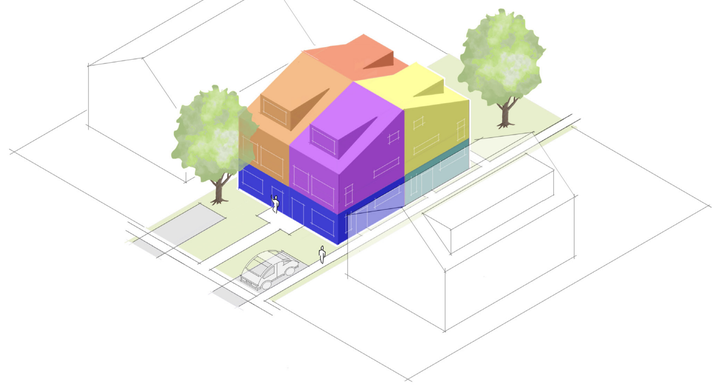
Infill Program
CONTEXT

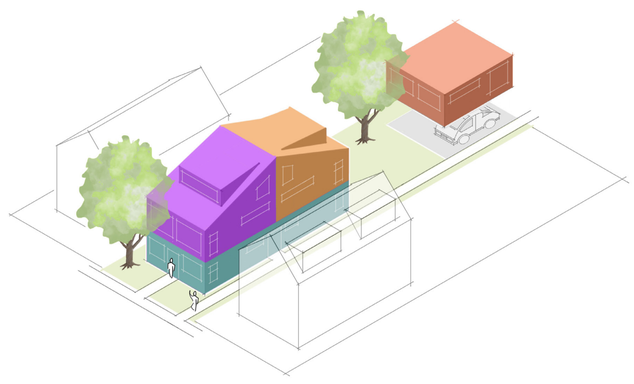
WHAT'S HAPPENING?

The City is working to create an infill housing program.

The new program will explore:	*Implemented through:*
Where infill housing is allowed	Phase 1: Official Community Plan
The building form and character allowed for infill housing	Phase 2: Official Community Plan
The number of units and building size (height and density) allowed on a property	Phase 2: Zoning Bylaw
The site layout allowed for infill housing (e.g. setbacks for light and air, open space, number of parking stalls, access for vehicles and garbage pick-up, etc.)	
The approvals process, including pre-zoning properties (allowing infill housing without a rezoning application), in alignment with the intent of the new Provincial Housing legislation	Phase 2: Zoning Bylaw, policies, and procedures

Examples of infill housing unit arrangements.





Community feedback will help to shape the Infill Housing Program.

WHY ARE WE DOING THIS?

Homes and Housing Options are one of Council's 2023-2026 Strategic Priorities; and, the Province as introduced new Small Scale Multi-Unit Housing (SSMUH) legislation. This legislation calls for zoning changes to allow more housing units (three to six units) on properties where only one or two units are allowed. The intent of this legislation aligns with Council's Strategic Plan which sets the direction to allow diverse housing options across the city. The City already allows three units on most lower density residential lots, and the intent for more small scale housing aligns with Council priorities.



WHY IS THIS IMPORTANT?

Allowing **infill housing** in lower density neighbourhoods can increase housing supply in a way that integrates well with the neighbourhood. **This puts the right type of density in the right place.**

Through **regulatory tools**, infill housing developments can be required to **contribute to infrastructure and amenities**, helping ensure financial sustainability and liveability of the community.

Prezoning for infill housing will help **speed up the development approval process**, **enabling more homes, faster**.

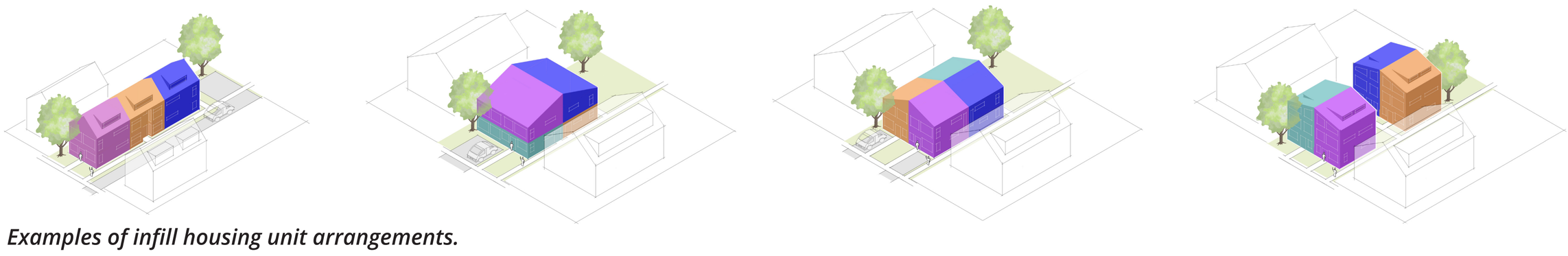
Allowing infill housing enables **smaller, ground-oriented homes**, that can **support intergenerational living**, which increases housing options.

