



MATURE NEIGHBOURHOOD OVERLAY

● APPI SUBMISSION

APRIL 2018

PROJECT DOCUMENTATION



PROJECT DOCUMENTATION

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1 OUTCOMES: MONITORING RESULTS

MATURE NEIGHBOURHOOD OVERLAY

OUTCOMES: MONITORING RESULTS

The Mature Neighbourhood Overlay applies to Edmonton's mature neighbourhoods. Created in 2001, the MNO is a part of the Zoning Bylaw that requires development that better suits older communities with tree-lined streets.

In 2017, as part of the Mature Neighbourhood Overlay Review, City staff made changes to regulations after holding multiple public consultation events with residents, Community Leagues, and the development industry. Staff received over 7,800 responses and submissions from consultation events!

PROCESSING TIMES



109 day reduction in average processing times for single detached house permits.

VARIANCE RATES



Class B single detached house permits dropping from 33% to 8%.

SINGLE DETACHED HOUSE PERMIT

APPLICATIONS

	BEFORE CHANGE Jan - Aug	AFTER CHANGE Sept - Dec
Total number of approved permits	331	178
Class A	67%	89%
Class B	33%	8%

SEMI-DETACHED HOUSE PERMIT

APPLICATIONS

	BEFORE CHANGE Jan - Aug	AFTER CHANGE Sept - Dec
Total number of approved permits	77	32
Class A	55%	56%
Class B	45%	38%

PURPOSE OF THE MNO REVIEW

To reduce Class B applications and processing times by:

- Simplifying front setback calculations
- Align height with liveability and energy code changes
- Providing flexibility for platform structures
- Removing notification requirements for minor variances



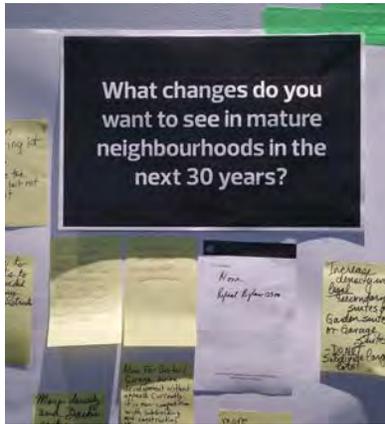


2 CONSULTATION AND ENGAGEMENT REPORT



MATURE NEIGHBOURHOOD OVERLAY REVIEW

CONSULTATION AND ENGAGEMENT
REPORT





Acknowledgments

Mature Neighbourhood Overlay Review Consultation and Engagement Report

December 2016

Community Stakeholders:

Multi-Stakeholder Feedback Group
Edmonton Federation of Community Leagues, Civics Chairs, District Chairs, and Planning Committee
Urban Development Institute – Edmonton Region
Canadian Home Builders Association – Edmonton Region
Infill Development Edmonton Association
Multicultural Health Brokers
City of Edmonton Youth Council
Southeast Edmonton Seniors Association
University of Alberta, Urban and Regional Planning Program
Edmonton residents, designers, builders, and developers

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City of Edmonton Project Supports:

City Planning, Planning Coordination
Development Services, Client Relations and Marketing
Development and Zoning Services, Residential Approvals Team
Development and Zoning Services, Zoning Bylaw Team
Community Infill Panel Members
Edmonton Insight Community
Office of Public Engagement (Jane Purvis, Cory Segin, Mark Boulter, Denise Dion)



PROJECT OUTLINE

PURPOSE

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

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

i

Consultation Approach

7

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

1

Setting the Stage

11

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

2

Review and Analysis

15

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

3

Develop Solutions

66

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

4

Consulting on Changes to the MNO

72

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



CITIZENS

**CIVIC
MANAGERS**

BUSINESS

**CIVIL
SOCIETY**



i CONSULTATION APPROACH

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

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

- i.i** Citizens
- i.ii** Civic Managers
- i.iii** Business
- i.iv** Civil Society
- i.v** Feedback Categories



i.i Citizens

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

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

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



i.ii Civic Managers

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

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

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



i.iii Business

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

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

- June 14, 2016 Industry Workshop
- Bi-monthly Multi-Stakeholder Meetings
- November 1, 2016 Industry Workshop



i.iv Civil Society

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

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

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





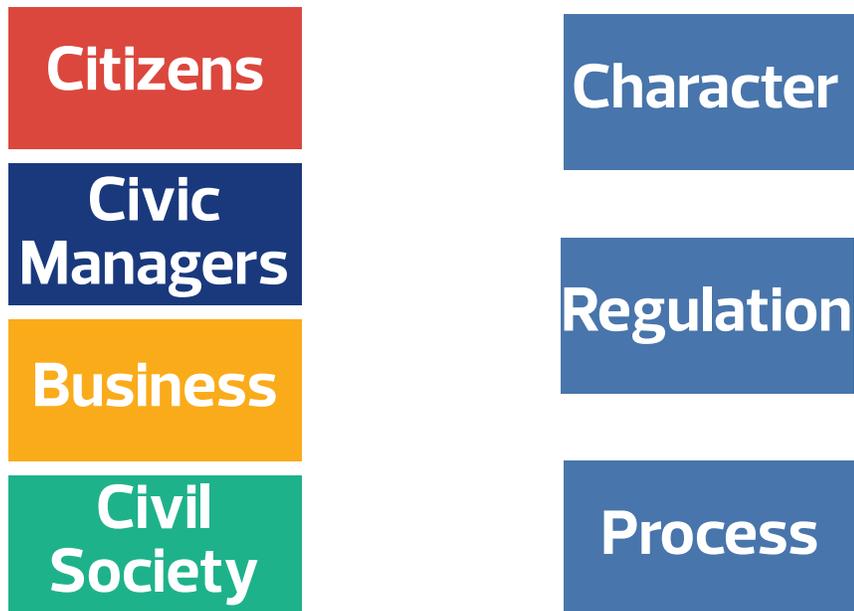
i.v Feedback Categories

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

Each engagement activity incorporated three primary questions:

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

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





1.0 SETTING THE STAGE

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

1.1 Councillors

1.2 MNO Review Staff Workshop

1.3 Preliminary Internal Stakeholder Interviews

1.4 Emerging Themes



DATE:
**November
 2015**

ENGAGEMENT:
**Civic
 Managers**

1.1 Councillors

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

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



DATE:
**February
 2016**

ENGAGEMENT:
**Civic
 Managers**

1.2 MNO Review Staff Workshop

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





DATE:
September
November
2015
ENGAGEMENT:
Civic
Managers

1.3 Preliminary Internal Stakeholder Interviews

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

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



1.4 Emerging Themes

Character

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

Regulation

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

Process

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



2.0 REVIEW AND ANALYSIS

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

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

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



DATE:
March
2016
 PARTICIPANTS:
10
 ENGAGEMENT:
Citizens

2.1 Community Infill Panel

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

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

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

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

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



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

2.2 Multi-Stakeholder Feedback Group

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

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

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

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

remove architectural controls sunshadow concerns
discard blockface average

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

use site plan in consultations

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



DATE:
May 2016

PARTICIPANTS:
27

ENGAGEMENT:
Citizens

2.3 Jane's Walk

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

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

2.3.1 Group One Discussion

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

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





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

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

2.3.2 Group Two Discussion

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

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

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





DATE:
May 2016

PARTICIPANTS:
104

ENGAGEMENT:
Citizens

2.4 Drop-In Session

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



2.4.1 Table Discussions

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



2.4.2 Comment Wall

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

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

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



2.4.3 Housing Styles Review

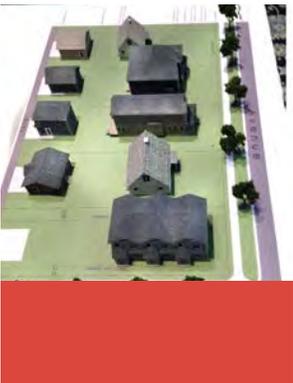
Participants had the opportunity to comment on what they did and did not like about examples of existing infill housing in mature neighbourhoods. Comments raised during this exercise consisted of:

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



2.4.4 Housing Models

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



2.4.5 Table Discussion and Exit Surveys

Purpose

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

Scope

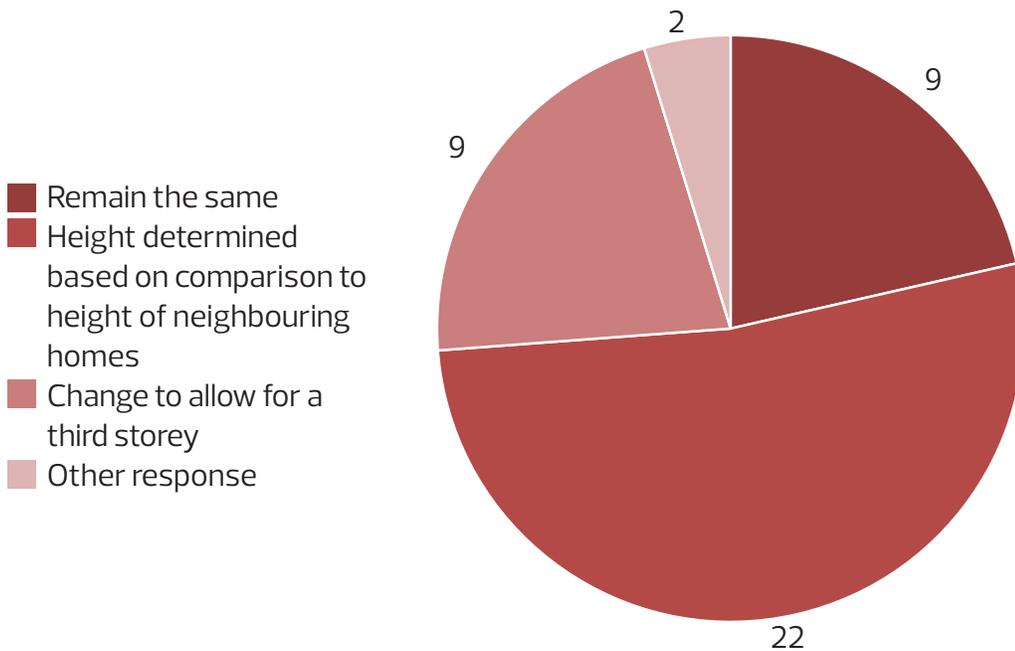
The scope of the surveys consisted of feedback on aspects of the existing MNO Regulations including height, setbacks, and the front and rear yards. The survey also allowed individuals to provide feedback on the exercises and overall process of events. The responses have been presented in the following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



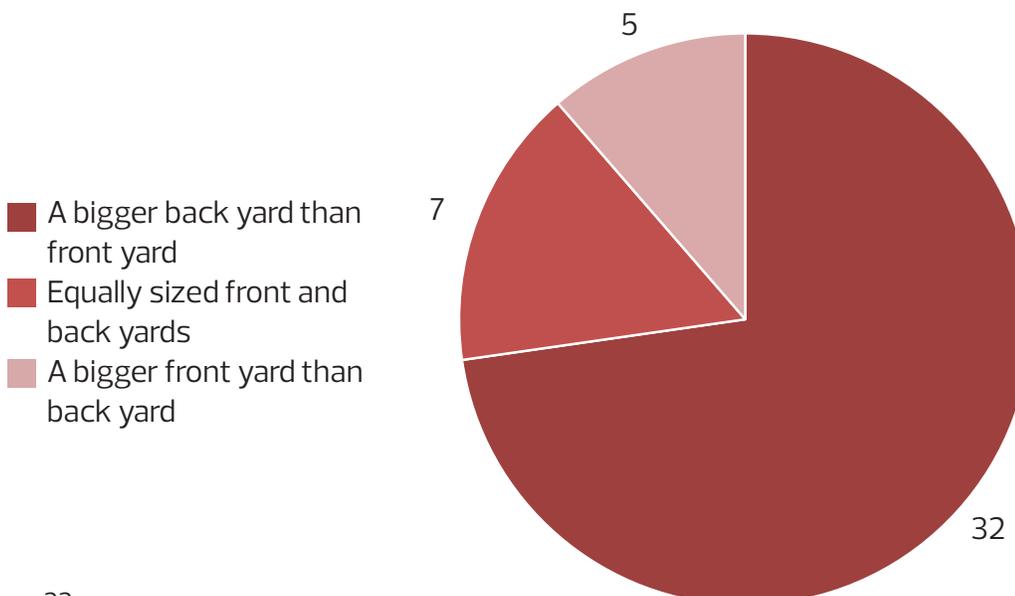


TABLE DISCUSSION SURVEYS

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

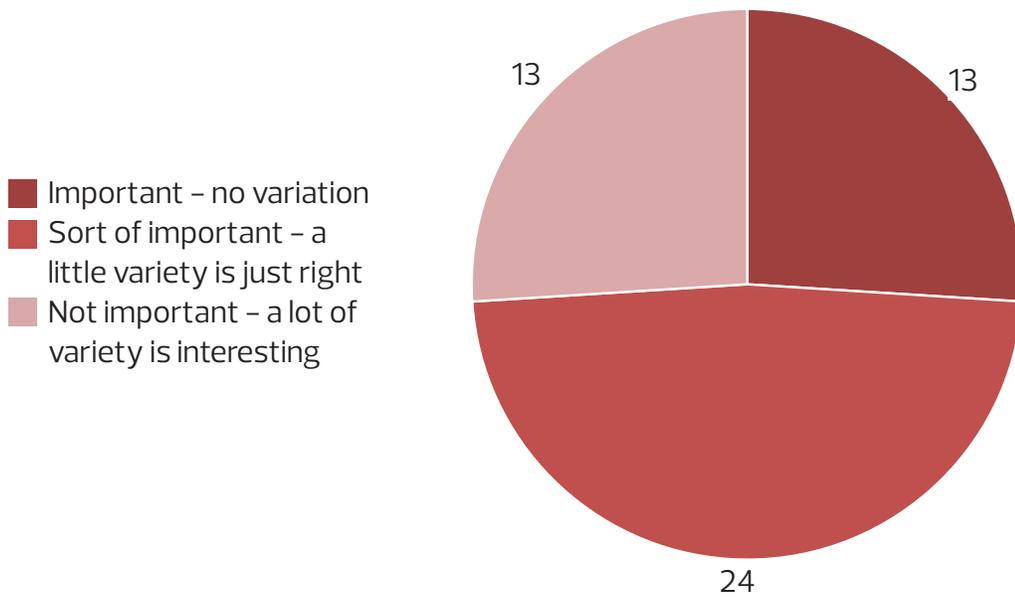


"What do you value more with regard to yard sizes?"

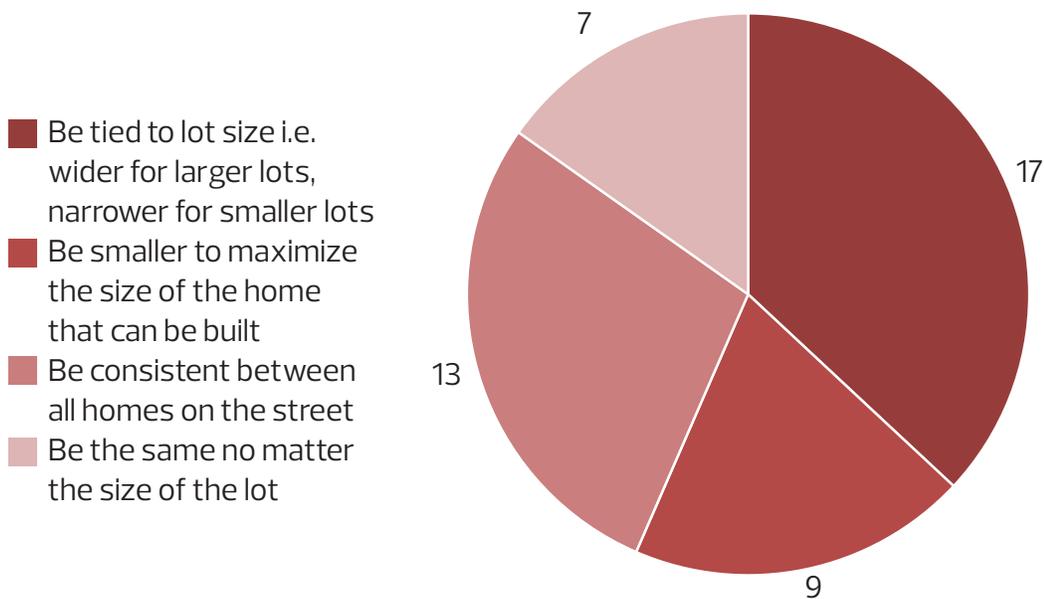




"How important is it to you that homes on a block are located a consistent distance from the sidewalk?"

