




Welcome!

Your input will help the City plan the future of the Mature Neighbourhood Overlay.

STAY CONNECTED!

 www.edmonton.ca/matureneighbourhoodoverlay

 @CityofEdmonton @PlanEdmonton

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Mature Neighbourhood Overlay Review Timeline





Let's talk about yards

1 What do you value more?

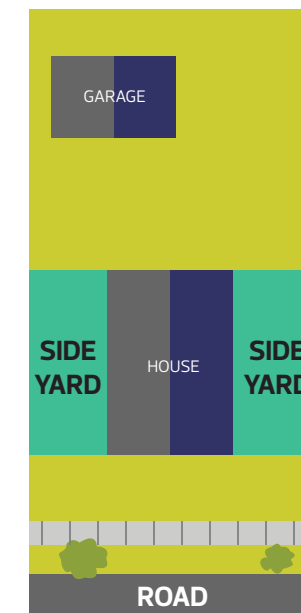
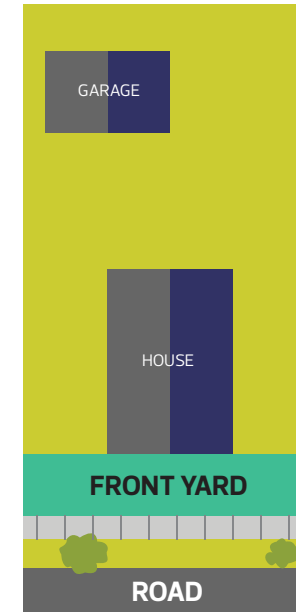
- A A bigger front yard than back yard
- B A bigger back yard than front yard
- C Equally sized front and back yards

2 How important is it to you that homes on a block are located a consistent distance from the sidewalk?

- A Not important – a lot of variety is interesting
- B Sort of important – a little variety is just right
- C Important – no variation, all should be the same

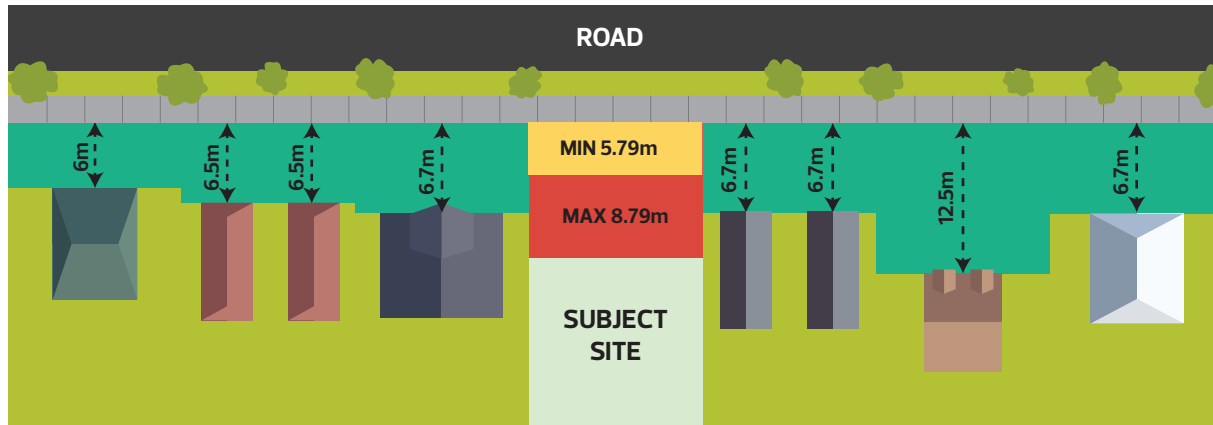
3 Should the space between houses:

- A Be the same no matter the size of the lot
- B Be tied to lot size, ie. wider for larger lots, smaller for narrower lots
- C Be consistent between all homes on the street
- D Be smaller to maximize the size of home that can be built





Where does the front of the house go?



