

Residential infill refers to new residential development in established neighbourhoods.



IF YOU ARE CONSIDERING INFILL

1. Review this brochure and others in the series.
2. Check to see if the development site is affected by an Area Redevelopment Plan or Land Use Plan that guides redevelopment in the neighbourhood.
3. Check the Zoning Bylaw to see if the site is zoned for the type of development proposed .
4. Check the Infill Guidelines to see if they would support a rezoning of the site.
5. Review the Residential Infill Guidelines Manual and use the Guidelines and appropriate “Overlays” in the Zoning Bylaw to design the building(s) and site.
6. Contact and consult with the Planning and Development Department as needed.

RESIDENTIAL INFILL SERIES

1. Residential Infill Guidelines: Overview
2. Small Scale Residential Infill Guidelines
3. Medium Scale Residential Infill Guidelines
- 4. Large Scale Residential Infill Guidelines**
5. Large Site Residential Infill Guidelines
6. Large Site Rezoning Process

FOR MORE INFORMATION

The Residential Infill Guidelines Manual is available online at

www.edmonton.ca/residentialinfillguidelines

Please visit the website or contact the Sustainable Development Department at 311 for more information.

RESIDENTIAL INFILL GUIDELINES

The Residential Infill Guidelines for Mature Neighbourhoods provide direction to Developers, Communities, City Administration and City Council about new residential development in established neighbourhoods. The Guidelines address:

1. Where different scales and forms of new residential development should be located; and
2. How buildings and sites should be designed to ensure that new development is high quality, that it enhances the area and benefits existing residents, and that it is compatible with existing housing and the character of the community.

A summary of the Guidelines specific to Large Scale Infill is provided inside this brochure. Refer to the Residential Infill Guidelines Manual for more detail.

BENEFITS OF RESIDENTIAL INFILL

1. Neighbourhood Revitalization (Social and Physical Renewal).
2. More Housing Options and Increased Affordability.
3. Improved Municipal Fiscal and Environmental Sustainability (Compact City).

WHERE THE GUIDELINES APPLY

The Guidelines apply to **all** residential infill in Edmonton’s Mature Neighbourhoods. For a complete list of these neighbourhoods refer to Residential Infill Guidelines Brochure #1. All residential infill in these neighbourhoods should meet the overall goals of the Guidelines as well as comply with the Guidelines specific to the scale and form of development proposed.

FORMS OF LARGE SCALE INFILL



Mid Rise Apartment:
A building of 5 to 8 storeys with dwelling units stacked horizontally and vertically, sharing a ground level entrance.



High Rise Apartment:
A building of 9 storeys or more with dwelling units stacked vertically and horizontally, sharing a ground level entrance.

THE CITY OF
Edmonton

large scale

Planning and Design Guidelines for Large Scale Infill in Mature Neighbourhoods



Location + Distribution

The Guidelines focus Large Scale Infill at the City's key activity centres and on Large Infill sites. For information on Large Infill Sites see Brochure #5.

ALL Large Scale Infill may be located

- In the City's key activity centres including Downtown, Station Lands, Downtown North Edge, areas adjacent to LRT Stations, and on existing shopping centre sites.
- On large sites where development can meet Large Site Infill Guidelines (see Brochure #5).
- Preferred locations may be further defined through Area Redevelopment, Transit Oriented Development, or Site Vision and Context Plans.

Mid Rise Apartments may be located

- On sites where the specific context warrants, such as a site isolated from smaller scale residential by other land uses such as existing medium/large scale residential, commercial development, large parks or natural areas.

Parking

Guidelines Applicable to ALL Large Scale Infill

- Parking should be provided in an underground or above ground parking structure, accessible from an adjacent lane.
- Above-ground parking structures should be fully developed with residential, commercial or community uses along street frontages.
- Surface visitor parking areas should be clustered at side or rear of buildings, divided and separated from residential units by landscaping.
- Relaxations of parking requirements should be considered at transit-oriented locations.

Built Form + Design

Guidelines Applicable to ALL Large Scale Infill

- Quality materials similar/complementary to those within the neighbourhood should be used.
- Buildings should incorporate features/proportions/character found within the neighbourhood.
- Building mass should be arranged to minimize shadowing/optimize access to sunlight on adjacent lots.
- Building articulation, setbacks, and careful placement of windows/doors/patios/balconies should maintain privacy of units and adjacent lots.
- Building facades should be punctuated/varied to reduce appearance of building bulk and create visual interest.
- Outdoor ground level amenity space should be provided for residents.
- Ground level units should have individual entrances and private outdoor open space.
- Building length should be no more than 48m.
- Buildings should front onto a street.
- Maximum building height on large sites should be determined by the Large Site Infill Guidelines (see Brochure #5).
- Ground floor retail should be developed in buildings that front onto a commercial street or that are part of a comprehensively planned site.