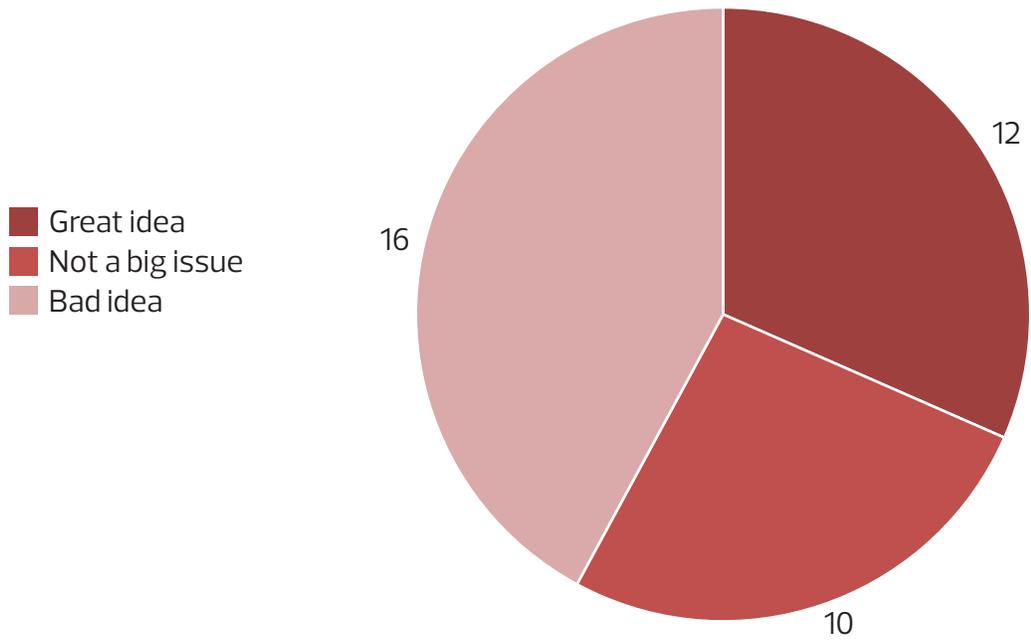


"The space between houses should..."

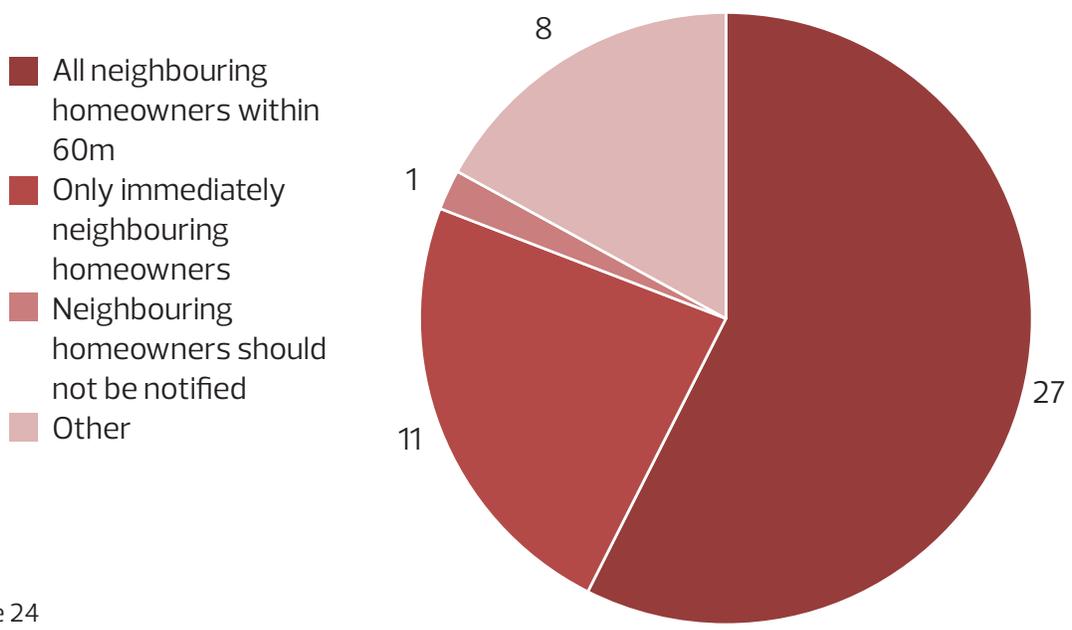




"What are your thoughts on rear attached garages?"



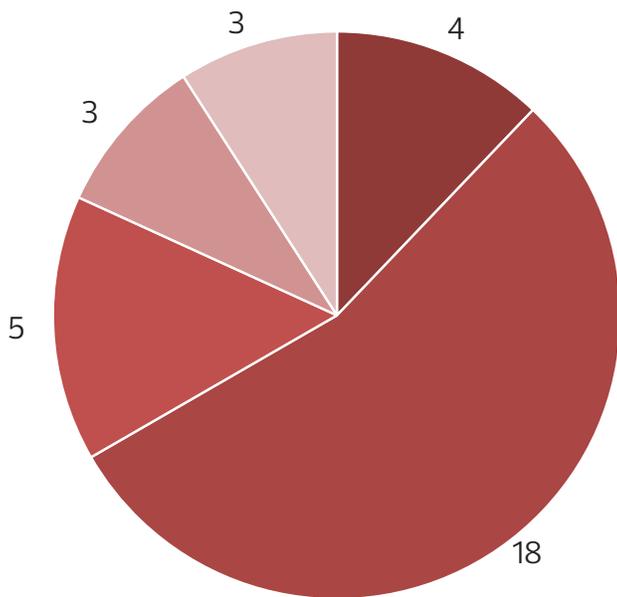
"Who should be notified when an application to vary an MNO regulation is made?"



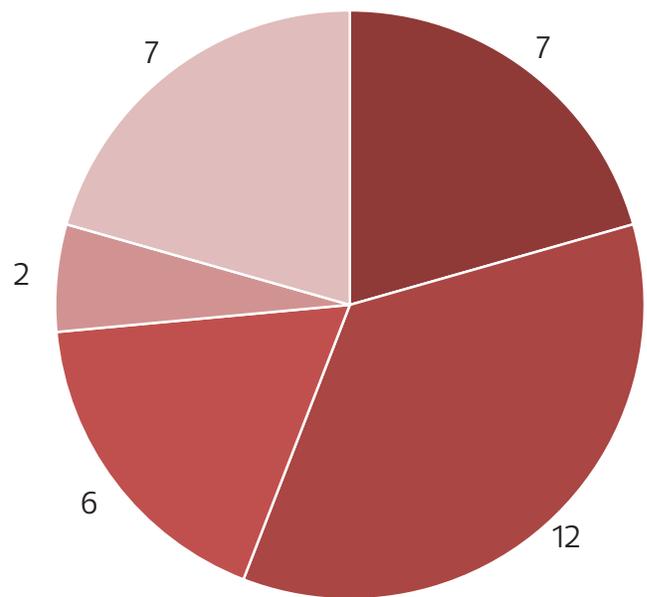


EXIT SURVEYS

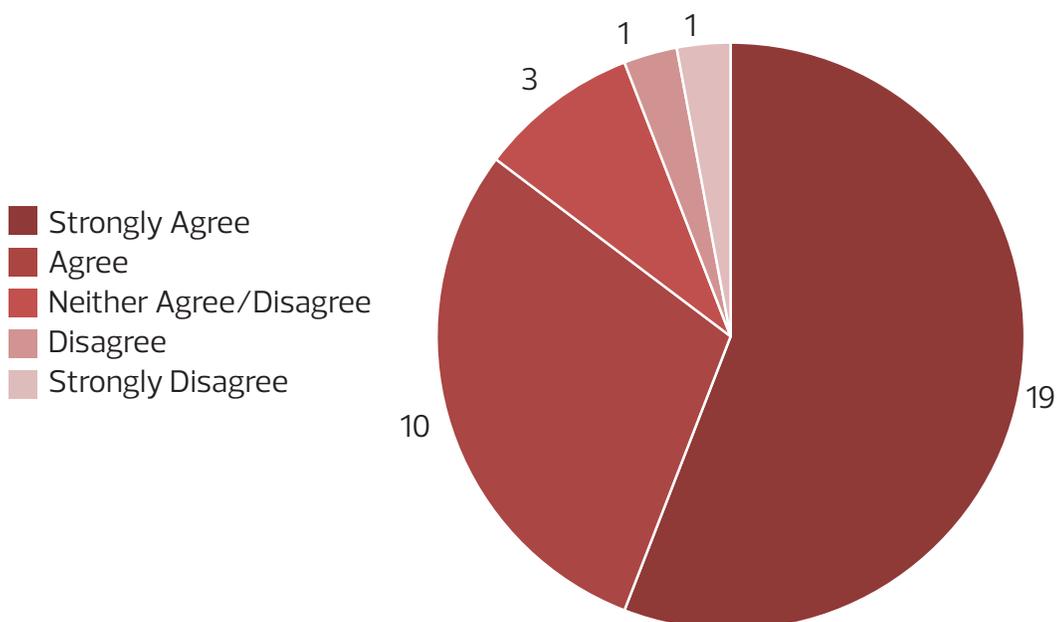
"I understood the process and how my input will be used"



"I feel I was heard"



"I feel I was treated with fairness and respect"



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



DATE:
May 2016

PARTICIPANTS:
77

ENGAGEMENT:
Citizens

2.5 Facilitated Workshop

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

2.5.1 World Cafe

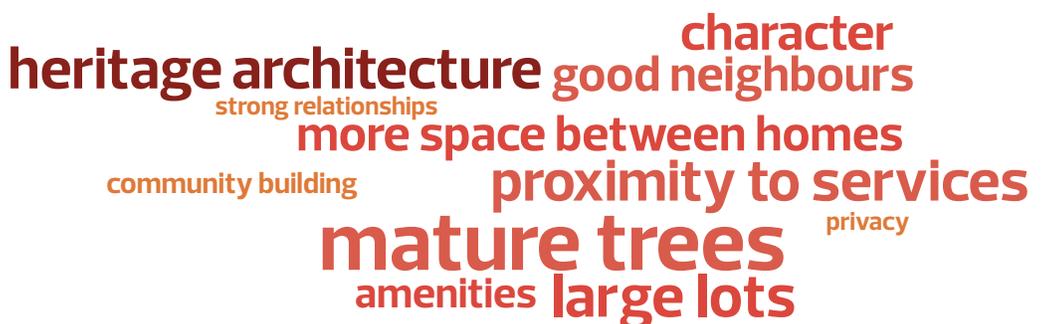
Participants provided responses to questions in small group conversations through a World Café format by drawing and sharing comments on large sheets of paper. The comments received in response to the four questions below are displayed graphically in the wordles:

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

1 What do you like about mature neighbourhoods?

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

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





2 What do you want more of in mature neighbourhoods?

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

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

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

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

3 What is your favourite thing in your neighbourhood?

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

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

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



4 What rules need to be in place?

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

Major themes included:

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

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



2.5.2 Open Space Technology

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

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

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

All topics and comments are summarized in the following table.

Character

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

Regulation

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

Process

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



2.5.2(a) CHARACTER



GARAGE/GARDEN SUITES

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



NEIGHBOURHOOD-SPECIFIC VISIONS

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



PRESERVING HISTORIC CHARACTER

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



REAR ATTACHED GARAGES

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



SUSTAINABILITY & AFFORDABILITY

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



DESIGN OVER DENSITY

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





CONSERVATION OF MATURE TREES

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

ARCHITECTURAL STANDARDS

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

ACCESSIBLE INFILL/AGING IN PLACE

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

PREVENTING HOMOGENEITY

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

ADDING AMENITY AND GREEN SPACE

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



2.5.2(b) REGULATION

HEIGHT ALLOWANCE

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

PROTECTING PRIVATE SPACE

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

PARKING REQUIREMENTS

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

STYLES OF ATTACHED GARAGES

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

LIMITED HARDSCAPING

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



PROTECTING INFRASTRUCTURE

- Construction currently damages public and private infrastructure
- Increase enforcement and education for developers/builders

COMPLIANCE MEASURING METHODS

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

CONSISTENT ROOFLINE HEIGHTS

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

SIDE SETBACKS

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

INFILL DRAINAGE

- Ensure there are clear drainage rules for construction
- Include lot grading rules in the MNO

LOT-SPLITTING MORATORIUM

- Restrictive covenants are not conducive to lot splitting
- Potential to do front-back lot splits if possible with services



2.5.2(c) PROCESS



MULTIPLE MNO'S

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



TRANSIT-ORIENTED DEVELOPMENT

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



DRAINAGE PLAN REQUIREMENT

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



REFORM SUBDIVISION AND DEVELOPMENT APPEAL BOARD

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



SUNSET CLAUSE ON COVENANTS

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



OWNER-OCCUPIED HOMES

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



MORE CONSULTATION REQUIRED

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

CONSULTATION WITH NEIGHBOURS

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

IMPROVING COMMUNICATION

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

TIMELY CONSULTATION

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

HELP RESIDENTS UNDERSTAND MNO

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



DATE:
June 2016

PARTICIPANTS:
36

ENGAGEMENT:
Business

2.6 Industry Stakeholder Workshop

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

2.6.1 World Cafe

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

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

1 What is the market looking for?

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

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





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

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

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

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

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

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



2.6.2 Open Space Technology

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

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

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

All topics and comments are summarized in the following table.



Character

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

Regulation

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

Process

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



2.6.2(a) Character

HOW TO DEFINE CHARACTER

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

TINY/SMALL HOMES

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

ROWHOUSING OPPORTUNITIES

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

SEMI-DETACHED DWELLINGS

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



2.6.2(b) Regulation



REDUCE REAR YARD REGULATIONS

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



MAXIMUM HEIGHT LIMITATION

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



SITE COVERAGE

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



MULTI-GENERATIONAL HOUSING

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



PARKING REQUIREMENTS

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



FRONT/REAR YARD TENSION

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



2.6.2(c) Process



SCALED COMMUNITY CONSULTATION

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



CREATING EXPECTATIONS

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



DIVERSIFY THE MNO

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



BLEND MNO INTO EXISTING BYLAW

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



CONSISTENCY IN INTERPRETATION

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



DATE:
June 2016

INTERVIEWS:
3

ENGAGEMENT:
Citizens

2.7 Landowner Interviews

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

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

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



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

2.8 Seniors, Multicultural Groups, and Social Media

2.8.1 Seniors

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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



2.8.2 Multicultural Groups

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

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

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

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

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

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

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

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



2.8.3 Social Media

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

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

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

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

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



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

2.9 Character & Regulation Surveys

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

2.9.1 Mixed Topic Survey on Character

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

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

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

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



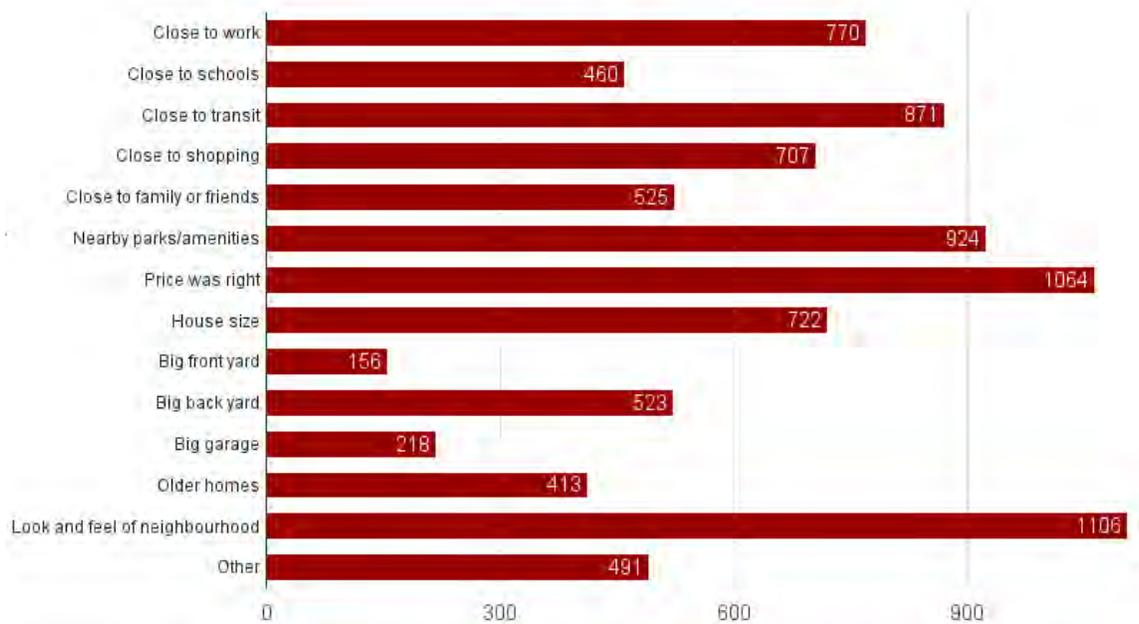
When it comes to issues detrimental to character, Administration heard concerns about the protection of street trees during construction, preservation of mature landscaping on private property, height not being comparable to adjacent properties, the space between the homes not being sufficient, and unattractive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