BLOCKFACE AVERAGE CALCULATION:

+ 6.00 m		
6.50 m		
6.50 m		
6.70 m		
6.70 m		
6.70 m		
6.70 m		
12.50 m		
6.70 m		
<hr/>		
58.30 m		

58.30 m divided by 8 houses on the block	=	7.29 m
7.29 m - 1.50 m =		
5.79 m Minimum Front Setback		
7.29 m + 1.50 m =		
8.79 m Maximum Front Setback		

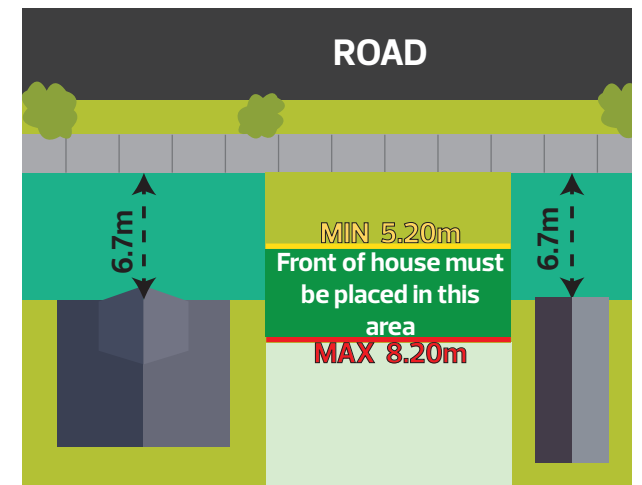
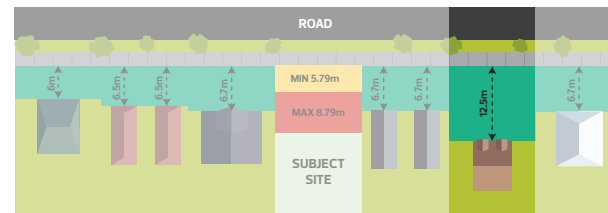
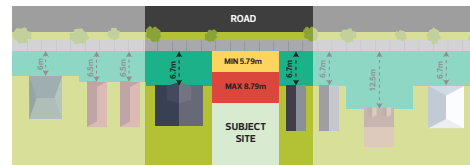
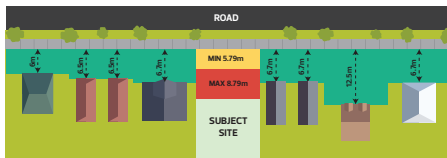
CURRENT REGULATION:

The Front Setback shall be a minimum of 3.0 m and shall be consistent within 1.5 m of the Front Setback (Front Yard) on adjacent Lots.

1 Should the front setback be based on the average of all the houses on the block?

2 Based on the next door houses?

3 Should extremes be counted in the blockface average?



Must also be within 1.5m of the average front setback based on the houses next door.

