

MATURE NEIGHBOURHOOD OVERLAY ENGAGEMENT THEMES

PRIVACY

Privacy remains an important consideration in the MNO. All respondents have indicated that there is a need to balance reasonable expectations around privacy with living in a large city, and continuing to offer development potential. Privacy screening amendments are scheduled for Aug 22, 2016.

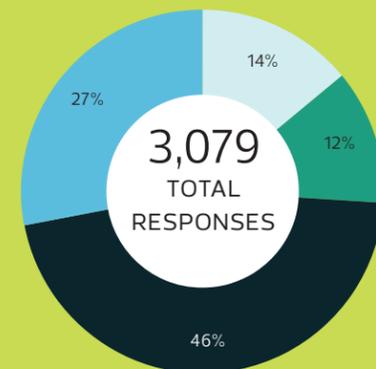
ENGAGEMENT EVENTS

- Edmonton City Councillors' Engagement - November 2015
- MNO Review Staff Workshops - February 2016
- Community Infill Panel - March 2016
- Multi-Stakeholder Feedback Group - March/June 2016
- MNO Review Jane's Walk - May 2016
- MNO Review Drop-In Session - May 2016
- MNO Review Facilitated Workshop - May 2016
- MNO Review Landowner Interviews - June 2016
- MNO Seniors, Multicultural Groups and Social Media - June 2016

MNO SURVEY QUESTIONS RELATED TO PRIVACY AND RESULTS

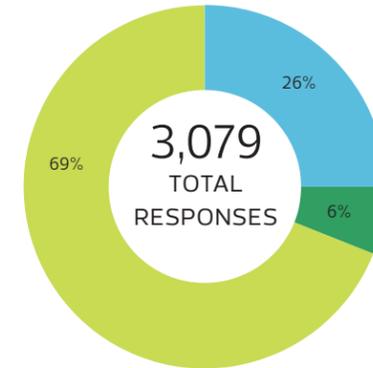
Through the Stand-alone MNO survey, three questions were asked related to privacy and how it should be regulated. The questions and the results are shown below and on the following page.

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



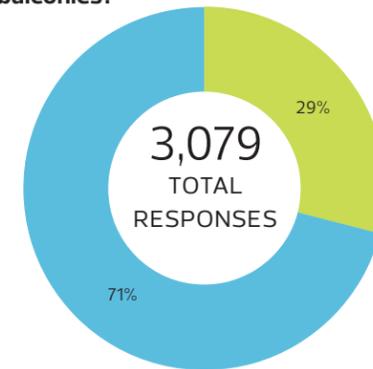
- Windows should be located so they do not face a neighbour's side windows or overlook the neighbouring property's backyard.
- Windows could face the neighbour's side windows or overlook the backyard so long as they are obscured in some way, such as frosted glass.
- Windows could face the neighbour's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

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



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

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



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

OBSERVATIONS

Privacy is an important feature of how Edmontonians enjoy their properties. However, there is a strong consensus that privacy is a shared responsibility between neighbouring property owners.

The City currently has rules in place to ensure that windows on infill developments do not directly align with those on the neighbouring existing houses, as well as regulations to ensure a semi-private area in one's rear yard when a neighbouring property owner builds a deck.

The amendments that are scheduled to go before Council in August will require applicants to provide information about the location of windows and amenity areas on adjacent properties and will require that the use of design techniques to minimize overlook. Additional changes will introduce a revised definition of Platform Structures, a new definition for Fence and Privacy Screening, and a definition of Rooftop Terrace. New regulations will address acceptable dimensions and locations for Privacy Screening.

