WHAT WE HEARD

EVOLVING INFILL:
STAKEHOLDER ENGAGEMENT RESULTS

Edmonton

Acknowledgements

WHAT WE HEARD – EVOLVING INFILL: STAKEHOLDER ENGAGEMENT RESULTS

June, 2018

We respectfully acknowledge that we are located on Treaty 6 territory, a traditional gathering place for diverse Indigenous peoples including the Cree, Blackfoot, Métis, Nakota Sioux, Dene, Inuit, and many others whose histories, languages, and cultures continue to influence our vibrant community.

This project would not have been successful without the commitment of Edmontonians who gave their time to attend the many consultation sessions. Thank you for sharing your thoughts and aspirations about the future of your communities and for all of your contributions to the creation of the Infill Roadmap 2018.

CONSULTING TEAM

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EXECUTIVE SUMMARY

This Executive Summary provides readers with a high–level summary of the What We Heard report as well as the conclusions based on the consultation feedback.

Three other documents complement this What We Heard report:

- *Evolving Infill: Edmonton's Urban Neighbourhood Evolution*
- *Evolving Infill: Municipal Tools Review*
- *Evolving Infill: Housing Market and Affordability Study*

PURPOSE

In 2017 and early 2018 the City of Edmonton engaged with a diverse cross section of Edmontonians about how to welcome more people and homes in Edmonton's older neighbourhoods, paying particular attention to medium and high scale infill. The What We Heard: Evolving Infill Stakeholder Engagement Results document captures the key messages heard from Edmontonians and assembles all input received in one place.

The purpose of this document is to share with all Edmontonians what Edmontonians had to say about infill, and how development is evolving.

Engagement for the project was divided into two distinct parts.

PART 1: Listening and Learning – This part of engagement coincided with Phase 2 of the Evolving Infill project. This occurred between April and June 2017.

PART 2: Public Review and Discussion – This part of engagement coincides with Phase 4 of the Evolving Infill project. It occurred between January and April 2018.

Drawing on the work of Dr. Marilyn Hamilton's *Integral City* model, the consultation and engagement activities undertaken during this project recognized four distinct but overlapping perspectives of city life: citizens; public institutions; the business community; and community organizations. It is recognized that these perspectives offer a variety of views and opinions about infill and its role in Edmonton's future.

CITIZENS   PUBLIC INSTITUTIONS   CIVIL SOCIETY   BUSINESS
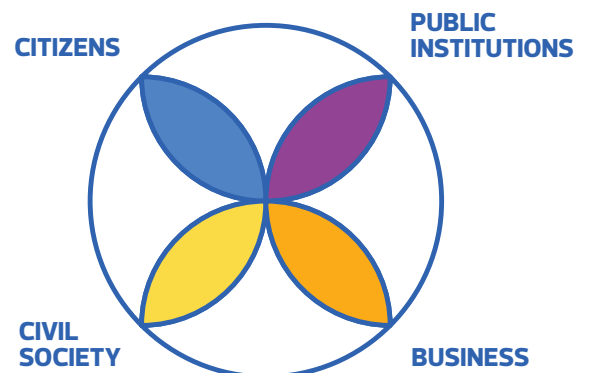
PART 1: LISTENING & LEARNING

APRIL – JUNE 2017

WHO WAS ENGAGED

The first engagement phase of Evolving Infill involved reaching out to Edmontonians to hear a range of perspectives about infill in Edmonton's established, mature and core neighbourhoods. The aim of this consultation was to hear these perspectives and to seek a deeper understanding of people's values and concerns related to infill and to identify barriers to infill in Edmonton.

HOW WERE THEY ENGAGED

Both targeted and open workshops were held to draw information from the different stakeholder groups. Specific workshop exercises were used to engage Edmontonians in a deeper and more nuanced fashion than more traditional public open house events. The most common workshop exercises included:

- **WORLD CAFÉS:** The World Café process allowed participants to discuss, record and share their perspectives on the challenges and benefits of infill and identify actions to address the challenges and benefits.

- **BABY IDEAS:** Participants were asked to identify 'Baby Ideas', to provide additional food for thought for the project team and help determine the themes identified in this document.

- **OPEN SPACE TECHNOLOGY:** The Open Space Technology process allowed participants to identify topics they wanted to discuss. Participants led discussion with others who shared their interest. Each topic/discussion was recorded, along with the issues addressed, key players and specific actions to be taken.

- **BLOCKS GAME:** The blocks game was a process developed for this project. Participants considered where more people and homes could be located in Edmonton's older neighbourhoods. They placed wooden blocks, representing infill developments, in areas where they thought infill could or should occur in the future. Participants recorded the assumptions they were making and the market conditions needed to achieve their vision.

CONCLUSIONS

While compiling the results from the stakeholder engagement four high level Areas of Interest emerged.

BUILT FORM: Participants were interested in how the Built Form of an area might change as infill development occurs. Participants often felt that new infill differed in terms of architectural style, form of development and building massing compared to existing buildings.

Key themes:

- Promote public amenity spaces and developments that support community building
- Promote development that is sensitive to its surroundings
- Invest in active transportation infrastructure
- Revise zoning regulations to support infill development and a greater diversity of housing forms
- Develop a strategic vision and regulations for the placement of different infill types at a neighbourhood level

DEVELOPMENT PROCESS: The infill development process was discussed by participants in all engagement sessions. Participants shared opinions about the current development process and suggested ways it could be improved.

Key themes:

- Promote the creation of neighbourhood-level plans before major redevelopment begins
- Be more consistent with the application of development regulations
- Restructure the planning process to provide additional control to communities
- Incentivize infill development that aligns with community/city goals
- Enforce good construction practices and penalize non-compliance

COMMUNITY EXPERIENCE: The lived experience of residents where infill is occurring was of considerable interest to participants. Participants were interested in how changes might influence the community's sense of community.

Key themes:

- Improve the affordability of infill
- Preserve the strong sense of community in existing neighbourhoods
- Address changes in crime, mental health and privacy
- Promote family friendly and seniors friendly infill types

INFRASTRUCTURE AND AMENITIES: It is important to ensure that infrastructure and services have adequate capacity to serve the increased density of residents that infill brings. Participants identified a range of services that may need to be upgraded and proposed ways to ensure that upgrades would happen when and where they are needed.

Key themes:

- Mitigate parking and traffic impacts related to infill development
- Address increased pressure on public open spaces
- Provide additional utility and service capacity to support infill, and consider options for on-site storm-water management.
- Improve access to amenities and promote local businesses to attract infill development

Locating Infill in Edmonton

Three development patterns emerged from the Blocks Game that provide high-level options for how infill could be located and integrated into Edmonton's older neighbourhoods:

- *Development of Nodes:* Infill development is clustered around key nodes and along corridors that support higher density living. This includes clusters around transit stations and transit corridors, as well as proximity to amenities like grocery stores, hospitals, parks and schools.

- *Dispersed Density:* Infill development is more evenly dispersed throughout existing communities and between communities. Most neighbourhoods see an increase in density through the construction of lower scale forms of infill including narrow lot subdivisions, duplexes, row housing or low-rise apartments.

- *Existing Planned Areas:* Infill development is primarily clustered in areas that have already been identified for intensification, redevelopment and revitalization. In this pattern, infill is primarily delivered in high scale, high density developments in areas containing large parcels of under-developed or vacant lands.

Barriers to Infill

One of the key outcomes of this engagement process was the identification of the factors, in Edmonton, that are barriers to increased uptake and success of infill. Comments from people who build—or try to build—infill development were numerous, but suggestions also came from citizens, administrators and community organizations. Some of the key barriers included:

BUILT FORM

- Uncertainty about how to align design with existing character of neighbourhood
- Extra requirements for mid-scale developments (i.e. triplex, fourplex)
- Restrictive nature of current design regulations
- Strong emphasis on preservation

DEVELOPMENT PROCESS – PLANS AND REGULATIONS

- Uncertain and time-consuming Infill application and permitting process
- Zoning bylaw too restrictive, Mature Neighbourhood Overlay too broad
- Challenges engaging communities before development starts
- Missing holistic review of policy tools (Municipal Development Plan visions for infill, update outdated ARPs)

DEVELOPMENT PROCESS – FINANCIALS

- High cost of land acquisition
- Challenges leasing and financing mixed use developments in Edmonton market
- Challenges assembling land in neighbourhoods, nodes and corridors

COMMUNITY EXPERIENCE

- Communities reluctant to see change in their neighbourhoods
- Strong emphasis on current residents over future residents

INFRASTRUCTURE AND AMENITIES

- Parking requirements are too high, underground parking is costly
- Missing high-level understanding of infrastructure capacity
- Areas poorly supported by transit
- Uncertainty about traffic impacts of infill development
- Infill costs are higher than greenfield development

FROM IDEAS TO (DRAFT) ACTIONS
OCTOBER 2018

Using the engagement results from the summer of 2017 along with the findings of several technical reports, the Evolving Infill team worked with an internal group of City of Edmonton staff to transform What We Heard into specific actions that the City could take to welcome more people and new homes.

PROJECT OUTCOMES

To guide the creation of the actions the Evolving Infill team identified six key outcomes, based on the themes of engagement that would be achieved by undertaking the proposed actions.

Infill development responds to context and addresses emerging needs.

City infrastructure investment is aligned with infill development.

The costs of doing infill development are reduced.

Laneway housing opportunities are expanded.

Everyone involved is clear about the development process and what to expect.

We have a diverse mix of housing options in our neighbourhoods that support social and community inclusion.

Taken together, the themes identified above and the outcomes became the "riverbanks" that would guide the creation of each action. Every action was to be tied both to the themes identified and needed to work towards one of the six outcomes. This requirement ensured that the actions specifically addressed issues that we heard during the engagement campaign.

In October, the project team met with internal City staff to establish a list of actions that may address all identified themes and enable anticipated project outcomes. During the two sessions participants worked together on themes they were interested in, that they had expertise in or what they might already be working on as part of their ongoing work. Through this process, staff identified a series of actions the City of Edmonton could take towards encouraging more and better medium and high scale infill development in Edmonton.

The actions were then divided into four categories such as **preferred, maybe, not yet** and **in progress**.

In January and February 2018, the Evolving Infill team started Part 2 of the project's public engagement component to gather citizen input on the draft actions.

PART 2: PUBLIC REVIEW & DISCUSSION ON THE DRAFT ACTIONS
JANUARY – APRIL 2018

WHO WAS ENGAGED

The second engagement phase of Evolving Infill involved a series of in-depth conversations with Edmontonians about the draft actions as published in December 2017. Engagement sessions during this part of the project were designed to include a mixture of participants from different groups. This allowed for different opinions to blend as participants discussed the actions and their opinions.

HOW THEY WERE ENGAGED

The project team used a variety of engagement exercises to facilitate the workshops. For this phase of engagement the key focus was on receiving feedback on the actions, seeking new actions to fill identified gaps and improving the actions. To gather this feedback the project used the following exercises:

- ***Action Speed Dating:*** During the Integrated Workshops participants were provided an opportunity to discover and familiarize themselves with the draft actions. This series of activities involved what we have referred to as "speed dating" the actions where participants spent time thinking about how the actions related to the four stakeholder groups and organizing the actions into similar categories.

- ***Stoplight exercise:*** In this activity participants worked in small groups to sort the proposed actions between Yes (Green), No (Red) and Maybe (Yellow). During the activity participants were asked to provide direct feedback on why certain actions had been placed in each category providing the Evolving Infill team with specific feedback and insight on individual actions.

- ***Open Space Technology:*** During the In-Depth workshops participants had the opportunity to hosting and recording group conversations on actions that were of interest to them. For Part 2: Public Review and Discussion participants were asked to select one draft actions to discuss, or to write a new action to be discussed.

- ***Conversation Fair:*** The conversation fair was an opportunity for attendees to engage in one-on-one conversations with the Evolving Infill team regarding specific actions and to provide direct feedback on the individual actions and the draft Roadmap. The focus of these engagement events was to capture feedback to improve the actions and to "close the loop" for individuals who had been a part of the past engagement events.

- ***BYO (Build Your Own) Implementation Timeline:*** As part of the conversation fairs participants could provide advice on how they felt the actions should be implemented including sequencing, timing and priority of the different actions.

CONCLUSIONS

Testing the Actions

During the Part 2 engagement activities the Evolving Infill team explicitly wanted to test the draft actions with Edmontonians before Administration committed to doing them. This testing was done explicitly through the Stoplight Exercise and results showed that most participants placed the majority of actions into the "yes" pile.

Overall, a significant proportion of the actions were placed in the "Yes" pile. While this indicates a level of support for the proposed actions, the Evolving Infill team used the results cautiously. The results of the sorting exercise were used to highlight the actions which were more controversial or which there was less agreement upon and made sure to focus additional efforts on refining those actions. Key actions were highlighted for extra scrutiny included actions: Q, U, T, AA, BB, DD, EE, FF, GG, MM, NN.

Missing Gaps

During the second round of engagement we asked participants to suggest additional actions to fill any gaps that they felt the proposed actions missed. This was an opportunity for participants to highlight issues that were important to them and which they felt were not adequately addressed by the draft actions. Of the suggestions, many were folded into existing actions although in the Roadmap 2018 document. Additionally, Action 20 involving promoting the use of Low Impact Development techniques was a brand new action developed to fill a gap identified by participants and stakeholders.

Survey Results and Implementation

The Evolving Infill team released a survey in March 2018, to reach out to a greater number of Edmontonians. The results of the survey provided some suggestions on how to improve the actions, but the vast majority of comments were more relevant to the future implementation of actions. These comments will be provided to the teams responsible for implementing the actions and will be used to scope and direct the design those actions.

1 INFILL IN EDMONTON

This section tells the story of recent infill policy and planning in Edmonton, beginning with the Edmonton's 2014 Infill Roadmap.

2014 EDMONTON'S INFILL ROADMAP

The Infill Roadmap (2014) outlined a two-year list of actions to support more and better infill in Edmonton. The 23 actions were related to *Communication, Collaboration, Rules, Process* and *Knowledge* and have resulted in a solid foundation for reinvestment in primarily low-density infill housing within mature and established neighbourhoods.

The City also identified 30 supplementary actions along the way. Known as "detours," these additional measures support better quality infill in Edmonton. Some of these "detour" actions included: creating an infill compliance team to inspect building sites, passing bylaw amendments requiring lot grading plans for all infill developments, setting landscaping requirements and incentives for preserving trees and shrubs, and increased fines for non-compliance to the noise bylaw.

GROWTH REPORTS

For four years the City's annual growth reports have stood as summary snapshots of city growth both for infill and greenfield development.

One measure tracked in the growth reports is the percentage of net residential growth in Mature and Core neighbourhoods. From the 2016 Growth Monitoring Report:

- In 2016, Edmonton came close to achieving its 25% target for growth in Core and Mature neighbourhoods with growth in those neighbourhoods accounting for 24.5% of citywide growth.

- This has been attributed to a slow-down in suburban neighbourhoods (Established and Developing neighborhoods) and increased activity in Core and Mature neighbourhoods, specifically in the Downtown neighbourhood which saw major mixed use developments reach completion and contribute an additional 1,063 units.

More details on Edmonton's growth can be found in the 2017 Growth Monitoring Report at www.edmonton.ca/city_government/documents/PDF/GrowthMonitoringReport2017.pdf

EDMONTON'S MISSING MIDDLE

The 'Missing Middle' describes a range of housing types that are seen as the missing step between low scale and high scale infill. Missing Middle forms in Edmonton were identified in collaboration with the Evolving Infill project team and were the focus of the engagement and outcomes of this project.

In Edmonton's case, the Missing Middle was identified as including a range of housing forms that are of a slightly higher scale and density than the duplexes, secondary suites and narrow lot homes that have been developed in recent years. These forms were included because work has already started in Edmonton to encourage more and better examples of the lowest scale and forms of infill. It was also these low scale forms which received the most attention and action during the previous Infill Roadmap.

HOUSING TYPES IN EDMONTON

Low Scale

Single Detached

Secondary Suite

Garden Suite

Garage Suite

Duplex

Narrow Lot

Missing Middle

Row Homes

Stacked Row Homes

Fourplexes

Courtyard Housing

Apartment Courtyard Housing

Low–rise Apartments (up to four storeys)

Mid–rise Apartments (less than 6 storeys)

High Scale

High–rise Apartments

THE MISSING MIDDLE

More information and resources about the Missing Middle in the United States can be found at www.missingmiddlehousing.com. This website provides an overview of missing middle housing types in many US cities and provides resources on the demand, characteristics, types, land assembly and regulation that can impact Missing Middle forms.
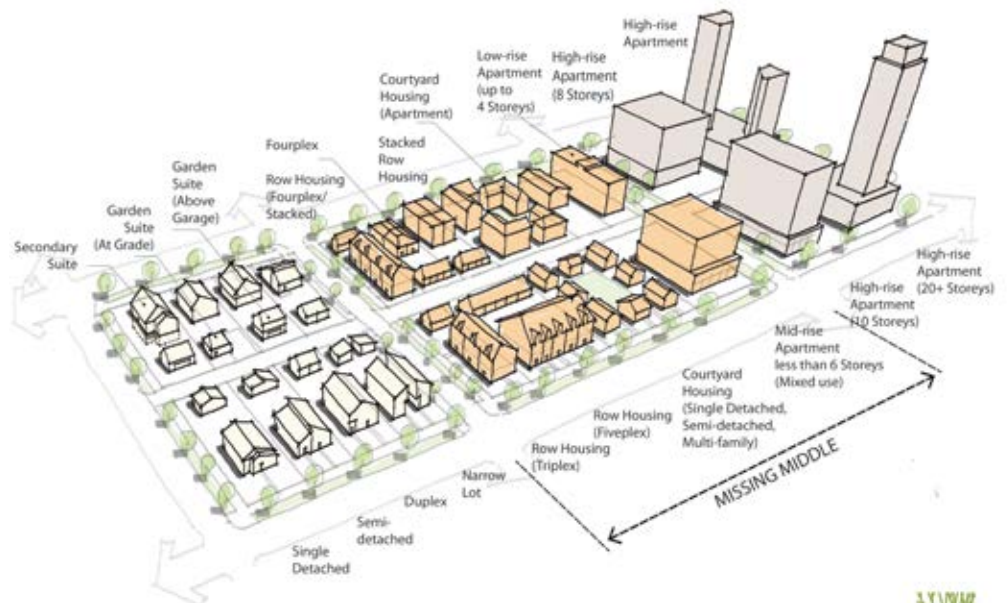
EDMONTON'S MISSING MIDDLE

1.1 EVOLVING INFILL PROJECT SUMMARY

Evolving Infill was a comprehensive planning process driven and supported by in-depth public engagement and detailed technical reports. The following sections detail how the different aspects of the project were used to create and refine the actions in this Roadmap and to ensure that their implementation occurs in a timely, coordinated and efficient way.

Project mandate and Guiding Question

The main mandate of this project was to focus on supporting infill as it relates to "Missing Middle" housing forms. This mandate was established directly by City Council to ensure that Administration explore options related to those housing forms that had not received as much attention as lower scale housing forms.

With this mandate in mind, the project team created a unifying question that captured the ultimate goal of the project.

How can we welcome more people and new homes into our older neighbourhoods?

The question framed the conversations during the public engagement sessions, directed the creation of the Technical Reports and the actions. Throughout all aspects of this project, this question has provided a unified lens that highlights the overall goal of the actions.

Other key features of the project that guided the creation of the Roadmap are shown below.

Public Engagement: Public Engagement was undertaken during two parts.

- Part 1: Listening and Learning involved over 30 meetings with stakeholders and citizens to identify key Themes and issues related to infill.

- Part 2: Public Review and Discussion involved in-depth workshops, pop-ups and conversation fairs to gather feedback on the draft actions.

Infill Working Group: An internal City of Edmonton working group met to provide in-depth support during the creation of the actions.

- After the first phase of engagement the Working Group met to identify potential actions that could address what was heard during engagement.

- After the second phase of engagement the Working Group met to refine the draft actions and identify administrative capacity for implementation.

Technical Reports: Three technical reports support this Roadmap.

- The Market Housing and Affordability Study provides a quantitative review of Edmonton's current housing market in 2017.

- The Edmonton's Urban Neighbourhood Evolution provides a history of Edmonton's urban development.

- The Municipal Tools Review provides background information on actions and programs taken by other cities around the world to address issues related to infill.

WHAT WE HEARD
Stakeholder Engagement
Results Layout

EVOLVING INFILL
Project Phases

PROJECT PHASES

The Evolving Infill project was officially divided into five separate phases, two of which focused on public engagement.

In this document, the two consultation phases are referred to as Part 1: Listening and Learning and Part 2: Public Review and Discussion of the Draft Actions to provide clarity for readers.

In other documents, these periods coincide with Stage 2 and Stage 4 of the Evolving Infill project

STAGE 1
Start-up

ENGAGEMENT PART 1
Listening and Learning

STAGE 2
Listening and
Learning

STAGE 3
Putting the Draft
Together

ENGAGEMENT PART 2
Public Review and
Discussion of the Draft Actions

STAGE 4
Public Review
and Discussion

STAGE 5
Implementation

2 ENGAGEMENT PROCESS

Stakeholder Engagement for Evolving Infill involved reaching out to a diverse range of stakeholders about infill in Edmonton's core, mature, and established neighbourhoods.

The consultation and engagement activities undertaken during this project recognized four distinct but overlapping perspectives of city life: citizens, public institutions, the business community, and community organizations. It is recognized that these perspectives offer a variety of views and opinions about infill and its role in Edmonton's future.

This view of civic life has been adapted from work by Dr. Marilyn Hamilton. See www.integralcity.com

Each group's views and comments can be found in their own sub-sections in Section 4: What was Said beginning on page 63.

4.1   CITIZENS
4.2   PUBLIC INSTITUTIONS
4.3   BUSINESS COMMUNITY
4.4   COMMUNITY ORGANIZATIONS

To ensure that diverse voices from across the city were heard, the City undertook approximately 45 consultation events including open houses, stakeholder workshops, interviews and school visits.
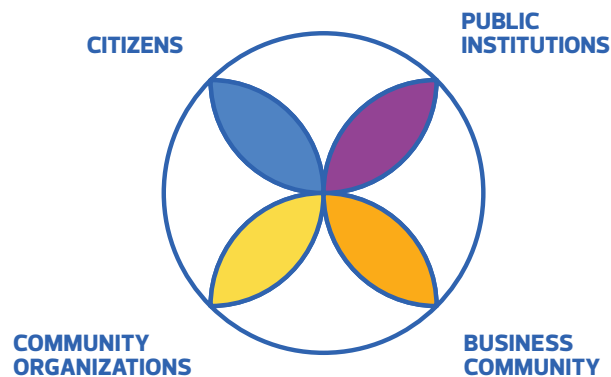
The aim of this consultation was to hear from these diverse perspectives and to seek a deeper understanding of peoples' values and concerns related to infill.

2.1 WHO WAS LISTENED TO

PART 1: LISTENING & LEARNING
APRIL – JUNE 2017

2.1.1 CITIZENS

The citizens of the city are the people who live in, use and inhabit the city and for whom the city is built. They are as diverse a group as any and are represented by the individual voices who articulate their needs and desires for the form and function of the city.

Citizens of the city were engaged at the following events during Evolving Infill:

APRIL 24	Garneau Elementary School
MAY 11	Public workshop in City Hall
MAY 13	Public workshop in West Meadowlark Community League
MAY 15	Public workshop in Sweet Grass Elementary School
MAY 18	Public workshop in Northgate Lions Senior Centre
MAY 25	Public workshop in Mill Woods Recreation Centre
MAY 27	IDEA and City of Edmonton Infill Tour 2017
MAY 30	Jasper Place High School workshop
JUNE 08	Seniors Drop-in Session at City Hall
JUNE 13	Seniors Drop-In Session at Terwilliger Recreation Centre
JUNE 14	Seniors Drop-In Session in Mill Woods Recreation Centre
JUNE 22	Seniors Drop-In Session in City Hall
JUNE 24	University of Alberta Geography and Planning Students Society (GAPSS)
JUNE 27	Newcomers engagement at Commonwealth Stadium

2.1.2 PUBLIC INSTITUTIONS

The Public Institutions are the people who work for our municipal government 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, emergency services and support economic, social, and cultural aspects to our lives in the city.

The Evolving Infill team has collaborated with City colleagues throughout Evolving Infill, mostly through informal engagement activities such as meetings, brainstorm sessions, and project updates to other work areas.

In addition, an internal working group has been convened to support Evolving Infill. Working group members include members of Administration with expertise in or who work in areas that directly relate to infill. The working group met twice in Phase 2:

JUNE 21	Project Kick-off Meeting
JULY 27	Internal Review Committee Workshop

2.1.1 BUSINESS COMMUNITY

The business community includes developers, home builders, realtors and advocates for those industries that go out and build housing in Edmonton. They embody the entrepreneurial spirit and see new possibilities for the city and reach for them.

Developers, builders, realtors and others were engaged in the following ways:

MAY 11	Canadian Homebuilders Association workshop #1
MAY 18	Realtors and Investors workshop #1
MAY 23	Infill Development of Edmonton Association workshop
JUNE 15	Realtors and Investors workshop #2
JUNE 27	Peace Hills Trust interview
JUNE 28	Canadian Homebuilders Association workshop #2
JULY 11	Urban Development Institute – Edmonton Region workshop

2.1.2 COMMUNITY ORGANIZATIONS

While citizens are individual voices in the city, community organizations are the voices of groups of citizens. They include non–profits, institutes or foundations that represent citizens views.

Community organizations were engaged in the following ways:

MAY 16	Edmonton Federation of Community Leagues (EFCL) and Community Leagues workshop #1
MAY 31	YEGarden Suite Laneway Housing workshop #1
JUNE 08	Edmonton Youth Council workshop
JUNE 12	Greater Edmonton Foundation interview
JUNE 14	Community Infill Panel workshop
JUNE 15	Edmonton Federation of Community League and Community League workshop #2
JUNE 22	Mechet Waskahikunak Association interview
JUNE 26	Combined YEGarden Suite and EFCL Laneway Housing workshop #2
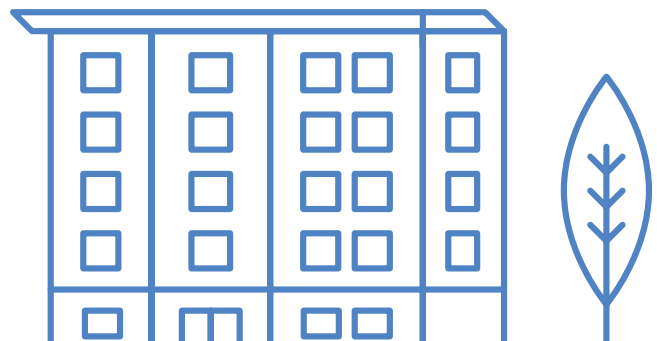
PART 2: PUBLIC REVIEW & DISCUSSION ON THE DRAFT ACTIONS
JAN – MAR 2018

The following is a list of engagement events undertaken as a part of Evolving Infill between January and March 2018:

JAN 17	Evolving Infill Phase 4 Launch Event
JAN 23	In-Depth Workshop at Inglewood School
JAN 25	Standard Workshop at Commonwealth Recreation Centre
JAN 29	In-Depth Workshop at Kameyosek School
JAN 31	Standard Workshop at Commonwealth Recreation Centre
FEB 6	In-Depth Workshop at Beacon Heights School
FEB 13	Evolving Infill Working Group Session #1
FEB 20	Evolving Infill Working Group Session #2
FEB 27	Evolving Infill Working Group Session #3
MAR 14	Conversation Fair #1 at Chateau Louis
MAR 20	Conversation Fair #2 at Chateau Louis

2.1.3 LAUNCH EVENT AND PROMOTIONS

In January 2018, the Evolving Infill team hosted a launch event and hosted two pop-up booths at community events to promote the upcoming workshops and draft documents in addition to ongoing promotion via social media and the City's infill website.

2.1.4 INTEGRATED WORKSHOPS

In January and February 2018, the Evolving Infill team hosted 6 public workshops to get feedback on the draft actions. These workshops came in two forms either as 4-hour "In-Depth workshops" or as 2-hour "Standard workshops". Both workshops provided participants with time to familiarize themselves with the actions and provide feedback on the actions, with more time allocated for discussion in the In-Depth workshops. Using what we heard in the previous summer, the workshops integrated all four stakeholder groups as an opportunity for participants to hear a more diverse spectrum of opinions on infill.

2.1.5 WORKING GROUP SESSIONS

In February 2018, the Evolving Infill team re-convened the internal Evolving Infill Working group to finalize the actions based on their internal perspectives and the feedback received during the engagement sessions. During these three multi-hour workshops the Working Group refined the actions, combined actions where appropriate and refocused some actions to fill gaps identified during engagement.

2.1.6 CONVERSATION FAIRS

In March the Evolving Infill team took the final draft actions for a last round of public feedback. These events provided additional information on the actions and included opportunities for feedback on the individual actions and on their implementation.

2.2   HOW WE LISTENED

Throughout the Evolving Infill project, City staff and consultants used different activities and methods to solicit opinions and values from participants. Each activity created an opportunity for participants to provide input on self-identified topics while ensuring that input was constructive and many participants would have the chance to be heard.

PART 1: LISTENING & LEARNING
APRIL – JUNE 2017

2.1.7 TOP OF MIND
Participants at each public workshop were asked to write a short note about their ideas and goals for the session as they arrived.

This provided administrators and other participants a snapshot of the interests of the crowd as the event began.

2.1.8 WORLD CAFÉ
Participants provided responses to questions in small group conversations through a World Café format by drawing and sharing comments on large sheets of paper. Throughout many of the consultation events the following four questions were used to prompt participants:

- What are the challenges associated with medium and high-density infill?
- What actions can be taken to mitigate those challenges?
- What are the benefits associated with medium and high-density infill?
- What actions can be taken to enhance those benefits?

More information on the World Café method can be found at www.theworldcafe.com/key-concepts-resources/world-cafe-method/

2.2.1 BLOCKS GAME: LOCATING INFILL IN EDMONTON

Participants were asked to place blocks representing new residents where they thought future growth should occur. The Blocks Game was used as a tool to prime conversations about opportunities, challenges and trade-offs from a city-wide perspective. During the activity participants also recorded the assumptions they were making about changes to process, regulation and housing types in those areas.

2.2.2 BABY IDEAS

At the end of the workshop participants had the chance to leave a comment on topics and ideas of their choice. These comments became so-called "Baby Ideas" because they represent the beginning of discussions and thoughts about infill to explore further, either while drafting changes to the final strategic document or in further activities like the Open Space Technology exercise.

2.2.3 OPEN SPACE TECHNOLOGY

In some workshops, the "Baby Ideas" were used as springboards for more in-depth discussion of certain topics related to medium and high-density infill in Edmonton. In Open Space Technology participants hosted conversations on topics that mattered to them. People with thoughts on similar topics could meet each other and generate concrete ideas about the importance of the topic, actions to be taken and important stakeholders related to the actions.

More information on the Open Space Technology method can be found at http://openspaceworld.org/wp2/

2.2.4 OTHER APPROACHES

Throughout the project other activities and methods were used to gain feedback from the public. Where other approaches were used images and descriptions of the activity are included to provide the reader with additional information. Other approaches included:

- Community Circle discussions
- Guided tours
- Interviews
- Pop-ups
- Activity sheets

PART 2: PUBLIC REVIEW & DISCUSSION ON THE DRAFT ACTIONS
JANUARY – APRIL 2018

For the second round of engagement sessions the project team adopted a different approach that better allowed for different groups of stakeholders to see and hear perspectives from other groups.

2.2.5 ACTION SPEED DATING

During the Integrated Workshops participants were provided an opportunity to discover and familiarize themselves with the draft actions. This series of activities involved what we have referred to as "speed dating" the actions where participants spent time thinking about how the actions related to the four groups and organizing the actions into similar categories.

2.2.6 STOPLIGHT EXERCISE

In this activity participants worked in small groups to sort the proposed actions between Yes (Green), No (Red) and Maybe (Yellow). The Stoplight exercise was completed in both the In-Depth and Standard Workshops. During the activity participants were asked to provide direct feedback on why certain actions had been placed in each category providing the Evolving Infill team with specific feedback and insight on individual actions.

2.2.7 OPEN SPACE TECHNOLOGY

During the In-Depth workshops participants also had the opportunity to host conversations related to actions that they were interested in. This involved participants volunteering to host a group discussion on specific actions and recording the conversations as they occurred. For Phase 4: Public Review and Discussion participants were asked to select one of the forty draft actions, or to write a new action to be discussed.

2.2.8 CONVERSATION FAIR

The conversation fair was an opportunity for attendees to engage in one-on-one conversations with the Evolving Infill team regarding specific actions and to provide direct feedback on the individual actions and the draft Roadmap. The focus of these engagement events was to capture feedback to improve the actions and to "close the loop" for individuals who had been a part of the past engagement events.

2.2.9 BYO (BUILD YOUR OWN) IMPLEMENTATION TIMELINE

As part of the conversation fairs participants could provide advice on how they felt the actions should be implemented including sequencing, timing and priority of the different actions.

3 CONSULTATION SUMMARY

HOW TO READ THIS CONSULTATION SUMMARY

This section represents a summarization of the input, beliefs, ideas and comments received from the many stakeholders engaged as a part of Evolving Infill project. It is divided into the following two parts corresponding to different engagement campaigns.

PART 1: LISTENING & LEARNING

APRIL – JUNE 2017

- Overview of the four Areas of Interest which were the broad categories that emerged during the evaluation the results from the engagement sessions.

- Content and ideas found in each Area of Interest organized first by engagement method and then by the four different perspectives on city life.

- Highlights of five different areas of engagement:

  1. Locating Infill in Edmonton: Mapping Exercise Results

  2. Engaging with Kids

  3. Engaging with Seniors

  4. Laneway Housing

  5. Participant Led Discussion Topics

- Themes of Engagement which represent the trends and commonalities between the comments, engagement methods and different perspectives.

PART 2: PUBLIC REVIEW AND DISCUSSION ON DRAFT ACTIONS
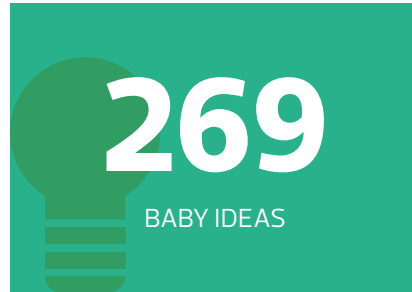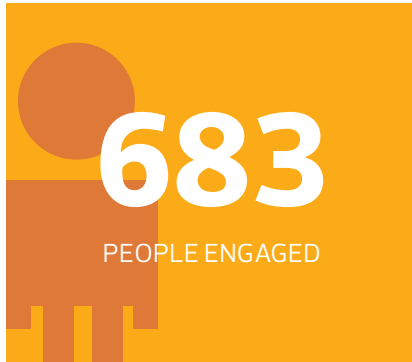
JAN UARY – APRIL 2018

- Summary of the results from testing the draft actions with the integrated stakeholder workshops.
- The results of having
- Highlights of four different areas of engagement include:

  1. Launch Event and Promotions

  2. Integrated Workshops

  3. Working Group Sessions

  4. Conversation Fairs

PART 1: LISTENING & LEARNING

APRIL – JUNE 2017

PART 1: CONSULTATION BY THE NUMBERS

683 PEOPLE ENGAGED

269 BABY IDEAS

44 PARTICIPANT LED DISCUSSION TOPICS

34 THEMES (PLUS **18** BARRIERS TO INFILL)

2 AFFORDABLE HOUSING SUPPLIERS

73 CITIZENS

31 ENGAGEMENT EVENTS

25 CIVIC ADMINISTRATORS

54 BUSINESS COMMUNITY

117 CIVIL SOCIETY

126 ATTENDEES AT SENIORS POP-UPS

172 KIDS AND YOUTH

2 INDIGENOUS ORGANIZATIONS

123 INFILL TOUR PARTICIPANTS

3.1   AREAS OF INTEREST

During the process of writing this report and compiling the results of the engagement process four key categories of participants' experiences and thoughts related to infill development emerged. These four categories became the 'codes' used to classify and organize participant responses throughout this document. This method is used to support a qualitative analysis of participant responses.

BUILT FORM	Includes topics related to changes in the physical form of housing and the neighbourhood. Throughout the consultation, participant discussion often centred around the need to consider and manage the physical form of infill so that new developments would fit within the existing neighbourhood context.	Specific topics included: ▪ Public and private property ▪ Architectural styles ▪ Shadowing ▪ Building design ▪ Public spaces ▪ Street design ▪ Land uses and regulations ▪ Walkability
DEVELOPMENT PROCESS	Includes topics related to the planning and development process for infill properties. Participants from all groups were interested in seeing an improved City process for infill. Most often, this related to three main areas: efficiency and timeliness, clarity regarding the regulations and requirements, and opportunities for public engagement.	Specific topics included: ▪ Community plans ▪ Engagement ▪ Incentives ▪ Fees ▪ Timelines ▪ Servicing ▪ Construction
COMMUNITY EXPERIENCE	Includes topics related to changes in the experience of residents in the community. Participants were primarily interested in how the arrival of new developments within their neighbourhood might impact their sense of community including affordability, demographics, and safety.	Specific topics included: ▪ Affordability ▪ Public resources ▪ Sense of place ▪ Demographics and diversity ▪ Crime and security ▪ Community organizations ▪ Commuting
INFRASTRUCTURE AND AMENITIES	Includes topics related to changes in infrastructure use, service provision and amenities resulting from infill. Also includes subjects related to the provision, planning and funding of these services. Participants focused primarily on the potential costs for infrastructure upgrades, and the efficient use of existing infrastructure. Another area of focus was the potential impacts on services like fire and rescue, on access and maintenance of park space and impacts to traffic congestion and parking.	Specific topics included: ▪ Utilities ▪ Electrical ▪ Roads ▪ Parking ▪ Emergency services ▪ Public transit ▪ Park space ▪ Schools ▪ Health care ▪ Taxation ▪ Storm-water management

An effort has been made throughout the document to preserve the original wording and ideas of participants in order to ensure that the project team's own opinions and biases do not skew the information presented throughout.

BUILT FORM   **DEVELOPMENT PROCESS**   **COMMUNITY EXPERIENCE**   **INFRASTRUCTURE AND AMENITIES**

3.2 BUILT FORM

Includes topics related to changes in the physical form of housing and the neighbourhood.

3.1.1 WORLD CAFÉ

1. What are the challenges associated with medium and high–density infill?

The most common concern regarding the impacts of medium and high–density infill with regard to the built form of an area was that new developments alter the appearance, feel and appeal of the area. This concern revolved primarily around issues including:

- The architecture being too different from the existing styles within the area;

- New developments feeling too large given the size of the lot in comparison to surrounding buildings;

- New developments lacking orientation to the ground and the community; and

- Shadowing from new developments on neighbouring properties.

2. What actions can be taken to mitigate those challenges?

Suggestions to mitigate the above challenges include: providing additional clarity and surety to residents and developers, lowering the barriers to infill development and actions to address deficiencies related to infill development.

Specific suggestions to improve surety and clarity for all parties included:

- Control development so that it better fits with the existing community;

- Distribute density between neighbourhoods to limit over–concentration of infill in certain areas;

- Attempt to link what is built with what the community would like to see;

- Encourage a higher quality of infill over quantity of units or buildings; and

- Mandate building podiums or stepbacks to reduce the visual impact of medium and high–density developments.

3. What are the benefits associated with medium and high–density infill?

The suggested benefits of medium and high–density infill identified opportunities to use the new development to:

- Rejuvenate and improve the appearance of a neighbourhood by rejuvenating aging housing stock, replacing eyesores and filling vacant lots;

- Design buildings that promote more vibrant public spaces and streets; and

- Make existing communities more walkable and accessible, with better connectivity and proximity to amenities.

Other participants noted that a major benefit of infill is a potential reduction in the outward expansion by the city. It was suggested that this may reduce the rate of loss of agricultural lands and intrusion into environmentally sensitive areas.

1. What actions can be taken to enhance those benefits?

Recommendations on how to enhance the benefits of infill focused on:

- Bringing back "classy" density like rowhouses;

- Encouraging environmentally friendly development and alternative energy production;

- Updating the zoning bylaw to encourage medium and high–density development;

- Ensuring development is sensitive to neighbouring development in scale, height, setbacks and not using a "one size fits all approach";

- Providing tax incentives and rebates to maintain properties;

- Placing medium density along transit/arterials; and

- Shifting the design of streets to provide space for pedestrians or encouraging the placement of traffic calming features.

Other comments focused on promoting mixed use communities and facilities, including retail space, live/work units and commercial development near to residential areas.

3.2.1 BABY IDEAS
Citizens

- Quit building low quality buildings
- Encourage family friendly design
- Incentivize sustainable lifestyles
- Consider the negative impacts on neighbours and mitigate them
- Make interesting and walkable neighbourhoods
- Stronger policies about placement and design of medium and high density infill
- Allow places to maintain character
- Mix housing options everywhere

Public Institutions

- Stop caring about number of units and care about form
- Opportunity for more types of housing
- Infill should be sensitive to existing character but what is character
- Celebrate good design

Community Organizations

- The character of infill should be a key focus
- Include mixed uses underneath apartments
- Establish community–friendly high rises
- Consider different types of infill like laneway homes, flexible housing, fourplexes, and courtyard buildings

Business

- Alternative high–density nodes
- Supportive zoning
- Remove extra limitations and requirements
- Mixed use is a different market from infill alone

BUILT FORM	DEVELOPMENT PROCESS	COMMUNITY EXPERIENCE	INFRASTRUCTURE AND AMENITIES

3.3 DEVELOPMENT PROCESS

Includes topics related to the planning and development process for infill properties.

3.2.2 WORLD CAFÉ

1. What are the challenges associated with medium and high–density infill?

Comments received regarding the infill development process included challenges during land acquisition, permitting, construction, and maintenance of new infill sites. Generally, suggestions fell into two categories: challenges that the infill process caused projects like delays and expensive infrastructure upgrades, and aspects of the process participants thought could be improved.

Specific challenges identified by participants included:

- Lack of consultation with communities early in the development process;
- The cost of land acquisition in infill ready neighbourhoods;
- Disruptions like noise, dust and unsightly properties during construction;
- The high cost of construction including underground parking; and
- Long timelines during the permitting process.

Another challenge identified by the participants included a feeling that the City is currently too reactive in neighbourhoods experiencing large amounts of infill and should undertake planning studies in a more proactive manner.

2. What actions can be taken to mitigate those challenges?

Actions to improve the infill development process focused on three main approaches: setting expectations regarding infill, improving consultation during the permitting process and controlling development during construction.

Many participants at the public workshops felt that it was important for both the community and developers to set expectations for infill prior to significant amounts of infill being approved. Potential suggested methods to do this included:

- Assess which communities would benefit most from infill, those that might best serve infill developments, and those that have the existing service capacity to support infill;
- Develop plans or guidelines specific to a community that might include form or density guidelines for infill; and
- Pre–emptively set the zoning in infill areas.

Participants also suggested that there needs to be a greater level of control over the design and construction of infill through processes including:

- An infill design committee with development control authority;
- Clear paths to issue resolution;
- Greater builder accountability;
- Limiting permits for those with bad reputations; and
- Noise control.

BUILT FORM	DEVELOPMENT PROCESS	COMMUNITY EXPERIENCE	INFRASTRUCTURE AND AMENITIES

An area of repeated focus was consultation during the infill process. Many participants felt that there could be additional opportunities for consultation, or other improvements which would lead to better outcomes. Comments included:

- Consult those who use services which may be impacted by infill;

- Consult a wider diversity of people, including seniors and other groups;

- Prepare public education about infill;

- Listen to community concerns; and

- Engage with communities before development begins.

1. What are the benefits associated with medium and high–density infill?

No comments received were related to the benefits of infill on the development process. This result is in line with the expected results as the benefits of infill don't impact the development process or that such benefits fall into other Areas of Interest.

2. What actions can be taken to enhance those benefits?

Comments on how to improve the development process in order to enhance the benefits of infill included:

- Being more consistent and clear on infill rules, and better compliance when building;

- Addressing infill needs through other areas like underused commercial land;

- Provide density bonusing to achieve goals which might include sustainability, community contributions, adaptable units, affordable housing, schools;

- Comments also included making such contributions mandatory in new developments;

- Use demographic analysis and community needs assessment to show which kinds of housing are needed and to complete health impact studies for new high–density developments;

- Continue to use and improve on the community engagement process especially regarding the placement of infill within neighbourhoods;

- Ensure neighbours have a real say and get community responses from people not involved in current discussions;

- Improve public education and buy–in into projects;

- Ensuring better development practices with regard to infill;

- Update ARPs before development begins and define 'community character' for each community;

- Respect the existing plans, move away from lot by lot approvals or maintain character through the MNO; and

- De–regulate certain areas and provide attention to detail.

BUILT FORM   **DEVELOPMENT PROCESS**   **COMMUNITY EXPERIENCE**   **INFRASTRUCTURE AND AMENITIES**

3.3.1 BABY IDEAS

Citizens

- Increase flexibility for different housing types

- Be consistent with regard to application of policy

- Different density goals for different communities is okay

- Provide better information about why infill is good and its benefits

- Provide tools for communities to influence city building

- Keep engaging communities

- Balance the needs and wants between the existing and future residents

Public Institutions

- Strategic use of redevelopment plans to encourage housing for key nodes

- Less emphasis on preservation and prioritizing existing residents over future residents

- Be clear on when and why citizens have a say over neighbourhood development at a lot level

- Speed up approval process for infill

- Stricter limits on greenfield growth to encourage infill

Business

- More consistency in bylaw interpretation

- Look at the big picture — three ideas: holistic review of policy tools, repeal outdated ARPs, Municipal Development Plan update with vision for infill.

- Communicate to all parties to ensure barriers to redevelopment are minimized

- Don't vilify developers

- Infrastructure and land acquisition costs are too high on infill

Community Organizations

- Develop principles to guide development

- Hold developers to the rules

- Establish infill targets to share infill across the city

- Breakdown how Edmonton will get to 25% infill developments

- Incentives and disincentives for certain developments

BUILT FORM   DEVELOPMENT PROCESS   **COMMUNITY EXPERIENCE**   INFRASTRUCTURE AND AMENITIES

3.4 COMMUNITY EXPERIENCE

Includes topics related to changes in the experience of residents in the community.

3.3.2 WORLD CAFÉ

1. What are the challenges associated with medium and high–density infill?

Comments regarding the ways in which infill can challenge the community experience of residents focused on themes related to changing residents, loss of sense of community and shifts in affordability. Specific issues included:

- Alienation of existing residents as new residents arrive and potentially gentrify an area;

- Concerns that crime might increase and that resident's privacy might be challenged

- Loss of pride and sense of community from increased resident turnover; and

- Loss of privacy from new developments overlooking existing residences and from additional residents within the community.

Other participants were concerned that new developments and infill would make the neighbourhood unaffordable and that a shift to apartments and smaller units would restrict families from moving into an area.

2. What actions can be taken to mitigate those challenges?

Suggested actions to mitigate challenges to the community experience from infill included:

- Promoting family oriented apartments by restricting adult–only occupancy and providing additional 3+ bedroom apartments;

- Understand communities better through demographics studies;

- Promote design that creates 'eyes on the street';

- Promote developments and communities which cater to baby boomers as well as young people and those looking to age in place; and

- Actively address the lack of affordability in new infill developments.

3. What are the benefits associated with medium and high–density infill?

Benefits to community experience focused on creating more diverse neighbourhoods, increasing the number of people who can participate in community life as well as promoting more affordable housing options in some areas. Specific benefits which where suggested included:

- Promoting a more diverse neighborhood in terms of socio–economic status, age and nationality;

- Provide for additional options for residents looking for more affordable housing including low–income people, young families, seniors, and multi-generational families;

- Additional density results in more people on the streets leading to additional street life and increased security.

BUILT FORM	DEVELOPMENT PROCESS	COMMUNITY EXPERIENCE	INFRASTRUCTURE AND AMENITIES

In addition, it was heavily emphasized that the influx of new population into a neighbourhood can revitalize an area and increase community engagement. It was also suggested that additional infill might make some areas more affordable when supply of housing better meets demand.

