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
**PROCESS**

**PRELIMINARY ANALYSIS**

- **COUNCIL WORKSHOP**
  - APR 2022
- **COUNCIL**
  - MAY 2022

**PUBLIC ENGAGEMENT**

**COUNCIL**
- Results of engagement and recommendations

**FURTHER ANALYSIS**

**ENGAGEMENT ON SPECIFIC CHANGES**

**DRAFT BYLAWS**

**COUNCIL**
- Approval of bylaws

**WE ARE HERE**

**WHAT NEXT STEPS COULD LOOK LIKE**
(timing & exact steps to be determined)
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

• 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

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

Questions? Email us!
communityplanning@dnv.org