

PREVENT 8-UNIT INFILL IN OUR NEIGHBOURHOOD

More
Info:

Save YEG

[https://saveyeg.com/](https://saveyeg.com/Neighborhoods United)

[Neighborhoods United](https://violet-duck-zzpd.squarespace.com/)

<https://violet-duck-zzpd.squarespace.com/>



Crestwood Neighbourhood. Source: CTV News



Edmonton Infill. Source: CTV News



Grovenor Neighbourhood. Credit Therese Kehler via CBC

Overview

Developers are targeting mature neighbourhoods like ours to build 8-unit rental buildings. In some instances, a single lot has been subdivided and 16 units have been built where a single family home once stood.

Such developments can increase traffic, crime, and transient populations, and may negatively impact property values and neighbourhood appeal. This can erode our community character, property values and quality of life, while driving up crime rates and traffic. While infill isn't inherently bad, it needs reasonable boundaries to protect the character, charm, and long-term resale value of our community.

What are developers targeting?

- Mature neighbourhoods with green space
- Single family homes and larger lots at \$1.5M or less
- Neighbourhoods near transit routes, near major roadways, centres (e.g. WEM)
- Homes without restrictive covenants on title to limit what can be built

Are developers allowed to do this?

Yes. The city is even encouraging it. Here's how:

1. The city removed the Mature Neighbourhood Overlay, which previously protected homeowners in by defining setbacks and density controls.
2. City Council approved development of 8-unit rental buildings in mid-block locations in mature neighbourhoods, like ours.
3. Eight-plexes are already being built in mature neighbourhoods throughout Edmonton.

How do we prevent it here?

Some neighbourhoods have or are in the process of adding a Restrictive Covenant (RC) to their property titles to prevent 8-unit infill. WWWCCCL has established a Restrictive Covenant Committee to look into this.

What is a Restrictive Covenant?

An RC is a legal obligation embedded in the title of a property that restricts future owners from using the land in certain ways. E.g. Specifying that the land be used for a single family dwelling only, or setting a height restriction.

Are Restrictive Covenants effective?

Yes. They are binding on future owners. RCs are especially effective if put in place before developers target a neighbourhood. However, all owners—or at least a very high percentage of owners—must sign on for maximum effectiveness.

We can no longer rely on zoning or the on the city to protect the character of our neighbourhood. But we can rely on an RC.

Information Night: Sept 25th 7pm

Westridge Community League
Guest Speaker: Joe Shafir, Lawyer

Joe will speak on 'Understanding the
Mechanisms of Restrictive Covenants'