

Public Engagement Summary

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**1. Mature Neighbourhood Overlay Public Engagement Events Record
(see subsequent pages)**

MNO ENGAGEMENT ACTIVITY	DATE HELD	LOCATION	STAKEHOLDER GROUP CONSULTED	ATTENDANCE	ENGAGEMENT ACTIVITIES
Community Infill Panel Meeting #2	March 9, 2016	Commonwealth Recreation Centre	Community Infill Panel	10 Panel Members	Worked through most of the MNO's 24 regulations Held a discussion on community character
Stakeholder Feedback Group Meeting #1	March 30, 2016	Sustainable Development	EFCL CHBA UDI - Edmonton IDEA	3 from EFCL 3 from CHBA 2 from UDI 2 from IDEA 10 Individuals	Worked through most of the MNO's 24 regulations Held a discussion on community character
Jane's Walk	May 7, 2016	Bonnie Doon Neighbourhood	General Public	27 individuals	Discussion of new and existing developments in the mature neighbourhood of Bonnie Doon as they related to specific development regulations of the MNO. This discussion also included multiple opportunities to discuss community character and the importance of specifying materials for semi-detached dwellings.
Mixed Topic Insight Survey - Community Character	May 10 - 17, 2016	Online	Insight Community	1964 responses	Five questions focused on how to define and address character in the MNO were asked of the Insight community
Drop-In Interactive Session	May 18, 2016	Chateau Louis Conference Centre	General Public	104 individuals	Five interactive stations exploring specific MNO regulations "Build your Ideal Block" Activity and Photo Board Housing Through the Years - Architectural analysis of building type in Edmonton Community Character and Community Standards Table Development Compliance and Visioning Post-It Boards
Facilitated Workshop	May 28	Lister Hall, University of Alberta	General Public - Registration Required	77 individuals	World Cafe Open Space Technology Discussion format
Mature Neighbourhood Overlay Stand Alone Survey	June 7 - 27, 2016	Online	General Public	1267 responses	Gathered a variety of perspectives on specific regulations in the MNO in order to understand how changes can better support infill, reduce variances and improve built form outcomes.
Mature Neighbourhood Overlay Stand Alone Survey	June 27 - July 4, 2016	Online	Insight Community	1814 responses	Gathered a variety of perspectives on specific regulations in the MNO in order to understand how changes can better support infill, reduce variances and improve built form outcomes.
Industry Workshop	June 14, 2016	Commonwealth Recreation Centre	Members of the Development Industry	32	World Cafe Open space technology discussion

MNO ENGAGEMENT ACTIVITY	DATE HELD	LOCATION	STAKEHOLDER GROUP CONSULTED	ATTENDANCE	ENGAGEMENT ACTIVITIES
Engaging Mature Area Key Stakeholders (Edmonton Youth Council Planning and Development Sub-Committee)	October 5, 2016	Heritage Room – City Hall	Edmonton Youth Council	20 members	Presentation Group Discussion
Engaging Mature Area Key Stakeholders (Multicultural Groups – Multicultural Health Brokers Co-Operative)	October 5, 2016	Multicultural Health Brokers Co-Operatives	Multicultural Groups	4 Individuals	Group Discussion
MNO Stage 4 Interactive Drop-in Session	October 6, 2016	Chateau Louise	General Public	21 Individuals	Interactive stations exploring the proposed changes to the MNO "Build your Ideal Block" Activity and Photo Board General feedback post-it board
Engaging Mature Area Key Stakeholders (Seniors)	October 12, 2016	Southeast Seniors Association	Seniors	8 Individuals	Group Discussion
Edmonton Federation of Community Leagues Workshop	October 27, 2016	Commonwealth Recreation Centre	EFCL Members Community League Executive	20 Individuals	World Café Workshop
Industry Workshop	November 1, 2016	Commonwealth Recreation Centre	Development Industry members	23 Individuals	Workshop
Survey	October 19 – November 4, 2016	Online	General Public Insight Community	2084 Individuals	Online Survey
4 week Circulation	November 17 – December 15, 2016	E-mail circulation	EFCL, UDI, CHBA, IDEA, All 107 Mature Neighbourhood Community Leagues	N/A	Circulation for feedback
Presentation to EFCL Planning Committee	November 30, 2016	EFCL Office	EFCL Planning Committee	8	Discussion on areas for alignment and areas of divergence
Presentation to IDEA	December 6, 2016	IDEA Office	IDEA Members	15	Discussion on areas for alignment and areas of divergence
Presentation to CHBA	December 15, 2016	CHBA Office	CHBA members	5	Discussion on areas for alignment and areas of divergence
Urban Planning Committee	February 1, 2017	City Council Chambers	General Public, Stakeholders	25 speakers 10 Councilors	Presentation Questions from committee
4 week By-law Circulation	February 27 – March 27, 2017	E-mail circulation	EFCL, UDI, CHBA, IDEA, All 107 Mature Neighbourhood Community Leagues	N/A	Circulation for feedback

