



Driving Change Towards People-Centred Communities

Infill Development in Edmonton:
Strategies for Success
February 15, 2023
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IDEA

Introduction/Key Objectives

Introduction

- Who is IDEA?

Making Strides in Infill Development

- Regulatory Process: Garnering City Support through Alignment with City Plan
- Community Trust: Garnering Public Support through Communication, Transparency and Engagement
- Synergy: Collaboration with Stakeholders and Industry Partners

Transferable Strategies

- Key Takeaways

Who is IDEA?

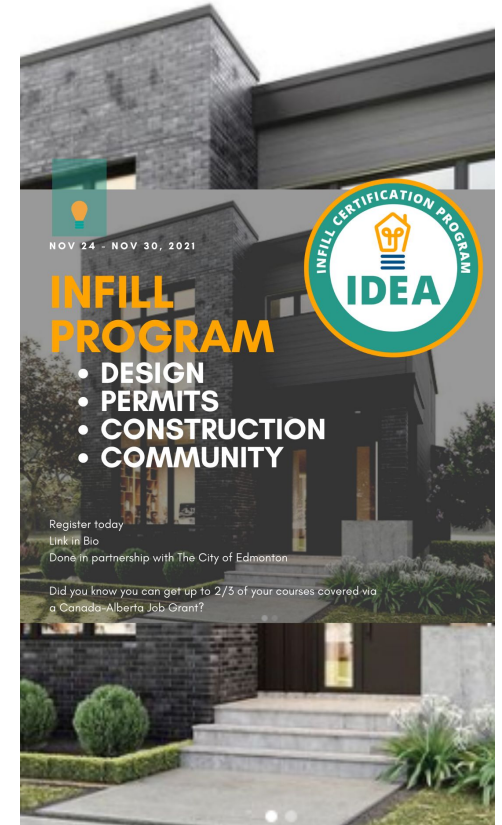
IDEA: Who We Are

Education &
Advocacy

Member Programming



Communications



Advocacy

IDEA drives change toward people-centered communities.

2022 Advocacy

- EPCOR infill cost share program
- Policy C599 Community Amenity Contributions
- Pre-application meeting improvements
- City Plan
- Emissions Neutral Strategy and implementation
- Missing Middle Zone review and update
- Garden/Secondary suites
- Lot Grading
- Lot Splits
- Landscaping requirements review and update
- Parking requirements (zero parking)
- Construction Guide
- Land development fee review
- Guaranteed Review Stream – DP/BP
- District Planning
- Zoning Bylaw Renewal
- Heritage strategy
- Tree protection bylaw
- Off-site levies
- Waste management on infill sites
- And much, much more!

Regulatory Process

Garnering City Support through
Alignment with City Plan

Edmonton City Plan

Targets

- 50% of new units added through infill, city wide
- 600,000 additional residents will be welcomed into the redeveloping area

