







Infill Roadmap Implementation Summary

INFILL ROADMAP ACTION STATUS			SUMMARY			
	Actions	Progress				
KNOWLEDGE	1	Prioritize Infill at key nodes and corridors	Completed	Progress	Actions in Progress	3
	2	Review infrastructure capacity	Completed		Actions Completed	22
	3	Investigate opportunities for tiny homes	Completed	OUTCOMES		
	4	Re-examine collective housing regulations	Completed			
COLLABORATION	5	Partner to pilot innovative housing	Completed		1. Infill development responds to the context and addresses emerging needs.	5 71%
	6	Improve housing affordability	Completed		2. The costs of doing infill development are reduced.	5 100%
	7	Address land assembly and mixed use	Completed		3. We have a diverse mix of housing options in our neighbourhoods that support social and community inclusion.	10 91%
ADVOCACY	8	Pilot alley enhancements	Completed		4. Laneway housing opportunities are expanded.	4 100%
	9	Better inform residents on how they can effectively participate in the planning process	Completed		5. City infrastructure investment is aligned with infill development.	5 100%
	10	Incentivize accessible laneway homes	Completed		6. Everyone involved is clear about the development process and what to expect.	5 83%
	11	Create optimal infill map	Completed	Overall Progress		
12	Reduce barriers to use of Low Impact Development	Completed				
PROCESS	13	Monitor and address construction issues	Completed			
	14	Improve permitting process timelines and consistency	Completed			
	15	Create process to review, update or retire plans and policies	In Progress			
RULES	16	Develop infrastructure cost sharing system	Completed			
	17	Improve lot grading	Completed			
	18	Improve medium scale zones	Completed			
	19	Simplify low scale zones	In Progress			
	20	Reduce parking requirements	Completed			
	21	Increase opportunities for semi-detached housing	Completed			
	22	Create opportunities for small apartment buildings	Completed			
	23	Create opportunities for more suites on a property	Completed			
	24	Remove zoning barriers for medium scale	Completed			
	25	Integrate urban design into Zoning Bylaw	In Progress			

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	Action	Progress	Timeline
1	Build an approach to prioritize infill at key transit nodes and corridors.	<ul style="list-style-type: none"> <li>• Nodes and corridors selected, prioritized and integrated into The City Plan</li> <li>• Additional direction for nodes and corridors will be provided through District Plans</li> <li>• The Zoning Bylaw Renewal Initiative is creating mixed use zones which will be available to be applied by applicants when rezoning sites within nodes and corridors</li> </ul>	<ul style="list-style-type: none"> <li>• Completed with The City Plan in 2020</li> </ul>
2	Review infrastructure capacity in Edmonton's older neighbourhoods and identify the infrastructure investments needed to support infill.	<ul style="list-style-type: none"> <li>• Used direction from The City Plan to select priority nodes and corridors in the redeveloping area for analysis of infrastructure systems</li> <li>• Procured third party expertise to conduct infrastructure analysis and cost estimation for redevelopment in priority nodes and corridors to The City Plan's 2 million population horizon</li> </ul>	<ul style="list-style-type: none"> <li>• Completed in 2021</li> </ul>
3	Investigate opportunities for tiny homes and find multiple ways to accommodate them.	<ul style="list-style-type: none"> <li>• Removed regulatory barriers preventing tiny homes at December 9, 2019 public hearing</li> <li>• Additional opportunities for small scale residential development are being drafted through the Zoning Bylaw Renewal Initiative</li> </ul>	<ul style="list-style-type: none"> <li>• Completed in 2019</li> </ul>
4	Re-examine the rationale for distinguishing and restricting collective housing options, and update regulations as needed.	<ul style="list-style-type: none"> <li>• Amended Zoning Bylaw at the July 15, 2019 public hearing to: <ul style="list-style-type: none"> <li>◦ Increase the supply of affordable housing and permanent supportive housing</li> <li>◦ Apply a modern, human rights-based approach to land use planning</li> <li>◦ Improve the safety of group homes</li> </ul> </li> <li>• Amended Zoning Bylaw at the November 3, 2020 public hearing to further reduce barriers to supportive housing and make it more permissive across the city.</li> <li>• The Zoning Bylaw Renewal Initiative will look to ensure that regulations can enable housing in different forms across the city.</li> </ul>	<ul style="list-style-type: none"> <li>• Action completed in 2019</li> </ul>