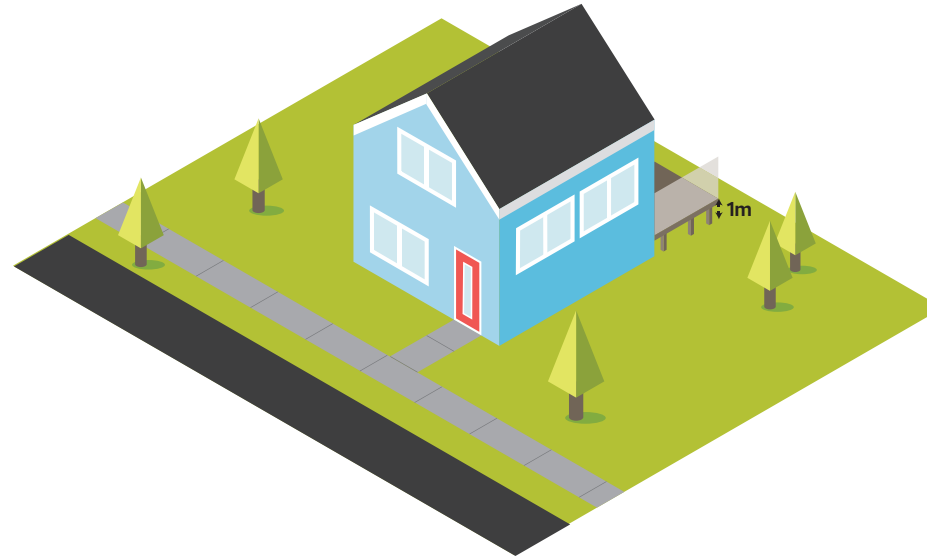
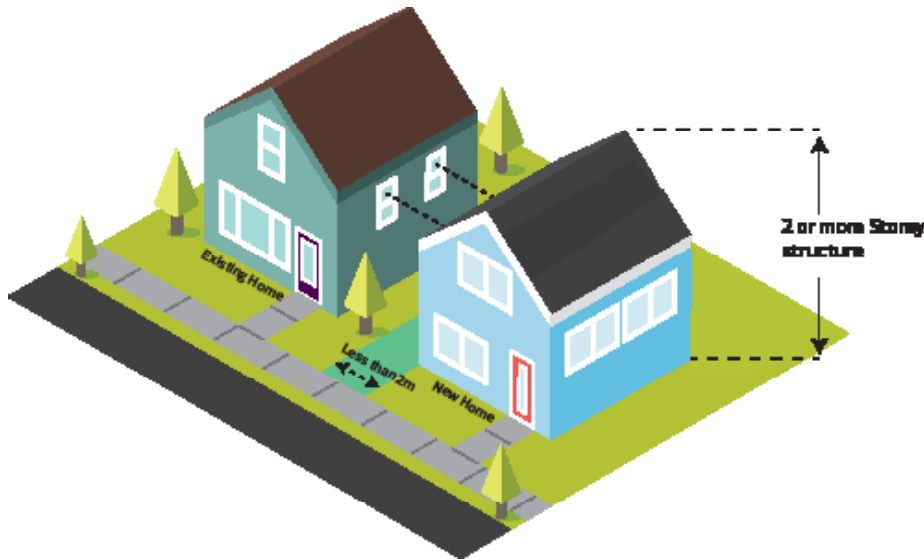
+ 6.70 m
1.50 m

8.20 m Maximum Front Setback

**The more restrictive distance is used*



Privacy: decks, balconies, windows



QUESTIONS TO CONSIDER

Who's responsible for privacy?

What are some examples of design features or construction/landscaping materials that can be used as privacy screening?

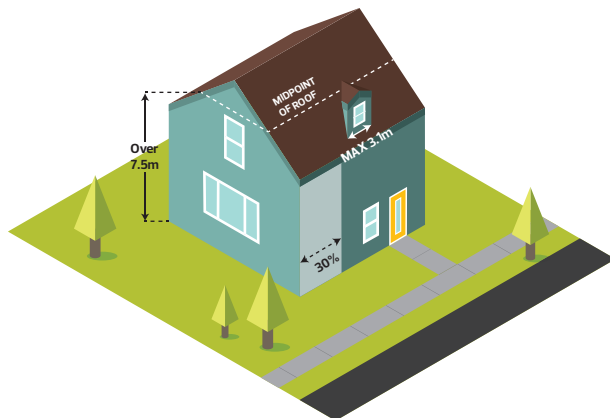
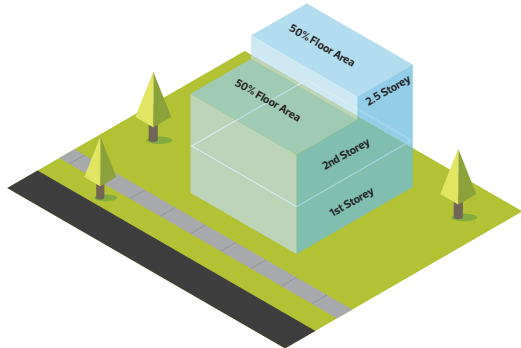
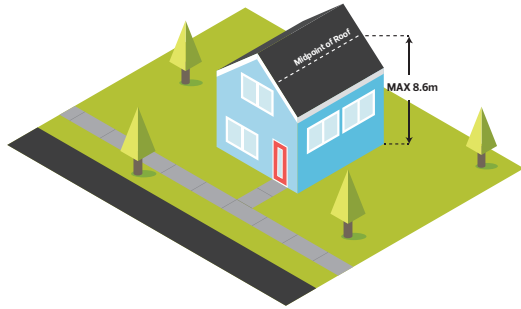
- 1 Is the construction of privacy screening a suitable strategy for preventing overlook between neighbours and maintaining privacy?**

"Privacy Screening means a feature that obscures direct and otherwise unimpeded sightlines. Common examples include: lattice, masonry or wooden walls, translucent glass or trees and shrubs."

