

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 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 Medium 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 MEDIUM SCALE INFILL



Row Housing (6 or more units): Six or more dwellings attached at the side.



Stacked Row Housing: A building with multiple units stacked 2 deep either vertically or horizontally.



Low Rise Apartment: A building up to 4 storeys with many dwelling units stacked in a vertical and horizontal configuration.



Location + Distribution

The Guidelines focus Medium Scale Infill on the edge of neighbourhoods, on shopping centre sites, transit corridors, and large sites that are comprehensively planned.

ALL Medium Scale Infill may be located

- On existing shopping centre sites
- On large comprehensively planned sites
- On high frequency transit corridors

Row Housing (6 or more units) Infill may be located

- On edges of neighbourhoods where the block face fronts onto an arterial or service road.
- On surplus school sites.

Stacked Row Housing Infill may be located

- On corner sites where the block face fronts onto an arterial or service road (frontage <46m).
- On sites adjacent to neighbourhood commercial centres where the block face fronts onto an arterial or service road.
- On edges of neighbourhoods where the block face fronts onto an arterial or service road and building height does not exceed 2.5 storeys.

Parking

Guidelines Applicable to Low Rise Apartments

- Resident parking for low rise apartments on sites with more than 46m of frontage should be provided underground.
- Surface parking should be clustered at the rear of buildings, divided by landscaping, visually screened, and separated from residential units by landscaped buffers.

Refer to *Infill Guidelines Manual* for guidelines on parking for other medium scale infill forms.

Low Rise Apartments may be located

- On corner sites where block face fronts onto an arterial or service road (frontage 46m or less).
- On sites adjacent to neighbourhood commercial centres where block face fronts onto an arterial or service road.
- Along the full length of old commercial strips.

Built Form + Design

Guidelines Applicable to ALL Medium Scale Infill

- Building size / bulk should be arranged to minimize shadowing onsite and on adjacent lots.
- Quality materials similar/complementary to those within the neighbourhood should be used.
- Buildings should incorporate features/proportions/character found within the neighbourhood.
- Building articulation and careful placement of windows/doors/patios/amenity areas should maintain privacy of onsite units/adjacent lots.
- Outdoor ground level amenity space should be provided for residents.
- Units should be distinguished with building/entrance features in keeping with surrounding character.
- Total building length should be no more than 48 m.

Guidelines Applicable to Row Housing (6 or more units)

- Buildings should front onto a street.
- Each unit should have a front door to the street.
- Architectural features should differentiate each unit.

Guidelines Applicable to Stacked Row Housing/ Low Rise Apartments

- Maximum height should be 4 storeys (habitable basements and lofts included).
- Ground floor units facing a street should have individual entrances.
- Building heights should be stepped down next to smaller scale development.
- Building fronts should be punctuated/varied to reduce appearance of building bulk and create visual interest.

Site Design + Streetscape

Guidelines Applicable to ALL Medium Scale Infill

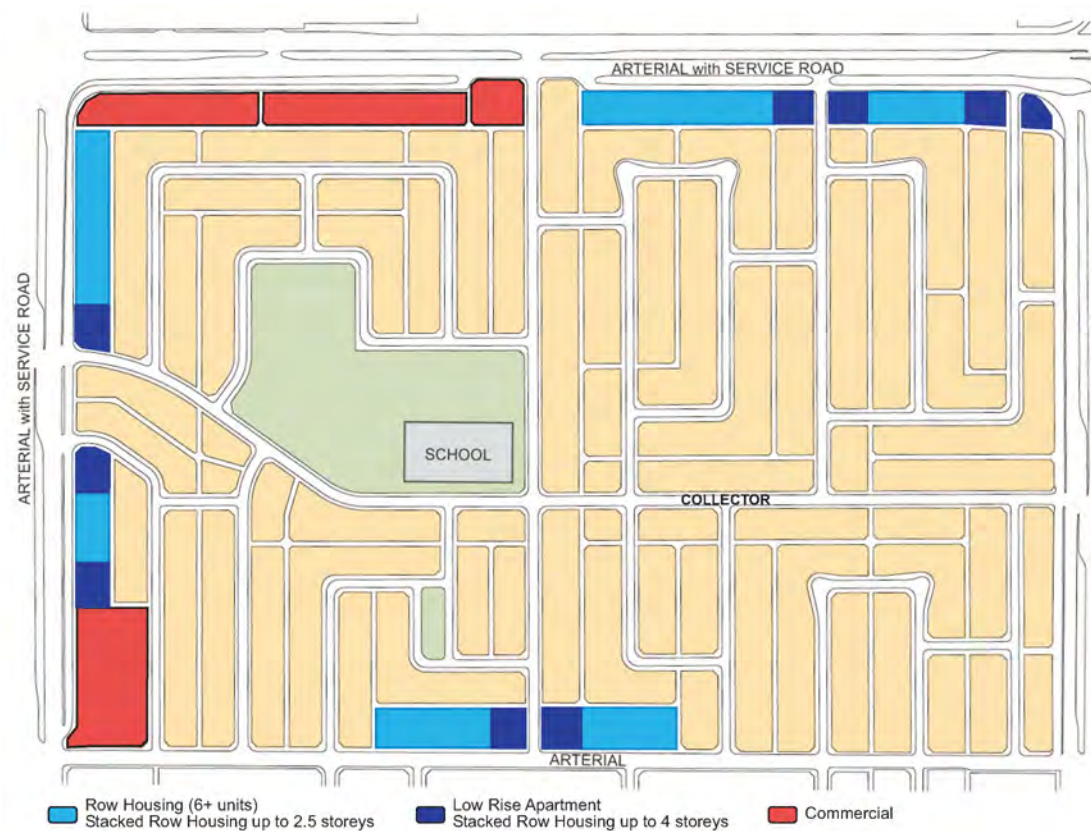
- Mature trees should be retained and adjacent public sidewalks and boulevards should be improved.
- Ground level units should have individual entrances and yards to maintain the look of the street.
- Buildings should have entry transitions and semi-private outdoor spaces to link public and private areas.
- Access to sunlight on adjacent lots should be optimized.
- Setback and side yard requirements should not be relaxed next to arterial roads.

Guidelines Applicable to Row Housing (6 or more units) / Stacked Row Housing

- Fencing/screening/landscaping should contribute to privacy of adjacent homes.
- A similar unit form should not be repeated more than 6 times on a block front.

Guidelines Applicable to Low Rise Apartment

- Outdoor amenity space for residents that serves the needs of families with children should be provided.
- Building design and landscaping features should integrate infill into existing pattern of development in the neighbourhood.



Medium Scale Infill Locations