1. What actions can be taken to enhance those benefits?

Comments regarding how best to improve the community experience related to the benefits of infill included:

- Design buildings to promote a sense of community, and provide a space for residents to share news and events together, and encourage community members to get involved in lobbying for better housing;
- Remove resident restrictions and accept that more houses do not mean more children;
- Address affordability of infill development;
- Concede that infill doesn't work; and
- Promote family oriented and senior friendly infill

3.4.1 BABY IDEAS
Citizens

- Subsidize multi-generational living
- Ensure affordability of new developments
- Understand if families can live in high-density housing
- Communities need to be on board with new developments

Public Institutions

- Promote positive infill perspectives
- Promote family-oriented multi-unit developments
- Promote a mixture of tenure types (renter and owner) in all neighbourhoods
- Departure from auto-centric thinking and decision making
- Thinking about how much space a family really needs

Community Organizations

- Use demographic information to inform decisions
- Affordability
- Diversity in all ways

Business

- Provide education about the 'new' Edmonton
- Consider multi-generational housing
- Increased density equals more affordability
- Resistance in transitioning neighbourhoods

3.5 INFRASTRUCTURE AND AMENITIES

Includes topics related to changes in infrastructure use, service provision and amenities resulting from infill. Also includes subjects related to the provision, planning and funding of these services.

3.4.2 WORLD CAFÉ

1. What are the challenges associated with medium and high–density infill?

Challenges related to infrastructure were mostly surrounding the additional demand for services and amenities as a result of increased density and population in infill areas. This included concerns for emergency service provision, and underground infrastructure upgrades.

Other participants raised concerns related to traffic congestion and parking issues resulting from additional residents, and others were concerned that there has been a lack of investment to support a mode shift towards mass transit and active forms of transportation like cycling.

2. What actions can be taken to mitigate those challenges?

Three groups of comments about actions to overcome infrastructure and service challenges emerged:

1. Better understanding and communicating infrastructure and servicing capacity:

    - Undertake community services capacity studies;

    - Undertake community needs assessments; and

    - Use traffic data to define parking requirements and street design.

2. Undertaking infrastructure and service upgrades prior to infill occurring:

    - Match service level with number of people;

    - Upgrade water and waste water infrastructure;

    - Upgrade and maintain road and alley infrastructure;

    - Establish a limit to the number of vehicles to park on a street;

    - Encourage car–sharing and install traffic calming;

    - Provide secure bike parking; and

    - Make public transit rapid, consistent and frequent.

3. Promoting the development of amenities to support the population increase:

    - Preserve existing outdoor amenities and provide more green spaces;

    - Establish a city–wide greening plan;

    - Establish a fund for landscaping issues;

    - Develop policies to ensure contributions of public amenities to infill neighbourhoods; and

    - Promote neighbourhood–level grocery stores.

BUILT FORM   DEVELOPMENT PROCESS   COMMUNITY EXPERIENCE   INFRASTRUCTURE AND AMENITIES

3. What are the benefits associated with medium and high–density infill?

Identified benefits of infill related to infrastructure and services focused on drawing additional people to local businesses, and outlined large scale benefits related to more efficient use of land and infrastructure. Specific comments included:

- Better supports local businesses and other public amenities including schools;

- Is hoped to maintain enrollment in local schools within core neighbourhoods;

- Allows for more efficient use of existing infrastructure and developed land;

- Additional tax income from density and population helps to justify additional amenity provision and infrastructure investment in infill areas.

- Slows demand for additional land for development resulting in less need for conversion of agricultural lands, further annexation and long–term infrastructure savings.

1. What actions can be taken to enhance those benefits?

Comments on how to improve the provision of infrastructure and services included:

- Improve transit now to support future infill, and ensure that the transportation system is able to support additional density;

- Provide community benefits alongside infill including alternative transportation options;

- Improve availability and accessibility of support services and more efficient city services;

- Preserve public amenity space to accommodate larger population; and

- Lower taxes on high–density areas.

3.5.1 BABY IDEAS
Citizens

- Transit and cycling infrastructure must be improved pro–actively

- Influx of residents should mean increased amenities

- Prioritize recreational and community spaces

- Respect the investment needed for infill

- Consider parking needs

Public Institutions

- Provide amenity improvements to neighbourhoods with increased infill

- Make transit attractive and efficient

- Consider cost saving mechanisms that cover needed infrastructure upgrades early

- Need a better understanding of infrastructure capacity of an area

- Charge the true cost of infrastructure for greenfield development

Business

- Major infill needs infrastructure upgrades

- Support new residents with amenities

- Ensure lot servicing costs are reasonable

- Remove parking requirements

- Need a functional transit system to support density

Community Organizations

- Use infrastructure to maximum capacity

- Tax vacant properties

- Ensure proximity to amenities

3.6   LOCATING INFILL IN EDMONTON: MAPPING EXERCISE RESULTS

One activity conducted during the stakeholder workshops was a Blocks Game in which participants placed blocks where they felt infill should occur in the future.

The intent of the exercise was to spur a conversation about infill at a city-wide scale and not necessarily to design an infill development map. During the exercise, participants were asked to place blocks representing new residents where they thought future growth would occur. Participants also recorded assumptions they were making about changes to process, regulation and housing types in those areas.

In all stakeholder workshops where the Blocks Game was used, participants' responses generally fell into one of three models of how infill might occur in Edmonton.

BLOCKS GAME

During the initial stages of deciding how to engage with Edmontonians the Evolving Infill team was looking for innovative and new ways to prime the participants for thinking about infill at a city-wide scale. When the Blocks Game idea was first identified, the project team was unsure whether there would be value in the exercise or if participants would think the game childish. After much consternation, the project team decided to go out on a limb and try the game. Maybe people would laugh at the idea of playing a 'game', maybe they wouldn't.

As it turns out, the Blocks Game was one of the best received exercises throughout the engagement events. The Blocks Game provided opportunities for participants to make deliberate choices that aligned with their values and helped to spur conversations between participants which continued into other activities during the events.

An example of the results from a Blocks Game session showing strong preference for a clustered nodal development pattern.

1. DEVELOPMENT OF NODES

There was a strong trend in responses that medium and high-density infill should be concentrated in "nodes" where the benefits of density would be enhanced by access to alternate forms of transportation and amenities. These nodes included: existing and future LRT stations; shopping malls; transit corridors; and around schools, post secondary and health institutions.

Under this model, areas surrounding those key amenity areas like LRT stations or malls might see increases in density through development of row housing, low-rise apartments, mixed with some medium and high-density developments.
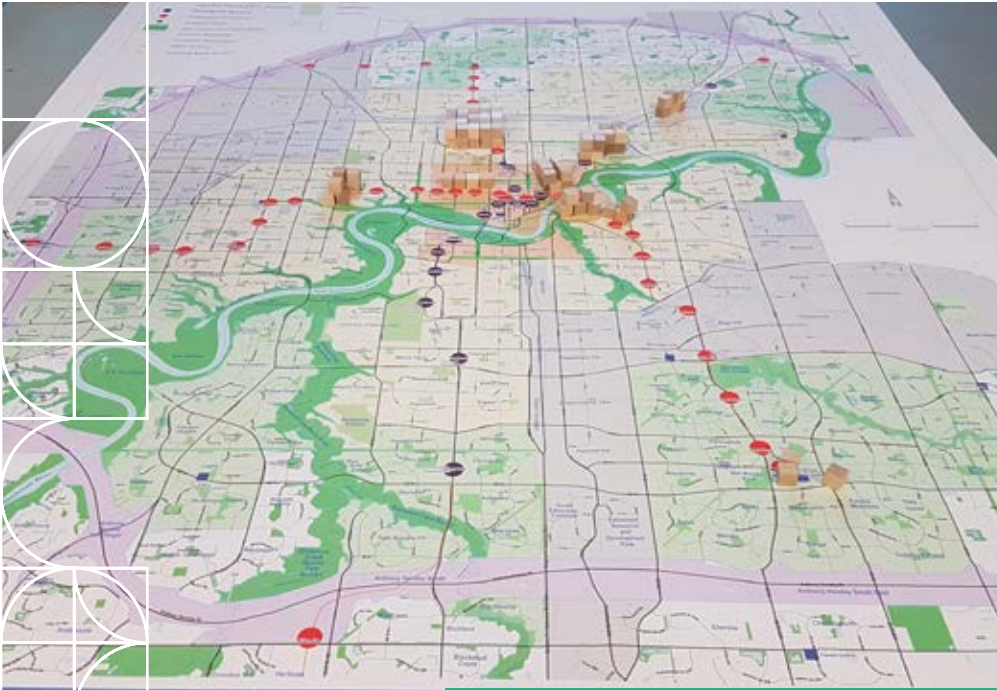

An example of the results of a Block Game session showing the build-out of a dispersed development scenario.

2. DISPERSED DENSITY

The second model was that infill would follow a more dispersed pattern of development. In this model, most neighbourhoods would see an increase in density compared to today but most would not see significant clusters of high-density development in the form of high-rise towers.

Under this model, communities would continue to see new, small-scale infill occurring in the form of secondary suites, garage/garden suites, narrow lot subdivisions, duplexes, row housing and low-rise apartments.

An example of the results from a Block Game showing a strong preference for infill occurring in Existing Planned Areas.

3. EXISTING PLANNED AREAS

In this model, participants focused the majority of infill development in areas that have already been identified for intensification, redevelopment and revitalization. Participants noted that there are already existing areas whose future development concepts included significant density and were already being planned and serviced in anticipation. Density increases focused on existing vacant and underdeveloped sites as well as Downtown, the Quarters Downtown, Blatchford, Century Park and Station Pointe at Fort Road.

Under this model, these planned areas would see significant increases in density from clusters of medium and high-rise developments.

3.7   ENGAGING WITH KIDS

To align with Child Friendly Edmonton, Evolving Infill Phase 2 engagement aimed to meaningfully engage elementary students in discussions about housing and neighbourhood change.

skatepark **deck** Lazer Tag
yard **playground**
park **garden**
bike **McDonalds**
school **swimming pools**
library
hockey rink **sidewalk/streets**
Mill Creek Ravine
West Edmonton Mall

Kids' favourite places outside

kitchen sunroom **living room**
parents room
bedroom
yard **basement**

Kids' favourite places inside

We know that "family friendly" or "child friendly" housing often comes up in infill discussions. The project team wanted to see if what we, as adults, described as "child friendly" housing was also true from a child's point of view.

Administration worked with Child Friendly Edmonton and City Hall School to develop a short presentation that invited students to act as "gold medal citizens" by sharing their voice to influence a project. The presentation briefly covered how neighbourhoods change over time and different types of housing. We then handed out a short worksheet that asked the students to draw the type of home they lived in, how many people and pets they lived with, and to identify what their favourite places were inside and outside their homes.

Kids favourite outdoor places included public parks like the River Valley and Mill Creek Ravines, as well as skate parks and hockey rinks. Other favourites included outdoor swimming pools and playgrounds. Kids also said they liked their yards at home and being able to play on their family deck. Finally, some kids said their favourite places were West Edmonton Mall and even the McDonalds Drive Thru.

Indoors, kid's responses had a more common set of places that were there favourite. The three most common favourite rooms in the houses were their bedroom, the living room and the basement. There was also a strong emphasis on what about the room they enjoyed. For some it was that it was where they could spend time with their whole family while others it was the video games, computers or television that they liked. Interestingly, several students also said that their yard was their favourite inside place to be.

3.8 ENGAGING WITH SENIORS

In May and June four drop-in sessions were held specifically for seniors in Edmonton.

Attendees were presented with a series of panels showing different infill types ranging from narrow lot homes to high-rises and were encouraged to write their thoughts related to each with the following questions in mind:

1. What would you need to live in this home?

2. What do you need in the neighbourhood to live in this home?

3. What about in the future?

Overwhelmingly, the most common concern for seniors housing was accessibility. Over one-fifth of comments received referenced the importance of reducing the number of stairs either through ground access or elevators.

Other common themes included wanting outdoor space like a garden or balcony and affordability of homes for seniors. Other themes included emergency service access, having amenities close by, the infill fitting with the community and wanting less space to maintain.

Accessibility becomes even more important as seniors age with one participant noting "Great for young seniors 55 to 66, otherwise too many stairs."

Generally, comments were more positive towards certain infill types like garden suites and duplexes with participants noting they liked the possibility of multi-generational living and aging in place. Attendees were less positive regarding both walk-up and high-rise apartments, primarily because of accessibility and emergency access concerns. Reactions to modern narrow lot homes and row homes was generally mixed, with some attendees noting concerns with the look of narrow lot homes and citing parking issues and others saying that row homes might be an affordable option that still feels like a house.

Stairs are trouble, want it at street level. This is for young families

THE RIGHT IMAGE FOR THE JOB

One of the unintended learnings from the seniors engagement sessions was the importance of choosing the right pictures to include on panels and to consider how a specific group would react to an image.

As you can see, the image used might serve as a good example of infill housing, but contains one prominent feature that many seniors in attendance commented on: **stairs**.

3.9 LANEWAY HOUSING

Laneway oriented housing is a general term for homes facing onto a back lane. In Edmonton, laneway housing currently comes in the form of garage and garden suites and seems to be an acceptable form of infill for most people who were engaged during the Evolving Infill project.
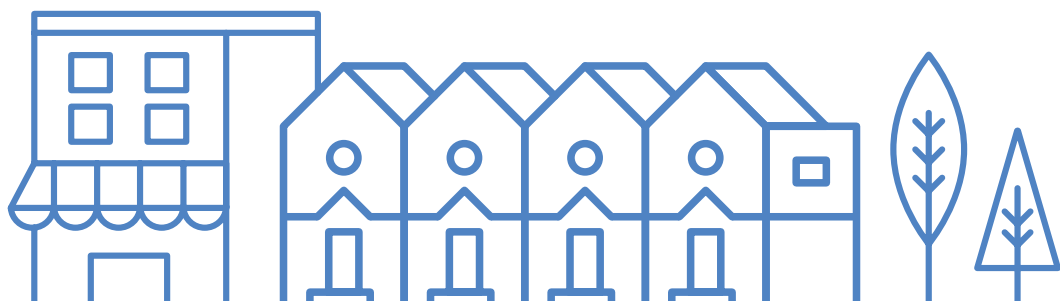
Many participants spoke of the benefits of laneway housing including:

- Accessible options for seniors looking to age in place;
- As small apartments for professionals and small families; and
- As income properties.

In addition, participants noted that laneway housing, when designed well, provides an opportunity to densify that fits well within the existing character of neighbourhoods.

Concerns with laneway housing included those common with all infill including parking, traffic, privacy, and servicing impacts.

Other specific concerns included the need to improve the appearance and safety of laneways, inefficiencies in servicing properties one at a time, and opportunities for ownership.

As a part of the project, two specific meetings were held on the topic of laneway housing. During those events the following topics were discussed during the Open Space Technology exercise:

- Size of laneway housing
- Front street access
- Below grade garages
- Back lane landscaping
- Design compatibility
- Sustainable materials
- Tiny homes
- Cluster redevelopment
- Affordable construction
- Construction inspections
- Different residents have different needs
- Water and sewer lines
- Transportation
- Reduced parking requirements
- Alley reconstruction

See Page 118 for more information on the Laneway Housing Workshops.

KEY THEMES RELATED TO LANEWAY HOMES

Key themes which where identified during the engagement process (including workshops not specifically aimed at laneway housing) include:

- Promote laneway housing as opportunities for rental income
- Consider new options to allow subdivision of single lots
- Promote the development of fully accessible and senior-friendly laneway suites
- Develop a framework to determine when and if laneway improvements such as walkways and lighting may be appropriate
- Re-examine the cost of development fees and utility hook-up fees for laneway developments

3.10 PARTICIPANT LED DISCUSSION TOPICS

The Open Space Technology exercises allowed for participants to lead discussions on topics of interest to them. The following table represents a list of all of the topics identified during the Open Space Technology exercises.

	PUBLIC INSTITUTIONS	BUSINESS	COMMUNITY ORGANIZATIONS
BUILT FORM	▪ Meaningfully change the zoning regulations	▪ Zoning hamstrings density and affordability ▪ Mature Neighbourhood Overlay is too broad ▪ Add mixed use and density onto through routes ▪ Increase density and reduce parking requirements ▪ Clarity on and expansion of secondary suite parameters ▪ Protect premium neighbourhoods from subdivision	▪ Existing design in the community ▪ Flexible lot splitting ▪ Infill that fits better than narrow lot homes ▪ Green roofs
DEVELOPMENT PROCESS	▪ Education on infill and good design ▪ Opportunity to focus infill to support multiple City goals and outcomes ▪ Improve City infill process to implement and encourage infill and reduce negative perceptions	▪ How to improve the infill permitting process ▪ Establish long term plans and who leads city building ▪ Change infill target ▪ Clarity for easier decision making and investing ▪ Clarity and consistent interpretation of bylaws for all parties ▪ Simplify Triplex/Fourplex development ▪ Development officer powers ▪ Champion at the City ▪ Zoning Bylaw Review	▪ Adherence to plans and policy ▪ Build community through process ▪ Inventory of under utilized lots ▪ Mitigate construction impacts ▪ Limiting excavation depth ▪ Neighbourhoods to plan how to increase population ▪ Communities plan infill
COMMUNITY EXPERIENCE	▪ Diversity of housing affordability and tenure ▪ Increase opportunities for family-oriented developments		▪ Affordable multi-family housing ▪ Quality of life ▪ Community demographics to promote infill
INFRASTRUCTURE AND AMENITIES	▪ Have information available on existing capacity for cost sharing ▪ Strategic and coordinated investment in infill amenities and infrastructure ▪ Limit greenfield development and support regional polycentric growth ▪ Reduce car use and dependency	▪ Is infrastructure there? ▪ Functional transit system to support density and connect destination and employment	▪ Uncouple density and traffic ▪ Flood mitigation ▪ Loss of amenity space

Additional details on the open space technology topics is available in Section 4: What was Said.

3.11 THEMES OF ENGAGEMENT

The following themes were identified through a review of the comments, maps, assumptions and baby ideas of participants. In some cases, the themes are clearly articulated issues that participants raised regarding infill which are organized by Area of Interest. In addition, a list of "Barriers to infill" based on participants' comments is also identified.

BUILT FORM

1. Protect and promote public amenity spaces
2. Promote mixed use infill
3. Promote developments that support community building
4. Promote development that is sensitive to the surrounding character
5. Invest in alternate transportation infrastructure
6. Support sustainable building design and practices
7. Support greater diversity of housing forms
8. Clarity on development regulations
9. Revise zoning regulations to support infill development
10. Develop a strategic vision and regulations for the placement of different infill types at a neighbourhood scale
11. Implement greater design controls to encourage high-quality design
12. Address shadowing impacts on neighbouring properties

DEVELOPMENT PROCESS

13. Promote the creation of neighbourhood-level plans
14. Undertake planning before development begins
15. Undertake more education and communication campaigns about the infill rules and benefits
16. Be consistent with the application of infill rules
17. Restructure the planning process to provide additional control to communities
18. Incentivize the development of infill that aligns with community/city goals
19. Enforce good construction practices and penalize non-compliance

COMMUNITY EXPERIENCE

20. Preserve/maintain strong sense of community in existing neighbourhoods
21. Respond to changing community demographics
22. Address crime related concerns stemming from increased densities in mature and established neighbourhoods

1. Address concerns related mental health and urban isolation
2. Address concerns about reduced privacy
3. Improve the affordability of infill
4. Promote family friendly infill types
5. Promote senior friendly infill types

INFRASTRUCTURE AND SERVICES

6. Address parking and traffic impacts related to infill developments
7. Address increased pressure on public open spaces due to additional density
8. Provide additional utility capacity and services to support infill, and consider options for on–site storm–water management.
9. Explore unique taxation tools and use city–led investments to promote infill
10. Improve access to amenities (like grocery stores) and promote local businesses to attract infill development
11. Reduce urban sprawl
12. Undertake proactive infrastructure and service improvements to support infill

BARRIERS TO INFILL

Over the course of the engagement process participants identified specific barriers to the feasibility, uptake and construction of infill development. These issues were more commonly identified by members of the business community, but many were also identified by citizens, members of community organizations and civic administrators. These included:

Built form

- Uncertainty about how to align design with existing character of neighbourhood
- Extra requirements for mid–scale developments (i.e. triplex, fourplex)
- Restrictive nature of current design regulations
- Strong emphasis on preservation

Development process — plans and regulations

- Uncertain and time–consuming Infill application and permitting process
- Zoning bylaw too restrictive, Mature Neighbourhood Overlay too broad
- Challenges engaging communities before development starts
- Missing holistic review of policy tools (Municipal Development Plan visions for infill, update outdated ARPs)

Development process – financials

- High cost of land acquisition
- Challenges leasing and financing mixed use developments in Edmonton market
- Challenges assembling land in neighbourhoods, nodes and corridors

Community experience

- Communities reluctant to see change in their neighbourhoods
- Strong emphasis on current residents over future residents

Infrastructure and amenities

- Parking requirements are too high, underground parking is costly
- Missing high–level understanding of infrastructure capacity
- Areas poorly supported by transit
- Uncertainty about traffic impacts of infill development
- Infill costs are higher than greenfield development

FROM IDEAS TO ACTIONS

FROM IDEAS TO ACTIONS

Based on the themes identified during Part 1 the Evolving Infill team identified six key outcomes that respond to the themes heard and which would be achieved by undertaking the proposed actions.

Project Outcomes

The Evolving Infill project team used the following question to frame the discussion around infill during the engagement, research and action creation process.

How do we welcome more people and new homes into Edmonton's older communities?

Based on various themes, ideas and comments received through the first phase of public engagement, the Project Team developed a set of six key outcomes. These outcomes improve the quality of life of residents by contributing a city that is healthier, safer, and a more enjoyable place to live. They also serve as a foundation of the Roadmap and helped the Project Team and the Administration in the development of the preferred actions.

Infill development responds to context and addresses emerging needs.

City infrastructure investment is aligned with infill development.

The costs of doing infill development are reduced.

Laneway housing opportunities are expanded.

Everyone involved is clear about the development process and what to expect.

We have a diverse mix of housing options in our neighbourhoods that support social and community inclusion.

MAKING THE ACTIONS

Taken together, the themes and the outcomes became the riverbanks which would guide the creation of each action. Every action was to be tied both to the themes identified and needed to work towards one of the six outcomes.

In October of 2018, the project team met with internal City staff to establish a list of actions that may address all identified themes and enable anticipated project outcomes. During the two working group sessions participants worked together on themes they were interested in, they had expertise in or they might already be working on as part of their ongoing work. Through this process, staff identified a series of actions the City of Edmonton could take towards encouraging more and better medium and high scale infill development in Edmonton.

Each action began as a way to address a theme or a group of themes and was directed with the goal of achieving the identified outcomes.

THE DRAFT ACTIONS

The following ar the The Actions as published in December 2017 in **Ideas to Actions** and discussed during Part 2: Public Review and Discussion of the Draft Actions.

Preferred Actions

A. Better educate residents on how they can effectively participate in the planning process.

B. Collaborate with developers to provide more affordable housing options in all neighbourhoods.

C. Develop effective tools to assist with conflict resolution for matters related to infill.

D. Develop resources and enable the distribution of a citizen-led planning course to help neighbourhoods participate effectively in the planning process.

E. Design and maintain publicly available infrastructure capacity maps in mature and core areas.

F. Create an open source map of optimal infill development locations for medium, high scale and mixed use developments based on best evidence and indicators.

G. Develop a strategy to identify where and how key public infrastructure investments should occur in order to promote infill.

H. Work with the development industry, including banks and investors, to address challenges related to financing and leasing mixed use developments.

I. Propose tax strategies to incentivize infill development.

J. Develop an equitable, transparent and predictable system to share the costs of infrastructure upgrade and renewal costs for infill projects.

K. Rescind the Residential Infill Guidelines and review and consolidate other infill related policy tools in an effort to replace them with a modern and streamlined infill policy framework.

L. Improve the streetscapes where there are no lanes by creating alternative design opportunities for front driveways and rear garages.

M. Develop a process to review, retire, and update select land use plans that may be out of date.

N. Monitor and make the necessary improvements to regulate how the City addresses emerging issues related to infill construction.

O. Explore opportunities to allow more than two dwellings on a single residential lot through the use of suites or tiny homes.

P. Incentivize the development of fully accessible and seniors friendly laneway suites.

Q. Create an new low density urban infill zone for older neighbourhoods and apply it to appropriate areas.

R. Pursue partnerships to pilot innovative housing forms.

S. Work with the development industry to address issues with land assembly for infill.

T. Pro-actively up-zone in areas identified as optimal for medium density development.

U. Revise regulations to allow for small-scale apartments on residential lots.

V. Introduce minimum and maximum parking requirements based on development context.

W. Determine when and if laneway improvements may be appropriate.

X. Integrate urban design regulations into the Zoning Bylaw Renewal Project.

Y. Work with the development industry to improve the rate of complete development applications.

Z. Investigate new processes and mechanisms to improve lot grading in infill situations.

AA. Create a performance recognition program for builders.

Maybe Actions

BB. Establish standard streetscape and landscape typologies for use by developers and landowners to ensure that new infill development results in high quality, cohesive and easily maintained public spaces

CC. Develop tools to accommodate a variety of household types, including those with children, in medium density housing in older neighbourhoods.

DD. Remove restrictions placed on lodging houses and group homes.

Not Yet Actions

EE. Focus on amenity rich areas

FF. Create a development toolkit for physical character.

GG. Research the implications of an urban growth boundary.

In Progress Actions

HH. Work with non-market housing providers to build affordable medium and high scale infill developments with access to transit and other services.

II. Develop and maintain an online dashboard/map that includes neighbourhood level indicators about redevelopment.

JJ. Promote infill development at key activity nodes and along key corridors with access to good public transportation

KK. Improve the consistency and timelines for the infill development process.

LL. Allow semi-detached developments mid-block in both RF1 and RF2 Zones.

MM. Review the current approach for measuring density (Floor Area Ratio versus unit density) through the Zoning Bylaw Renewal project.

NN. Remove minimum site area for garden suites.

PART 2: PUBLIC REVIEW & DISCUSSION ON THE DRAFT ACTIONS

JANUARY – APRIL 2018

This section covers the results of the 11 public engagement sessions held in 2018. These sessions were open to participants from all four groups: Citizens, Business Community, Civic Institutions and Community Organizations. Participants from all the groups worked together to analyze, discuss and provide their thoughts on the 40 Draft Actions which were presented in the *Evolving Infill: From Ideas to Actions* document.

Reviewing the draft actions with the public before committing to any of them was an important step to not only gauge their thoughts on the actions but also to identify which actions needed to be more thoroughly explored, reworded and identify better actions which achieved the same goals.

PART 2: CONSULTATION BY THE NUMBERS

402
HAND–WRITTEN COMMENTS ON INDIVIDUAL ACTIONS

40
DRAFT ACTIONS

421
PEOPLE ENGAGED

1402
ACTIONS SORTED BY PARTICIPANTS

10
BUILD–YOUR–OWN IMPLEMENTATION TIMELINES

91
SURVEY PARTICIPANTS

6
INFILL WORKING GROUP MEETINGS

5
IN PROGRESS ACTIONS

6
PUBLIC WORKSHOPS

79
PARTICIPANT–LED DISCUSSIONS ON INDIVIDUAL ACTIONS

20
FINAL ACTIONS
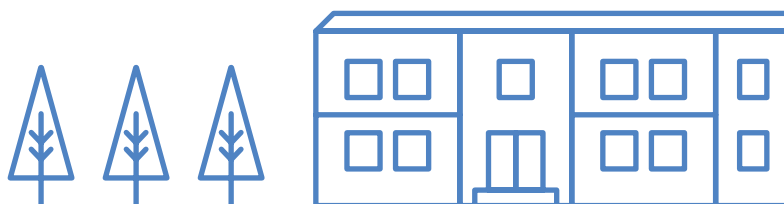
88
ATTENDEES AT THE CONVERSATION FAIRS

3.12 SUMMARY OF THE STOPLIGHT EXERCISE

At each of the six workshops participants had the opportunity to provide direct feedback for individual actions by organizing them into piles of "Yes", "No", and "Maybe". This work was completed by small groups using decks of actions cards and was captured by photograph after each session.

Overall, a significant proportion of each deck tended to end up in the "Yes" pile, and while this indicates a level of support for the proposed actions the Evolving Infill team used the results cautiously. The Evolving Infill team used the results of the sorting exercise to highlight the actions which were more controversial or which there was less agreement upon and made sure to focus additional efforts on refining those actions. The following table shows the results of the sorting activity for each individual action with actions worded and labelled as they were presented at the March workshops.
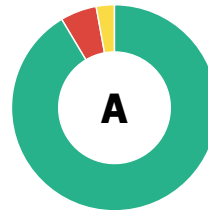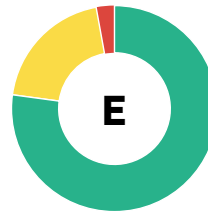
A — Better educate residents on how they can effectively participate in the planning process.
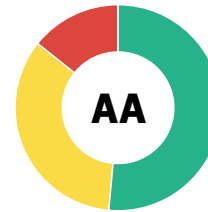
AA — Create a performance recognition program for builders.
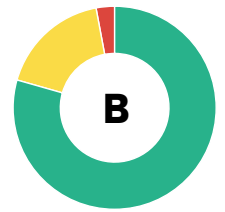
B — Collaborate with developers to provide more affordable housing options in all neighbourhoods.

E — Design and maintain publicly available infrastructure capacity maps in mature and core areas.

EE — Focus on amenity rich areas.
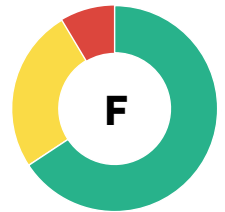
F — Create an open source map of optimal infill development locations for medium, high scale and mixed use developments based on best evidence and indicators.
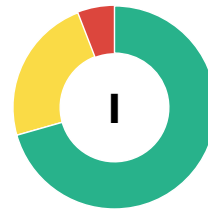
I — Propose tax strategies to incentivize infill development.
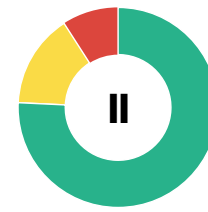
II — Develop and maintain an online dashboard/map that includes neighbourhood level indicators about redevelopment.
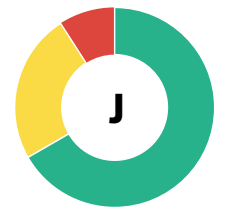
J — Develop an equitable, transparent and predictable system to share the costs of infrastructure upgrade and renewal costs for infill projects.
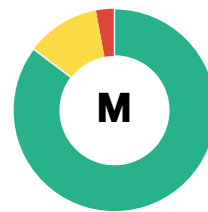
M — Develop a process to review, retire, and update select land use plans that may be out of date.
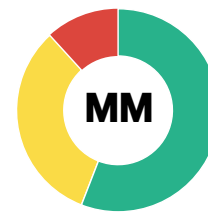
MM — Review the current approach for measuring density (Floor Area Ratio versus unit density) through the Zoning Bylaw Renewal project.
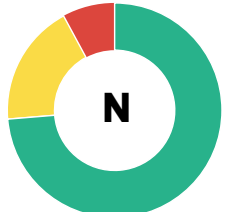
N — Monitor and make the necessary improvements to regulate how the City addresses emerging issues related to infill construction.
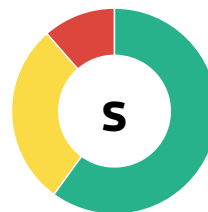
S — Work with the development industry to address issues with land assembly for infill.
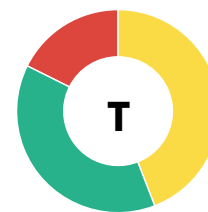
T — Proactively up-zone in areas identified as optimal for medium density development.
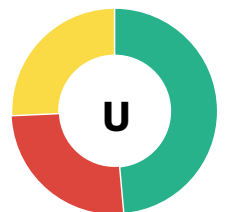
U — Revise regulations to allow for small-scale apartments on residential lots.
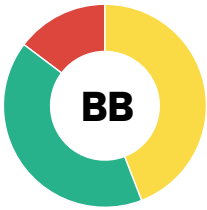
BB — Establish standard streetscape and landscape typologies for use by developers and landowners to ensure that new infill development results in high quality, cohesive and easily maintained public spaces.
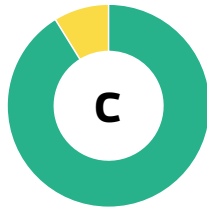
C — Develop effective tools to assist with conflict resolution for matters related to infill.
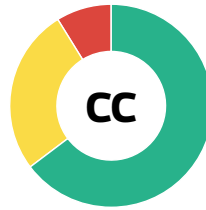
CC — Develop tools to accommodate a variety of household types, including those with children, in medium density housing in older neighbourhoods.
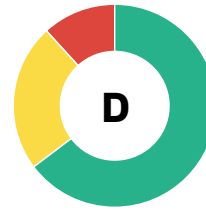
D — Develop resources and enable the distribution of a citizen-led planning course to help neighbourhoods participate effectively in the planning process.
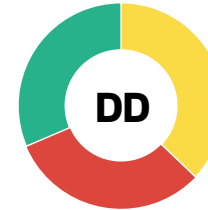
DD — Remove restrictions placed on lodging houses and group homes.
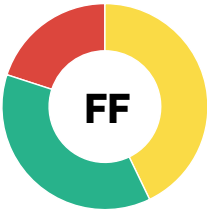
FF — Create a development toolkit for physical character.
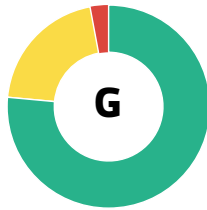
G — Develop a strategy to identify where and how key public infrastructure investments should occur in order to promote infill.
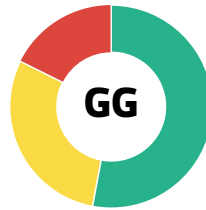
GG — Research the implications of an urban growth boundary.
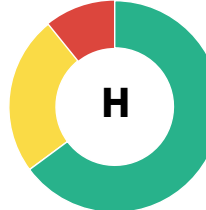
H — Work with the development industry, including banks and investors, to address challenges related to financing and leasing mixed use developments.
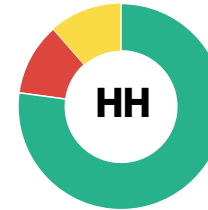
HH — Work with non-market housing providers to build affordable medium and high scale infill developments with access to transit and other services.
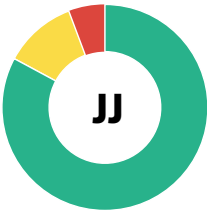
JJ — Promote infill development at key activity nodes and along key corridors with access to good public transportation
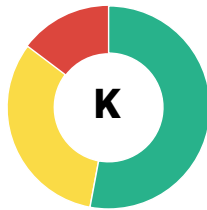
K — Rescind the Residential Infill Guidelines and review and consolidate other infill related policy tools in an effort to replace them with a modern and streamlined infill policy framework.
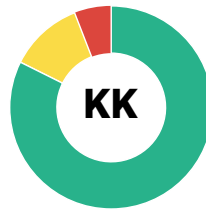
KK — Improve the consistency and timelines for the infill development process.
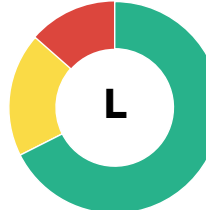
L — Improve the streetscapes where there are no lanes by creating alternative design opportunities for front driveways and rear garages.
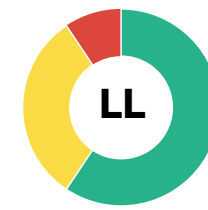
LL — Allow semi-detached developments mid-block in both RF1 and RF2 Zones.
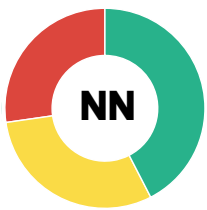
NN — Remove minimum site area for garden suites.
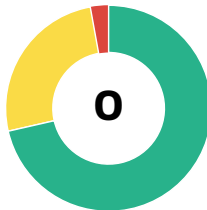
O — Explore opportunities to allow more than two dwellings on a single residential lot through the use of suites or tiny homes.
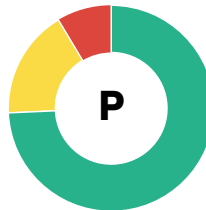
P — Incentivize the development of fully accessible and seniors friendly laneway suites.
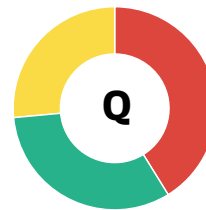
**Q** — Create an new low density urban infill zone for older neighbourhoods and apply it to appropriate areas.
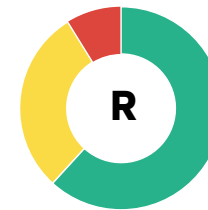
R — Pursue partnerships to pilot innovative housing forms.

V — Introduce minimum and maximum parking requirements based on development context.
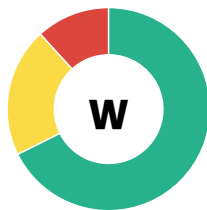
W — Determine when and if laneway improvements may be appropriate.
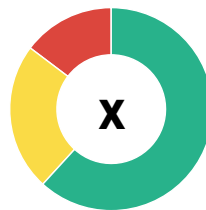
X — Integrate urban design regulations into the Zoning Bylaw Renewal Project.
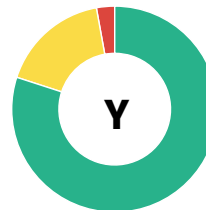
Y — Work with the development industry to improve the rate of complete development applications.
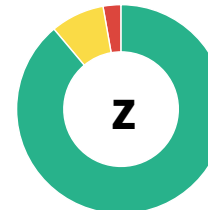
Z — Investigate new processes and mechanisms to improve lot grading in infill situations.

3.13 STARTING THE ACTIONS

As part of the conversation fair, individuals had the chance to create their own implementation plan for the actions. Participants moved actions on a wall sized implementation plan which spanned from the summer of 2018 to the summer of 2020. The following timeline shows where participants felt the "yes" actions should start in the next two years.

A
B/HH
DD
E/G
F/II
H/S
J
JJ
K/M
LL
N
NN
O
OO
P
Q
R
T
U
V
W
X
Y/KK
Z
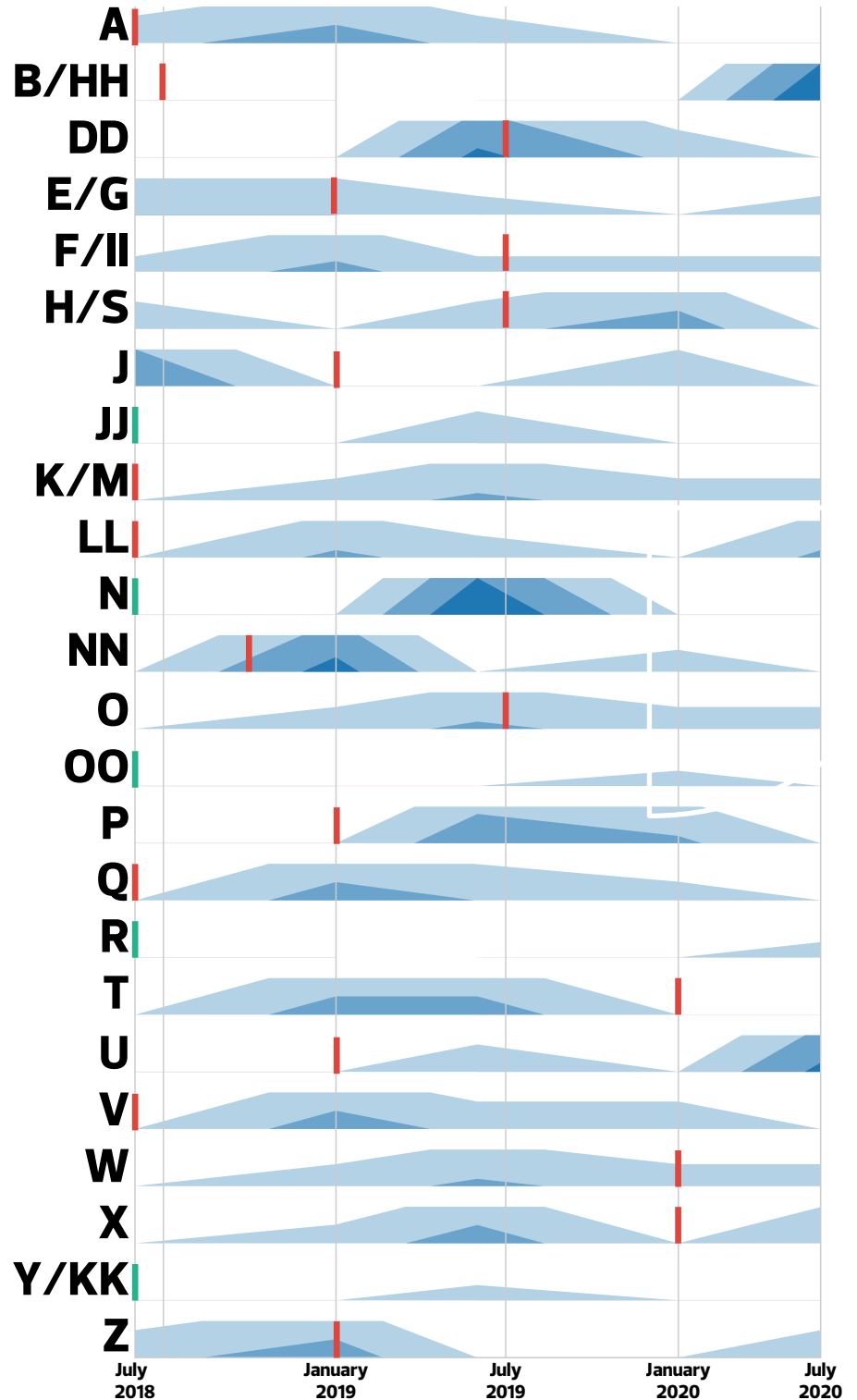
| Proposed Start Date
| In Progress Action

| July 2018 | January 2019 | July 2019 | January 2020 | July 2020 |

3.14 SURVEY RESPONSE SUMMARY

In March 2018, a survey was hosted on the City's website to seek citizens' input on each draft action. The online survey was live between March and April 2018. The input received from the online survey results was utilized as follows:

- The online survey comments resulted in minor wording changes for some of the proposed actions. The Project Team also updated the descriptions associated with some actions in order to address specific online survey comments. This included clarifications on the definition of some terms and adding illustrations to   show specific examples.

- The majority of the comments related to each action provide additional information that should be considered during the implementation phase of each action. The Evolving Infill Project Team will be forwarding these comments to the relevant City Departments and staff members who will be in charge of implementing specific actions.

3.15 ACTION TRACKING

Ideas to Actions (December 2017)

Preferred Actions

A. Better educate residents on how they can effectively participate in the planning process.

B. Collaborate with developers to provide more affordable housing options in all neighbourhoods.

C. Develop effective tools to assist with conflict resolution for matters related to infill.

**D.** Develop resources and enable the distribution of a citizen–led planning course to help neighbourhoods participate effectively in the planning process.

E. Design and maintain publicly available infrastructure capacity maps in mature and core areas.

F. Create an open source map of optimal infill development locations for medium, high scale and mixed use developments based on best evidence and indicators.

G. Develop a strategy to identify where and how key public infrastructure investments should occur in order to promote infill.

**H.** Work with the development industry, including banks and investors, to address challenges related to financing and leasing mixed use developments.

I. Propose tax strategies to incentivize infill development.

J. Develop an equitable, transparent and predictable system to share the costs of infrastructure upgrade and renewal costs for infill projects.

K. Rescind the Residential Infill Guidelines and review and consolidate other infill related policy tools in an effort to replace them with a modern and streamlined infill policy framework.

L. Improve the streetscapes where there are no lanes by creating alternative design opportunities for front driveways and rear garages.

M. Develop a process to review, retire, and update select land use plans that may be out of date.

N. Monitor and make the necessary improvements to regulate how the City addresses emerging issues related to infill construction.

O. Explore opportunities to allow more than two dwellings on a single residential lot through the use of suites or tiny homes.

P. Incentivize the development of fully accessible and seniors friendly laneway suites.

Q. Create an new low density urban infill zone for older neighbourhoods and apply it to appropriate areas.

R. Pursue partnerships to pilot innovative housing forms.

S. Work with the development industry to address issues with land assembly for infill.

T. Proactively up–zone in areas identified as optimal for medium density development.

U. Revise regulations to allow for small–scale apartments on residential lots.

V. Introduce minimum and maximum parking requirements based on development context.

W. Determine when and if laneway improvements may be appropriate.

X. Integrate urban design regulations into the Zoning Bylaw Renewal Project.

Y. Work with the development industry to improve the rate of complete development applications.

Z. Investigate new processes and mechanisms to improve lot grading in infill situations.

AA. Create a performance recognition program for builders.

Maybe Actions

BB. Establish standard streetscape and landscape typologies for use by developers and landowners to ensure that new infill development results in high quality, cohesive and easily maintained public spaces

CC. Develop tools to accommodate a variety of household types, including those with children, in medium density housing in older neighbourhoods.

DD. Remove restrictions placed on lodging houses and group homes.

Not Yet Actions

EE. Focus on amenity rich areas

FF. Create a development toolkit for physical character.

GG. Research the implications of an urban growth boundary.

In Progress Actions

HH. Work with non–market housing providers to build affordable medium and high scale infill developments with access to transit and other services.
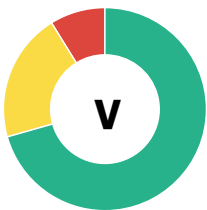
II. Develop and maintain an online dashboard/map that includes neighbourhood level indicators about redevelopment.

JJ. Promote infill development at key activity nodes and along key corridors with access to good public transportation

KK. Improve the consistency and timelines for the infill development process.

LL. Allow semi–detached developments mid–block in both RF1 and RF2 Zones.

MM. Review the current approach for measuring density (Floor Area Ratio versus unit density) through the Zoning Bylaw Renewal project.

NN. Remove minimum site area for garden suites.

The following table contains a summary of all of the actions proposed throughout the course of the project and how they changed over time. A more detailed breakdown of this process is available in Section 4: What Was Said which contains feedback received for each action.

Conversation Fair (March 2018)

A.	Better inform residents on how they can effectively participate in the planning process.
B/HH.	Develop tools to improve housing affordability in all neighbourhoods
E/G.	Review infrastructure capacity in Edmonton's older neighbourhoods and identify the infrastructure investments needed to support infill.
F/II.	Create a publicly available map of optimal infill development locations for medium, high scale and mixed use developments based on best evidence and neighbourhood level indicators.
H/S.	Investigate available tools to address the infill challenges of land assembly and financing mixed use developments.
J.	Develop an equitable, transparent and predictable system to share the costs of infrastructure upgrade and renewal costs for infill projects.
K/M.	Develop a process to review and update or retire plans and policies that are not aligned with current policy and regulations.
O.	Investigate tiny homes and find ways to accommodate them in multiple ways.
P.	Incentivize the development of fully accessible and seniors friendly laneway homes.
Q.	Simplify the low scale residential zones for existing neighbourhoods.
T.	Remove zoning barriers in areas identified as optimal for medium scale development.
U.	Create opportunities for small-scale apartment buildings on smaller lots in medium scale zones
V.	Reduce barriers to infill caused by parking requirements as part of the Comprehensive Parking Review.
W.	Pilot laneway enhancements to encourage laneway housing development
X.	Embed good urban design principles into the Zoning Bylaw as a part of the Zoning Bylaw Renewal Project
Z.	Investigate new processes and mechanisms to improve lot grading in infill situations.
DD.	Re-examine the rationale for distinguishing and restricting collective housing options, and update regulations as needed.
LL.	Remove location criteria for semi-detached housing in both the RF1 and RF2 Zones.
NN.	Create opportunities to include a mix of suites on a property.

Final Infill Roadmap 2018 (June 2018)

A.	Better inform residents on how they can effectively participate in the planning process.
B/HH.	Develop tools to improve housing affordability in all neighbourhoods
E/G.	Review infrastructure capacity in Edmonton's older neighbourhoods and identify the infrastructure investments needed to support infill.
F/II.	Create a publicly available map of optimal infill development locations for medium, high scale and mixed use developments based on best evidence and neighbourhood level indicators
H/S.	Investigate available tools to address the infill challenges of land assembly and financing mixed use developments.
J.	Develop an equitable, transparent and predictable system to share the costs of infrastructure upgrade and renewal costs for infill projects.
K/M.	Develop a process to review and update or retire plans and policies that are not aligned with current policy and regulations.
O.	Investigate opportunities for tiny homes and find ways to accommodate them in multiple ways.
P.	Incentivize the development of fully accessible and seniors friendly laneway homes.
Q.	Simplify the low scale residential zones for existing neighbourhoods.
T.	Remove zoning barriers in areas identified as optimal for medium scale development.
U.	Create opportunities for small apartment buildings on smaller lots in medium scale zones.
V.	Reduce barriers to infill caused by parking requirements as part of the Comprehensive Parking Review.
W.	Pilot laneway enhancements to encourage laneway housing development
X.	Integrate urban design regulations into the Zoning Bylaw through the Zoning Bylaw Renewal project.
Z.	Investigate new processes and mechanisms to improve lot grading in infill situations.
DD.	Re-examine the rationale for distinguishing and restricting collective housing options, and update regulations as needed.
LL.	Make semi-detached housing a permitted use in both the RF1 and RF2 Zones and allow for semi-detached homes mid-block in those zones.
NN.	Create opportunities to include a mix of suites on a property.
New **PP.**	Reduce barriers to the use of Low Impact Development (LID) practices for low and medium scale infill.