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Infill Program
APPROACH

WHAT IS INFILL HOUSING?

Infill Housing includes a variety of housing forms like: duplexes, triplexes, quadplexes, multiplexes, secondary suites, and laneway or carriage homes.



Examples of infill housing unit arrangements.

WHERE WOULD INFILL HOUSING GO?

The City is considering opportunities to allow up to six units on all properties that allow one, two and three units. The current land use allowed by the zoning of the these properties (i.e. single detached dwellings and duplexes) would still be allowed. Note that some of these properties are being considered for extensions of the Transit Oriented Development Areas - check out the Transit Oriented Development Area station to provide feedback on these extensions.

Above: The area where the Infill Housing Land Use Designation is being considered. Note that some of these properties are also being considered for townhouses - check out the Townhouse Program station to provide feedback.

WILL ALL LOTS BE PERMITTED 6 UNITS?

Not all lots are made equally. While we are exploring six units being permitted on all lots, *some lots may have characteristics that would limit the ability for projects to include this many units*. Characteristics might include: smaller or irregular lot sizes; steep slopes; bylaw protected trees; protected heritage buildings; vehicle access that is limited to a major road or greenway.

In addition to these characteristics, *building more than four units becomes increasingly complex.* Projects with five units and more require different financing tools (qualifying for larger loans) and more professional design services (registered architect rather than designer). If they choose to redevelop, owners will also be able to propose what works best for their needs, which may be a project with less units.

For these reasons, some lots in the study area will be unable to redevelop with six units.

Infill Program
APPROACH

WHEN MIGHT WE SEE INFILL HOUSING IN NEW WEST?

Redevelopment likelihood is difficult to predict, because it depends on many factors outside of the control of the City, including the preferences of individual owners, and many market conditions, including financing interest rates and construction costs.

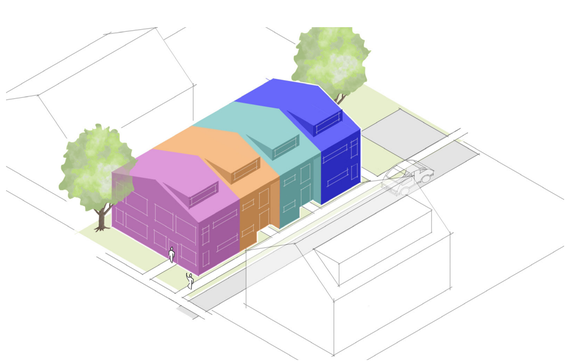
Projects led by existing homeowners are anticipated to be the most likely market for infill housing. Redevelopment is strongly dependent on individual situations of these households, and while many might not be looking for an infill housing option now, they may seek infill housing as their family or personal situation changes. Not all would choose to redevelop to the maximum number of units that are permitted.

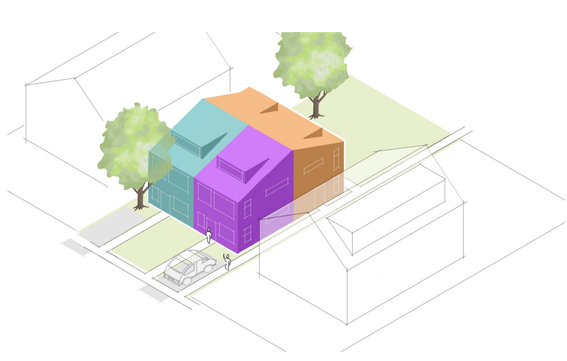
WHO WILL CREATE INFILL HOUSING?

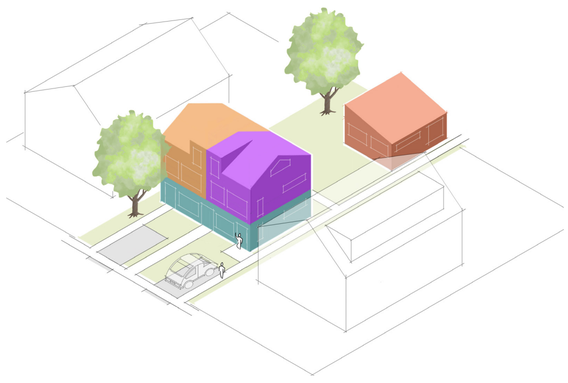
Homeowner Developer: An existing home owner might explore infill housing in pursuit of a variety of goals, but two reasons often include: to create a housing opportunity for family or friends, or to turn home equity into a financial return (e.g. creating rental suite(s), or a unit to sell).

