

FLAG LOT PILOT

2017

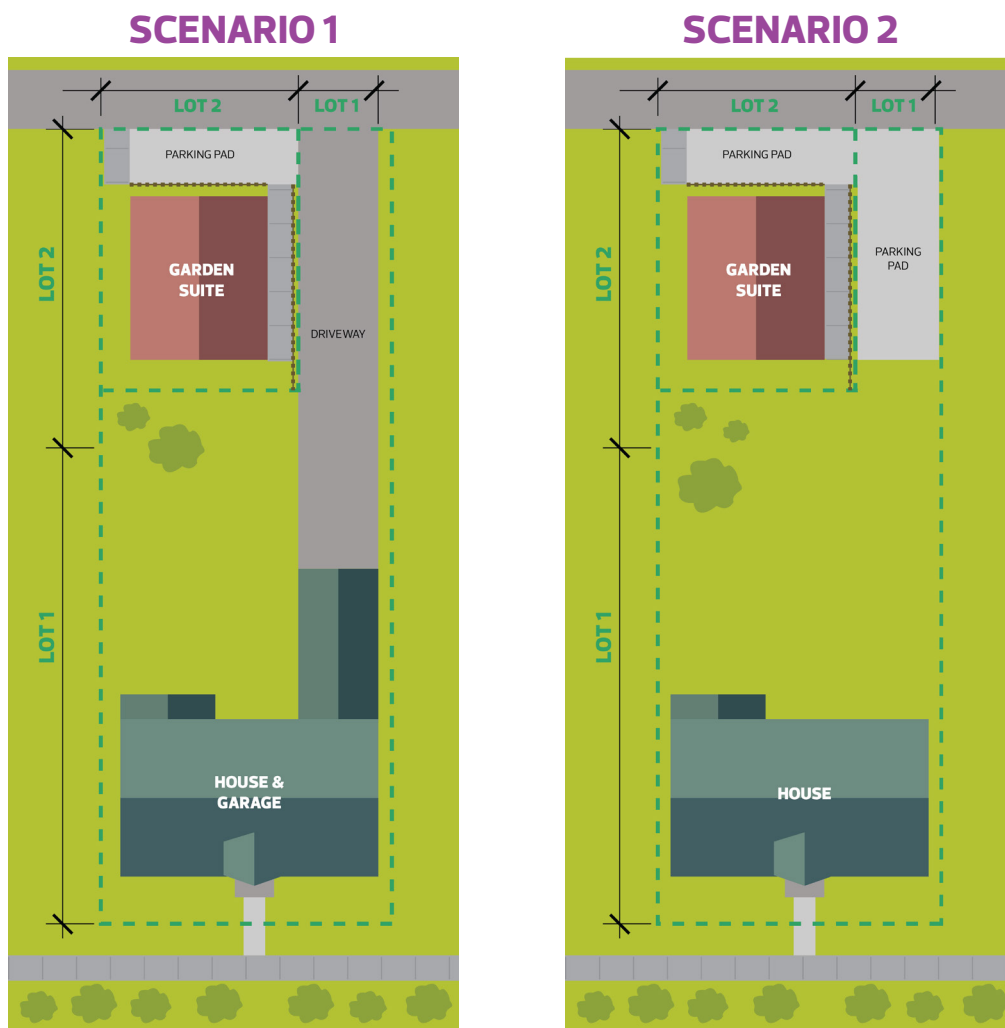
Edmonton

BACKGROUND

Action 10 in Edmonton's Infill Roadmap (2014) is to

"Identify and support a range of pilot projects that explore creative and new forms of infill in order to provide learning opportunities for everyone. This will allow the City, builders and residents to test and learn from new ideas in creative and exciting ways."

The Flag Lot was an entry into the 2016 Edmonton Infill Competition (Action 8 of Edmonton's Infill Roadmap). It was originally titled the "Pork Chop Lot" and submitted by local architect Sherri Shorten. A flag lot subdivides a small parcel off of the rear end of an existing lot to accommodate a garden suite on its own separate title. The larger lot will retain street frontage plus access and utility servicing from the back lane through a narrow strip of land. The second, smaller lot will only have access and utility servicing via the lane.



Ongoing interest in garden suites and flag lots has been expressed through public engagement for Evolving Infill and the creation of the YEGarden Suites community organization.

