

**COMMUNITY “ASKS” - APRIL 23, 2019 URBAN PLANNING COMMITTEE
MEETING**

**RE: FOLLOW UP & CHANGES BY THE INFILL LIAISON TEAM OR OTHER CITY
EMPLOYEES:**

1. Request the Infill Liaison Team and Development Officer send the ***Neighbours of Infill Checklist***, instead of or in addition to the Neighbours of Infill brochure, when a Class A Development Notifications is mailed to the neighbours of infill. This provides a better orientation to prepare for infill development on the adjacent property and additional information and contacts if problems occur. The Neighbours of Infill brochure only recommends calling 311 if there are problems. If the neighbour does call 311 to report damage to their home or property, they are told this is a legal matter between the neighbour and the developer.
2. Request the Infill Liaison Team and the Development Office consider the merits of requiring a **Field Risk Assessment of neighbouring properties that identifies existing deficiencies or potential for increased risk**. Existing problems should be identified that could become worse during construction. Potential risks to neighbouring private property and homes should be discussed with the neighbour along with plans to mitigate these risks and any existing problems that could be made worse during construction that the neighbour should address. The goal should be to address existing problems and prevent new ones.
3. Make it a requirement to post the **City’s Worksite Conduct** signage and **OSCAM permit numbers** on the fence next to the Development Permit signage.
4. Request Administration and City Communications **change Edmonton 311 policy to ensure they both receive and document the type and number of complaints of damage to the neighbours home and property** in addition to receiving complaints about damage to public property.

5. Ensure Edmonton 311 and the Safety Codes Officers document the number of infill related complaints requiring a visit by a **Municipal Safety Codes Officer to enforce the *Alberta Building Code***, including the type and severity of the code violation resulting in damage to or hazards created to adjacent properties.
6. **Collect and make public on the 311 Open Data portal complaints of the types and occurrences of private property damage reported.** The current lack of data should not be interpreted as an absence of a serious problem that needs to be acknowledged and addressed by the City.
7. Require that a **development and or safety codes officer review each building permit application to ensure it includes a design for excavation depth.** If this exceeds 1.5 m in previously disturbed soil which is commonly the case with infill construction, the design must show precautions to be taken to safeguard the public and protect adjacent properties, including structural integrity, of the adjacent building. Where stability of an adjoining building may be endangered, the excavation design must show that adequate (engineered) underpinning, shoring and or bracing will be provided to prevent damage to or movement of any part of the adjoining building or create a hazard to adjacent properties.
8. **Ensure the municipality's jurisdiction to inspect and enforce Alberta Building Code violations is being done.** This includes ensuring there is immediate inspection and follow up by a municipal Safety Codes Officers if concerns are reported about excavation work that may have compromised the stability of adjoining buildings and resulted in or increased the risk of damage to or movement of the adjoining building. Compliance with the Alberta Building Code must be enforced as required under the Safety Codes Act and the data of type and number of violations must be made publicly available.

9. **Encourage the Infill Compliance Team to consider the merits of working with Community Infill Teams to increase the delivery of proactive solutions that improve the infill experience for everyone.** This includes better informing all stakeholders about preparing for infill development and mitigating potential risks that may impact or result in damage to public and private property. **Parkallen's Civics Committee has been discussing the merits of establishing Community Infill Teams** and would welcome the opportunity to work with the Infill Compliance Team to meet with neighbours and developers after permits are issued and signage goes up. This would include discussions with neighbours on how to prepare for infill and encouraging them to talk to the developer on their plans to mitigate risk to their home and property. We will also reach out to the developer by emailing a letter from the community to welcome them and clearly communicate the kinds of infill development practices the community expects. City information would be provided on how to properly protect trees and provide temporary boulevard crossings to protect recently replaced infrastructure. They would be requested to post acceptable **Worksite Conduct** signage. The goal is to mitigate negative impacts to both public and private property by raising the bar for infill development and discouraging practices that should not be acceptable in the industry. Hopefully this makes the infill experience better for all stakeholders and also makes infill development more accepted and less uncertain by neighbours and communities.