

IDEA 4

THIS SCENARIO HAS BEEN PREPARED TO EXPLORE OPTIONS TO ENCOURAGE SENSITIVE SMALL SCALE INFILL OR NEW DEVELOPMENT.

INTRODUCTION

Small scale ground oriented residential development offers viable intensification and reinvestment options for Edmonton's inner city, mature neighbourhoods, and newer suburban communities.

Infill development fills the gaps in existing neighbourhoods. For Edmonton, it ranges from development on a single lot where a secondary suite is added to a series of lots developed with single family units or up to eight units of townhouses.

Small scale residential infill development is a smart choice as it meets the four fundamentals of Smart Choices – Options, Vitality, Viability and Access.

Options

- Offers options for housing and modes of transportation.

Vitality

- Option for more social interaction leading to a more vital neighbourhood.
- Better support of commercial establishments, potentially resulting in a more vibrant community.
- People living in closer proximity to daily activities results in less vehicle travel, thus less air and water pollution, creating a more vital, healthy city.

Viability

- Opportunity to reinvest in individual properties and in community.
- Better utilizes infrastructure (storm and sanitary lines, power and telephone, and gas connections) resulting in more viable development projects.

Access

- Residents have better access to schools, libraries, parks and open space, fire and police services.



IBI Group: **Small Scale Residential Development**



D. Hunneman: **Single Family**



D. Hunneman: **Duplex**



D. Hunneman: **Triplex**



I. Lewis: **Fourplex**



D. Hunneman: **Townhouses**

DISCUSSION

Approximately 140,000 people will move to Edmonton over the next 20 years as 100,000 new jobs are created. The greatest increase will be in people age 50 and over, followed by an increase in people in their 20s. The University of Alberta, NAIT, Grant MacEwan, and many community colleges and computer institutes continue to attract people to the city and will also need housing.

Conventional Small Scale Housing

The following conventional housing options, both for existing development and new development, are currently used within Edmonton:

- Secondary suites such as a basement suite, or a suite over a detached garage, or a granny suite.
- A residential suite over an existing or new commercial establishment - work and live in the same location.
- Single family houses, duplexes, triplexes or fourplexes, if the lot size is sufficient.
- Up to 8 units of townhouse development.



D. Hunneman: **Potential Suite Over Garage**



I. Lewis: **Duplex**



D. Hunneman: **Residential/ Commercial Mix**

Non-Conventional Housing Options

VARYING SUBDIVISION DESIGN

- Re-subdivides 50' lots into two 25' lots; or two 50' foot lots divided into a 75' lot and a 25' lot, or into three 33' wide lots.

Offers options in building size and placement, and possibly more affordable housing in Edmonton.



D. Hunneman: **Infill Houses**

RIVERBOAT COMMUNITY

- A riverboat community situated on the river adjacent to one of Edmonton's river valley communities could offer an infill housing option where existing services are nearby. This builds on Edmonton's 'River City' image.



IBI Group: **Riverboat Community**

NEW BUILDINGS ON A SERIES OF LOTS

- Single family houses or a series of townhouses on a number of lots.



D. Hunneman: **Townhouses**

ZERO LOT LINE DEVELOPMENT

- Zero lot line development situates houses on one of the side lot lines to maximize available yard space, and is allowed in the RPL Zone (Residential Planned Lot) of Edmonton's Zoning Bylaw.



IBI Group: **Zero lot line**

Obstacles to Development

Obstacles that affect Edmonton's ability to implement small scale infill include:

COMMUNITY REACTION

- People may choose to protest against a small scale project if they fear reduced parking, inconvenience and traffic congestion during construction, increased density, displacement of a neighbour, and lack of compatibility with their home or street. This can be a barrier to project initiation.

CONTAMINATED SITES

- A site contaminated by a previous use such as a gas station or drycleaner may require environmental assessment and clean up, adding time and costs to the construction project.



D. Hunneman: **Old Gas Station Site**

ZONING BYLAW

- The Zoning Bylaw specifies the number of parking stalls per unit, lot coverage and setbacks. This may limit the number of units that can be incorporated on a site.



