

# How to transform the neighborhood without changing it a case for Bylaw renewal

Infill in mature urban neighborhoods is supposed to increase the affordable housing supply and reduce sprawl by allowing density increases on lots zoned for single family dwellings. This has evolved to rampant speculation whereby functional housing stock is demolished with lots sold *at much higher land prices*; replaced by two skinny houses, each larger than the original house, increasing the tax base – but, now close to the 1M\$ price point - this actually *contributes* to the housing affordability crisis in Canada. Restrictive, inflexible zoning bylaws negate careful planning, design and ignore rapidly changing demographics. Respect for neighborhoods is lost by overbuilding on tight sites with roof decks or third floors compromising neighbor privacy and dramatically changing the scale and character of existing streetscapes. Antipathy, fear and NIMBY-ism is ever present in mature neighborhoods.

Established urban neighborhoods, comprised of people who have lived for decades in one place, with many wishing to continue to 'age in community', are engaged with their streetscape or neighborhood and don't want to see it displaced with overscaled and disrespectful development.

A demonstration project that backfills new, smaller demographically responsive units into the rear yard retains the existing house, leaves the streetscape **unchanged** and fosters neighborliness and community self organisation. The business model gives **agency** to the original landowner. Given thousands of lots in cities that can accommodate this missing middle typology, **Baakfill**© becomes a scalable model for gentle densification of mature neighborhoods across the



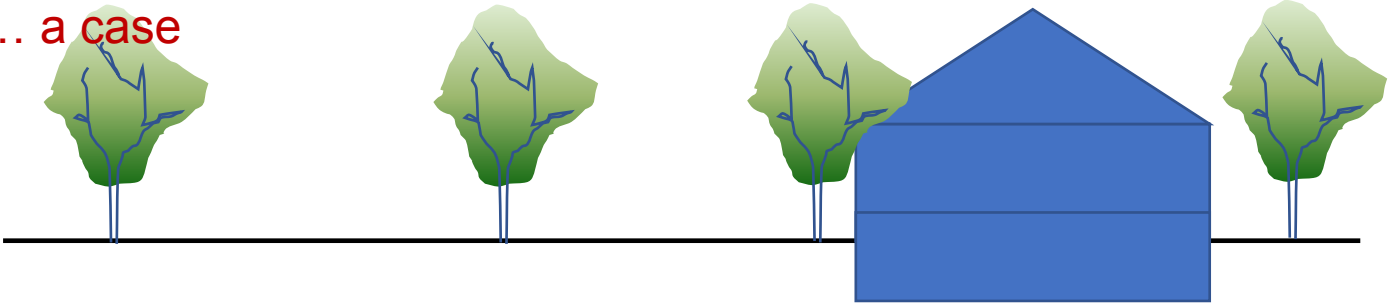
Densification through infill has become big, invasive and expensive...



... while households will become smaller and smaller over the next 25 years

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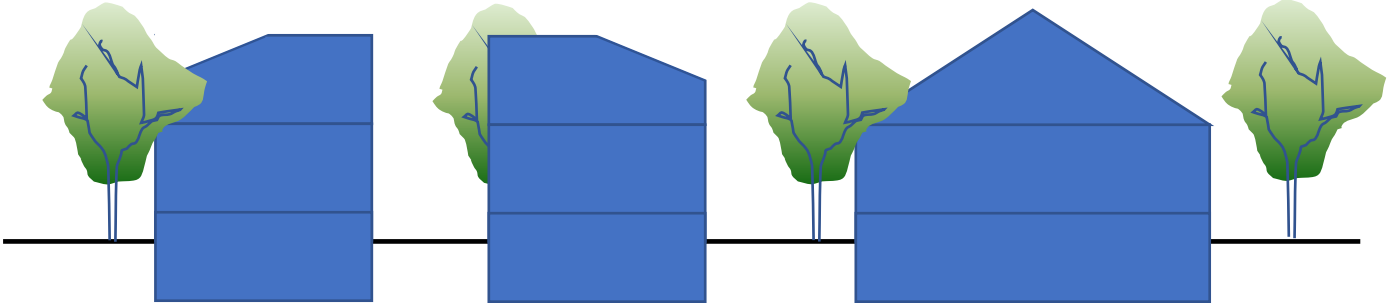
Existing Single Family House