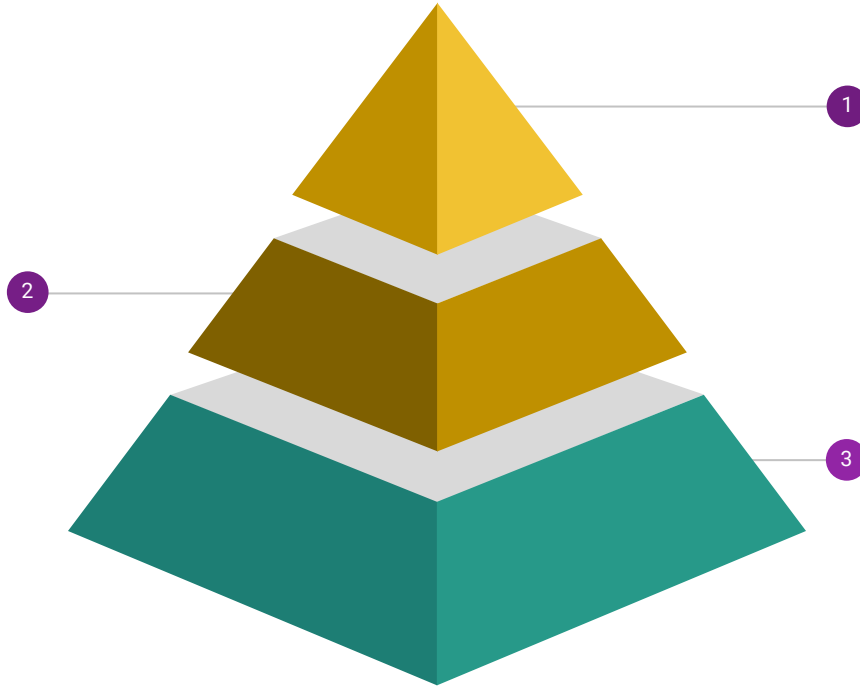
Strategic Measures

- Infill growth in nodes and corridors relative to Growth Management Framework
- Infill growth in districts relative to Growth Management Framework
- Housing growth distribution in developing, redeveloping, future growth area
- District population growth
- Developing, redeveloping and future growth area population change
- Capital Infrastructure Investments by District

Further Regulatory Guidance

District Planning (Draft)

Multi-year project to build The City Plan's "community of communities"—small towns in our big city, where people can meet many of their daily needs within 15 minutes from where they live. Intended replacement to ARPs



City Plan

Combines a Municipal Development Plan and Transportation Master Plan, and includes strategic direction in environmental planning, social planning and economic development.

Zoning Bylaw (Draft Renewal)

The Zoning Bylaw contains the rules and regulations for the development of land in Edmonton. The Zoning Bylaw Renewal Initiative will develop a strategic, simplified and streamlined Zoning Bylaw to enable people, places and businesses to thrive and prosper.

Barriers: The Suburban Legacy

- Single use
- Strict separation of land uses
- Reliance on cars
- Low density
- One form of housing
- ... all enforced through zoning regulations

City Plan: 2.2.1 Promote compact, mixed use development within districts that supports equitable access to employment, education and amenities

City Plan: 3.1.2 Support equity among the diverse communities that contribute to Edmonton's sense of place, wellness and identity

Barriers: Low Density / One Form of Housing

- 14 du/ha vs 30-45 du/ha
- Overall, neighbourhood populations have declined.
- The infill industry is trying to shift this...



City Plan: 2.2.1 Promote compact, mixed use development within districts that supports equitable access to employment, education and amenities

City Plan: 3.1.2 Support equity among the diverse communities that contribute to Edmonton's sense of place, wellness and identity

Barriers: Costs and Timelines

- New infill houses to be smaller than their suburban counterparts (even though land and build costs are higher)
- Mature Neighbourhood Overlay
- Asbestos, demolition
- Approval timeline, appeals



City Plan: 2.2.1.5 Facilitate housing and job growth and intensification within nodes and corridors.

City Plan: 2.2.1.6 Enable ongoing residential infill to occur at a variety of scales, densities and designs within all parts of the residential area.

Barriers: Infrastructure

We still require a mechanism to holistically and systematically deal with infrastructure upgrade needs across the City

Water

Water main upgrades for fire protection range from \$40,000 - \$2.4 million

Power

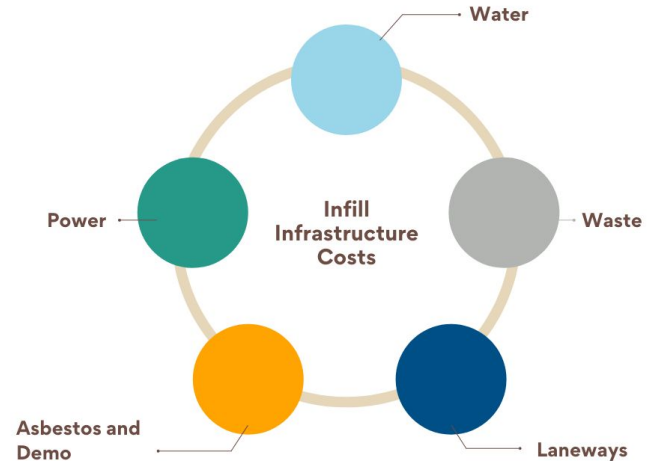
Relocation of power services can cost between \$45,000 - \$2 million