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5	Pursue partnerships to pilot innovative housing forms.	<ul style="list-style-type: none"> <li>• Initiated and executed the Missing Middle Infill Design Competition to pilot new and innovative missing middle housing forms</li> <li>• Submissions refined several standard zones as part of the missing middle zones review</li> <li>• Partnered with competition winners to advance the project in Spruce Avenue, including a rezoning and land sale (ongoing)</li> </ul>	<ul style="list-style-type: none"> <li>• Completed in 2020</li> </ul>
6	Develop tools to improve housing affordability in all neighbourhoods.	<p>Progress on improving affordable housing options in 2020 include the following:</p> <ul style="list-style-type: none"> <li>• Launched the Affordable Housing Investment Program (AHIP) grant funding program, resulting in Council-approved funding commitments for 1034 units of affordable housing.</li> <li>• Identification of 11 new sites across the city that were either owned or acquired by the City for the development of affordable housing.</li> <li>• Council approved commitments to develop 525 new units of supportive housing, with the help of our housing provider partners.</li> <li>• Council approved commitments for 107 new units of bridge housing, a temporary home for 30-90 days for people who are working with service providers to secure permanent housing.</li> <li>• Since Council's approval of the Affordable Housing Investment Plan in 2018, a total of 1,666 affordable housing units have been completed or received funding commitments from the City, bringing us more than halfway to the AHIP goal of developing 2,500 units of affordable housing.</li> <li>• Changes to supportive housing within the Zoning Bylaw</li> </ul>	<ul style="list-style-type: none"> <li>• Deemed complete for the Infill Roadmap; additional work to support affordable housing will continue beyond the life of the roadmap</li> </ul>
7	Investigate available tools to address the challenges of infill land assembly and financing mixed-use developments.	<ul style="list-style-type: none"> <li>• Targeted engagement with stakeholders to identify issues and opportunities</li> <li>• Research and internal engagement to identify possible solutions</li> <li>• Published summary report on City website (<a href="#">Infill Land Assembly and Mixed Use Financing - Action 7 Report</a>)</li> </ul>	<ul style="list-style-type: none"> <li>• Completed in 2020</li> </ul>

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8	Pilot enhancements to alleys to encourage laneway housing development.	<ul style="list-style-type: none"> <li>Completed preliminary fact-finding discussions with stakeholders to identify issues and opportunities</li> <li>Determined that alley renewal will not have budget for laneway enhancements under current funding conditions</li> <li>Identified possible avenues for future consideration, particularly through Blatchford redevelopment, which has unique laneway geometry</li> </ul>	<ul style="list-style-type: none"> <li>Alley enhancements deferred indefinitely and action closed in Q4 2020</li> </ul>
9	Better inform residents on how they can effectively participate in the planning process.	<ul style="list-style-type: none"> <li>Led focus groups to identify information that different residents require to understand how to participate in the infill development process</li> <li>Updated digital and print materials that support effective engagement and participation in the planning process</li> <li>Improved the navigation and content of planning and development services information at edmonton.ca</li> <li>Refined the edmonton.ca/permits with relevant builder/developer information and created edmonton.ca/myneighbourhood for neighbours to orient themselves to the land development process and resources</li> <li>Migrated infill website to edmonton.ca/residentialinfill and updated the status of Infill Roadmaps actions</li> </ul>	<ul style="list-style-type: none"> <li>Completed in 2020</li> </ul>
10	Incentivize the development of fully accessible and senior-friendly laneway homes.	<ul style="list-style-type: none"> <li>Removed regulatory barriers to inclusive design for garden suites and added a development incentive for accessible suites at the February 25, 2019 Public Hearing.</li> </ul>	<ul style="list-style-type: none"> <li>Completed in 2019</li> </ul>
11	Create a publicly available map of optimal infill development locations for medium, high scale and mixed use developments based on best evidence and neighbourhood level indicators.	<ul style="list-style-type: none"> <li>Worked with stakeholders to identify infill information issues and opportunities.</li> <li>Created an interactive online map that uses Open Data information regarding infill development.</li> <li>Map published at <a href="http://www.gis.edmonton.ca/infillexplorer">www.gis.edmonton.ca/infillexplorer</a></li> </ul>	<ul style="list-style-type: none"> <li>Completed in 2021</li> </ul>