- 2 Should new developments be required to provide information regarding the location of windows and amenity areas on adjacent properties?**



Height & Mass



MAXIMUM HEIGHT OF LOW DENSITY HOMES

**Inside
the MNO:**

2.5
STOREYS

8.6 metres / 28 feet

**Outside of
the MNO:**

3
STOREYS

10 metres / 33 feet

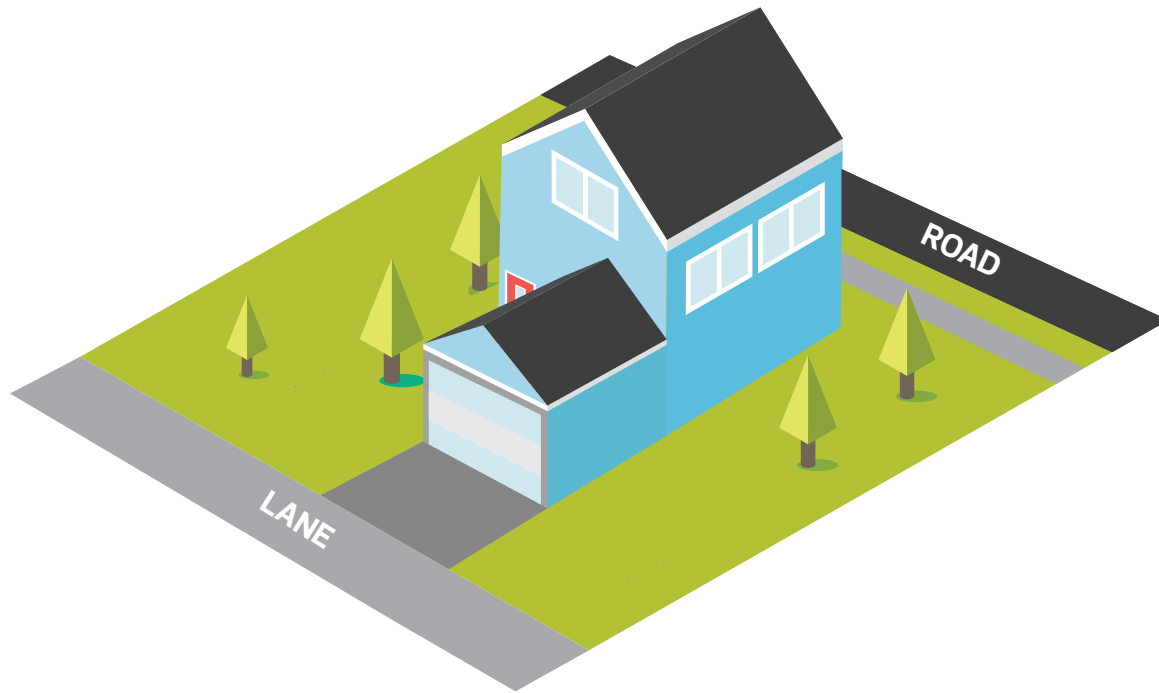
1 Should this regulation:

- A** Change to allow for a third storey.
- B** Remain the same.
- C** Height would be determined based on a comparison to the height of neighbouring homes.





Rear Attached Garages



1 What do you think about rear attached garages?

- A A great idea
- B Not a big issue
- C Bad idea

QUESTIONS TO CONSIDER

Should rear attached garages be permitted in mature neighbourhoods?

Would having a house with a rear attached garage next door change the amount of sunlight in your backyard?

Would the convenience of a rear attached garage be something that interests you?