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

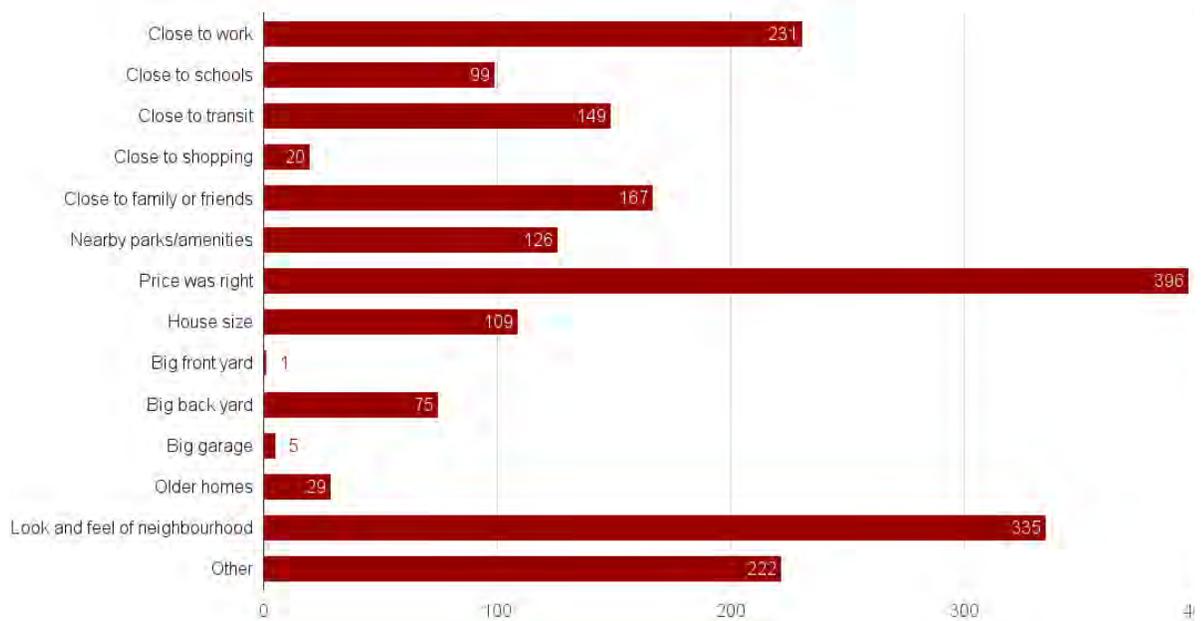


2.9.2 Mixed Topic Survey Results

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

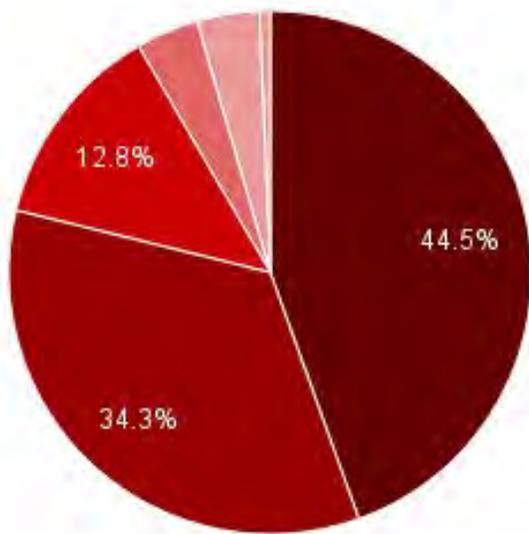


1b. Of the reasons you selected, which was the most important?

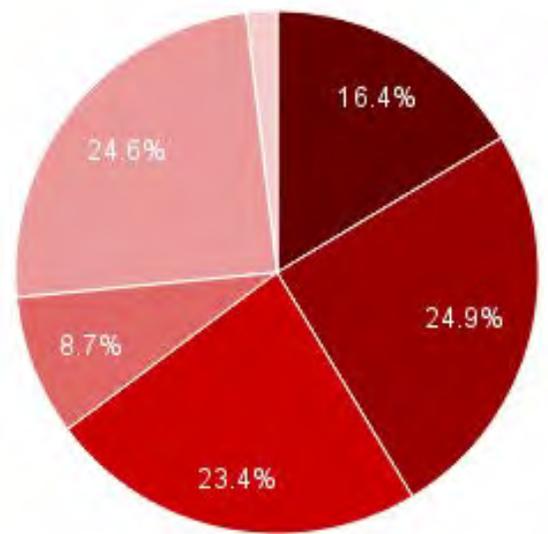




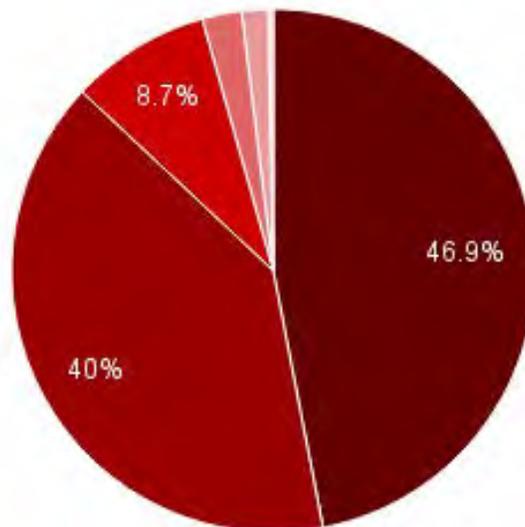
2a. How important are tree-lined streets in your neighbourhood?



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

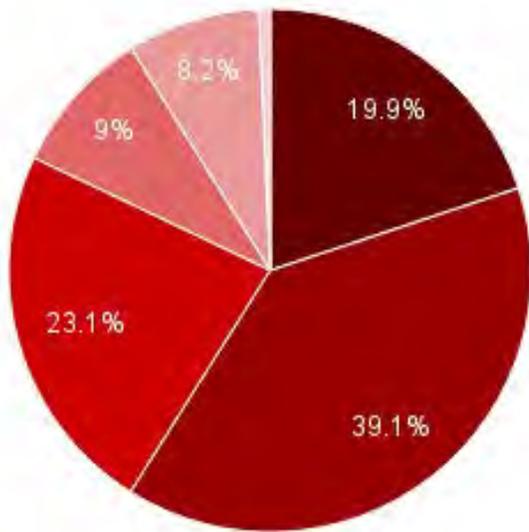


2c. How important is having parks nearby?

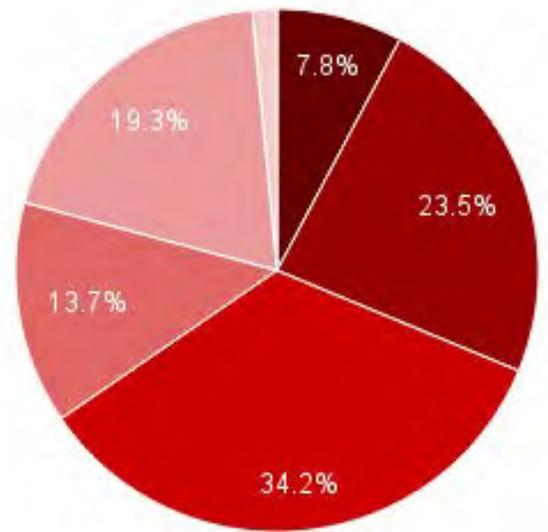




2d. How important is having landscaped front yards?

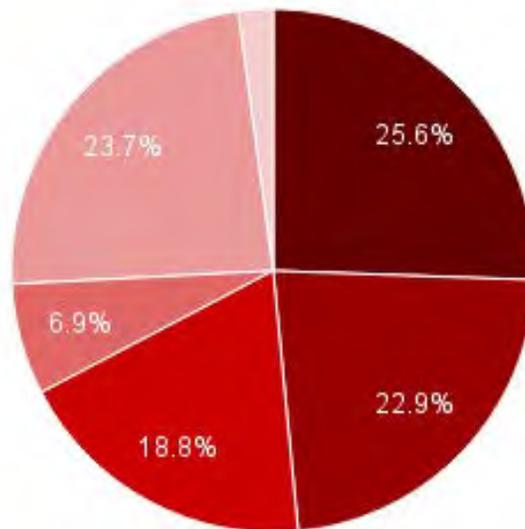


2e. How important are front porches and verandas?



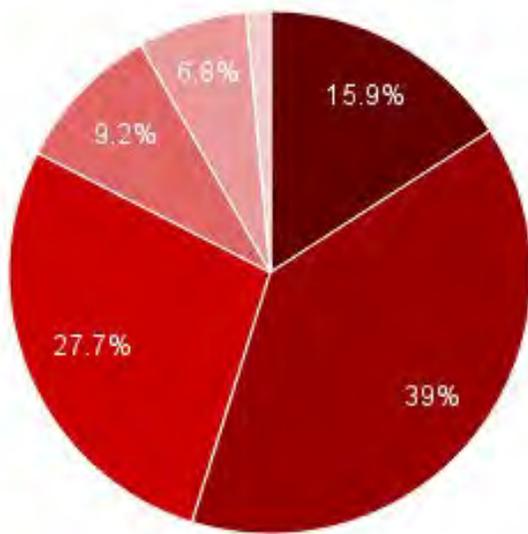
- Very important
- Somewhat important
- Neither important nor unimportant
- Somewhat unimportant
- Not at all important
- I don't know

2f. How important is the availability of schools?

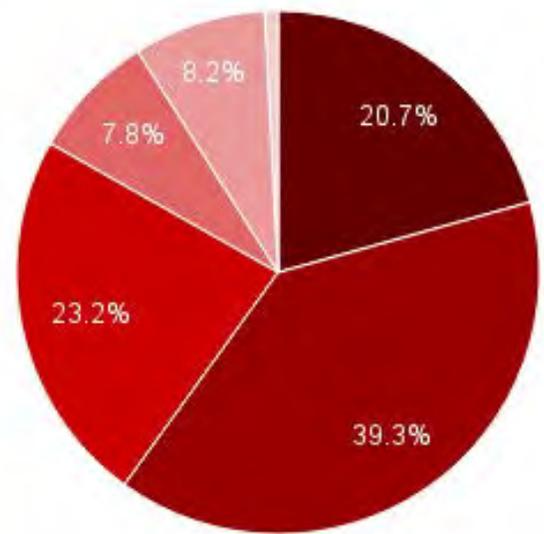




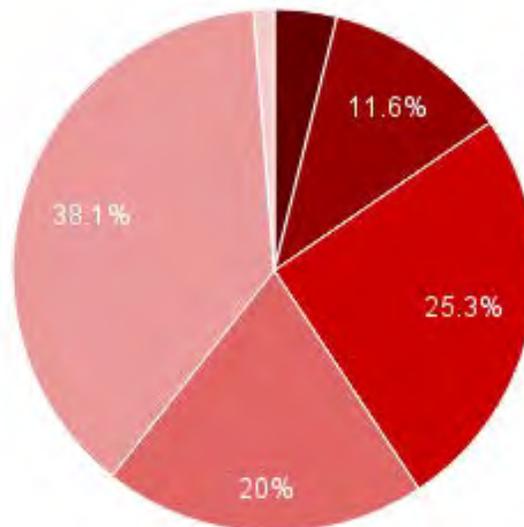
2g. How important are City Recreation Centres?



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

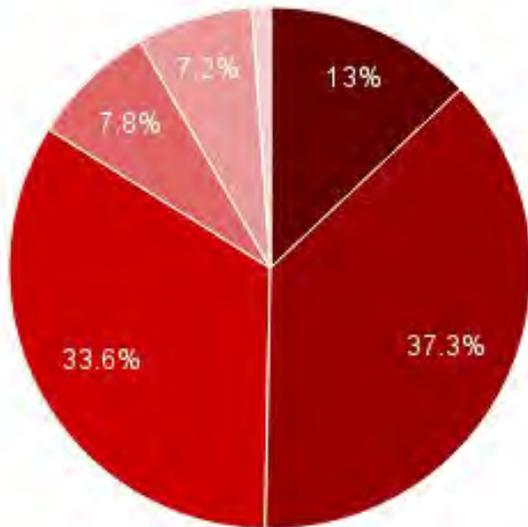


2i. How important is the similarity of home design?



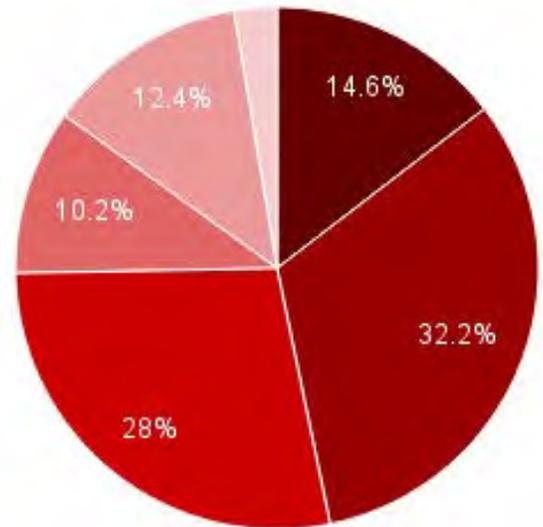


2j. How important is the age of the home?

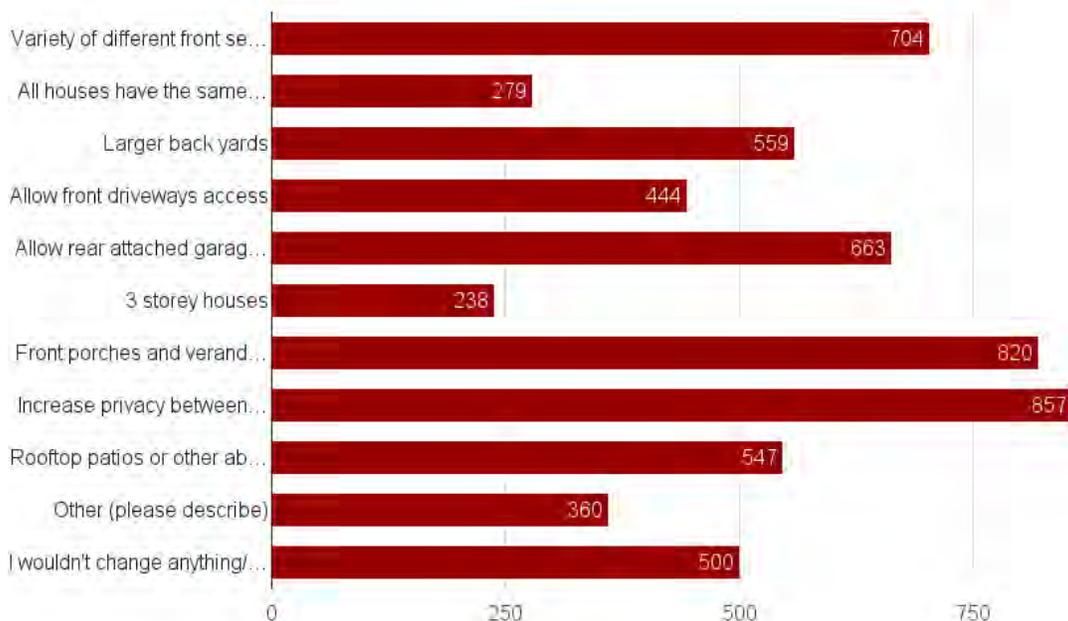


- Very important
- Somewhat important
- Neither important nor unimportant
- Somewhat unimportant
- Not at all important
- I don't know

2k. How important is the community league?

