







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	9
	2	Review infrastructure capacity	In Progress		Actions Completed	16
	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.	2
	6	Improve housing affordability	In Progress			29%
	7	Address land assembly and mixed use	Completed		2. The costs of doing infill development are reduced.	4
	8	Pilot alley enhancements	Completed			80%
ADVOCACY	9	Better inform residents on how they can effectively participate in the planning process	Completed		3. We have a diverse mix of housing options in our neighbourhoods that support social and community inclusion.	9
	10	Incentivize accessible laneway homes	Completed			82%
	11	Create optimal infill map	Completed		4. Laneway housing opportunities are expanded.	4
	12	Reduce barriers to use of Low Impact Development	In Progress			100%
PROCESS	13	Monitor and address construction issues	In Progress		5. City infrastructure investment is aligned with infill development.	3
	14	Improve permitting process timelines and consistency	In Progress			60%
	15	Create process to review, update or retire plans and policies	In Progress		6. Everyone involved is clear about the development process and what to expect.	3
	16	Develop infrastructure cost sharing system	Completed			50%
	17	Improve lot grading	In Progress			
RULES	18	Improve medium scale zones	Completed	<i>Overall Progress</i>		66%
	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			

	Action	Progress	Timeline
1	Build an approach to prioritize infill at key transit nodes and corridors.	<ul style="list-style-type: none"> Nodes and corridors selected, prioritized and integrated into City Plan Additional direction for nodes and corridors will be provided through District Plans in 2022 	<ul style="list-style-type: none"> Completed with City Plan in Q4 2020
2	Review infrastructure capacity in Edmonton's older neighbourhoods and identify the infrastructure investments needed to support infill.	<ul style="list-style-type: none"> Used direction from The City Plan to select priority nodes and corridors in the redeveloping area for analysis of infrastructure systems 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 	<ul style="list-style-type: none"> To complete in Q4 2021
3	Investigate opportunities for tiny homes and find multiple ways to accommodate them.	<ul style="list-style-type: none"> Removed regulatory barriers preventing tiny homes at December 9, 2019 Public Hearing 	<ul style="list-style-type: none"> Action completed in 2019
4	Re-examine the rationale for distinguishing and restricting collective housing options, and update regulations as needed.	<ul style="list-style-type: none"> Amended Zoning Bylaw at the July 15, 2019 Public Hearing to: <ul style="list-style-type: none"> Increase the supply of affordable housing and permanent supportive housing Apply a modern, human rights-based approach to land use planning Improve the safety of group homes 	<ul style="list-style-type: none"> Action completed in 2019 Additional changes may be initiated through the Zoning Bylaw Renewal project
5	Pursue partnerships to pilot innovative housing forms.	<ul style="list-style-type: none"> Initiated and executed the Missing Middle Infill Design Competition to pilot new and innovative missing middle housing forms Submissions refined several standard zones as part of the missing middle zones review Partnered with competition winners to advance project in Spruce Avenue, 	<ul style="list-style-type: none"> Completed in Q3 2020

		<p>including a rezoning and land sale (ongoing)</p> <ul style="list-style-type: none"> • Additional infill design competitions planned, but deferred indefinitely due to COVID-19 	
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"> • Launched the AHIP grant funding program, resulting in Council approved funding commitments for 380 units of affordable housing. • Identification of 11 new sites across the city that were either owned or acquired by the City for the development of affordable housing. • Council approved commitments to develop 279 new units of supportive housing, with the help of our housing provider partners. • 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. • Since Council's approval of the Affordable Housing Investment Plan in 2018, a total of 1294 affordable housing units have been completed or received funding commitments from the City, bringing us more than halfway to the AHIP goal of developing 2500 units of affordable housing. • Changes to Supportive Housing within the Zoning Bylaw 	<ul style="list-style-type: none"> • This action will continue until the conclusion of the Infill Roadmap in Q4 2022
7	Investigate available tools to address the challenges of infill land assembly and financing mixed use developments.	<ul style="list-style-type: none"> • Targeted engagement with stakeholders to identify issues and opportunities • Research and internal engagement to identify possible solutions • Published summary report on www.edmonton.ca 	<ul style="list-style-type: none"> • Completed in Q4 2020
8	Pilot enhancements to alleys to encourage laneway housing development.	<ul style="list-style-type: none"> • Completed preliminary fact-finding discussions with stakeholders to identify issues and opportunities • Determined that Alley Renewal will not have budget for laneway enhancements under current funding conditions • Identified possible avenues for future consideration, particularly through Blatchford redevelopment, which has unique laneway geometry • Published summary report on www.edmonton.ca 	<ul style="list-style-type: none"> • Alley enhancements deferred indefinitely and action closed in Q4 2020
9	Better inform residents on how they can effectively	<ul style="list-style-type: none"> • Led focus groups to identify information that different residents require to understand how to participate in the infill development process 	<ul style="list-style-type: none"> • Completed in Q3 2020