PURPOSE

The purpose of the Flag Lot Pilot 2017 is to explore the regulations, feasibility and community acceptance of flag lot subdivision in older neighbourhoods. Flag lots have the potential to contribute to city growth by:

- Providing development options for homeowners in older neighbourhoods.
- Adding to the supply of more affordable and diverse housing.
- Supporting the City of Edmonton's goals for compact redevelopment as outlined in the Municipal Development Plan, The Way We Grow.

The intent is to test if this form of subdivision works for the average lot type in Edmonton, and whether or not people will build and sell this form. The pilot is structured to ensure a high level of success for the subdivision to evaluate if there is market and social uptake.

SCOPE

Homes built as part of the Flag Lot Pilot must adhere to current garden suite regulations to ensure pilot evaluation focuses more on the subdivision component.

Administration will:

- Identify and select no more than three eligible lots for rezoning and subdivision.
- Create a shortlist of an additional three to five properties in case any of the initial three property owners decline to participate.
- Write DC2 zones to accommodate the construction of a home on the subdivided laneway lot that conforms to existing garden suite regulations (Bylaw 18115, July 2017).
- Waive the associated rezoning fees.
- Provide ongoing communications and marketing support for the pilot.
- Monitor and evaluate the process, public feedback and outcome of the pilot.
- Gauge the success of the pilot program to determine whether or not this type of subdivision should be formally adopted into the Edmonton Zoning Bylaw.

Administration may:

- Explore the potential for upgrades to the alley if necessary.

Participants in the Flag Lot Pilot must:

- Work closely with City Administration throughout the pilot.
- Retain the existing house on site.
- Adhere to the pilot timeline.
- Share their insights and experiences with the City, media and others.
- Once the land has been rezoned, continue the redevelopment process by submitting a subdivision application followed by a development permit application for construction (if the garden suite is not already existing).

TIMELINE



SUMMER 2017

- Identify potential pilot participants



FALL 2017

- Draft zoning to support the pilot sites
- Submit Rezoning (LDA) application(s)
- Organize open houses for public feedback



FALL 2017

- Take forward Direct Control zoning to City Council for review at a Public Hearing
- Submit Subdivision application to Administration reflecting approved Direct Control zoning



SPRING 2018

- Receive approval for subdivision application
- Submit House Combo permit application reflecting a Development Permit and Building Permit
- Receive approval for Development Permit



SUMMER 2018

- Begin Construction
- Fulfill Building Permit conditions
- Receive Occupancy Permits



FALL 2018

- Final Evaluation of the pilot project

* This timeline assumes there is not an approved, existing Garden Suite on site and that City Council will approve the proposed bylaws.

PARTICIPANT SELECTION

When submitting a lot for consideration to the City, applicants should keep the following in mind:

- The lot must be at least 50' wide by 110' in length and rectangular in shape (i.e. no irregular shaped lots).
- Existing underground utilities (water, sanitary and storm) must be available from the lane.
- The proposed lots must be able to accommodate a garden suite, as per the applicable regulations of the Zoning Bylaw.
- The existing house facing the street must remain as is (i.e. not be demolished as part of the redevelopment plan for the subject lot).
- Provide proof of ownership of the submitted lot or provide written consent on behalf of the land owner to participate in the Flag Lot Pilot.

Once a pool of interested property owners has been identified, Administration will select up to three property owners to participate in the pilot using the following criteria:

- Geographic location of the lot
- Lot dimensions
- Suitability of the lot for subdivision
- Proximity to existing or future transit
- Preference for corner lots, though not essential
- Diversity of neighbourhoods selected
- Willingness of the applicant to adhere to the timeline
- Applicant permission to publish their name and pilot location to the public
- Applicant commitment to complete the pilot

MEASURES OF SUCCESS

The pilot evaluation will focus on the rezoning itself and the following milestones and evaluated based on:

- Three lots are subdivided (total count of participating properties)
- Unless otherwise existing, three Garden Suites are built on the newly subdivided rear lots (total count of constructed projects)
- Level of interest (number of applications)
- Appraisal value
- Sale value of new lots/homes (if applicable)
- The pilot adheres to the listed timeline
- Public feedback to the pilot (open house comments and survey responses)
- Participant feedback on the pilot (interview questions)
- Ease of replicability (consistency in DCs on different sites)

Your personal information is being collected under the Authority of Section 33(c) of the Freedom of Information and Protection of Privacy (FOIP) Act and will be used by the City of Edmonton for screening purposes to select participants for the Flag Lot Pilot. Names and contact information provided will be used to contact applicants. Names and lot locations of the participants selected to participate in the Flag Lot Pilot will be publicly released. If you have any questions please contact the Planner in charge of this project at 780-496-6068.