Laneways

Laneway renewals can cost between \$250,000 - \$450,000

Remediation and Demolition

Asbestos remediation and house demolition can cost between \$30,000 - \$45,000



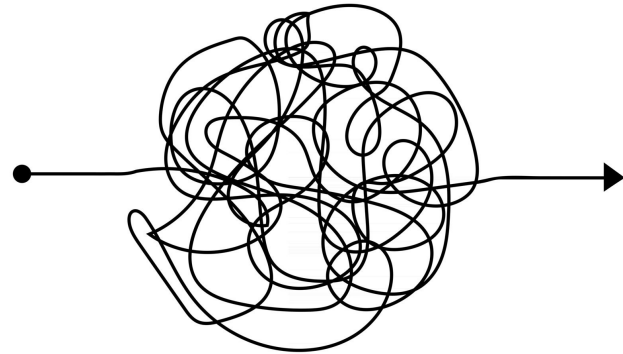
Barriers: Access to Information



Lack of information on costs (such as infrastructure upgrades).

Barriers: Complicated Planning Framework

- Outdated Area Structure Plans
- Frequent need to Rezone Land



City Plan: 3.1.2 Support equity among the diverse communities that contribute to Edmonton's sense of place, wellness and identity.

City Plan: 6.1.1.2 Provide opportunities and support early engagement of community members when developing programs and policies to effectively respond

Trust

Garnering Public Support through
Communication, Transparency and
Engagement

Infill That Benefits All

- Infill provides more (Attainable) Housing for more people
- Infill offsets greenhouse gas emissions caused from increased dependence on vehicle transportation due to urban sprawl
- Infill supports small business and economic growth

City Plan: 2.2 Edmontonians have the ability to live locally, with access to diverse and affordable housing options in communities that support their daily needs.

City Plan: 1.4.1.5 Provide supports for residents, organizations and businesses to reduce energy use and greenhouse gas emissions and adapt to climate change.

City Plan: 3.4.1 Support Edmontonians in building individual and community capacity to take action on climate change.

City Plan: 3.1.3.4 Partner with organizations that promote and support equity and entrepreneurship in the community

Community Engagement

- Industry Engagement with the Community is Key
 - Facilitated Engagement
 - Developer/Neighbour Engagement
 - EFCL Engagement
- Tools, Resources and Spaces
 - Workshops, Seminars, Open Houses, Virtual, Municipally Regulated Public Engagement
 - GBA+ Equity Toolkit
 - Transparency and Open Lines of Communication

Synergy

Synergy: Collaboration with Stakeholders
and Industry Partners

How IDEA Came to Be

- IDEA was formed in 2013 *to be the voice of infill in Edmonton.*
- *Edmonton's development patterns were shifting.*
- *For the first four years, IDEA focused on small scale infill.*
- *Then, in 2017, IDEA shifted its resources into education, capacity building and bringing together the infill community.*
- *IDEA currently has reached 200 members and our community continues to grow*

Transferable Strategies

Key Takeaways

Key Takeaways

Regulatory Process:

- Identify how your city's regulatory policy supports or does not support infill
- Identify systemic issues that create barriers to infill
- Be present in the decisions that impact infill

Community Trust:

- Educate yourselves and others about the benefits of infill
- Be cognizant of the current shortcomings and opportunities to improve infill practices
- Actively participate in community engagement
- View community leagues as allies not enemies

Synergy:

- Create industry partnerships to facilitate a greater capacity for change
- Representation from multiple stakeholders with consistent messaging amplifies advocacy
- Infill is a community!

Thank You!

For more information on Infill Development Edmonton Association (IDEA):

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