

# Dovercourt Infill Conversation

## Discussion Summary Report

v1 - 09/29/2018

On September 20, 2018, we held our 'Community Conversation' about infill at the Kirk UC Centre, as part of the larger Vision for Dovercourt project through the Dovercourt Community League. Approximately 20 community members attended. There were a range of opinions on infill, including some frustration that we do not have a say on whether or not infill can occur in the community - that it would take strong and large scale efforts on a political level. We brainstormed actions where we have the ability to change or influence infill activities in our community.

We started off with a presentation by the City of Edmonton, which provided a high-level overview of the policies and regulations that affect redevelopment within Dovercourt. Some specific items included:

- An overview of the Zoning Bylaw, and the specific zones that make up the bulk of the land in Dovercourt.
- An overview of the Mature Neighbourhood Overlay, and how it regulates redevelopment within existing neighbourhoods over and above the requirements of the land use zones in order to better suit the existing context.
- A description of the redevelopment process and the different stages that notifications are sent to individuals and the community to solicit feedback.
- An overview of why the City of Edmonton is pursuing redevelopment and densification within existing neighbourhoods as part of its overall growth strategy.

The Edmonton Federation of Community Leagues (EFCL) then provided a short presentation on the tools that Community Leagues have to influence development:

- The City of Edmonton has provides notification to the Community League to review and provide feedback on behalf of the community, for specific types of development applications
- Many communities have formed a civics committee to provide these reviews and feedback, as well as act as an information and advocacy resource for community members.
- The importance of 'social license' was stressed, for aspects of development that do not have a formal means of providing feedback or support/non-support. Many developers are looking to the communities for direct feedback.

Following the two presentations, we began an idea-generation activity. Everyone present worked together to determine some of the possible advantages or challenges with infill that Dovercourt is facing, or may face:

### **Infill Advantages:**

- Potential increase in property values
- Homes with better energy efficiency
- Potential for designs that 'fit' with Dovercourt
- Some older homes may be at the end of their lifespan and can be rebuilt
- Diversity of families, incomes, people
- Revenue potential of secondary suites

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### **Infill Challenges:**

- More cramped spaces
- Parking and traffic
- Design that clashes with the existing architecture
- Construction woes
- Our culture of large yards and spaces
- Shade on adjoining properties

The next step in our idea-generation activity was to organize the advantages and concerns into items that we can Change (direct action by individuals or community), Influence (provide feedback to authorities or developers for consideration), or Advocate for (creating change at a policy & regulatory level). After some hectic scribbling by everyone present, we came up with the following:

### What we can change...

#### **We can continue our inclusive and respectful community culture by engaging new residents, and actively including existing residents.**

- Forming a community organization (Civics Committee through Dovercourt Community League) that maintains open dialogue with residents and listens to what they have to say about infill.
- Continue Dovercourt culture of neighbourliness - meet your neighbours
- Continue ACE Block Connector activities to create connections between individuals, families and community organizations (block parties, etc.)

#### **We can encourage opportunities for aging-in-place through education on the types of housing options that infill allows, as well as support from neighbours and community organizations.**

- Garden suites can allow residents to move into smaller or more accessible housing on their own property - we can organize a garden suite educational tour or information session [possible Civics Committee initiative]
- Community support through ACE Block Connectors, "Job Jar" initiative
- Support for seniors assisted living facility development within the neighbourhood

#### **We can encourage opportunities for efficient and effective use of properties with existing homes, through development of secondary suites and garden suites.**

- Developing additional housing types on existing properties allows for additional income for homeowners, and opens up opportunities for new residents that may not otherwise find a appropriate or affordable housing in the community

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### What we can influence...

**We can communicate with developers, the city and other regulatory bodies to create a culture of respect for residents and infrastructure before, during and after redevelopment of properties.**

- Community introductory call to developers or residents redeveloping properties [possible Civics Committee initiative]
- Ongoing communication between residents and developers to address safety or nuisance concerns directly or through community organizations [possible Civics Committee initiative]
- Monitoring of bylaw, OH&S or other regulatory infractions, and notification to the appropriate authority

**We can educate ourselves on the zoning bylaw, overlays and other policies and regulations in order to assess and provide input on rezoning applications and development applications that allow/accept neighbour and community feedback (those applications with variances or for discretionary uses).**

- Make City resources accessible within the community (printed copies) to allow all residents to research the regulations and policies affecting infill [possible Civics Committee initiative]
- Provide detailed feedback in support or non-support of specific elements of a rezoning or development application [possible Civics Committee initiative]
- Monitor existing redevelopment for issues or concerns related to traffic and parking, to allow for informed feedback on future proposed development [possible Civics Committee initiative]

### What we can advocate for...

**We can advocate at a City policy & regulatory level for design & quality standards that fit within the context of our community.**

- Evaluate zoning bylaw and Mature Neighbourhood Overlay and advocate for changes at a City or neighbourhood level that address the unique features and needs of Dovercourt [possible Civics Committee initiative]

The next step is to determine the level of interest in forming a civics committee within the Community League - this will require some interested individuals to volunteer some time throughout the year to review proposed developments, continue to engage and educate the community on infill, and to advocate on behalf of the community.

From there, we will be able to continue exploring and developing the community vision for infill in Dovercourt.

The web resources that were discussed during the evening:

[coeinfill.ca](http://coeinfill.ca)

City of Edmonton information site for all things related to residential infill, including the Infill Roadmap 2018 document which outlines future policy and regulatory initiatives

[maps.edmonton.ca](http://maps.edmonton.ca)

City of Edmonton interactive map - zoning, permit applications & more