Conversation Fair (March 2018)

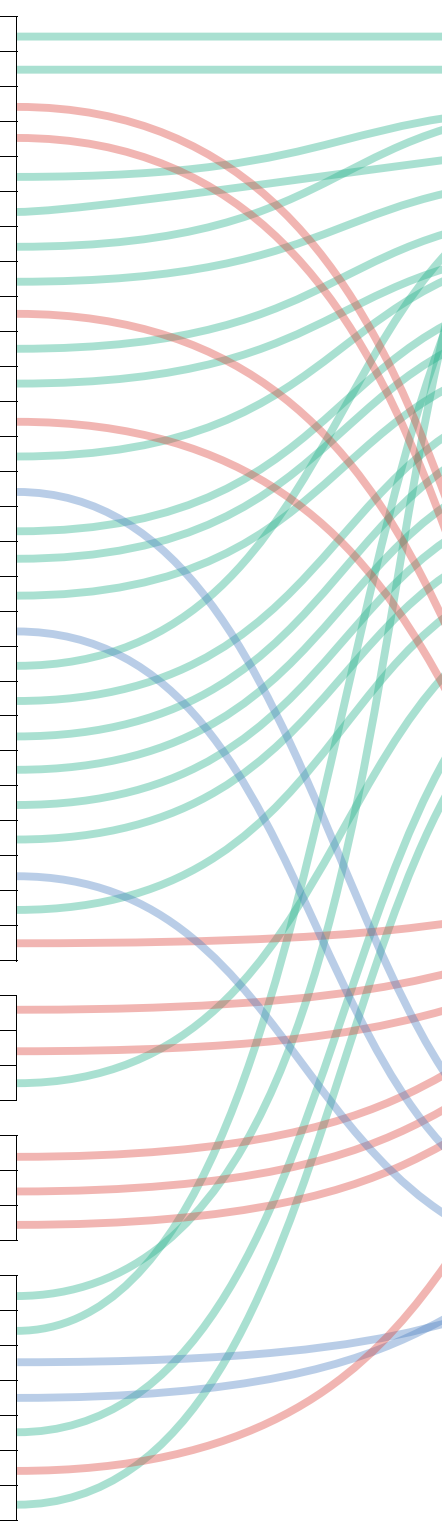|	
C.	Develop effective tools to assist with conflict resolution for matters related to infill.
D.	Develop resources and enable the distribution of a citizen-led planning course to help neighbourhoods participate effectively in the planning process.
I.	Propose tax strategies to incentivize infill development.
L.	Improve the streetscapes where there are no lanes by creating alternative design opportunities for front driveways and rear garages.
AA.	Create a performance recognition program for builders.
BB.	Establish standard streetscape and landscape typologies for use by developers and landowners to ensure that new infill development results in high quality, cohesive and easily maintained public spaces
CC.	Develop tools to accommodate a variety of household types, including those with children, in medium density housing in older neighbourhoods.
EE.	Focus on amenity rich areas
FF.	Create a development toolkit for physical character
GG.	Research the implications of an urban growth boundary.
MM.	Review the current approach for measuring density (Floor Area Ratio versus unit density) through the Zoning Bylaw Renewal project.

Final Infill Roadmap 2018 (June 2018)

C.	Develop effective tools to assist with conflict resolution for matters related to infill.
D.	Develop resources and enable the distribution of a citizen-led planning course to help neighbourhoods participate effectively in the planning process.
I.	Propose tax strategies to incentivize infill development.
L.	Improve the streetscapes where there are no lanes by creating alternative design opportunities for front driveways and rear garages.
AA.	Create a performance recognition program for builders.
BB.	Establish standard streetscape and landscape typologies for use by developers and landowners to ensure that new infill development results in high quality, cohesive and easily maintained public spaces.
CC.	Accommodate a variety of household types including those with children in medium scale housing in older neighbourhoods.
EE.	Focus on amenity rich areas
FF.	Create a development toolkit for physical character
GG.	Research the implications of an urban growth boundary.
MM.	Review the current approach for measuring density (Floor Area Ratio versus unit density) through the Zoning Bylaw Renewal project.

Conversation Fair (March 2018)

N.	Monitor and make the necessary improvements to regulate how the City addresses emerging issues related to infill construction.
R.	Pursue partnerships to pilot innovative housing forms
Y/KK.	Improve the consistency and timelines for the infill development permitting process.
JJ.	Build an approach to prioritize infill at key transit nodes and corridors.
New **OO.**	Undertake a review of Edmonton's medium scale residential zones and associated overlays to identify what regulation changes are needed to reduce barriers that prevent the development of "missing middle" housing.

Final Infill Roadmap 2018 (June 2018)

N.	Monitor and make the necessary improvements to regulate how the City addresses emerging issues related to infill construction.
R.	Pursue partnerships to pilot innovative housing forms
Y/KK.	Improve the consistency and timelines for the infill development permitting process.
JJ.	Build an approach to prioritize infill at key transit nodes and corridors.
OO.	Undertake a review of Edmonton's medium scale residential zones and associated overlays to identify what regulation changes are needed to reduce barriers that prevent the development of "missing middle" housing.

4 WHAT WAS SAID

This Section contains a record of the written and recorded comments produced during the public engagement sessions of the Evolving Infill Project.

PART 1: LISTENING & LEARNING

APRIL – JUNE 2017

DATA PRESENTATION

This section includes tabulated results from the over 30 consultation events including public workshops, questionnaires, visits to schools, and one–on–one interviews.

To better organize the results of the engagement sessions four categories were created: Built Form, Development Process, Community and Infrastructure and Amenities.

These categories emerged during the development of this report and subsequent analysis of engagement data. The information is presented in these categories to make the data easier to understand. As such, there is still the possibility that some categories overlap.

BUILT FORM	Includes topics related to changes in the physical form of housing and the neighbourhood.	Includes: ▪ Public and Private Property ▪ Architectural Styles ▪ Building Design ▪ Shadowing ▪ Public Spaces ▪ Street Design ▪ Land Uses and Regulations ▪ Walkability
DEVELOPMENT PROCESS	Includes topics related to the planning and development process for infill properties.	Includes: ▪ Community Plans ▪ Engagement ▪ Incentives ▪ Fees ▪ Timelines ▪ Servicing ▪ Construction
COMMUNITY	Includes topics related to changes in the experience of residents in the community.	Includes: ▪ Affordability ▪ Public Resources ▪ Sense of Place ▪ Demographics and Diversity ▪ Crime and security ▪ Community Organizations ▪ Commuting
INFRASTRUCTURE AND AMENITIES	Includes topics related to changes in infrastructure use, service provision and amenities resulting from infill. Also includes subjects related to the provision, planning and funding of these services.	Includes: ▪ Utilities ▪ Electrical ▪ Roads ▪ Parking ▪ Emergency Services ▪ Public Transit ▪ Park Space ▪ Schools ▪ Health Care ▪ Taxation
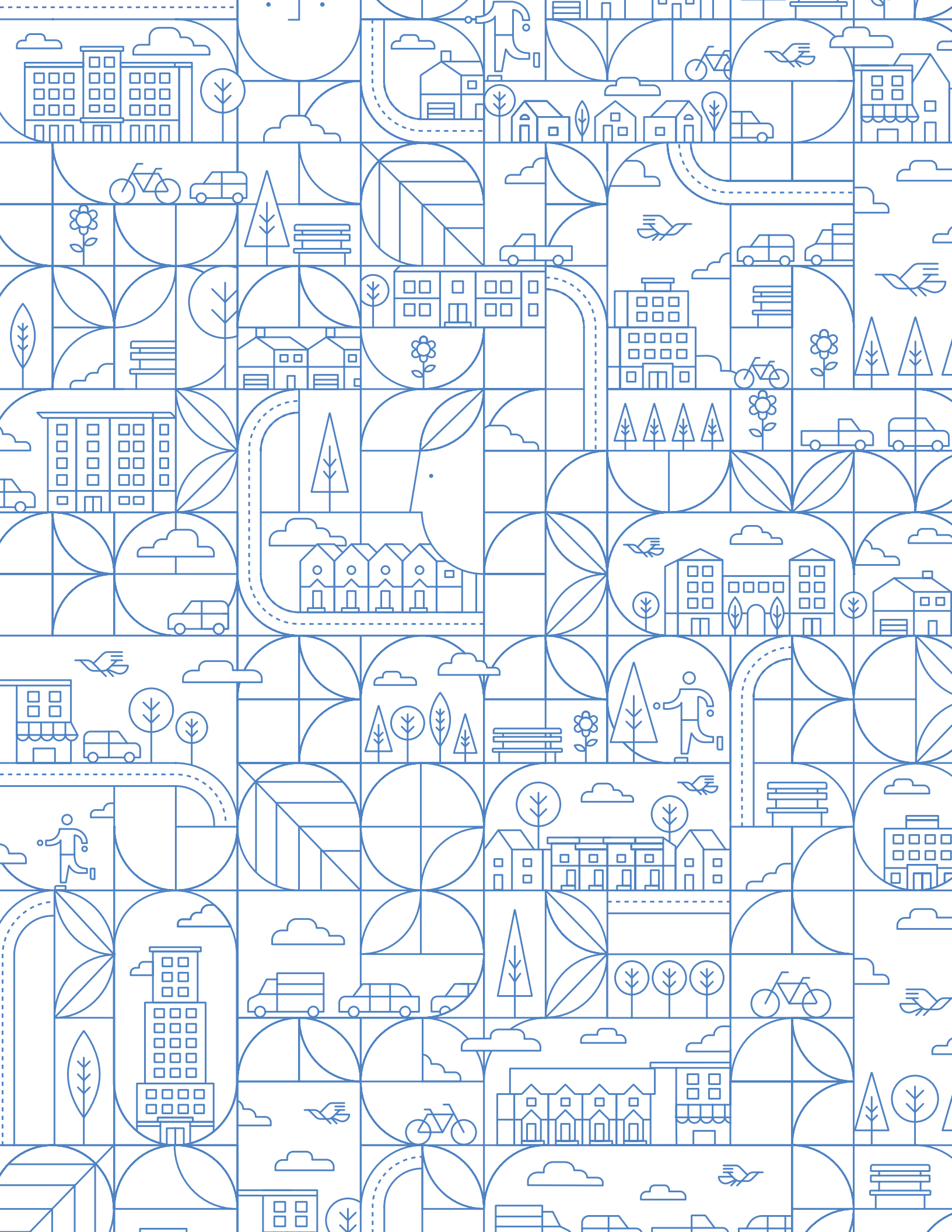
4.1 CITIZENS

Members of the public were engaged through public workshops undertaken throughout Edmonton. Groups were also engaged during specific workshops. Workshops that engaged with citizens included:

APRIL 24   Garneau Elementary School

MAY 11   Public workshop in City Hall

MAY 13   Public workshop in West Meadowlark Community League

MAY 15   Public workshop in Sweet Grass Elementary School

MAY 18   Public workshop in Northgate Lions Senior Centre

MAY 25   Public workshop in Mill Woods Recreation Centre

MAY 27   Idea and City of Edmonton Infill Tour 2017

MAY 30   Jasper Place High School workshop

JUNE 08   Seniors Drop-in Session at City Hall

JUNE 13   Seniors Drop-In Session at Terwilliger Recreation Centre

JUNE 14   Seniors Drop-In Session in Mill Woods Recreation Centre

JUNE 22   Seniors Drop-In Session in City Hall

JUNE 24   University of Alberta Geography and Planning Students Society

JUNE 27   Newcomers engagement at Commonwealth Stadium

4.1.1 PUBLIC WORKSHOP #1: CITY HALL

WHAT'S ON TOP OF MIND TONIGHT?

Participants at each public workshop were asked to write a short note about their ideas and goals for the session as they arrived.

During the first public workshop responses were divided in two groups: those seeking to share and better understand perspectives and opinions about infill in Edmonton and those who had concerns on a specific topic whether it was related to building height and form, affordability, heritage, community disenfranchisement, or sustainability.

WORLD CAFÉ

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 below:

What are the challenges that come with medium and high–density development?

BUILT FORM	• Architecture is too different • Loss of heritage buildings • Lack of neighbourhood walkability	• Shadowing • Massing is too big • Too much pavement
DEVELOPMENT PROCESS	• Disruption from construction • Cost of land acquisition	• Cost of underground parking
COMMUNITY	• Alienation of Existing Residents • Disempowering communities • Privacy • Physical and Mental Health • Too much turnover of residents	• Gentrification and Displacement • Increased Crime Rates • Loss of pride and sense of community • Loss of affordability in new homes
INFRASTRUCTURE AND AMENITIES	• Lack of parking • Reduced greenspace • Pressure on schools • Traffic congestion	• Food deserts • Impacts on drainage, water • Impacts on emergency services • Not enough park space

ENGAGEMENT ACTIVITIES

- Top of Mind
- World Café
- Baby Ideas

Date
MAY 11, 2017

Attendees
32

What actions will address the challenges?

BUILT FORM	- Create more social spaces - Construct nice public places - Establish more mixed use areas - Improve FAR to get housing over stores – Include street level businesses - Design in the character of the neighbourhood	- Use podiums and stepbacks on towers - Increase density on single lots - Implement rules around building materials - Widen sidewalks - Promote green roofs
DEVELOPMENT PROCESS	- Establish a community plan - Pre-emptively zone density - More flexibility in infill housing typologies - Establish a clear, accessible and affordable legal framework to resolve issues with builders - Improve communication about infill processes - Expropriating certain lots to spur medium scale development	- Identify opportunities for densification - Establish density near transit, amenities and services - City to take responsibility for quality of infrastructure at new build - Working with contractors who have the capacity to do medium and high-density projects
COMMUNITY	- No adult only occupancy - Provide more 3+ bedroom apartments - Provide diverse types of apartments - Better communication about processes for communities - Use community league halls for community events - Make people feel welcome	- Work with community to ensure development fits in the neighbourhood - Research on existing demographics - Support existing people in communities - Cater to boomers not just young families - Build more accessible homes for aging populations
INFRASTRUCTURE AND AMENITIES	- Provide more outdoor amenities - Establish a city-wide greening plan - Establish a fund to pay for landscaping issues - Builders to preserve soil as well as trees - Promote vertical agriculture	- Establish a limit to the number of vehicles to park on a street - Make transit rapid, consistent and frequent - Promote satellite grocery stores - Encourage car-sharing

How can medium and high–density development contribute to/benefit our neighbourhoods and city?

BUILT FORM	• Less single detached houses to upkeep • Walkable community greenspace • Rejuvenate housing stock • No inherent benefits, depends on what and how it is done	• Less urban sprawl • Reduce eyesores • Increased walkability and bikability • Reduce sprawl
DEVELOPMENT PROCESS	No comments received. See page 26 for explanation.	
COMMUNITY	• Help revitalize neighbourhood • Younger demographics • Accommodate seniors and allow for aging in place • More residents to participate in community events • Mix of age groups and activities • Dog walkers • Healthier lifestyle	• Increase the "life" of the neighbourhood • Increased property values • Reduced commuting • More secure • Increased community engagement • Increased affordability • Accommodate new–comers
INFRASTRUCTURE AND AMENITIES	• Stimulate local commerce and develop amenities • Encourages private amenities to support the neighbourhood • Brings people to neighbourhood to support businesses • Increases small amenities • More use of public facilities • Expand tax base	• More choice in retail and cultural amenities • Support local businesses • Potential for more parkland • Maintain school enrollment • Sharing resources is possible • More efficient use of infrastructure • Increased transit ridership

What actions will ensure the benefits?

BUILT FORM	- Environmentally friendly development - Zoning bylaw changes - Ensure development is sensitive to neighbouring development in scale, height, and setbacks - Ensure mixed use is truly mixed use - Create new landscaping/green space standards - Create space to foster sharing and resident interactions	- Provide space for pedestrians over vehicles - Traffic calming facilities - No big box stores - Ensure new developments contain a certain amount of retail space - Upzone to encourage medium and high–density development
DEVELOPMENT PROCESS	- More consistency for infill rules - Address 'infill needs' through other areas like underused commercial land - Provide bonusing to achieve goals - Nurture community engagement - Safe development practices for citizens and adjacent properties - Involve school boards in planning	- Plan communities around transit - Update ARPs before developers develop properties - More participation by residents, community members and the City - Better compliance when building - Move away from lot by lot approvals and focus on the big picture
COMMUNITY	- Remove resident restrictions - Provide area for residents to share news and events together - Address affordability of infill development - Accept that more houses does not mean more children - Concede that infill doesn't work	- Promote family–friendly and senior–friendly development - Support services for families - Encourage community members to get involved in lobbying for better housing
INFRASTRUCTURE AND AMENITIES	- Improve community benefits - Transportation system must be able to support additional density	- Lower taxes on high–density areas - Remove illegal parking lots

BABY IDEAS

BUILT FORM	- Reduce area requirements for RF3 zone - Change row housing configurations - Promote ground oriented development - Rezone all arterial lots to at least RF3 - Remove large industry from core - Promote child-care spaces - Encourage more garden space	- Build multifamily housing in nodes not scattered about neighbourhoods - Set RF6 side setback to 1.2m - Promote local commuting and walkability - Encourage family friendly design - Allow RPL lots in core - Encourage accessible building design - Encourage mixed use development
DEVELOPMENT PROCESS	- Improve flexibility for infill regarding basements, garage suites etc. - Abandon the MNO - Use ARPs to preserve character - Be honest about what the City's goals are - Use bonusing to achieve goals - Increase the number of public forums - Fine tune individual project to the neighbouring context	- Increase flexibility for different housing types - Encourage winter design solutions - Plan for tomorrow but respect today's owners - Create a more transparent process - Stop providing answers that "don't work" - Communities are important partners in the process despite challenges - Rules keep changing - Find ways to avoid multi-lot consolidation
COMMUNITY	Don't eliminate single detached housing in core	Promote local commuting and walkability
INFRASTRUCTURE AND AMENITIES	Get kids to take care of community spaces	Charge taxes by cost of services not property value

4.1.2   PUBLIC WORKSHOP #2: WEST MEADOWLARK COMMUNITY LEAGUE

ENGAGEMENT ACTIVITIES

- Top of Mind
- World Café
- Baby Ideas

Date
MAY 13, 2017

Attendees
8

WHAT'S ON TOP OF MIND TONIGHT?

In addition to the World Café and Baby Idea activities attendees at each public workshop could leave a short note about their ideas and goals for the session ahead.

Attendees interests were varied and included wanting to understand more about infill, including: new trends in residential infill, aging in place, regulations around building code. Other topics of interest included preserving character of areas as well as larger questions about the role of the Mature Neighbourhood Overlay and how to improve the affordability of infill to compete with outlying communities.

WORLD CAFÉ

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 below:

What are the challenges that come with medium and high–density development?

BUILT FORM	- Infill changes character and style of neighbourhood - Buyers want bigger lots and bigger homes	- Lack of ground oriented architecture - Shadows - Missing 3–bedroom units
DEVELOPMENT PROCESS	Noise during construction	
COMMUNITY	- Infill changes character and style of neighbourhood - Challenges existing affordability	- Changes renter — owner ratios - Privacy and eyes on the street
INFRASTRUCTURE AND AMENITIES	- Crowding of public spaces - Lack of accessible and close park space - Lack of services including affordable, healthy food.	Lack of transportation investment to support higher density including cycling infrastructure, transit and parking.

What actions will address the challenges?

BUILT FORM	▪ Bigger patios to meet people ▪ Allow walkouts ▪ Create nodes of certain housing types	▪ Encourage fourplexes ▪ Flexibility of multi–family housing types
DEVELOPMENT PROCESS	▪ Consult those who use the service ▪ Create a design committee with power during the development process	▪ Encourage infill around transit, perimeters, empty lots, arterial roads and with easy access, major services ▪ Ensure better builder accountability ▪ Stop giving permits to 'bad builders' ▪ Make the rules clear and easy to follow
COMMUNITY	▪ Address affordability ▪ Increase 'eyes on the street'	
INFRASTRUCTURE AND AMENITIES	▪ Install traffic calming ▪ Preserve open space ▪ Provide secure bike parking	

How can medium and high–density development contribute to / benefit our neighbourhoods and city?

BUILT FORM	▪ Options in your neighbourhood ▪ More walkable	
DEVELOPMENT PROCESS	▪ No comments received. See Page 26 for explanation.	
COMMUNITY	▪ Reduce social isolation ▪ Aging in place ▪ Affordability ▪ Options to rent versus own	▪ Potential affordable housing ▪ Housing prices increase ▪ Changing demographics ▪ More housing options for different people ▪ Community building
INFRASTRUCTURE AND AMENITIES	▪ Kids walking to school ▪ Increased amenities and services	▪ Financial benefits for the City ▪ Insurance costs go down near fire stations ▪ Support infrastructure, businesses and schools ▪ Boost local businesses

What actions will ensure the benefits?

BUILT FORM	▪ Mixed use buildings	▪ Alternative energy production
DEVELOPMENT PROCESS	▪ Increase community engagement ▪ Advertise free food to get people to come to consultation ▪ Respect the existing plans ▪ Define 'community character' for each community ▪ Get people to buy into change	▪ Sustainability incentives ▪ Zone for what you want ▪ Consistent and predictable zoning ▪ Require developers to contribute to the community in some way ▪ Ensure clarity around the rules ▪ Make it easy to keep up with changes in regulations ▪ No Development Permits to bad builders ▪ Incentivize adaptable units ▪ Don't let NIMBYs take over
COMMUNITY	▪ No comments received.	
INFRASTRUCTURE AND AMENITIES	▪ Mixed use buildings	

BABY IDEAS

BUILT FORM	▪ Mix housing options everywhere	
DEVELOPMENT PROCESS	▪ Flexibility in the design of infill ▪ Develop ARP specific 'style guidelines'	▪ Make clear, concise requirements ▪ Preserve and expand greenspace including the River Valley ▪ Balancing the needs and wants between the existing and future residents
COMMUNITY	▪ How to ensure affordability of new areas	
INFRASTRUCTURE AND AMENITIES	▪ What does high and medium density development 'cost'? ▪ Adopt the 8–80 rule for sidewalks and bike lanes	

4.1.3 PUBLIC WORKSHOP #3: SWEET GRASS ELEMENTARY SCHOOL

ENGAGEMENT ACTIVITIES

- Top of Mind
- World Café
- Baby Ideas

Date
MAY 14, 2017

Attendees
3

WHAT'S ON TOP OF MIND TONIGHT?

In addition to the World Café and Baby Idea activities attendees at each public workshop could leave a short note about their ideas and goals for the session ahead.

Community members identified areas of concern including protecting existing character as well as wanting to understand current regulations and potential changes related to infill development. Specific topics included back lanes, sites suitable for infill and density distribution across Edmonton.

WORLD CAFÉ

What are the challenges that come with medium and high-density development?

BUILT FORM	Shadows	- Maintaining existing character - Loss of character as old housing stock is reconstructed in a different form.
DEVELOPMENT PROCESS	No comments received.	
COMMUNITY	Impacts of demographic and population changes	Privacy
INFRASTRUCTURE AND AMENITIES	- Noise pollution from public transport - Impacts on services	- Maintaining green spaces - Traffic impacts

What actions will address the challenges?

BUILT FORM	Mixed use zoning to support population	- Wide sidewalks - Bikelanes before development
DEVELOPMENT PROCESS	- Neighbourhood specific design guidelines - Plans should be in place before not during - Noise control	- Standard enforcement - Need more development officers - Consider short term impact as well as long term
COMMUNITY	No comments received.	
INFRASTRUCTURE AND AMENITIES	- Community services capacity studies - Speed limits	Think about emergency services

How can medium and high–density development contribute to/benefit our neighbourhoods and city?

BUILT FORM	- Accessibility	
DEVELOPMENT PROCESS	- No comments received. See Page 26 for explanation.	
COMMUNITY	- Bring a variety of people into the area - Affordability - Accessibility	- Diversity of age and style of housing stock provides choice - Revitalize the neighbourhood
INFRASTRUCTURE AND AMENITIES	- Supports retail, parks and schools	- Justifies large scale investment

What actions will ensure the benefits?

BUILT FORM	- Not one size fits all	
DEVELOPMENT PROCESS	- Ensure neighbours have a real say - Ensure developers provide affordable as well as market housing - Commitment from developers for schools, parks, and roads	- Maintain character through MNO - Educate community members on the benefits - Enforce existing policy
COMMUNITY	- No comments received	
INFRASTRUCTURE AND AMENITIES	- Provide transportation options	- Provide infrastructure and services before development comes

BABY IDEAS

BUILT FORM	- Different design guide for different neighbourhoods - Allow places to maintain character	- Preserve the existing architectural character of the neighbourhood
DEVELOPMENT PROCESS	- Improve the Overlay, considerations and enforcement related to infill - Provide better information about why infill is good and what the benefits of infill are - Be consistent with regard to application of policy - Developers who are just involved for financial reasons with no accountability to existing residents	- Ensure that current residents of the neighbourhood are kept in mind. They may feel like people are intruding into their neighbourhoods - Make plans for the rest of the neighbourhood - Study the impact of infill on what's already there
COMMUNITY	- Allow places to maintain character	
INFRASTRUCTURE AND AMENITIES	- Influx of residents means it needs new restaurants and other amenities	

4.1.4   PUBLIC WORKSHOP #4: NORTHGATE LIONS SENIOR CENTRE

ENGAGEMENT ACTIVITIES

- **Top of Mind**
- **World Café**
- **Baby Ideas**

Date
MAY 18, 2017

Attendees
15

WHAT'S ON TOP OF MIND TONIGHT?

In addition to the World Café and Baby Idea activities attendees at each public workshop could leave a short note about their ideas and goals for the session ahead.

Attendees identified desires to be generally more informed about specific topics including how much change can be absorbed, health impacts and protection of agricultural land. Other attendees were interested in specifics related to infill regulations like size and location of infill as well as processes for laneway houses and other secondary suites.

WORLD CAFÉ

What are the challenges that come with medium and high–density development?

BUILT FORM	- Privacy - Shadowing - Commercial space for larger developments - Upgrade old walk–ups - Wind tunnels	- Few neighbourhoods have zones for all types of development - Noise - Permeable or green roofs to prevent environmental damage
DEVELOPMENT PROCESS	City is too reactive and should be pro–active on this issue.	Every community is unique
COMMUNITY	- Concerns about safety - Lack of sense of 'ownership' - Mental health impacts and social isolation	- Does not consider existing communities - Privacy
INFRASTRUCTURE AND AMENITIES	- Lack of parking - More waste in high–density - Sewer system improvements - Access to park space	- Lack of amenity space - Traffic congestion - Maintenance of park space

What actions will address the challenges?

BUILT FORM	Allow commercial development in mid–density housing	- Mixed use in RA7 - Create guides to build employment with residential
DEVELOPMENT PROCESS	- Plan at a neighbourhood level - Ensure money from developments is spent directly on nearby area - Define communities that can benefit from increased density and study - Study the cumulative impacts of developments, health impacts	- Ensure proper design before problems arise - City needs to consult a wide demographic to obtain a more diverse perspective on issues
COMMUNITY	Aging in place	Nurture public buy–in and ownership
INFRASTRUCTURE AND AMENITIES	- Community needs assessments - Better calculation of parking spaces - Paid parking - Increase park space	- Improve access to transit including free park and ride - Upgrade sewer and road/alley infrastructure

How can medium and high–density development contribute to / benefit our neighbourhoods and city?

BUILT FORM	- Filling of vacant lots - More green area	Density and mixed uses support walkability
DEVELOPMENT PROCESS	No comments received. See Page 26 for explanation.	
COMMUNITY	- More diversity - Maintains and revitalizes existing community - More affordable housing options in older areas - Less social isolation	- Introduce more age diversity to encourage neighbourhood sustainability - Can redistribute demographics more equitably - Increased social diversity and social capital - Housing options for families to stay closer and seniors to stay in their community
INFRASTRUCTURE AND AMENITIES	- Efficient use of existing infrastructure - Preserves agricultural land - Better sewers and transportation infrastructure will be available to accommodate higher density	- Less commuting - Reduce taxes - More services available locally including schools, healthcare, shopping

What actions will ensure the benefits?

BUILT FORM	- Develop places to rest - Tax incentives and rebates to maintain properties - More mixed use facilities	- Increase the amount of mixed use spaces - Spread density equitably
DEVELOPMENT PROCESS	- Use demographic analysis to show which kinds of housing are needed - Begin and maintain dialog with existing and new residents - Do community needs assessments to outline what the community needs - Stop subsidizing outward expansion - Let local residents pick infill areas	- Conduct health impact assessment prior to medium and high–density development - Get community responses from people not involved in current discussions - Provide more flexible but consistent regulations to allow for innovation
COMMUNITY	- Promote multi–generational seniors housing - Crime mitigation programing - Mix price ranges to provide options	- Improve transit now to support future infill - Make people pay for street parking and use funds to upgrade local infrastructure - No adult only buildings
INFRASTRUCTURE AND AMENITIES	- Improve availability and accessibility of support services - Preserve public amenity space to accommodate larger population	Must maintain greenspaces and other public/private outdoor amenities

BABY IDEAS

BUILT FORM	- Consider the negative impacts on neighbours and mitigate - Diversity of housing in all neighbourhoods	- Stop car-centric development - Require outdoor interaction areas - Promote well-maintained housing Support co-operative housing models
DEVELOPMENT PROCESS	- Increase density one block at a time - Community decides on location of infill - Reach more diverse Edmontonians - Conduct needs assessment - Keep engaging communities - Debate where and how infill should happen - Financial incentives to encourage wanted types of infill - Focus on individual community analyses to guide infill	- Create non-commuter communities - More open conversation - Respect newly approved ARPs - Conduct impact studies on pilots - Let locals decide where infill happens - Lessen red-tape - No more lot by lot changes - Need to talk about benefits of infill and increased density - Be consistent in process and regulations not more variances - Different density goals for different communities is okay
COMMUNITY	- No adult only buildings - Mix densities and incomes	Ensure infill is accessible for all demographics
INFRASTRUCTURE AND AMENITIES	- Deliberately create transportation options - Respect the investment needed for infill	- All on-street parking should be paid - Transit and cycling infrastructure must be improved pro-actively not after the fact
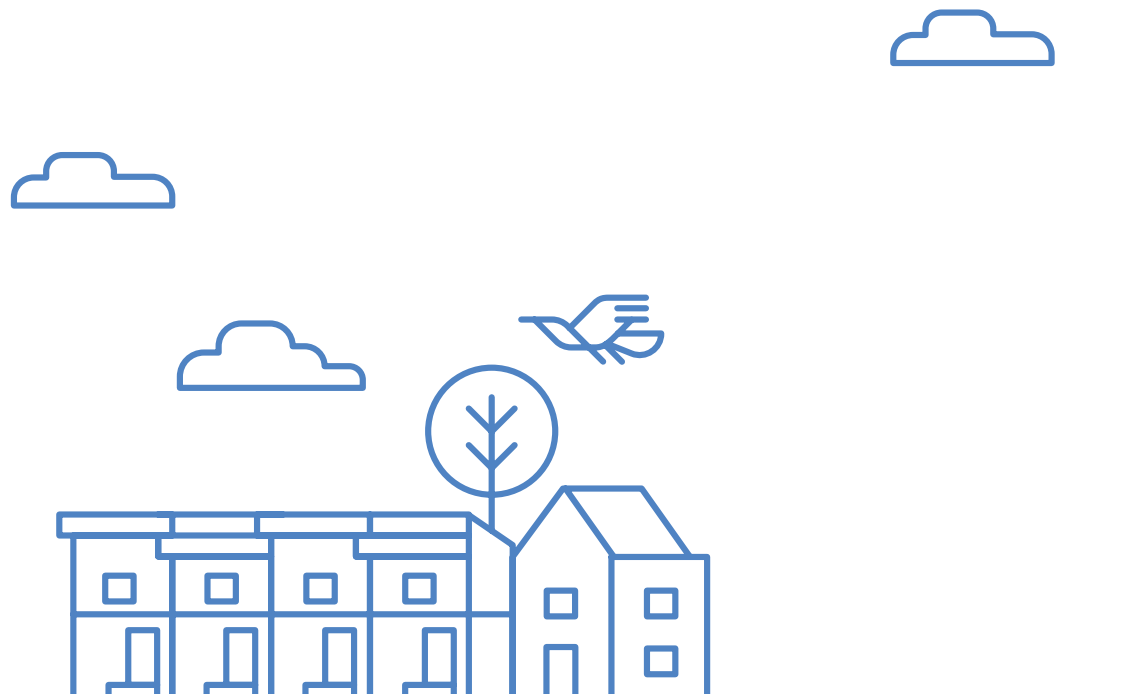
4.1.5   PUBLIC WORKSHOP #5: MILL WOODS RECREATION CENTRE

ENGAGEMENT ACTIVITIES

- **Top of Mind**
- **World Café**
- **Baby Ideas**

Date
MAY 25, 2017

Attendees
15

WHAT'S ON TOP OF MIND TONIGHT?

In addition to the World Café and Baby Idea activities attendees at each public workshop could leave a short note about their ideas and goals for the session ahead.

Participants were interested in learning about infill, best practices, and the potential for specific sites and housing types. Other attendees were concerned about affordability, regulating development and how to balance environmental protection with concerns about infill.

WORLD CAFÉ

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 below:

What are the challenges that come with medium and high–density development?

BUILT FORM	• Integrating infill into existing communities • Are lots big enough to build high–density • Shadowing	• Deciding if a community should be medium and high–density • How does density affect the area • High–density in single family areas destroys neighbourhoods
DEVELOPMENT PROCESS	• Challenges engaging communities before development starts	• Hard to visualize what increased density looks like
COMMUNITY	• People are resistant to change • Do young families want to live in high–density or high rises • Does high–density attract non-families, couples, students etc.	• Impacts on home values • Less space for kids and families
INFRASTRUCTURE AND AMENITIES	• Traffic congestion and safety • Parks and open spaces • Where is green space for kids • Need space for schools, shops	• Parking volume and traffic • Develop new land versus contain sprawl • Force high–density developments to have parks nearby

What actions will address the challenges?

BUILT FORM	▪ How do you keep trees in high–density areas ▪ Consider creative ways to build low rises	▪ Relax bylaws ▪ Distribute density in mature neighbourhoods ▪ Encourage quality over quantity
DEVELOPMENT PROCESS	▪ Conduct public education on infill and planning in general ▪ Make more documentation about when density is appropriate ▪ Listen to community concerns ▪ Provide more community tools to ensure consensus ▪ Engage in neighbourhood density surveys	▪ Engage with seniors ▪ Be more communicative and provide more time for feedback ▪ Set the rules for development and communicate them ▪ Engage community before development happens ▪ Make community impact studies mandatory ▪ Look at precedent cities to see what they've done
COMMUNITY	▪ No comments received.	
INFRASTRUCTURE AND AMENITIES	▪ Keep green spaces ▪ Conduct traffic studies	▪ Pay attention to parking and transit ▪ Match services with number of people

How can medium and high–density development contribute to / benefit our neighbourhoods and city?

BUILT FORM	▪ No benefits to community or citizens ▪ Bring back "classy" density like rowhouses	▪ More walkable
DEVELOPMENT PROCESS	▪ No comments received. See Page 26 for explanation.	
COMMUNITY	▪ More attractive for young adults and empty nesters	
INFRASTRUCTURE AND AMENITIES	▪ Provides opportunities for small businesses ▪ Supports more businesses ▪ More children for neighbourhood schools ▪ More demand for mass transit	▪ Density means money in city coffers ▪ Limits urban sprawl and need to annex land ▪ Better tax base to provide services

What actions will ensure the benefits?

BUILT FORM	▪ Design buildings to promote a sense of community	▪ Infill should be placed carefully and respectfully in mature neighbourhoods
DEVELOPMENT PROCESS	▪ Look at other cities	
COMMUNITY	▪ Encourage housing that brings in families	
INFRASTRUCTURE AND AMENITIES	▪ Provide more efficient city services	

BABY IDEAS

BUILT FORM	▪ Make it easier to build secondary suites ▪ Stronger policies about placement and design of medium and high–density infill. ▪ Stop giving away floor area ratio.	▪ Make interesting and walkable neighbourhoods ▪ Find mechanisms to promote diverse housing types ▪ Quit building low quality buildings ▪ Are new neighbourhoods being built to the same infill levels as mature neighbourhoods
DEVELOPMENT PROCESS	▪ Provide tools to communities to influence city building ▪ Change mentality to wanting to live in density ▪ Complete community development plans with the community's help	▪ Hold developers accountable to provide amenities and quality ▪ One size fits all approach does not work ▪ Give more time for existing infill regulations to have an impacts
COMMUNITY	▪ Promote intergenerational housing ▪ Will families live in high–density	▪ Affordable housing for young people ▪ Communities need to be on board with new developments
INFRASTRUCTURE AND AMENITIES	▪ Ensure access to greenspace for everyone ▪ Consider parking needs	▪ The goal is more efficient use of infrastructure ▪ No more density without amenities

4.1.6　PUBLIC WORKSHOP RESULTS

During the each of the five public workshops a World Café activity was undertaken to get participants' input on four questions:

1. What are the challenges associated with medium and high–density infill?

2. What actions can be taken to mitigate those challenges?

3. What are the benefits associated with medium and high–density infill?

4. What actions can be taken to enhance those benefits?

These World Café activities made up the bulk of engagement sessions with Citizens and their responses provide important insights into their perceptions and beliefs related to infill development.

The following pages represent summaries of the topics and ideas brought forward during the World Café sessions.

What are the challenges associated with medium and high–density infill?

When asked the above question; it became clear that there were two types of answers which participants gave:

1. The first can be summarized as answers to the question "*What are the challenges that infill represents?*". Answers included changes to the architectural character of an area, or communities feeling disempowered in relation to the development process.

2. Alternatively, participants also offered suggestions that answered the question "*What are the barriers to infill development?*" These answers often focused on specific regulations or processes which made infill development more difficult, expensive or otherwise less likely to be successfully constructed.

The difference between the two types of answers broadly reflects either support or disapproval for infill with participants focusing on the first question generally being unsupportive of infill while participants focusing on the second question were neutral or supportive of infill development.

BUILT FORM

The most common concern regarding the impacts of medium and high–density infill with regard to the Built Form of an area was that new developments alter the appearance, feel and appeal of the area. This concern revolved primarily around issues including:

- The architecture being too different from the existing styles within the area;

- New developments feeling too large given the size of the lot, and compared to surrounding buildings;

- New developments lacking orientation to the ground and the community; and

- Shadowing from new developments towering over neighbouring properties.

DEVELOPMENT PROCESS

Comments received regarding the infill Development Process focused on a variety of topics including challenges during land acquisition, permitting, construction and finally to maintenance of new infill sites. Generally, suggestions fell into two categories: challenges that the infill caused to infill projects like delays and expensive infrastructure upgrades and parts of the process with which they might disagree.

Specific challenges identified by participants included:

- Lack of consultation with communities early in the development process
- The cost of land acquisition in infill ready neighbourhoods
- Disruptions like noise, dust and unsightly properties during construction
- The high cost of construction including underground parking
- Long timelines during the permitting process

A final challenge identified by the participants included a feeling that the City is currently too reactive in neighbourhoods experiencing large amounts of infill and should undertake planning studies in a more proactive manner.

COMMUNITY EXPERIENCE

Comments regarding the ways in which infill can challenge the Community Experience of residents focused on themes related to changing residents, loss of sense of community and shifts in affordability. Specific issues included:

- Alienation of existing residents as new residents arrive and potentially gentrify an area;
- Concerns that crime might increase and that resident's privacy might be challenged
- Loss of pride and sense of community from increased resident turnover; and
- Loss of privacy from new developments overlooking existing residences and from additional residents within the community.

Other participants were concerned that new developments and infill would make the neighbourhood unaffordable and that a shift to apartments and smaller units would restrict families from moving into an area.

INFRASTRUCTURE AND SERVICES

Challenges related to infrastructure were mostly surrounding the additional demand for services and amenities as a result of increased density and population in infill areas. This included concerns for emergency service provision, and underground infrastructure upgrades.

Other participants raised concerns related to the additional congestion and parking issues resulting from additional residents and others were concerned that there has been a lack of investment in alternative transportation types to support a shift towards mass transit and active forms of transportation like cycling.

What actions can be taken to mitigate those challenges?

BUILT FORM

Suggestions to mitigate the above challenges included seeking to provide additional clarity and certainty to residents and developers, suggestions on how to lower the barriers to infill development and actions to address related deficiencies of infill development.

Suggestions to improve certainty and clarity included:

- Controlling development so that it better fits with the existing community;
- Distribute density between neighbourhoods to limit the over-concentration of infill in certain areas;
- Attempt to link what is built with what the community would like to see;
- Encourage a higher quality of infill over quantity of units or buildings; and
- Mandate building podiums or stepbacks to reduce the visual impact of medium and high-density developments.

Suggestions to lower the barriers to infill development included:

- Increase density on single lots to reduce the cost of individual units;

- Relax bylaws to allow for a greater diversity of housing types including walkouts, fourplexes and low–rise developments.

- Promote the clustered development of certain housing forms

Suggestions to support infill developments included:

- Provide clarity on the goals of medium and high–density development;

- Encourage infill developments to include social spaces, green roofs, widen sidewalks, patios, or other public spaces to promote community cohesions and interaction;

- Promote the establishment of mixed use developments and areas. This includes as–of–right mixed use developments within the RA7 zone; and

- Invest in areas that are seeing or are expected to see significant amounts of infill in order to support the additional density. This includes cycling or transit infrastructure and utility upgrades before infill occurs.

DEVELOPMENT PROCESS

Actions to improve the infill Development Process focused on three main approaches: setting expectations regarding infill, improving consultation during the permitting and controlling development during construction.

Many participates at the public workshops felt that it was important for both the community and developers to set expectations for infill prior to significant amounts of infill being approved. Potential suggested methods to do this included:

- Assess which communities would benefit most from infill, those that might best serve infill developments, and those that have the existing service capacity to support infill;

- Develop of plans or guidelines specific to a community that might include form or density guidelines for infill; and

- Pre–emptively set the zoning in infill areas.

Participants also suggested that there needs to be a greater level of control over the design and construction of infill through processes including:

- An infill design committee with development control authority;

- Clear paths to issue resolution;

- Greater builder accountability;

- Limiting permits for those with bad reputations; and

- Noise control.

A final area of repeated focus was consultation during the infill process. Many participants felt that there could be additional opportunities for consultation, or other improvements which would lead to better outcomes. Comments included:

- Consult those who use services which may be impacted by infill;

- Consult a wider diversity of people, including seniors and other groups;

- Prepare public education about infill;

- Listen to community concerns; and

- Engage with communities before development begins.

COMMUNITY EXPERIENCE

Suggested actions to mitigate challenges to the Community Experience challenges from infill included:

- Promoting family oriented apartments by restricting adult–only occupancy and providing additional 3+ bedroom apartments;

- Understand communities better through demographics studies and changes in demographics;

- Promote design that creates 'eyes on the street';

- Promote developments and communities which cater to baby boomers as well as young people and those looking to age in place; and

- Actively address the lack of affordability in new infill developments.

INFRASTRUCTURE AND SERVICES

Comments about actions to overcome infrastructure and service challenges were primarily related to three groups:

1. Better understanding and communicating infrastructure and servicing capacity:
   - Undertake community services capacity studies;
   - Undertake community needs assessments' and
   - Use traffic data to define parking requirements and street design.

2. Undertaking infrastructure and service upgrades prior to infill occurring;
   - Match service level with number of people;
   - Upgrade water and waste water infrastructure;
   - Upgrade and maintain road and alley infrastructure;
   - Establish a limit to the number of vehicles to park on a street;

- Encourage car–sharing, Install traffic calming;

- Provide secure bike parking; and

- Make public transit rapid, consistent and frequent.

3. Promoting the development of amenities to support the population increase.
   - Preserve existing and provide more outdoor amenities including green spaces;
   - Establish a city–wide greening plan;
   - Establish a fund for landscaping issues,
   - Develop policies to ensure contributions of public amenities to infill neighbourhoods;
   - Promote neighbourhood–level grocery stores

What are the benefits associated with medium and high–density infill?

BUILT FORM

The suggested benefits of medium and high–density infill identified opportunities to use the new construction to:

- Rejuvenate and improve the appearance of a neighbourhood by rejuvenating aging housing stock, replacing eyesores and filling vacant lots;

- Promote more vibrant public spaces and streets which where activated and used more often; and

- Make existing communities more walkable and accessible, with better connectivity and proximity to amenities.

Other participants noted that a major benefit of infill is a potential reduction in the amount of outward expansion by the city. It was suggested that this may reduce losses of agricultural lands and intrusion into environmentally sensitive areas.

DEVELOPMENT PROCESS

No comments received. See Page 26 for explanation.

COMMUNITY EXPERIENCE

Benefits to Community Experience were identified by participants which focused on creating more diverse neighbourhoods, increasing the number of people who can participate in community life as well as promoting more affordable housing options in some areas. Specific benefits which where suggested include:

- Promoting a more diverse neighborhood in terms of socio–economic status, age and nationality;

- Provides for additional options for residents looking for more affordable housing including low–income people, young families, seniors, and multi–generational families;

- Additional density results in more people on the streets leading to additional street life and increased security.

In addition, it was heavily emphasized that the influx of new population into a neighbourhood can revitalize an area and increase community engagement. It was also suggested that additional infill might make some areas more affordable when supply of housing better meets demand.

INFRASTRUCTURE AND SERVICES

Identified benefits of infill that related to infrastructure and services focused on drawing additional people to local businesses, and outlined large scale benefits related to more efficient use of land and infrastructure. Specific comments included:

- Better supports local businesses and other public amenities including schools;

- Is hoped to maintain enrollment in local schools within core neighbourhoods;

- Allows for more efficient use of existing infrastructure and developed land;

- Additional tax income from density and population helps to justify additional amenity provision and infrastructure investment in infill areas.

- Slows need for additional land for development resulting in less need for conversion of agricultural lands, further annexation and long–term infrastructure savings.

What actions can be taken to enhance those benefits?
BUILT FORM

Recommendations on how to enhance the benefits of infill focused on:

- Bringing back 'classy'' density like rowhouses;

- Encouraging environmentally friendly development and alternative energy production

- Updating the zoning bylaw to encourage medium and high–density development,

- Ensuring development is sensitive to neighbouring development in scale, height, setbacks and not using a ''one size fits all approach'';

- Providing tax incentives and rebates to maintain properties; and

- Placing medium density along transit/arterials,

- Shifting the design of streets to provide space for pedestrians or encouraging the placement of traffic calming features.

Other comments focused on promoting mixed use communities and facilities through infill including retail space, live/work units and commercial development near to residential areas.

DEVELOPMENT PROCESS

Comments on how to improve the Development Process in order to enhance the benefits of infill included:

- Being more consistent and clear on infill rules, and better compliance when building.

- Addressing infill needs through other areas like underused commercial land;

- Provide bonusing to achieve goals, including sustainability, community contributions, adaptable units, affordable housing, schools;

- Comments also included making such contributions mandatory in new developments;

- Use demographic analysis and community needs assessment to show which kinds of housing are needed and to complete health impacts studies for new high-density developments;

- Continue to use and improve on the community engagement especially regarding the placement of infill within neighbourhoods;

- Ensure neighbours have a real say and get community responses from people not involved in current discussions;

- Improve public education and buy-in into projects;

- Ensuring better development practices with regard to infill;

- Update ARPs before developers develop properties and define 'community character' for each community;

- Respect the existing plans, move away from lot by lot approvals or maintain character through the MNO; and

- De-regulate certain areas and provide attention to detail.