Infill



**Baakfill**©



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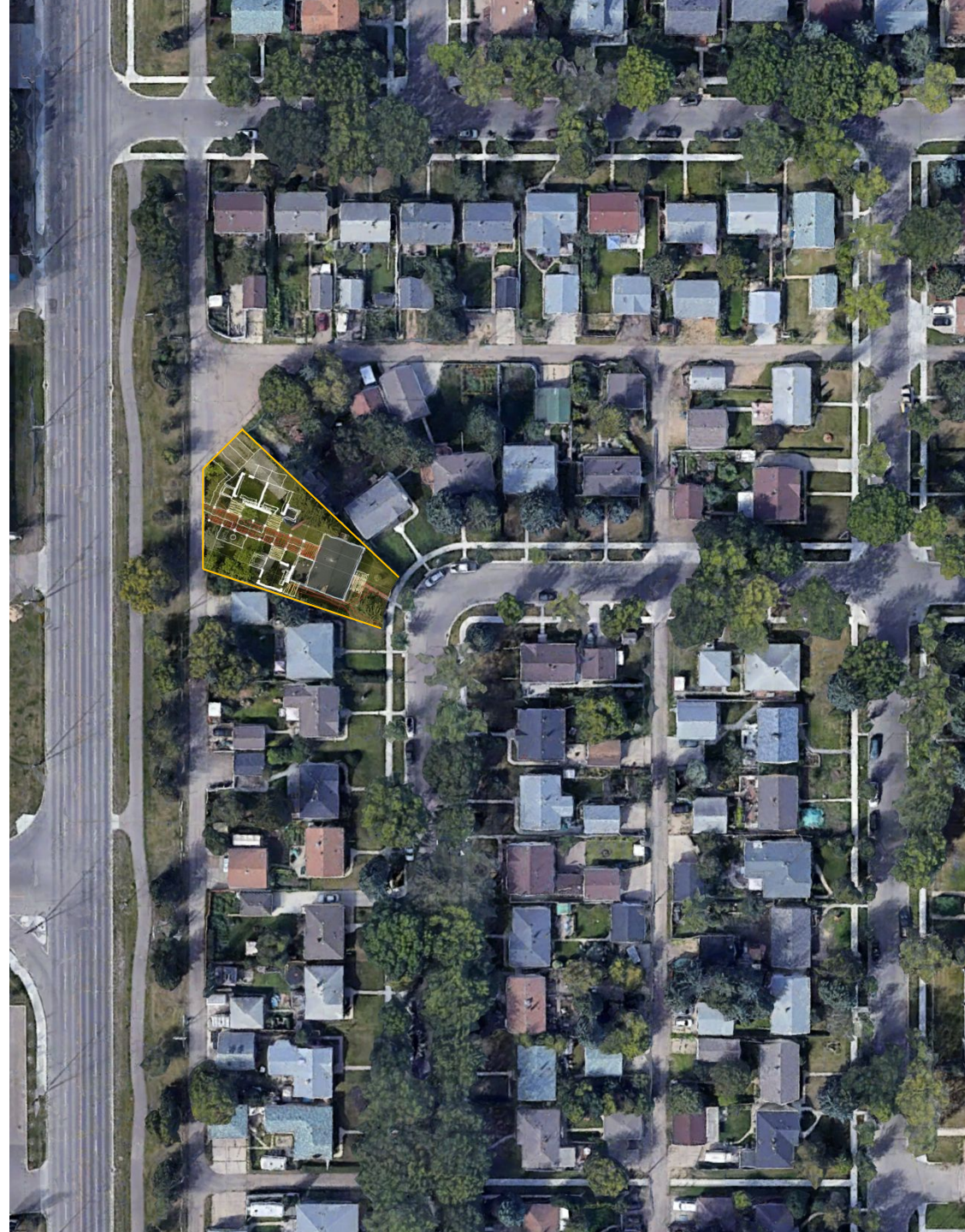
Pic Lots - with 74 in Dovercourt alone, there is potential for hundreds of new smaller cottage court typology housing units in back while **retaining the existing house and neighborhood streetscape.**

## 25 in 25 in 25

With only a 25% uptick on the idea, the City of Edmonton could yield a gentle density up to 25,000 people in a generation - 25 years..

This is equivalent to the population of a built out Blatchford Master Plan over the same time period – without the need to build new infrastructure all at once.

If this notion at a varying scale is permissible across all existing RF1 properties, the yield over 25 years would be enormous. With housing no larger than the footprint of a typical 24 x 24 double car garage, **BAAKFILL®** is much less invasive than infill.

