rear-attached garages in the city’s mature neighbourhoods is a good idea?

	Responses
Yes	2,196
No	883



12. In areas with treed boulevards, sidewalks and rear lane access, should front-attached garages and driveways be allowed?

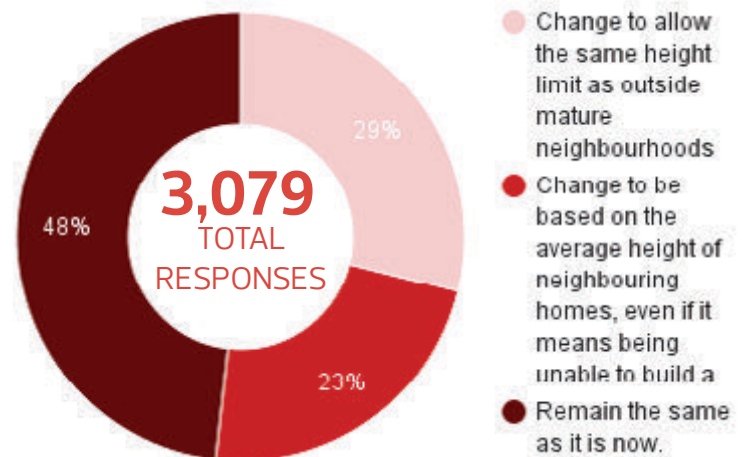
	Responses
Yes	1,018
No	2,062





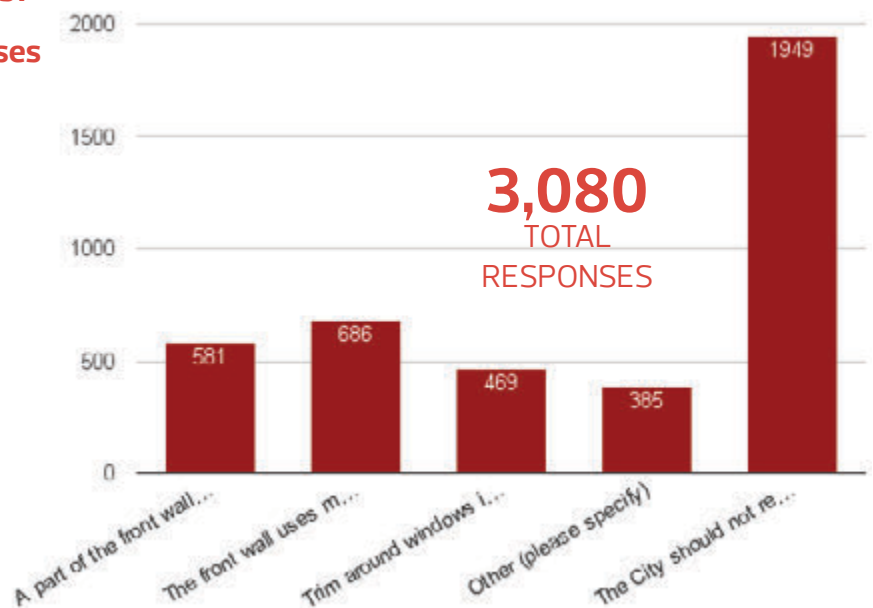
13. The height of low density residential homes in mature areas is currently limited to 2.5 storeys (8.6m/28 feet). The allowable height in neighbourhoods outside of the Mature Neighbourhood Overlay is 3 storeys (10m/33 feet). In your opinion, should this regulation:

	Responses
Change to allow the same height limit as outside mature neighbourhoods	890
Change to be based on the average height of neighbouring homes, even if it means being unable to build a 2 storey home when located between bungalows.	704
Remain the same as it is now	1,485