COMMUNITY EXPERIENCE

Comments regarding how best to improve the community experience related to the benefits of infill included:

- Design buildings to promote a sense of community, and provide a space for residents to share news and events together and encourage community members to get involved in lobbying for better housing;

- Remove resident restrictions and accept that more houses do not mean more children;

- Address affordability of infill development;

- Concede that infill doesn't work; and

- Promote family oriented and senior friendly infill

INFRASTRUCTURE AND SERVICES

Comments on how to improve the provision of infrastructure and services include:

- Improve transit now to support future infill, and ensure that the transportation system is able to support additional density;

- Provide community benefits alongside infill including alternative transportation options;

- Improve availability and accessibility of support services and more efficient city services;

- Preserve public amenity space to accommodate larger population; and

- Lower taxes on high-density areas

4.1.7   NEWCOMERS ENGAGEMENT

On June 27th City administrators met with new Canadians and new immigrants to Edmonton.

ENGAGEMENT ACTIVITIES

- Community Circle
- World Café

Date
JUNE 27, 2017

Attendees
17

COMMUNITY CIRCLE

The meeting involved a community circle discussion on housing where participants shared stories related to finding housing and their needs with regards to finding housing.

Key issues addressed by the circle included affordability, proximity to amenities and services, housing types, and wanting to be in welcoming communities.

All answers are listed below:

- Need to spend little money
- Building infill costs more than in new neighbourhoods
- Smaller homes are more affordable
- Infill seems expensive
- What are we building that newcomers can afford?
- More units per lot is affordable
- Young people or those with kids want to be close to downtown but it is too expensive
- Proximity to services and resources and support
- Walk and cycle in Edmonton
- Enjoy the river valley
- Close to employment
- Separate access into homes
- Need housing that accommodates a diversity of people
- Hard to find affordable housing for large families
- Housing for international students
- All types of housing are most important
- Infill costs less to taxpayers
- Infrastructure to support infill
- Adult only apartments
- Many people don't know where infill properties are
- Immigrants like to own homes
- Access to education and schools
- Access to services
- Need infill in old neighbourhoods to improve houses and protect schools
- Improve standards of housing
- Fires in condos
- Have cameras around for security
- Mature neighbourhoods need to be welcoming
- Be where people are
- Isolated seniors
- Hard to change people's attitudes around infill
- Stop discrimination against people on social assistance
- Make neighbourhoods more social, more commercial

WORLD CAFÉ

The following images are some of the attendees' responses to the prompt 'draw your ideal living arrangement'. Preferred housing types included single and semi–detached housing, low rises and mid–rise apartments. Responses also included comments to consider housing options for larger families and multi–generational living. Other participants focused on amenities near housing including community gardens, multi–use community spaces, cultural and religious facilities and mixed–use with retail.

Examples of Written Responses are presented below:

4.1.8 IDEA AND CITY OF EDMONTON INFILL TOUR 2017

The infill tour was an opportunity for community members from around Edmonton to see and visit four infill developments.

ENGAGEMENT ACTIVITIES

- Bus Tour
- Questionnaire

Date
MAY 27, 2017

Attendees
BUS TOUR
TOTAL: **84**
SELF GUIDED: **39**

QUESTIONNAIRE

Following the tour participants completed online surveys answering the following questions and their answers are presented below:

Based on what you discussed or discovered on the tour, what makes infill successful?

- Include and work with the community
  - When the residents of the neighborhoods are consulted beforehand, it builds a good relationship.
  - Commitment by the City to involve all the stakeholders to provide input into the process.
- Be compatible with the neighbourhood
  - Understanding the character of the street and neighbourhood and design that is sensitive to that.
  - Increasing density without impacting a neighbourhood adversely.
  - Mature trees, close to the sidewalk, design, lots of windows.
  - Design & construction respecting the City's principles for residential infill of mature areas.
- Have regulations that understand the economics of infill.
  - What makes infill successful is the demand of people wanting to build in mature areas.
  - Fewer regulations, restrictions for mature neighborhoods and a quicker permit process.

- If a project is at all unique it will probably be tied up in appeals, huge time delays and higher costs.
- Developers creativity is consumed with how to make a project feasible given the cost of land and extreme regulation, we end up with a lot of the same types of projects, taking way too long to complete.
- Need to allow for more multi unit buildings, more height, and smaller front setbacks in mature neighbourhoods.
- Proper management on site both during and after construction.
  - From timelines to cleanliness, to respecting the neighbours
  - Proper guidelines and efficiency from the city with the permitting stages.
- It should have a positive influence on surrounding buildings and help revitalize the neighbourhood or keep it flourishing
  - Infill can have a positive influence on the design of surrounding buildings (e.g. U of A graduate residences).
  - When it develops on a site that is: a) a blight for the community b) currently vacant c) in need of heritage conservation/restoration Having ground level permeability makes a big difference to the feel of the street as well.
  - They can create new gathering places (e.g. Crawford Block patios) and allow for a transit or bike-oriented lifestyle.

- Infill is successful because it is an opportunity for established neighborhoods to be revitalized and rebuilt.
- Other responses
  - I don't know that it is successful! Most of the sites we visited did not have tenants!!
  - Good curb appeal
  - A variety of housing options
  - Density
  - Making the end–product affordable

Based on what you discussed or discovered on the tour, what makes infill unsuccessful?

- Bad Design and construction
  - Poor layouts
  - Bad construction practices.
- Not Compatible with Neighbourhood
  - When the historical homes are lost or when homes are built that don't mirror the style of neighborhoods they are built in.
  - Development that is more concerned with making money than the people it is serving
- No Communication
  - Lack of communication between the community and City
- Difficulty of the infill process
  - Neighbourhood NIMBYism
  - Infill is unsuccessful because of the lengthy process, zoning regulation. Infill does not mean affordability and density creates concerns related to neighborhood context and preservation.

- Community hostility to increased traffic and loss of privacy from multi–storey buildings.
- Lack of Affordability
  - Prices are very high for what you are getting!!
  - Infill is expensive for the developer. If infill is marketed as being an affordable option for young/new families, the expense contradicts this and ends up attracting other middle or upper–class families

One key insight from the tour is?

Participants were interested that some forms of infill seem to be more expensive than expected and that neighbours often seem open to infill but bad previous experiences can negatively impact their opinions. Participants were interested to have seen infill that were not narrow–lot homes and to see the history of infill in some neighbourhoods. Others were impressed by the aesthetics and that ''You can house more people in the same space and it can still look good''. Other comments included:

- Infill should not be done in isolation
- Infill seems to take advantage of publicly provided amenities like parks, public transit, and community buildings, but we don't seem to have a great mechanism to create or improve amenities based on infill.
- Edmonton is not ready to embrace infill for its full potential
- Even if I don't like the infill (from a design perspective) I can see the value of different types of infill for different populations and places.

4.1.9 SENIORS DROP–IN SESSIONS

In May and June four drop–in sessions were held specifically for seniors in Edmonton. Attendees were presented with a series of panels showing different infill types ranging from narrow lot homes to high–rises and were encouraged to write their thoughts related to each with the following questions in mind:

ENGAGEMENT ACTIVITIES

- Posted Comments
- One on One Discussion

Date
MAY–JUNE 2017

Attendees
126

1. **What would you need to live in this home?**
2. **What do you need in the neighbourhood to live in this home?**
3. **What about in the future?**

Overwhelmingly, the most common concern for seniors housing was accessibility. Over one–fifth of comments received referenced the importance of reducing the number of stairs either through ground access or elevators. This becomes more important as seniors age with one participant noting "Great for young seniors 55 to 66 otherwise too many stairs."

Other common themes included wanting outdoor space like a garden or balcony and affordability of homes for seniors. Other themes included emergency service access, having amenities close by, the infill fitting with the community and wanting less space to maintain.

Generally, comments were more positive towards certain infill types like garden suites and duplexes with participants noting they liked the possibility of multi–generational living and aging in place. Attendees were less positive regarding both walk–up and high–rise apartments, primarily because of accessibility and emergency access concerns. Reactions to modern narrow lot homes and row homes was generally mixed, with some attendees noting concerns with the look of narrow lot homes and citing parking issues and others saying that row homes might be an affordable option that still feels like a house.

4.1.10　GRADE 5 AND 6 CLASSES

To align with Child Friendly Edmonton, Evolving Infill Phase 2 engagement aimed to meaningfully engage elementary students in discussions about housing and neighbourhood change.

ENGAGEMENT ACTIVITIES

- Activity Sheets

Date
APRIL 24, JUNE 7 and JUNE 9, 2017

Attendees
128

We know that "family friendly" or "child friendly" housing often comes up in infill discussions. The project team wanted to see if what we, as adults, described as "child friendly" housing was also true from a child's point of view.

City administrators undertook three engagement sessions with groups of elementary school students from Bisset, McLeod and Garneau Schools. Administration worked with Child Friendly Edmonton and City Hall School to develop a short presentation that invited students to act as "gold tier citizens" by sharing their voice to influence a project.

The presentation briefly covered how neighbourhoods change over time and different types of housing. Administrators then handed out a short worksheet that asked the students to draw the type of home they lived in, how many people and pets they lived with, and to identify what their favourite places were inside and outside their homes.

Kids' favourite outdoor places included public parks like the River Valley and Mill Creek Ravines, as well as skate parks and hokey rinks. Other favourites included outdoor swimming pools and playgrounds. Kids also said they liked their yards at home and being able to play on their family deck. Finally, some kids said their favourite places were West Edmonton Mall and even the McDonalds Drive Thru.

Inside, kids' responses had a more common set of places that were there favourite. The three most common favourite rooms in the houses were their bedroom, the living room and the basement. There was also a strong emphasis on what about the room they enjoyed. For some it was that it was where they could spend time with their whole family while others it was the video games, computers or television that they liked. Interestingly, several kids also said that their yard was their favourite inside place to be.

CHILD FRIENDLY EDMONTON

The Child Friendly Edmonton Initiative is based on the International UNICEF Child Friendly Cities Initiative. It promotes the implementation of the United Nations Convention on the Rights of the Child at the level where it has the greatest direct impact on children's lives: in the cities where they live.

skatepark **deck** Lazer Tag
yard playground
bike **park** **garden**
school **McDonalds**
library
hockey rink **swimming pools**
sidewalk/streets Mill Creek Ravine
West Edmonton Mall

Kids' favourite places outside

kitchen sunroom **living room**
parents room
bedroom
yard **basement**

Kids' favourite places inside

ENGAGEMENT ACTIVITIES

- **World Café**
- **Blocks Game**

Date
MAY 30, 2017

Attendees
14

4.1.11   JASPER PLACE HIGH SCHOOL

City staff conducted an engagement session with students from Jasper Place High School to better understand how youth in high school understand housing and infill in Edmonton.

Like many Edmontonians, students at Jasper Place High School were concerned with housing issues as they relate to transportation, parking, affordability and public space.

In addition, participants were especially interested in issues related to post secondary institutions in terms of transit access, parking costs, and affordability of student housing.

WORLD CAFÉ

World Café questions for youth were altered slightly to better tap into their knowledge and experience. Many of the participants had not thought about infill before the workshop, and for some this was their first time being asked to participate in an engagement session.

What makes a great home now and in the future?

- Jobs
- Stores
- Schools
- Convenient stores
- High schools
- Food
- Easy access to stores, school, work
- Activities
- Safe
- Privacy

- Good neighbourhood
- The right size
- Quiet
- Variety of housing
- Stable foundation
- Spacious backyard
- Well kept backyard
- Parks
- Trees
- Pathways
- Nice public space

- Scenery
- Playgrounds nearby
- Fountains
- Parks for recreation
- Access to transit
- Access to highways
- Access to public transit
- More trains and subways
- Transit
- Walkable neighbourhoods

> **Core and mature neighbourhoods would be a better option for students but it is less affordable.**

What housing issues are on your mind and on youth's minds today?

- Need for space depends on community
- Houses near what people like
- Apartments that look nice
- If the city has enough money
- Green roofs
- Yards and gardens more outside not in the middle of the city
- Growth leads to accommodations for new people coming in
- Parking and housing is too expensive near universities
- More high schools
- More university residences
- Growth more out because we have space
- Control expansion
- I like the growth
- Sprawl is reducing accessibility
- Lots of people moving to the outside for space but are giving up other things
- I would rather a smaller house in a better neighbourhood
- Transit routes
- LRT
- Tram is a good option
- Too much happening downtown and not enough parking
- Expensive parking
- Wider roads
- 3-lane highway
- Driving seems encouraged
- Would like more universities
- More middle houses for young people
- Not enough access to universities

The city is growing and changing a lot — what do you think about this change when it comes to where people live and what they live in?

- Low density neighbourhoods reduce access to amenities and rest of the city
- Convenience
- How close to your home school, work, stores
- Make housing accessible for wheelchair users and people who have less mobility
- Nicer looking neighbourhoods downtown
- Inexpensive student housing
- Hospitals, fire stations, police stations are not good places to build houses
- Core and mature neighbourhoods would be a better option for students but it is less affordable
- Cost
- Want to live in an apartment as central as possible
- Location
- Enough land for services
- Apartment parking is a hassle for groceries
- Free parking downtown
- More parking spaces by the university
- Using your property to generate income
- Houses for different ages and stages
- Planning for demographics
- Overpopulation
- City would overfill and still expand over limits
- Build inside not out
- More units in the city not outside
- Access to walkability and transit
- Affordability
- More choice

BLOCKS GAME
Map 1
- Use medium and high-density housing to accommodate more people
- Distribute infill equally throughout core and mature neighbourhoods

Map 2
- Density near highways for better access and less traffic
- Towers developed near the edge of the river valley for views and flood protection
- Increased density along future and existing LRT lines

Map 3
- Established communities could have higher density
- Variety of housing types creates a variety of affordability levels in the same neighbourhood
- Inexpensive housing and smaller individual homes for new residents
- More apartments closer to the universities for students
- Smaller homes along the river because many new families are forced to live in uglier neighbourhoods
- Low-rise apartments for ease of access to work in industrial areas
- Towers in areas with LRT access

Map 1

Map 2

Map 3

4.1.12   UNIVERSITY OF ALBERTA PLANNING STUDENTS

In June, members of the University of Alberta's Geography and Planning Students Society (GAPSS) had a chance to undertake a workshop on infill. GAPSS is a student led group representing the Human Geography and Planning students on campus.
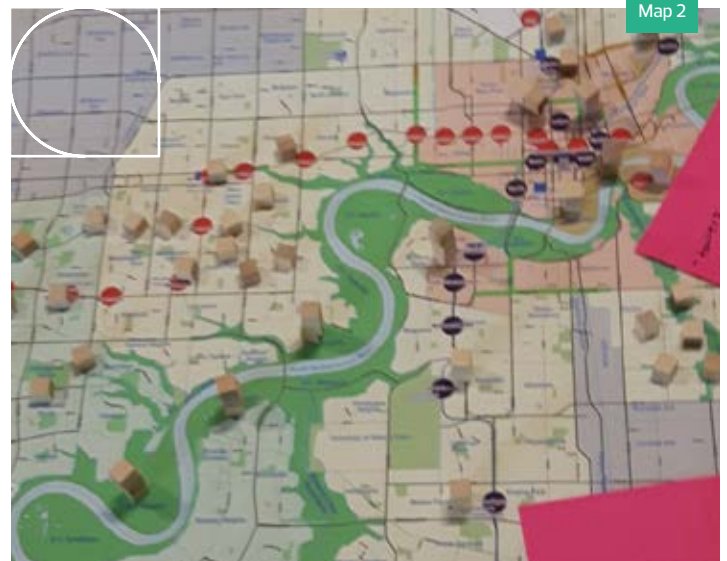
ENGAGEMENT ACTIVITIES

- **World Café**
- **Blocks Game**
- **Baby Ideas**

Date
JUNE 24, 2017

Attendees
11

WORLD CAFÉ

The World Café for the planning students was kept short to allow time for other activities. Participants were asked to respond to the following question:

The city is changing a lot. How do you feel about the change?

- Exciting to see medium density, more people walking, less loneliness

- Change is good for the city

- More garage suites and duplexes, but the middle is missing

- More shopping centres and development in the suburbs is exciting

- Mature neighbourhoods are missing offices and services

- Edge of the city is promoted as a village while downtown gets modernized

- Garneau is experiencing push back to new developments but poorly maintained homes are valued above new duplexes

- Some homes are being torn down before the end of their life-cycle

- Subsidy for developers who salvage/reuse materials from the old house

- Good changes overall, resistance is disheartening but it is happening
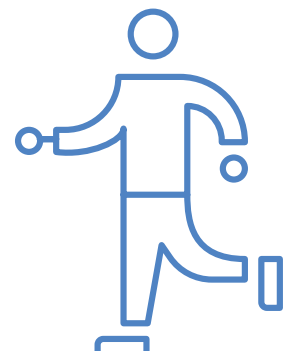
BLOCKS GAME
Map 1

- Nodal Development
- Centre has lots of young professionals, single workers but no students
- New Edmontonians and older populations will cluster north of Downtown
- Mill Woods will remain more 'traditional' but a hub for families
- Mature and established neighbourhoods will increase density a bit
- Major infill occurs along main streets and transit areas while single detached homes remain in the interior

Map 2

- Downtown will experience higher density including areas to the north
- Opportunities to develop on parking lots
- Density follows transit and aspiring main streets
- Gentler increase in density in mature neighbourhoods

Map 3

- Based around transit oriented development
- Clustered density around existing plans
- Vacant commercial spaces can be developed into homes
- Infill focused around LRT nodes because they have servicing capacity and employment
- Main streets like 109 St, Fort Rd, 118 Ave
- More development along the River Valley
- Better transit should go with infill to link transportation and land use
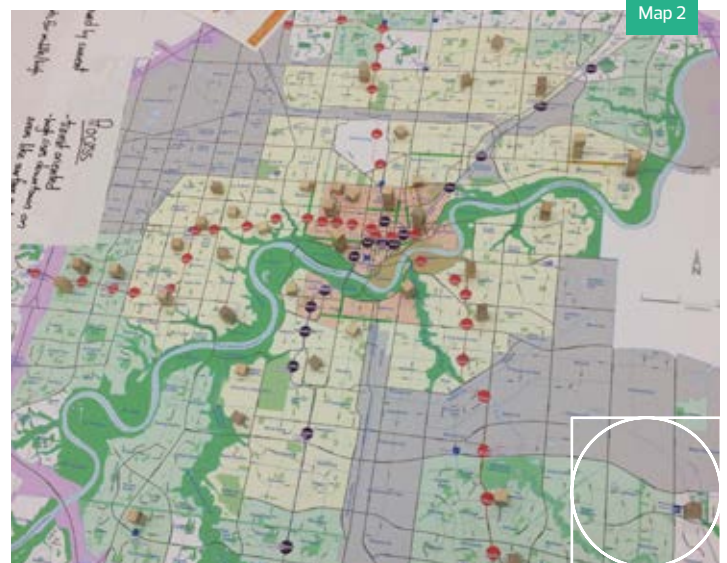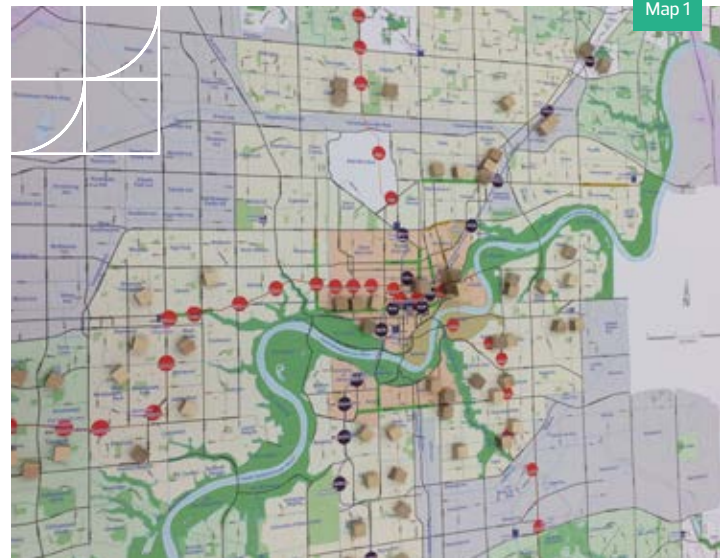
Map 1

Map 2

Map 3

BABY IDEAS

At the end of the workshop participants had the chance to leave a comment on topics and ideas of their choice. These comments were so-called "Baby Ideas" because they represent the beginning of discussions and thoughts about infill which will be further explored.

BUILT FORM	▪ Explore what the financial/economic reasons were in the past that allowed mid-density development to occur. ▪ Implement a strategy to increase walkability in established communities ▪ Specific area design guidelines	▪ Incentivize sustainable lifestyles ▪ Develop heritage areas and maintain conservation ▪ Housing options for every generation ▪ Mixed use infill ▪ Create minimum efficiency standards
DEVELOPMENT PROCESS	▪ Educate developers and homebuyers about different styles of housing ▪ Bring back secondary suite grants ▪ Use off-site levies from infill developers to capture infrastructure upgrade costs ▪ Create a program for lot splitting as investment opportunities	▪ Create developer incentives to make infill feasible and appealing ▪ Don't ignore the north ▪ Constrain suburban growth and make suburban growth better ▪ Eliminate consultation requirements for certain rezonings
COMMUNITY	▪ Remove the stigma around middle density housing	▪ Subsidize multi-generational living
INFRASTRUCTURE AND AMENITIES	▪ Commercial hubs at the center of mature neighbourhoods ▪ Faster and more frequent bus service to areas without LRT access ▪ Develop amenities in every neighbourhood ▪ Prioritize recreational/community spaces	▪ Incentivize grocery stores, community development and community centres ▪ Encourage a mode shift in 65+ community looking to age in place
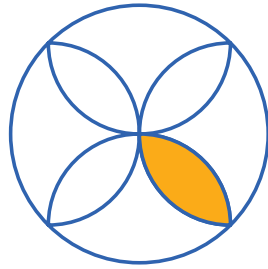
4.2 BUSINESS COMMUNITY

Engagement sessions specifically for the Business
Community included:

MAY 11   Canadian Homebuilders Association workshop #1
MAY 18   Realtors and Investors workshop #1
MAY 23   Infill Development of Edmonton Association workshop
JUNE 15   Realtors and Investors workshop #2
JUNE 27   Peace Hills Trust interview
JUNE 28   Canadian Homebuilders Association workshop #2
JULY 11   Urban Development Institute – Edmonton Region workshop
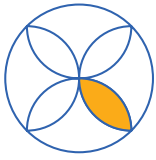
4.2.1   CANADIAN HOMEBUILDERS ASSOCIATION (CHBA)

The Canadian Homebuilders Association represents the "voice of Canada's residential construction industry". As a not-for-profit organization, the CHBA represents members from ever part of residential construction from including: home builders, renovators, land developers, contractors, materials suppliers, lending institutions and service professionals.

ENGAGEMENT ACTIVITIES

- **Blocks Game**
- **Baby Ideas**
- **Open Space Technology**

Date
MAY 11, 2017

Attendees
18
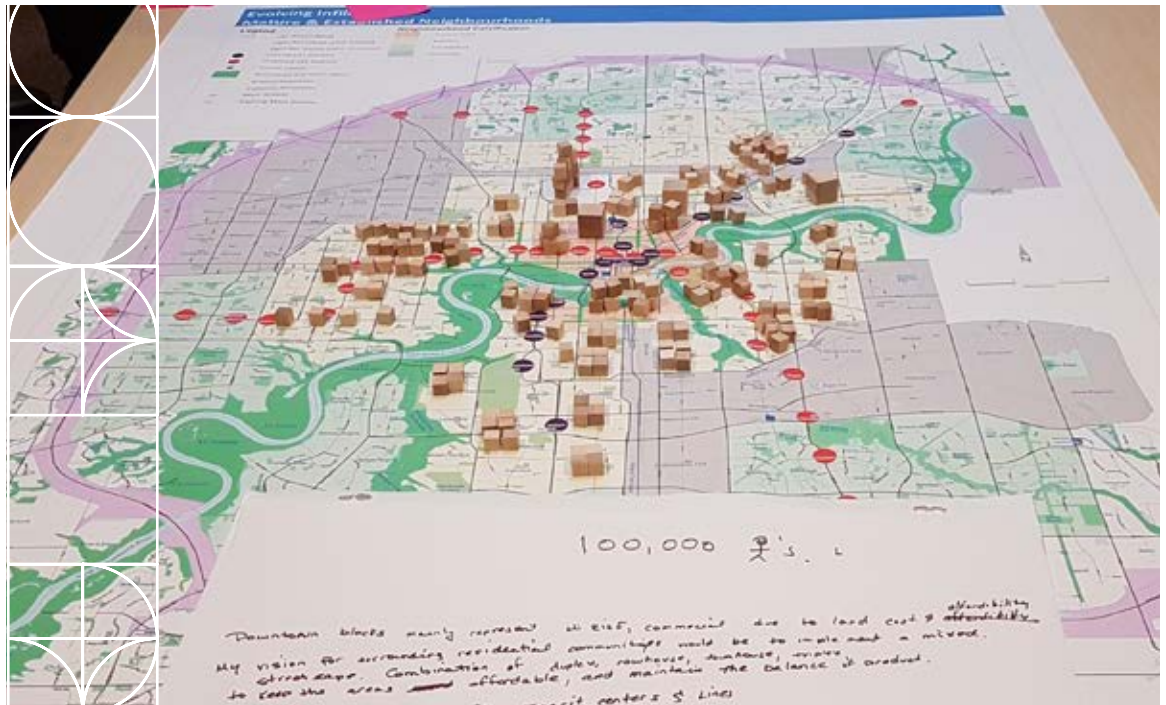
BLOCKS GAME
Map 1

FEATURES

- Downtown blocks represent high-rises and commercial
- Mixed streetscape in surrounding residential communities
- Increased density around transit

ASSUMPTIONS

- Zoning will allow for this kind of development
- Land is available for purchase
- Lot splitting is allowed
- Relaxed regulations on height, site coverage, parking and setbacks

ACTIONS

- Acquire large enough parcel of land to develop the vision
- Design supportive zoning to initiate investment
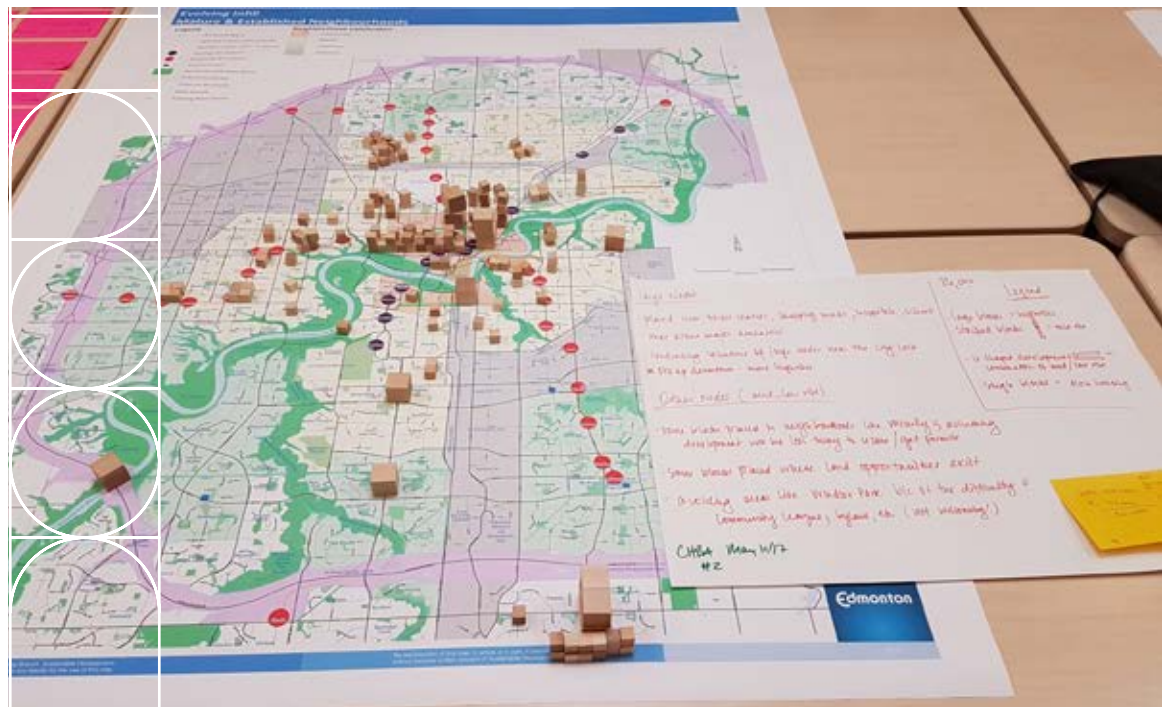
Map 2

FEATURES

- Large nodes near transit centres, shopping malls, hospitals, schools and other amenities
- Condensing collections of nodes near the city core

ASSUMPTIONS

- Density more likely to occur in areas with less resistance
- Avoid areas where development is challenged

ACTIONS

- Fill up downtown with more high rises

Map 3

FEATURES

- High-density in Blatchford
- Increased density in all neighbourhoods

ASSUMPTIONS

- City will push to rezone lands for high density
- CPR Irvine lands will be redeveloped
- Requires major infrastructure upgrade

ACTIONS

- Develop other high-density cores around the city
- Allow development by community

BABY IDEAS

BUILT FORM	• High-density in Nodes • Alternative high-density cores • Increased density in all neighbourhoods • Transit-Oriented Development	• Mixed Use Streets • Supportive zoning • Mixed Housing Choice
DEVELOPMENT PROCESS	• Improve city processes • Do a plan for every neighbourhood • Infrastructure costs are too high in infill	• Listen to the experts • Land Acquisition • Tax increment financing on affordable housing
COMMUNITY	• Get rid of community leagues • Multi-generational housing	• Affordability • Resistance from community leagues
INFRASTRUCTURE AND AMENITIES	• Major infill needs infrastructure upgrades • Support new residents with amenities • Infrastructure costs/upgrades	• Existing utilities contractor inefficiencies

OPEN SPACE TECHNOLOGY
How to improve the infill permitting process

Need to find a way to speed up and simplify the infill process both through regulation, consistency and improved rezoning timelines.

City Specific Actions

- Improve approval times
- Provide clarity and consistency for rezoning time, interpretation of Land Use Bylaw and other gray areas.

Establish long term plans and who leads city building

To provide clarity there needs to be established long term plans and rethinking about 'who leads city building'.

There is a feeling that a major challenge to infill is that large weight that community challenges have to projects.

City Specific Actions:

- Establish a big picture containing infill targets for neighbourhoods, area targets for housing types
- Provide more education.

Zoning hamstrings density and affordability

Macro-level planning is lacking in desirable neighbourhoods and has not caught up with market demand in those locations. As such existing zoning limits opportunities and inhibits both density and affordability.

City specific actions:

- Increase density in all zones
- Allow single-family secondary suites everywhere
- Conduct a permitted use review in common residential zones

Is infrastructure there?

Infrastructure upgrades are a large cost during the infill process and limited capacity is a common challenge to development.

City specific actions:

- Infrastructure capacity studies for each neighbourhood
- Provide a community revitalization grant for developers upgrading infrastructure
- Promote net zero housing

Change infill target

Participants noted that the 25% infill target is not ambitious enough a goal and it is too general to provide meaningful metrics direction for both policy and industry

City specific actions:

- Increase the 25% target
- Change approach to neighbourhood based targets with no maximum
- Identify target areas like Ice District, Quarters, Blatchford
- Create targets for high, medium and low-density housing types
- Review the existing distribution of infill

FRICTION POINTS

At the end of the engagement session a summary of ideas was created. Friction points represent the development industry's views on where areas of conflict exist and identify actions to mitigate those conflicts.

FRICTION POINTS IN THE DEVELOPMENT PROCESS

- Variance Process
- Rezoning Process
- Decisions based on existing housing stock
- Development permit process takes between 5–6 weeks for infill
- No infill developments fall within Class A — Permitted Uses

ACTIONS

- Create a process that facilitates more density and infill
- Education on the cost of infrastructure maintenance
- Review variance trends and update regulations
- Compare permitting requirements between infill and greenfield sites
- Allocate additional city resources
- Aspire for a 2-day development permit process
- Define expedited process for infill
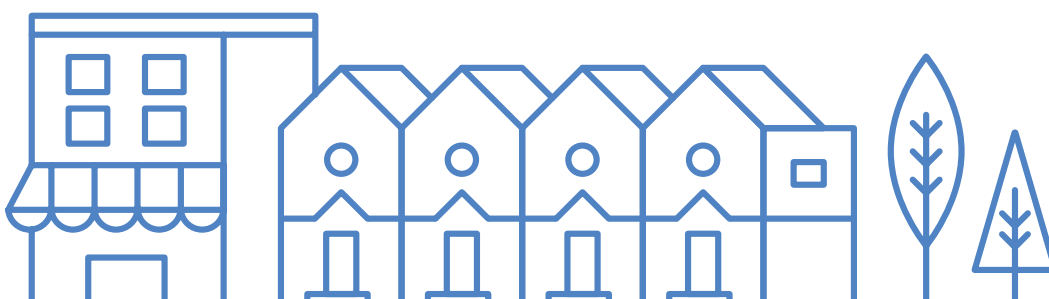
4.2.2   REALTORS AND INVESTORS

City staff met with real estate professionals and investors to identify their views and perspectives regarding infill.

ENGAGEMENT ACTIVITIES

- Blocks Game
- Baby Ideas
- Open Space Technology

Date
MAY 18 AND JUNE 15, 2017

Attendees
25

BLOCKS GAME
Map 1

FEATURES

- Transit Oriented Design
- Develop empty and available land
- Development in proximity to amenities

ASSUMPTIONS

- Many of these projects are underway
- Redevelopment opportunities exist on under-utilized land
- Rezoning and acceptance
- Continued slowing of suburban development
- Transitional and inclusive housing stock
- Aging population needs

ACTIONS

- Open Communication with development industry
- Council strength to push projects and zoning changes
- Available investment
- Review of existing zoning
- Adopt mind shift surrounding the car

Map 2

FEATURES

- Development is in line with existing plans in Strathcona, Queen Alex and Blatchford

- Demographics are changing to younger people and those looking to age in place

ASSUMPTIONS

- This is realistic

- Some areas are more 'infill friendly' than others

- Some development is underway

- Density will change affordability and will not exclude lower income

- People want to live in smaller spaces

ACTIONS

- Reduce the barriers to entry

Map 3

FEATURES

- Proximity to downtown and universities
- Proximity to public transit
- Proximity to the River Valley
- Infills are a premium to the suburbs

ASSUMPTIONS

- Availability of vacant land
- Occurs over 20 years
- LRT plans are achieved
- Secondary suites are deregulated

ACTIONS

- Improve development permit process
- Provide incentives to densification

BABY IDEAS

BUILT FORM	• Increase site coverage • Change heating requirements in secondary suites • Simplify safety basics for secondary suites • Increase suites per lot	• Remove units per acre requirements and go to Floor Area Ratio regulations • Remove landscaping requirements in 3-4 unit developments
DEVELOPMENT PROCESS	• More consistency in bylaw interpretation • Communicate to all parties to ensure barriers to redevelopment are minimized	• Don't vilify developers
COMMUNITY	• Increased density equals more affordability	• NIMBYism in transitioning neighbourhoods
INFRASTRUCTURE AND AMENITIES	• Remove parking requirements • Road access is important	• Ensure lot servicing costs are reasonable

OPEN SPACE TECHNOLOGY
Mature Neighbourhood Overlay is too broad

Attendees identified a need for long term planning for what mature neighbourhoods will look like in the future. This provides an opportunity to integrate older developments with new infill by focusing density along major routes like LRT and arterial roads. Respects the integrity of mature neighbourhoods by concentrating redevelopment along the periphery of neighbourhoods.

City Specific Actions:

• Planning for future density on specific streets within each neighbourhood

Add mixed use and density onto through routes such as 124 St, 107 Ave, 111 Ave

Increase density on more through routes and combine with retail commercial and residential, promote residential development with strip malls or shopping malls. Could be used to achieved multiple goals like housing, walkability and increased density. Challenges currently include lack of mixed use zoning, long development permit process, and lack of clarity on uses.

City Specific Actions:

• Relax parking regulations

• Ensure city staff are trained to discuss and present site-specific details

• Make zoning options and uses clearer

• Create better definitions for mixed uses

Increase density and reduce parking requirements

Consider changing regulations related to parking for higher density developments. Currently most higher density uses require increased parking which makes them less desirable.

City Specific Actions:

• Support density with better public transit

• Change regulations for side-by-side duplexes to reduce front yard wastage and promote on-site parking.

- Convert some existing greenspace for community parking near public transit.

Clarity on and expansion of secondary suite parameters

Expand possibilities to allow secondary suites and garage or garden suites on higher density developments including duplexes and row housing.

City Specific Actions:

- Review and remove bylaw restrictions

Clarity for easier decision making and investing

Establish longer term outlooks on what an area might look like that clarifies what types of infill to build and where. Participants noted there is too much ambiguity in the Mature Neighbourhood Overlay and the RF1 zones.

> **Participants noted there is too much ambiguity in the Mature Neighbourhood Overlay and the RF1 zones.**

City Specific Actions:

- Create a more specific plan for a designated area
- Restrict options available in specific streets in desired change areas.

Clarity and consistent interpretation of bylaws for all parties

There are currently too many vague bylaws that result in the need for variances and delay development. Existing variances should be used to develop new bylaws that are clearer and more streamlined.

> **Existing variances should be used to develop new bylaws that are clearer and more streamlined.**

City Specific Actions:

- Update zoning regulations
- Send more planners into the field to see existing developments

Protect premium neighbourhoods from subdivision

It is important to protect some 'premium' neighbourhoods from subdivision to maintain high value/character areas but provide opportunities in neighbourhoods nearby to be redeveloped. This protects character of existing 'premium' neighbourhoods and provides opportunities for more affordable housing near those areas.

City Specific Actions:

- Use detailed restrictions on architecture to protect those areas
- Designate specific corridors and streets for subdivision but not all

Simplify Triplex/Fourplex Development

Currently triplex and fourplex developments have additional requirements compared to single detached houses that restricts their development. This includes requirements for curb cuts and landscaping deposits. These requirements are important for larger redevelopments but the threshold should not include smaller infill projects like triplexes and fourplexes.

City Specific Actions:

- Review development requirements for triplex and fourplex developments

ENGAGEMENT ACTIVITIES

▪ Blocks Game
▪ Action Plan

Date
MAY 23, 2017

Attendees
5

4.2.3   INFILL DEVELOPMENT OF EDMONTON ASSOCIATION (IDEA)

In May 2017, City administrators met with members of the Infill Development of Edmonton Association (IDEA). IDEA is a not-for-profit association that provide advocacy, education and resources on infill development for both communities and infill developers.

BLOCKS GAME
Features of the Map

▪ Development along LRT lines, arterials, main streets and transit corridors

▪ Modest increases in density in neighbourhoods associated near schools, park space and amenities

▪ Blatchford represents an increase of 30,000 residents

▪ Vacant and underdeveloped land is developed
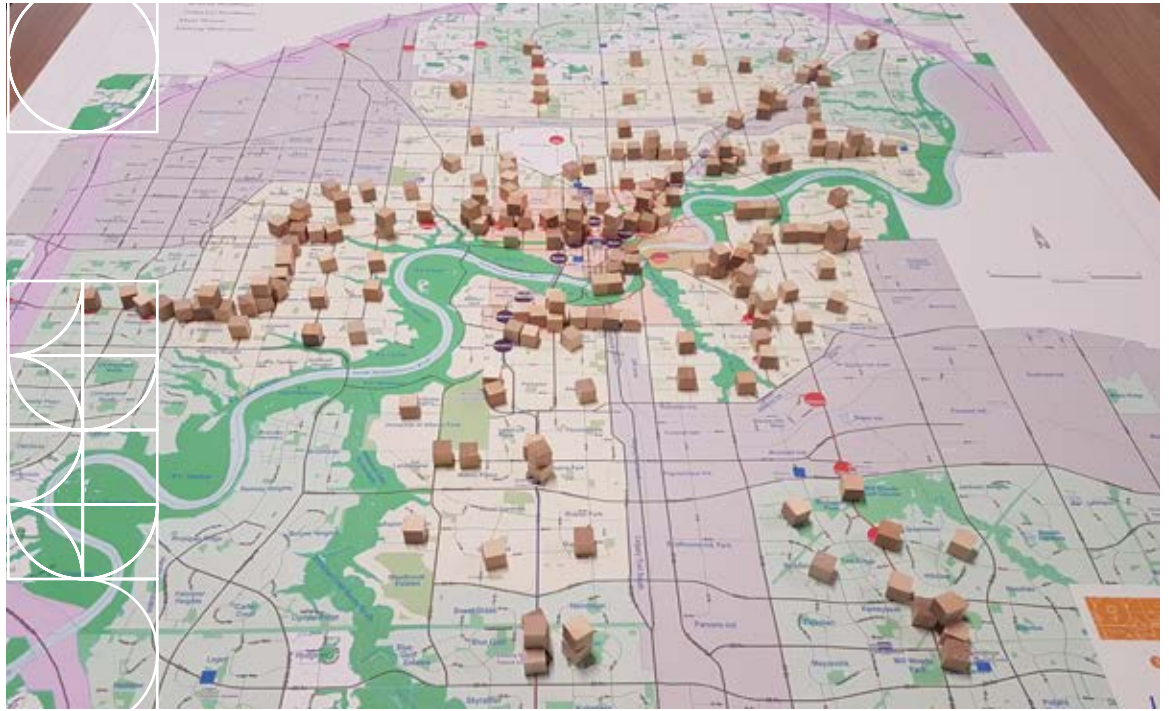
BABY IDEAS

The IDEA team took a more detailed approach on how to achieve their vision for infill in Edmonton.

VISION	▪ Set Municipal Development Plan target to 50% infill ▪ Take risks and try new things that aren't perfect. ▪ Inspire investors ▪ Spend capital to incentivize infill
OPPORTUNITIES	▪ Draft policy that reflects the desired outcomes. ▪ Remediate gas stations ▪ Strip mall retrofits
PUBLIC PERCEPTION	▪ Educate the public about facts, economics, social and environmental sustainability related to infill. ▪ Shift perceptions around transit ▪ Shift perception of infill housing as 'not-family oriented' ▪ Compile statistics about park space use and change
BARRIERS TO ENTRY	▪ Reduce site servicing costs ▪ Understand why we haven't seen significant infill yet ▪ Improve the predictability of infrastructure costs ▪ Reduce Development Permit timeline ▪ Facilitate land assembly ▪ Pre-purchase consultation

ENGAGEMENT ACTIVITIES

▪ Interview

Date
JUNE 27, 2017

4.2.4   PEACE HILLS TRUST

Peace Hills Trust is Canada's first and largest First Nation Trust Company. The company has provided financing services to First Nations and their members for 37 years both on and off reserve.

On June 27th, City staff met with members of Peace Hills Trust to discuss topics related to indigenous housing and financing infill.

INDIGENOUS HOUSING

▪ Peace Hills Trust provides financial services or loans of lands located on reserves, filling the gap where other financial institutions may not be willing to lend.

▪ Developments on-reserve are usually for single or semi-detached homes as higher density forms are not as common.

FINANCING INFILL

▪ For medium and high-density developments, mixed-use projects are easiest to lend for because of potential income generation

▪ For low-density infill, it would be helpful to include a rental component like a secondary suite for income generation

▪ Generally the more people looking for a specific type of loan the easier it is to acquire

▪ Currently there is limited market precedent for subdivision of existing lots for secondary suites (i.e. Pork chop lots) so it may be easier to condominiumize the parcels rather than subdividing.

4.2.5　URBAN DEVELOPMENT INSTITUTE (UDI)

The Urban Development Institute–Edmonton Region (UDI–ER) represents the development industry in and around Edmonton. As a not–for–profit they represent development companies, planners, surveyors, architects, engineers, contractors, lawyers, financial managers, and utility companies involved in land development and construction in Edmonton.

ENGAGEMENT ACTIVITIES

- Baby Ideas
- Open Space Technology

Date
JULY 11, 2017

Attendees
5

BABY IDEAS

CHARACTER OF INFILL		
	▪ Mixed Use and TOD ▪ Define Character	▪ Mixed use is a different market from infill alone
DEVELOPMENT PROCESS	▪ Land Economics Study ▪ Recovery System for Infrastructure ▪ Development Officer powers	▪ Don't nickel and dime on infill ▪ Big Picture – 3 ideas ▪ Evolving rules on infill are not understood
COMMUNITY	▪ Education about new Edmonton	▪ Adjust housing economics
INFRASTRUCTURE AND AMENITIES	▪ Functional transit system to support density	▪ Cross lot servicing needs to be allowed

OPEN SPACE TECHNOLOGY

Functional transit system to support density and connect destination and employment

The existing transit system does not support increased density without cars. Participants indicated that this allows for better mobility and for certain people to make the lifestyle decision to not own a car.

City Specific Actions:

- Develop a comprehensive transit plan not just LRT focused
- Create a network not just legs

Development officer powers

Currently the challenge is that zoned mixed use does not work and there is limited ability for development officers to make judgments in unique situations.

City Specific Actions

- Cultural shift to give Development Officers greater discretion
- Land economics study
- Create a cost recovery system for infrastructure

Champion at the City

Participants indicated that it is not ideal to zone for mixed use in Edmonton as zoning regulations are often too prescriptive and limit ability of developers to adapt to area and market.

City Specific Actions

- Need a champion at the City to go through all the process and help developers navigate the system.
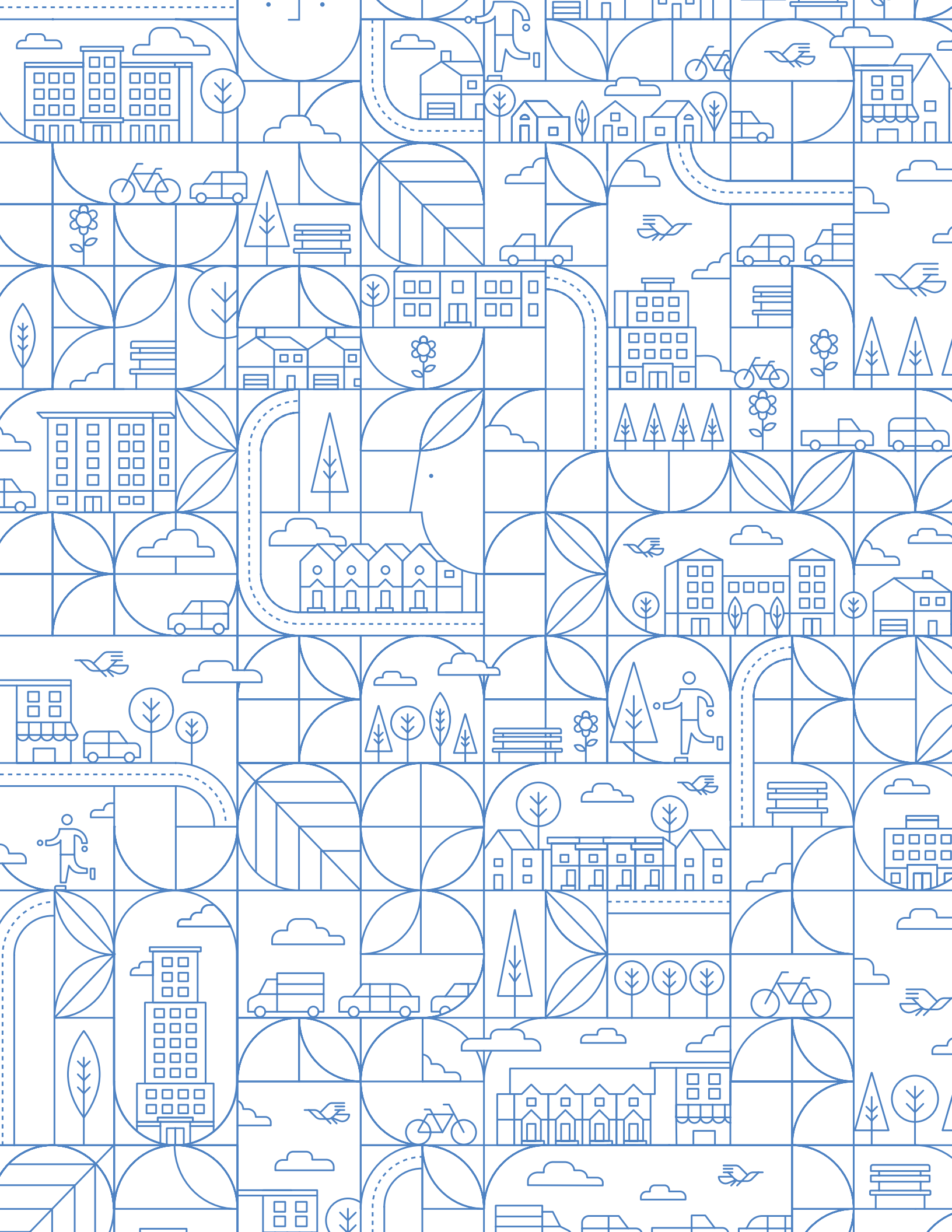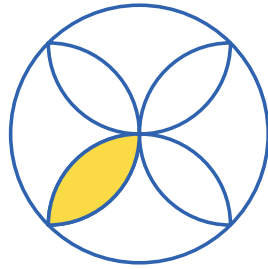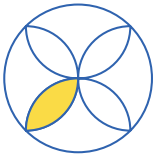
4.3 COMMUNITY ORGANIZATIONS

Sessions specifically for Community Organizations and members included:

MAY 16   Edmonton Federation of Community Leagues (EFCL) and Community Leagues workshop #1

MAY 31   YEGarden Suite Laneway Housing workshop #1

JUNE 08   Edmonton Youth Council workshop

JUNE 12   Greater Edmonton Foundation interview

JUNE 14   Community Infill Panel workshop

JUNE 15   Edmonton Federation of Community League and Community League workshop #2

JUNE 22   Mechet Waskahikunak Association interview

JUNE 26   Combined YEGarden Suite and EFCL Laneway Housing workshop #2

ENGAGEMENT ACTIVITIES

- Top of Mind
- Blocks Game
- Baby Ideas
- Open Space Technology

Date
MAY 16 and JUNE 15, 2017

Attendees
38

4.3.1   EDMONTON FEDERATION OF COMMUNITY LEAGUES

The Edmonton Federation of Community Leagues (EFCL) is one of Edmonton's oldest community advocacy organizations. For nearly a century the EFCL has advocated for the interests of communities throughout Edmonton.

