

Inventory and Effectiveness of Current Practices and Resources

Prior discussion and decision-making around tree protection on private property (See Attachment 1: Past Reports on Tree Protection on Private Property) has led to a variety of policy, programs, and processes that have been implemented by the City of Edmonton. Table 1 provides a chronological list of these practices and resources, and their relative effectiveness.

Table 1: Inventory and Effectiveness of Current Practices and Resources				
Current Practice or Resource	Initiated	Description	Indicator	Effectiveness
Minimum tree and shrub planting requirements	June 27, 2016 Public Hearing Bylaw 17672	<p>Introduced tree and shrub planting requirements for low density residential development across more zones in the Zoning Bylaw. See Table 55.2(1)(d) "Tree and Shrub Planting Requirements".</p> <p>Landscaping provided on a site within 18 months of the occupancy of a development or commencement of a Use.</p> <p>Landscaping maintained on a Site for a minimum of 42 months after the occupancy of a development of commencement of a Use</p> <p>Site Plan that identifies:</p> <ul style="list-style-type: none"> number, type and approximate size of existing trees and shrubs trees and shrubs proposed for preservation 	Regulatory Change	Addressed an absence of tree and shrub planting requirements for low density residential development in the Zoning Bylaw.
			Promotion and Education	<p>61% of Insight Community Survey respondents (2015) noted how these tree planting requirements are a good approach to preserving existing mature trees.</p> <p>1,476 page views to the tree requirements webpage in 2020, and 1,048 from January 1 to June 16, 2021.</p>
			Compliance	The City's Development Officers review submissions and proposals as per the Zoning Bylaw during the approval process. According to sections 11.3, 11.4, and 55.5.15 of the Zoning Bylaw, landscaping variances may be granted provided that they do not unduly interfere with the amenities of the neighbourhood; or materially interfere with or affect the use, enjoyment or value of neighbouring properties. There are cases when

		<ul style="list-style-type: none"> • number, type and approximate size of proposed tree and shrubs; • proposed ground cover 		<p>landscaping variances have been given for row housing developments. In 2019, there were 11 Class B permits issued for row housing. Of these permits, 3 (27%) contained a variance to landscaping. Variances resulted in a 50-75% reduction of the required number of trees.</p> <p>Proactive development inspections on low density residential infill assesses whether landscaping is installed at the time of inspection. In 2021, 47 such violations were recorded. During these inspections, regular guidance is provided to builders, developers, and property owners. Publically submitted concerns about landscaping can also be investigated by the Development Compliance Team.</p> <p>Development Permit Inspections and Development Compliance teams are working on a data project to report on landscaping compliance in low density residential infill areas.</p>
<p>Incentives for preserving trees on private residential properties</p>	<p>June 27, 2016 Public Hearing Bylaw 17672</p>	<p>Introduced incentives to retain existing trees and shrubs in the Zoning Bylaw. For example, the requirement to provide trees and shrubs could be satisfied either through planting new or preserving existing trees and shrubs. See 55.6 “Incentives for Preserving Existing Trees and Shrubs”.</p>	<p>Regulatory Change</p> <p>Utilization</p>	<p>Addressed an absence of incentives for tree preservation in the Zoning Bylaw.</p> <p>Design and construction implications (e.g. increased costs), maximizing site coverage, and meeting setback regulations makes retaining existing trees very difficult. In some cases, mature trees are unhealthy (diseased/dying) and need to be removed. When possible, the City’s Development Officers will negotiate for tree retention as part of granting variances.</p>