MNO ENGAGEMENT ACTIVITY	DATE HELD	LOCATION	STAKEHOLDER GROUP CONSULTED	ATTENDANCE	ENGAGEMENT ACTIVITIES
Interviews with Residents of Recent Infill Development and Their Neighbours	June 10, 23, 24, 2016	Various	Residents of Infill and Adjacent to Infill	3 households in mature neighbourhoods (infill & adjacent to infill)	Face to face interview
Stakeholder Feedback Group Meeting #2	June 30, 2016	Sustainable Development	EFCL CHBA UDI – Edmonton IDEA	3 from EFCL 1 from CHBA 2 from UDI 7 Individuals	Discussed Alberta Court of Appeal decision regarding consultation requirements MNO Insight community survey results on community character May 18th public engagement event emerging themes
Engaging Mature Area Key Stakeholders (Seniors)	June 28, 2016	Southeast Seniors	Seniors	25 individuals	World Café Group Discussion
Engaging Mature Area Key Stakeholders (Multicultural Groups – Multicultural Health Brokers)	July 5, 2016	Multicultural Health Brokers Co-Operative	Multicultural Groups	13 individuals	World Café Group Discussion
Multi-Stakeholder Workshop	August 9, 2016	Commonwealth Recreation Centre	Representatives of Community Leagues and Industry	22 Individuals	World Café Group Discussion
Pop-up Engagement: Dragon Boat Festival	August 19, 2016	Louise McKinney Riverfront Park	General Public	Unknown	General conversation with interested passers-by
Pop-up Engagement: Kaleido Festival	September 10, 2016	118 Avenue	General Public	Approx. 122 Individuals	General conversation with interested passers-by
Pop-up Engagement: Edmonton Valley Zoo	September 25, 2016	Edmonton Valley Zoo	General Public	Approx. 153 Individuals	General conversation with interested passers-by
Engaging Mature Area Key Stakeholders (University Planning Students)	September 27, 2016	Henry Marshall Tory Building, University of Alberta	Planning Students	2 Planning Students 2 Professors	Presentation Group Discussion
MNO Stage 4 Interactive Drop-in Session	September 29, 2016	Lister Centre, University of Alberta	General Public	21 Individuals	Interactive stations exploring the proposed changes to the MNO "Build your Ideal Block" Activity and Photo Board General feedback post-it board

2. Engagement Overview

Introduction

The project team intended to achieve a high level of active participation from stakeholders and the public in the Mature Neighbourhood Overlay Review. The consultation process provided opportunity for all stakeholders to have a voice in the project and inform outcomes.

Throughout stages 1 - 4 of the Mature Neighbourhood Overlay Review, Administration hosted 28 separate engagement events and initiatives ranging from public meetings, stakeholder workshops, and electronic surveys. Through these engagement activities over 7,800 stakeholder contacts occurred.

Public Involvement Plan

Mirroring the Project Charter, the Public Involvement Plan complemented the process with specific engagement activities scheduled for each of the five stages of the project. Each stage was designed to build upon the information received in each previous stage and to gather the feedback needed in order to make recommendations for change to the regulations. The project charter and public involvement plan were presented to Executive Committee on December 7, 2015 (CR_2992, Mature Neighbourhood Overlay - a Summary of). In advance of Executive Committee, stakeholders reviewed and contributed to the Public Involvement Plan.

Consultation Results for Stages 1 - 4

Stage 1 of the Public Involvement Plan involved background research and hosting conversations to lay the foundation for an effective review of the regulations. Stage 2 focused on understanding the variety of perspectives on the Overlay's regulations. Stage 3 dealt with building consensus on the high level themes for change and identifying how it can be achieved. The results of Stages 1 - 3 have been reported previously. For a detailed summary of the engagement activities completed throughout stages 1, 2 and 3, refer to CR_3616 Mature Neighbourhood Overlay Engagement Update and attachments, presented to Executive Committee on August 30, 2016.