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12	Reduce barriers to the use of Low Impact Development (LID) practices for low and medium scale infill.	<ul style="list-style-type: none"> <li>• Determined issues and opportunities with stakeholders in 2019 and 2020</li> <li>• Update to Bylaw 18093 approved by Council January 19, 2021</li> <li>• Standardized LID design and process for three and fourplex infills</li> </ul>	<ul style="list-style-type: none"> <li>• Completed in 2021</li> </ul>
13	Monitor and make the necessary improvements to regulate how the City addresses emerging issues related to infill construction.	<ul style="list-style-type: none"> <li>• Continue to monitor and improve responses to emerging construction issues via the relevant teams within Administration</li> <li>• Improved communication with residents and builders with changes to development permit notification signs</li> <li>• Bylaw and permit process to preserve and protect public trees developed in August 2021 and will launch in May 2022</li> <li>• Drafted changes to the Safety Codes Bylaw</li> <li>• Ongoing process review and stakeholder engagement to support the mitigation of negative excavation-related experiences for neighbours</li> </ul>	<ul style="list-style-type: none"> <li>• Deemed complete for the Infill Roadmap; monitoring construction practices and enforcing safety codes and bylaws will continue to be a core City function</li> </ul>

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14	<p>Improve the consistency and timelines for the infill development permitting process.</p>	<ul style="list-style-type: none"> <li>• Created an enhanced service stream to provide timeline certainty, supporting speed to market for strategic commercial, industrial and large-site infill projects. This service was developed in consultation with industry through the Building Better Together project, one of six process improvement projects under the Urban Form Business Transformation initiative</li> <li>• Developed, in partnership with the Infill Development in Edmonton Association (IDEA), the Expedited Infill Pilot (comprising the Builder Education Program and the Expedited Infill Review Process) to encourage better construction practices and improve quality/completeness of development permit applications.</li> <li>• Began the Building Permit Guaranteed Timelines pilot and Service Level project to provide predictable and timely permitting services</li> <li>• New home construction, secondary suite, and garden suite Development Permit applications have moved online, which improves timelines, transparency, and ease of interacting with the City</li> <li>• Zoning Bylaw amendments allow refocusing of staff resources away from less impactful development (such as patios and decks), which will result in more staff resources for complex works such as infill development</li> <li>• Work to further streamline the permitting process will continue into 2022.</li> </ul>	<ul style="list-style-type: none"> <li>• Deemed complete for the Infill Roadmap; monitoring and improving service delivery will continue beyond the life of the roadmap</li> </ul>
15	<p>Develop a process to review and update or retire plans and policies that are not aligned with current policy and regulations.</p>	<ul style="list-style-type: none"> <li>• Drafted an approach for ongoing monitoring and review of planning tools that will help determine whether or not planning tools may remain, or need to be refreshed, refined or repealed.</li> <li>• Establishing a baseline to help ensure that information (specifically qualitative data) regarding specific tools, is collected consistently, and is easily accessible for future tool reviews.</li> <li>• In 2021 repealed 75 plans that have fulfilled their purpose</li> <li>• District Planning is reviewing additional plans that can be repealed and will bring repeal recommendations when District Plans are ready for approval</li> </ul>	<ul style="list-style-type: none"> <li>• This action will be completed through District Planning and the City Planning Framework projects</li> </ul>