Educational opportunities for preservation of existing landscaping	June 27, 2016 Public Hearing Bylaw 17672	A requirement in the Zoning Bylaw (section 13.2.2) requires applicants to submit a signed declaration (Construction Site Management Practices Acknowledgement), stating that they have reviewed the City's requirements and guidelines for best construction practices (within the Mature Neighbourhood Overlay or at the discretion of a Development Officer). This includes ensuring existing onsite trees and shrubs are protected (if they are to be retained). This declaration assists the City's ability to enforce.	Regulatory and Procedural Change	Included tree protection best practices (including Tree and Shrub Requirements) into a form as part of the Zoning Bylaw and Development Permit application and review process. Signing the Construction Site Management Practices Acknowledgement form allows for compliance and enforcement.
			Utilization	In 2020, 476 Construction Site Management Practices Acknowledgement forms were submitted for low density residential infill applications, compared to 508 in 2019.
			Perceptions	659 forms downloaded from edmonton.ca in 2020, and 373 from January 1 to June 16, 2021.
			Compliance	On average, 22% of all Development Permit Inspections result in non-compliance. Data is based on all Uses Classes identified under Section 26. At the time of writing this report, data for infill, multi-family, and commercial developments could not be separated.
Publishing and promoting of landscaping and tree protection information	June 27, 2016 Public Hearing Bylaw 17672	Various resources to protect and preserve trees are promoted on the Trees and Construction webpage; and/or promoted via print distribution or through pre-application meetings.	Promotion and Education	2,733 page views to the Trees and Construction webpage in 2020, and 1,793 from January 1 to June 16, 2021. Approximately 50 brochures are printed and distributed per year by the City's Project Forestry team.
Launching an updated Good Neighbour Guide and developing a new infill	June 27, 2016 Public Hearing Bylaw	A Good Neighbour Guide was developed in 2016, sharing information on tree requirements and protection, the land development process, as well as resources for	Promotion and Education	2,777 visits to the My Neighbourhood webpage in 2020, and 2,396 from January 1 to June 16, 2021. 80,150 visits to the edmonton.ca/permits

webpage highlighting the importance of preserving existing trees and shrubs	17672	<p>neighbours during construction. It has since been retired, replaced by the following resources:</p> <ul style="list-style-type: none"> • Residential Construction Guide • My Neighbourhood webpage • Housing (Re)development: What to Expect • Residential Infill webpage • edmonton.ca/permits <p>These resources provide neighbours and builders with best practices and due diligence in regards to protecting trees on public and private property during construction.</p>		<p>webpage in 2020, and 46,254 from January 1 to June 16, 2021.</p> <p>538 Residential Construction Guides printed and distributed in 2018 to builders at active construction sites; 239 in 2019.</p> <p>245 Residential Construction Guides downloaded from edmonton.ca in 2020, and 233 from January 1 to June 16, 2021.</p> <p>9,016 Housing (Re)development: What to Expect brochures distributed for low density residential infill (Class A development permit approvals) in 2019, and 7,402 in 2020.</p>
Infill Liaison Team	2018 to 2021	The Infill Liaison Team was created in 2018 to respond to builders, developers, and neighbours on infill policy, programs, and best practices. Inquiries from Edmontonians are often directed to evolvinginfill@edmonton.ca .	Promotion and Education	<p>In 2018, 480 inquiries were made to evolvinginfill@edmonton.ca, with 18 related to tree protection.</p> <p>In 2019, 285 inquiries were made to evolvinginfill@edmonton.ca, with 7 related to tree protection.</p> <p>In 2019, presentations were made to 558 builders, developers, and residents around infill policy and good construction practices. In 2020, 1,056 attendees were engaged.</p>
Landscaping for commercial, multi-family, and industrial properties	2019	Provides guidance on the mapping; building; and greenery information required in a landscape plan.	Compliance	Landscape plan submissions are reviewed and checked for accuracy and completeness against the requirements of Section 55 of the Zoning Bylaw as per the approvals process. In 2019, 78% of landscape plans required revisions prior to approval. In 2020, 56% of

				landscape plans required revisions prior to approval.
			Utilization	113 forms downloaded from edmonton.ca in 2020, and 82 from January 1 to June 16, 2021.
Expedited Infill Pilot	2019	<p>The City and Infill Development in Edmonton Association (IDEA) launched a two-year Expedited Infill Pilot. The Expedited Infill Pilot is made up of two components: completion of a (1) Builder Education Program provides access to an (2) Expedited Infill Review Process.</p> <p>The Builder Education Program includes training on tree requirements and best practices. Non-compliance to good construction practices can result in removal of expedited infill review process eligibility.</p>	Promotion and Education	19 attendees participated in tree protection classes provided in 2019, and 21 in 2020.
			Compliance	Total of 22 infractions were recorded in 2019 and 2020. Out of 22 infractions, 5 infractions were related to tree protection.
Infill Industry Insights Symposium	2020	A series of webinars on infill construction practices, including tree protection, were held throughout 2020.	Promotion and Education	160 builders, developers, and design professionals of all experience levels signed up to participate.