

Residential infill refers to new residential development in established neighbourhoods.



Residential Infill Series

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IF YOU ARE CONSIDERING LARGE SITE INFILL

1. Review this brochure and others in the series, including Brochure #6: The Large Site Rezoning Process.
2. Determine if the site is affected by an Area Redevelopment Plan or Land Use Plan that guides redevelopment in the neighbourhood.
3. Review the Infill Guidelines Manual and use the Guidelines for Small, Medium, Large Scale, and Large Site Infill (outlined in Brochures #2, #3, #4, and #5) to design the building(s) and site.
4. Contact the Planning and Development Department to arrange for a consultation.

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 compatibility with existing housing and the character of the community, and high quality development that enhances the area.

A summary of the Guidelines specific to Large Site 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 Residential Infill 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 and comply with the Guidelines specific to the scale and form of development proposed.

DEFINITION OF LARGE SITES

Large Sites are sites of generally 1 hectare or more where transitions between new and existing development can be provided according to the Site Planning and Design Template. (For more about the Template refer to the inside of this brochure and Section H of the Guidelines).

Opportunities for Large Site infill depend on the size of a site and surrounding land uses. According to the Large Site Infill Guidelines, Mid Rise infill (apartment buildings of 5 to 8 storeys) is generally feasible on sites of 1 hectare or larger. High Rise infill (apartment buildings of 9 storeys or more) is generally feasible on sites of 3 hectares on the edges of mature neighbourhoods, and sites of 5 hectares within them.

WHERE THE LARGE SITE INFILL GUIDELINES APPLY

The Large Site Guidelines apply where residential development is proposed in Mature Neighbourhoods on sites that are 1 hectare or larger. They may also be used to evaluate residential development proposals on smaller infill sites (<1 hectare) in the following circumstances:

- Mid Rise or High Rise buildings are proposed.
- Phasing of the project is proposed.

DENSITY AND BUILDING HEIGHT

On Large Infill Sites outside of Downtown, and not associated with LRT stations or major shopping centre sites:

- Densities should be limited to 125 du/hectare
- Maximum building height should be limited to 6 storeys.

A Bonusing Policy will be prepared that could allow density and height to be increased in exchange for benefits such as more affordable housing, community amenities or facilities. The height of buildings should still comply with the transitioning requirements.

Edmonton large site

Planning and Design Guidelines for Large Site Infill in Mature Neighbourhoods



Guidelines Applicable to ALL Large Site Infill Development

1. Integration with the Neighbourhood

- New roads and street patterns should tie into existing roads and create block sizes consistent with the existing pattern in the neighbourhood.
- Buildings should front onto new and existing streets.

2. Planning a Livable Community

- Blocks should be designed to respond to natural features, parks, and neighbourhood traffic patterns.
- Buildings should be designed and located to optimize sunlight to other buildings on-site and to the adjacent neighbourhood.
- Buildings should be designed and located to optimize privacy for residents and preserve significant views through the site.

3. Planning for Pedestrians and Minimizing the Impacts of Parking and Traffic

- Internal pedestrian walkways and streets should connect to on-site and off-site amenities, park space, commercial and transit services.
- Traffic studies should consider cumulative traffic impacts of other development in the area.
- Parking should be located primarily underground or in parking structures with active frontages.

4. Creating Parks and Amenity Space

- Block/development layout should be organized to optimize visual and physical accessibility to public open space.
- On-site parks, amenities, and open space should:
 - Meet the needs of on-site residents and be available to the wider community
 - Compliment existing local amenities
 - Be open to sunlight, protected from noise, and easily monitored for safety

5. Building a Sustainable Community

- Local retail needs in the neighbourhood should be assessed and commercial uses should be included on-site to meet daily/weekly needs of residents.
- A variety of housing should be provided for different household types, with at least 25% of units designed for families with children.
- Affordable housing should be provided in accordance with City policies.

6. Landscape and Street Design

- Streets and open spaces should have a high standard of landscaping, be comfortable for pedestrians, and provide attractive links to adjoining neighbourhoods.
- Site design and layout should reflect existing conditions and incorporate existing trees and natural features.

7. Phasing of Development

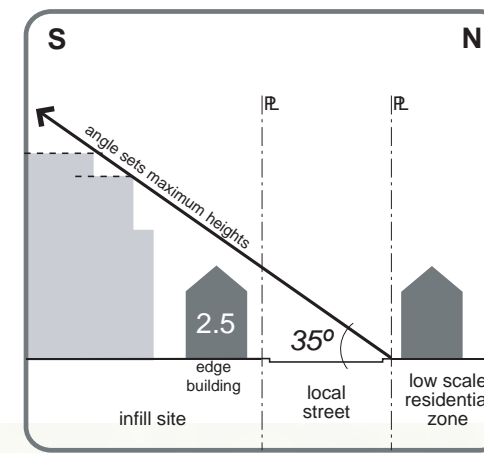
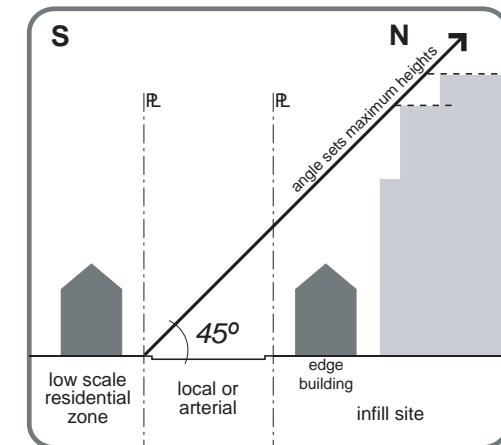
- Existing buildings should be renovated/refurbished in the first phase of development.
- Site edges should be developed in the first phase of development.

8. Transition Between Existing Neighbourhoods and Large Infill Sites

- An infill site should be separated from existing development by a road or lane.
- Buildings on the edge of the site should be no more than 2.5 to 4 storeys depending on the height and use permitted on adjacent properties.
- Setbacks and heights (illustrated in the Site Planning and Design Template) should minimize sun shadow effects on adjacent development.

9. Site Planning and Design Template

The Template guides the planning and design of transitions between an existing neighbourhood and a large infill site by determining building envelopes (heights and setbacks) and permitted building forms according to the context of the site. The graphic below illustrates transition guidelines.



ANGLES USED TO DETERMINE MAXIMUM BUILDING HEIGHTS