WHAT'S ON YOUR MIND?

Participants were initially asked to record their hopes, thoughts and expectations for the session to answer the question "What's Top of Mind Tonight?".

Many participants were interested in ensuring infill is compatible with existing neighbourhood character both in appearance, and scale. Others attended to learn more about infill either from curiosity or because of interest in building. Finally, some came to promote specific messages like the sustainability of building practices, neighbourhood specific planning and overall policy changes.
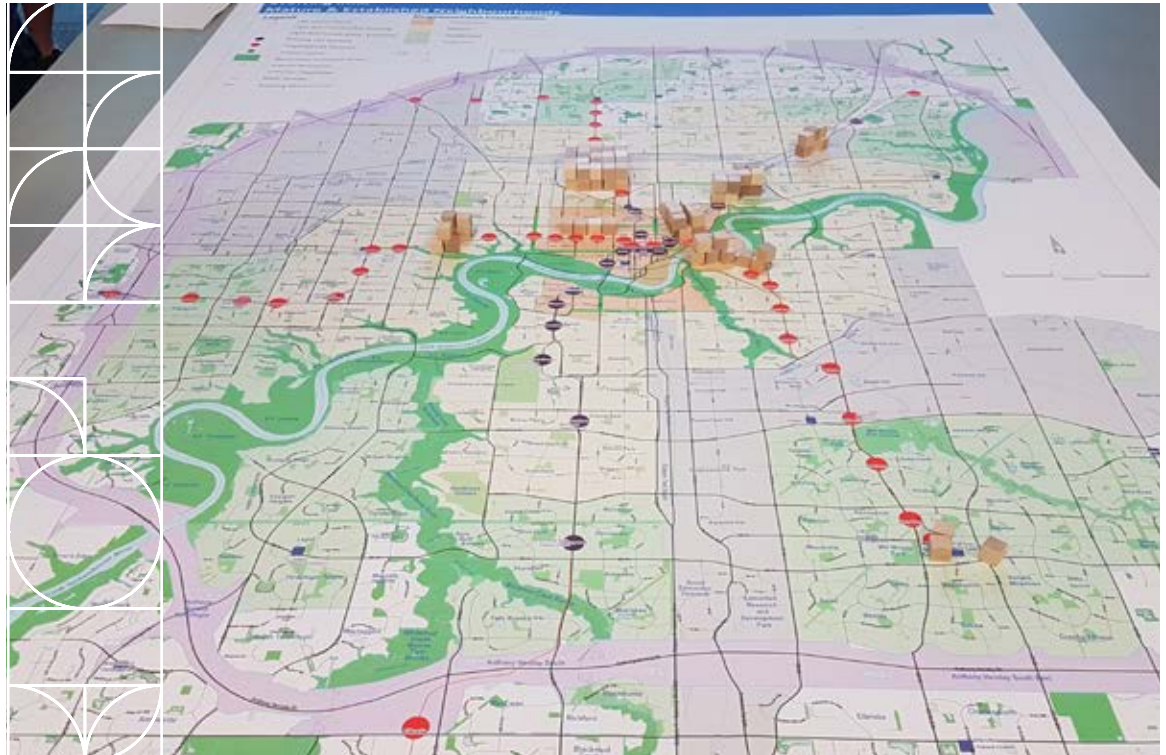
BLOCKS GAME
Map 1

FEATURES

- High-density in areas with approved plans for density
- Blatchford, Downtown, the Quarters, Cloverdale, Fort Rd and Northlands and other largely underdeveloped areas
- Density and affordable housing along major transportation corridors
- Density should be shared across the city
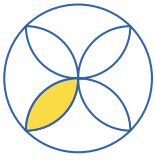
ASSUMPTIONS

- Easier to design a functional medium density community in a large space.
- Families and low-income groups need affordable housing that is accessible to transit
- Vacant land is most appropriate for high density

ACTIONS

- City supports development of large parcels through incentives
- Incentivize a variety of housing types and affordable housing
- Develop and support parks and public gathering places
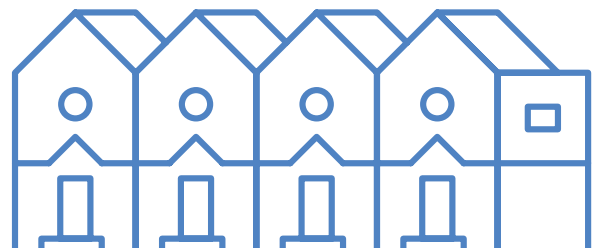
Map 2

FEATURES

- Customized community plans to address sustainability of community while adding infill
- Small amounts of infill along existing and future LRT lines
- Significant development in underdeveloped areas including Blatchford, Downtown, the Quarters, Northlands, CPR Irvine and Fort Road.
- Small scale projects rather than high-rises
- Re-purposed industrial land medium and high-density housing
- Redevelop low rise walk-ups
- Redevelop existing shopping centres with large surface parking lots

ASSUMPTIONS

- Certain areas not included as it is inappropriate to make decisions for communities not represented.
- Not developments denser than duplexes
- There will be adequate demand for new housing
- No more density in old or core neighbourhoods because they are already dense enough
- Cluster high-density developments

ACTIONS

- Complete an analysis of each community based on demographic data, layout, traffic and parking and use for decision making.
- Provide incentives to build in certain locations
- Stand up to developers
- Maintain amenity and park space
- Increase zoning only on LRT routes
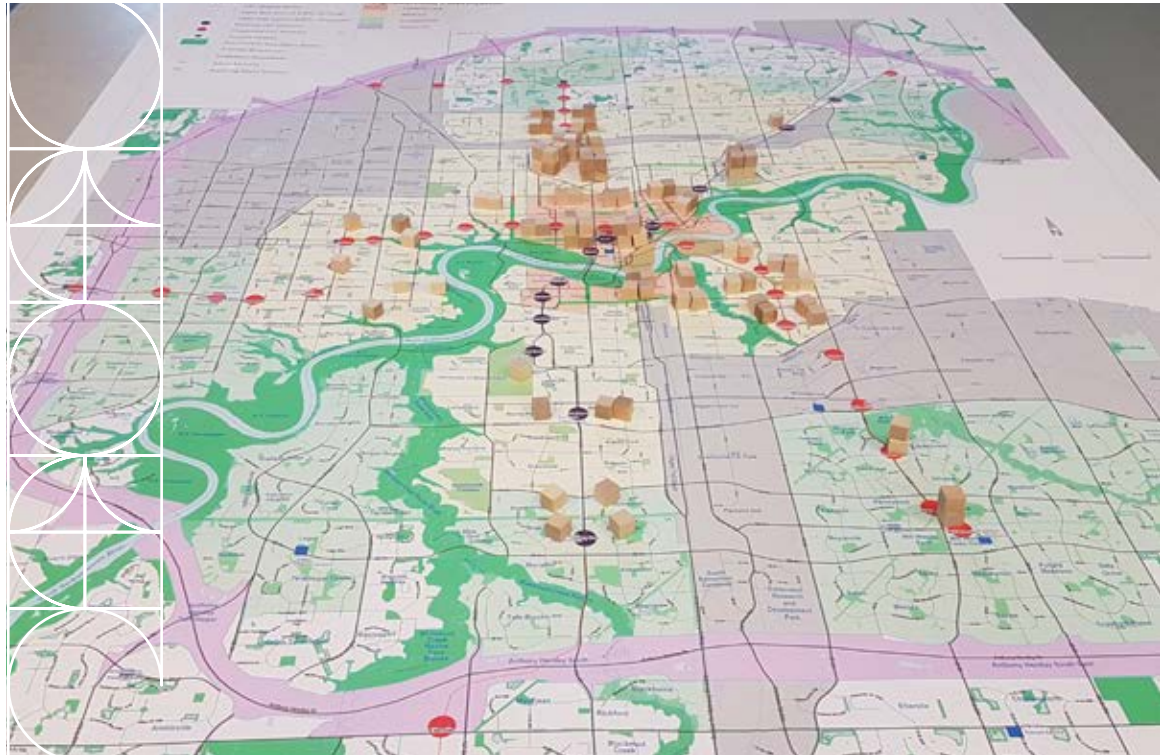
Map 3

FEATURES

- Medium scale redevelopment along new Valley Line LRT and established communities like Sweet Grass
- Concentrated higher density redevelopment in planned areas including Blatchford, Downtown, and the Quarters and vacant sites
- Infill to be spread throughout communities
- Equitable distribution of development
- Focus on medium density because high density does not create a community

ASSUMPTIONS

- Some communities cannot accommodate high–rise or mid–rise housing
- City will give little weight to input from communities
- Changes to infill regulations will lead to larger changes in communities because developers see regulations as guidelines and starting points
- Medium density, family oriented development is desirable

ACTIONS

- Recognize development based on communities demographic needs
- Maintain community character
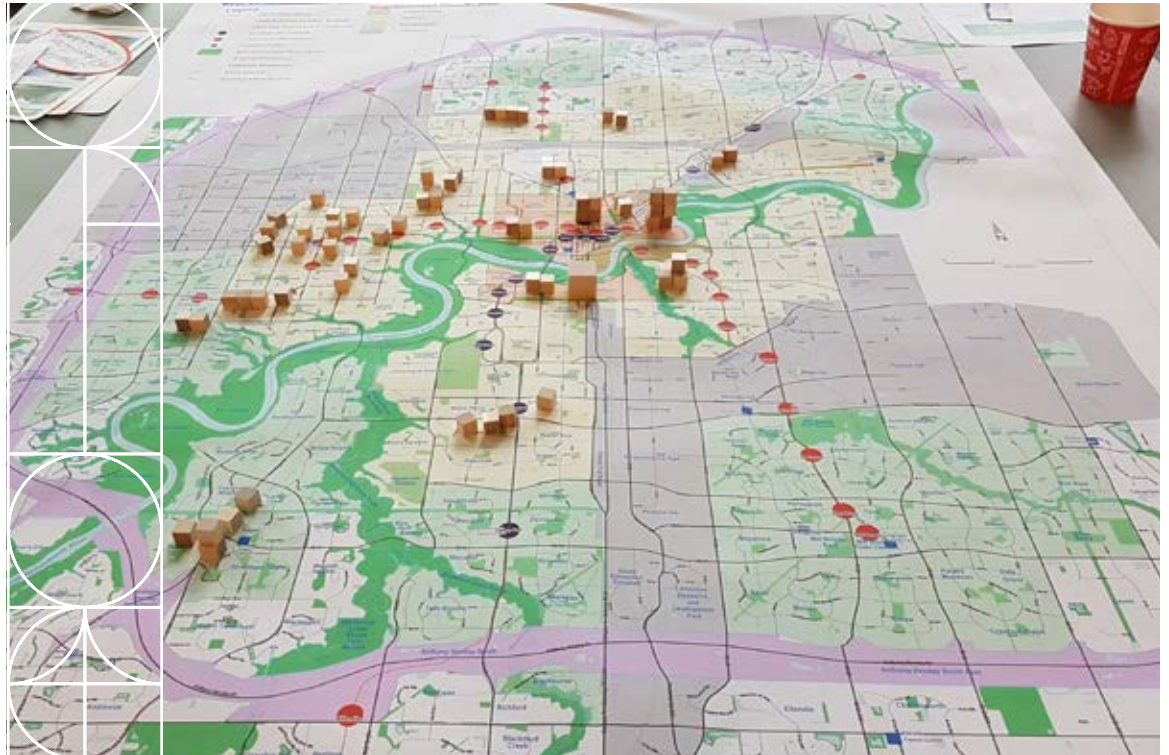
Map 4

FEATURES

- Small scale infill in neighbourhoods in west Edmonton
- Higher density redevelopment occurring in Strathcona, Bonnie Doon, the Quarters, and Downtown.
- Some Transit oriented development occurring at key LRT stations.

ASSUMPTIONS

- Maintenance of community character is essential to ensure communities are still desirable
- That city will provide incentives for medium scale development

ACTIONS

- Fully explore the low density options like secondary suites and duplex/triplex/fourplex

BABY IDEAS

BUILT FORM	- TOD in established areas - Community friendly high rises - Up-zoning old stock	- Focus on character of infill - Focus on laneway housing - Focus on safety of materials in narrow lot homes
DEVELOPMENT PROCESS	- Reduce the number of Direct Control zones - Incentives and disincentives for certain developments - What is the role of ARPs in providing predictable rules - Holding developers to the rules	- Develop principles to guide development - Establish infill targets to share infill across the city - Purpose of citywide versus neighbourhood level infill goals
COMMUNITY	Use demographic information to inform decisions	
INFRASTRUCTURE AND AMENITIES	Use infrastructure to maximum capacity	Tax vacant properties

OPEN SPACE TECHNOLOGY
BUILT FORM
Existing design in the community

Alleviate concerns about design and make the neighbourhood more cohesive.

Implemented through Area Redevelopment Plans that are adhered to, developed through consultation and containing transitional zoning.

Specific City Actions:

- Complete community Area Redevelopment Plans
- Direct planners to adhere to planning documents

Flexible lot splitting

Allow alternative ways to split lots including front–back splits, temporary splits for tiny homes or other secondary suites.

Specific City Actions:

- Change rules to allow different splits

- Improve infrastructure in lanes
- Encourage alley cleanup by owners

Infill that fits better than narrow lot houses

Promote types of infill other than narrow lot homes which are more in keeping with the character of communities.

Specific City Actions:

- Make it a permitted use
- Include a lot–width review during the process

Green Roofs

Require green roofs on all new apartments regardless of height to address environmental goals in the city.

Specific City Actions:

- Look to other municipalities for existing standards
- Cost analysis of green roofs
- Develop education program for developers

DEVELOPMENT PROCESS
Adherence to plans and policy
Increase adherence to current ARPs and the MNO to give clear regulations and increase transparency of the planning process.

Specific City Actions:

- Ongoing consultation with community to evolve ARPs to change gradually to meet needs
- Create ARPs for each community
- Identify in ARPs what items are most important and should not be changed

Build community through process
Provides infill customized to the community and include community input for types and location of infill.

Specific City Actions:

- Go where the community is
- Go often for input
- Analyze and mitigate impacts of infill

Inventory of under utilized lots
Identify under–utilized lots throughout the city including old school sites, parking lots, vacant lots, old rail lines, closed roads, aging housing stock and prioritize those for infill.

Specific City Actions:

- Create sunset clauses for empty lots
- Charge a utility service fee for empty lots

Mitigate construction impact
Use pre–construction and post–construction inspections to assess damage to existing assets like lanes, boulevards, trees in communities.

Specific City Actions:

- Pre–construction assessment
- Fines for damage
- Recover cost of restoration from developers
- Enforce existing bylaws

Limiting excavation depth
Limit excavation depth of new infill to 1.5 or 1.7 meters.

Improves Occupational Health and Safety compliance of construction sites, reduces ground movement and prevents damage to adjacent properties.

Specific City Actions:

- Include excavation review during infill process
- Include excavation inspection during compliance process

Neighbourhoods to plan how to increase population
Communities to write their own plan and establish their own goals.

Implemented through community volunteers, knowledge, and financed by the community.

Specific City Actions:

- Provide funding for one planner to work with several communities

Communities plan infill
Implement plans that address individual community needs that have been developed by residents and allow residents to effect infill in their own community.

Recognize differences between communities and ensure plans reflect those differences.

Specific City Actions:

- Planners listen to community during planning process
- Plans to be driven by community and planners
- Initiatives for developers to build according to the plan.

COMMUNITY EXPERIENCE
Affordable multi–family housing

Use incentives and bonuses to promote affordable infill in forms that attract young families.

Implemented through density bonusing and promoting less expensive housing forms like semi–detached homes.

Specific City Actions:

- Tax breaks and incentives on specific infill types, up–zonings and renovations

Quality of Life

Evaluate the impacts of Infill Roadmap 1.0 on existing residents including quality of life metrics.

Specific City Actions:

- Undertake evaluation of Roadmap 1.0 before 2.0
- Provide transparent data to the public
- Provide factual evidence and results to people

Community demographics to promote infill

Use demographic information from multiple organizations to decide when a community should be considered for infill.

Specific City Actions:

- Involve the community in positive way
- Research tools for identifying community profiles that fit infill

INFRASTRUCTURE AND SERVICES
Uncouple density and traffic

Develop housing that addresses traffic impacts through transit oriented design and improving infrastructure for other modes of transportation.

Specific City Actions:

- Consult other cities
- Analyze best practices
- Conduct health studies
- Reduce available parking and test zero parking apartments

Flood mitigation

Infill must not overload existing utilities to avoid costly retrofit upgrades

Achieved through implementation of low impact development features during infill.

Specific City Actions:

- Pro–actively design flood mitigation
- Create a development levy on infill to pay for storm–water upgrades
- Require or incentivize low impact development in infill.

Loss of amenity space

Reverse the reduction in public and private amenity space including replacing and buying back park space in infill neighbourhoods.

Specific City Actions:

- Increased density development levy to support land purchases.
- Specific minimum standard of park space per resident.
- Look at moving some roads underground to make parks at surface.

4.3.2   LANEWAY HOUSING WORKSHOPS

In May and June meetings were held with individuals from both communities and industry interested in laneway housing in Edmonton. This included YEGarden suites, a grassroots organization that provides information for those looking to build garden suites, hosts garden suite tours and builder/designer showcases in Edmonton. Other groups invited included members of EFCL and Community Leagues.

ENGAGEMENT ACTIVITIES

- **World Café**
- **Open Space Technology**

Date
MAY 31, 2017

Attendees
71

WORLD CAFÉ

The comments received in response to the four questions are displayed below.

What building forms could/should laneway housing take?

Regardless of the type of laneway housing, participants highlighted the importance of building design and lot divisions. The main design themes included:

- Cohesion with surrounding architecture
- Flexibility in footprint size and building shape
- Accessible design
- Pedestrian improvements to the adjacent laneway

What opportunities are there for garage and garden suites?

Attendees focused on what laneway homes can contribute to home owners as well as changes to the aesthetic of lanes. Major themes were:

- Provides a greater diversity of housing options
- Rental income
- Beautification and safety improvements of lanes

What challenges are there for garage and garden suites?

Attendees highlighted barriers to developing laneway suites as well as concerns about how laneway housing will impact the character of lanes. Major themes were:

- Existing regulations are too restrictive
- Financial challenges for developments
- Constraints of lane size and geometry
- Concerns about parking
- Design quality and character

OPEN SPACE TECHNOLOGY

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

What do we need to pay attention to ensure garden suite success in the future?

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 the form, social aspects and infrastructure requirements of laneway homes. Each conversation left a written record of their work: the idea, why it is important, how to make it work, who is involved and how realistic is the idea.

BUILT FORM	▪ Size of laneway housing ▪ Front street access ▪ Below grade garages ▪ Back lane landscaping	▪ Design is compatible ▪ Sustainable materials ▪ Tiny homes ▪ Cluster redevelopment
DEVELOPMENT PROCESS	▪ Affordable construction ▪ Post construction inspections	
COMMUNITY	▪ Different residents have different needs	
INFRASTRUCTURE AND AMENITIES	▪ Water and Sewer lines ▪ Transportation	▪ Reduced parking requirements ▪ Alley reconstruction

BUILT FORM
Size of Laneway Housing
- Not looking to build full sized homes in the lanes
- Encourage laneway homes to be of moderate size to ensure affordability during construction

> ## Encourage laneway homes to be of moderate size to ensure affordability during construction

Front street access
- Provide access to laneway homes from the front street as well.
- Allows for access to on-street parking, lowers infrastructure upgrades to light lanes and increases connectivity.

Below grade garages
- Allows for at-grade homes with attached garage access.
- Further increases the feasibility of 1 storey options that limit height and character changes.

Back lane landscaping
- Laneway homes provide opportunities for landscaping and greenery including green roofs or Low Impact Development (LID).
- Contributes to improving the aesthetic of lanes.

Design compatibility
- Respect existing housing styles such that laneway home is compatible with other properties.
- Extends the architectural character of the community into the lane.

Sustainable materials
- The use of long lasting and sustainable materials reduces environmental impact.
- Reduces life-cycle costs for owners and renters.

Tiny homes
- Tiny homes are an alternate option for affordable housing.
- Provides flexibility to landowner.
- Zoning bylaw currently does not contain a tiny home use class.

Cluster redevelopment
- Work with communities to identify areas to cluster laneway homes to reduce costs and simplify constructions.
- Coordinated servicing and construction work can reduce the costs of developing for individual owners and the city.

DEVELOPMENT PROCESS
Affordable Construction
- Keeping costs low for laneway homes is important because financing is difficult to acquire .

- Can be improved by simplifying the design, approval and construction process.
- Subsidies could be provided to help fill funding gaps.
- Creates the opportunity for more affordable or market affordable housing options.

Construction inspections
- Ensure that construction is completed in a safe manner that does not unduly disrupt neighbours or damage adjoining property.
- Opportunity to collect data on construction projects and community feedback.

COMMUNITY
Different residents have different needs
- Understand that laneway homes might be designed to suite specific needs of intended residents or to cater to certain groups.
- Flexibility is needed to provide what is suitable whether that is families, accessible homes, etc.

INFRASTRUCTURE AND AMENITIES
Water and Sewer lines
- Consider servicing costs as they are often expensive and a major component of a project's costs and existing infrastructure may conflict with proposed projects.
- Need to accommodate existing residents during the servicing process.

Transportation
- Limiting parking requirements require alternative modes be available.
- Limit over crowding on streets by requiring parking permits or encouraging construction in areas with accessible transit.

Reduced parking requirements
- Existing regulations are a barrier to construction that inhibits development and damages the character of the area.
- Requires improvements in alternative infrastructure like bike lanes, transit or car share programs.

Alley reconstruction
- Consider upgrading infrastructure in the lanes to make a more attractive space once a threshold has been reached.
- Opportunity to bury utilities, provide lighting and improve the safety of lanes .

What might a laneway strategy include?

Attendees identified actions to address the challenges and facilitate opportunities and next steps for the City to address. Main areas of action included developing a vision, laneway housing form, community engagement and city contributions.

Answers are included below:

DEVELOP A VISION
- Lanes are for people
- Driven by revitalization
- Lower barriers to infill
- No blanket strategy
- Target transit oriented development

LANEWAY HOUSING FORM
- Flexibility in form
- Flexibility in lot splitting
- Architectural controls
- Penalties for non-compliance
- Universal access standards
- Incentivize energy efficient features
- Integrity of lane
- No parking requirements

COMMUNITY ENGAGEMENT
- Continue engagement
- Education strategy
- Impact on neighbours
- Way for neighbours to follow process
- Compile stats on laneway housing
- Survey already completed sites
- Tool to tell if site is well suited
- Partner with low income groups

CITY CONTRIBUTIONS
- Laneway improvement
- Serious about incentives
- Reduce servicing costs
- Change laneway standards
- Bury utilities
- Work with financial institutions to clarify how financing is achieved
- Subsidized rent in secondary suites
- Cornerstone grants
- Tax break for participants

4.3.3 EDMONTON YOUTH COUNCIL WORKSHOP

On June 8, 2017, Administration met with members of the Edmonton Youth Council (EYC) to update the group on the project and undertook a short World Café covering the four following questions:

ENGAGEMENT ACTIVITIES

▪ World Café

Date
JUNE 8, 2017

Attendees
19

diverse community

less traffic   feels open

natural light   community feeling

separation from neighbours

access to transit   high density in the core

walkable   comfort

sustainability

access to a diversity of commuting options   community gardens

open space   access to services

big backyards   affordable

safety   building up and in

mature neighbourhood   access to amenities

open concept houses

accessibility   adaptable

What makes a great home now?
What makes a great home in the future?

WORLD CAFÉ
What makes a great home now? What makes a great home in the future?

Participant responses included:

▪ Quality of life factors like access to amenities and transit

▪ Access to parks and open space

▪ Sustainability and

▪ Affordability

Looking towards what makes a great home in the future participant responses included higher density in central areas, less traffic, green energy initiatives and established community feelings.

Concerns about affordability for youth looking to move away from home, prices being driven up by demand and a lack of affordable housing for all Edmontonians

accessibility

child friendly buildings   mix of types

heritage   open spaces

density

affordable

high property taxes   developer contributions

safety   sustainability

access to transit

diversity of people

community

What housing issues are on your mind/youth's minds today?

What housing issues are on your mind/youth's minds today?

Participants had diverse responses that included:

- Concerns about affordability for youth looking to move away from home, prices being driven up by demand and a lack of affordable housing for all Edmontonians

The city is growing and changing a lot – what do you think about this change?

Some participants said they thought the change was positive noting that they:

- Are excited and encouraged
- Love garage suites

- Downtown redevelopment is going well.
- Need to reverse the donut effect
- More options to live downtown
- Support mid–density

Participants also had concerns about change negatively impacting them and communities in Edmonton including:

- Congestion from construction
- Housing price increases
- Needed improvements to transit
- Displacement of homeless people
- Negative impressions of the east/north of Edmonton

4.3.4 GREATER EDMONTON FOUNDATION (GEF)

Members of City Administration conducted a telephone interview with the CEO of the Greater Edmonton Foundation to understand their input on infill as the largest provider of subsidized senior's housing in Edmonton.

ENGAGEMENT ACTIVITIES

- Interview

Date
JUNE 12, 2017

Key points from their discussion included:

- There is a large and growing need for affordable senior's housing in Edmonton.
- GEF generally undertakes large-scale and high-density developments because it is more efficient in terms of time and costs.
- In recent developments, this has been resulted in developments that are between 6-8 storeys with approximately 150 accessible units.
- Currently their developments occur on large sites in outskirts of the city or at surplus school sites. With changes to regulations and processes they would be supportive of building on infill sites, especially around LRT stations and near amenities.

Changes to process that the Foundation highlighted included:

- Speeding up the development permit process. Previous projects have taken up to 5 years to gain approval.
- Creation of inclusionary zoning policy, so that affordable units can be mandated in all new developments.
- That the City of Edmonton work with partners on 5-year strategic plans to efficiently provide affordable below-market housing rather than on a case by case basis.

4.3.5   COMMUNITY INFILL PANEL

The Community Infill Panel is a volunteer panel intended to provide feedback and advice on strategic infill related topics as requested by City Administration.

ENGAGEMENT ACTIVITIES

- Blocks Game
- World Café
- Baby Ideas

Date
JUNE 14, 2017

Attendees
8

The Panel explores complex issues and provides input to Administration from multiple viewpoints. In the past, these topics have included the Mature Neighbourhood Overlay review, defining community character, reducing parking requirements in residential areas and laneway suites.

On June 14, eight members of the twelve-person panel convened to discuss infill as part of this project.

BLOCKS GAME
Map 1

FEATURES

- Distributed moderate infill across core neighbourhoods
- Infill will allow revitalization
- Infill maximizes existing infrastructure
- Preserve green space
- Development near future LRT
- Focus on desirable areas and under-developed areas
- Sprinkle variety of housing in mature neighbourhoods

ASSUMPTIONS

- As cost of living increases people want more affordability
- Leads to wanting to live and work in the same area
- Small businesses will increase as critical mass of people is reached

ACTIONS

- Proper zoning
- Policies in line with goals
- Incentives for developers
- Create pedestrian friendly streets for TOD to work

Map 2

FEATURES

- Little development inside communities
- Development focused at key nodes (LRT, Downtown, Neighbourhoods near University of Alberta)
- Focused on livability and proximity to amenities)
- Drivers of density are Downtown and University of Alberta
- Increases in redeveloping areas (Blatchford, Station Point, Quarters)

ASSUMPTIONS

- High-value land can be re-purposed for high-density development
- Transit connected areas are desirable
- Malls can densify
- That most people want somewhere good to live regardless of renting or owning

ACTIONS

- Demand for high-density development
- Achieve community buy-in
- Land consolidation
- Undertake environmental assessment

WORLD CAFÉ

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:

What are the challenges that come with medium and high–density development?

BUILT FORM	- Shadowing - Privacy 3–bedroom units	- Fitting infill into context - Mixed unit types - Built form
DEVELOPMENT PROCESS	- Application process - Application time - Growing pains and construction impacts	Uncertainty
COMMUNITY	- Accommodating families - Growing pains - Generation gap	- Need demographic profile of community - Undesirable residents - Crime
INFRASTRUCTURE AND AMENITIES	Infrastructure and service upgrades	- Green space - Perceived traffic

What actions will address the challenges?

BUILT FORM	- Clarity what the terms mean - Clarity on the goals for medium and high density	- Multi–use design - Built better public spaces - Link what is built with community desire
DEVELOPMENT PROCESS	- Follow through with policy - Learn from Evolving Infill 1 - Measure before and after - Public acceptance means better engagement	- Developers help build the community - Education and clarity on what the benefits are - Take planning academy to the impacted communities
COMMUNITY	Incentives for family–oriented housing	Understand trade offs
INFRASTRUCTURE AND AMENITIES	Better traffic data to base parking requirements and street design	- Developers can contribute to something the community feels is a public amenity - Public amenities like barbecues

How can medium and high–density development contribute to / benefit our neighbourhoods and city?

BUILT FORM	- Housing diversity - More vibrant public spaces - Opportunities for mixed use	- Better connectivity - Activate the street
DEVELOPMENT PROCESS	No comments received. See page 26 for explanation.	
COMMUNITY	- Less commuting - Aging in place - Affordability when supply meets demand - More kids	- Health of citizens - Improves social inclusion - Labour supply - More eyes on the street
INFRASTRUCTURE AND AMENITIES	- Less driving - Less sprawl - Make use of existing land and infrastructure	- Shared shoveling - Tax revenue for the city - Reduce ecological footprint - Support small businesses

What actions will ensure the benefits?

BUILT FORM	- Design interaction spaces - Place medium density along transit / arterials	Provide more opportunities to live where you work
DEVELOPMENT PROCESS	- Make better mixed–use zones - Use zoning to enforce policy changes - Improve consultation process - Measure success - Measure benefits	- Follow through with feedback from public - Have clear language - De–regulate certain areas and provide attention to detail - Communicate these benefits - Make public participation like jury duty
COMMUNITY	Reach out to diverse city residents	Make communities more adaptable
INFRASTRUCTURE AND AMENITIES	Maximize use of existing infrastructure	

BABY IDEAS

BUILT FORM	▪ Laneway apartments ▪ 4-plexes ▪ Apartments overlooking green space	▪ Courtyard spaces ▪ Mixed use under apartments ▪ Flexible housing ▪ Green spaces
DEVELOPMENT PROCESS	▪ Have explicit goals and outcomes ▪ Focus on where people live, not renters versus owners	▪ It is not the City that does infill ▪ Breakdown of how we get to 25%
COMMUNITY	▪ Affordability	▪ Diversity in all ways
INFRASTRUCTURE AND AMENITIES	▪ Proximity to amenities	
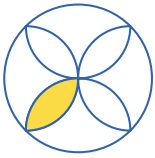
4.3.6 MECHET WASKAHIKUNAK ASSOCIATION (MWA)

On June 22nd members of administration met with the director of Mechet Waskahikunak Association (MWA) a builder and operator of housing on Enoch Cree Nation. Key themes discussed during the meeting included:

ENGAGEMENT ACTIVITIES

- Interview

Date
JUNE 22, 2017

HOUSING LOCATION

- Despite available housing in Enoch Cree Nation, some band members choose to live in off-reserve housing in Edmonton.

- Many off-reserve residents live in real estate Zone 58, which is the area adjacent to Enoch and outside Anthony Henday.

- Residents often choose this because Enoch is a cultural hub, providing opportunities for socializing, recreating and employment within Enoch.

- Those seeking housing off-reserve often choose newer homes, between 10-15 years old, as they require less input in terms of upkeep at that age.

- In contrast, housing in the Mature Neighbourhood Overlay often requires significant inputs for maintenance and does not provide the same access or linkage to cultural amenities.

HOUSING FORM

- The preferred housing form is single or semi-detached housing.

- These forms are preferred because band members often have family members or friends living with them.

- This living arrangement may also help to provide financial support to the homeowner through rental income.

- In addition, these forms also provide for more room to socialize and recreate, having yards available for use.

PRIVACY

- Privacy is a major concern for band members looking for housing.

- Members want to be close to their extended family, however, they would also like to maintain their privacy where possible.

Actions that the City could take that would support band members in the City could include:

- *Providing opportunities for intergenerational housing would be a benefit to the Nation, including opportunities for separation on the property.* For example, semi-detached housing or garden suites provide a living arrangement where each family lives in their own unit but on the same site, or garden suites.

> **Providing opportunities for intergenerational housing would be a benefit to the Nation, including opportunities for separation on the property**

- Future engagement on housing for indigenous peoples should include Métis Urban Housing and Amisk Housing.
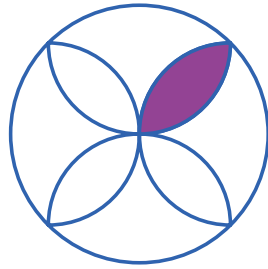
4.4 PUBLIC INSTITUTIONS

Engagement session specifically for Public
Institutions included:

JUNE 21   Project Kick–off Meeting
JULY 27   Internal Review Committee Workshop

4.4.1   INTERNAL REVIEW COMMITTEE WORKSHOP

The Internal Review Committee is composed of City of Edmonton staff from a cross section of city departments involved in planning and development work. This includes both long range planners responsible for statutory plan development, and development planners who work with applicants on new developments.

ENGAGEMENT ACTIVITIES

- Blocks Game
- Baby Ideas
- Open Space Technology

Date
JULY 27, 2017

Attendees
17

BLOCKS GAME
Map 1

FEATURES

- Consider already approved developments and existing plans
- Whyte Ave starting to see more density
- Tower development at LRT nodes, in Downtown and along corridors
- Shift away from secondary suites and duplexes in core neighbourhoods to row housing

ASSUMPTIONS

- People value proximity to amenities
- 20,000 people in Blatchford
- Infrastructure capacity exists

ACTIONS

- LRT and frequent bus routes get built
- Where needed infrastructure capacity is upgraded
- Consider and enable strip mall redevelopment

Map 2

FEATURES

- Density to under–developed areas
- Even distribution in core and mature areas
- Development along transit avenues and LRT lines
- Housing is family oriented

ASSUMPTIONS

- People see value in TOD
- Blatchford will be successful
- Lot splitting will continue
- Older apartments and housing is redeveloped
- Infrastructure can handle increased capacity

ACTIONS

- –

Map 3
FEATURES

- Development along transit avenues and at LRT stations
- Development in proximity to community level amenities like schools, parks, grocery stores etc.
- Based on approved plans and projects

ASSUMPTIONS

- Openness of new residents who are willing to live in multi–family developments
- Newcomers are from a mix of socioeconomic backgrounds
- Based on future plans and projects

ACTIONS

- Implement TOD plans

BABY IDEAS

BUILT FORM	- Stop caring about number of units and care about form - Promote row housing through zoning bylaw changes - Opportunity for more forms of apartment housing - Micro apartments, real skinny homes - Low rise mixed use zoning for corridors	- Infill that is sensitive to existing character but what is character - Courtyard building designs - Celebrate good design - Allow low-rise apartments on smaller lots 3 storey rowhousing in RF3
DEVELOPMENT PROCESS	- Stricter limits on greenfield development to encourage infill - Strict timelines for infill construction - Strict enforcement of privacy regulations and construction - Strategic use of redevelopment plans to encourage housing for key nodes - Speed up approval process for infill - Restrict growth and greenfield development - Reduce greenfield development	- No "one size fits all" approach - Less emphasis on preservation and prioritizing existing residents over future residents - Greenbelt - Disincentivize singles and duplexes by increasing lot coverage and allowed density - Be clear on when and why citizens have a say over neighbourhood development at the lot level - Attract private equity
COMMUNITY	- Think about how much space a family really needs - Sell personal benefits of infill - Reduce stigma of 'renters' - Range of housing prices in all neighbourhoods - Promote positive infill perspectives	- Promote mix of tenure type (renter and ownership) in all neighbourhoods - Promote family oriented multi-unit developments - Mixed income developments (market and non-market housing) - Departure from auto-centric thinking and decision making
INFRASTRUCTURE AND AMENITIES	- Provide amenity improvements to neighbourhoods with increased infill - Parking reductions for developments with transit incentives - Increase transit budget to make transit attractive and efficient - Improve public transportation - How do we support infrastructure upgrades so the cost isn't born by one person - Hard infrastructure front-ending or levy system	- Greenfield development charging the true cost of infrastructure to level the financial playing field - Fee for service-parking - Ensure supporting amenities are provided in tandem with density - Cost saving mechanisms that cover needed infrastructure upgrades early - Complete infrastructure capacity assessments for each established area - Better understanding of infrastructure capacity of the area

OPEN SPACE TECHNOLOGY
Have information available on existing capacity for cost sharing

Information about service and utility capacity is not currently easy or affordable for developers of any size and there is uncertainty around when service upgrades are required. Levy systems or front-ending mechanisms can help to improve clarity for developers but challenges include determining who pays, how much and where amenities are built relative to developments.

> **Levy systems or front-ending mechanisms can help to improve clarity for developers but challenges include determining who pays, how much and where amenities are built relative to developments.**

City Specific Actions

- Need citywide/neighbourhood level capacity information that is cheap and easy to access
- Develop detailed and responsive citywide growth models
- Citywide financial analysis
- Collaborate and engage with industry
- Breakdown annual asset inventory reporting to the neighbourhood level.

Meaningfully change the zoning regulations

Zoning regulations may be too restrictive to allow the development of a diversity of infill options. Zoning bylaw amendments intended to reduce barriers could consider: form based codes, parking reductions and smaller minimum site areas. Other improvements could include education about what zones currently allow, ways to promote soft density and removing incentives for low density development.

City Specific Actions:

- Remove density maximums and establish building envelop requirements
- Change listed uses to remove single detached homes and duplexes from RA7 zone.
- Streamline infill in low density zones
- Modernize medium density zones

Strategic and coordinated investments in infill amenities and infrastructure

Infill should be supported by improved amenities and infrastructure capacity but challenges include: no clear funding mechanism, no defined priorities and sometimes a lack of coordination between city-departments. Prioritization and planning for infill at a city-wide level is needed and should include an understanding of land and infrastructure capacity, coordination between city departments.

Implementation of strategic city-wide planning should include: representation from all departments, coordination with other levels of government, industry and City Council.

City Specific Actions:

- Investigate options for infrastructure levies like in the suburbs, pre-determined joint venture models like Vancouver, 1% dividends for parks like Calgary etc.
- Create a prioritization plan to be revisited on a regular basis
- Create a funding/financing plan for expected base amenities/infrastructure

Education on infill and good design

Currently there is too much fear of bad infill development and no promotion of successful infill. Solutions might include promotion of the benefits of infill including beautiful design, safety, public health, stronger neighbourhoods, support for local services and amenities.

City Specific Actions:

- Media Promotion
- Award competitions
- High quality regulations
- City to pay for infrastructure upgrades
- Educate development industry
- Designate infill communication staff

Diversity of housing affordability and tenure

Small-scale infill is currently not affordable and is generally focused on owners rather than rental properties. To create inclusive communities infill should promote a mix of affordability and tenure options in all communities.

City Specific Actions:

- Investigate how decisions regarding ownership or rental are made for new developments
- 10% affordable housing aspirational guidelines
- Policy C582 A (or 5/85) in DC2 developments where developers sponsor affordable housing
- Investigate land value capture policies
- Make it easier for developers to make more affordable developments

Limit greenfield development and support regional polycentric growth

A major challenge to infill development is competition from suburban growth. A greenbelt, paired with regional partnerships and polycentric development would limit the need for annexation, urban sprawl, associated infrastructure costs, and protect agricultural land and green spaces.

This form of policy would require Government of Alberta and Capital Region Board buy-in for approval as well as regional acceptance.

City Specific Actions:

- Better coordination between land use, transportation and open space plans.
- Define the type and density of development allowed in the greenbelt
- Increase infill target which may mean saying 'no' to new greenfield development
- Council could wait for infill goals to be met before new ASPs be accepted.

Opportunity to focus infill to support multiple city goals and outcomes

Infill could be leveraged as a mechanism to promote other city goals aside from density targets. These include improving access to amenities and reducing servicing costs.

> **A more strategic approach to infill could address cumulative impacts of infill, provide supportive amenities, and identify the best locations for infill.**

City Specific Actions:

- Identify 'sweet spots' with existing capacity, existing nodes and corridors and struggling main streets
- Use the Main Streets Overlay approach and apply to more locations
- Create an inventory of possible nodes and corridors and prioritize tools
- Create integrated implementation and development liaison teams
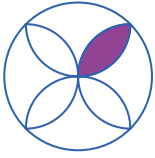
Improve City infill process to implement and encourage infill and reduce negative perceptions

Infill development currently faces many barriers including separation of silos within Administration. Delays negatively impact neighbours and public perceptions of infill. Improvements could be implemented through building Administration-wide consensus and getting buy-in and commitment in the form of staff and funding from City Council.

City Specific Actions:

- Evaluation of existing processes and gap analysis
- Project charter for the improvements with clear directions and outcomes
- Links with other departments to ensure communication

Increasing opportunities for family-oriented developments

Increasing opportunities for family oriented housing in multi-family developments will help to establish them as a more viable option for families. This includes not just children but also multi-generational families.

Currently it is difficult for families to live in central core because of affordability and a lack of family oriented amenities.

This could be implemented by requiring a percentage of units to be 3+ bedrooms and encouraging a variety of housing forms. Other proposals included keeping inner city schools open, and promoting family-oriented amenities like courtyards, passive space, and grocery stores.

City specific actions:

- Incentive programs
- Bylaw changes to specific built form requirements
- Provide funding for amenities
- Leverage Blatchford as high-density family living

Reduce car use and dependency

City should promote ways for people to be able to reduce their car use and dependence. In Edmonton there is still a strong need for car ownership in the majority of neighbourhoods and stigmas against not owning cars.

City specific actions:

- Promote car/bike share programs
- Create roadway and parking user fees
- Establish penalties for surface parking lots
- Improve transit
- Install road diets
- Improve pedestrian safety and experience
- Provide better education and communication
- City should lead by example

PART 2: PUBLIC REVIEW & DISCUSSION ON THE DRAFT ACTIONS

JANUARY – APRIL 2018
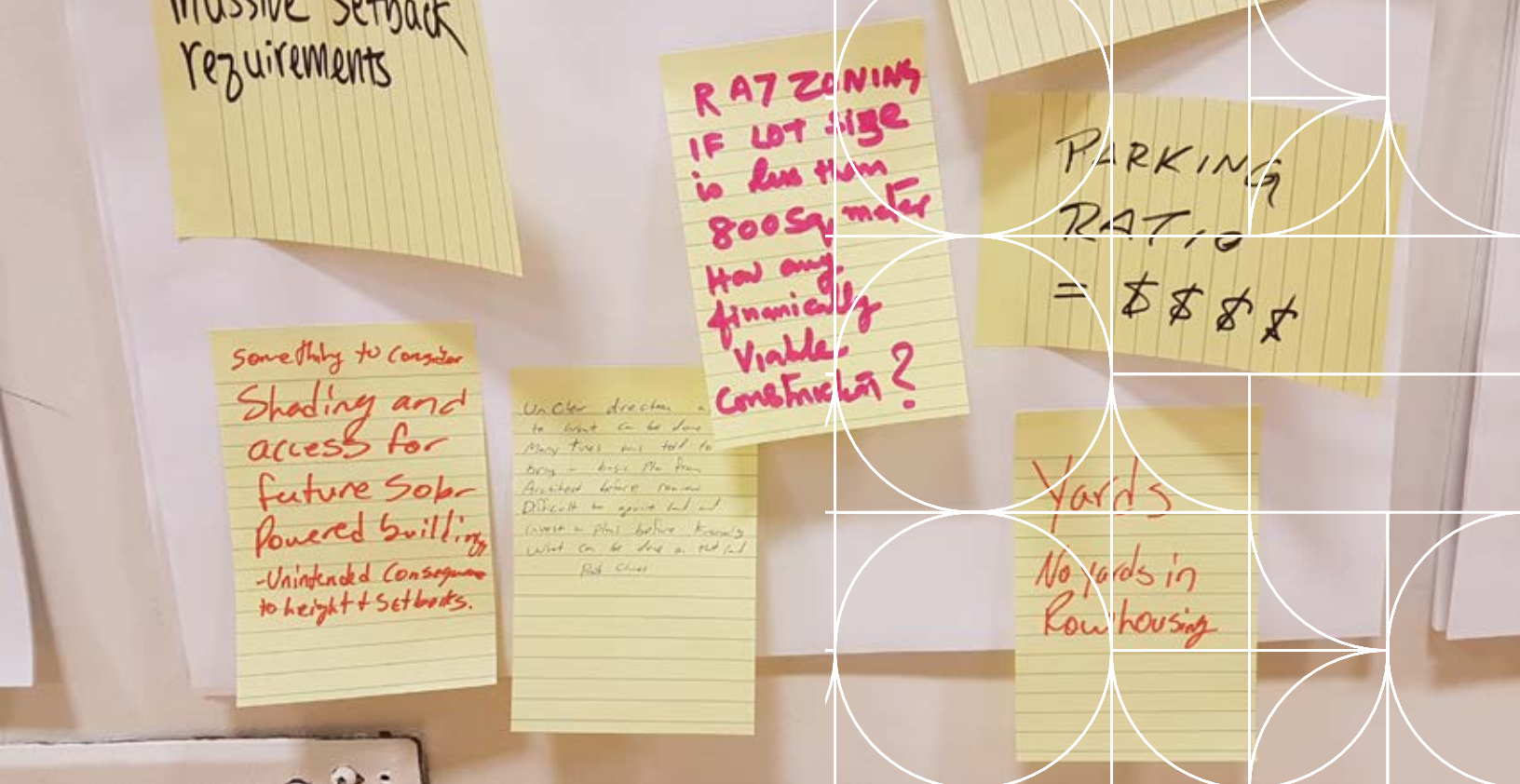
4.5 PUBLIC REVIEW AND DISCUSSION RESULTS

This section includes tabulated results from the 11 consultation events hosted in early 2018 following the publishing of the draft actions. These events included a public launch event, in-depth workshops, municipal staff working group sessions and large-scale public conversation fairs.

These engagement results outline the detailed input received on each proposed action. This information may provide additional insight to the reader regarding specific comments that played a critical role in establishing the final wording for each proposed action.

HOW TO READ THE FOLLOWING PAGES

ORIGINAL WORDING AND INITIAL STATUS

C DEVELOP EFFECTIVE TOOLS TO ASSIST WITH CONFLICT RESOLUTION FOR MATTERS RELATED TO INFILL.

WHAT WE HEARD: PUBLIC WORKSHOPS   **JAN – FEB 2018**

Originally Proposed as a **Preferred Action**

STOPLIGHT EXERCISE RESULTS

31	3	0
Yes	**Maybe**	**No**

These are the results of the Stoplight Exercise where participants indicated if they thought the action should be included in the Roadmap.