14. Should new homes in the MNO areas require any of the following facade features?

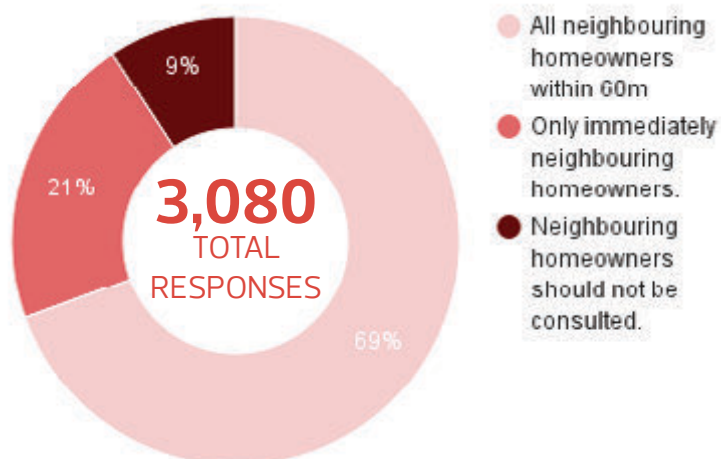
	Responses
A part of the front wall is offset (pushed forward).	581
The front wall uses more than one type of finishing material.	686
Trim around windows is thicker and more defined.	469
Other	385
The City should not regulate these details of design	1,949





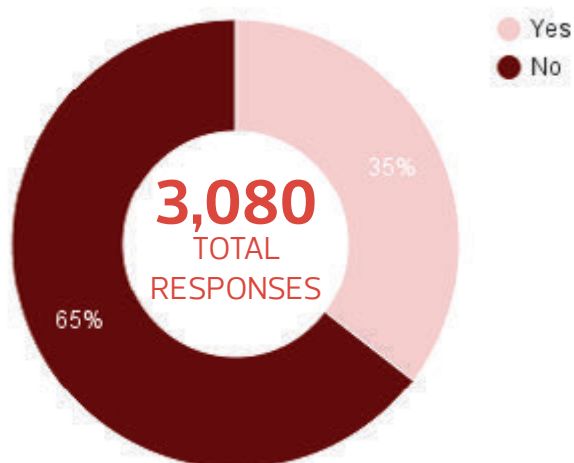
15. Who should be consulted when an application to vary one of the MNO regulations is made?

	Responses
All neighbouring homeowners within 60m	2,138
Only immediately neighbouring homeowners.	656
Neighbouring homeowners should not be consulted.	286



16. Thinking of the previous questions, do you think tenants should be consulted in addition to property owners?

	Responses
Yes	1,090
No	1,990





2.10 Emerging Themes

Character

- Built form in mature neighbourhoods does not have much variety in character; some new design is needed with new developments
- Reconsider definition of character – focus more on design quality
- New developments should be able to complement traditional character of neighbourhoods
- Similar heights and styles of housing

Regulation

- Height regulations are most important to consider – should not allow tall houses next to short houses, but tall houses could be allowed elsewhere
- Site coverage regulations should be revised to allow for more amenity areas not included in coverage allowance
- Consider scale of housing more
- Enforce height regulations

Process

- Include a variety of ways for outreach which involve both public and developer
- New boundaries and lengths for consultation period
- Inform residents about regulations
- Ensure good communication between all parties



3.0 DEVELOP SOLUTIONS

EVENT TO TAKE PLACE – TEXT TO COME

- 3.1 Consultation Events**
- 3.2 Industry Workshop**
- 3.3 Stakeholder Workshop**
- 3.4 Emerging Themes**



3.1 Consultation Events

3.1.1 Consultation Event #1

EVENT TO TAKE PLACE – TEXT TO COME





3.1.2 Consultation Event #2

EVENT TO TAKE PLACE – TEXT TO COME





3.2 Industry Workshop

EVENT TO TAKE PLACE – TEXT TO COME





3.3 Stakeholder Workshop

EVENT TO TAKE PLACE – TEXT TO COME





3.4 Emerging Themes

Character

- EVENT TO TAKE PLACE – TEXT TO COME

Regulation

- EVENT TO TAKE PLACE – TEXT TO COME

Process

- EVENT TO TAKE PLACE – TEXT TO COME

4.0 PREPARE REVISED MNO

EVENT TO TAKE PLACE – TEXT TO COME