

BASIC PLANNING PRINCIPLES FOR HIGH-RISE RESIDENTIAL INFILL IN MATURE NEIGHBOURHOODS (greater than 8 storeys in height)*

LOCATION

1. High-rise residential infill should be directed to the following locations to maximize walkability, support the transit system, and enhance the prominence of the city's key activity centres:
 - a). The central area of the city, including: the Downtown, Jasper East Village, the Station Lands, and the Downtown North Edge;
 - b). Areas adjacent to LRT stations;
 - c). On, adjacent to, or across from regional or community-level shopping centre sites;
 - d). Adjacent to a major institutional use such as a hospital, university, or college.
 - e). Other locations, as directed by an Area Redevelopment Plan, or existing zoning.
2. High-rise residential infill may be included in the redevelopment of a large site in the interior of a mature neighbourhood, if the site has a minimum size of 7 hectares.
3. High-rise residential infill may be included in the redevelopment of a large site on the edge of a mature neighbourhood, if the site has a minimum size of 5 hectares.
4. High-rise residential infill may be developed at other locations, but only if directed by an Area Redevelopment Plan or existing zoning.

SITE CHARACTERISTICS

5. Sites for high-rise residential infill should have the following characteristics:
 - a). The site is large enough to provide for adequate building setbacks and a transition / decrease in height to the edges of the site, to achieve compatibility with existing small-scale development in the surrounding area; or,
 - b). The site is separated from existing small-scale residential development by a major roadway or other non-residential uses;
 - c). The site has direct access to an arterial or collector road.

SITE AND BUILDING DESIGN

6. High-rise residential infill buildings should be developed as slender, point-block towers with small floorplates (approx. 6,500 sq. ft.), to reduce shadow and wind impacts, and to protect views.
7. Where high-rise residential infill buildings are constructed on podiums, the podiums should be designed in accordance with the following principles to provide a human-scale street wall:
 - a). The podium should be limited in height to 3 storeys;
 - b). Storeys above the second storey should be setback; and,
 - c). The façade should be divided into segments and articulated to reduce its mass.
8. High-rise residential infill buildings should have well-defined entrances, and be designed to “address” the street.
9. High-rise residential infill buildings should be sited and designed to establish a focal point or landmark in the area.

10. The exterior of high-rise residential infill buildings should be finished with high quality materials such as brick, stone, or tile.
11. High-rise residential infill buildings should be located and designed to minimize adverse shade and wind conditions on surrounding open space.
12. High-rise residential infill buildings should be located and designed to minimize loss of privacy for other residential development in the area.

OPEN SPACE AND AMENITIES

13. High-rise residential infill projects should include significant indoor amenity spaces and outdoor open spaces designed for the recreational and social use of residents.
14. High-rise residential infill projects should have a high quality of landscaping on the site, and along adjacent street boulevards or walkways.
15. Outdoor open space should be designed in accordance with CPTED principles.
16. High-rise residential infill developments that are part of a large scale redevelopment project, should dedicate additional public park space.

SUSTAINABLE DEVELOPMENT

17. High-rise residential infill should incorporate sustainable development features and strive to qualify for LEED building and LEED-ND certification, by utilizing building standards that achieve high energy efficiency, by incorporating alternative energy sources, and by re-cycling grey water and storm water.

MIXED USE

18. High-rise residential infill should include small-scale commercial or community uses on the ground floor that meet the daily/weekly needs of local residents.

AFFORDABLE HOUSING

19. At least 5 percent of the units in high-rise residential infill projects should be allocated for non-market housing.

PARKING

20. The majority of parking for the residents of high-rise residential infill projects should be provided underground or in above ground structures (parking garages).
21. Surface parking for visitors should be developed at the side or rear of the building, and be well-landscaped.
22. Parking garages should be designed with residential, commercial or community uses at grade to provide for active frontages.

23. Parking requirements may be relaxed for high-rise residential infill if the proposed building is located adjacent to an LRT station, or on a regional or community shopping centre site.

PLANNING PROCESS

24. High-rise residential infill should be regulated through direct control zoning, until such time as conventional zones are amended and design guidelines are prepared to implement the basic planning principles.
25. High-rise residential infill adjacent to an LRT station should be developed within the context of a Transit-Oriented Development Plan, adopted by Council bylaw.
26. Projects involving high-rise residential infill in mature neighbourhoods should be subject to review by the Edmonton Design Committee.

*** IMPORTANT NOTE:**

These "Basic Planning Principles for High-Rise Residential Infill" have been prepared by the City of Edmonton Planning and Development Department, based on preliminary public input on Residential Infill. The Principles constitute a first DRAFT. The Principles have not been approved by City Council and do not represent official City of Edmonton planning policy. Additional public input is required before the Principles are finalized for submission to Council in November 2007.

Prepared: June 21, 2007 Revised: July 13, 2007