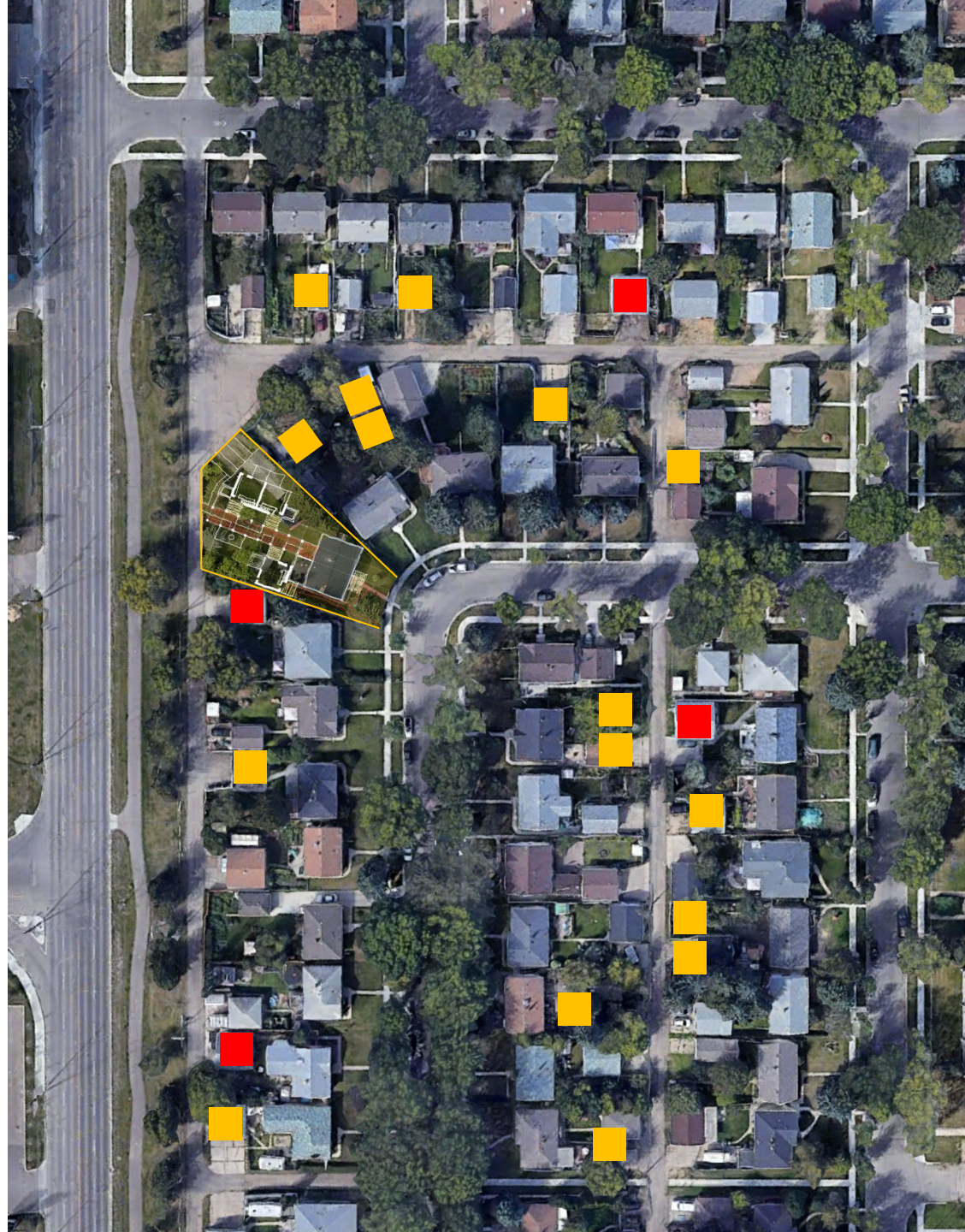


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This is considerably different to garden suites, duplex, triplex or fourplex typologies. Over time, new housing units intermingle with existing garages. The catalyst of Community League oversight ensures design quality, neighborhood representation, respect and acceptance.

As lanes become more useful with more neighborhood activity, small scale commercial uses can be incorporated to yield mixed use and neighborhood services.

