



Virtual Open House

**INFILL HOUSING IN
SINGLE FAMILY NEIGHBOURHOODS**

June 14, 2022

Why are we here today?



Exploring options for the future of our single family neighbourhoods, including secondary suites, infill housing, and short-term rentals.

Tonight we will focus on **infill housing**, and we want to know:

- What types of infill housing you would like to see more of;
- Where you would like to see different types of infill housing;
- Your thoughts on the benefits of infill housing; and,
- Any concerns you may have.



AGENDA



Background (10 min)



Infill Housing Types (10 min)



Appropriate Locations (20 min)



Potential Benefits & Concerns (20 min)



Open Discussion (10 min)



**= Discussion/
Breakout**



= Polls

WHAT IS INFILL HOUSING?

- Housing that fits within an existing neighbourhood without significantly altering its character or appearance
- Examples include:
 - Coach houses
 - Small Lot Infill Areas
 - Duplexes/Triplexes/Fourplexes
 - Multiple accessory units on a lot

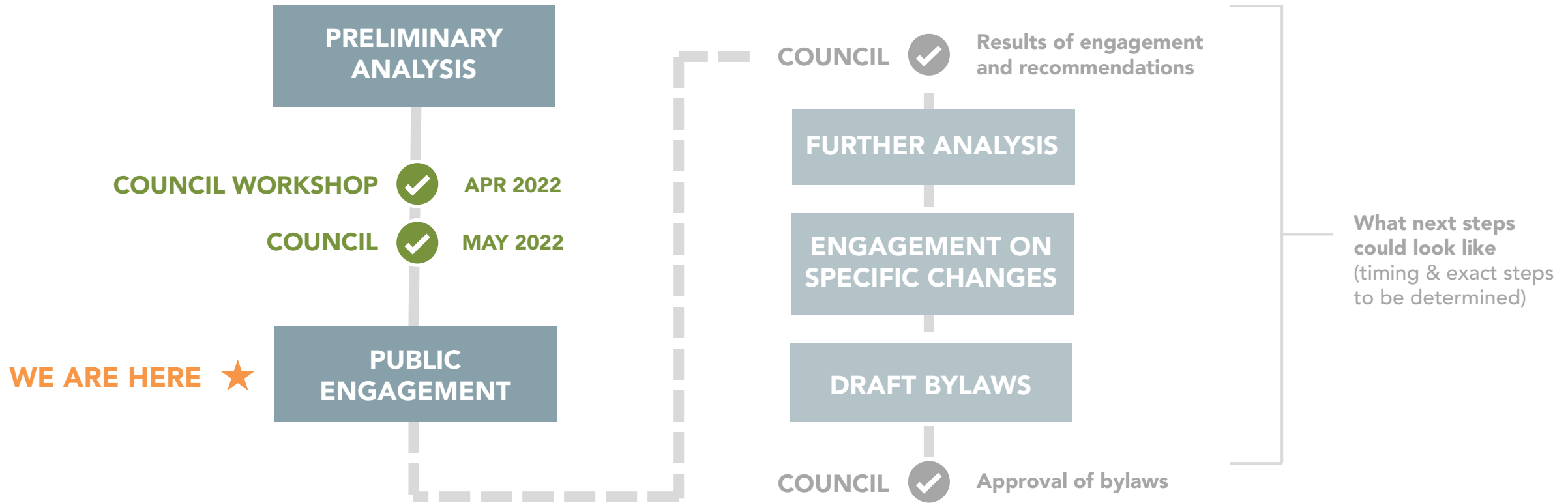




RELEVANT DIRECTIONS



PROCESS





Types of Infill Housing

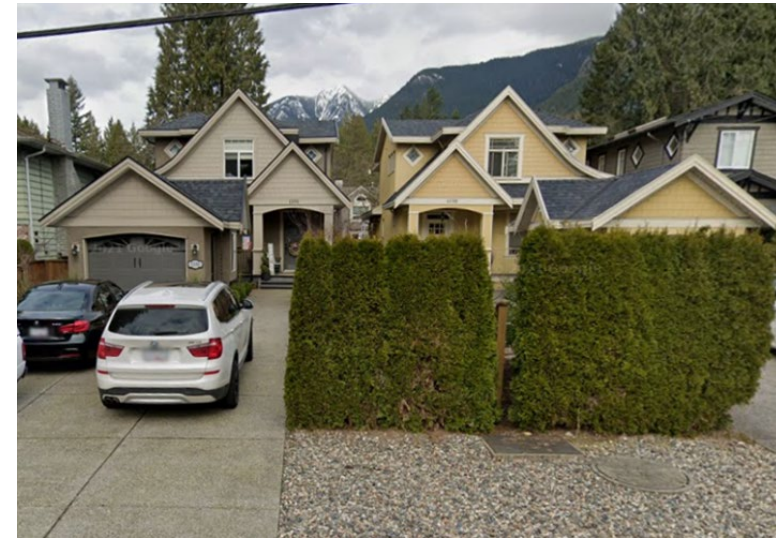
COACH HOUSES

- Also known as laneway homes or carriage homes
- Typically built in a backyard and access via lane
- *Building permit only* - One-storey on a 15 m (49.2 ft) wide lot with open lane access or on a corner
- *Development Variance Permit* - Two-storey, or:
 - On lots greater than 929 m² (10,000 ft²) with no lane access
 - Double-fronting lots 15 m (49.2 ft) wide
 - Corner lots on collector or arterial streets
- Program first began in 2014



SMALL LOT INFILL AREAS

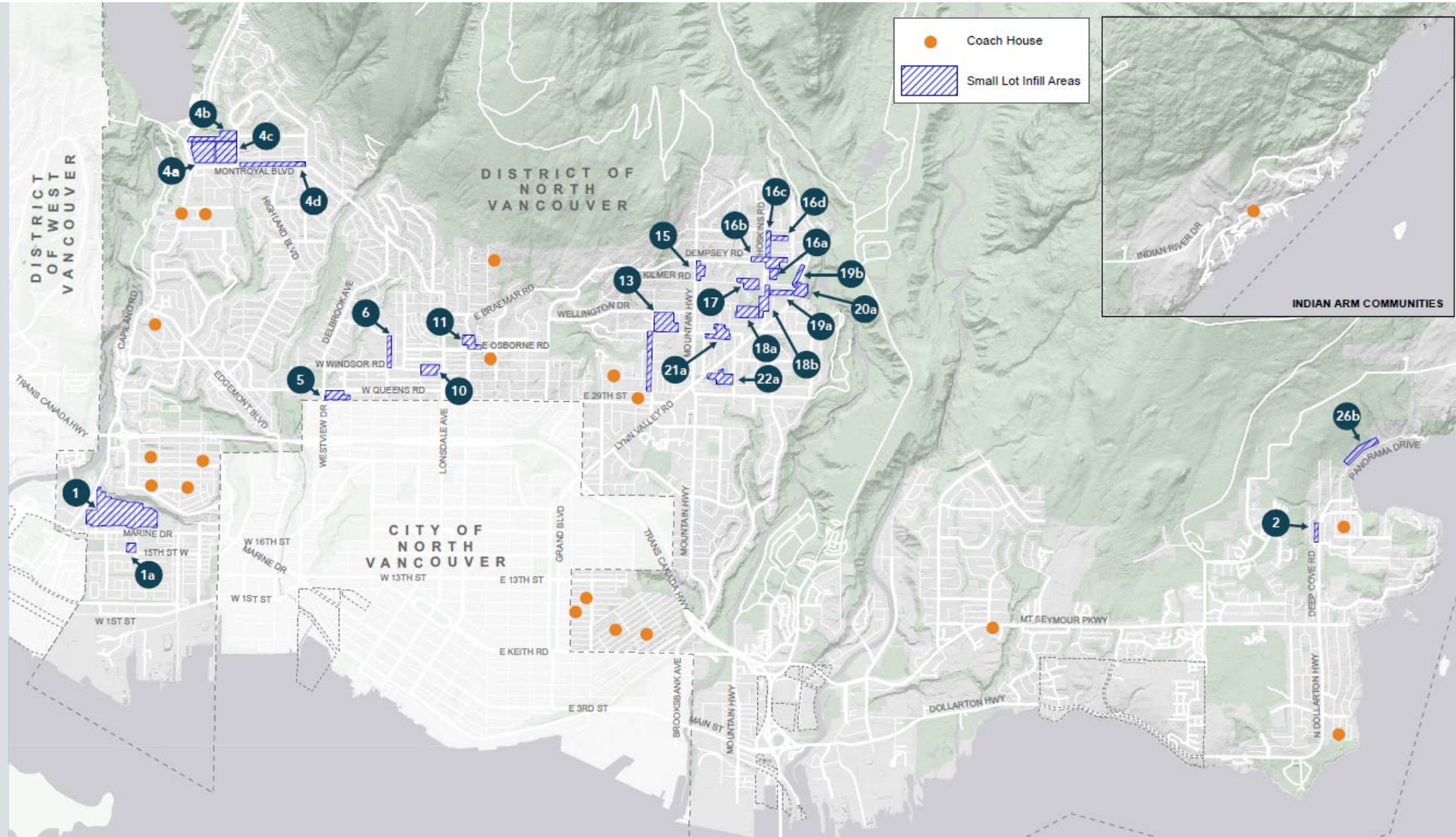
- Areas where large residential lots can be subdivided into smaller ones, generally a minimum of 10 m (33 ft) wide
- First created in the 1980s in the District
- In 2018, added 3 new areas
- 26 areas exist currently