Housing Design Features



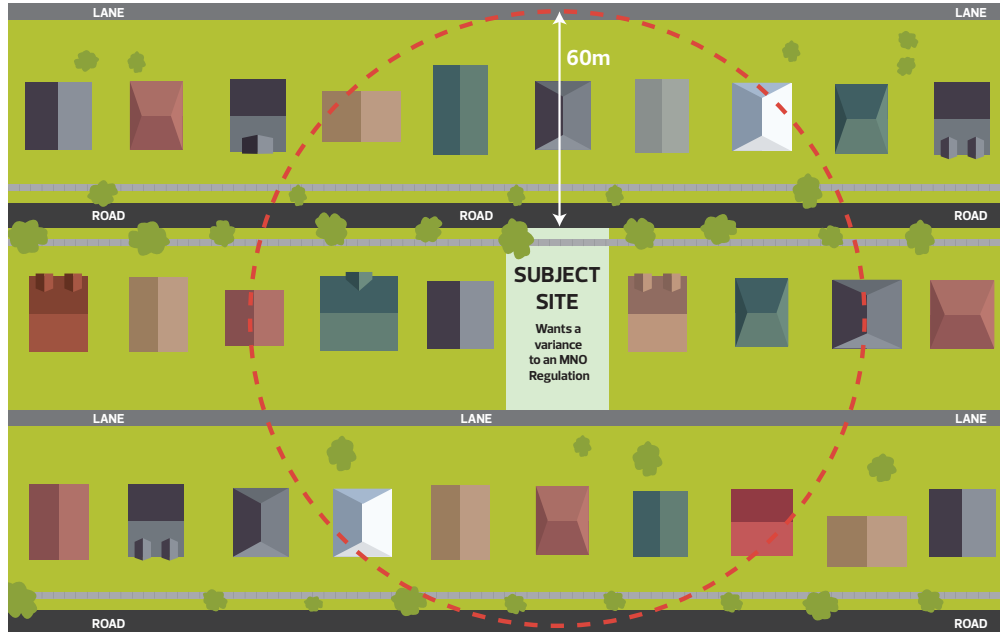
1 Should the City require design elements for new developments? If so, how would this look?

- A** A part of the front wall is offset (juts out) to create a more interesting design?
- B** The front wall uses more than one type of finishing material?
- C** Trim around windows and is thicker and more defined?
- D** The City should not regulate these details of design.
- E** What else comes to mind?



Variations & Consultation

QUESTIONS TO CONSIDER



Under Edmonton's Zoning Bylaw, a Development Officer can allow variances to the Zoning Bylaw if the proposed development would not, in their opinion:

- interfere too much with the amenities in a neighbourhood or
- significantly impact the use, enjoyment or value of neighbouring properties.

In considering a variance to the regulations of the MNO, the applicant shall contact all property owners within 60 m of the subject site.

- 1 In addition to the Class B notification that is sent to all property owners within 60 m of a property, the City currently requires that development permit applicants conduct pre-consultation with property owners with these same property owners for their opinions when requesting a variance to the MNO's regulations. Should:**

 - A The applicant continue to be responsible for collecting and submitting the opinions of consulted property owners?
 - B The City assume responsibility for collecting the opinions of adjacent property owners and forwards the information to the applicant.
 - C Neighbouring homeowners not be notified.
- 2 Who should be consulted when an application to vary an MNO regulation is made?**

 - A All neighbouring homeowners within 60m
 - B Only immediately neighbouring homeowners.
 - C Other
 - D Neighbouring homeowners should not be consulted.
- 3 If the application to vary an MNO's regulation is minor in nature (a matter of centimetres or inches) should consultation with homeowners next door still be required?**

