



Block-Busting Neighbourhood Decline

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Chaotic Urban Pattern





**Lack of
Integration**

Safety and Access for Emergency Response



Suite of Complimentary Motions

1. **JANZ Motion:** to limit the maximum number of dwellings permitted on an interior mid-block lot in the RS zone to six from eight. In Support of this motion.
Friendly Revision: Require additional units over 4 on interior sites to be discretionary use, applying criteria from previous bylaw.
2. **Administration Amendments:** Support for all Amendments with RIWG clarifications.
3. **Direct Administration to work with a team of volunteers from the Public Hearing:** RIWG, advocacy groups, planning and development professionals to agree on standards and guidelines for public safety, coordinated development, and prevention of harm to current and new residents, and mitigation of long-term cost consequences.



Residential Infill Working Group

June 30, 2025, Council's Public Hearing Presentation

Jan Hardstaff

Dwelling Units – Support motion to reduce maximum number of dwellings on interior sites from 8 to 6. Recommend discretionary use for units over 4.

Improves integration of infill into existing neighbourhood development patterns and urban form in the RS Zone.

(HIGH PRIORITY)



Proposed Amendments to the RS Zone
City Council Public Hearing - June 30, 2025

[\(LINK\)](#).

Edmonton

Building Length – Reduce Maximum Building Length along an interior side lot line from 30.0 m to 50% of site depth or 25.0 m, whichever is less.

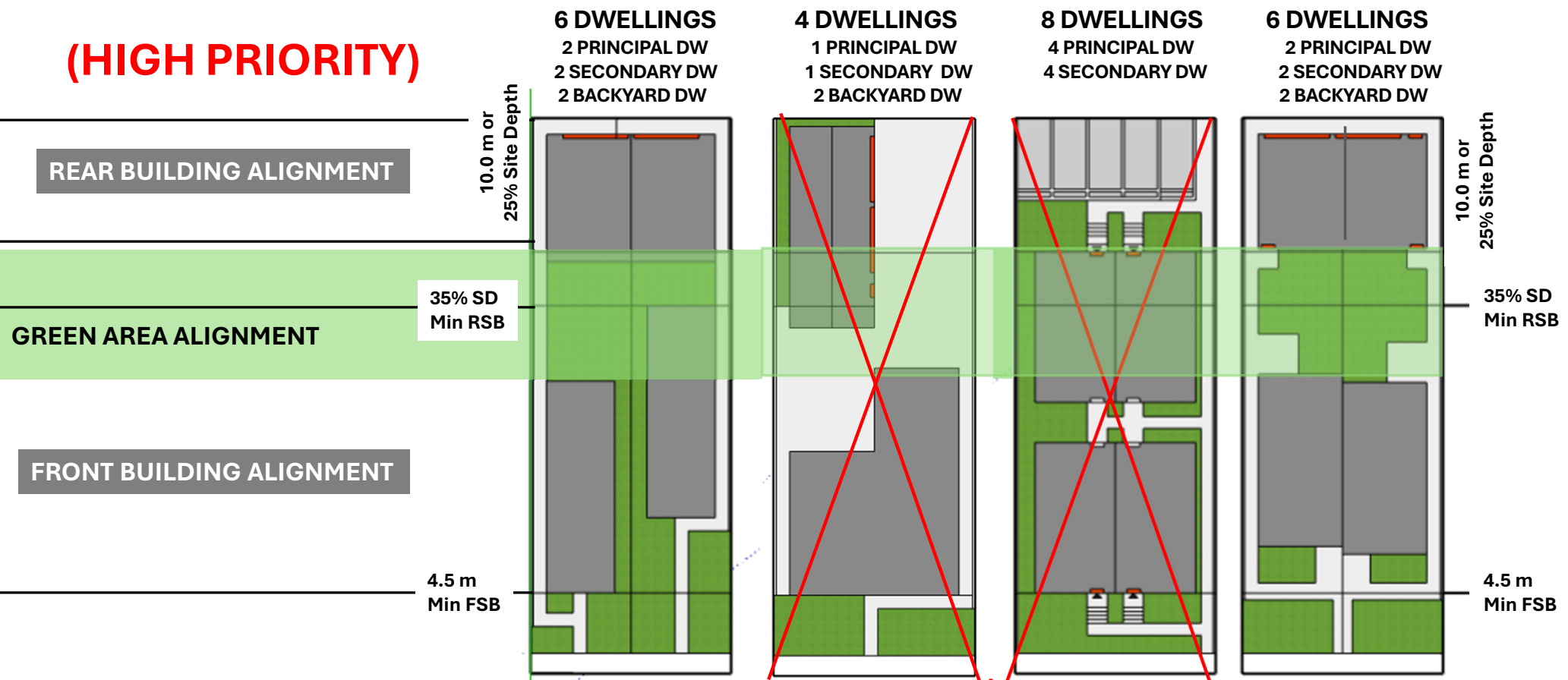
(HIGH PRIORITY)

Explore Amendments to improve building alignment.



Rear Setback – Explore amendments to better align front & rear buildings along the block where rear lanes exist & the green area between, & report back to Council as soon as possible.