	participate in the planning process.	<ul style="list-style-type: none"> • Updated digital and print materials that support effective engagement and participation in the planning process • Improved the navigation and content of planning and development services information at edmonton.ca • 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 • Migrated infill website to edmonton.ca/residentialinfill and updated the status of Infill Roadmaps actions 	
10	Incentivize the development of fully accessible and seniors friendly laneway homes.	<ul style="list-style-type: none"> • Removed regulatory barriers to inclusive design for garden suites and added a development incentive for accessible suites. 	<ul style="list-style-type: none"> • Action complete in 2019 • Zoning Bylaw amendments approved at the February 25, 2019 Public Hearing.
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"> • Worked with stakeholders to identify infill information issues and opportunities. • Created an interactive online mapping tool that consolidates Open Data information regarding infill development. 	<ul style="list-style-type: none"> • Completed in Q4 2020
12	Reduce barriers to the use of Low Impact Development (LID) practices for low and medium scale infill.	<ul style="list-style-type: none"> • Stakeholders engagement on issues and opportunities completed • Findings sorted and sub-tasks created <ul style="list-style-type: none"> • Update to Bylaw 18093 prepared • Standardized LID design for three and fourplex infills • Additional regulatory improvements underway as part of Zoning Bylaw Renewal 	<ul style="list-style-type: none"> • To complete in Q4 2022
13	Monitor and make the	<ul style="list-style-type: none"> • Continue to monitor and improve responses to emerging construction 	<ul style="list-style-type: none"> • This action will

	necessary improvements to regulate how the City addresses emerging issues related to infill construction.	<p>issues via the relevant teams within Administration</p> <ul style="list-style-type: none"> Improved communication with residents and builders with changes to development permit notification signs Bylaw and permit process to preserve and protect public trees developed Drafted changes to the Safety Codes Bylaw 	continue until the conclusion of the Infill Roadmap in Q4 2022
14	Improve the consistency and timelines for the infill development permitting process.	<ul style="list-style-type: none"> Created the Enhanced Service 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 Developed, in partnership with the Infill Development in Edmonton Association (IDEA), the Expedited Infill Pilot (comprised of the Builder Education Program and the Expedited Infill Review Process) to encourage better construction practices and improve quality/completeness of development permit applications. <ul style="list-style-type: none"> Three rounds of the builder education program completed so far All development permits (13) using this service have met the 21 day timeline New home construction, secondary suite, and garden suite Development Permit applications have moved online, which improves timelines Began the Building Permit Guaranteed Timelines pilot and Service Level project to provide predictable and timely permitting services 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 	<ul style="list-style-type: none"> This action will continue until the conclusion of the Infill Roadmap in Q4 2022
15	Develop a process to review and update or retire plans and policies that are not aligned with current policy and regulations.	<ul style="list-style-type: none"> Completed a diagnostic assessment to examine the effectiveness of the current planning framework and recommend improvements Drafted an approach for ongoing review and evaluation that will help determine whether or not planning tools may remain, or need to be refreshed, refined or repealed/rescinded Geographic plans have been reviewed for alignment with The City Plan, and the repeal of plans that do not align will be brought to Council in 2021 	<ul style="list-style-type: none"> This action will continue until the conclusion of the Infill Roadmap in Q4 2022
16	Develop an equitable, transparent and	<ul style="list-style-type: none"> Collaboration with EPCOR and industry associations to develop the Infill Cost Share Program, a two-year pilot project to share the costs of hydrants 	<ul style="list-style-type: none"> Action complete Pilot program