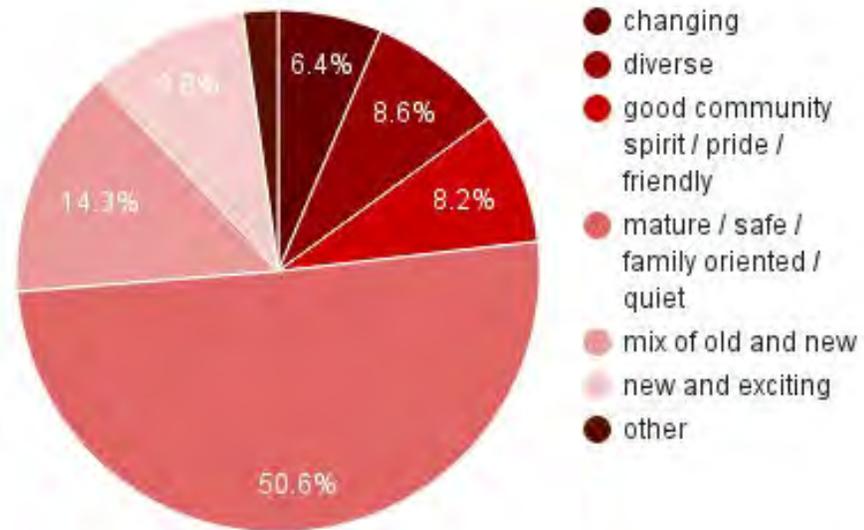


3. What would you like to see in the appearance of new homes in your neighbourhood?

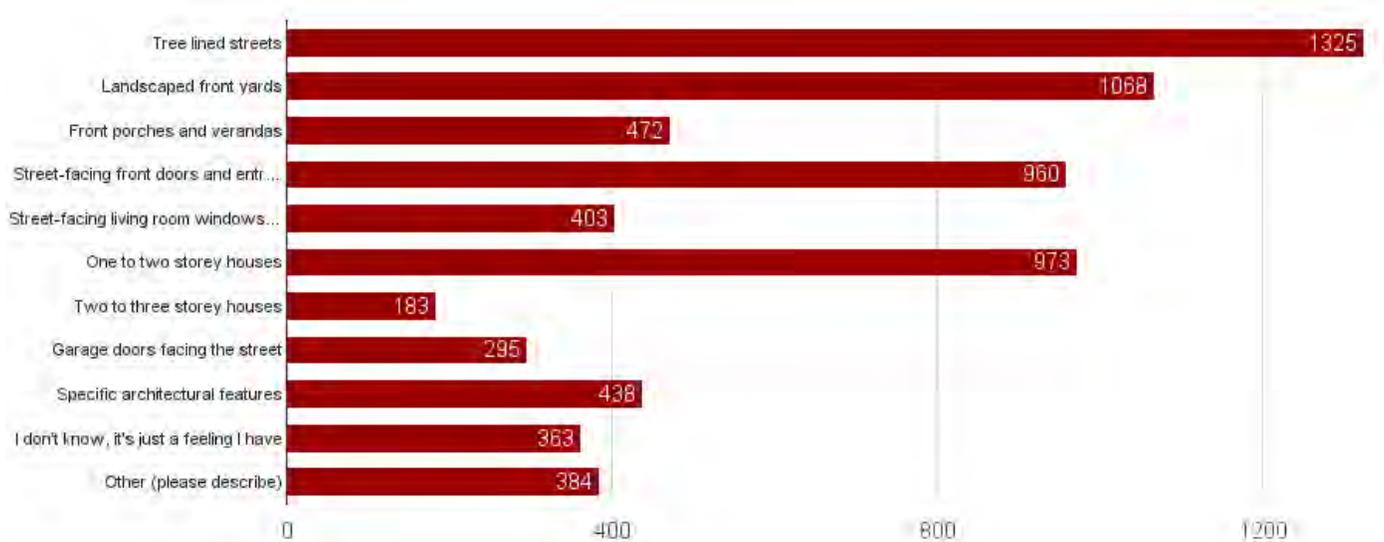




4. How do you define your neighbourhood?



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





2.9.3 Stand Alone Survey on Regulations

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

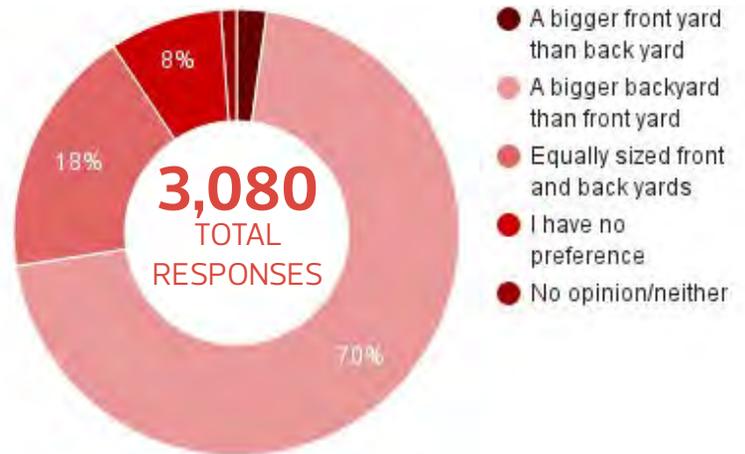
This survey was released to the public on June 7 and ran until June 27, giving respondents three weeks to complete the survey. The survey was advertised through the use of Social Media (including Facebook, Twitter, and Google+), the Evolving Infill Newsletter, as a digital slide highlighted at the city's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



2.9.4 Stand Alone Survey Results

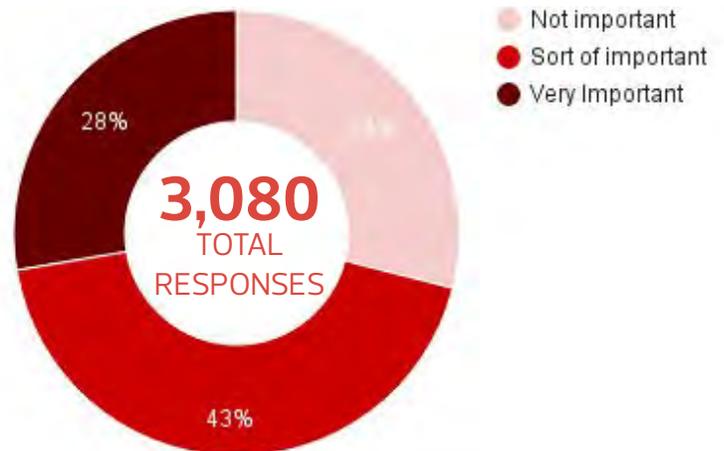
1. What do you value more?

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



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

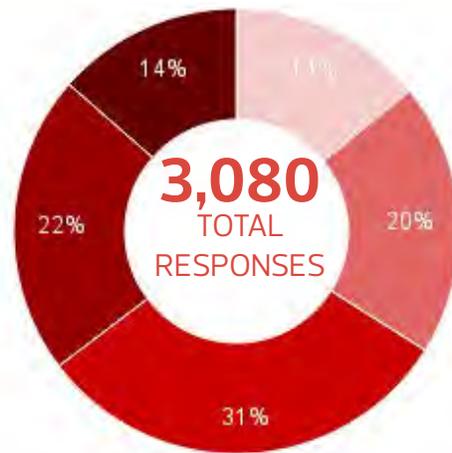
	Responses
Not important	892
Sort of important	1,336
Very important	852





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

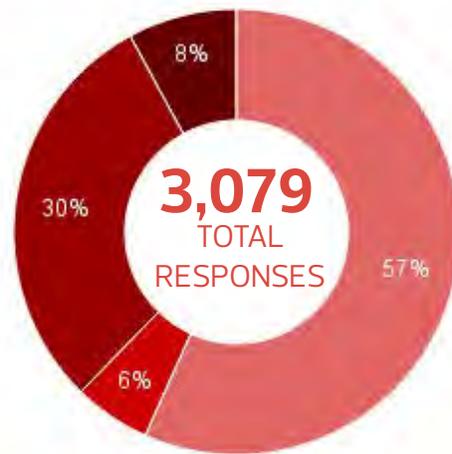
	Responses
Be based on how far back the neighbouring houses are on the street	436
Be based on the average of all homes on the block	610
Be based on a combination of the first two choices	945
Be based on how far back the neighbouring houses are but no further back than a fixed maximum distance (i.e. 6m/20ft)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



- Be based on how far back the neighbouring houses are on the street
- Be based on the average of all homes on the block
- Be based on a combination of the first two choices
- Be based on how far back the neighbouring houses are but no fur...
- Be a standard distance regardless of the surrounding homes

4. Should the space between houses:

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

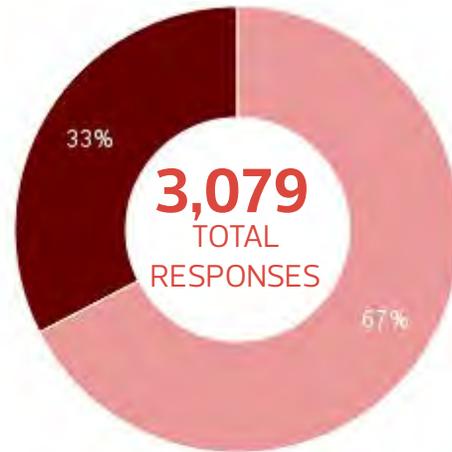


- Be the same for all lots regardless of lot size
- Be narrower than is currently allowed (1.2m) for all lots to allow for larger homes
- Be tied to lot size, i.e. larger for wider lots, and smaller for narrower lots
- Other (please specify)



5. What statement BEST reflects your opinion on verandas?

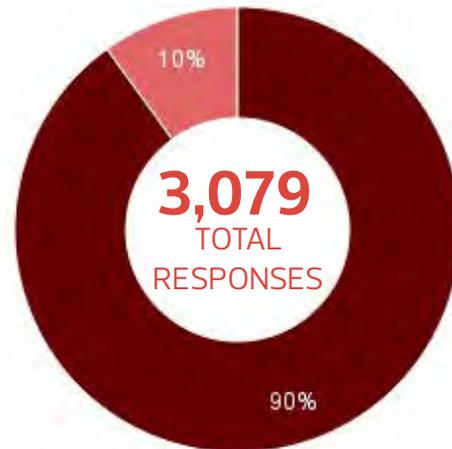
	Responses
They should be able to extend into the front yard like decks	2,075
They should not be able to extend into the front yard.	1,004



- They should be able to extend into the front yard like decks.
- They should not be able to extend into the front yard.

6. How wide should verandas be allowed to be:

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

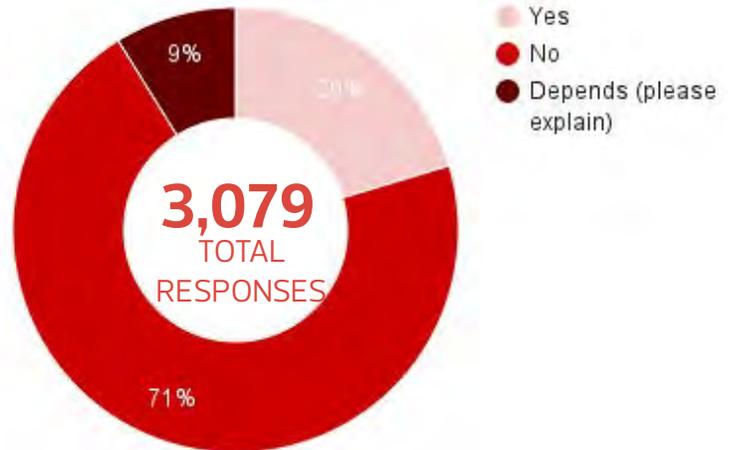


- The same width of the house.
- Less than the full width of the house.



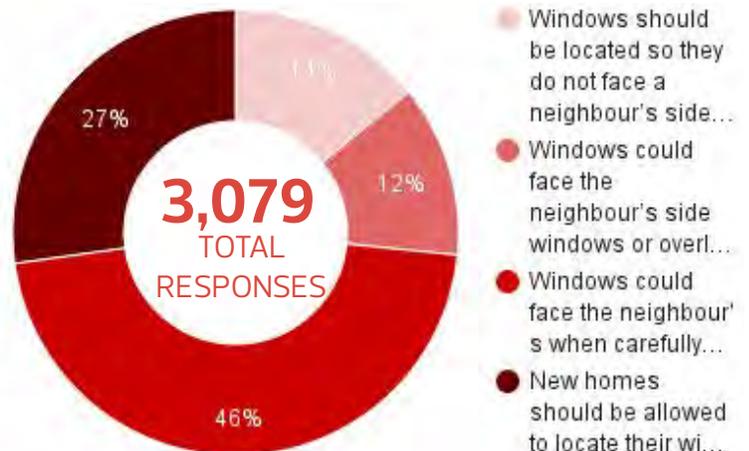
7. Should verandas be limited to a single storey?

	Responses
Yes	626
No	2,181
Depends	272



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

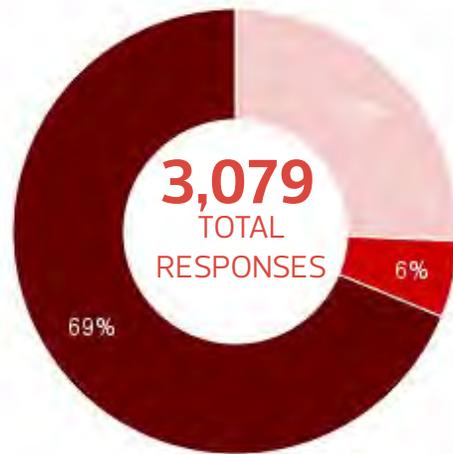
Response	Responses
Windows should be located so they do not face a neighbour's side windows or overlook the neighbouring property's backyard.	436
Windows could face the neighbour's side windows or overlook the backyard so long as they are obscured in some way, such as frosted glass.	383
Windows could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





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

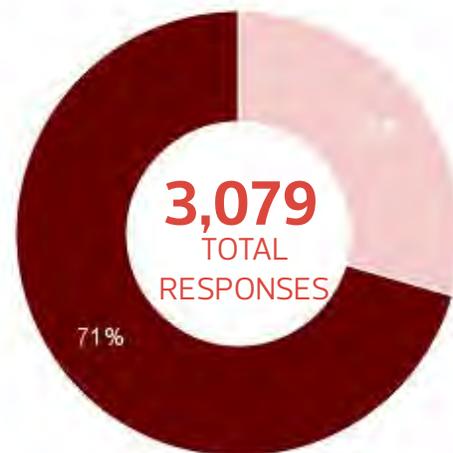
	Responses
Neighbouring properties should not be allowed to look into other houses or yards in any circumstances	790
Privacy is not a concern for me	172
Privacy should not be regulated – it can be obtained through other means such as the use of blinds, frosting, or landscaping	2,117



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

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

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

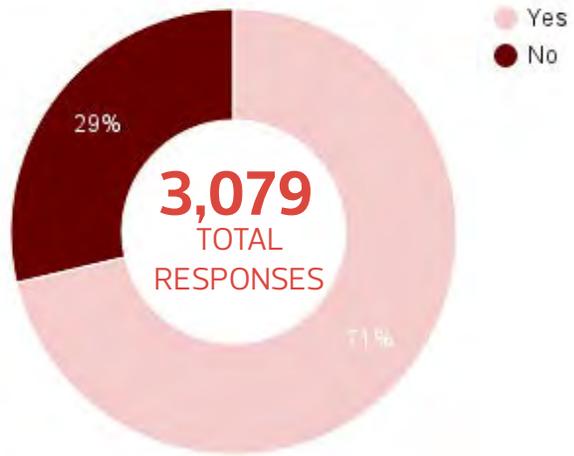


- Property owners should be required to add privacy screens on the part of decks or balconies facing towards neighbo...
- The City should not regulate privacy - privacy can be obtained by individual actions such as, the use of lattices, balcony...