Stage 4, ran from mid-September to early November, and involved hosting conversations on the proposed changes to the regulations. This stage gave stakeholders the opportunity to work with the draft regulations and provide their feedback. The majority of comments received were positive and felt that the

proposed changes were a step in the right direction.

Stage 4's consultation activities were centred around two public meetings and an online survey. These provided the public an opportunity to review the content of the changes and provide feedback. Refinements made based on feedback received included:

- Front Setback regulation was changed to make clearer the methods for determining how setback is calculated when next to a vacant lot.
- Driveway access regulation was changed to prevent existing front driveway accesses from being used where a lane exists.
- The proposed rear attached garage regulation has been removed. Further exploration of allowing a breezeway to connect the principal dwelling with a detached garage is being proposed as a separate future project.
- The fixed requirement for three exterior finishing materials has been removed and replaced with more general regulations focusing on architectural treatments.
- The cantilever regulation has been updated and clarified based on feedback received.

Responses from public meetings, the survey and stakeholder workshops all contributed to the changes Administration made to the draft regulations.

3. Stage 5 Circulation Summary

On November 17, 2016 the draft report, CR_4234 Mature Neighbourhood Overlay Review Report, was circulated for comment to identified stakeholders, including Urban Development Institute, Canadian Home Builders Association - Edmonton Region, Infill Development Edmonton Association, the Edmonton Federation of Community Leagues, and to the 107 Mature Neighbourhood Community Leagues. Administration made a presentation to the following organizations, Edmonton Federation of Community Leagues, Infill Development in Edmonton Association and Canadian Home Builders Association - Edmonton Region, on November 30, December 6 and 15, 2016, respectively. These presentations reflected the changes made to the regulations in Stage 4, highlighted areas where there was alignment and provided opportunity to discuss areas of disagreement with Administration.

Administration understood that there would be disagreement between stakeholders when drafting new regulations. However, while not all stakeholders support all parts

of the Overlay, all stakeholders should be able to say that their views have been heard, that they have been treated with fairness and respect, and that they understood how their input was used.

The Canadian Home Builders Association - Edmonton Region has indicated support for several of the changes. Infill Development in Edmonton Association has submitted a letter of non-support, with no further justification. Edmonton Federation of Community Leagues has submitted detailed feedback on the draft regulations and have found common ground on the majority of the proposed regulations. However, due to the competing interests of all stakeholders involved, Administration and the Federation are unable to reach a consensus on seven of the proposed regulations.

4. February 1, 2017, Urban Planning Committee Summary

On February 1, 2016 Administration presented the proposed changes to the Mature Neighbourhood Overlay to Urban Planning Committee. Administration gave a presentation outlining the process, the proposed changes and various stakeholder viewpoints. Committee then heard from the list of speakers in two panels. The speakers consisted of representatives from community leagues, the Edmonton Federation of Community Leagues, industry (including Canadian Home Builders Association - Edmonton Chapter and Infill Development in Edmonton Association) and members of the public.

Many of the most frequently expressed viewpoints echoed the discussions held in Stage 5 of the MNO review (see above). This included:

- Identifying the MNO as a barrier to good design and development in the city's mature neighbourhoods
- Eliminate the front setback calculation in favour of a set minimum and maximum
- Remove the height barrier in the MNO
- Multi-family development opportunities are missing
- Maintain wording in the general purpose statement related to access to sunlight, privacy and responding to the context of the surrounding development
- Maintain the existing front setback calculation to preserve large front yards
- Increase the side setbacks to 1.5 m or greater
- Consultation for variances should include the community leagues in all tiers

- for information purposes
- Industry can see their input reflected in the new regulations and supports the recommendations
 - Questions surrounding whether the MNO is ready for the next form of housing; higher and more dense development

Committee and attending Councillors asked clarifying questions of speakers and Administration. These questions focused on the front setback regulations, community consultation and the projection of decks and verandas into the front and side yards, among others.

At the end of the meeting a motion was passed directing Administration to make amendments to the proposed regulations and bring changes forward to public hearing in the spring.

Conclusions

The Mature Neighbourhood Overlay Review had a clear mandate:

- make the Overlay a more effective tool to support infill;
- reduce the need for variances;
- improve the approvals process;
- respond to the context of a property;
- increase predictability in the approvals process; and
- provide more design flexibility.

In order to act on the mandate, changes were needed to achieve the priorities of many, often opposing, stakeholders. The proposed amendments have balanced many interests and these regulations retain the most intrinsic features of mature neighbourhoods, while housing stock is renewed and diversified.