	predictable system to share the costs of infrastructure upgrades and renewal costs for infill projects.	<p>and water mains at infill developments</p> <ul style="list-style-type: none"> • Program refinements considered in 2020, and a five year funding proposal to be brought to Utility Committee in Q1 2021 • Two new processes 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 \$42 million in infrastructure costs since July of 2019 while maintaining appropriate fire protection. 	started in Q4 of 2019 and funded until 2021
17	Investigate new processes and mechanisms to improve lot grading in infill situations.	<ul style="list-style-type: none"> • Completed preliminary fact-finding discussions with internal stakeholders to identify issues and opportunities • The City is undertaking a study to investigate new processes and mechanisms to improve lot grading in infill situations. This study will evaluate lot grading services to identify root causes of surface drainage conflicts between new and existing development, and to identify specific methods to improve the overall service. • Evaluation and implementation of any appropriate actions would follow. 	<ul style="list-style-type: none"> • Study to be completed in Q1 2021 • Implementation actions timeline and scope TBD
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"> • Zoning bylaw was amended at the August 26, 2019 Public Hearing to support medium-density housing by addressing regulatory barriers 	<ul style="list-style-type: none"> • Action completed in 2019
19	Simplify the low scale residential zones for existing neighbourhoods.	<ul style="list-style-type: none"> • Zoning Bylaw Renewal Phase 1: Research and Scoping and Phase 2: Structure and Principles completed 	<ul style="list-style-type: none"> • To complete through Zoning Bylaw Renewal
20	Reduce barriers to infill	<ul style="list-style-type: none"> • Completed research, data analysis and stakeholder engagement to draft 	<ul style="list-style-type: none"> • Completed in

	caused by parking requirements as part of the Comprehensive Parking Review.	<p>Open Option Parking regulations, which were approved by Council at the June 23, 2020 Public Hearing</p> <ul style="list-style-type: none"> • Currently preparing a public parking action plan to modernize on-street parking management 	Q2 2020
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"> • Zoning bylaw was amended December 12, 2018 to permit semi-detached and duplex housing in RF1 and RF2 zones subject to site size regulations • Current Zoning Bylaw changes will allow conversion of existing buildings to semi-detached or duplex housing 	<ul style="list-style-type: none"> • Action completed in 2018
22	Create opportunities for small apartment buildings on smaller lots in medium scale zones.	<ul style="list-style-type: none"> • Zoning bylaw amendments on August 26, 2019 made multi-unit housing in medium scale zones (RF3, RF5 and UCRH). • Current Zoning Bylaw changes expand where dwellings can be developed in combination with commercial uses 	<ul style="list-style-type: none"> • Action completed in 2019
23	Create opportunities to include a mix of suites on a property.	<ul style="list-style-type: none"> • Zoning bylaw was amended August 20, 2018 to permit secondary suites in semi-detached and duplex housing, and on smaller lots across the city • Zoning bylaw was amended August 26, 2019 to allow both secondary suites and garden suites on the same lot in RF1 and RF2 zones • Several amendments related to expanding opportunities for combinations of suites and dwelling (and short term rentals) 	<ul style="list-style-type: none"> • Action completed in 2019
24	Remove zoning barriers in areas identified as optimal for medium scale development.	<ul style="list-style-type: none"> • Some zoning barriers removed through missing middle zoning review 	<ul style="list-style-type: none"> • To complete through Zoning Bylaw Renewal
25	Integrate urban design regulations into the Zoning Bylaw through the Zoning Bylaw Renewal project.	<ul style="list-style-type: none"> • Zoning Bylaw Renewal Initiative underway, including urban design regulations 	<ul style="list-style-type: none"> • To complete through Zoning Bylaw Renewal