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16	Develop an equitable, transparent and predictable system to share the costs of infrastructure upgrades and renewal costs for infill projects.	<ul style="list-style-type: none"> <li>• Collaboration with EPCOR and industry associations to develop the Infill Cost Share Program, a two-year pilot project to share the costs of hydrants and water mains at infill developments</li> <li>• Program was further refined and funded for five years (2022-2026) through water rates under Performance Based Regulation (PBR)</li> <li>• Two new processes were developed to mitigate water infrastructure costs and support infill development: Infill Fire Protection Assessment and Fire Risk Assessment of Mature Neighbourhoods. Working together these processes have deferred \$80 million in infrastructure costs since July of 2019 while maintaining appropriate fire protection.</li> </ul>	<ul style="list-style-type: none"> <li>• Completed in 2020</li> </ul>
17	Investigate new processes and mechanisms to improve lot grading in infill situations.	<ul style="list-style-type: none"> <li>• The City has completed a study that investigated new processes and mechanisms to improve lot grading in infill situations.</li> <li>• Process change recommendations will be evaluated in the coming years so that they can be integrated into work plans.</li> </ul>	<ul style="list-style-type: none"> <li>• Completed in 2021</li> </ul>
18	Undertake a review of Edmonton's middle density residential zones and associated overlays to identify what regulation changes are needed to reduce barriers preventing the development of "missing middle" housing.	<ul style="list-style-type: none"> <li>• Zoning bylaw was amended at the August 26, 2019 Public Hearing to support medium-density housing by addressing regulatory barriers</li> <li>• Further changes to enable these housing forms more broadly to be carried out through the Zoning Bylaw Renewal Initiative</li> </ul>	<ul style="list-style-type: none"> <li>• Action completed in 2019</li> </ul>
19	Simplify the low-scale residential zones for existing neighbourhoods.	<ul style="list-style-type: none"> <li>• Zoning Bylaw Renewal Phase 1: Research and Scoping and Phase 2: Structure and Principles completed</li> </ul>	<ul style="list-style-type: none"> <li>• To complete through Zoning Bylaw Renewal</li> </ul>
20	Reduce barriers to infill caused by parking requirements as part of the Comprehensive Parking Review.	<ul style="list-style-type: none"> <li>• Completed research, data analysis and stakeholder engagement to draft Open Option Parking regulations, which were approved by Council at the June 23, 2020 Public Hearing</li> </ul>	<ul style="list-style-type: none"> <li>• Completed in 2020</li> </ul>

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21	Pursue regulatory changes in RF1 and RF2 Zones that allow semi-detached housing to be permitted uses and to be located mid-block.	<ul style="list-style-type: none"> <li>• Zoning bylaw was amended December 12, 2018 to permit semi-detached and duplex housing in RF1 and RF2 zones subject to site size regulations</li> <li>• Current Zoning Bylaw changes will allow conversion of existing buildings to semi-detached or duplex housing</li> </ul>	<ul style="list-style-type: none"> <li>• Completed in 2018</li> </ul>
22	Create opportunities for small apartment buildings on smaller lots in medium scale zones.	<ul style="list-style-type: none"> <li>• Zoning bylaw amendments on August 26, 2019 made multi-unit housing in medium scale zones (RF3, RF5 and Urban Character Row House).</li> <li>• Current Zoning Bylaw changes expand where dwellings can be developed in combination with commercial uses</li> <li>• Zoning Bylaw Renewal Initiative is exploring the potential to allow for small apartment buildings more broadly in residential zones</li> </ul>	<ul style="list-style-type: none"> <li>• Completed in 2019</li> </ul>
23	Create opportunities to include a mix of suites on a property.	<ul style="list-style-type: none"> <li>• Zoning bylaw was amended August 20, 2018 to permit secondary suites in semi-detached and duplex housing, and on smaller lots across the city</li> <li>• Zoning bylaw was amended August 26, 2019 to allow both secondary suites and garden suites on the same lot in RF1 and RF2 zones</li> <li>• Several amendments related to expanding opportunities for combinations of suites and dwelling (and short term rentals)</li> </ul>	<ul style="list-style-type: none"> <li>• Completed in 2019</li> </ul>
24	Remove zoning barriers in areas identified as optimal for medium scale development.	<ul style="list-style-type: none"> <li>• Some zoning barriers removed through missing middle zoning review</li> <li>• Further changes to enable medium scale development more broadly to be carried out through the Zoning Bylaw Renewal Initiative</li> </ul>	<ul style="list-style-type: none"> <li>• To complete through Zoning Bylaw Renewal</li> </ul>
25	Integrate urban design regulations into the Zoning Bylaw through the Zoning Bylaw Renewal project.	<ul style="list-style-type: none"> <li>• Zoning Bylaw Renewal Initiative underway, including urban design regulations</li> </ul>	<ul style="list-style-type: none"> <li>• To complete through Zoning Bylaw Renewal</li> </ul>