



# Residential Infill Working Group

**June 3, 2025, One Year Zoning Bylaw Review**

Jan Hardstaff

Horticulturist, Landscaper, Community Advocate



# Who is the Residential Infill Working Group (RIWG)?

The Residential Infill Working Group formed in 2019 to respond to planning and development issues raised at the Urban Planning Committee of City Council. Our role is twofold:

1. To reflect the public's interest on unintended impacts of infill housing as it relates to public safety, construction, traffic congestion and infrastructure, and
2. To collaborate with City Administration's planning department on practical solutions to problems.

RIWG engages the public through surveys, presentations, discussion groups and information on planning initiatives in redeveloping areas of the city. RIWG supports infill densification in the broader context of the City Plan's vision while mitigating the potential for negative impacts for all stakeholders.

# Zoning Bylaw 20001 – 2 problems need solving

## 1. RS Zone mid-block, Row Housing

## Increase impacts from side entries



# Is Mid-Block Row Housing Compatible with a Traditional Development Pattern



Shows - Development Pattern with detached front & rear buildings with access from a rear lane.



# One Year Zoning Bylaw Review focused on 2 things:

## 1. Data Analysis & Review

Conclusion: Zoning Bylaw 20001 has infill targets - 40% increase in dwelling units approved.

Approximately four times as many row housing dwellings approved in the redeveloping areas in 2024 than in each of the previous five years. Related to CMHC funding.

Does this market preference?

Is this housing affordable?

## 2. Feedback - 29 Targeted Stakeholders

Why are industry stakeholders not identified?

Who is speaking on behalf of neighbourhoods and community Leagues?

Comments almost entirely supportive of Zoning Bylaw.

Stereotyping of community residents as NIMBY or afraid of change.

One industry stakeholder says the city needs to slow down.

## What does the Report not answer?

- Are we on track to produce housing that maintains Edmonton's historical affordability?
- Are land use policies sufficient to govern the application of the Zoning Bylaw to be adaptable to neighbourhood context?
- Has city planning focused too much on incentivizing the building of more housing to achieve the City Plan Rebuildable city targets?
- What more can the city do to ensure accessibility for those facing cost pressures?
- Is Mid-Block Row Housing meeting market preferences?

# Attachment 6 – Addendum of Amendments

- Attachment 6 Administration’s proposed amendments still support main entrances in the interior side setback for mid=block row housing as long as they are facing “in the direction of the street.”
- Staggered side entrances and increased side setbacks might achieve this, but only by pushing buildings deeper into the lot.
- There is nothing to address the lack of connection to the street
- No feedback from neighbours and communities who have reacted strongly against this particular housing type.
- RIWG has reached out to communities and neighbours. They feel ignored, bewildered and alienated. They want to be part of building our city.