Participants were also asked to leave notes on why they had placed the action in the category.

NOTES FROM THE STOPLIGHT EXERCISE

- Don't we have mediation process already? Are more resources needed, not an appeal process.
- Duplication of existing infrastructure – built into other actions
- Make sure this is fair.
- Needed!
- Phone number rather than in–person
- What are effective tools
- Needed!
- Don't we have mediation process already? Are more resources needed, not an appeal process.
- Duplication of existing infrastructure – built into other actions
- Make sure this is fair.
- Phone number rather than in–person
- What are effective tools

PARTICIPANT–LED DISCUSSIONS

The following are the notes recorded by participants during the Open Space Technology activities related to this action.

What benefits could result from this Action?
- City staff to be open to concerns
- Develop "Code of Conduct" to communicate.

What challenges may arise if implemented?
- Failure to find common ground then what?
- Finding cost effective process.

Any unintended negative consequences? (How could they be addressed?)
- If tools don't work is there blame

Is there a more effective action to replace this one?
- Enforce neighbourhood engagement apply a mandatory standard for input and ensure it is done.

Participant–led discussions about specific actions were held during the in–depth workshops in January and March. During the exercise, groups of participants were asked to record their thoughts and discussion as they answered a series of questions about each action.

EVOLVING INFILL WORKING GROUP   MAR 2018

PARTICIPANT-LED DISCUSSIONS

The following are the notes recorded by the working group during the Open Space Technology activities related to this action.

How will we do this?
- Four options:
- Mediation handbook: how to get to resolution (who develops?)
- Arms length mediation service (minimal cost)
- Hold back/deposit from developers (split for city infrastructure damage and for private damage)
- Review business license of builder

Can this action be consolidated? Why should this happen?
- Very high costs to deal with civil matters (damage)
- Good customer service
- Allow discussion to evolve

Why should this not happen?
- Liability
- Sets precedents
- Don't want conflict to override need for infill.

The Working Group staff also held participant-led discussions for each action to answer the questions noted here. These discussions were used to help the working group decide whether or not an action should be included in the Roadmap.

During each discussion, staff also had access to a summary of the comments received during the public workshops to inform their decisions.

NEW PROPOSED WORDING AND UPDATED STATUS

C DEVELOP EFFECTIVE TOOLS TO ASSIST WITH CONFLICT RESOLUTION FOR MATTERS RELATED TO INFILL.

Presented at the Conversation Fair as a **No Action**

WHAT WE HEARD: CONVERSATION FAIR RESULTS   MAR 2018

NOTES FROM THE CONVERSATION FAIR
- People could be upset with each other. Not good not to have
- This is important. City needs to be part of the solution as they have a part in the problem.
- Increased enforcement of good neighbour practices could alleviate issues not just with infill but with all property owners (landlords, Airbnb)

During the conversation fair participants explored the proposed actions, discussed their thoughts with City staff and left the notes shown here as a record.

RATIONALE FOR WHETHER AN ACTION WAS INCLUDED OR NOT

RATIONALE FOR FINAL DECISION

This action is being pursued because more informed residents are better able to participate in the planning and development process and because it is in line with current direction being undertaken through the Communication and Engagement Department. Throughout the engagement we heard from participants that residents and neighbours of infill were often unsure as to when they could contribute, how their input would be used, and how to best to provide their input.

FINAL PROPOSED WORDING (IF ANY) AND FINAL STATUS

FINAL INFILL ROADMAP ACTION
–

Final Status: **No Action**

A BETTER EDUCATE RESIDENTS ON HOW THEY CAN EFFECTIVELY PARTICIPATE IN THE PLANNING PROCESS.

WHAT WE HEARD: PUBLIC WORKSHOPS   JAN – FEB 2018

Originally Proposed as a **Preferred Action**

STOPLIGHT EXERCISE RESULTS

32	**1**	**2**
Yes	**Maybe**	**No**

NOTES FROM THE STOPLIGHT EXERCISE

- Alternative actions for City staff to take
- City needs to provide more resources to community. I.e.. Their own planner.
- Combine A and D
- Could we take some planning courses at the UofA please? Already took all planning academy course which area bit limited.

PARTICIPANT–LED DISCUSSIONS

The following are the notes recorded by participants during the Open Space Technology activities related to this action.

What benefits could result from this Action?

- A more coherent aesthetically binding community
- Active (proud) community (friendliness)
- Provides ease of mind for both residents and developers
- More likely that all parties understand the language about infill and can reach common ground
- Less "yammering" after the fact
- Well informed citizens feel they have influence and create a vested interest for them
- Better understanding of what can and can't be done.
- More respect for planners and industry
- City planners more respect for citizens
- Preparation to listen
- More engage community
- More development and more open to development
- Reduce anxiety, misinformation
- Maybe more support, maybe not.

What challenges may arise if implemented?

- Not enough of the appropriate information becoming a barrier or even poor timely and costly debate and rebuttal
- Hard to get everyone up–to–speed at the same time.

- Pace of change in planning – refresher/update courses every 4 months
- Planning (COE) needs to be receptive
- Engagement fatigue
- Dealing with complainers is not constructive
- Meeting highjackers
- Hidden agendas
- Not everyone will agree, are we okay with that?
- Reaching a broad population, costs and resources
- People have different values around what a "good" neighbourhood means
- Mutual respect between homeowners and city. Both have to be willing to listen.

Any unintended negative consequences? (How could they be addressed?)

- Wrong information for each individual process (More informed and public notification as well as active inclusion)
- May lead to those who jump in early driving the agenda (address by ensuring touch–back points when participants clarify what they see happening)
- Getting lost in the details
- Create more opposition, misinformation
- Some developers may not build to the character of the neighbourhood (people have different ideas of what this is)

Is there a more effective action to replace this one?

- Be simple but thorough with education as well as informed.
- Forums with community leagues
- Better educate residents on the infill process
- More awareness raising
- Does the action mean at the policy level or regulation or influence in setting policy directions.

EVOLVING INFILL WORKING GROUP　　　　　　MAR 2018

PARTICIPANT–LED DISCUSSIONS

The following are the notes recorded by the working group during the Open Space Technology activities related to this action.

How will we do this?

- Need clear strategy on what we want to educate on and for what purpose before determining the most effective tactics.
- Examples could include videos, courses, web presence, social marketing, print materials etc.
- Need to be clear about limitations of influence
- Always hear about "my rights" or "infringing on my rights" signals a corresponding infringement on "development rights". Need to manage this tension and be clear about it.

Can this action be consolidated?

- Yes, Action D – planning courses.
- However this action is linked to all actions as each will have an education and communications campaign.

Why should this happen?

- More informed citizenry means they can more meaningfully participate
- Everyone involved is clear about the process and knows what to expect – even if they don't agree.

Why should this not happen?

- City is sometimes unclear about roles and responsibilities and level of public input in planning process, need to be clear to educate.
- Need to be clearer on what parts of planning process we want to educate on and for what purpose.
- Too broad – needs narrowed scope.

A BETTER INFORM RESIDENTS ON HOW THEY CAN EFFECTIVELY PARTICIPATE IN THE PLANNING PROCESS.

Presented at the Conversation Fair as a **Yes Action**

WHAT WE HEARD: CONVERSATION FAIR RESULTS

NOTES FROM THE CONVERSATION FAIR

- When public engagements are held there should always be transparency up front. Infill is required for renewal but single family houses seem to be unwanted. It's all about density. It feels crowded. Please listen to what communities want not only what developers want.
- Public opinion seems to be ignored by Council. In Brander Gardens the developer went to rezone from single detached to high density (30+ town houses). 100+ residence opposed during consultation and 12+ residents went to City Hall to oppose.
- People are not informed! People need to engage at the earliest point. This is so basic and has been mismanaged for many years. There are loads of documents and processes withheld from the public. Ignorance breeds ignorance. It's time for the city to stop blaming citizens. Start inspiring your citizens and you will breed creativity and innovation.

- Starts with ARP preparation – City treats citizens like mushrooms. Infill opportunities should fall out of ARP (Exhibition lands)
- Methods whereby citizens can actually influence development are woefully lacking and ineffective.
- Email community with the community (rezoning, permits, variances, developments) for C
- Not just info going 1–way but 2–way from community and citizens
- Community group residents can't always come to sessions. To capture more reliable info and understanding of community concerns at the individual resident level = live chat/real time electronic discussion from web–page. The community's individual residents and homeowners can ask specific questions and concerns that they have. Better metrics.
- With today's technology does one need to be here in person to lodge any concerns or issues

RATIONALE FOR FINAL DECISION

This action is being pursued because more informed residents are better able to participate in the planning and development process and because it is in line with current direction being undertaken through the Communication and Engagement Department. Throughout the engagement we heard from participants that residents and neighbours of infill were often unsure as to when they could contribute, how their input would be used, and how to best to provide their input.

FINAL INFILL ROADMAP ACTION

Better inform residents on how they can effectively participate in the planning process.

Final Status: **Yes Action**

B COLLABORATE WITH DEVELOPERS TO PROVIDE MORE AFFORDABLE HOUSING OPTIONS IN ALL NEIGHBOURHOODS.

WHAT WE HEARD: PUBLIC WORKSHOPS   JAN – FEB 2018

Originally Proposed as a **Preferred Action**

STOPLIGHT EXERCISE RESULTS

27	6	1
Yes	**Maybe**	**No**

NOTES FROM THE STOPLIGHT EXERCISE

- Affordability needs to be better defined.
- Affordable housing is not clear. Our group assumed that this meant housing is more affordable and NOT social housing, affordable home ownership etc.
- Decrease lot pricing. Allowing garden suites and house to share utilities but sell separately.
- Define affordable housing ie. Non-market
- Maybe if it fits to ARP and demographic areas that have no affordable housing. Include renovating existing old stock housing
- Not just developers as the word developer is currently understood
- Not only developers but stakeholders

PARTICIPANT–LED DISCUSSIONS

The following are the notes recorded by participants during the Open Space Technology activities related to this action.

What benefits could result from this Action?
- Diversity in infill types and social diversity
- More homeowners
- Increased community involvement
- Provides affordable housing throughout the City
- Diverse income and age, household types City
- Allows younger families to repopulate schools with low enrolment
- Allows seniors options. Want to keep seniors in our neighbourhood so we can connect with them
- Reduces risk for developers unsure about market
- Could reduce costs

What challenges may arise if implemented?
- NIMBYism
- Lack of interest from developers/limited return on investment
- Regulation/planning
- Is it feasible or realistic
- NIMBY
- More affordable may equal lower quality and less acceptance in the community
- Incentives?
- Land costs
- Will require commitment from the City to be sustained

Any unintended negative consequences? (How could they be addressed?)
- Download cost to developer
- Collaborate more broadly
- Build social enterprise
- Backlash, worries about crime (Crime reduction through design),
- Don't over concentrate supportive housing.

Is there a more effective action to replace this one?
- Also work with homeowners not just developers
- Likely not a discussion but some type of zoning law (City–driven vision for affordable housing)
- Partnerships between not–for–profits + potential homeowners
- Combine with HH. Not just collaborate with developer. Should also collaborate with non-market housing providers.

EVOLVING INFILL WORKING GROUP   MAR 2018

PARTICIPANT–LED DISCUSSIONS

The following are the notes recorded by the working group during the Open Space Technology activities related to this action.

How will we do this?

- Information and awareness campaign (education around financing models (mixed market model).

- Auckland (Fair Wins) fast tracks internal processes and reduces fees for the development of non–market housing.

- Carrot/Stick approach

- Incentivize infill somehow

- High design (visual) standards (indistinguishable from market units)

- Include universal design

- How? To get affordable housing in all neighbourhoods. Site selection priorities in appropriate neighbourhoods.

Can this action be consolidated?

- Accessible/seniors action

Why should this happen?

- Inclusive and range of housing options create complete communities

- Everyone's Edmonton campaign

Why should this not happen?

- Appropriate philosophy

- Availability and access to services

B/HH DEVELOP TOOLS TO IMPROVE HOUSING AFFORDABILITY IN ALL NEIGHBOURHOODS

Presented at the Conversation Fair as a **Yes Action**

WHAT WE HEARD: CONVERSATION FAIR RESULTS   MAR 2018

NOTES FROM THE CONVERSATION FAIR

- Still need a better definition of "affordable". Has the City of Edmonton looked at how these types of strategies have worked in other cities.

- Incentivize family–oriented development. Net zero loss of family housing.

RATIONALE FOR FINAL DECISION

The City will undertake this action as it is in line with the City Policy Framework of inclusive, diverse and complete communities with a range of housing choices in all neighbourhoods. The action responds to a significant need identified for increasing affordability and diversity in housing stock in older neighbourhoods. In addition, this action aligns with the current direction of the Affordable Housing Strategy.

FINAL INFILL ROADMAP ACTION

Develop tools to improve housing affordability in all neighbourhoods

Final Status: **Yes Action**

C DEVELOP EFFECTIVE TOOLS TO ASSIST WITH CONFLICT RESOLUTION FOR MATTERS RELATED TO INFILL.

WHAT WE HEARD: PUBLIC WORKSHOPS   JAN – FEB 2018

Originally Proposed as a **Preferred Action**

STOPLIGHT EXERCISE RESULTS

31	3	0
Yes	**Maybe**	**No**

NOTES FROM THE STOPLIGHT EXERCISE

- Don't we have mediation process already? Are more resources needed, not an appeal process.
- Duplication of existing infrastructure – built into other actions
- Make sure this is fair.
- Needed!
- Phone number rather than in–person
- What are effective tools
- Needed!
- Don't we have mediation process already? Are more resources needed, not an appeal process.
- Duplication of existing infrastructure – built into other actions
- Make sure this is fair.
- Phone number rather than in–person
- What are effective tools

PARTICIPANT–LED DISCUSSIONS

The following are the notes recorded by participants during the Open Space Technology activities related to this action.

What benefits could result from this Action?

- Overcome developer and community stalemate, inability to come to a common ground.
- Resolves conflict out of courts and without high costs
- City staff to reopen to concerns
- Develop "Code of Conduct" to communicate.

What challenges may arise if implemented?

- Failure to find common ground then what?
- Finding cost effective process.

Any unintended negative consequences? (How could they be addressed?)

- If tools don't work is there blame
- Lose objectivity and creates liability (Tools that will prevent unintended consequences
- Mediator tries to find common ground on both sides turn on mediator leads to failure to mediate.

Is there a more effective action to replace this one?

- Enforce neighbourhood engagement apply a mandatory standard for input and ensure it is done.

EVOLVING INFILL WORKING GROUP   MAR 2018

PARTICIPANT–LED DISCUSSIONS

The following are the notes recorded by the working group during the Open Space Technology activities related to this action.

How will we do this?

- Four options:
- Mediation handbook: how to get to resolution (who develops?)
- Arms length mediation service (minimal cost)
- Hold back/deposit from developers (split for city infrastructure damage and for private damage)
- Review business license of builder

Can this action be consolidated?

-

Why should this happen?

- Very high costs to deal with civil matters (damage)
- Good customer service
- Allow discussion to evolve

Why should this not happen?

- Liability
- Sets precedents
- Don't want conflict to override need for infill.

C DEVELOP EFFECTIVE TOOLS TO ASSIST WITH CONFLICT RESOLUTION FOR MATTERS RELATED TO INFILL.

Presented at the Conversation Fair as a **No Action**

WHAT WE HEARD: CONVERSATION FAIR RESULTS   MAR 2018

NOTES FROM THE CONVERSATION FAIR

- People could be upset with each other. Not good not to have
- This is important. City needs to be part of the solution as they have a part in the problem.
- Increased enforcement of good neighbour practices could alleviate issues not just with infill but with all property owners (landlords, Airbnb)

RATIONALE FOR FINAL DECISION

This action will not be pursued as existing resources are in place for the City, residents, and builders. These resources include the Mediation and Restorative Justice Centre, Office of Public Engagement team, Infill Conversation Toolkit, Good Neighbour Guide, and Land Development Application engagement review. In addition, given that most challenges in this area fall within the realm of civil law it is not within the mandate of the City to intervene as that could increase the risk and liability for the City.

FINAL INFILL ROADMAP ACTION

–

Final Status: **No Action**

D DEVELOP RESOURCES AND ENABLE THE DISTRIBUTION OF A CITIZEN–LED PLANNING COURSE TO HELP NEIGHBOURHOODS PARTICIPATE EFFECTIVELY IN THE PLANNING PROCESS.

WHAT WE HEARD: PUBLIC WORKSHOPS   JAN – FEB 2018

Originally Proposed as a **Preferred Action**

STOPLIGHT EXERCISE RESULTS

22	8	4
Yes	**Maybe**	**No**

NOTES FROM THE STOPLIGHT EXERCISE

- Add an action that instead of a course, develop ways to raise awareness and educate citizens on infill. How can we ensure this reaches a broader audience.
- Citizen led?
- City staff need to take course too! So silos are eliminated across city administration.
- Didn't the Planning Academy already do this?
- Don't know
- Implementation through community league
- More emphasis on neighbourhood level engagement versus city wide
- Need to focus on engaging and educating those not already involved/interested in this area.
- This is a make work project. Not sure the value there.
- Didn't the Planning Academy already do this?
- Add an action that instead of a course, develop ways to raise awareness and educate citizens on infill. How can we ensure this reaches a broader audience.
- Citizen led?
- City staff need to take course too! So silos are eliminated across city administration.
- Don't know
- Implementation through community league
- More emphasis on neighbourhood level engagement versus city wide

PARTICIPANT–LED DISCUSSIONS

The following are the notes recorded by participants during the Open Space Technology activities related to this action.

What benefits could result from this Action?

- Improve public engagement
- Increase awareness for all parties in the process
- Assist community leagues with valuable resources
- Citizens will be more informed on how to participate.
- Starts communication between the developer and residents and lead to collaboration
- Should reduce complexity and lead to better understanding of the outcomes.

What challenges may arise if implemented?

- How does the this integrate with current public engagement
- May lead to individuals co–opting the process

Any unintended negative consequences? (How could they be addressed?)

- If citizen–led, could have mis–information if citizens are not responsible. Could City staff be available to support?

Is there a more effective action to replace this one?

- Make planning process more accessible including evening and weekend hours
- Resources provided are easy to understand to average citizen (no jargon)

EVOLVING INFILL WORKING GROUP   MAR 2018

PARTICIPANT–LED DISCUSSIONS

The following are the notes recorded by the working group during the Open Space Technology activities related to this action.

How will we do this?

- Partner with a post–secondary to design a course and delivery model
- The City already has planning academy
- A "citizen–led" course shouldn't be the City's responsibility
- City could help with content but shouldn't lead the process
- City can't "lead" a citizen's course... It's an oxymoron
- If we have good public process and engagement a course shouldn't be required

Can this action be consolidated?

- Could be consolidated with action A
- Action A could involved updating Planning Academy material making it more in–depth.

Why should this happen?

-

Why should this not happen?

- Planning academy has already been done.
- Citizens and community groups have already created their own courses.

D DEVELOP RESOURCES AND ENABLE THE DISTRIBUTION OF A CITIZEN–LED PLANNING COURSE TO HELP NEIGHBOURHOODS PARTICIPATE EFFECTIVELY IN THE PLANNING PROCESS.

Presented at the Conversation Fair as a **No Action**

WHAT WE HEARD: CONVERSATION FAIR RESULTS   MAR 2018

NOTES FROM THE CONVERSATION FAIR

- Citizens should be involved in the planning or their own neighbourhood!

RATIONALE FOR FINAL DECISION

This action is not being pursued because similar outcomes are being targeted by Action A and there was a lack of support for this action in the engagement workshops. Comments indicated that there was a preference for the City to lead the course and there is already a City–led series of planning courses, including one on infill, through the Planning Academy.

FINAL INFILL ROADMAP ACTION

–

Final Status: **No Action**

E

DESIGN AND MAINTAIN PUBLICLY AVAILABLE INFRASTRUCTURE CAPACITY MAPS IN MATURE AND CORE AREAS.

WHAT WE HEARD: PUBLIC WORKSHOPS   JAN – FEB 2018

Originally Proposed as a **Preferred Action**

STOPLIGHT EXERCISE RESULTS

27	7	1
Yes	**Maybe**	**No**

NOTES FROM THE STOPLIGHT EXERCISE

- Combine E and G and II
- Should include all infrastructure
- Combine E and G and II
- Should include all infrastructure

PARTICIPANT–LED DISCUSSIONS

The following are the notes recorded by participants during the Open Space Technology activities related to this action.

What benefits could result from this Action?

- Developer better advised at beginning of process
- Opportunities to invest in infrastructure identified by City
- Potential home buyers could see neighbourhoods that are ear marked for development. Chances to buy or not depending if want to be part of "new" neighbourhood infill/development.

What challenges may arise if implemented?

- Devalues properties
- Insurance/fire costs increased
- People not knowing how to read the map
- Map being inconsistent or out of date
- Funding, who pays?
- The information is specific to developers so public may not be inclined or concerned about this breakdown.
- Keep the data up to date!

Any unintended negative consequences? (How could they be addressed?)

- Increase site costs
- Drive developers to more favourable locations (not necessarily where infill is desirable)
- This action is more of a duplication of other actions and is not necessary
- It is an inclusion to other actions and minimally required for public availability
- Developers may be more likely to want to have "in" on action. Not necessarily fair to home owners who feel they may be forced out.

Is there a more effective action to replace this one?

- At a minimum have this information to share with prospective developers
- Action A as well as others actually speak to this action

EVOLVING INFILL WORKING GROUP   MAR 2018

PARTICIPANT-LED DISCUSSIONS

The following are the notes recorded by the working group during the Open Space Technology activities related to this action.

How will we do this?

- Define infrastructure as water and drainage

- Annual updates

- This action is currently confusing to people*What will the infill be about and what will it accomplish?

Can this action be consolidated?

- Can be consolidated with G

Why should this happen?

- Efficiencies for City and developers – no surprises

- Potential to coordinate with EPCOR more productively

Why should this not happen?

- Residents want, need, and deserve the same access to info as developers do (we should not do this action if we can't do it well)

E/G REVIEW INFRASTRUCTURE CAPACITY IN EDMONTON'S OLDER NEIGHBOURHOODS AND IDENTIFY THE INFRASTRUCTURE INVESTMENTS NEEDED TO SUPPORT INFILL.

Presented at the Conversation Fair as a **Yes Action**

WHAT WE HEARD: CONVERSATION FAIR RESULTS   MAR 2018

NOTES FROM THE CONVERSATION FAIR

- Do not do this. It will put the city in the position of choosing infill "winners" and "losers". Let the market decide.

- Blatchford project was supposed to bring high density housing to mature neighbourhood. Council has reduced density including shorter buildings and less units. LRT is to be built so density should be higher (not lowered). This is a great opportunity to bring lots of mid-affordable housing.

- How are E/G, F/II and J related in terms of approvals and rejection of applications for development where capacity is not currently met?

- A specific concern. 50th St between 101 Ave and 106 Ave. Already a parking hazard. Our vehicle which was parked in front of our home because of lack of space in the back was hit twice by oncoming vehicles. He had to replace it after the second hit. Am concerned for my visitors and contractors and service which park there. Infill will only make things worse? Perhaps it's time for a service road along that stretch of road.

RATIONALE FOR FINAL DECISION

Undertaking this action will help all stakeholders to better understand the available infrastructure capacity and if targeted infrastructure investments are needed to support infill development, particularly medium and high scale development. It will increase transparency around how decisions are made regarding infrastructure investments and it will also be key to informing the renewal of the Municipal Development Plan.

FINAL INFILL ROADMAP ACTION

Review infrastructure capacity in Edmonton's older neighbourhoods and identify the infrastructure investments needed to support infill.

Final Status: **Yes Action**

F
CREATE AN OPEN SOURCE MAP OF OPTIMAL INFILL DEVELOPMENT LOCATIONS FOR MEDIUM, HIGH SCALE AND MIXED USE DEVELOPMENTS BASED ON BEST EVIDENCE AND INDICATORS.

WHAT WE HEARD: PUBLIC WORKSHOPS   JAN – FEB 2018

Originally Proposed as a **Preferred Action**

STOPLIGHT EXERCISE RESULTS

23	9	3
Yes	**Maybe**	**No**

NOTES FROM THE STOPLIGHT EXERCISE

- Needs more clarification. Map needs to be accurate and up–to–date
- Same as E?
- Support with community input including ARPs and demographics
- Needs more clarification. Map needs to be accurate and up–to–date
- Same as E?
- Support with community input including ARPs and demographics

PARTICIPANT–LED DISCUSSIONS

The following are the notes recorded by participants during the Open Space Technology activities related to this action.

What benefits could result from this Action?

- More efficient zoning laws, less resistances to infill.
- Make F based on Area Redevelopment Plan and demographic analysis
- Evidence based analysis are conclusive for transparency and applicability in methodology
- Better guidance for developers looking for certainty

What challenges may arise if implemented?

- What are your inputs/demographic info for best use? Income, age, race?
- Failure to use ARP + demographics results in unwanted (cases) results
- Lack of data and scale of data

Any unintended negative consequences? (How could they be addressed?)

- Could be very subjective, and limit potential opportunities
- Could be used for speculation

Is there a more effective action to replace this one?

- N/A

EVOLVING INFILL WORKING GROUP   MAR 2018

PARTICIPANT–LED DISCUSSIONS

The following are the notes recorded by the working group during the Open Space Technology activities related to this action.

How will we do this?
- Need an easy to drive and use mapping tool
- Must be staged:
- 1. Tool built to inform MDP
- 2. Goal: Built, open source tool for implementation of Municipal Development Plan
- Indicators/Evidence:
- Developments
- Development trends and land sale
- Current growth
- Vacant/underutilized

- Infrastructure capacity

Can this action be consolidated?
- Needs E to happen to do this well
- Tied to infill policy restructuring (K)(M)
- Could align with work through City Plan

Why should this happen?
- Greater certainty and transparency of outcome
- More prospective growth management and opportunity to identify barriers in other desired growth locations

Why should this not happen?
- We shouldn't bother unless we do E
- Unequal outcomes some areas will be perceived as "burdened" more than others

F/II   CREATE A PUBLICLY AVAILABLE MAP OF OPTIMAL INFILL DEVELOPMENT LOCATIONS FOR MEDIUM, HIGH SCALE AND MIXED USE DEVELOPMENTS BASED ON BEST EVIDENCE AND NEIGHBOURHOOD LEVEL INDICATORS

Presented at the Conversation Fair as a **Yes Action**

WHAT WE HEARD: CONVERSATION FAIR RESULTS   MAR 2018

NOTES FROM THE CONVERSATION FAIR
- Add lot dimensions to interactive city lot maps. Currently shows lot area but width/length important for initial investment decisions.
- Consult with communities and work with ARPs
- Community the mapping to communities/neighbourhoods before making it public to get on–the–ground feedback. Maybe suggest a forum to be held with city representatives.

RATIONALE FOR FINAL DECISION

The City will take this action in order to clearly identify where infill is expected to develop based on supporting evidence and neighbourhood level indicators. This publicly available information will lead to more aligned and effective decision making within the City of Edmonton as well as within the development industry.

FINAL INFILL ROADMAP ACTION

Create a publicly available map of optimal infill development locations for medium, high scale and mixed use developments based on best evidence and neighbourhood level indicators

Final Status: **Yes Action**

G DEVELOP A STRATEGY TO IDENTIFY WHERE AND HOW KEY PUBLIC INFRASTRUCTURE INVESTMENTS SHOULD OCCUR IN ORDER TO PROMOTE INFILL.

WHAT WE HEARD: PUBLIC WORKSHOPS   JAN – FEB 2018

Originally Proposed as a **Preferred Action**

STOPLIGHT EXERCISE RESULTS

26	7	1
Yes	**Maybe**	**No**

NOTES FROM THE STOPLIGHT EXERCISE

- City of Edmonton cross department communication needed
- Consideration to cost distribution to taxpayers. Use of local improvement levies.
- Needs clarification in concert with planning. Should include non–utility infrastructure.
- Needs to be collaborative
- Unclear. What counts as private?
- Who pays?
- Needs to be collaborative

PARTICIPANT–LED DISCUSSIONS

The following are the notes recorded by participants during the Open Space Technology activities related to this action.

What benefits could result from this Action?

- Provides for a focused approach to infill rather than one that is scattered ie. Focus development to specific areas to more effectively utilize tax dollars, while promoting development to occur "quicker" or in a more timely fashion.
- Government can budget and plan growth rather than react
- Builders/Investors could see planned improvements
- Best use of tax dollars
- See more new houses
- Efficiently use more space and resources
- Encourage the success of infill

What challenges may arise if implemented?

- Neighbourhoods may end up competing for limited resources
- Redevelopment may cost more than new
- Use of public funds can be controversial
- Greater tax burden
- New problem, uncertainty of successful implementation

- Political backlash
- Can we build the infrastructure in time?

Any unintended negative consequences? (How could they be addressed?)

- Reliance upon the municipal budget and election cycle
- Some areas may suffer based on cost
- Possible negative impact to other areas of the city
- Effect on old/existing infrastructure
- Missed opportunity

Is there a more effective action to replace this one?

- It needs to be expanded upon re. Where is the money going to come from?
- Provide revised ARP and show plan well ahead of development
- Consult all parties for strategy
- More explore alternatives for funding. Example: PPP
- Clearly state motivation for strategy
- Develop and implement
- Combine with HH and JJ

EVOLVING INFILL WORKING GROUP   MAR 2018

PARTICIPANT–LED DISCUSSIONS

The following are the notes recorded by the working group during the Open Space Technology activities related to this action.

How will we do this?

- Ensure consistent and available infrastructure maps (Can we share data? Lets share data.)
- Prioritize (focus on resources in key areas)
- Where we get the highest returns for corporate outcomes for the City
- Coordinate with other infrastructure providers (Telecoms, EPCOR, ATCO)

Can this action be consolidated?

- Infrastructure capacity maps (Step 1)
- Action F: Open source map of optional infill locations (Step 2)

- Define what we mean by "Public Infrastructure" (ex gas, water, telecoms, etc?)
- Tie in existing strategies (i.e. Life–cycle Management – going to Council in March
- Nodes and Corridors

Why should this happen?

- Good planning, should have a strategy for investment
- Shifting conversation from growth priorities on edges of City to growing "in"
- We renew not enhance infrastructure
- Provide certainty and reduce risk for the development industry and communities

Why should this not happen?

- Too many nodes identified dilutes the effect
- Messaging Re: Existing areas we invest (i.e. Fort Rd, Quarters)

ACTION G WAS COMBINED WITH ACTION E. PLEASE SEE THE COMBINED RESULTS FOR ACTION E/G

Presented at the Conversation Fair as a **Yes Action**

WHAT WE HEARD: CONVERSATION FAIR RESULTS   MAR 2018

NOTES FROM THE CONVERSATION FAIR

- Action G was combined with Action E. Please see the combined results for Action E/G

RATIONALE FOR FINAL DECISION

–

FINAL INFILL ROADMAP ACTION

Action G was combined with Action E. Please see the combined results for Action E/G

Final Status: **Yes Action. Combined with Action E.**

H WORK WITH THE DEVELOPMENT INDUSTRY, INCLUDING BANKS AND INVESTORS, TO ADDRESS CHALLENGES RELATED TO FINANCING AND LEASING MIXED USE DEVELOPMENTS.

WHAT WE HEARD: PUBLIC WORKSHOPS   JAN – FEB 2018

Originally Proposed as a **Preferred Action**

STOPLIGHT EXERCISE RESULTS

24	9	4
Yes	**Maybe**	**No**

NOTES FROM THE STOPLIGHT EXERCISE

- Don't know enough about this.
- For affordable housing only
- Helps keep people in the community.
- Lot consolidation?
- Not a concern now / very helpful for accomplishing services for residents
- Not sure this is attainable
- Not sure what this is saying
- Research in these areas

PARTICIPANT–LED DISCUSSIONS

The following are the notes recorded by participants during the Open Space Technology activities related to this action.

What benefits could result from this Action?

- Demonstrate demand for mixed–use developments
- Reduce perceived risk of mixed–use in Edmonton on part of non–Alberta based banks and investors.
- Would encourage more mixed use development to open up finance/lending options
- Could reduce the risk of developing mixed use properties
- More mixed use development will enhance the streetscape and improve social interaction, improve physical and mental health
- Non–market housing providers
- Increased diversity

What challenges may arise if implemented?

- Mixed–use gets built but not leased
- Lack of understanding of market/location conditions that foster good/profitable mixed–use development.
- Could be a challenge to get buy–in, not a lot of local examples to prove that this type of development is a good investment

- Actually implementing recommendations could be difficult or unrealistic
- They can represent too much of the community demographic creating an [unsure] that is difficult for the community to support.

Any unintended negative consequences? (How could they be addressed?)

- See above
- Unforeseen market complexities could result in poor performance or failure. Example retail tenants can't afford new build rents
- Pressure on the remainder of the community.

Is there a more effective action to replace this one?

- Action needs to be more specific–
- Ensure balance in community by identifying acceptable percentage.

EVOLVING INFILL WORKING GROUP   MAR 2018

PARTICIPANT–LED DISCUSSIONS

The following are the notes recorded by the working group during the Open Space Technology activities related to this action.

How will we do this?

- Host a short two day conference with mixed use developers from YEG and other cities with successes i.e. Vancouver and Toronto and financiers to trade ideas and draft outcomes to support mixed use successes in YEG

- Grants more flexibility to control and monitor than taxes

- Business Plan/Model to demonstrate low risk/high upside (positive proforma)

Can this action be consolidated?

- Might fit with other fiscal/tax/incentive related actions

Why should this happen?

- So YEG can have Transit Oriented Development success stories and a model to work from

Why should this not happen?

- Grants are more available to City actions than taxes because taxes are regulated by Government of Alberta.

H/S INVESTIGATE AVAILABLE TOOLS TO ADDRESS THE INFILL CHALLENGES OF LAND ASSEMBLY AND FINANCING MIXED USE DEVELOPMENTS.

Presented at the Conversation Fair as a **Yes Action**

WHAT WE HEARD: CONVERSATION FAIR RESULTS   MAR 2018

NOTES FROM THE CONVERSATION FAIR

- Don't think just about what are the City's tools. Also think about what the communities can do. Citizen land banking (#greaterhardisty).

- Think about citizens as advocates too

- Communities want to help assemble land to make infill happen but need tools to assemble.

- Landowner incentives for development

- Incentivize mixed use development

- Work with communities to identify where infill makes sense.

RATIONALE FOR FINAL DECISION

This action will be undertaken as the City attempts to better understand the barriers to infill development, and looks to adjust City processes where it makes sense. This is in response to feedback from the industry that both the assembly of parcels of land and financing of mixed–use developments were ongoing challenges for infill development. It will offer an opportunity to understand the City's role on these key challenges. If further actions become evident during this investigation then they will be explored at that time.

FINAL INFILL ROADMAP ACTION

Investigate available tools to address the infill challenges of land assembly and financing mixed use developments.

Final Status: **Yes Action**

PROPOSE TAX STRATEGIES TO INCENTIVIZE INFILL DEVELOPMENT.

WHAT WE HEARD: PUBLIC WORKSHOPS   JAN – FEB 2018

Originally Proposed as a **Preferred Action**

STOPLIGHT EXERCISE RESULTS

24	**8**	**2**
Yes	**Maybe**	**No**

NOTES FROM THE STOPLIGHT EXERCISE

- Clarify
- Go if on longtime vacant or contaminated sites
- Needs refinement to define what is incentivized.
- Taxing developers or citizens? Taxes or rebates?
- These can be fully integrated as forms of incentives scoped to form.
- What kind of incentives? Not clear, not sure I would support this. Incentives to promote unit density?

PARTICIPANT–LED DISCUSSIONS

The following are the notes recorded by participants during the Open Space Technology activities related to this action.

What benefits could result from this Action?

- Increase rate of infill
- Lower infill cost
- Democratize infill
- Quality of infills
- Reduced infrastructure costs
- Promote energy efficiency (for example)
- More infill faster
- More responsive to market pressures and opportunities than more directive measures
- Infill in more "risky neighbourhoods"
- Better mix of housing types ie. Starter homes, seniors housing.

What challenges may arise if implemented?

- Incentives do not target existing homes or incentives misused.
- Will likely increase taxes for residents (especially seniors) who do not want to be involved in redevelopment and who may not have suitable and affordable options
- Infill drives up property tax

Any unintended negative consequences? (How could they be addressed?)

- Less revenue for City
- Provincial or federal tax credit
- See above
- Limit the tax incentives to supportive ones for infill in the verified areas rather than having tax increases for those who don't redevelop in the designated areas as well.

Is there a more effective action to replace this one?

- Narrow focus of action
- Streamline/reduce regulation
- Increase transparency
- Certification program for developers or builders

EVOLVING INFILL WORKING GROUP　　　MAR 2018

PARTICIPANT–LED DISCUSSIONS

The following are the notes recorded by the working group during the
Open Space Technology activities related to this action.

How will we do this?

- Grant versus property taxes more flexibility
- Research option / what amount is required

Can this action be consolidated?

- Prioritization of incentives across corporation

Why should this happen?

- N/A

Why should this not happen?

- Tax is less flexible
- Grants more flexible
- Tax does not vanish gets redistributed

PROPOSE TAX STRATEGIES TO INCENTIVIZE INFILL DEVELOPMENT.

Presented at the Conversation Fair as a **No Action**

WHAT WE HEARD: CONVERSATION FAIR RESULTS　　　MAR 2018

NOTES FROM THE CONVERSATION FAIR

- Any tax incentivization or neighbourhood initiative planning should be within a general citywide context as to not pit community versus community over densification goals.
- Want to see a higher tax for vacant lots not a discount
- Vacant lots need an incentive or law to prevent vacant lots from remaining vacant for more than 6 months.
- Compensate neighbours when skinnies go in because lifestyle is compromised.

RATIONALE FOR FINAL DECISION

This City will not be pursuing this action. While tax incentives sound good in principle, there are several complications that prevent this recommendation from being easily implementable. Property tax incentives go with the owner of the property. Since the developer is only the owner for a short time period, the potential incentive is limited. The tax reduction amount is also limited and unlikely to influence development behaviour. A 10% tax reduction on a typical residential lot, for example, would only result in a ~$120 tax reduction. Property tax is a rigid tool that, once implemented, is difficult to reverse. Once in place, any property owner can request the new tax rate and the decision making authority can fall to the Assessment Review Board – an independent quasi–judicial body. This may prevent the City of Edmonton from maintaining the integrity of its policy intent. If the City does wish to consider incentive programs. The financial benefits of this program could be more effectively administered through a grant program that could be approved or denied based on consistent criteria.

FINAL INFILL ROADMAP ACTION

—

Final Status: **No Action**

J DEVELOP AN EQUITABLE, TRANSPARENT AND PREDICTABLE SYSTEM TO SHARE THE COSTS OF INFRASTRUCTURE UPGRADE AND RENEWAL COSTS FOR INFILL PROJECTS.

WHAT WE HEARD: PUBLIC WORKSHOPS   JAN – FEB 2018

Originally Proposed as a **Preferred Action**

STOPLIGHT EXERCISE RESULTS

22	8	3
Yes	**Maybe**	**No**

NOTES FROM THE STOPLIGHT EXERCISE

- Construction related infill damage should not be a burden borne by the community equal with the developer. Cost should be borne by development.
- Developers should be responsible for costs
- Don't know enough about these so we stuck them in yellow
- Equitable and transparent
- Likely desirable but very challenging to accomplish
- No comments
- OK if residents are not going to bear any costs

PARTICIPANT–LED DISCUSSIONS

The following are the notes recorded by participants during the Open Space Technology activities related to this action.

What benefits could result from this Action?

- Allow investors/developers to more accurately predict all city development and upgrade fees associated with medium–scaled developments
- Less developments going under due to unforeseen costs
- Makes infill cost effective/prohibitive
- Stimulates infill activity
- Better services for current residents

What challenges may arise if implemented?

- Impact on transportation (vehicles), schools/dark areas etc.
- Help with those costs also with maintaining renovations/ back alleys
- Increased property taxes
- Who pays for this › neighbourhood or entire city?

Any unintended negative consequences? (How could they be addressed?)

- Think about long term impact/costs involved

- Cost of home increases (Development)
- Could impact neighbouring communities (domino effect)
- Stormwater
- Displacing existing residents

Is there a more effective action to replace this one?–

- Enter in cost analysis/saving versus having to create something new and transfer saving to fund existing renewal projects.

EVOLVING INFILL WORKING GROUP   MAR 2018

PARTICIPANT-LED DISCUSSIONS

The following are the notes recorded by the working group during the Open Space Technology activities related to this action.

How will we do this?

- City must assume additional risk and costs

- Define areas of application (where will we take the risk?)

- Consider different tools for different scales (major development versus small scale)

Can this action be consolidated?

- No

Why should this happen?

- Enables infill development by sharing costs and risk

- Provide equity for infill development

Why should this not happen?

- Requires risk taking and costs

J DEVELOP AN EQUITABLE, TRANSPARENT AND PREDICTABLE SYSTEM TO SHARE THE COSTS OF INFRASTRUCTURE UPGRADE AND RENEWAL COSTS FOR INFILL PROJECTS.

Presented at the Conversation Fair as a **Yes Action**

WHAT WE HEARD: CONVERSATION FAIR RESULTS   MAR 2018

NOTES FROM THE CONVERSATION FAIR

- Where is the community contribution in the context of up zone?

- Pre-construction assessment of public infrastructure

- Amenities such as green space fall by the wayside. The city is so focused on density that communities never even get the minimum green space they should have (West Jasper Place). Every TOD should be evaluated separately not all communities can absorb too much more density. Some communities have high density already and too much added is not good for living in.

- What does "sharing" mean? I pay my own property taxes PLUS an increase for the infill upgrade? But without sharing that developers profit from the sale. It's an unfair burden on me.

RATIONALE FOR FINAL DECISION

This action will be pursued to ensure the development process for infill is fair and consistent. Putting a mechanism in place to help distribute costs will relieve the burden of risk from infrastructure upgrades for the first developer to invest in an area. Shared infrastructure costs and benefits will reduce the investment risk and increase predictability of costs.

FINAL INFILL ROADMAP ACTION

Develop an equitable, transparent and predictable system to share the costs of infrastructure upgrade and renewal costs for infill projects.

Final Status: **Yes Action**

K RESCIND THE RESIDENTIAL INFILL GUIDELINES AND REVIEW AND CONSOLIDATE OTHER INFILL RELATED POLICY TOOLS IN AN EFFORT TO REPLACE THEM WITH A MODERN AND STREAMLINED INFILL POLICY FRAMEWORK.

WHAT WE HEARD: PUBLIC WORKSHOPS   JAN – FEB 2018

Originally Proposed as a **Preferred Action**

STOPLIGHT EXERCISE RESULTS

18	**11**	**5**
Yes	**Maybe**	**No**

NOTES FROM THE STOPLIGHT EXERCISE

- Can't assess, lack familiarity
- Consistent regulation between guidelines and policy to prevent conflict.
- Dislike rescind. Rework existing framework. Needs clarity.
- Don't like rescind wording
- Need guidelines that are more neighbourhood specific
- Needs separate discussing. Is very important.
- Not rescind but consolidate
- Revise the word "Rescind" and replace consolidate and update existing infill policies. This sounds like a complete redo?
- Tweaking required
- What?? This is scary. It feels like you want to make it harder to fight densification.

PARTICIPANT–LED DISCUSSIONS

The following are the notes recorded by participants during the Open Space Technology activities related to this action.

What benefits could result from this Action?

- Clarity on requirements
- Quicker approval process which allows more infill
- Infill guidelines should be community specific, poor neighbourhoods require special consideration for viable construction
- Opportunity to resolve policy conflicts impacting effective implementation
- Educate citizens and stakeholders on the process
- Get rid of the Mature Neighbourhood Overlay
- Better to have consistent and concise policy and procedures
- Adapting to social changes every generation (or less)
- More density, affordability, options

- Homeowners and builders will know where they stand
- Acknowledges that neighbourhoods are different in form and need

What challenges may arise if implemented?

- Resistance to updating Mature Neighbourhoods
- Managing expectations and offering perspectives between stakeholders on policy objectives
- Transition from current policy to new policy
- Confusion tween regulations and policy
- One set of guidelines for infill is not going to work for rich and poor areas. Poor areas require extra consideration.
- Don't make it one size fits all
- Challenge to balance needs
- Promote infill but keep character of the community
- Have new houses conforming

Any unintended negative consequences? (How could they be addressed?)

- Infrastructure needs to be updated
- People won't like this
- Maybe you're making choices on which options take precedence
- Something might be missed
- There could be context that the decisions where made that you might loose
- Problem: People have different opinions

Is there a more effective action to replace this one?

- Mature neighbourhoods under own direct control rules.
- Use consolidate instead of rescind
- Define modernize (means different things to different people)

EVOLVING INFILL WORKING GROUP   MAR 2018

PARTICIPANT–LED DISCUSSIONS

The following are the notes recorded by the working group during the Open Space Technology activities related to this action.

How will we do this?

- Reflect the use of the framework planning/development process (conflicts; where should they apply – i.e.. Zoning subdivision, etc.)

- Allow for evolution of the framework/flexibility

- See what fits into regulation (Zoning Bylaw overview)

- Consider at neighbourhood level (Keep it simple and align with Building Great Neighbourhoods)

- Align with Municipal Development Plan

- Focus on outcome intended – lead to more empowered decision making framework

Can this action be consolidated?

- Blend with M – how might these stay at appropriate level for guidance

Why should this happen?

- Help resolve policy conflicts more clarity to community/industry

- Avoid internal conflict

Why should this not happen?

- Risk – people's expectation/assumption of what the guidelines accomplish (i.e. character)

K/M DEVELOP A PROCESS TO REVIEW AND UPDATE OR RETIRE PLANS AND POLICIES THAT ARE NOT ALIGNED WITH CURRENT POLICY AND REGULATIONS.

Presented at the Conversation Fair as a **Yes Action**

WHAT WE HEARD: CONVERSATION FAIR RESULTS   MAR 2018

NOTES FROM THE CONVERSATION FAIR

- N/A

- The issue isn't necessarily outdated or confusing policies, the issue is when the City allows exceptions to existing bylaws and zoning. What's the point of zoning bylaw if you a...[unclear]

- Agree! This has happened many times already. Where is the remediation?

- The problem with infill is inadequate and outdated policy – leaving

this open is not finishing the work Mandel started. Get the regulations written and stop spinning. City has a systemic issue with Direct Control needs to close the loop.

- Respect the Area Redvelopment Plan and work with the community to update it. Amend to allow mid–rise developments.

- Do M before K.

- Performance based best practices. How do these respond to neighbourhoods. Add guidelines in the zoning bylaw. Community input needed.

RATIONALE FOR FINAL DECISION

Outdated policies and plans create confusion, may lead to misalignment of policies and plans, and do not permit the City to adapt and evolve with change. This action will ensure that the City's policies and plans are current and relevant.

FINAL INFILL ROADMAP ACTION

Develop a process to review and update or retire plans and policies that are not aligned with current policy and regulations.

Final Status: **Yes Action**

L   IMPROVE THE STREETSCAPES WHERE THERE ARE NO LANES BY CREATING ALTERNATIVE DESIGN OPPORTUNITIES FOR FRONT DRIVEWAYS AND REAR GARAGES.

WHAT WE HEARD: PUBLIC WORKSHOPS   JAN – FEB 2018

Originally Proposed as a **Preferred Action**

STOPLIGHT EXERCISE RESULTS

25	7	5
Yes	**Maybe**	**No**

NOTES FROM THE STOPLIGHT EXERCISE

- Needs to be done sensitively
- This seems counter intuitive

PARTICIPANT–LED DISCUSSIONS

The following are the notes recorded by participants during the Open Space Technology activities related to this action.

- *No participant led discussion occurred for Action L.*

EVOLVING INFILL WORKING GROUP   MAR 2018

PARTICIPANT–LED DISCUSSIONS

The following are the notes recorded by the working group during the
Open Space Technology activities related to this action.

How will we do this?

- ''Streetscapes'' needs to be defined – is this public realm i.e. off site
  improvements? Or is this on site improvements

Can this action be consolidated?

- NA

Why should this happen?

- NA

Why should this not happen?

- It is not clearly defined

- May impose more costs on infill if it results in off site improvements
  or fees

L IMPROVE THE STREETSCAPES WHERE THERE ARE NO LANES BY CREATING ALTERNATIVE DESIGN OPPORTUNITIES FOR FRONT DRIVEWAYS AND REAR GARAGES.