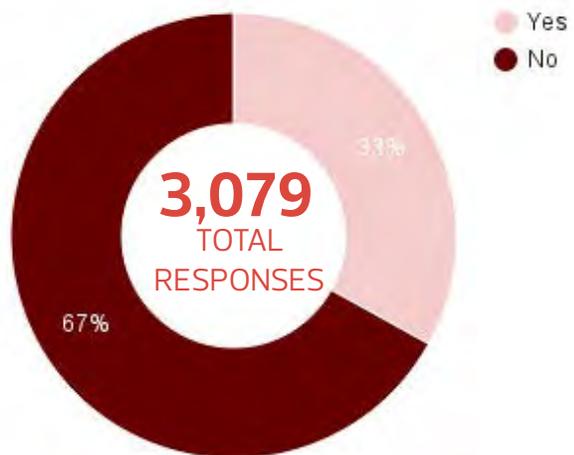
11. Do you feel that rear-attached garages in the city's mature neighbourhoods is a good idea?

	Responses
Yes	2,196
No	883



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

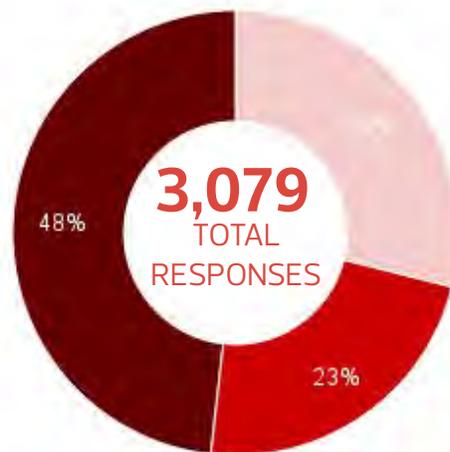
	Responses
Yes	1,018
No	2,062





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

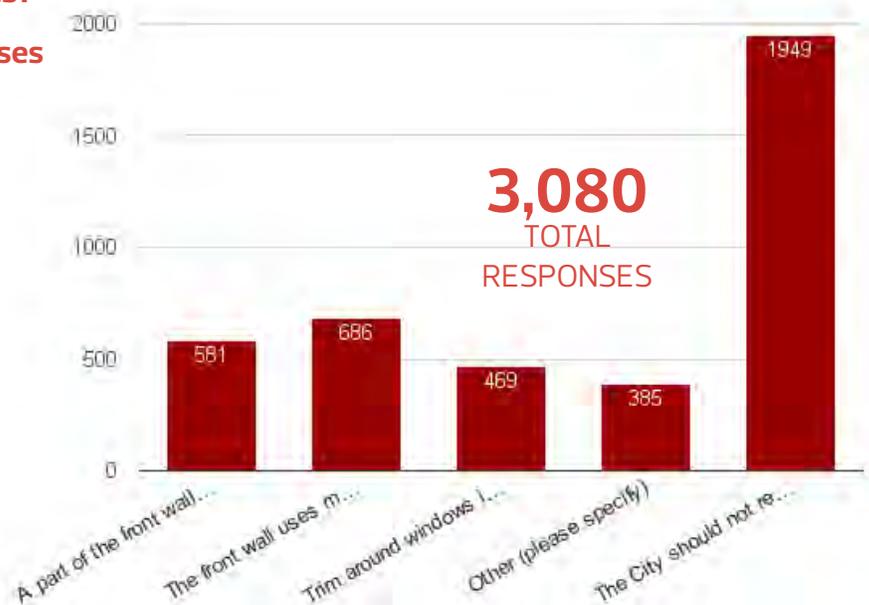
	Responses
Change to allow the same height limit as outside mature neighbourhoods	890
Change to be based on the average height of neighbouring homes, even if it means being unable to build a 2 storey home when located between bungalows.	704
Remain the same as it is now	1,485



- Change to allow the same height limit as outside mature neighbourhoods
- Change to be based on the average height of neighbouring homes, even if it means being unable to build a...
- Remain the same as it is now.

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

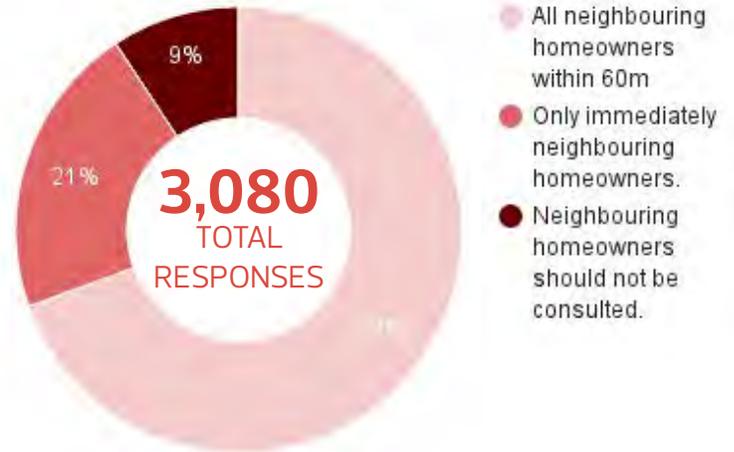
	Responses
A part of the front wall is offset (pushed forward).	581
The front wall uses more than one type of finishing material.	686
Trim around windows is thicker and more defined.	469
Other	385
The City should not regulate these details of design	1,949





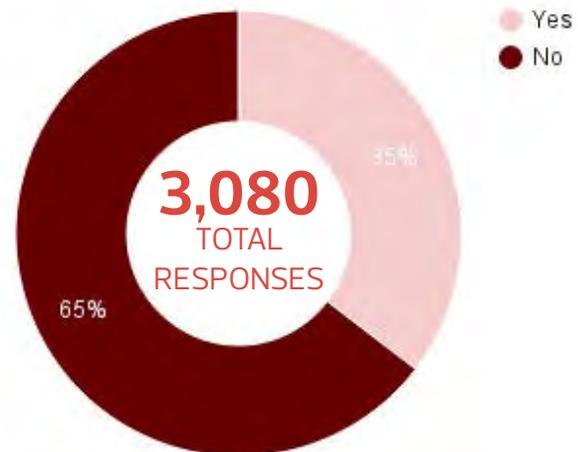
15. Who should be consulted when an application to vary one of the MNO regulations is made?

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



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

	Responses
Yes	1,090
No	1,990





2.10 Emerging Themes

Character

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

Regulation

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

Process

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



3.0 DEVELOP SOLUTIONS

At the conclusion of the Stage 2 consultations a large amount of input had been provided by residents and stakeholders. Administration sorted through all available information to identify themes from the consultation. The themes identified are listed below.

- Walkability – Site Access and Boulevard Trees
- Setbacks: Side, Front, Rear
- Height
- Rear Attached Garages
- Design and Appearance
- Contextuality
- Consultation
- Certainty
- Privacy

These themes indicated to Administration which regulations required the closest examination and refinement. In the remainder of Stage 3 the project team prepared a preliminary draft of changes to the Overlay.

3.1 Multi–Stakeholder Workshop

3.2 Pop–Up Engagements



DATE:
**August
2016**
PARTICIPANTS:
22
ENGAGEMENT:
All groups

3.1 Multi–Stakeholder Workshop

On August 9, 2016, a multi–stakeholder workshop was organized at the Commonwealth Community Recreation Centre. The workshop was designed to provide opportunities to the following four stakeholder groups to interact with each other and provide solutions for the key issues identified in Stage 2.

Citizens

**Civic
Managers**

Business

**Civil
Society**

The workshop's activities revolved around the mandate of "what improvements to the MNO are needed to support more and better infill?". Workshop exercises focused on gathering feedback on major themes raised in Stage 2. There were nine tables set up with the following themes identified by city officials:

- Privacy
- Side yards
- Rear attached garages
- Driveway access
- Consultation
- Rear yard setback
- Front yard setback
- New housing types
- Regulations to remove
- Height
- New regulations



3.1.1 Themes

The following is a summary of emerging themes from each table discussion.



FRONT YARD SETBACK REGULATION 1

- Front yard size should be reduced to enhance the more desirable rear yard
- Front yards should be maintained and landscaped to enhance character of the street

SIDE SETBACK AND PRIVACY REGULATION 4

- Privacy is important, however privacy should be a shared responsibility between neighbours rather than a strict regulation in the MNO
- Side yard requirements should be determined based on lot width (larger setbacks for wider lots)
- Privacy and neighbouring construction issues should be considered with side yard regulations

REAR YARD SETBACK REGULATION 5

- Rear yards are more desirable than front yards due to their semi-private nature
- Alternatives to the current 40% rear yard regulation should be investigated



DRIVEWAY ACCESS REGULATION 10

- Permitting a front driveway should not be allowed as most existing houses do not have front driveways
- Front driveways would negatively affect treed boulevards and existing street character

HEIGHT REGULATION 13

- A height regulation of 10 m rather than 8.6 m is better for transportation nodes, and upper storeys that are stepped back would help with design and massing concerns
- Any increases in height should have more flat roofs than pitched roofs



REAR ATTACHED GARAGES REGULATION 18

- Rear attached garages are well-supported by all stakeholders due to Edmonton's winter city nature
- If rear attached garages were allowed, they should automatically require consultation and adhere to regulations for a principal building

CONSULTATION REGULATION 24

- Consultation is a valuable tool, however steps can be taken to make it more effective and targeted to certain projects
- A two-tiered consultation system should be implemented where minor variances require less consultation than major variances

NEW HOUSING TYPES

- Create opportunities for back alley housing and secondary suites that require reduced or no parking
- Look into possibilities for new use classes and front-back lot subdivisions

NEW REGULATIONS

- Side yard setback should be increased to 1.8 m due to cantilever, drainage, and infill construction issues with the current smaller 1.2 m setback
- Articulation should be required for semi-detached and row housing

REGULATIONS TO REMOVE

- Platform structure projection into front yard – 814.3 (6)
- Platform structure projection into side yard – 814.3 (7)
- Row housing facade width – 814.3 (12)
- Upper half storey restriction – 814.3 (14)
- Dormer restriction – 814.3 (15)
- Garage width limit for row housing – 814.3 (21)
- Statutory plan override – 814.3 (23)





3.1.2 Tips & Advice

At the end of the multi-stakeholder workshop, participants provided the following key tips for consideration:

- Showcase exemplary infill developments by highlighting good projects
- Infill development process should be simplified in order to create a level field with new suburban developments
- The MNO may not be the only tool to achieve a different vision for the city
- Create more pilot programs for different housing types
- Utilize the infill competition results to inform upcoming MNO draft regulations
- Put more focus on overall future city visions rather than focusing on what is existing in today's mature neighbourhoods.
- Understand that the purpose of the original MNO is to provide some certainty for residents who already live in the mature neighbourhoods
- There needs to be more dialogue between community leagues, the City, and developers
- There is a disconnect between development officers and plans for specific neighbourhoods
- Put more focus on sustainability and aesthetics of housing
- Consider groundwork messaging: Why do we need infill? What is working? What is not working?
- Retain semi-detached developments rather than skinny homes



DATE:
Fall 2016

ENGAGEMENT:
All groups

3.2 Pop-Up Engagement Sessions

As a way to build resident awareness of the review, City staff held three pop-up engagement activities at community events in late summer and early fall 2016. These included hosting a booth at the Edmonton Dragon Boat Festival in Louise McKinney Park on August 19–21, 2016, a tent at the Kaleido Festival on Alberta Avenue (118 Avenue) over the weekend of September 10 and 11, 2016, and a table at the Free Day at the Zoo on September 25, 2016. Over three hundred interactions were held where the project team was able to:

- Highlight the current status of the review,
- Inform residents of the upcoming release of draft amendments
- Explain the context of the Overlay, the purpose of the review and
- Promote the upcoming public engagement events that were to be held in late September and early October.



4.0 CONSULTING ON CHANGES TO THE MNO

In Stage 4 the draft changes to the Overlay were subject to rigorous public and stakeholder consultations to seek their comments and input on the draft MNO regulations prepared by the City's administrative staff.

4.1 Drop-In Sessions and Public Events

4.2 Community Leagues Workshop

4.3 Industry Stakeholder Workshop

4.4 Insight Community Survey



DATE:
September
October
2016
ENGAGEMENT:
All groups

4.1 Drop-In Sessions/Public Events

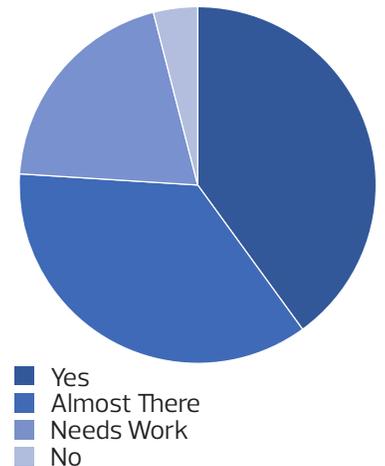
4.1.1 September and October Interactive Drop-In Sessions

The September 29, 2016 and October 6, 2016 drop-in sessions provided additional engagement opportunities for general discussions on what the public see as important for residential infill, as well as to provide feedback on the newly drafted MNO regulations for the first time during this process.

Comment cards were distributed to participants at the events and their comments were organized for each subject based on the premise of whether or not they feel the proposed rules work for that subject. The results are as follows.

GENERAL PURPOSE

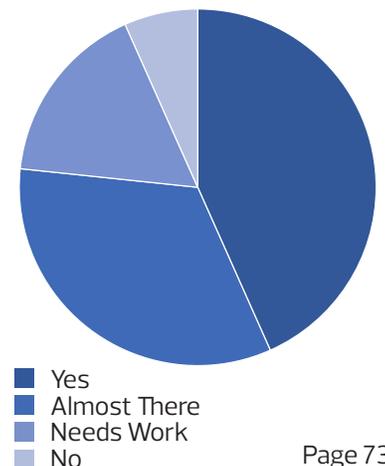
The majority of participants felt that the general purpose statement works or is almost there. Comments included support around the addition of the text about context of existing developments, however some were concerned about the removal of the text about maintaining community character.



REGULATION 1

FRONT SETBACK

The majority of participants felt that the proposed rules regarding front setback work or are almost there. Comments included support for how the regulation respects neighbouring buildings while allowing for some flexibility. However, some felt that reduced front setbacks are necessary in some instances to make infill developments feasible.

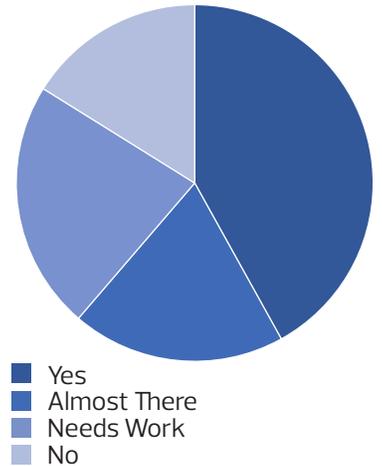




REGULATION 2

SIDE SETBACK

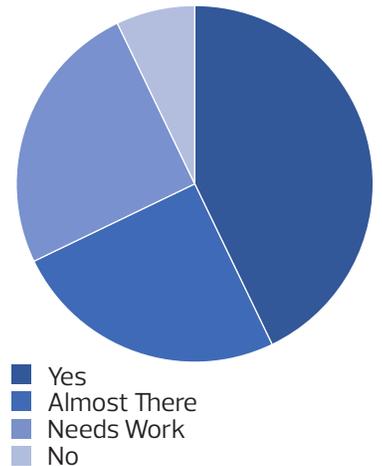
The majority of participants felt that the proposed rules regarding side setback work or are almost there. Comments included concern that the setback may be too small in cases of fire as well as neighbouring property construction and privacy issues. However, an increased setback could limit certain infill developments such as narrow lot homes and shipping container housing.



