



## Mature Neighbourhood Overlay Review reaches final stage

January 26, 2017

The Mature Neighbourhood Overlay (MNO) Review has reached the end of the final (fifth) stage and the resulting [proposed changes to the MNO](#) are now available online.

The Review, which informed new changes to the Overlay, has been one of the most extensive, effective and innovative public engagement projects the City has ever undertaken. Edmontonians of all ages from all areas of the city shared feedback in a variety of ways through 26 engagement opportunities (including 4 public drop in sessions, 3 Insight Community Surveys, 3 stakeholder workshops, and 3 pop-up events). Over 7800 responses informed the changes to the MNO.



The revisions to the MNO create pathways to better infill, reduce the need for variances and streamline development permitting processes, improve clarity in the regulations, support innovative and affordable housing, allow for the continued renewal of housing stock and neighbourhood life cycle population, and foster better development outcomes.

The proposed changes also support resident feedback already received through other engagement by:

- maintaining privacy requirements (approved in August 2016);
- maintaining the 40% rear setback requirement, for larger rear yards;
- maintaining a reduced height limit within the MNO relative to outside MNO;
- limiting the distance decks and verandas may project into front yards (earlier draft proposed 2.5 m, revised down to 2.0 m);
- ensuring 1.2 m is free and clear on one side of the dwelling; and
- requiring driveway access from rear lanes where rear lanes exist.

City staff will present the proposed new rules for Edmonton's mature neighbourhoods to City Council's [Urban Planning Committee](#) on February 1, 2017. Members of the public, stakeholders, and project collaborators will have an opportunity to express their opinions on the draft amendments directly to the Committee. In [the report](#), City staff are requesting that the Urban Planning Committee recommend the changes move forward to a City Council Public Hearing.

Since 2015, the City of Edmonton has been conducting a review of the Mature Neighbourhood Overlay (MNO) - a set of 24 Zoning Bylaw regulations that help ensure new housing in mature neighbourhoods remains sensitive to the surrounding community. The Review of the Mature Neighbourhood Overlay was Action 17 in Edmonton's [Infill Roadmap](#), a two-year work plan created in 2014 developed collaboratively by citizens, builders and City Administration to advance residential infill in Edmonton.

---

### For more information:

[edmonton.ca/matureneighbourhoodoverlay](http://edmonton.ca/matureneighbourhoodoverlay)

### Media contact:

[Amber Medynski](#)  
Communications Advisor  
780-508-9528

---

3rd Floor, City Hall  
1 Sir Winston Churchill Square NW  
Edmonton, AB  
T5J 2R7  
[www.edmonton.ca](http://www.edmonton.ca)  
[Subscribe](#)