**COACH HOUSES
(CONSTRUCTED)**

&

**SMALL LOT
INFILL AREAS
(EXISTING)**



DUPLEXES / TRIPLEXES / FOURPLEXES

- Buildings containing two, three, or four separate living units within one building
- Permitted in multi-family zones and therefore most commonly located close to Town and Village Centres
- Generally not allowed in single family areas



MULTIPLE ACCESSORY UNITS ON ONE LOT

- Accessory units include coach houses or secondary suites
- Allowing multiple accessory units could mean:
 - Both a coach house and a secondary suite on the same property as the main home
 - Secondary suites in both halves of a duplex
- Not currently permitted in the District

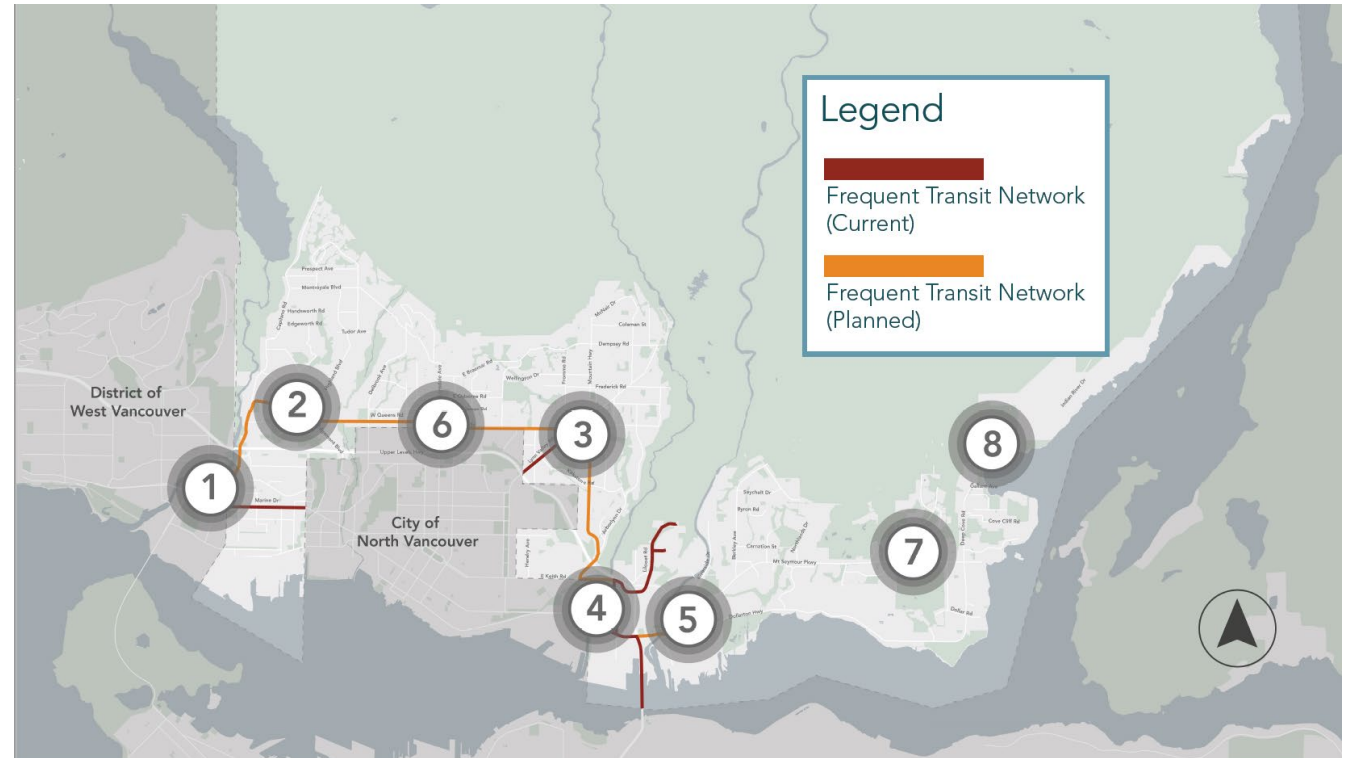




Appropriate locations for Infill Housing

POTENTIAL LOCATIONS

- Close to Town & Village Centres
- Along our Frequent Transit Network (FTN)
- Across all neighbourhoods
- Only in some neighbourhoods
- On heritage properties





DISCUSSION QUESTIONS

15-20
min

- Are there particular **types of infill housing** that you would like to see more of in the District?
- Are there **particular locations where** you would like to see infill housing? Are there particular types you would like to see in certain areas?

Types of Infill Housing

- Coach houses
- Small Lot Infill Areas
- Duplexes/Triplexes/Fourplexes
- Multiple accessory units on a lot

Potential Locations

- Close to Town & Village Centres
- Along our Frequent Transit Network (FTN)
- Across all neighbourhoods
- Only in some neighbourhoods
- On heritage properties



Potential Benefits & Concerns



DISCUSSION QUESTIONS

15-20
min

- Are there any **benefits of infill housing** that interest you the most? Are there additional benefits of infill housing that you can think of?
- Are there **concerns about infill housing** that you have that you would like to share?

Potential Benefits

- More diverse and vibrant neighbourhood
- More residents supporting nearby shops and services
- Preservation of heritage homes
- Rental income or opportunity to house family members
- More efficient use of land and/or infrastructure
- Lowered emissions from commuting

Potential Concerns

- Existing viable homes may be demolished
- New housing may be bigger or taller
- Privacy may be reduced
- Trees and green space on lots may be reduced
- Traffic impacts may increase
- Major infrastructure upgrades may be necessary



Any last questions or comments?

Thank you



Share your thoughts using our online engagement tool by June 19, 2022

[DNV.org/Housing-Diversity](https://dnv.org/Housing-Diversity)



Your feedback will inform the recommendations that will be presented to Council for their consideration in the future



Questions? Email us!

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