REGULATION 4

SIDE SETBACK AND PRIVACY

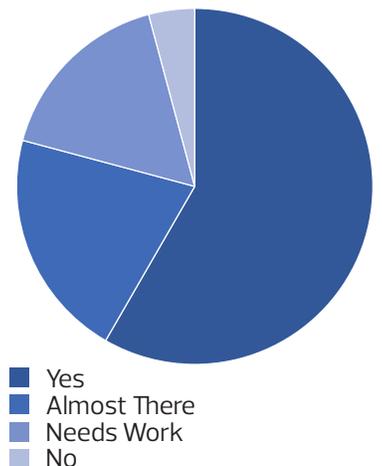
The majority of participants felt that the proposed rules regarding side setback and privacy work or are almost there. Comments included support for how the regulation addresses the privacy issue for neighbours to infill developments. However, some felt that the regulation should also include consultation with abutting neighbours.



REGULATION 6

PLATFORM STRUCTURES (FRONT YARD)

The majority of participants felt that the proposed rules regarding front yard platform structures work. Comments included support for how the regulation can support more interactive streetscapes. Some felt that front platform structures may need to be more prevalent on the street in order to allow them.

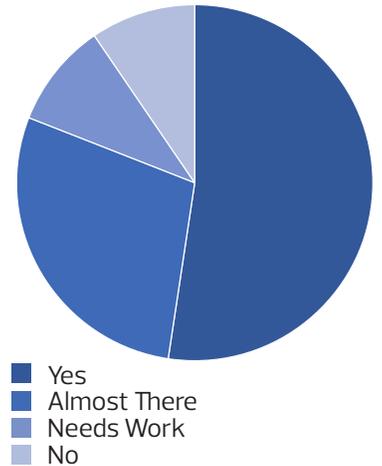




REGULATION 7

PLATFORM STRUCTURES (SIDE YARD)

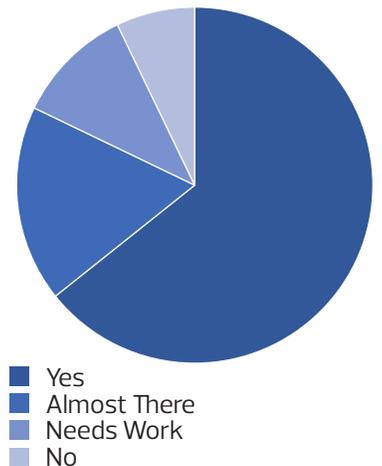
The majority of participants felt that the proposed rules regarding side yard platform structures work or are almost there. Comments included concerns over how the side allotments should remain wider to maintain privacy.



REGULATION 10

DRIVEWAY ACCESS

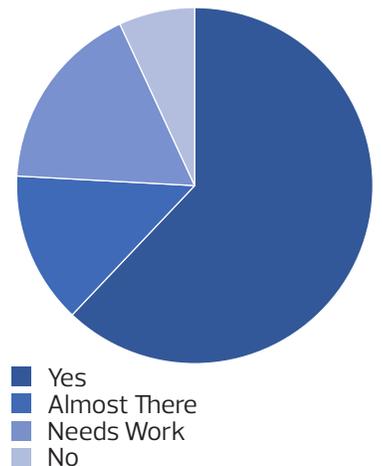
The majority of participants felt that the proposed rules regarding driveway access work. Comments included support for how the regulation simplifies previous regulations and maintains the walkable public realm. Some raised concern over driveway access from the front which may affect the character of the street.



REGULATION 13

HEIGHT

The majority of participants felt that the proposed rules regarding height work. Comments included the new regulation being only a minor change from the old regulation. Some felt that the height should still be dependent on neighbouring properties and that the increase is not sufficient enough to allow for a variety in roof styles.

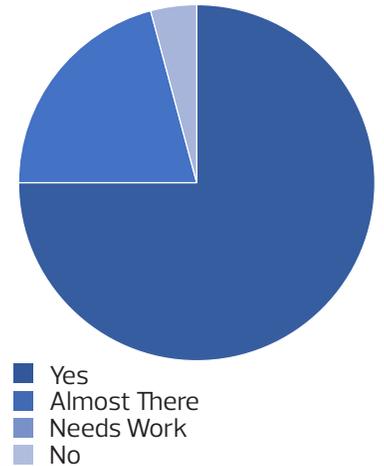




REGULATION 15

DORMER WIDTHS

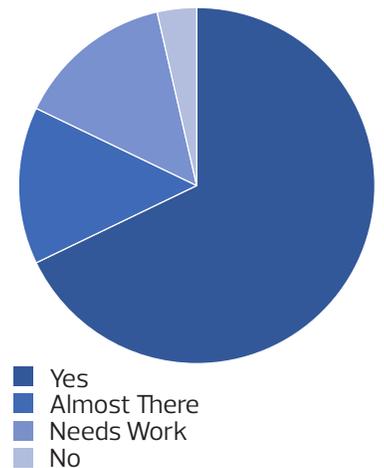
The majority of participants felt that the proposed rules regarding dormer widths work. Comments included how windows should not overlook neighbouring properties, and that an increase to 45% may be suitable subject to the sunshine being maintained on neighbouring property.



REGULATION 16

BASEMENT ELEVATION

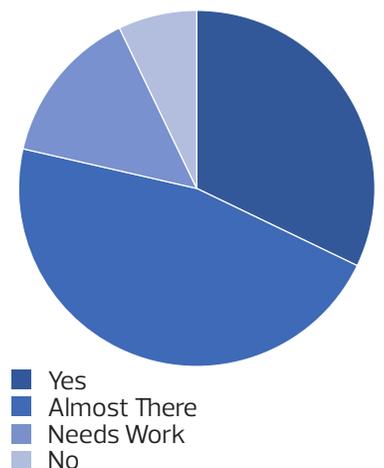
The majority of participants felt that the proposed rules regarding basement elevation work or are almost there. Comments included support for how the regulation respects basement suites by having larger windows. Some comments raised concern if this regulation change will lead to taller houses.



REGULATION 18

REAR ATTACHED GARAGES

The majority of participants felt that the proposed rules regarding rear attached garages are almost there. Comments included how any upgrades from detached to attached garages at the rear can impact sunlight on neighbouring properties.

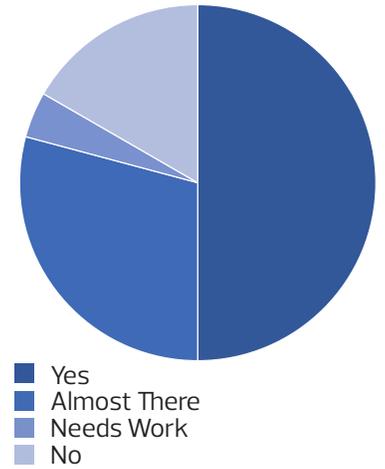




REGULATION 19

FRONT ATTACHED GARAGES

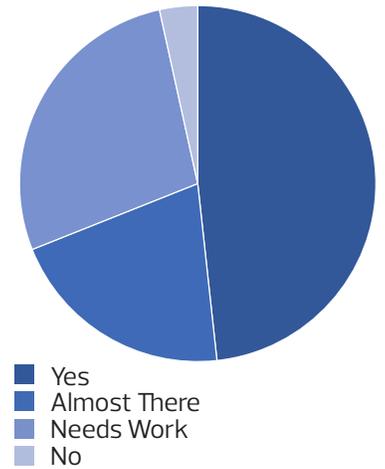
The majority of participants felt that the proposed rules regarding front attached garages work or are almost there. Comments included how it is believed that front garages are less acceptable when a rear lane exists. Some felt that the pedestrian experience and overall streetscape is enhanced in mature areas without front attached garages.



REGULATION 24

CONSULTATION FOR VARIANCES

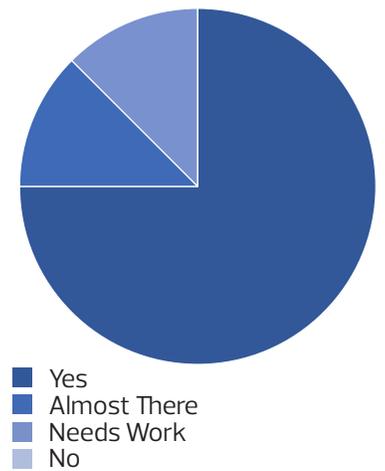
The majority of participants felt that the proposed rules regarding consultation for variances work or are almost there. Comments included support for the changes and how there is less onus on the actual property owners, however some feel that consultation with abutting neighbours should occur even without variances or when there are platform structures.



NEW REGULATION

FACADE ARTICULATION

The majority of participants felt that the proposed rules regarding front setback work. Comments included how the requirements may be too limiting and don't provide for enough variation between housing.

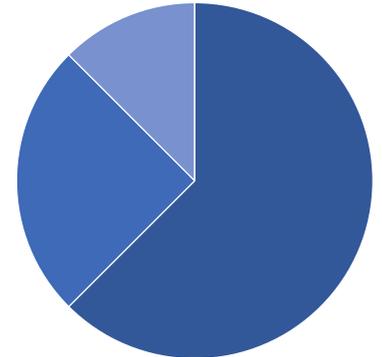




NEW REGULATION

FACADE FOR ROWHOUSING

The majority of participants felt that the proposed rules regarding row housing facades work.

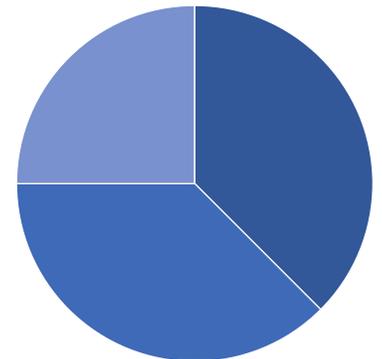


- Yes
- Almost There
- Needs Work
- No

NEW REGULATION

FINISHING MATERIALS

The majority of participants felt that the proposed rules regarding finishing materials are almost there. Comments included the need for clarification on what the three finishing materials can include. Some concern was raised over how there wasn't a variety in materials used historically, so this could affect street character in some cases.

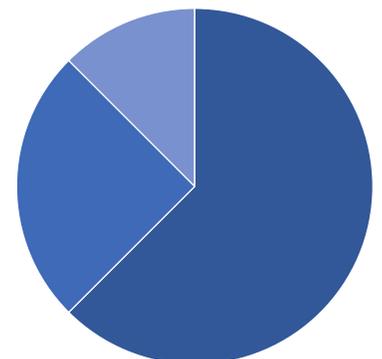


- Yes
- Almost There
- Needs Work
- No

NEW REGULATION

REPETITION OF BUILDING DESIGN

The majority of participants felt that the proposed rules regarding repetition of building design work or are almost there. Comments included support for how the regulation allows for a variety in design. Some concerns were raised over how variety in floor plans are required when the exterior would look different.



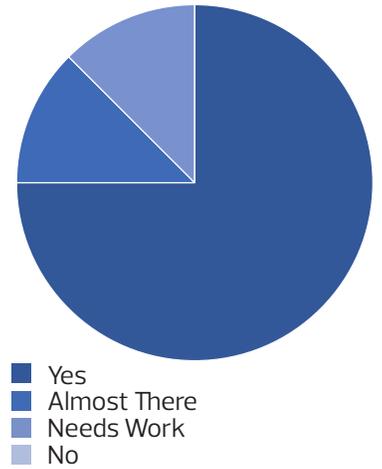
- Yes
- Almost There
- Needs Work
- No



**NEW
REGULATION**

CANTILEVERS

The majority of participants felt that the proposed rules regarding cantilevers into side setbacks work or are almost there. Comments included concern over how cantilevers can affect sidewalks next to houses safe access from the front to the rear of the property having a cantilever extend into the side setback.





4.1.2 University of Alberta Engagement

On September 27, 2016, Administration met with representatives of the University of Alberta's Planning Program to present the findings of the MNO Review up to the end of Stage 3 of the project and to gather feedback on some of the proposed regulation changes to the MNO.

The small group of representatives (professors and students), discussed the Mature Neighbourhood at a high level, questioning its purpose and what the regulations are intended to achieve. The concept of character in a city like Edmonton is challenging to define, as the majority of neighbourhoods, depending on the era developed, are all similar in design. It was their opinion that as cities evolve over time, it is the natural pattern of cities to reinvent themselves. The MNO can hinder change and halts the organic evolution of the city.

One perspective was to identify which areas within the MNO are unique and plan to preserve this uniqueness. The vast majority of neighbourhoods that do not fall into this category, can and should see increased redevelopment. However, the design that goes into these neighbourhoods needs to be of a higher quality than is sometimes approved currently. Westmount, for example, has seen considerable redevelopment, however some of the designs have not blended in well or stand out. The ability to encourage enhanced design is desired for new residential infill.

Density, commercial development, a variety of housing forms, transportation, all need to come together to allow Edmonton to address its rapid growth head on and adapt to new ways of planning a city. Applying the same set of rules to over one hundred neighbourhoods, may not be the best way of achieving desired redevelopment targets.



4.1.3 Youth Engagement

On October 5, 2016, Administration met with members of the Edmonton Youth Council at their General Assembly's meeting. The MNO Review findings, up to and including Stage 3, were presented to the Assembly at large and followed with a short question and answer period on some of the proposed regulation changes to the MNO.

The General Assembly consisted of approximately 20 members and they were eager to discuss the implications of the project, the proposed regulations and how youth are impacted by the changes. Questions from the Council touched on issues of gentrification, cookie cutter homes, variances and youth engagement. There were divergent views expressed around the concept of variation in building design (avoiding 'cookie cutter' homes side-by-side), there were supportive statements from the Council about taking steps to engage younger residents. The Council suggested the project take a closer look at the report Infill a Youth Affair. This report identifies youth priorities for future housing in Edmonton as:

- Affordability
- Proximity to Amenities
- Proximity to School
- Easy Access to Transit

The report further confirms that younger audiences believe that infill makes Edmonton more desirable to live in and is beneficial to the City. The group has been involved in the infill discussion previously as a stakeholder in the Evolving Infill discussions and has recently completed analysis of a survey geared towards Edmonton's youth, aged fourteen to eighteen, to gain a deeper understanding of the needs, priorities and aspirations of Edmonton's youth and their opinion on infill. The survey focused on identifying what factors youth would like to see in their future neighbourhoods and homes. The most striking finding of the report is that 60% of respondents wanted to leave Edmonton and only 40% wanted to stay. Education on what infill is and how youth can become involved was also a key point that arose from the Youth Council's survey findings.



4.1.4 Seniors Engagement

On October 12, 2016, Administration met with members of the Southeast Senior's Association to present the findings of the MNO Review up to the end of Stage 3 of the project and to gather feedback on some of the proposed regulation changes to the MNO. This meeting as a direct continuation of the discussion Administration had with Seniors in Stage two of this Review. This was an opportunity to present the proposed regulations and gather the perspectives of Seniors.

The meeting began with an open discussion surrounding infill development in Edmonton. Perspectives shared included the need for more senior's specific housing and the need for a diversity of age groups in a neighbourhoods is a benefit to its vitality. There was some confusion surrounding the role of lot subdivision and the Mature Neighbourhood Overlay Review. However after discussing the merits of the role of subdivision as part of the infill process, participants understood that subdivision is a separate process outside of the scope of the MNO Review. The following pages are a summary of the discussion that surrounded each regulation.

FRONT SETBACK REGULATION 1

- Porches should not be allowed to project into the front yard because it may hinder the views of the street.
- Include a standard setback that includes porches.

PLATFORM STRUCTURES REGULATION 6

- Front porches should be included with the front setback rather than projecting into the front setback.

DRIVEWAY ACCESS REGULATION 10

- Front driveways should not exist as they may pose a hazard to pedestrians and increase the amount of hardsurfacing on front yards.
- Creates a parking issue; minimum parking requirements for infill should be increased unless viability of transit is improved.

HEIGHT REGULATION 13

- Using insulation that is "blown-in" allows for less roof height while maintaining the same R value.



REAR ATTACHED GARAGES REGULATION 18

- More common in two storey housing which should not be allowed in neighbourhoods with predominantly one storey housing.
- Vehicle exhaust in living spaces is undesirable.

CONSULTATION FOR VARIANCES REGULATION 24

- New approach is acceptable, however individuals who construct without the right permits should be disciplined more.

CANTILEVERS INTO SIDE SETBACKS NEW REGULATION

- Cantilevers should only be allowed on the larger of the side setbacks.
- Consider safety with sidewalks along houses as well as fence gate location and fire code.