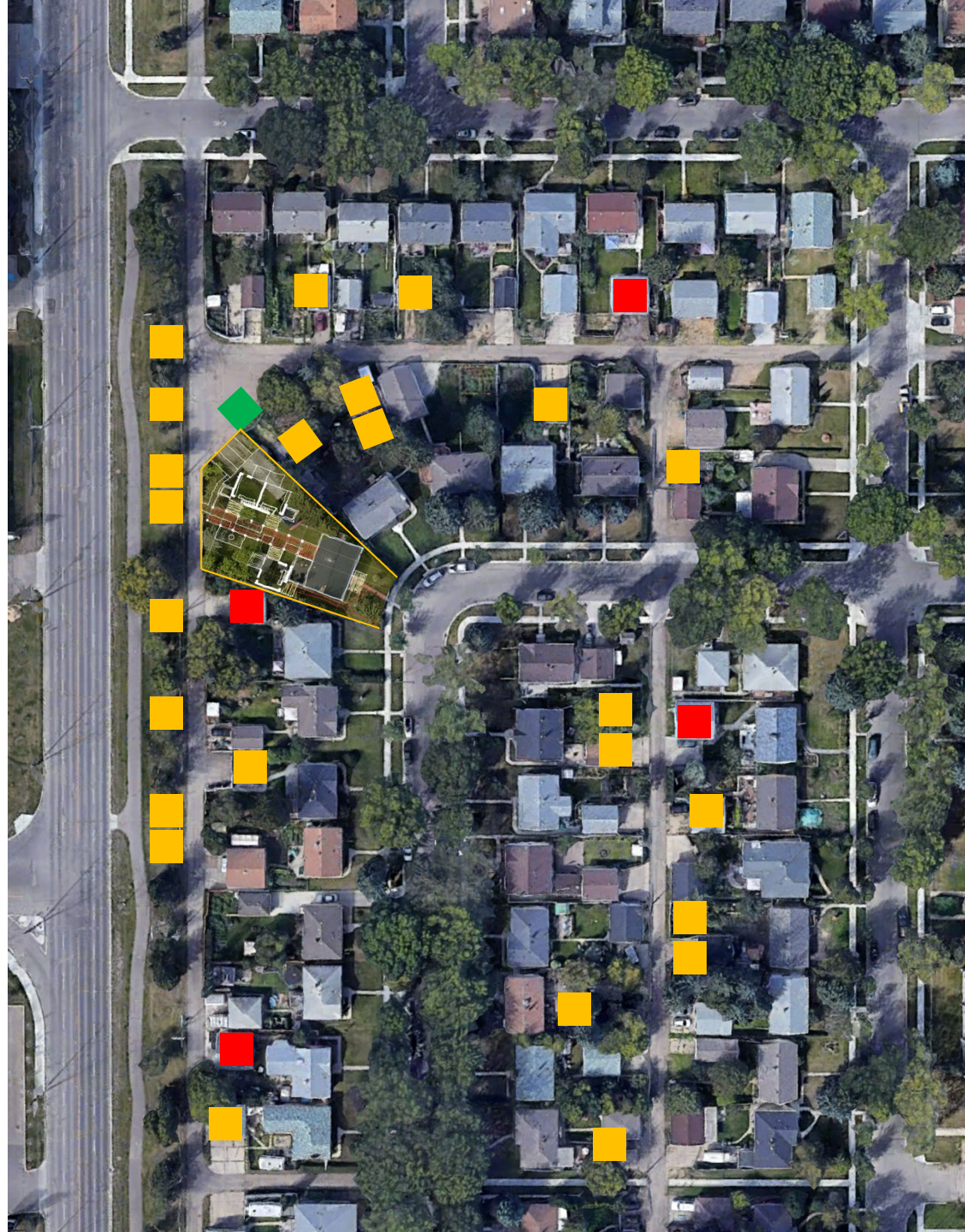
Ultimately, new housing and small scale commercial or social services (e.g. daycare) can also be incorporated on *surplus* city owned land developed as infill lots. Lanes become more integrated within the neighborhood with a sidewalk and single width carriageway to accommodate service vehicles, cars, people and activities as a 'skinny' yield street.



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The regulatory imperative is a new Bylaw system:

- That is flexible to changing demographics
- That places community acceptance at the forefront of development by leveraging the Community League structure in the approval process.
- That incorporates a scalable business model that addresses land attainability and housing affordability.
- That yields sustainable urban living for those seeking it without over-reliance on the car.
- That provides **BAAKFILL**® or other emerging typologies for neighborliness, resiliency and abundant communities



# Densification Responsive to Place and Demographic Change

How to transform the neighborhood without changing it ... understanding the *myth* of densification

COE scale up to 42 /acre

### THE IMPORTANCE OF RESPECT

*Density and scale are not equivalent.*

A would double the density of B, yet respects the context.

23.5 / acre



A This large house (above) on a 50 foot lot in a mature Edmonton neighborhood can create a fourplex (below) within its walls; yet would be non-compliant.

11.76 /acre



B Zoning bylaws allow up to three storey, single family infills with roof decks and basements, to typically double the density of a 50 foot lot in mature single family Edmonton neighborhoods.

