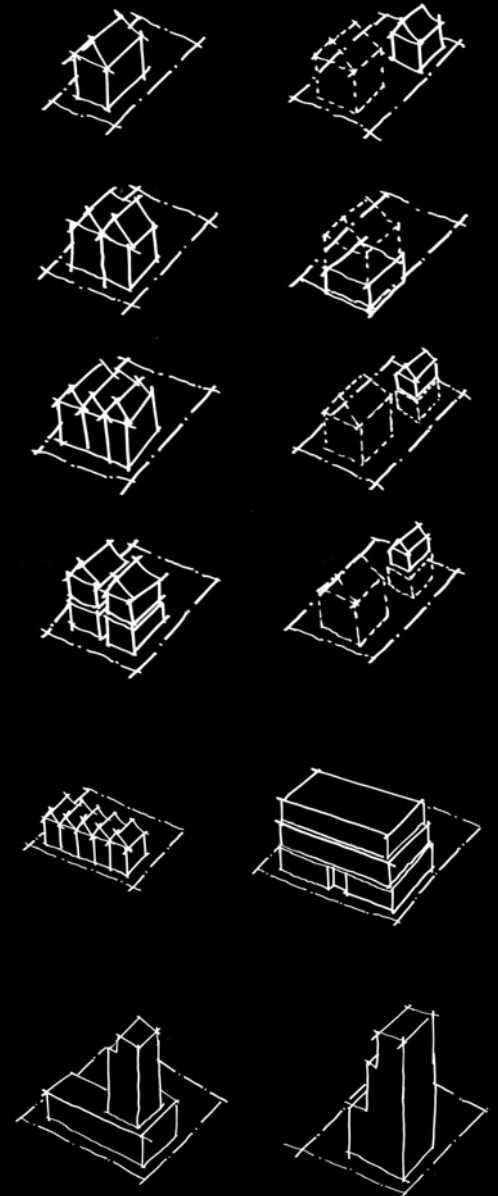




Principles for Residential Infill in Mature Neighbourhoods



Why we're here



The Smart Choices Program

“A program to change the way the City grows and redevelops”

Objectives:

1. Fiscal Sustainability
2. Environmental Sustainability
3. Quality of Development

Chronology of Events

- 1997** Edmonton Municipal Development Plan
(Land Use Intensification Strategy)
- 2002** Land Use Intensification Audit
- 2003** Smart Choices Catalogue of Ideas
- 2004** Council Approves Smart Choices Program
(8 Initiatives)
- 2004** Urban Sustainability Action Plan (4 Priorities)
- 2005** Program Manager

Smart Choices Program Initiatives

- Neighbourhood reinvestment
- Residential infill
- Transit-oriented development
- Walkability
- Urban design
- Redevelopment of older commercial and industrial lands
- Planning education and public consultation
- Municipal growth scenario

New Directions



Low Density Mature Neighbourhoods	Moderate and Planned Intensification
Separate Land Uses / Development Parcels	Mixed Land Use / Comprehensive Design
Limited Variety of Housing Types	Greater Housing Choice in Every Neighbourhood
Automobile-Dependent	Walkable and Transit-Oriented
Copycat Architecture / “Builder’s Grade”	High Quality Building / Site Design and Public Spaces

DENSITY... BUT WITH DESIGN AND AMENITY

Agenda

5:30 – 5:45	Sign in and refreshments, introductions
5:45 – 6:00	Overview of the agenda for the evening
6:00 – 6:15	Presentation by consultants on residential infill
6:15 – 6:40	Small group discussion on your neighbourhoods
6:40 – 7:00	Small groups report out on residential infill in their neighbourhoods
7:00 – 7:30	Medium density residential infill in your neighbourhood
7:30 – 7:50	High rise residential infill in your neighbourhood
7:50 – 8:10	Small scale residential infill in your neighbourhood
8:10 – 8:25	Summary / overview of small group discussions
8:25 – 8:30	Wrap up / next steps



Terms of Reference

Prepare basic planning principles for residential infill in Edmonton and conduct a focused / streamlined consultation process with key stakeholders as part of this work.

The project will develop a list of planning principles that will provide some basic parameters to guide the location, form and height of residential infill / redevelopment in mature neighbourhoods in Edmonton.

The planning principles will address all forms of residential infill:

- small-scale

- medium density

- high-rise

Consultation Process

Public consultation based on three key principles:



1. City needs a framework for making decisions quickly to address development activity
2. The process will be a “first effort” — further opportunities for input if necessary
3. Proposed Infill Principles will be presented to Council as a “Draft – For Discussion Purposes Only”

Four basic steps in the process:

1. Initial input on issues to be considered
 - issues and opportunities
 - what problems do we need to address?
 - how can we make infill work better?
2. Community review of draft of “preliminary principles”
3. Community input on a “final draft” of infill principles
4. A final Open House prior to reporting to Council

Overall project context:

- Basic planning principles for residential infill: location, form, height, amount, amenities
- New zones / zoning regulations for residential infill
- Design guidelines for residential infill
- New planning processes for residential infill

What is a planning principle?

Principles are often used in a planning process to direct the development of guidelines. Specific strategies and numeric values are expressed through guidelines and zoning regulations.

Principles should be expressed at a high level, addressing the root of concerns as opposed to determining concrete solutions.

A principle that mitigates concerns over building heights might be:

“new high rise buildings should not create shadows on existing residential”

or

“should step down toward adjacent buildings and match adjacent building heights at property lines”

or

Anything you feel that might help to address the root of your concern

not

Building heights should be limited to six stories

Residential Infill in Edmonton

City-wide benefits of residential infill

- Less infrastructure = fiscal savings
- Fewer miles travelled = less CO₂
- Support for transit system