FACADE ARTICULATION NEW REGULATION

- Preferable to semi-detached dwellings rather than skinny homes.
- Sidewalks to entrances should be separated rather than combined.

FINISHING MATERIALS NEW REGULATION

- Three different materials seems like a lot, should use two different materials as the minimum because the existing houses do not use a variety of materials.

REPETITION OF BUILDING DESIGN NEW REGULATION

- Should also apply to higher density housing which can make a big difference.

REGULATIONS TO BE REMOVED

- There needs to be more diversity in row housing so that they seem more individualized.
- Green space should exist at the ends of row houses to provide space for kids to play and therefore bring more young families into mature neighbourhoods.



4.1.5 Multicultural Group Engagement

On Wednesday, October 5, Administration met with members of the Multicultural Health Brokers Co-op to present the findings of the MNO Review up to the end of Stage 3 of the project and to gather feedback on some of the proposed regulation changes to the MNO.

All of the participants were supportive of the proposed changes as described by Administration, but felt that there is need for a variety of family oriented built forms/housing options in the city's mature areas to encourage young families to repopulate the central core of the city. Infill single family homes are often too expensive, relative to comparable suburban housing, for many young families to afford. As a result, many young families are excluded from mature and core neighbourhoods, and many schools and community oriented facilities are closing in these neighbourhoods. One participant said "it seems like you only get to spend a certain time of your life downtown, until you have a family. Then you need to move to the suburbs because there aren't any housing options available to these young families." Many felt that new developments aren't done to the benefit of the neighbourhood, rather just the interest of the landowner/developer.

As a general comment, participants indicated that it can often be difficult to participate in public meetings due to the lack of child care and time of day of the meeting. Often many voices are not heard as a result. Participants expressed support for the child care and food that was made available during this engagement, as this afforded them the opportunity to become engaged in this topic. Participants also suggested City staff should participate in large pre-planned community events to engage a wider audience.



DATE:
**October
2016**

ENGAGEMENT:
**Civil
Society**

4.2 Community Leagues Workshop

The October 27, 2016, Community Leagues Workshop at Commonwealth Community Recreation Centre was designed to provide opportunities for representatives from community leagues to interact with each other and provide comments on the proposed regulations in the draft MNO.

Workshop exercises focused on gathering feedback on proposed regulations as well as regulations that were newly introduced and any regulations that could still be considered as new.

The workshop began with participants providing responses to questions in small group conversations through a World Café format by drawing and sharing comments on large sheets of paper. The comments received in response to the three questions are summarized below:

1 What is the good stuff in our neighbourhoods that we want to keep?

Attendees provided the following major aspects they want kept in their neighbourhoods:

- Overall streetscape, mature trees and landscaping of front yards
- Heritage and historic site preservation
- Privacy, access to sunlight, safety of the community

2 In what ways can the draft MNO regulations work?

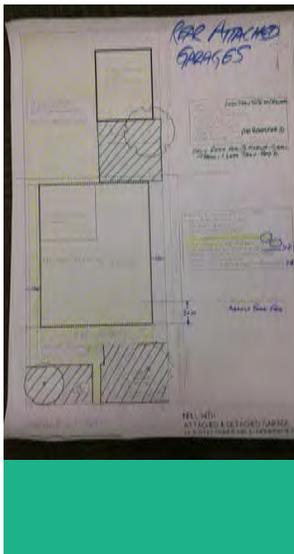
Attendees felt that the following regulations in the draft MNO work well:

- Basement Elevation
- Dormer Widths
- Platform Structures
- Site Setback and Privacy
- Repetition of Building Design
- Cantilevers

3 In what ways can the draft MNO regulations be improved?

Attendees provided the following common themes raised where draft MNO regulations can be improved:

- Better notification to community leagues during consultation process.
- Ensure regulations will maintain sunlight and privacy which is a common issue that is raised.
- Community would like facilitation assistance.



4.2.1 Regulations Needing Improvement

Attendees gathered around five tables that each had a regulation the group mutually agreed was important to consider. Attendees then provided feedback on poster paper about these regulations, and moved to other tables if they wanted to provide feedback on multiple regulations needing improvement. A summary of the major themes raised for each regulation requiring improvement are below:

FRONT SETBACK REGULATION 1

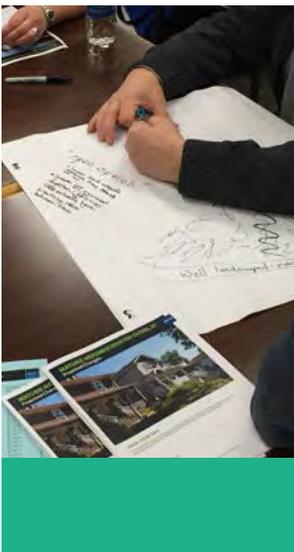
- Preference for existing regulation where setback follows the general context of the blockface.
- Alternatives included removing the 20% of site depth requirement, or changing the proposed maximum from 20% of site depth to 30%, or utilizing an average of setback from abutting lots to determine setback.

SIDE SETBACK REGULATION 2

- A severe drainage risk can arise when there is inadequate room for a surface swale to drain.
- Minimum 1.5 to 2.0 m should be required depending on the grades so that there is proper drainage and damages to neighbouring excavation can be mitigated.

SIDE SETBACK AND PRIVACY REGULATION 4

- Side setback needs to be increased for privacy, fire safety, hazard prevention and drainage purposes.
- A minimum 1.5 m side setback can be used with 1.2 m allowable under certain conditions to account for any issues that may arise.



DRIVEWAY ACCESS REGULATION 10

- Retain access to a site from a lane only unless front access already exists.

REAR ATTACHED GARAGE REGULATION 18

- Consider only permitting this on corner lots, and offsetting the rear attached garage elsewhere on the site.
- Consider how the 40% rear setback forces the garage to the house, therefore extending the driveway.

FRONT ATTACHED GARAGES REGULATION 19

- Only existing front garages may continue to exist, but no new ones may be allowed.

CONSULTATION REGULATION 24

- Current time frame is not enough and the 60 m radius should not be removed. Community leagues need to be notified about all variances.
- Any subdivisions should trigger notification to escalate further 60 m and to inform the community league.

FACADE ARTICULATION NEW REGULATION

- The regulation does not fully address the problem of uninteresting semi-detached housing.
- Examples of good and bad semi-detached housing can occur regardless of the staggering, so it defeats the purpose of the regulation.

HERITAGE IMPACT ASSESSMENT NEW REGULATION

- Participants identified the use of heritage impact assessments as a new requirement for infill adjacent to designated municipal historic resources and buildings listed on the register of historic resources. The purpose of the assessment would be to establish setbacks that are sympathetic to the heritage building.



DATE:
**November
2016**

ENGAGEMENT:
Business

4.3 Industry Stakeholder Workshop

The November 1, 2016, Industry Stakeholder Workshop at Commonwealth Community Recreation Centre generated ideas from industry stakeholders about the proposed MNO draft regulations. The workshop contained various exercises to receive feedback from stakeholders of different fields with varying perspectives on planning processes in mature neighbourhoods. Exercises encouraged collaboration so that stakeholders could discuss their thoughts and opinions on the proposed regulations with each other.

FRONT AND REAR SETBACKS REGULATION 1+5

Participants felt that there should be room in regulations for off-setting front setbacks, especially on narrow lots. They also felt that the idea of average blockface and setback calculation creates uncertainty and in some cases would not be able to achieve maximum allowable site coverage.

Participants felt that the regulation can be improved if there were a minimum 3.0 m front setback and a maximum front setback determined by the underlying zone. As a suggested course of action, participants felt that fixing the front setback will not fix the rear setback when dealing with irregular lots. Rear setbacks should be contextual and refer to the underlying zone.

SIDE SETBACKS AND PRIVACY REGULATION 4

Participants felt that there is too much of an emphasis on privacy for what is existing, which could involved windows to be moved or decks to become screened. They believed there is over-regulation with regards to this topic.

Participants felt that as a suggested course of action, construction should be allowed given it meets footprint requirements, and privacy issues should remain a separate matter dealt through fencing and landscaping.





ACCESS/FRONT ATTACHED GARAGE REGULATION 10+19

Participants felt that front attached garages are necessary because clients feel that rear attached garages have too much of a negative impact on rear yards and the house in general. However, some participants stated that unless front attached garages are consistent in the neighbourhood, front access should be restricted to the rear lane only.

Participants felt that the regulation can be improved if development officers would still be able to grant variances to any sites with hardships. Making the regulation neighbourhood-based was a suggested course of action.



HEIGHT REGULATION 13

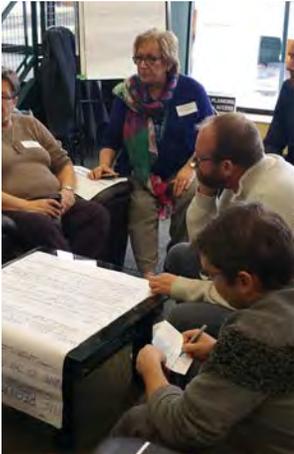
Participants felt that the 2.5 storey regulation was already restrictive and greater height should be permitted if living space is increased so that it can be utilized for uses such as entertainment or bedrooms and be functional. It was also suggested that height regulations increased to 3 storeys would be better than reducing to 2 storeys..



BASEMENT ELEVATION REGULATION 16

Participants felt that the new basement regulations improve the livability of basements by adding more natural light and windows. Features such as these would increase affordability by adding attractive basement suites with more usable square footage without additional development. They felt that if the old regulation exists, it will restrict design and innovation.

Participants felt that the regulation can be improved by ensuring the exterior finish doesn't reveal a pronounced higher grade off the ground.



REAR ATTACHED GARAGE REGULATION 18

Participants felt that rear attached garages could work with breezeways as a one storey link between house and garage which could also be utilized as amenity area and more usable space.

Participants felt that the regulation can be improved if there was a separate regulation in the MNO for a provision to allow breezeways or links between house and garage.

CONSULTATION REGULATION 24

Participants felt that consultations should involve only those directly affected, such as immediate neighbours. They also believed timelines should be reduced to 10 days, and that it should be the responsibility of the City to administer notification.

Participants felt that the regulation can be improved if there was a single consultation period rather than multiple. A suggested course of action is to allow for the builder/developer to include in variance notices a specific date and location for community consultation, rather than going door-to-door within a 60 m radius.



DESIGN NEW REGULATION

Participants felt that the regulation concerning repeat designs is acceptable but it should be more specific. It was also believed that some design regulation could be left to the satisfaction of the development officer rather than trying to regulate materials use on houses.

Participants felt that the regulation can be improved by removing the proposed changes for finishing materials.



ADDITIONAL FEEDBACK

In concluding Stage 4, Administration made a presentation to each key stakeholder, Edmonton Federation of Community Leagues, Infill Development in Edmonton Association – Edmonton Region and Canadian Home Builders Association – Edmonton Region, on November 30, December 6 and 15, respectively. These presentations reflected the changes made to the regulations in Stage 4, highlighted areas where there was alignment and provided an opportunity to discuss areas of divergence with Administration. Each stakeholder organization was invited to provide a written submission following the conclusion of these meetings to summarize their position.



DATE:

**October
2016**

PARTICIPANTS:

2,084

4.4 Insight Community Survey

The City's Zoning Bylaw Team conducted an online survey that focused on a selection of the proposed changes to MNO regulations from October 19 to November 4, 2016. The purpose of this survey was to collect feedback from Edmontonians about proposed changes to select regulations of the Overlay. A total of 2,084 survey responses were received.

Results collected from this survey have been used to further refine changes to the Mature Neighbourhood Overlay, and confirm that some proposed regulations meet Edmonton's needs.

The survey results are categorized into three response channels based on how respondents accessed the survey:

- External Linking: Respondents accessed the survey by clicking on links that were forwarded or via social media.
- Insight Community: Respondents in this category are composed of Insight Community members.
- Project Website or edmonton.ca/surveys: Respondents accessed the survey by visiting the Mature Neighbourhood Overlay project webpage or through the City's survey webpage.

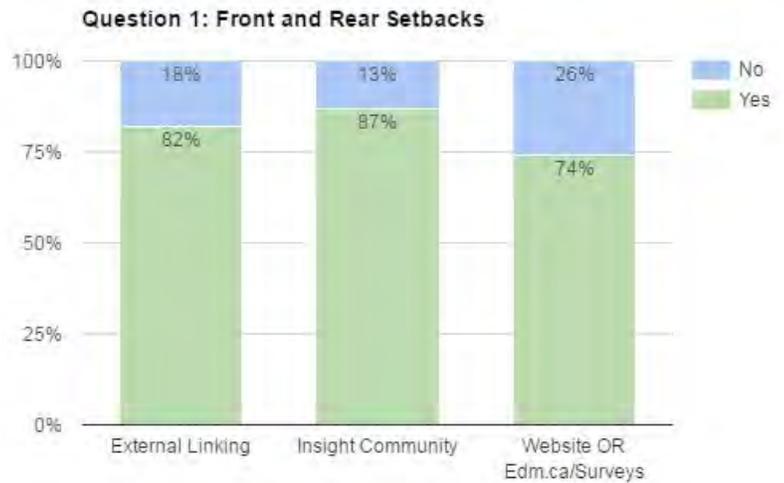
Of the 2,084 survey responses received, 1,094 were from external linking, 798 were from the insight community, and 192 were from the project website or edmonton.ca/surveys.



Question 1: Front and Rear Setbacks

The MNO requires the front yard for new development to be set back within 1.5 m (5 ft) of the average of all houses on the block. This can push the proposed house further back on a lot and reduce the size of the backyard if neighbouring houses have large front yards. When asked whether a larger back yard or front yard is preferred, 70% of previous survey respondents indicated a larger backyard is more desirable. To ensure reasonable alignment of the front of buildings and maintain larger backyards, the new approach proposes to allow new homes to locate within 1.5 m (5 ft) of the average front yard setback of the two neighbouring homes, to a maximum of 20% of the depth of the lot. The current rear yard setback requirement is 40% of the site depth. The remaining 40% is reserved for the location of the building.

Do you support this change?



Question 2: Site Access

Currently the MNO allows front driveway access where more than half of the houses on the same side of the block already have a front driveway. With this rule in place, on such a block, as new homes are built, it could end up with an increase in the number of front driveways. We are proposing to change this rule so that even on blocks with over 50% of the homes have front driveways, new driveways would only be allowed to connect to the back alley. The reason for this change is we heard that more front driveways wouldn't be in keeping with the character of the mature area, would negatively effect the city's treed boulevards and reduce pedestrian safety.

Do you support this regulation change?





Question 3: Rear Attached Garages

An interest was expressed to allow rear attached garages in mature neighbourhoods. City staff have explored the potential for allowing this form of development while ensuring that the current backyard aesthetic is not impacted by driveways.