(HIGH PRIORITY)



Intended outcomes: Reduce building mass & shadow impacts to neighbouring properties



Building Mass & Shadow Impacts



Long Development Wall



Incompatible front setback

Entrances – Support limiting the number of entrances located in a side setback to 2. Recommend the following friendly amendments.

- a) Require main entrances to face the direction of the front street, abutting alley or public walkway.***
- b) Require entrances in an interior side setback to be recessed or structurally screened.***

Review CMHC Alberta Designs intended to mitigate nuisance impacts.

Intended outcomes:

- **Encourage more entrances on the front of the building**
- **Reduce the concentration of side entrances facing the neighbours lot line**
- **Reduce perception of side yard activity**

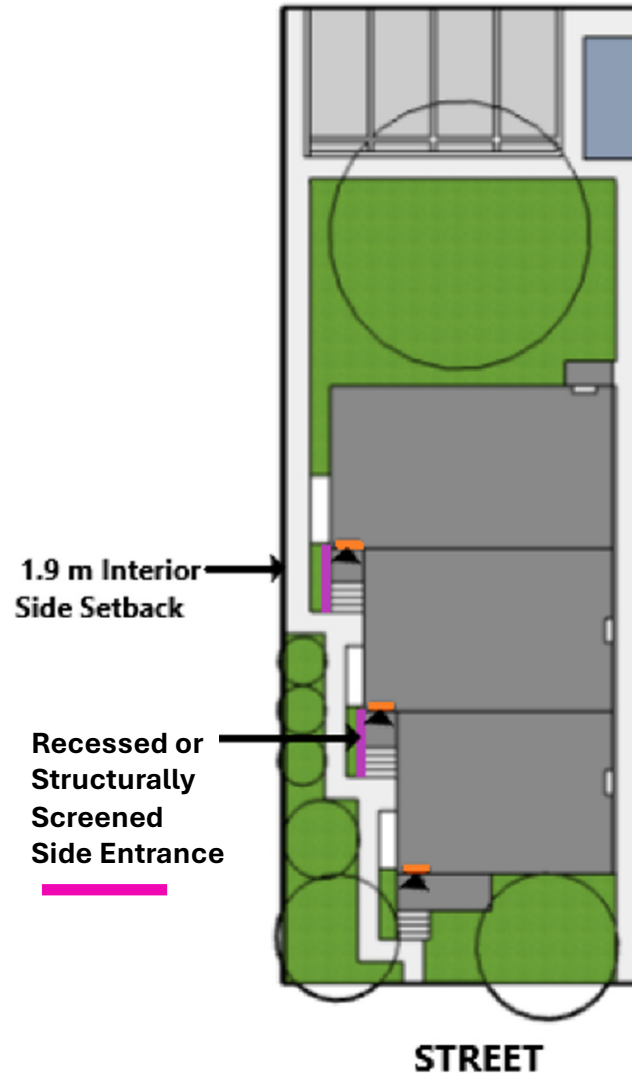


Side Setback

Support amendment to increase to 1.9 m where side entrances exist.

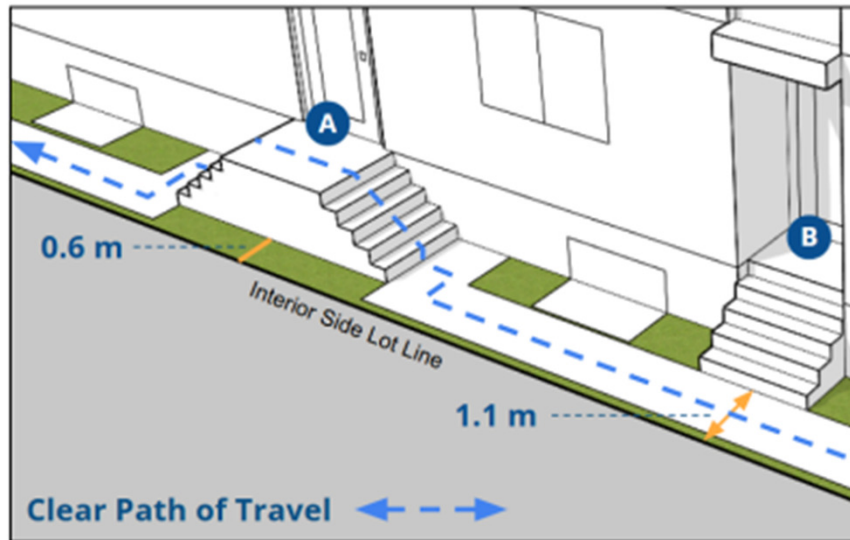
Intended outcomes:

Increases safety & accessibility.



Sideyard Stairs – further work is required to prevent “Roller Coaster Stairs” and provide a safe, accessible pathway to side entrances and from the front to the rear of the site.

Figure 8 - Steps Maintaining Clear Path of Travel



Option A does not provide a safe and accessible pathway. Stairs are over 0.60 m with no railings. Difficult to keep clear of snow.

Design – Support amendments to require windows covering 15% of street-facing façade.

Further work to:

- a) Define design techniques for consistent application.***
- b) Ensure main entrances establish a friendly connection to and eyes on the street.***



Clearance sale on different vinyl siding materials & colours.

Front façade relates poorly with street.
Only 5% of façade covered with windows increases massing effect.



END