 - A Yes
 - B No

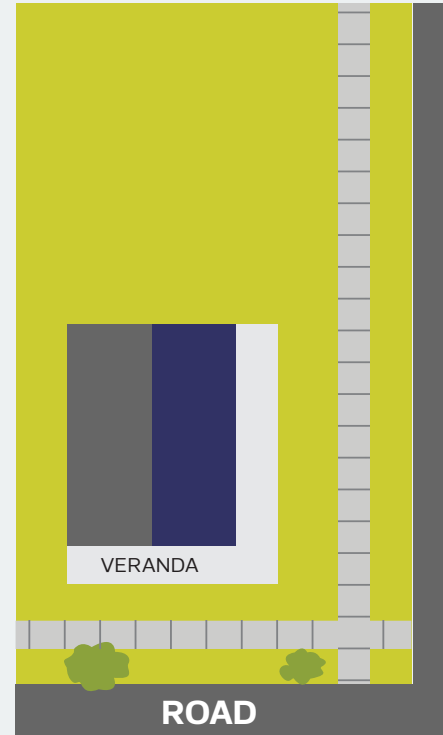


Verandas

Should verandas be allowed to extend into the front yard?

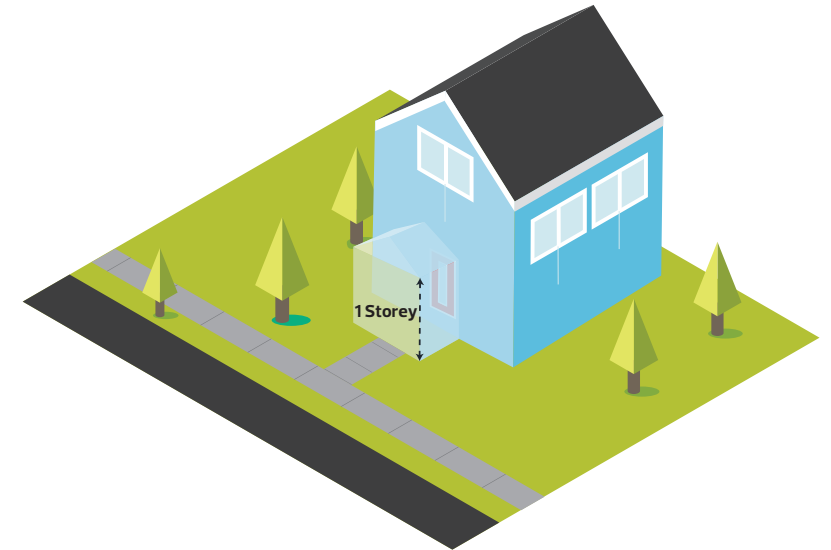


Should verandas be allowed to extend across the full length of the house?



Heidi G/Flickr Creative Commons / Via Flickr: stellastella

Should verandas be limited to a single storey?



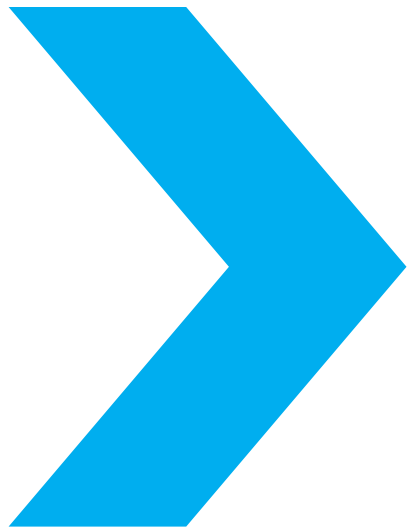


Development Compliance Team

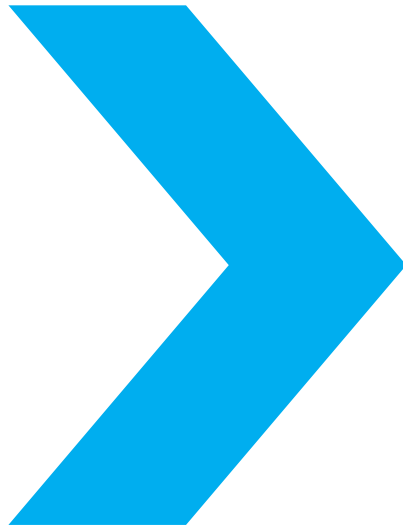
OUR MANDATE

To ensure the lawful and orderly development of land through compliance with the Edmonton Zoning Bylaw.