Presented at the Conversation Fair as a **No Action**

WHAT WE HEARD: CONVERSATION FAIR RESULTS   MAR 2018

NOTES FROM THE CONVERSATION FAIR

- Take out mandatory

- Consider the neighbourhood character, north of Whyte, roughly
  four stories with a sloped roof.

RATIONALE FOR FINAL DECISION

This action will not be pursued due to the very small number of instances that would benefit from this change. In addition, potential options for lots without lanes may be considered in the forthcoming Zoning Bylaw Renewal Project.

FINAL INFILL ROADMAP ACTION

-

Final Status: **No Action**

M

DEVELOP A PROCESS TO REVIEW, RETIRE, AND UPDATE SELECT LAND USE PLANS THAT MAY BE OUT OF DATE.

WHAT WE HEARD: PUBLIC WORKSHOPS   JAN – FEB 2018

Originally Proposed as a **Preferred Action**

STOPLIGHT EXERCISE RESULTS

29	4	1
Yes	**Maybe**	**No**

NOTES FROM THE STOPLIGHT EXERCISE

- At the neighbourhood level
- Combine with M and F
- Concern about resourcing capacity of city and local communities
- Develop ARPs in areas that are experiencing infill pressure
- These should be "a transparent process for this and consult with communities.
- Went from maybe to yes. This could influence more change. Need to make neighbourhood policy plans more adaptable. Are there other opportunities to do this work. It's a resource suck. Implement plans with an expiry date.
- Who decides if they are out of date? Do this with community input

PARTICIPANT–LED DISCUSSIONS

The following are the notes recorded by participants during the Open Space Technology activities related to this action.

What benefits could result from this Action?

- ARP's essential as the "one size fits all" approach does not work
- Need to determine demographic and community needs
- Developers and residents know what to expect – reduces conflict and waste of resources.
- Open up old ARPs for review
- Plans are revisited regularly and don't remain static, reflecting the changing needs of the community
- Promotes regular community dialog, and allows for plans to be evaluated for their successes/failures
- Identify issues quicker
- Could reduce long term land banking
- Community empowerment

What challenges may arise if implemented?

- Mature Neighbourhood Overlay trumps ARPs
- Existing ARPs are difficult to amend under the current process
- Could hamper long term development aspirations
- Creating an equitable decision making model is a challenge
- Developers should follow plans
- Bylaws trump plans

Any unintended negative consequences? (How could they be addressed?)

- Social/community polarization.. Friction regarding changing land uses
- Plan could drastically change hampering development.

Is there a more effective action to replace this one?

- Build on it. Incorporate a sunset clause into ARPs to promote dialogue and reflect evolving communities as neighbourhoods aren't static.

EVOLVING INFILL WORKING GROUP   MAR 2018

PARTICIPANT–LED DISCUSSIONS

The following are the notes recorded by the working group during the Open Space Technology activities related to this action.

How will we do this?

- Start with a policy review
- Leverage Nodes and Corridors to replace ARPs
- Initiate via infill
- We show that the outcome/vision are being advanced in other ways

Can this action be consolidated?

- Combine with K

Why should this happen?

- Our policy environment is chaos

Why should this not happen?

- There's no reason to shrink this responsibility

ACTION M WAS COMBINED WITH ACTION K. PLEASE SEE THE COMBINED RESULTS FOR ACTION K/M

Presented at the Conversation Fair as a **Yes Action**

WHAT WE HEARD: CONVERSATION FAIR RESULTS   MAR 2018

NOTES FROM THE CONVERSATION FAIR

- Action M was combined with Action K. Please see the combined results for Action K/M

RATIONALE FOR FINAL DECISION

–

FINAL INFILL ROADMAP ACTION

Action M was combined with Action K. Please see the combined results for Action K/M

Final Status: **Yes Action. Combined with Action K.**

N MONITOR AND MAKE THE NECESSARY IMPROVEMENTS TO REGULATE HOW THE CITY ADDRESSES EMERGING ISSUES RELATED TO INFILL CONSTRUCTION.

WHAT WE HEARD: PUBLIC WORKSHOPS   JAN – FEB 2018

Originally Proposed as a **Preferred Action**

STOPLIGHT EXERCISE RESULTS

28	7	3
Yes	**Maybe**	**No**

NOTES FROM THE STOPLIGHT EXERCISE

- As long as it is applied to bad builders.
- Built into other actions
- Don't we have regulations?
- New sidewalks and roads recently built through neighbourhood renewal area potentially being destroyed by large construction vehicles crossing curbs, sidewalks etc.
- This issue seems to be addressing what other actions already address.

PARTICIPANT–LED DISCUSSIONS

The following are the notes recorded by participants during the Open Space Technology activities related to this action.

What benefits could result from this Action?

- Needed this a long time ago.
- City is way behind addressing emerging construction issues to do with infill
- The commitment to review and change should help limit friction and opposition
- Should identify and responds to problem/ owner leading to improved processes
- Some issues would likely referred to the monitoring group proactively

What challenges may arise if implemented?

- Enforcement
- Resourcing and prioritizing choice overreach of resources

Any unintended negative consequences? (How could they be addressed?)

- N/A

Is there a more effective action to replace this one?

- N/A

EVOLVING INFILL WORKING GROUP   MAR 2018

PARTICIPANT–LED DISCUSSIONS

The following are the notes recorded by the working group during the Open Space Technology activities related to this action.

How will we do this?

- Use business conscience tool to assist with problem developers
- Look at expedited/incentives for "Good" builders
- Create "Merged" process for permits associated with infill
- Education on "Construction is Messy"
- Review existing Bylaws

Can this action be consolidated?

- Yes, Action A re: awareness of how to participate effectively
- Action C re: effective tools for conflict resolution

Why should this happen?

- Improve buy in for infill
- Reduce conflict and cost of mediatory conflict
- Streamline approval process

Why should this not happen?

- It has been accomplished through: infill compliance team, infill liaison team, many resources, docs and process already exist

N MONITOR AND MAKE THE NECESSARY IMPROVEMENTS TO REGULATE HOW THE CITY ADDRESSES EMERGING ISSUES RELATED TO INFILL CONSTRUCTION.

Presented at the Conversation Fair as an **In Progress Action**

WHAT WE HEARD: CONVERSATION FAIR RESULTS   MAR 2018

NOTES FROM THE CONVERSATION FAIR

- Monitor and make necessary improvements to address how the city regulates emerging issues related to infill construction.
- Soil preservation during infill construction in older neighbourhoods. Can we talk to builders/home owners about the value of keeping and storing for use once complete.
- Monitoring infill is constantly left to community residents. We are getting sick and tired of having to be a construction supervisor to ensure builders are complying with development permit and are

- following building code!!
- Yes! Cool.
- Clarify, dispel myths about what infill is/isn't and provide actual data of how it impacts neighbourhoods (Parking, population increase, crime etc.) to improve public attitudes/perceptions regarding infill. Highlight infill property owner's reasons for building. Address community fears.
- Have the community input and respond quickly if the up–coming building is not up to standards.

RATIONALE FOR FINAL DECISION

Throughout public engagement for Evolving Infill, the City heard that construction problems remain an important issue to monitor and respond to. Given that a number of programs have been recently implemented, we will monitor them and provide time for them to have an impact while also collecting additional data to inform future changes.

FINAL INFILL ROADMAP ACTION

Monitor and make the necessary improvements to regulate how the City addresses emerging issues related to infill construction.

Final Status: **In Progress Action**

O EXPLORE OPPORTUNITIES TO ALLOW MORE THAN TWO DWELLINGS ON A SINGLE RESIDENTIAL LOT THROUGH THE USE OF SUITES OR TINY HOMES.

WHAT WE HEARD: PUBLIC WORKSHOPS   JAN – FEB 2018

Originally Proposed as a **Preferred Action**

STOPLIGHT EXERCISE RESULTS

25	9	1
Yes	**Maybe**	**No**

NOTES FROM THE STOPLIGHT EXERCISE

- As long as exploration is thorough and useful
- Definitely yes
- Density increase for infill
- Unintended consequences need to be resolved. I.e.. Affordability

PARTICIPANT–LED DISCUSSIONS

The following are the notes recorded by participants during the Open Space Technology activities related to this action.

What benefits could result from this Action?

- Affordability, densification, enable people to build "to their income"
- Aging in place and multi–generational living
- Less infrastructure increase and upgrades
- Reduced CO2 footprint
- More affordability, more density, more variety, reduce infrastructure
- More social interaction
- Trend of decreased family sizes in equal or larger homes could be reversed which means to more affordable housing for wider demographics in neighbourhoods.
- Increased tax revenue
- Faster densification (Invisible density). Many residential owners and investors have expressed this could be the easiest, fastest way to grow)
- Laneways has a type of pedestrian space
- Improved community (micro community) around laneway houses etc.
- Improved use of available infrastructure
- Less invasive density
- Do not have to tear down houses.

What challenges may arise if implemented?

- Neighbourhood dissatisfaction and challenge
- Parking tension on the lot and on the street
- Regulator/bylaw challenge
- "Footprint" limitations
- Minimum area required for living space
- Neighbours may object
- Parking
- Parking congestion on city streets
- Increases in crime?
- Policing legal suites
- Approving additional suites and what/where limitations
- Neighbours would have to buy into this concept for it to work
- It really would depend on the people and how sensitive they would be to ensure that everyone "had their space" and could have a good quality of life and not feeling like the were living like sardines.

Any unintended negative consequences? (How could they be addressed?)

- Limited yard/garden space
- Possible reduction in "Eco–space" (Different landscapes and plant vegetation that would "work" visually and agriculturally to complement the structures and green space)
- Perception of overcrowding
- Pressure to increase site coverage and impact on stormwater runoff
- Parking congestion (limit increase in suites to areas around new LRT?)
- Crime (promote community watch)
- Infrastructure can't handle increased demands (Sewer etc. Capacity may limit in areas of concern.
- Reduced green space on lots if garden suites are built (same as current, no issue)

Is there a more effective action to replace this one?

- Allow Triplex or Fourplex residential housing
- Multiple suites in the home
- There is one in Parkallen 112 st and 63 avenue that has 4 suites for extended family

EVOLVING INFILL WORKING GROUP   MAR 2018

PARTICIPANT–LED DISCUSSIONS

The following are the notes recorded by the working group during the Open Space Technology activities related to this action.

How will we do this?

- Identify neighbourhoods that can support densification
- Education/best practices/communication

Can this action be consolidated?

- Nodes and Corridors
- TOD
- Laneway Action
- Action L/P, R

Why should this happen?

- Lower cost of land

Why should this not happen?

- NA

0   INVESTIGATE TINY HOMES AND FIND WAYS TO ACCOMMODATE THEM IN MULTIPLE WAYS.

Presented at the Conversation Fair as a **Yes Action**

WHAT WE HEARD: CONVERSATION FAIR RESULTS   MAR 2018

NOTES FROM THE CONVERSATION FAIR

- Tiny homes are a fad.
- Courtyard communities for tiny homes?
- Allowing suites in tiny homes? Multiple ways?
- Seems very closely related to NN and P

RATIONALE FOR FINAL DECISION

The City will pursue this action as there was widespread acceptance during the engagement of promoting small–scale, and laneway–oriented forms of infill. In addition, this action may help reduce the impact of high land/unit costs on the affordability of homes in older neighbourhoods. Tiny homes are an emerging trend in the housing market that allows for small scale and potentially movable housing options in urban areas.

FINAL INFILL ROADMAP ACTION

Investigate opportunities for tiny homes and find ways to accommodate them in multiple ways.

Final Status: **Yes Action**

P

INCENTIVIZE THE DEVELOPMENT OF FULLY ACCESSIBLE AND SENIORS FRIENDLY LANEWAY SUITES.

WHAT WE HEARD: PUBLIC WORKSHOPS   JAN – FEB 2018

Originally Proposed as a **Preferred Action**

STOPLIGHT EXERCISE RESULTS

26	6	3
Yes	**Maybe**	**No**

NOTES FROM THE STOPLIGHT EXERCISE

- Don't hang it on seniors. Cannot tell people who they can rent to.
- No nee for incentives
- Unsure about incentivize
- Why just seniors? Fully accessible.

PARTICIPANT–LED DISCUSSIONS

The following are the notes recorded by participants during the Open Space Technology activities related to this action.

What benefits could result from this Action?

- Age in place or stay in same/close community
- Could reduce costs for young people (buying homes from parents)
- Seniors close to services and transit in mature neighbourhoods
- May decrease burden on need for public seniors housing/subsidized seniors housing
- Multi–generational and inclusive neighbourhoods
- Potential health and social benefits for seniors and others who need accessible housing.
- Allow age in place/neighbourhood
- Bridge equity gap and allow builds that have cost prohibitive for existing owners
- Provides options for everyone We will all get old some day!
- Opportunities for extended families to live together
- Eyes on lane reduces lane crime
- Seniors friendly infill needs to include far more than laneway suites
- More aging in place (children helping parent/relatives or special needs etc.)
- More seniors housing
- Strong family unit and support

- More age diverse neighbourhoods

What challenges may arise if implemented?

- "Fully accessible" can be expensive (often can't be in garage suites)
- Reduced yard/greenspace in neighbourhoods
- Increased demands on infrastructure in laneway
- Higher property taxes (not as affordable in the long run)
- Pay back period
- Tax increase as value would go up
- Some mature communities may not have nearby senior family amenities
- Higher traffic volume
- Greater demand on aging infrastructure (power/sewer)
- Parking could be limited
- Lighting (light pollution)
- Safety
- Snow removal

Any unintended negative consequences? (How could they be addressed?)

- People who don't need accessible suites live in those spaces (Bylaws related to incentives)
- Cost to make these accessible may drive up levies to those owners. Pro–rate or provide relief.
- Reduction of garage/parking in order to have ground level access.
- Parking requirements (Reduce required numbers of spots)

Is there a more effective action to replace this one?

- Allow suite or pork chop access from already accessible front street
- How to encourage aging–in–place measures like zero–step entrances, visitability/universal design (sections 93, 94 of zoning bylaw) Throughout mature areas not just laneways
- More seniors (around 50+) housing
- Revise rules on Legal Suites

EVOLVING INFILL WORKING GROUP   MAR 2018

PARTICIPANT–LED DISCUSSIONS

The following are the notes recorded by the working group during the Open Space Technology activities related to this action.

How will we do this?

- Incentivize the development of 'accessible' units through zoning bylaw

- Adopting current (Access Design Guidelines) for private development

- Through development of checklist from ADG to access development project charter.

Can this action be consolidated?

- Consolidate with current project looking at minimum lot sizes

Why should this happen?

- NA

Why should this not happen?

- NA

P INCENTIVIZE THE DEVELOPMENT OF FULLY ACCESSIBLE AND SENIORS FRIENDLY LANEWAY HOMES.

Presented at the Conversation Fair as a **Yes Action**

WHAT WE HEARD: CONVERSATION FAIR RESULTS   MAR 2018

NOTES FROM THE CONVERSATION FAIR

- Shouldn't only be seniors but also disabled family members who need the connections to the main home but then also keep their own space.

- Why is this limited to seniors?

RATIONALE FOR FINAL DECISION

This action responds to the strong demand heard during public engagement for more options for seniors to age in place, more afforable accessible housing options and increased opportunities for laneway homes.

FINAL INFILL ROADMAP ACTION

Incentivize the development of fully accessible and seniors friendly laneway homes.

Final Status: **Yes Action**

Q CREATE AN NEW LOW DENSITY URBAN INFILL ZONE FOR OLDER NEIGHBOURHOODS AND APPLY IT TO APPROPRIATE AREAS.

WHAT WE HEARD: PUBLIC WORKSHOPS   JAN – FEB 2018

Originally Proposed as a **Preferred Action**

STOPLIGHT EXERCISE RESULTS

11	9	14
Yes	**Maybe**	**No**

NOTES FROM THE STOPLIGHT EXERCISE

- Balance is needed to ensure a mix of development and reinvestment into existing communities.
- Clarify wording – what type of low density
- Need an agreed upon process for establishing where is appropriate.
- Needs clarity. Isn't this part of zoning bylaw rewrite (RF3s?)
- No new low density area
- Reword this. Create a new low density zone by combining RF1, 2, 3, 4 to create more neighbourhood diversity.
- Support / too vague
- Too vague!
- Too vague, needs clarification.
- Yes this is so important

PARTICIPANT–LED DISCUSSIONS

The following are the notes recorded by participants during the Open Space Technology activities related to this action.

What benefits could result from this Action?

- Better housing mix by combining existing low density zones
- Allows more flexibility for homeowners
- Increases population in mature neighbourhoods
- Cost effective conserves resources

What challenges may arise if implemented?

- Increased traffic/parking
- Increased infrastructure costs on the developer

Any unintended negative consequences? (How could they be addressed?)

- Costs shouldered by the first developments to be built
- Could add a latecomers fee to address this

Is there a more effective action to replace this one?

- Ensure that this zone changes actually increases density enough to be effective

EVOLVING INFILL WORKING GROUP   MAR 2018

PARTICIPANT–LED DISCUSSIONS

The following are the notes recorded by the working group during the Open Space Technology activities related to this action.

How will we do this?

- Need to understand infrastructure capacity of neighbourhoods (Actions E, J)

- Determine "appropriate areas" – create and socialize a framework to ID this (in line with Zoning Bylaw Review and new Municipal Development Plan work)

- Involve school boards – how to work with them

Can this action be consolidated?

- RF1, RF2 and RF4 – could create a consolidated zone or a new zone (Is this another zone of a consolidated zone?)

- Do we rezone a City or add one?

Why should this happen?

- Streamline applications

- Higher density in older Neighbourhoods

- May result in more affordability

- May result in more flexibility

- Reduces risk for builders

Why should this not happen?

- May change land economics and increase value of land so only apartments are affordable to build

- Politically challenging

Q SIMPLIFY THE LOW SCALE RESIDENTIAL ZONES FOR EXISTING NEIGHBOURHOODS.

Presented at the Conversation Fair as a **Yes Action**

WHAT WE HEARD: CONVERSATION FAIR RESULTS   MAR 2018

NOTES FROM THE CONVERSATION FAIR

- Where is the correlation with the parking congestion concerns caused to older neighbourhoods [something] duplexes or more multi–family at [something] (garden suites, etc) when split lots have created parking nightmares does not seem …

- Negative impacts from congestion on streets not being addressed for

RATIONALE FOR FINAL DECISION

The City will be pursuing this action in order to promote the ongoing creation of an efficient and streamlined Zoning Bylaw, in line with the forthcoming Zoning Bylaw Renewal Project. It also provides an opportunity for additional, compatible uses like duplex homes and semi–detached homes in low scale areas.

FINAL INFILL ROADMAP ACTION

Simplify the low scale residential zones for existing neighbourhoods.

Final Status: **Yes Action**

R

PURSUE PARTNERSHIPS TO PILOT INNOVATIVE HOUSING FORMS.

WHAT WE HEARD: PUBLIC WORKSHOPS   JAN – FEB 2018

Originally Proposed as a **Preferred Action**

STOPLIGHT EXERCISE RESULTS

21	10	3
Yes	**Maybe**	**No**

NOTES FROM THE STOPLIGHT EXERCISE

- Can be very good if transparent and clear to all parties involved. Educating all parties.
- Define innovative
- Don't know
- Need to be careful about selection of projects by proponents – sensitive oversight
- Sounds innovative – who is in partnership? – This is generating business between the City and Developers and back room deals.
- Yes to piloting. But some partnerships are leading to back room deals. Need to make it fair for all.

PARTICIPANT–LED DISCUSSIONS

The following are the notes recorded by participants during the Open Space Technology activities related to this action.

What benefits could result from this Action?

- Community character
- Desirable communities
- Variety
- Increased property values
- Reduce risk, to big business to bring new ideas to the city
- Property values could skyrocket
- Diversity
- Better for the environment i.e. Passive house, net zero
- More effective way of showing that living in apartments is okay. I.e. architecture, energy efficient and greenspace
- Includes forms of "co-op" housing
- Reduces social isolation
- Density and affordability
- Sense of community

- Reduced environmental impacts
- Young families, re–open schools
- Show citizens how interesting and appealing different kinds of housing are.
- Open minds to new housing forms
- Opportunity for innovators to showcase ideas.

What challenges may arise if implemented?

- Economic diversity may leave some hard feelings
- Property line flexibility (e.g. Front–Back lot splits), setbacks be gone
- Life safety/regulations not able to change?
- Cost
- Bylaws and zoning may not permit certain items
- Conflict with housing character
- Implementation and project management problem
- Rules (by-laws)
- Achieving buy–in from groups Financial maybe

Any unintended negative consequences? (How could they be addressed?)

- Mistakes could happen
- Developers (the money) may end up with too large a share of control over the housing output which may mean the innovation potential is limited. To address: ensure real benefits to developers but insist on timely innovative design solutions. Insist on collaboration with designers who do not have a profit stake in the project.
- Increased costs
- Demand on city infrastructure–

Is there a more effective action to replace this one?

- Remove the regulations for specific experimental zones.

EVOLVING INFILL WORKING GROUP   MAR 2018

PARTICIPANT–LED DISCUSSIONS

The following are the notes recorded by the working group during the Open Space Technology activities related to this action.

How will we do this?

- University partnership
- Centre of Excellence with Housing
- Infill design competition
- Tap into Canadian Mortgage and Housing Corporation $200M innovation/housing grants

Can this action be consolidated?

- NA

Why should this happen?

- Raise the bar on Edmonton's image and reputation for innovation
- Social, energy

Why should this not happen?

- Using taxpayer & on pilot projects
- Maybe not very important

R   PURSUE PARTNERSHIPS TO PILOT INNOVATIVE HOUSING FORMS.

Presented at the Conversation Fair as an **In Progress Action**

WHAT WE HEARD: CONVERSATION FAIR RESULTS   MAR 2018

NOTES FROM THE CONVERSATION FAIR

- Pursue pilot projects to illustrate collaborative partnerships between community groups and developers (#greaterhardisty). Use 101 Ave corridor study as starting point for this. Community wants these ideas regarding Missing Middle applied here but needs to connect to builders.

RATIONALE FOR FINAL DECISION

This work is already in progress and while its impacts may not directly offer large scale transformational change to infill in Edmonton, it will continue to be an opportunity for testing new and innovative solutions in partnership with other stakeholders.

FINAL INFILL ROADMAP ACTION

Pursue partnerships to pilot innovative housing forms.

Final Status: **In Progress Action**

S WORK WITH THE DEVELOPMENT INDUSTRY TO ADDRESS ISSUES WITH LAND ASSEMBLY FOR INFILL.

WHAT WE HEARD: PUBLIC WORKSHOPS   JAN – FEB 2018

Originally Proposed as a **Preferred Action**

STOPLIGHT EXERCISE RESULTS

21	10	4
Yes	**Maybe**	**No**

NOTES FROM THE STOPLIGHT EXERCISE

- Agreed in some areas, not all.
- Not sure this is attainable. Business reality inhibits this.
- Too vague. How exactly could city help
- What is assembly? Wording
- [unsure] community input

PARTICIPANT–LED DISCUSSIONS

The following are the notes recorded by participants during the Open Space Technology activities related to this action.

What benefits could result from this Action?

- Increase opportunities for "missing middle". So difficult to assemble adjacent lost right now.
- City has a role to play in information gathering and sharing about the market.

What challenges may arise if implemented?

- Too much for the City to take on
- If City intervened it could distort market prices (increase prices)

Any unintended negative consequences? (How could they be addressed?)

-

Is there a more effective action to replace this one?

- COE should have clear, proactive and widely communicated policy and information.

EVOLVING INFILL WORKING GROUP   MAR 2018

PARTICIPANT-LED DISCUSSIONS

The following are the notes recorded by the working group during the Open Space Technology activities related to this action.

How will we do this?

- Need to talk to developed further
- Market driven, unclear as to City's role given existing tools

Can this action be consolidated?

- No

Why should this happen?

- Issues with parcel splits, time and holdout issues to assemble enough land for development

Why should this not happen?

- Limited City roles to assist, outside extreme measures, land banking, etc.
- Not clear what City role is
- Can't use expropriation unless for "public good"

ACTION S WAS COMBINED WITH ACTION H. PLEASE SEE THE COMBINED RESULTS FOR ACTION H/S

Presented at the Conversation Fair as a **Yes Action**

WHAT WE HEARD: CONVERSATION FAIR RESULTS   MAR 2018

NOTES FROM THE CONVERSATION FAIR

- Action S was combined with Action H. Please see the combined results for Action H/S

RATIONALE FOR FINAL DECISION

-

FINAL INFILL ROADMAP ACTION

Action S was combined with Action H. Please see the combined results for Action H/S

Final Status: **Yes Action. Combined with Action H.**

PROACTIVELY UP–ZONE IN AREAS IDENTIFIED AS OPTIMAL FOR MEDIUM DENSITY DEVELOPMENT.

WHAT WE HEARD: PUBLIC WORKSHOPS   JAN – FEB 2018

Originally Proposed as a **Preferred Action**

STOPLIGHT EXERCISE RESULTS

13	15	6
Yes	**Maybe**	**No**

NOTES FROM THE STOPLIGHT EXERCISE

- Concern about tax implications for vulnerable groups. – Without receiving benefits. People who want to stay in place are trapped and cant afford to manage afford to manage the higher taxes.
- Identified by whom?
- Must protect low density neighbour
- Needs community consult. This is ARP
- Needs to be done with consultation with communities and their redevelopment plans
- Should be explored
- Supportive as long as there is a suitable consultation process that reflects the vision of the neighbourhood and adequately reflects an existing plan i.e. Area Redevelopment Plans
- Too disruptive and unfair to existing residents who invested time and money to live in a lower density zone.
- What criteria makes it optimal?

PARTICIPANT–LED DISCUSSIONS

The following are the notes recorded by participants during the Open Space Technology activities related to this action.

What benefits could result from this Action?

- Clear rules
- Everyone knows where the density will be located
- Increase housing and business opportunity in communities
- Renew interest in community
- Upgrade infrastructure/use existing amenities
- NONE FOR NEW HOMEOWNER, BENEFITS DEVELOPER.
- Increased density due to surety of process
- Expedites the redevelopment process
- Opportunity for business and personal service commercial retail units (CRU)
- More variety for residents to access amenity within neighbourhood

What challenges may arise if implemented?

- Will upzoning meet the needs of the community
- Inflate land values
- Create single vision
- Homeowner of new house will have problems selling to get their equity and will pay higher taxes
- Shadowing

Any unintended negative consequences? (How could they be addressed?)

- May devalue or limit builder's perspective (set clear criteria/density)
- Pressure on roads/sanitary/storm leads to development costs (Set 'late comers' fee or taxes)
- City can fast track rezoning for a particular site or sites only
- Property values – fringe owners impacted
- When looking at areas for rezoning to promote higher density consider the following: 1) open spaces, is there enough to support the population –2) size of community: will higher built forms dwarf the rest of community –3)Recreation amenities: is there any in that area
- What is optimal for a community? Is the community already denser than the amenities available to the population
- Not all communities need missing middle, they already have it.

Is there a more effective action to replace this one?

- Improve rezoning process for supported built forms

EVOLVING INFILL WORKING GROUP　　　MAR 2018

PARTICIPANT–LED DISCUSSIONS

The following are the notes recorded by the working group during the
Open Space Technology activities related to this action.

How will we do this?

- Let's not do this one!

Can this action be consolidated?

- Let's do E, K, M, F, and O instead and see if this is still needed

Why should this happen?

- NA

Why should this not happen?

- Already too much planned and upgraded capacity

- Risk of negatively impacting land value to sterilize development for many years

T REMOVE ZONING BARRIERS IN AREAS IDENTIFIED AS OPTIMAL FOR MEDIUM SCALE DEVELOPMENT.

Presented at the Conversation Fair as a **Yes Action**

WHAT WE HEARD: CONVERSATION FAIR RESULTS　　　MAR 2018

NOTES FROM THE CONVERSATION FAIR

- There are communities that do not have ARPs or Community Plans (because the city stopped that process). It is inconceivable to me how you can design a growing, healthy city where community development is non–existent or lacking.

- I know of a current example in our RA7 zone. This area was up zoned in the 80s. The owner of a house in this area has tried to sell his house for a few years. It is well maintained and was assessed at (minimum) 400K, no one wants to buy a house here other than developers. They only want to pay 300k for land value.

- To up zone an area will negatively impact homeowners with newer homes!

- The owners will not be able to get value for their investment because developers will want to pay for land value only to redevelop. Instead, allow a developer to up zone at no cost if he purchases a knock down property. Don't punish new home owners.

- How does this relate to F/II and OO?

- Need community plans (ARP) and rezoning. Not blanket bylaw changes!

- How are communities to track properties targeted and scheduled for up zoning?

- Encourage more stacked row housing not more apartment buildings in medium density. Stacked row is more family friendly than apartments

RATIONALE FOR FINAL DECISION

The City will undertake this action after actions E/G and F/II. This action will enable medium scale growth in response to uncertainty from both industry and communities about where medium scale infill should occur. In addition, this action responds to recent Council direction to promote medium and high scale infill, in particular around transit infrastructure and services.

FINAL INFILL ROADMAP ACTION

Remove zoning barriers in areas identified as optimal for medium scale development.

Final Status: **Yes Action**

U REVISE REGULATIONS TO ALLOW FOR SMALL–SCALE APARTMENTS ON RESIDENTIAL LOTS.

WHAT WE HEARD: PUBLIC WORKSHOPS   JAN – FEB 2018

Originally Proposed as a **Preferred Action**

STOPLIGHT EXERCISE RESULTS

17	9	9
Yes	**Maybe**	**No**

NOTES FROM THE STOPLIGHT EXERCISE

- Affordability versus potential for more crime, low quality housing.
- Define small–scale apartments better.
- Depending on context
- If density needs to increase
- If it's done "right" maybe. Good example 75 St and 101 Avenue walkup
- Important to have this in poor neighbourhoods for financial viability and affordability housing for seniors and fixed income groups.
- In areas designated in consultation with communities.
- Maybe with conditions
- This depends on lot size and where it is built. Not ideal in the middle of the block that has mostly single family homes.
- Unsure what this will lead to. Would perhaps lead to boarding house style developments. Is this what we want for quality accommodation?
- We agree homeowner design is important, which current regulations do not address. Has to be done to address parking, transitions of height and good community development. Cart is before the horse.
- Why not just rezone?

PARTICIPANT–LED DISCUSSIONS

The following are the notes recorded by participants during the Open Space Technology activities related to this action.

What benefits could result from this Action?

- Increase diverse mix of housing
- Replacement of neglected homes
- Increased density
- Increased transit usage

- Allow fourplexes in poor neighbourhoods (95 St to 118 Avenue) for viable and affordable housing.
- Increased number of opportunities for individuals entering the housing market to purchase in desirable neighbourhoods.
- Make density and affordable housing especially in poor neighbourhoods
- More developer will be interested to develop affordable housing

What challenges may arise if implemented?

- Parking/increased traffic
- Poor neighbourhood parking is not an issue as most of fixed income people can not afford cars
- Major push back if this is perceived to lead to too much change in the character of the community.
- Developers using upzoning to make a profit without considering infrastructure capacity and continuity with surrounding form.
- Parking

Any unintended negative consequences? (How could they be addressed?)

- Middle class could become low income
- Consider infill action F and G where/how this is implemented
- Challenges from neighbours

Is there a more effective action to replace this one?

- Define apartments as 3 or more.
- Action should be reworded and clarified residential lots come in a variety of sizes.
- New regulation to make sure new small–scale apartments include 10%–20% affordable houses to support social inclusion.
- City has to change bylaw for effective affirmative action

EVOLVING INFILL WORKING GROUP   MAR 2018

PARTICIPANT–LED DISCUSSIONS

The following are the notes recorded by the working group during the
Open Space Technology activities related to this action.

How will we do this?

- Zoning bylaw amendment

- Medium scale housing review project

Can this action be consolidated?

- Q, T and U all could be elements of a single project

Why should this happen?

- Will allow development to meet purpose of zones where lot
  consolidation is difficult/not possible

- Ongoing problems in Garneau with "orphan lots"

Why should this not happen?

- NA

U CREATE OPPORTUNITIES FOR SMALL–SCALE APARTMENT BUILDINGS ON SMALLER LOTS IN MEDIUM SCALE ZONES

Presented at the Conversation Fair as a **Yes Action**

WHAT WE HEARD: CONVERSATION FAIR RESULTS   MAR 2018

NOTES FROM THE CONVERSATION FAIR

- Do not do this. We need more stacked row housing (more family
  friendly) in medium density zones

- More small scale apartment versus tall skinny. Affordable housing.

- Have consistent side setbacks that in fit in with current context on
  block

- "Small scale" eg. 60" x 140" lot?? 4–6 units? 2 story building??

- Yes please. Older neighbourhoods in the university area would
  benefit form this. These smaller buildings fit in well with the
  existing neighbourhood and are more attractive than big, stucco
  condos.

- Small scale apartments are the way forward for gentle
  densification. Incentives for "family friendly" developments should
  be considered.

RATIONALE FOR FINAL DECISION

Current building design regulations for medium scale zones generally restrict medium scale developments to an area roughly three times that of typical residential lots. This results in challenges in assembling enough land for development and can effectively sterilize sites which are located between other developments.

FINAL INFILL ROADMAP ACTION

Create opportunities for small apartment buildings on smaller lots in medium scale zones.

Final Status: **Yes Action**

V INTRODUCE MINIMUM AND MAXIMUM PARKING REQUIREMENTS BASED ON DEVELOPMENT CONTEXT.

WHAT WE HEARD: PUBLIC WORKSHOPS   JAN – FEB 2018

Originally Proposed as a **Preferred Action**

STOPLIGHT EXERCISE RESULTS

24	7	3
Yes	**Maybe**	**No**

NOTES FROM THE STOPLIGHT EXERCISE

- Already doing!
- Big Issue Review
- I would want more info about what the minimum/maximum requirements are. Often the minimum requirements are still too high... Maybe this is what the action already is dealing with!
- Make sure requirements are realistic
- Needs to be done in conjunction with a community context plan
- Parking should be minimum. Parking maximum?

PARTICIPANT–LED DISCUSSIONS

The following are the notes recorded by participants during the Open Space Technology activities related to this action.

What benefits could result from this Action?

- (Maximum) Fixing regulations on land size
- Allocating parking related to transit availability
- Incentive for commercial buildings
- (Minimum) Current happier neighbours
- Lower development cost
- Developing neighbourhood by sections for lifestyle
- Maximizing land use
- Lower developer's costs
- Vary tax for allocation of services (Opportunity)
- Less parking where less parking is needed
- Walkable community
- Less costly development
- Encourage use of transit, ride–sharing, biking and walking.

What challenges may arise if implemented?

- Conflicting parking arrangements
- Neighbours wanting different outcome
- Initial leg work for allocation of parking
- How to determine "context" and where to draw the boundary?
- No process to re–evaluate if assumptions may be incorrect (on parking needed per unit)
- More competition for parking availability

Any unintended negative consequences? (How could they be addressed?)

- Visitor parking/pass parking
- Extended review of applications
- Especially in Edmonton, parking is a priority.
- Loss of business possible if not convenient (minimum regulation may mean even more development possible)
- Have to improve public transportation

Is there a more effective action to replace this one?

- Context appropriate parking

EVOLVING INFILL WORKING GROUP   MAR 2018

PARTICIPANT–LED DISCUSSIONS

The following are the notes recorded by the working group during the Open Space Technology activities related to this action.

How will we do this?

- Zoning – form based code conversation?
- Lessons from Main Streets Overlay – data collection – what's working/not?
- Link to City Plan outcome/process
- Parking operations – do we need neighbourhood parking passes or other tools to mitigate impacts?

Can this action be consolidated?

- No – supports I (reduce/incentivize infill)

Why should this happen?

- Better use of limited space
- Support mode shift
- Because we are compulsive regulators

Why should this not happen?

- To far too fast – may lead to unintended consequences
- We don't need parking maximums

V REDUCE BARRIERS TO INFILL CAUSED BY PARKING REQUIREMENTS AS PART OF THE COMPREHENSIVE PARKING REVIEW.

Presented at the Conversation Fair as a **Yes Action**

WHAT WE HEARD: CONVERSATION FAIR RESULTS   MAR 2018

NOTES FROM THE CONVERSATION FAIR

- Who monitors the parking? Enforcement on lots requirement.
- Infill means more people living in a space previously occupied by fewer people. More vehicles, less parking for the long established residents of the neighbourhoods.
- The infill parking congestion detracts from the appreciation of green spaces and cul-de-sac parks. Beyond visual impact it causes danger and safety for all residents (children and elderly moving between parking cars)
- Consider how setback rules can have opposite effect. Requiring too much parking there by limiting density (pie lots)
- There should definitely be parking requirements!
- Regulation for non–accessory parking on private property
- The min/max limits are completely on the development context defined. The City should not be acting until the context is largely defined. (Ex. Cul-de-Sac/Crescents) no space.
- When the comprehensive parking review has been thought of – before going to Council to be approved – the community needs to see and discuss it and have these changes in it also.
- Not needed, parking requirements have been reduced already

RATIONALE FOR FINAL DECISION

Parking infrastructure can be prohibitively expensive for some development projects. This action will remove barriers to infill as a result of parking requirements. This will support medium scale infill and redevelopment around transit infrastructure.

FINAL INFILL ROADMAP ACTION

Reduce barriers to infill caused by parking requirements as part of the Comprehensive Parking Review.

Final Status: **Yes Action**

W DETERMINE WHEN AND IF LANEWAY IMPROVEMENTS MAY BE APPROPRIATE.

WHAT WE HEARD: PUBLIC WORKSHOPS   JAN – FEB 2018

Originally Proposed as a **Preferred Action**

STOPLIGHT EXERCISE RESULTS

23	7	4
Yes	**Maybe**	**No**

NOTES FROM THE STOPLIGHT EXERCISE

- City allows and encourages laneway housing therefor turning it into a street. Therefore the CITY has to upgrade lane to street standards.
- Combine with X, FF, L, BB, W "streetscaping"
- Controlled based on need
- Could be good connection to a local improvement or redevelopment levy
- More discussion needed
- Must determine cost–share improvement method first
- Not a priority at this time
- Right now they are mandatory we don't want developers to opt out.
- Seems good the way it is.
- Who bears the cost of improvement / Great idea utilize alleyways though

PARTICIPANT–LED DISCUSSIONS

The following are the notes recorded by participants during the Open Space Technology activities related to this action.

What benefits could result from this Action?

- Increased density
- Opportunities for families to stay together for multiple generations

What challenges may arise if implemented?

- Back alleys were not meant for increase i.e.. One lane (cars trying to pedestrians)
- Pedestrian safety – no sidewalks, vehicles backing out of garages
- Entire street would perhaps pit neighbour against hold out neighbour.

Any unintended negative consequences? (How could they be addressed?)

- Blocking of light/privacy
- Determine if appropriate for neighbourhoods if/how will impact neighbours
- Provide guidelines for height/stature
- (Mature Neighbourhood Overlay)–Cost to provide proper standards and access could outweigh benefit

Is there a more effective action to replace this one?

- Have specific rules
- Perhaps just bigger suite or density to existing produce or land

EVOLVING INFILL WORKING GROUP   MAR 2018

PARTICIPANT–LED DISCUSSIONS

The following are the notes recorded by the working group during the
Open Space Technology activities related to this action.

How will we do this?
- Incorporate laneway housing as an indicator for decisions about
  what alleys are selected for renewal through Alley Renewal
  Strategy

Can this action be consolidated?
- NA

Why should this happen?
- NA

Why should this not happen?
- NA

W PILOT LANEWAY ENHANCEMENTS TO ENCOURAGE LANEWAY HOUSING DEVELOPMENT

Presented at the Conversation Fair as a **Yes Action**

WHAT WE HEARD: CONVERSATION FAIR RESULTS   MAR 2018

NOTES FROM THE CONVERSATION FAIR

- What will happen with the waste management truck access?
- Waste management has to move to the front of the house like in
  other big cities (we are a big city!)
- Front of house is now jammed with parked cars!
- Currently policy of all taxpayers paying for neighbourhoods with
  alley seems unfairly subsidizing houses with alleys!
- Who pays for the upgrades?

- Laneway lighting to be able to be dimmed or not as bright.
  Regulating lumen intensity
- These is an increase demand for this and makes building more
  affordable. This should be moved up in the timeline.
- Relative to the tonnage/kilo weight management trucks change
  pick–up to curb. Or are both alley and streets too thin?

RATIONALE FOR FINAL DECISION

While regulatory changes have been made to reduce barriers to developing laneway suites, it has been identified that enhancements to
laneways may help incentivise the development of laneway housing and improve livability.

FINAL INFILL ROADMAP ACTION

Pilot laneway enhancements to encourage laneway housing development

Final Status: **Yes Action**

X

INTEGRATE URBAN DESIGN REGULATIONS INTO THE ZONING BYLAW RENEWAL PROJECT.

WHAT WE HEARD: PUBLIC WORKSHOPS   JAN – FEB 2018

Originally Proposed as a **Preferred Action**

STOPLIGHT EXERCISE RESULTS

21	8	5
Yes	**Maybe**	**No**

NOTES FROM THE STOPLIGHT EXERCISE

- Already happening
- Dependant on neighbourhood structure
- Disagreement on no or maybe
- Discussed. And Changed to yes! Originally split yes–no
- How? How far? Love it but am nervous how far it could go. Additional plan review time at City
- It could be very expensive. Not economical
- Must ensure flexibility in design and ability for buildings to design their own and not be restricted.
- No one knows what the zoning bylaw renewal project is.
- Only if zoning is neighbourhood specific

PARTICIPANT–LED DISCUSSIONS

The following are the notes recorded by participants during the Open Space Technology activities related to this action.

What benefits could result from this Action?

- Clear rules are like good fences – they help everyone know what you can and cannot do. Less opportunity for problems (Rules aren't the answer)
- Increased affordability
- We could increase density in areas that are targeted (TOD)
- Spaces that influence proactive interactions between people/environment
- Special consideration for poor neighbourhoods and affordability (800–1200 range)

What challenges may arise if implemented?

- Who makes the rules– How do we create variances because one size will not fit all.
- A trend to smaller units (good for millennials) and more rentals.

Any unintended negative consequences? (How could they be addressed?)

- Too many rules creates a very rigid way of ''being'' Allowing for appeal or reason would be important
- Too many rules stifle innovation
- More rentals could lower returns or not built
- May lead to more crime or social problems
- Need more amenities
- Create pressure for more mixed–use.

Is there a more effective action to replace this one?

- No.
- Stick to neighbourhood theme rather than ''controls''
- Zoning bylaw regulations should reference separate design guidelines/document so design guidelines can be responsive.

EVOLVING INFILL WORKING GROUP　　　MAR 2018

PARTICIPANT-LED DISCUSSIONS

The following are the notes recorded by the working group during the Open Space Technology activities related to this action.

How will we do this?

- Find the right design tool for the step in planning/development process
- Incentive 'good' design (need to think through how implement)
- Prioritize larger building
- Focus on minimum elements
- Be clear on what we're aiming for with urban design
- Ensure appropriate tools and training for staff to implement
- Outcome focused

Can this action be consolidated?

- K?, M? BB? FF?

Why should this happen?

- No – More refinement if apply in blunt tool

Why should this not happen?

- Zoning Bylaw is not a design tool (blunt tool)
- Other mechanisms to support the goal
- Regulating 'good' design may not be easy or possible
- Property owner rights

X EMBED GOOD URBAN DESIGN PRINCIPLES INTO THE ZONING BYLAW AS A PART OF THE ZONING BYLAW RENEWAL PROJECT

Presented at the Conversation Fair as a **Yes Action**

WHAT WE HEARD: CONVERSATION FAIR RESULTS　　　MAR 2018

NOTES FROM THE CONVERSATION FAIR

- More space between new skinny, tall houses
- Encourage builders to think about migratory birds in design, especially windows.
- Design is very subjective. Definitely no architectural controls.
- I want a choice on how to design my house, that's architecture.
- Provisions of DC720 require site plan only (available to citizens) yet planners, developers require many drawings/details. DC720 requires more detailed information be made publicly accessible.
- Totally necessary! Needed to maintain the vibe of older neighbourhoods. 3–storey skinny houses look ridiculous in a community of 1950s bungalows. Not to mention the light they block. Covering a large lot meant for a small house is ruining the streetscape. Design is subjective – but some things should not be allowed.
- Yes! How are you capturing the vernacular of a neighbourhood.
- The trees in older communities are essential and are being sacrificed for these homes.
- Don't cut down mature trees in old neighbourhoods.

RATIONALE FOR FINAL DECISION

This work will result in clearly implementable development regulations in the Zoning Bylaw that are intended to improve the overall quality and design of buildings in Edmonton.

FINAL INFILL ROADMAP ACTION

Integrate urban design regulations into the Zoning Bylaw through the Zoning Bylaw Renewal project.

Final Status: **Yes Action**

Y WORK WITH THE DEVELOPMENT INDUSTRY TO IMPROVE THE RATE OF COMPLETE DEVELOPMENT APPLICATIONS.

WHAT WE HEARD: PUBLIC WORKSHOPS   JAN – FEB 2018

Originally Proposed as a **Preferred Action**

STOPLIGHT EXERCISE RESULTS

28	6	1
Yes	**Maybe**	**No**

NOTES FROM THE STOPLIGHT EXERCISE

- Time frame consistency

PARTICIPANT–LED DISCUSSIONS

The following are the notes recorded by participants during the Open Space Technology activities related to this action.

What benefits could result from this Action?

- Less frustration to developers

- More developers will be coming forward for infill

- Once developers has purchased land and building permit takes long time. They lose a lot of money and get frustrated.

What challenges may arise if implemented?

- No challenges, good for all.

Any unintended negative consequences? (How could they be addressed?)

- More staff required at the City

-

Is there a more effective action to replace this one?

- Zoning rules are very much complicated, needs complete re haul.

EVOLVING INFILL WORKING GROUP   MAR 2018

PARTICIPANT–LED DISCUSSIONS

The following are the notes recorded by the working group during the Open Space Technology activities related to this action.

How will we do this?

- Create a checklist/submission guide
- In–person sessions/workshops to discuss process
- Create internal consistency of the rules
- Do not "accept" incomplete applications
- "Reward" good track record with incentives
- E–applications

Can this action be consolidated?

- KK

Why should this happen?

- Speed up the process
- COE resources
- Makes economic sense

Why should this not happen?

- NA

Y/KK WORK WITH THE DEVELOPMENT INDUSTRY TO IMPROVE THE RATE OF COMPLETE DEVELOPMENT APPLICATIONS.

Presented at the Conversation Fair as an **In Progress Action**

WHAT WE HEARD: CONVERSATION FAIR RESULTS   MAR 2018

NOTES FROM THE CONVERSATION FAIR

- More consistency between development officers
- Suggest transportation and development planning should organize required permits together (OSCAM/TLAAP)
- Arbitrary decisions by development officers
- Not only should the City be involved in the permit process but the community involved. No surprises. We think that if a citizen makes an appeal because of the poor, unappealing development the developer should pay for the appeal.
- For my project, Edmonton took nine months to grant development permit. It took city more than a month to assign a building (safety code) officer. Finally assigned the safety code inspector informed me my permit package is lost and asked me to submit all drawings again to re–stamp by development officer. Today: still no news for my building permit, officer do not reply email, no reply for message left on phone and refuse to meet me in the floor or office.
- Problems with delivery start at the onset. City has done very poor job informing citizens. Everything runs more effectively when we are working with facts and being transparent.
- Do all the comments at once
- Get rid of physical copies and go all digital.
- More hand holding for online submissions
- Acknowledgment system for received permits (with tracking #)

RATIONALE FOR FINAL DECISION

This action will improve the efficiency and effectiveness of the development process. It will address concerns and improve project certainty as well as provide cost savings for both the City and industry.

FINAL INFILL ROADMAP ACTION

Improve the consistency and timelines for the infill development permitting process.

Final Status: **In Progress Action**

Z INVESTIGATE NEW PROCESSES AND MECHANISMS TO IMPROVE LOT GRADING IN INFILL SITUATIONS.

WHAT WE HEARD: PUBLIC WORKSHOPS   JAN – FEB 2018

Originally Proposed as a **Preferred Action**

STOPLIGHT EXERCISE RESULTS

32	**3**	**1**
Yes	**Maybe**	**No**

NOTES FROM THE STOPLIGHT EXERCISE

- Build flat lot on new construction in infill areas
- Yes!!

PARTICIPANT–LED DISCUSSIONS

The following are the notes recorded by participants during the Open Space Technology activities related to this action.

What benefits could result from this Action?