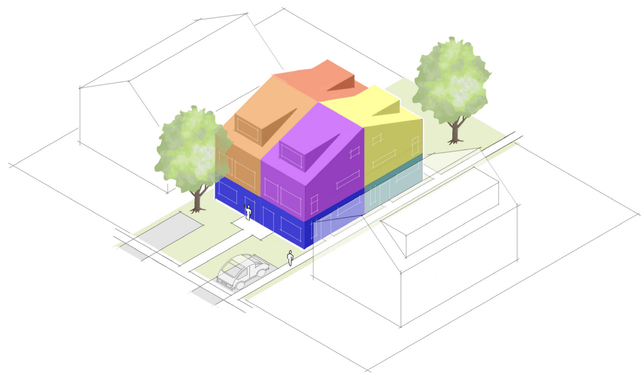
Small Builder Developer: Local builders with experience in residential projects may be interested in undertaking an infill housing project because infill housing requires less capital and has shorter construction timelines than larger projects. They might enter into a joint partnership with an existing land owner.

Mid-Size Builder Developer: Larger developers are less likely to take on an infill housing project, however they may be interested for several reasons: to create a more diverse portfolio which can keep construction staff busy during off-peak periods or waiting periods on larger projects, or to expand their market.









Infill Program
SHARE YOUR INPUT

Streamlining approvals and permitting processes help reduce the time and cost of creating new infill housing projects.

What: The City is considering tools like: pre-zoning (allowing new units without a rezoning application) and streamlined design guidelines.

Why: The permitting and approvals process is long and complex, adding project costs, and resulting in financial risk that can prevent infill housing from being built.



Allow for a sliding scale of building floor area based on the number of units being provided.

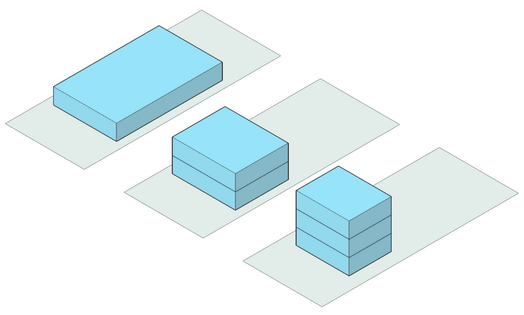
What: The City is considering a sliding scale of floor area based on the number of units that are being provided. This means projects with more units would be allowed to build more square footage.

Why: This can incentivize the creation of more housing units and make the housing units that are provided more family friendly (more square footage and bedrooms).



What is Floor Area?

Floor area is measured by Floor Space Ratio (FSR). FSR is a percentage representing the total floor area of a building in relation to the size of the lot. All three lots in the diagram at right, show the same FSR, simply split across a different number of storeys (ie. if height goes down, the footprint gets bigger).



Priorities: housing, parking or green space?

As we develop the infill housing program, there are different priorities and trade-offs we must consider. The more parking spaces that the City requires per unit, the fewer homes or green space that can fit on a lot. Typical lots are generally not large enough to accommodate six units and one parking space per unit. Often, parking replaces green space.

What are your priorities when it comes to housing, parking and greenspace?

Allowing More Housing on Each Lot

1st Priority

2nd Priority

3rd Priority

Requiring More Parking on Each Lot

1st Priority

2nd Priority

3rd Priority

Allowing More Greenspace on Each Lot

1st Priority

2nd Priority

3rd Priority

Infill Program
SHARE YOUR INPUT

Below are images for multi-unit housing and some of their key characteristics. What kinds of infill housing would you most like to see in your neighbourhood?



Multiple units are inside one building with room for landscaping



Units are split into multiple, smaller buildings with on-site parking and outdoor space



Building height matches surrounding houses, but more of the lot space is used for housing



One lot contains multiple buildings with the same design. Includes on-site parking



Existing heritage homes are renovated to add more units



One lot contains multiple buildings with different designs



Strategic site grading allows the introduction of additional units



One lot contains a multiplex that prioritizes on-site parking

YOUR IDEAS