The proposed regulation will:

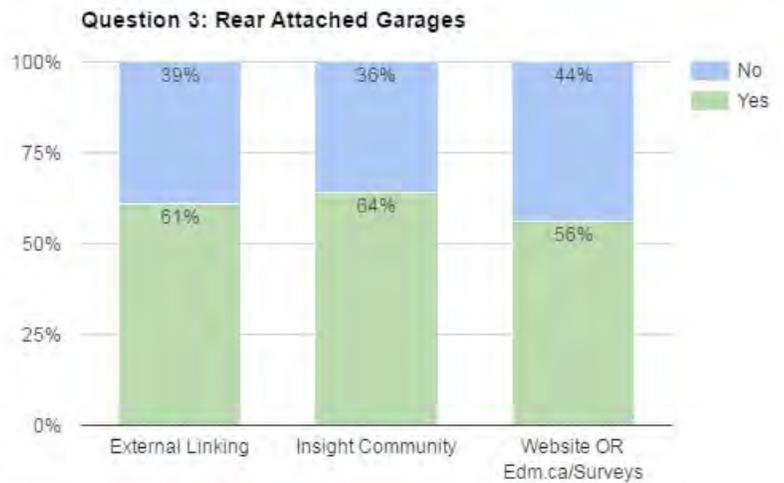
- Require a minimum site width of 15 m (50 ft) to allow for rear attached garages
- Limit the size of the garage to two vehicles
- Limit the width of the driveway
- Require the location of the driveway to be at the side of a lot to preserve as much unpaved rear yard as possible

Question 3b: Rear Attached Garages

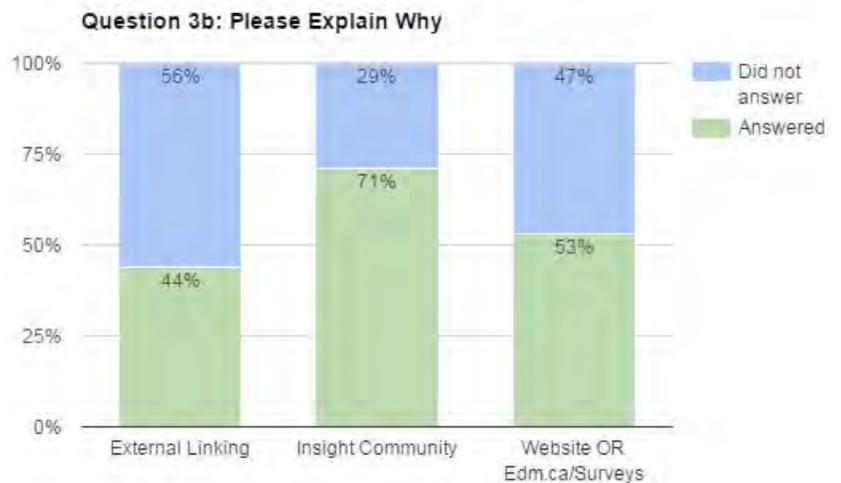
Respondents from all three survey response segments expressed mixed feelings about this proposed change. A major concern was noted that rear attached garages do not fit in with the existing character of mature neighbourhoods.

However, of the total responses received, those in support of this proposed change account for between 21%–34%, depending on response segment. Respondents felt that this proposed regulation provides a good compromise that balances market desire for attached garages and maintains a tree boulevard, which is characteristic of mature neighbourhoods. Survey respondents also noted that attached garages are a convenient way to store vehicles, especially during winter months, and also increase accessibility for seniors and persons with disabilities.

Do you support this approach?



Please explain why





Question 3b: Rear Attached Garages

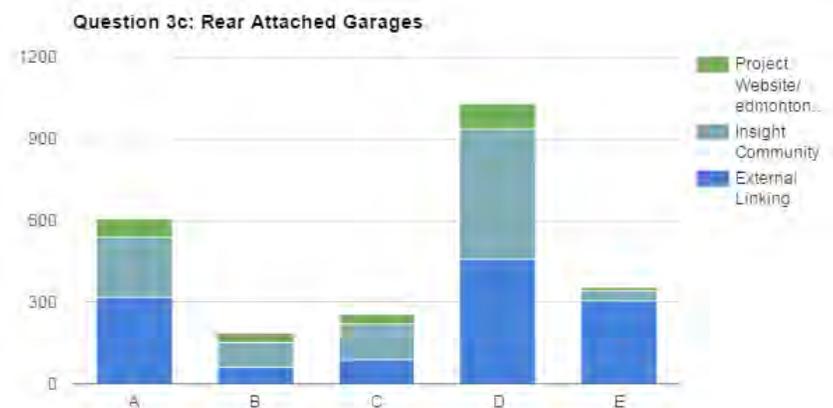
Open-ended Survey Response Description	External Linking	Insight Community	Project Website
Agree with the proposed change, it is a good compromise	104	178	24
Will improve on-street parking availability	8	18	2
Attached garages do not fit the character of mature neighbourhoods	214	198	40
Respondents would like the possibility of having a 3+ car garage/wider garage for workspace	42	30	7
This proposed change will increase accessibility, convenience and safety	44	44	6
Response not related to Rear Attached Garages	13	24	3
There should be less regulation for attached garages, homeowners should have a choice	49	54	10
Site Width requirement should be reduced/ Other regulation suggestions for improvement	11	21	10
TOTAL RESPONSES	485	567	102

Question 3c: Rear Attached Garages

Should anything change with the proposed regulation?

RESPONSE OPTIONS

- A) Rear attached garages should not be allowed in the Mature Neighbourhood Overlay
- B) The minimum site width should be... (Respondents disagreed with City's proposal and provided an alternative site width)
- C) Location of the Garage should be... (Most respondents indicated that the garage should be located in the rear yard)
- D) A detached garage should be allowed to have a covered connection between the garage and the house
- E) Nothing should be changed



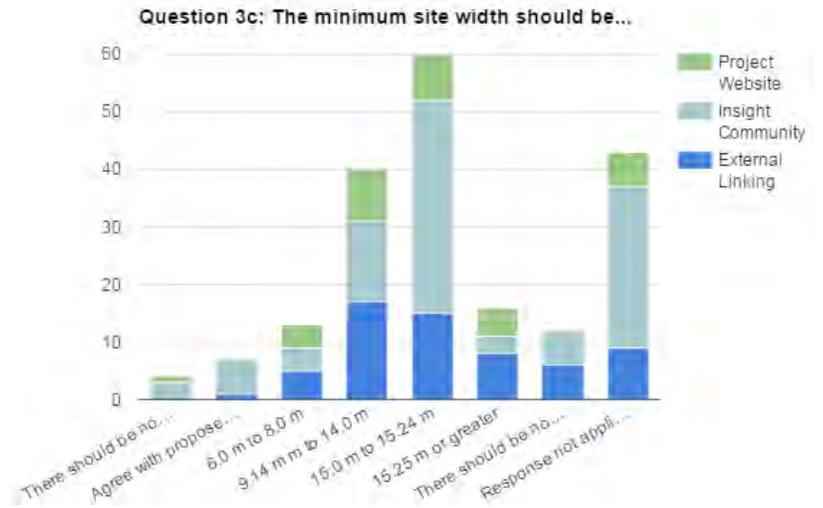
	A	B	C	D	E
External Linking	319	63	88	458	307
Insight Community	219	90	133	479	36
Project Website	68	34	33	93	13
TOTAL RESPONSES	606	187	254	1,030	356

Survey Respondents had the opportunity to select multiple options.



Question 3c: Rear Attached Garages

Option B : The minimum site width should be...

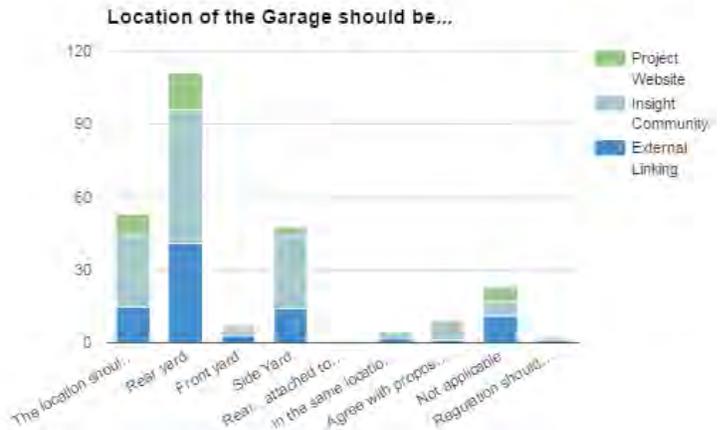


	14.1 m - 15.24 m	Not Applicable	8.1 m - 14.0 m	15.24 m or greater	6.0 m - 8.0 m	There should be no minimum	Agree with proposed change	There should be no change	TOTAL RESPONSES
External Linking	15	9	17	8	5	6	1	0	61
Insight Community	37	28	14	3	4	6	6	3	101
Project Website	8	6	9	5	4	0	0	1	33
TOTAL RESPONSES	60	43	40	16	13	12	7	4	195



Question 3c: Rear Attached Garages

Option C : Location of the Garage should be...



	Rear yard	The location should be the decision of the homeowner	Side Yard	Not Applicable	Agree with proposed change	Front yard	In the same location as garages along the block	Regulation should not be changed	TOTAL RESPONSES
External Linking	41	15	14	11	1	3	2	1	88
Insight Community	55	30	31	6	8	4	2	1	137
Project Website	15	8	3	6	0	0	0	0	32
TOTAL RESPONSES	111	53	48	23	9	7	4	2	257



Question 4a: Articulation

Semi-detached housing would now be required to articulate the exterior by having one unit staggered 0.6 m (2 ft) from the other and portions of each unit either be recessed or project from the rest of the exterior, to improve visual interest.

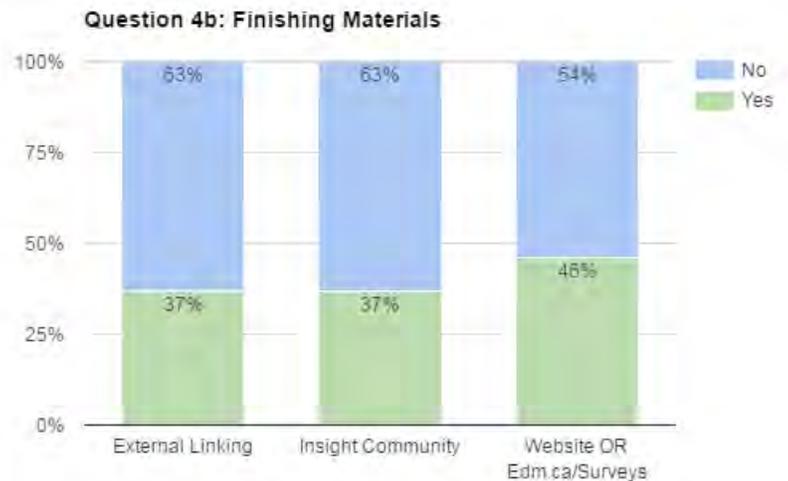
Do you support this regulation change?



Question 4b: Finishing Materials

A minimum of 3 finishing materials shall be required for all new buildings.

Do you support this approach?

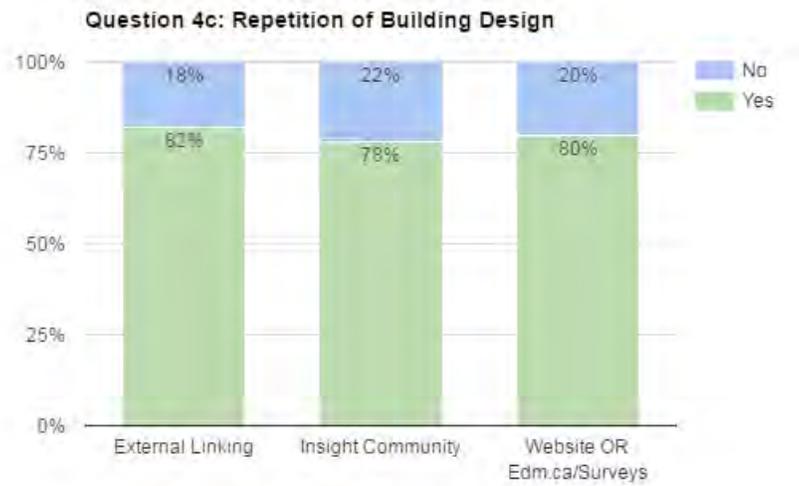




Question 4c: Repetition of Building Design

It is proposed that identical or mirrored house plans not be allowed side-by-side, unless the finishing treatments and architectural details are substantially different from each other. This rule is intended to result in a greater variety of home designs along the street.

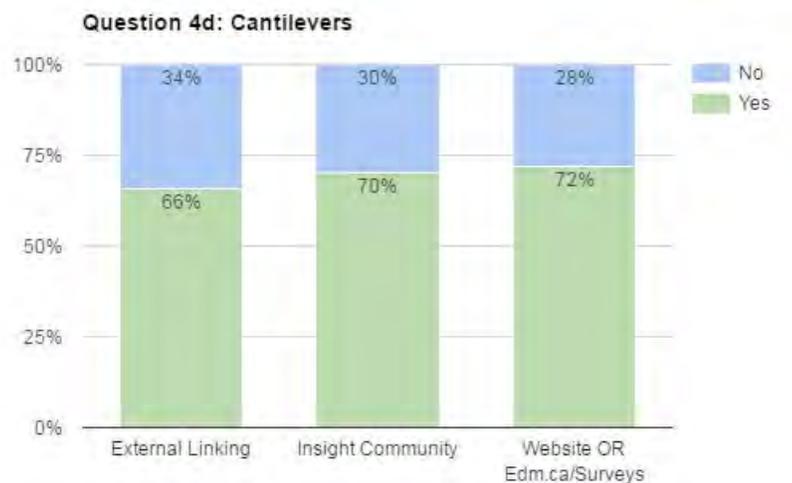
Do you support this approach?



Question 4d: Cantilevers

Cantilevers (or bump-outs) are a feature that extends the usable living space of a house beyond the foundation. In most cases this feature is used to accommodate the mechanical components of an interior feature such as a fireplace. In other instances, a cantilever/bump-out may be used to extend the usable living space of a house by a couple feet. Currently there are no restrictions on cantilevers aside from how far they may project into a side yard and an upper limit to how many may be used. Should we limit the projection of cantilevers to one side of the house where side yards are less than 1.8m?

Do you support this approach?





Question 5: Consultation for Variances

Any variance to a regulation in the MNO requires the applicant to notify and seek the opinion of all landowners within 60 m of the proposed building. This process is required to obtain a decision on a development permit, adding time and cost to the process. While Edmontonians see value in the opportunity to provide input on variances for new development, many also see benefits in making the process more effective, transparent, and targeted. The proposed change to this regulation bases the area of consultation (distance from the proposed development) on the type of variance being proposed, and shifts the responsibility for notifying the neighbours from the applicant to the Development Officer. View regulation 814.4(6) in its entirety. Table 814.4(6) provides details of who will be notified based on the variance being requested.

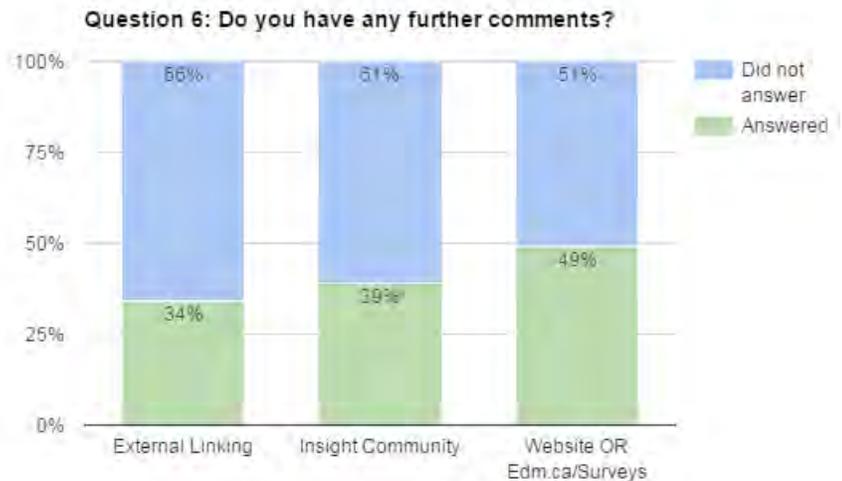
Question 6

Common survey response themes included concerns about the proposed regulation for minimum number of finishing materials, suggestions for improving the consultation for variances regulation and general suggestions for improving City-related operations and processes. Concerns about improving development permit processing times for applications made within the MNO were also recorded.

Do you support this approach?



Do you have any further comments?





CONCLUSION

The project team will use all of the information in this report to inform decisions about the proposed changes to the Mature Neighbourhood Overlay.

There are inherent tensions and conflicts in achieving the outcomes specified in Action 17 of Edmonton's Infill Roadmap. The tasks of making infill easier to build, providing more design flexibility and improving the approvals process for builders is at times a competing objective with feedback received by community groups and individuals reinforcing the importance that infill responds to its context. It is a challenge throughout the project to balance the interests of all stakeholders while continuing to address the character of mature neighbourhoods.

There are a range of views on the Overlay. Some stakeholders would like the Overlay to go further in regulating new home building more precisely. Other stakeholders feel that the revisions to the Overlay do not accomplish enough in terms of reducing barriers to home building in mature neighbourhoods. Administration will strive to balance the need for certainty, with the community desires for enhanced development outcomes, as well as the Action 17 Infill Roadmap directive.

Proposed changes to the Overlay will be presented to City Council's Urban Planning Committee in February of 2017.