- Less impact on remaining homes
- Allow for building of lower profile homes for seniors and mobility challenged
- Lot grading could benefit existing properties and help or inform neighbours about how to improve their lot grading (especially if an infill is next door)

What challenges may arise if implemented?

- Existing infrastructure could be overwhelmed
- Could be a cost to the neighbours
- Who should take on this extra cost (maybe the owners of the infill/subdivision/developer

Any unintended negative consequences? (How could they be addressed?)

- Who pays for this?
- This would be a win/win
- Cost of grading

Is there a more effective action to replace this one?

- Stop building basements
- Create new stormwater plans for entire blocks
- Not really– maybe the City wants to give a tax rebate to neighbours who upgrade their grading.

EVOLVING INFILL WORKING GROUP   MAR 2018

PARTICIPANT–LED DISCUSSIONS

The following are the notes recorded by the working group during the Open Space Technology activities related to this action.

How will we do this?

- Amend lot grading bylaw to better allow for X–Lot drainage
- Continue to promote lot grading maintenance education
- Decrease reliance on retaining walls for infill
- Look at infill lot grading on neighbourhood basis, not lot by lot
- Create infill lot grading laws

Can this action be consolidated?

- N – emerging infill actions

Why should this happen?

- Lot grading creates anger towards infill = costly to respond
- Need to look at big picture

- Reduce conflict

Why should this not happen?

- No

Z INVESTIGATE NEW PROCESSES AND MECHANISMS TO IMPROVE LOT GRADING IN INFILL SITUATIONS.

Presented at the Conversation Fair as a **Yes Action**

WHAT WE HEARD: CONVERSATION FAIR RESULTS   MAR 2018

NOTES FROM THE CONVERSATION FAIR

- Investigate cross–lot drainage options
- Partner with owners of vacant lots to have community gardens. If so, don't penalize them.
- Incent with more density for green roofs.
- Make it easier for builders and homeowners to store soil before demolition in order to retain it. Potentially city lots of vacant are available.
- Empty lots to have community gardens are needed for housing.
- Drainage "across side by side lots" – a "common" cross lot drainage way

for water/electricity services which could help vary the geography of 2 or 3 way "split lots" as per room for home and street accessed underground garage on a wider lot or have the original lot divided across its width into 3 lots side by side on it's original 145' depth.

- Special conditions for "at risk" areas? What is the cumulative impact?
- How can this be worked on with drainage infrastructure through EPCOR?

RATIONALE FOR FINAL DECISION

The City will pursue this action because it will improve regulations governing site drainage on infill sites. It addresses ongoing challenges raised by all stakeholders related to lot grading. This action responds to the needs of residents, developers and the City to reduce the conflict created by existing lot grading requirements and processes. Improved lot grading mechanisms may allow for a larger, more strategic view of grading and drainage which can reduce tension between stakeholders.

FINAL INFILL ROADMAP ACTION

Investigate new processes and mechanisms to improve lot grading in infill situations.

Final Status: **Yes Action**

AA

CREATE A PERFORMANCE RECOGNITION PROGRAM FOR BUILDERS.

WHAT WE HEARD: PUBLIC WORKSHOPS   JAN – FEB 2018

Originally Proposed as a **Preferred Action**

STOPLIGHT EXERCISE RESULTS

18	12	5
Yes	**Maybe**	**No**

NOTES FROM THE STOPLIGHT EXERCISE

- Already available through CHBA and builder licensing
- Already performance recognition through CHBA. May be redundant and also identify the "stinkers" so we do away with infill horror stories and make industry safer for all in terms of building safety codes
- Can we have recognition for citizens, contribution of $/ resources for communities, designers? Not sure why builders are singled out?
- Dangerous, introduces bias. Or City to recommend resources to access performance of builders. How to pick a builder/developer. What other certification etc. can be used.
- Depends how this is implemented
- Don't understand consequences
- Helps with sales and also inspires buyer confidence
- How do we measure performance? Energy Efficiency?
- Industry already does this
- Waste of resources, [other] okay with it

PARTICIPANT–LED DISCUSSIONS

The following are the notes recorded by participants during the Open Space Technology activities related to this action.

What benefits could result from this Action?

- Consumer trust
- Community league/builder engagement
- Allow community recognition not just builders peers
- Comparison tool for consumers
- Best practices are encouraged (could lead to credit on Building Permit fees)
- Might help to "weed-out" problem contractors who do not adhere to safety/building codes
- Less infill horror stories

- Would make the whole industry safer for everyone

What challenges may arise if implemented?

- What are the measurements for recognition
- Doesn't address poor builders

Any unintended negative consequences? (How could they be addressed?)

- Effort (resources) required from COE

Is there a more effective action to replace this one?

- "Rate the Builder" type public/web database that allows both positive and negative feedback to incent good builders to shine and poor ones to improve or leave (like BBB site)

EVOLVING INFILL WORKING GROUP　　　MAR 2018

PARTICIPANT–LED DISCUSSIONS

The following are the notes recorded by the working group during the Open Space Technology activities related to this action.

How will we do this?

- Requires clear and transparent criteria for what a "good" builder is.
- Engage with builders to ensure recognition is fair, achievable but ambitions
- Partner with IDEA?
- Treat like the ID Competition. Who were in the top 10 infill builders in 2017?
- Allow opportunity for education of "bad" builders (leverage good builders)
- List of "good" should be very accessible open to public and searchable

- Marketing materials, anecdotes and reviews.

Can this action be consolidated?

- As per engagement notes–with existing builder licensing
- Sequence with C, D and R.

Why should this happen?

- Education, awareness, promotes good builders and acts as marketing for them.

Why should this not happen?

- Optics, appearance of favouritism on the part of the City.
- Liability

AA CREATE A PERFORMANCE RECOGNITION PROGRAM FOR BUILDERS.

Presented at the Conversation Fair as a **No Action**

WHAT WE HEARD: CONVERSATION FAIR RESULTS　　　MAR 2018

NOTES FROM THE CONVERSATION FAIR

- No Comments Received during the conversation fair

RATIONALE FOR FINAL DECISION

The City will not be pursuing this action as they could be seen as demonstrating preferential treatment to certain companies exposing them to liability. In addition, there are programs within industry that are capable of producing this type of work in a more appropriate fashion. Finally, it is not seen that this action will not have a significant positive impact on either the City or residents.

FINAL INFILL ROADMAP ACTION

–

Final Status: **No Action**

BB ESTABLISH STANDARD STREETSCAPE AND LANDSCAPE TYPOLOGIES FOR USE BY DEVELOPERS AND LANDOWNERS TO ENSURE THAT NEW INFILL DEVELOPMENT RESULTS IN HIGH QUALITY, COHESIVE AND EASILY MAINTAINED PUBLIC SPACES

WHAT WE HEARD: PUBLIC WORKSHOPS   JAN – FEB 2018

Originally Proposed as a **Maybe**

STOPLIGHT EXERCISE RESULTS

14	**15**	**5**
Yes	**Maybe**	**No**

NOTES FROM THE STOPLIGHT EXERCISE
- Establish standard performance measures for stormwater management using green infrastructure (soil + plants)
- How will this be achieved? Too much control and additional cost
- May suppress desirable innovations
- Maybe not as urgent now that landscape design has already been past
- Must be neighbourhood specific
- Needs clarification
- Split between no and maybe. But not a priority.
- We're not sure what this means
- YES
- Yes but NOT one size fits all. Needs to be individualized. Only a neighbourhood level.

PARTICIPANT–LED DISCUSSIONS
The following are the notes recorded by participants during the Open Space Technology activities related to this action.

What benefits could result from this Action?
- Assists with inconsistent enforcement in lot grading and helps to not penalize new development with expensive retaining walls etc.
- Cohesive look, future planning
- Character of neighbourhood
- People would know what to expect
- Create or offer opportunities for LID strategies and incentives to offset impact

What challenges may arise if implemented?
- Hard to create rules in neighbourhoods that had no previous rules or plans ''You don't know what you face till you start facing it''
- Typology with aesthetics may fall short of the ''function'' of landscaping. Including drainage, stormwater etc.
- Retaining valuable landmark trees
- Restricts development or presents an opportunity.

Any unintended negative consequences? (How could they be addressed?)
- Standards could be too high or over specified
- increased cost
- Stable neighbourhoods
- Too cookie cutter
- All looks same
- People don't always want uniformity
- There is resilience in variety
- All same species more vulnerable to diseases and pests

Is there a more effective action to replace this one?
- Allow some common sense or allow a developer to explain his plan or action to deal with the above issues.
- City should look at reducing impact on neighbourhoods

EVOLVING INFILL WORKING GROUP　　　　　MAR 2018

PARTICIPANT–LED DISCUSSIONS

The following are the notes recorded by the working group during the Open Space Technology activities related to this action.

How will we do this?

- NEW NAME: Facilitate privately funded public realm improvements through changes to maintenance (operations and servicing agreements).
- Set standards, create rules and fund maintenance.

Can this action be consolidated?

- Complete streets/design and construction standards
- Cannot be done with changes to maintenance funding.

Why should this happen?

- To improve infill public realm and attract more infill development
- To solve a major internal conflict and conflicts with developers

- Improve quality of life and health outcomes.

Why should this not happen?

- Because it costs money to maintain things.

BB ESTABLISH STANDARD STREETSCAPE AND LANDSCAPE TYPOLOGIES FOR USE BY DEVELOPERS AND LANDOWNERS TO ENSURE THAT NEW INFILL DEVELOPMENT RESULTS IN HIGH QUALITY, COHESIVE AND EASILY MAINTAINED PUBLIC SPACES

Presented at the Conversation Fair as a **No Action**

WHAT WE HEARD: CONVERSATION FAIR RESULTS　　　　MAR 2018

NOTES FROM THE CONVERSATION FAIR

- Okay with an avenue initiative

RATIONALE FOR FINAL DECISION

The City will not be undertaking this action because the design of a development is best done on a case–by–case basis to allow it to consider the existing streetscape rather than having predetermined, city–wide streetscape designs that may not reflect existing neighbourhoods.

FINAL INFILL ROADMAP ACTION

–

Final Status: **No Action**

CC DEVELOP TOOLS TO ACCOMMODATE A VARIETY OF HOUSEHOLD TYPES, INCLUDING THOSE WITH CHILDREN, IN MEDIUM DENSITY HOUSING IN OLDER NEIGHBOURHOODS.

WHAT WE HEARD: PUBLIC WORKSHOPS   JAN – FEB 2018

Originally Proposed as a **Maybe**

STOPLIGHT EXERCISE RESULTS

22	9	3
Yes	**Maybe**	**No**

NOTES FROM THE STOPLIGHT EXERCISE

- Define tools / Demographic Information? / Tax Incentives?
- Must look like a house. Characteristics of neighbourhood.
- Needs clarification what tools?
- Tools would this be best applied as some type of zoning restriction
- We want to promote infill for families, however requiring developer to do 3–unit condo suites for example may not allow the needed price per sellable sq ft to be achieved in order to obtain financing. Thus less infill will get built overall. / Idea needs to be more investigated and clarified.

PARTICIPANT–LED DISCUSSIONS

The following are the notes recorded by participants during the Open Space Technology activities related to this action.

What benefits could result from this Action?

- More diverse neighbourhoods
- Increase population in mature neighbourhoods
- More options in terms of housing type/form
- Aging in place/multi–generational living

What challenges may arise if implemented?

- Affordability for families

Any unintended negative consequences? (How could they be addressed?)

- N/A

Is there a more effective action to replace this one?

- N/A

EVOLVING INFILL WORKING GROUP　　　　MAR 2018

PARTICIPANT–LED DISCUSSIONS

The following are the notes recorded by the working group during the
Open Space Technology activities related to this action.

How will we do this?

▪

Can this action be consolidated?

▪

Why should this happen?

▪

Why should this not happen?

▪

CC　ACTION CC WAS INTEGRATED AS A PART OF OUTCOME 3.

Presented at the Conversation Fair as a **No Action**

WHAT WE HEARD: CONVERSATION FAIR RESULTS　　　　MAR 2018

NOTES FROM THE CONVERSATION FAIR

▪ No Comments Received during the conversation fair

RATIONALE FOR FINAL DECISION

Throughout the public engagement for this project, we heard that encouraging a variety of household types was critical to the success of medium and high scale infill. As the action was written and discussed, it was decided that it was best captured as part of the Outcome 3: We have a diverse mix of housing options in our neighbourhoods that support social and community inclusion. This Outcome is supported by several actions including Action B/HH, O, P, JJ and DD.

FINAL INFILL ROADMAP ACTION

Final Status: **Integrated as part of Outcome 3: We have a diverse mix of housing options in our neighbourhoods that support social and community inclusion.**

DD REMOVE RESTRICTIONS PLACED ON LODGING HOUSES AND GROUP HOMES.

WHAT WE HEARD: PUBLIC WORKSHOPS   JAN – FEB 2018

Originally Proposed as a **Maybe**

STOPLIGHT EXERCISE RESULTS

11	13	11
Yes	**Maybe**	**No**

NOTES FROM THE STOPLIGHT EXERCISE

- Amend/Change remove to Revise or review

- Do not remove but review and adjust

- Education program to advise what the group homes represent?

- Keep as discretionary use

- Locational criteria are important to distribute these housing forms and not concentrate them. They have been problematic in some neighbourhoods. Maybe establish different categories to accommodate seniors housing differently.

- Must conform to H + S regulations

- Needs to be done in collaboration with communities.

- Perhaps relax or loosen but not carte blanche. If wholesale removal is intended, this belongs in the red pile

- Still inflammatory. No change

- Keep as discretionary use

PARTICIPANT–LED DISCUSSIONS

The following are the notes recorded by participants during the Open Space Technology activities related to this action.

What benefits could result from this Action?

- Remove the sigma from vulnerable populations

- Could lead to more dispersed distribution of group homes

What challenges may arise if implemented?

- Neighbourhood pushback

- May not fully integrate with supports for vulnerable groups

Any unintended negative consequences? (How could they be addressed?)

- Concentration of group homes in neighbourhoods with affordable (low) land value (Promote encourage market infill in these neighbourhoods. Address stigma of lower–income neighbourhoods

Is there a more effective action to replace this one?

EVOLVING INFILL WORKING GROUP　　　MAR 2018

PARTICIPANT–LED DISCUSSIONS

The following are the notes recorded by the working group during the Open Space Technology activities related to this action.

How will we do this?

- Health care system
- Standard Zoning Bylaw – change process
- Clarify what these uses actually are used for
- Remove density caps – make it a permitted use
- Review definitions (what land use impact do they define)

Can this action be consolidated?

- Consolidate with Zoning Bylaw renewal

Why should this happen?

- To reduce/eliminate discrimination based on people's individual conditions and needs for a fulfilled life

Why should this not happen?

- Is this directly related to infill?

DD RE–EXAMINE THE RATIONALE FOR DISTINGUISHING AND RESTRICTING COLLECTIVE HOUSING OPTIONS, AND UPDATE REGULATIONS AS NEEDED.

Presented at the Conversation Fair as a **Yes Action**

WHAT WE HEARD: CONVERSATION FAIR RESULTS　　　MAR 2018

NOTES FROM THE CONVERSATION FAIR

- Cities are for ALL people. Great action
- This was a disaster in Ottawa. See news story on student ghetto near Carleton University
- A good idea with certain areas (such as hospitals to allow affordable living for nurses, staff etc.). Regulations for this type of housing should be relaxed in certain areas only.
- Do not do this. Neighbourhoods rely on these thresholds to minimize the negative impacts of some types of group living.
- Instead, remove services from the definitions of conjugated living.

RATIONALE FOR FINAL DECISION

This action supports a holistic approach to providing a diversity of housing options in our older neighbourhoods.

FINAL INFILL ROADMAP ACTION

Re–examine the rationale for distinguishing and restricting collective housing options, and update regulations as needed.

Final Status: **Yes Action**

EE

FOCUS ON AMENITY RICH AREAS

WHAT WE HEARD: PUBLIC WORKSHOPS   JAN – FEB 2018

Originally Proposed as a **Not yet**

STOPLIGHT EXERCISE RESULTS

16	8	8
Yes	**Maybe**	**No**

NOTES FROM THE STOPLIGHT EXERCISE

- All amenities should have a focus on them. All areas should have amenities.

- Amenities are only one of the things to consider in development. We don't want to see a focus on catering to the well–off. TOD – Urban Village Redevelopment of Malls / Large shopping centres

- Balance is needed to ensure that the region is developed. Not only amenity rich areas.

- Focusing only on developed areas may have the effect of tiering areas of the City. Also may not provide affordable solutions.

- For medium to high density?

- High

- May over saturate an area. / Are natural resources considered an amenity?

- Naturally occurs. No need to devote more resources to this.

- Support for schools.

- The devil is in the details!

PARTICIPANT–LED DISCUSSIONS

The following are the notes recorded by participants during the Open Space Technology activities related to this action.

What benefits could result from this Action?

- May allow for tailoring of infill typologies to suit an area. As well for the relaxation of certain standards like parking

- Low–hanging fruit

- Show examples of this kind of development

- More attractive to young families looking for amenities

- Also attractive to seniors

- Encourage walkable community

- Effectively use available infrastructure amenities

- Community lacking green space that get densification

will lose their private yards to larger development. Therefor concentrating on areas with parks provides needed green space.

What challenges may arise if implemented?

- Focus on areas with amenities will become fantastic (which is great) but areas without will continue to be overlooked. We need to be conscious not to build a city of have and have–not areas.

- Draws attention to communities that are deficient in amenities

- May call for more spending on public amenities

- Move focus from transit as the primary driver/amenity for developments to include a full range of amenities

- Some communities will get more density that others

Any unintended negative consequences? (How could they be addressed?)

- You may drive up prices in those areas to the point that those amenities can no longer survive.

- May create class difference or under demand for some areas

- Over saturate the neighbourhood/amenity, potentially leading to social conflict

- Amenity may become over utilized, beyond what it can support

- City ensures that proper infrastructure and amenity exists in each community to support current and future populations.

Is there a more effective action to replace this one?

-

EVOLVING INFILL WORKING GROUP   MAR 2018

PARTICIPANT-LED DISCUSSIONS

The following are the notes recorded by the working group during the Open Space Technology activities related to this action.

How will we do this?

- We must come to a shared definition of what constitutes as amenity

- Work is currently underway with Nodes and Corridors

- This may be a lens for some of the other actions (define and align amenity rich areas)

- Evaluate amenity utilization and future needs on an ongoing basis

Can this action be consolidated?

- G – should be considered

- E – infrastructure capacity maps

- H

- K

Why should this happen?

- Potential for more people to benefit

- The market is more likely to respond to it

- Better quality of life

- Improved health outcomes

Why should this not happen?

- Risk of push back from residents in existing amenity rich areas

EE FOCUS ON AMENITY RICH AREAS

Presented at the Conversation Fair as a **No Action**

WHAT WE HEARD: CONVERSATION FAIR RESULTS   MAR 2018

NOTES FROM THE CONVERSATION FAIR

- Neighbourhoods with inadequate park space to support their current population will become a transit ghetto if city does not create new parks to support infill.

RATIONALE FOR FINAL DECISION

The City is not undertaking this action as it is more of an approach than an action and presupposes the solution. For example, would greater benefit from City-led investments and promotion be achieved in amenity rich areas or in amenity poor areas? Similar analyses will be undertaken with Action JJ on the more appropriate nodes and corridors work.

FINAL INFILL ROADMAP ACTION

–

Final Status: **No Action**

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FF

WHAT WE HEARD: Evolving Infill Stakeholder Engagement Results
CREATE A DEVELOPMENT TOOLKIT FOR PHYSICAL CHARACTER.

WHAT WE HEARD: PUBLIC WORKSHOPS   JAN – FEB 2018

Originally Proposed as a **Not yet**

STOPLIGHT EXERCISE RESULTS

13	**15**	**7**
Yes	**Maybe**	**No**

NOTES FROM THE STOPLIGHT EXERCISE

- Already exists for heritage areas. Market wants modern style
- Arbitrary direction as to what is 'good' design may not be of benefit.
- Design should be in the hands of the buildings and home owners, not city
- It could be restrictive to infill development
- Neighbourhood development plan?
- Shouldn't be too restrictive to hinder creativity, unique homes instead of cookie cutter.
- Vague
- Will be challenging must involve community input. Should provide some options
- It could be restrictive to infill development

PARTICIPANT–LED DISCUSSIONS

The following are the notes recorded by participants during the Open Space Technology activities related to this action.

What benefits could result from this Action?

- Could expedite approvals
- Apply only to public realm (where city can enforce)
- Don't think City can achieve this in a desirable way
- Developer and owners wanting to build infill might not encounter as much neighbourhood pushback or antipathy from other property owners. Maybe
- Keeps character of neighbourhood
- Less fights
- Provides some guidelines
- (In many newer areas there are already guidelines, older areas not so much)
- Minimum setbacks, heights of homes (impacts on adjacent properties)

- Maintains character and allows duplexes etc. that fit!
- Adjust to character of different neighbourhood contexts

What challenges may arise if implemented?

- What defines character? Beauty in the eye... Everyone has different perspectives
- Limits creativity and innovation
- What does it apply to? Building, site design, streetscape?
- Can sterilize development and make it all the same
- Can it be updated quickly enough?
- Defining neighbourhood character is very tricky. (Does it mean architectural style? Lot size? Allowable plants in the front yard?) Without clear, easy to implement definitions of "character", this could become only an exercise in frustration (and a hotspot of contention in the neighbourhood)
- Hard to provide rules that fit every situation or even every neighbourhood

Any unintended negative consequences? (How could they be addressed?)

- We can not define character
- We want dynamic, interesting, changing communities, not cookie cutter
- Groups with more financial clout may be able to dominate the development of such a toolkit, or control the definition of physical character, so that affordable housing options are effectively obstructed. (To address: if such a toolkit were designed, the city would have to ensure that contradictory/minority opinions were considered and incorporated. There might need to be bylaw support for a system of trade-offs. For example if a list of defining characteristics were developed for a particular neighbourhood, development regulations may require that 3 or 4 must be followed by the developer in exchange for a variance on 2 others. A compromise position, essentially.
- May prevent improvement/infill/subdivision from happening in an area that needs infill
- Bringing suburban ugly houses to the city centre
- Boring monotonous street scapes

Is there a more effective action to replace this one?

- Guidelines– non–prescriptive options
- Proper training for Development Officers

EVOLVING INFILL WORKING GROUP   MAR 2018

PARTICIPANT–LED DISCUSSIONS

The following are the notes recorded by the working group during the Open Space Technology activities related to this action.

How will we do this?

- We will not do this. We want it to be deleted.
- What is the outcome we are trying to achieve? Don't believe new development should mirror old stuff
- Focus on ''scale'' (Zoning Bylaw already does this)
- What do we mean by ''tool kit''? – needs more clarity

Can this action be consolidated?

- Maybe focus on public realm improvements instead
- Connect to urban design action
- Focus on something more concrete like environmental performance

Why should this happen?

- To provide a sense of ''easing into change''
- Because the conversation never seems to go away

Why should this not happen?

- Character is subjective
- Property owner rights – how much should we regulate?

FF CREATE A DEVELOPMENT TOOLKIT FOR PHYSICAL CHARACTER.

Presented at the Conversation Fair as a **No Action**

WHAT WE HEARD: CONVERSATION FAIR RESULTS   MAR 2018

NOTES FROM THE CONVERSATION FAIR

- This is similar to the design guidelines but is important for evolving neighbourhoods. The feel of the neighbourhoods is evolving into what? Some thought needs to be put into this before it becomes a default – or isn't considered at all and the vibe of the neighbourhood is gone.

RATIONALE FOR FINAL DECISION

The City will not be undertaking this action. Action X will contemplate how urban design should be incorporated into the Zoning Bylaw. In addition, discussion of physical character to date have been unclear about the appropriate role and tools that would apply in infill situations. There is additional risk involved in creating potentially rigid design expectations that may not be realized.

FINAL INFILL ROADMAP ACTION

–

Final Status: **No Action**

GG RESEARCH THE IMPLICATIONS OF AN URBAN GROWTH BOUNDARY.

WHAT WE HEARD: PUBLIC WORKSHOPS   JAN – FEB 2018

Originally Proposed as a **Not yet**

STOPLIGHT EXERCISE RESULTS

18	**10**	**6**
Yes	**Maybe**	**No**

NOTES FROM THE STOPLIGHT EXERCISE

- Has research not already happened regarding this?
- Dissent
- Do not know what the restrictions are.
- Do we already know what this would do?
- Duh!?
- Educating on this concept.
- Important in longer term. Not currently urgent.
- Not relevant to infill objective
- Unsure about the implementation if it's implemented
- Do we already know what this would do?

PARTICIPANT–LED DISCUSSIONS

The following are the notes recorded by participants during the Open Space Technology activities related to this action.

What benefits could result from this Action?

- Compel densification
- Understand/anticipate consequences/barriers/ challenges/potential benefits
- Done well as an opportunity for public involvement
- Evaluate city strategy for infrastructure development
- Identify the true cost of urban sprawl
- Develop long range infrastructure plan
- Provide diversity in housing product/density

What challenges may arise if implemented?

- Albertan's concept of space
- Are there research limitations (data gaps)
- How to engage the public
- Disentangling/isolating factors that are important but not noted or acknowledged in the final report
- No one likes limits
- Could actually raise costs of infill by creating limited

amounts of available land "Vancouver or Calgary"

- Land costs/availability
- Sprawl move to surrounding municipalities

Any unintended negative consequences? (How could they be addressed?)

- Fear that the City is pursuing actively (provide a balanced assessment)
- Limit possible housing choice
- Actually cost increase of product
- Rather than set limits it would be better to set attainable goals

Is there a more effective action to replace this one?

- Case study but limitations
- City is annexing lands for the purpose of growth
- Rather than set limits and would be better to set attainable goals.

EVOLVING INFILL WORKING GROUP   MAR 2018

PARTICIPANT-LED DISCUSSIONS

The following are the notes recorded by the working group during the Open Space Technology activities related to this action.

How will we do this?

- This is a regional growth connection, not an infill on (EMRB)
- Could connect to regional agriculture strategy
- Provincial legislative framework needed!

Can this action be consolidated?

- NA

Why should this happen?

- One way to do growth management

Why should this not happen?

- What evidence is there that restricting suburbs increases infill
- Regional convo

- Might create exurban sprawl

GG RESEARCH THE IMPLICATIONS OF AN URBAN GROWTH BOUNDARY.

Presented at the Conversation Fair as a **No Action**

WHAT WE HEARD: CONVERSATION FAIR RESULTS   MAR 2018

NOTES FROM THE CONVERSATION FAIR

- This is a crying shame if not a travesty! No 1 black soils is being eaten up by cities. Do we want to become another Calgary?

RATIONALE FOR FINAL DECISION

The City will not be completing this action as part of the Evolving Infill Project given that it is regional in scope and the proper authority for implementation of a growth boundary is the Edmonton Metropolitan Region Board. The recently-approved Edmonton Metropolitan Region Board Growth Plan, *Re-imagine. Plan. Build*, gives clear direction on growth targets for the larger region and should remain as the guiding regional plan.

FINAL INFILL ROADMAP ACTION

–

Final Status: **No Action**

HH

WORK WITH NON–MARKET HOUSING PROVIDERS TO BUILD AFFORDABLE MEDIUM AND HIGH SCALE INFILL DEVELOPMENTS WITH ACCESS TO TRANSIT AND OTHER SERVICES.

WHAT WE HEARD: PUBLIC WORKSHOPS   JAN – FEB 2018

Originally Proposed as a **In Progress**

STOPLIGHT EXERCISE RESULTS

27	4	4
Yes	**Maybe**	**No**

NOTES FROM THE STOPLIGHT EXERCISE
- Changes infill in a way that a private citizen can provide affordable housing
- Co-ops? Don't move too prescriptive
- Must include community in this process
- Need to evaluate on a case by case basis
- Overlap A, D, F, II, E / FF, BB, L
- Work closely wit the community as well!

PARTICIPANT–LED DISCUSSIONS
The following are the notes recorded by participants during the Open Space Technology activities related to this action.

What benefits could result from this Action?
- More affordable housing
- More diversity in neighbourhoods
- Broader range of partners in development
- More funding in programs like conerstores II and the Fee Rebate on Affordable Housing Program (FRAHP)
- Non–market housing providers
- Increased diversity

What challenges may arise if implemented?
- Neighbourhood resistance
- Concerns about safety, vandalism, property values
- Acquiring the land
- Neighbourhood Pushback
- How is this related to ECDC
- They can represent too much of the community demographic creating an ######nes that is difficult for the community to support.

Any unintended negative consequences? (How could they be addressed?)
- Too high a concentration of low income/affordable housing in one area
- Loss of green space
- Emission concentration
- Parking shortage and other issues
- Address stigma on affordable housing projects
- What does it mean? Who lives there? Tell stories and build empathy.
- Empower social enterprise!
- Pressure on the remainder of the community.

Is there a more effective action to replace this one?
- Underground parking
- High density along public transit
- Broker relationships between market and non–market housing developers so as to be able to provide mixed–income housing. Adopt an inclusionary housing/zoning model where 10% of housing is affordable. Move away from direct and ongoing subsidies.
- Ensure balance in community by identifying acceptable percentage.

EVOLVING INFILL WORKING GROUP   MAR 2018

PARTICIPANT–LED DISCUSSIONS

The following are the notes recorded by the working group during the Open Space Technology activities related to this action.

How will we do this?

- Work is currently ongoing on a strategy to prioritize NM housing near transit and elementary schools (additional marketing on this?)

- Supportive process for applicants

- Depends on land availability

Can this action be consolidated?

- EE & JJ

Why should this happen?

- Parking reductions (if by transit) can increase affordability

- Encourage/advocate for good locations

Why should this not happen?

- Controversial and political – a risk but we should do it anyway

- Funding – is infill the most economical way to increase affordability?

ACTION HH WAS COMBINED WITH ACTION B. PLEASE SEE THE COMBINED RESULTS FOR ACTION B/HH

Presented at the Conversation Fair as **Yes Action**

WHAT WE HEARD: CONVERSATION FAIR RESULTS   MAR 2018

NOTES FROM THE CONVERSATION FAIR

- Action HH was combined with Action B. Please see the combined results for Action B/HH

RATIONALE FOR FINAL DECISION

-

FINAL INFILL ROADMAP ACTION

Action HH was combined with Action B. Please see the combined results for Action B/HH.

Final Status: **Yes Action. Combined with Action B.**

DEVELOP AND MAINTAIN AN ONLINE DASHBOARD/MAP THAT INCLUDES NEIGHBOURHOOD LEVEL INDICATORS ABOUT REDEVELOPMENT.

WHAT WE HEARD: PUBLIC WORKSHOPS   JAN – FEB 2018

Originally Proposed as a **In Progress**

STOPLIGHT EXERCISE RESULTS

25	5	3
Yes	**Maybe**	**No**

NOTES FROM THE STOPLIGHT EXERCISE

- Integrate with Slim
- Low priority. Info is available mostly on slim maps

PARTICIPANT–LED DISCUSSIONS

The following are the notes recorded by participants during the Open Space Technology activities related to this action.

What benefits could result from this Action?

- Transparency in amenity performance
- Inexpensive to implement if data is available
- Great platform to community inclusion and developer implementation
- Improve engagement

What challenges may arise if implemented?

- Quality of inputs – who ensures QA/QC for does it board?
- Accessibility and understandings could result in misinformation

Any unintended negative consequences? (How could they be addressed?)

- Could create value imbalance between areas e.g. "Kingswood, price increases" countering affordable housing.

Is there a more effective action to replace this one?

- As long as dashboard has ease of accessibility simple on appropriate information.

EVOLVING INFILL WORKING GROUP   MAR 2018

PARTICIPANT–LED DISCUSSIONS

The following are the notes recorded by the working group during the Open Space Technology activities related to this action.

How will we do this?

- Gather up data we already have and put it online in an accessible platform (demographic data from censuses, development data, amenity data, tax assessment, commercial data)

Can this action be consolidated?

- Maybe E, F, and G

- Currently have maps of all

Why should this happen?

- People want this info

- Helps community stay informed about their neighbourhood

Why should this not happen?

- NA

ACTION II WAS COMBINED WITH ACTION F. PLEASE SEE THE COMBINED RESULTS FOR ACTION F/II

Presented at the Conversation Fair as a **Yes Action**

WHAT WE HEARD: CONVERSATION FAIR RESULTS   MAR 2018

NOTES FROM THE CONVERSATION FAIR

- Action II was combined with Action F. Please see the combined results for Action F/II

RATIONALE FOR FINAL DECISION

-

FINAL INFILL ROADMAP ACTION

Action II was combined with Action F. Please see the combined results for Action F/II.

Final Status: **Yes Action. Combined with Action F.**

JJ

PROMOTE INFILL DEVELOPMENT AT KEY ACTIVITY NODES AND ALONG KEY CORRIDORS WITH ACCESS TO GOOD PUBLIC TRANSPORTATION

WHAT WE HEARD: PUBLIC WORKSHOPS   JAN – FEB 2018

Originally Proposed as a **In Progress**

STOPLIGHT EXERCISE RESULTS

29	4	2
Yes	**Maybe**	**No**

NOTES FROM THE STOPLIGHT EXERCISE

- Concern about some "corridors" and the "public transportation" may mean that the houses along their streets will be sound berms protecting the interior of the neighbourhood. Tree stand
- Needs clarification
- Regional balance is important.
- What is the difference between these two? (JJ and EE)

PARTICIPANT–LED DISCUSSIONS

The following are the notes recorded by participants during the Open Space Technology activities related to this action.

What benefits could result from this Action?
- Infill occurs where most effective
- More residents to support businesses on nodes and corridors
- Increase certainty for developers and community leaders
- Makes best use of transit and amenities
- Walkable community
- Improves likelihood of community identification by residents due to critical mass living there
- Less car–centric/less parking equals less cost

What challenges may arise if implemented?
- May get criticism of favouritism*receive pushback from community boards and individual groups

Any unintended negative consequences? (How could they be addressed?)
- May get less diversity in socio–economic demographics among residents
- Address by ensuring a diversity of housing unit options
- Overuse in these corridors to make a negative impact on community beautification

Is there a more effective action to replace this one?
- This action is very focused on effectiveness
- It's effective yet includes some restrictions

EVOLVING INFILL WORKING GROUP   MAR 2018

PARTICIPANT–LED DISCUSSIONS

The following are the notes recorded by the working group during the Open Space Technology activities related to this action.

How will we do this?

- Incentives – grant programs, front–end infrastructure, priority in development process
- Stream line infill policy
- Education – asking residents if they'd rather see infill in the middle of the neighbourhood, or on the edges; gives them an opportunity to see the benefits, so they're more open to it; philosophy around transportation needs to change (internal and external)
- Will be captured in the Municipal Development Plan

Can this action be consolidated?

- E – Infra capacity

- K – Residential Infill Guidelines
- EE – Amenity rich areas

Why should this happen?

- Locate people where they can support commerce transit (mutually reinforce) a good main street
- Critical to actually getting the desired amount of infill development (higher density, more bang for buck, investments already there)
- More upside than downside

Why should this not happen?

- Risks

JJ PROMOTE INFILL DEVELOPMENT AT KEY ACTIVITY NODES AND ALONG KEY CORRIDORS WITH ACCESS TO GOOD PUBLIC TRANSPORTATION

Presented at the Conversation Fair as an **In Progress Action**

WHAT WE HEARD: CONVERSATION FAIR RESULTS   MAR 2018

NOTES FROM THE CONVERSATION FAIR

- It is unclear what this statement means. Are you saying the nodes and corridors will be changed? (In zoning?, in Scale? In Density?, Mixed Use?, Medium Density? Missing Middle?)
- High density infill by transit stations is a great idea. Especially by the older malls. Like the high density by Claireview LRT station.

Reduces dependence on cars and increases affordable housing (market).

- Invest to bring back trams (street cars) in dense population

RATIONALE FOR FINAL DECISION

The intention of this action is to strengthen the connection between intensification efforts and the City's investment in transit and other active transportation modes like cycling and walking.

FINAL INFILL ROADMAP ACTION

Build an approach to prioritize infill at key transit nodes and corridors.

Final Status: **In Progress Action**

KK

IMPROVE THE CONSISTENCY AND TIMELINES FOR THE INFILL DEVELOPMENT PROCESS.

WHAT WE HEARD: PUBLIC WORKSHOPS	JAN – FEB 2018

Originally Proposed as a **In Progress**

STOPLIGHT EXERCISE RESULTS

28	4	2
Yes	**Maybe**	**No**

NOTES FROM THE STOPLIGHT EXERCISE

- Any improvement in timelines is GREAT

- Clarity please. Sounds like you just want to expedite it. Community engagement required.

- Due process

- Idea is good in concept. Infill is different than greenfield. Automatically will require more considerations, longer timely lines. Maybe greater capacity to field questions, permits within the City

PARTICIPANT–LED DISCUSSIONS

The following are the notes recorded by participants during the Open Space Technology activities related to this action.

What benefits could result from this Action?

- Less impact on neighbourhood if process is quicker

- More predictable design outcomes with consistency

- Decrease staff turnover

- Empower the development officer

- More infill building

- Clean rules and rags for developers, builders, homeowners and neighbours

- Reduce carrying cost makes infill development more affordable

- Saves homeowner money by saving time

- Homeowner more likely to invest in property

- Building costs would go down (Less carrying costs)

- Predictability and planning are improved

What challenges may arise if implemented?

- None, quicker is better

- Not everyone agrees

- Creating inflexible regulation

- No challenges as this is a win/win

Any unintended negative consequences? (How could they be addressed?)

- City can't process quick enough

- Trickles into greenfield

- The process would be faster (less mess)

Is there a more effective action to replace this one?

- Remove discretionary use (the law is the law)

- Revise zoning and make them simple

- MAKE IT HAPPEN!!

EVOLVING INFILL WORKING GROUP   MAR 2018

PARTICIPANT–LED DISCUSSIONS

The following are the notes recorded by the working group during the Open Space Technology activities related to this action.

How will we do this?

- Ensure complete applications are submitted

- Easy to understand fee structure

- Reduce Class B applications

- Ensure infill regulations appropriate for neighbourhood

Can this action be consolidated?

- Y – complete applications

Why should this happen?

- Decrease cost of infill = increase affordability for desirability to implement

- Better use of City resource

Why should this not happen?

- NA

KK ACTION KK WAS COMBINED WITH ACTION Y. PLEASE SEE THE COMBINED RESULTS FOR ACTION Y/KK

Presented at the Conversation Fair as a **Yes Action**

WHAT WE HEARD: CONVERSATION FAIR RESULTS   MAR 2018

NOTES FROM THE CONVERSATION FAIR

- Action KK was combined with Action Y. Please see the combined results for Action Y/KK

RATIONALE FOR FINAL DECISION

–

FINAL INFILL ROADMAP ACTION

Action KK was combined with Action Y. Please see the combined results for Action Y/KK

Final Status: **Yes Action. Combined with Action Y.**

LL

ALLOW SEMI–DETACHED DEVELOPMENTS MID–BLOCK IN BOTH RF1 AND RF2 ZONES.

WHAT WE HEARD: PUBLIC WORKSHOPS   JAN – FEB 2018

Originally Proposed as a **In Progress**

STOPLIGHT EXERCISE RESULTS

19	**10**	**3**
Yes	**Maybe**	**No**

NOTES FROM THE STOPLIGHT EXERCISE

- Absolutely not! Because it devalues the RF1 zone. People paid extra money for houses in RF1 zone - devalues citizen investment in housing dollars and community buy–in.
- Institutional problem that has not been fixed? Create better design rules. Institutional arrangements need to be created.
- Need further consultation on factors of minimum lot size, etc.
- Prefer to leave zones as purpose driven / why does it matter?
- What's new? What conditions are changing?
- YES

PARTICIPANT–LED DISCUSSIONS

The following are the notes recorded by participants during the Open Space Technology activities related to this action.

What benefits could result from this Action?

- Increase in density? Possibly – but not if "singles" occupy each side a semi–detached, but the family with many kids that once lived in the single family house that got demolished (and probably was an older building therefor more affordable than the newly built semi–detached) has to move out of the neighbourhood.
- More affordable infill housing
- Allow aging population to remain close to family, community and independence (also great for people with disabilities)
- More density, more affordability
- More similar to other new houses in size
- Fits better in the neighbourhood than skinnies
- No weed patch between houses*Half basement suits could be allowed in semi–detached

What challenges may arise if implemented?

- Effectively de–values the RF1 single family zone.
- Improve access to laneway and sidewalks
- Neighbourhood input in negative ways
- Bad reputation to overcome
- Need sound proofing, fire proofing
- Need good design, parking

Any unintended negative consequences? (How could they be addressed?)

- Look at ARP is community has one?
- Look at what kind of housing is "truly" needed in an area? – not just developer driven speculation.
- Really after the characteristic built form of neighbourhood.
- Problems for massing and sun–shadowing for neighbours, also lot grading/drainage/hard+soft scaping
- May actually reduce housing diversity if RF1 (larger home on lot with private amenity space) is gradually eliminated
- At some point in time–today's millennials may well want to have the yard/green spaces that they now "don't need"
- Gentrification pushing out families that lived in older, more affordable home.
- Not sustainable for long–term building life (A diverse yet durable infrastructure for a remaining affordability)
- Not just "allow" the development but promote this in mature neighbourhoods.
- Residents may object

Is there a more effective action to replace this one?

- Place limits on % "upzoned"

EVOLVING INFILL WORKING GROUP   MAR 2018

PARTICIPANT-LED DISCUSSIONS

The following are the notes recorded by the working group during the Open Space Technology activities related to this action.

How will we do this?

- Council motion to work on infill

Can this action be consolidated?

- Action Q

Why should this happen?

- Increases affordability

- Housing type choice

- Same density as 2 skinnies

- Same density as 2 skinnies but may appear more similar as surrounding homes (massing and design)

Why should this not happen?

- Is there an implication that in exchange for more semis there is a corresponding reduction in opportunities for skinnies

LL REMOVE LOCATION CRITERIA FOR SEMI-DETACHED HOUSING IN BOTH THE RF1 AND RF2 ZONES.

Presented at the Conversation Fair as a **Yes Action**

WHAT WE HEARD: CONVERSATION FAIR RESULTS   MAR 2018

NOTES FROM THE CONVERSATION FAIR

- Love it!

- What lot requirements would exist! Minimum width?

- Housing affordability? Not parking?

RATIONALE FOR FINAL DECISION

The City will pursue this action because removing these restrictions will allow for compatible built forms to be constructed in low scale residential areas. These forms may help increase housing affordability, provide gentle density increases and more housing choice in older neighbourhoods.

FINAL INFILL ROADMAP ACTION

Make semi-detached housing a permitted use in both the RF1 and RF2 Zones and allow for semi-detached homes mid-block in those zones.

Final Status: **Yes Action**

MM

REVIEW THE CURRENT APPROACH FOR MEASURING DENSITY (FLOOR AREA RATIO VERSUS UNIT DENSITY) THROUGH THE ZONING BYLAW RENEWAL PROJECT.

WHAT WE HEARD: PUBLIC WORKSHOPS   JAN – FEB 2018

Originally Proposed as a **In Progress**

STOPLIGHT EXERCISE RESULTS

19	11	4
Yes	**Maybe**	**No**

NOTES FROM THE STOPLIGHT EXERCISE

- Educating

- Must be careful in rolling out the changes.

- Not clear on the intent or implications

- Too complicated in this conversation. Boring, can we discuss idea.

- We don't know enough about it to be able to decide at this time.

PARTICIPANT–LED DISCUSSIONS

The following are the notes recorded by participants during the Open Space Technology activities related to this action.

What benefits could result from this Action?

-

What challenges may arise if implemented?

-

Any unintended negative consequences? (How could they be addressed?)

-

Is there a more effective action to replace this one?

-

EVOLVING INFILL WORKING GROUP   MAR 2018

PARTICIPANT–LED DISCUSSIONS

The following are the notes recorded by the working group during the Open Space Technology activities related to this action.

How will we do this?

- Standard Z.B change process or embedded in Zoning Bylaw Renewal

- Research practices and outcomes in other cities that don't regulate

- Determine impacts on drainage and parking

Can this action be consolidated?

- Need to review min unit size at the same time

- Need to consider parking regulations

Why should this happen?

- Improve flexibility of existing zones and direct controls

- What should we regulate unit size or number?

Why should this not happen?

- Does this connect directly to infill?

- People will freak out when they don't know how many units are in a proposed development

MM REVIEW THE CURRENT APPROACH FOR MEASURING DENSITY (FLOOR AREA RATIO VERSUS UNIT DENSITY) THROUGH THE ZONING BYLAW RENEWAL PROJECT.

Presented at the Conversation Fair as a **No Action**

WHAT WE HEARD: CONVERSATION FAIR RESULTS   MAR 2018

NOTES FROM THE CONVERSATION FAIR

- Need to codify compact living as permitted use in TOD

RATIONALE FOR FINAL DECISION

This specific action will not be taken as a separate action. A comprehensive review of how the Zoning Bylaw measures and regulates density will be included as part of the Zoning Bylaw Renewal project.

FINAL INFILL ROADMAP ACTION

–

Final Status: **No Action**

PAGE 240

NN

WHAT WE HEARD: Evolving Infill Stakeholder Engagement Results
REMOVE MINIMUM SITE AREA FOR GARDEN SUITES.

WHAT WE HEARD: PUBLIC WORKSHOPS   JAN – FEB 2018

Originally Proposed as a **In Progress**

STOPLIGHT EXERCISE RESULTS

14	**10**	**9**
Yes	**Maybe**	**No**

NOTES FROM THE STOPLIGHT EXERCISE

- I question the affordability component of this given construction costs. / Reduces the amount of open space
- Not remove but revise is acceptable
- Okay with reducing size. Worried about drainage specifically storm water drainage that would normally be absorbed by grass and trees.
- Potential for abuse
- Remove or adjust somehow (maybe reduce)
- Very Important
- Would lead to servicing issues. Tread carefully.

PARTICIPANT–LED DISCUSSIONS

The following are the notes recorded by participants during the Open Space Technology activities related to this action.

What benefits could result from this Action?

- Greater number of lots open for infill development
- Allow/incentivize interesting forms for garage/garden suites
- Open up a conversation around how we as a city may better use our alleyways as shared use spaces
- Maximize cost for investors return on rentals
- Interior stairwells
- Increased affordability and densification
- More incentive to homeowners to build garage suites
- Ability to utilize more available space
- Improve demographic socio–economic groups access to variety of neighbourhoods
- Allow basement suites in poor neighbourhoods around 95 St and 167 Avenue to 118 Avenue
- Improve affordable rentals
- Improve livability access for mobility impaired/restricted individuals

What challenges may arise if implemented?

- Privacy for neighbours?
- Parking
- Overbuild properties for lot size

Any unintended negative consequences? (How could they be addressed?)

- New suite could overtake size of existing dwelling
- New suite derelict existing dwelling
- Both above could or should match or have a plan for continuity in development.

Is there a more effective action to replace this one?

- Apply this close to public transit

EVOLVING INFILL WORKING GROUP   MAR 2018

PARTICIPANT–LED DISCUSSIONS

The following are the notes recorded by the working group during the Open Space Technology activities related to this action.

How will we do this?

- Need to understand implications of more/less permeable yard area on drainage
- Connect to form based code conversation
- Standard zoning bylaw amendment process

Can this action be consolidated?

- Action P

Why should this happen?

- More flexibility to determine
- Could support tiny houses
- More choice

Why should this not happen?

- NA

NN CREATE OPPORTUNITIES TO INCLUDE A MIX OF SUITES ON A PROPERTY.

Presented at the Conversation Fair as a **Yes Action**

WHAT WE HEARD: CONVERSATION FAIR RESULTS   MAR 2018

NOTES FROM THE CONVERSATION FAIR

- Do not do this. Secondary suites should be significantly smaller than the principle dwellings. Instead allow bot ha secondary suite and a garden suite on a lot at least 10m x 40m.
- This truly needs to be strictly regulated. The outcome could be abused!
- A good way to keep urban sprawl down. Should be moved up in the timeline
- As long as there is a limit. Maybe three on a lot
- Parking?

RATIONALE FOR FINAL DECISION

This action offers low impact ways to increase density in low scale zones, creates an opportunity for additional housing which is affordable and enables homeowners to offset the cost of their primary residence. This action includes allowing secondary and garden suites on a single site, and removing minimum site area for garden suites.

FINAL INFILL ROADMAP ACTION

Create opportunities to include a mix of suites on a property.

Final Status: **Yes Action**