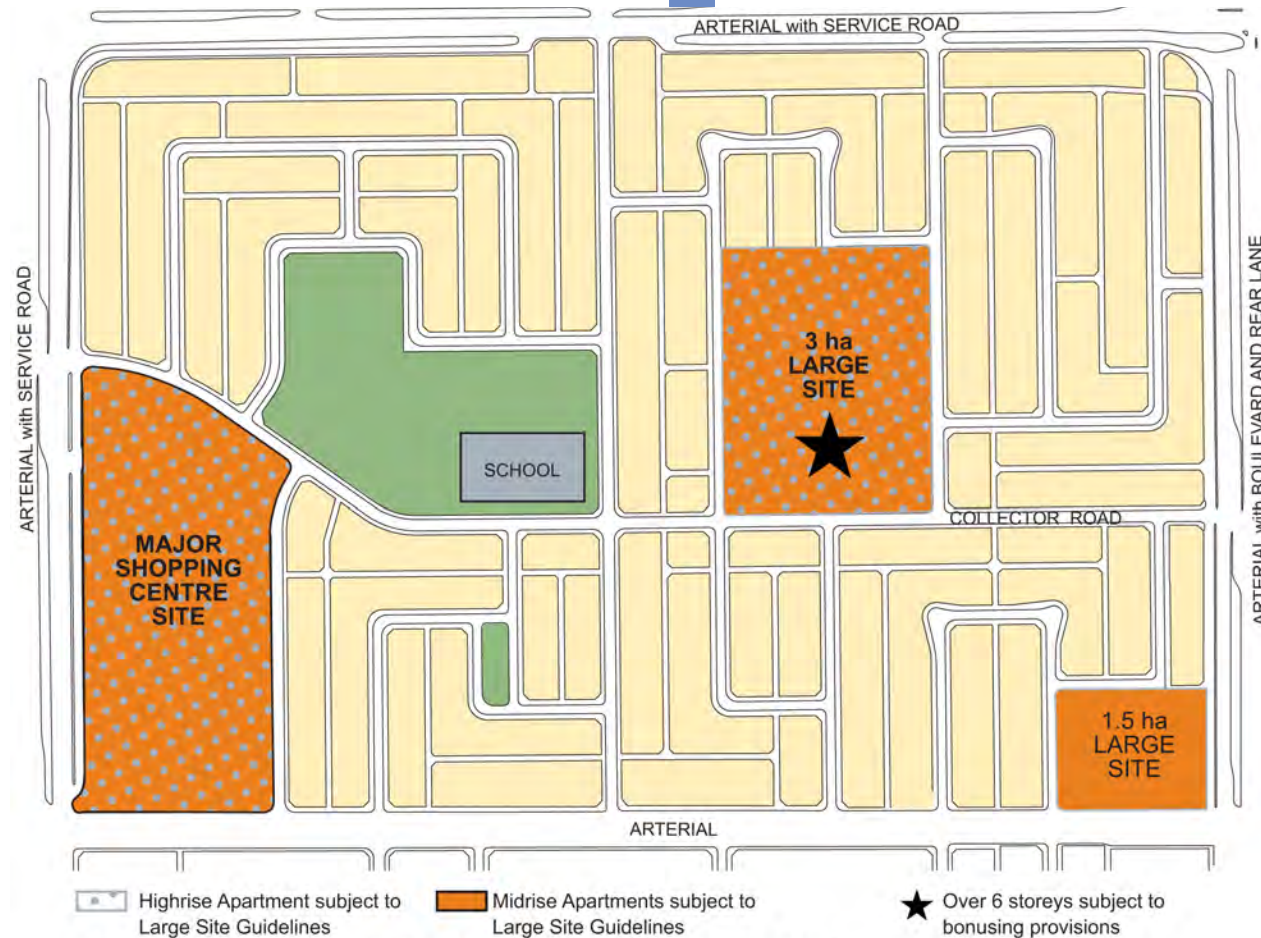
Guidelines Applicable to High Rise Apartments

- Buildings should be designed as slender point towers with small floorplates to protect views and maximize sunlight for surrounding development.
- Towers should be shaped to break down their scale and should have distinct base/middle/top sections.
- Towers should be constructed on a base (podium) of 3-4 storeys, and should be stepped back and visually distinct from the base.
- Podium facades should be varied to support a walkable environment and reduce building bulk.
- Building mass should be arranged to minimize shadowing, overlook and loss of privacy on adjacent areas, and to transition to adjacent residential development.
- Towers should be separated by a minimum of 30m if they are offset and 35m if they face each other.
- Tower floorplates should be no larger than 750 m².
- Tower width should not exceed 36m.

Site Design + Streetscape

Guidelines Applicable to ALL Large Scale Infill

- Mature trees should be retained, adjacent public sidewalks and boulevards should be improved, and a high standard of landscaping should be provided.
- Access to sunlight should be optimized on adjacent properties and common outdoor amenity areas.
- Fencing/screening/landscaping should be used to maintain privacy of adjacent homes.
- Common outdoor amenity space should accommodate needs of residents and be located where there is surveillance/sunlight/weather protection.
- Entry transitions and semi-private outdoor spaces should be used to link public and private areas.
- Building design and landscaping features should integrate infill into existing pattern of development in the neighbourhood.
- Buildings along street frontages should have prominent front entrances.



Example of Where Large Scale Infill May be Located