D. Hunneman: **Parking at Rear of Fourplex**

FITTING INTO EDMONTON NEIGHBOURHOODS

The design elements that must be considered for quality small scale infill are:

- Relationship to the Street
- Building Massing / Design
- Environmental Considerations
- Privacy Issues
- Lotting Pattern
- Parking
- Façade Treatment
- Street Type
- Unit Size
- Height

Examples of Community Fit



I. Lewis



I. Lewis



D. Hunneman



I. Lewis



D. Hunneman



D. Hunneman

IMPLEMENTATION

Implementation of small scale infill residential development will require:

- 1. City Council Support** - Support and promotion by City Council and the Administration, and clear direction in statutory planning documents such as Plan Edmonton, the Zoning Bylaw, and Area Redevelopment Plans.
- 2. Zoning Bylaw Changes** - Relax parking, lot coverage and building setback set out in the Zoning Bylaw, determined on a site-by-site basis.
- 3. Educating the Community** - Provide clear and easy-to-understand promotional and educational materials to facilitate better development projects.

APPLICATION

In Edmonton small scale residential infill development can be applied in the following locations:

Typical Lot On A Street With An Alley

- Secondary Suites, Duplex, Triplex and Fourplex Housing
- Varying subdivision design or zero lot line development

Typical Lot On A Street Without An Alley

- Secondary Suites, Duplex Housing
- Varying subdivision design or zero lot line development



IBI Group: **Typical Lot on Street With Alley**



IBI Group: **Typical Lot on a Street Without an Alley**

4. Clean up of Potentially Contaminated Sites - Work with senior levels of government to off-set cost of redeveloping contaminated sites.

5. Design Considerations - Match the size and scale of buildings on the street, entrances and windows to face the street, and incorporate porches and verandahs when used in the neighbourhood. Accommodate parking on site or reduce parking requirements if services such as transit and bike paths are near.

Corner Lot With Alley

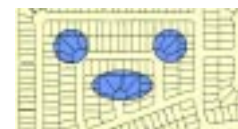
- Secondary Suites, Duplex, Triplex, and Fourplex Housing
- Varying subdivision design or zero lot line development



IBI Group: **Corner Lot With Alley**

Corner Lot Without Alley

- Secondary Suites, Duplex Housing
- Zero lot line development



IBI Group: **Corner Lot Without An Alley**

An Assembly of Lots

- Single Family Housing with or without an accessory suite
- Townhouse Developments, Triplex and Fourplex Housing
- Varying subdivision design or zero lot line development



IBI Group: **An Assembly of Lots**

OUTCOMES

Small scale residential infill development in Edmonton's mature and suburban neighbourhoods will result in both positive and negative outcomes.



IBI Group: **Rendering of Small Scale Streetscape**

Affected Stakeholders	Positive Outcomes	Negative Outcomes
Property Owners	<ul style="list-style-type: none"> • Opportunity to house elderly or university aged relative on the property. • Opportunity to generate additional income. 	<ul style="list-style-type: none"> • Loss of private open space. • Potential parking problems.
Development Industry	<ul style="list-style-type: none"> • More choice in sites to develop. • Can be part of community revitalization process. 	<ul style="list-style-type: none"> • Success of individual property owner in the small-scale market may impact the development market for medium density infill development.
Community/Neighbourhood Residents	<ul style="list-style-type: none"> • Use of existing infrastructure and services. • Revitalization of community through replacement of aging/obsolete buildings and investment of property owners in their housing. • Affordable housing in immediate neighbourhood. • More people in neighbourhood creates potential for safer neighbourhoods (more eyes on the street). 	<ul style="list-style-type: none"> • Potential for traffic, parking conflicts.
The City of Edmonton	<ul style="list-style-type: none"> • More efficient use of existing infrastructure and services. • Potentially less tax dollars required for new infrastructure. • More property tax revenue. 	<ul style="list-style-type: none"> • Pressure from increased use of infrastructure and services.