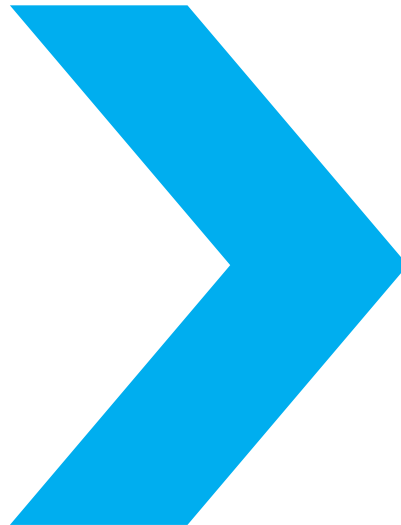
MAIN STEPS IN THE COMPLAINT/INQUIRY PROCESS



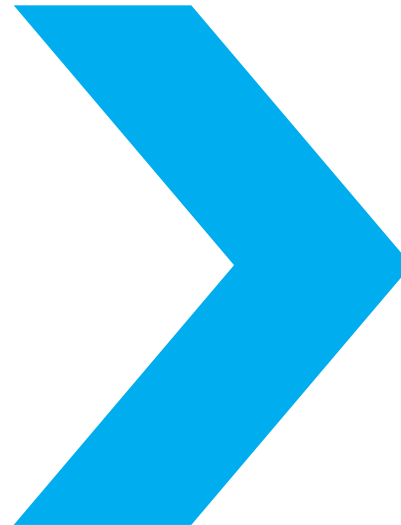
Customer Inquiry



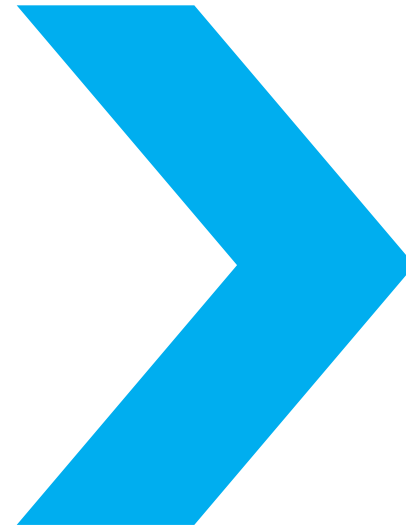
Inquiry research
+ site analysis



Investigate inquiry
+ perform site
inspection



Communicate
options to
achieve voluntary
compliance



Follow up

- Compliance achieved
- Further action required (ticket, orders, etc.)



OUR VISION

Caring, well-informed citizens and communities committed to keeping neighbourhoods and green spaces healthy, clean and safe

Municipal Enforcement Officers work with citizens in neighbourhoods and business communities to ensure that Edmonton's basic community standards are maintained to a reasonable level.

GENERAL ENFORCEMENT MUNICIPAL OFFICER MAIN STEPS

- 1** Complaint received from citizen or initiated by Officer
- 2** Property inspection and investigation
- 3** If complaint is validated, notice issued to property owners and tenants advising of issue and how to remedy
- 4** Property reinspected after a period of time
- 5** If property now in compliance, file is closed
- 6** If property not in compliance, enforcement occurs (legal orders, tickets)
- 7** Property reinspected after a period of time
- 8** If property still not in compliance further enforcement occurs (scheduled remedy of property, tickets)

Community Standards Peace Officers respond to on-the-spot bylaw concerns such as after-hours construction noise and people driving with unsecured loads and deal with public property issues.

COMMUNITY STANDARDS PEACE OFFICER MAIN STEPS

- 1** Complaint received from citizen, council, other department or officer initiated
- 2** Property investigation and subsequent inspection of surrounding area
- 3** If complaint is validated, enforcement ensues via notice to comply, in person warnings/notice, or immediate ticket- Compliance and or remedy date provided to offender
- 4** Property investigation and subsequent inspection of surrounding area
- 5** If property in compliance file concluded and complainant updated
- 6** If property not in compliance, subsequent enforcement ensues (tickets/other means of enforcement). New date of compliance provided
- 7** Property reinspected for compliance and or additional enforcement where fines /enforcement are of the mandatory court variety (tickets, clean ups)



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