Residential Infill / Intensification Development Review

How Best to Manage The Compatible Integration of New Housing Within Established Residential Neighbourhoods
Council Motion

- Acknowledge intensification as a desirable principle to reduce urban sprawl and enable more efficient use of land and infrastructure.

- Direction to review official plan policies, zoning by-law standards, procedures, practices to support appropriate and compatible integration of new housing in established neighbourhoods.
Interim Control By-Law

- Moratorium on multi-unit housing development and new vacant lot creation in the residential R1 zone until review is complete
Official Plan

• General land use plan
  ▪ Where/how to accommodate projected growth

• Must be consistent with Provincial land use plans
  ▪ Emphasis on intensification, efficient use of land, infrastructure, greater mix of housing
  ▪ Minimum density targets to accommodate housing growth in Urban Area
• 42,600 RESIDENTIAL PROPERTIES
• 74% ZONED LOW DENSITY RESIDENTIAL R1 OR R2
• PRIMARY HOUSING TYPE = SINGLE DETACHED
MANY FORMS OF INFILLING

- Small lot creation
- Demolition/replacement for alternative housing forms
- Land assembly
- Private road (cluster) developments on larger lots
- Building re-use/conversions
- Building additions
Identification of Issues

- Privacy/overlook on adjacent properties
- Building height, unsuitable transition of height
- Neighbourhood, streetscape design - incompatible lot areas and lot widths
- Tree Protection
- Overdevelopment on undersized lots, inappropriate lot coverage
- Inappropriate rear, side yard building setbacks to ensure adequate spacing, separation, orientation with adjacent buildings
Identification of Issues

- Dominance of front yard parking vs landscaped open space
- Traffic Infiltration
- Lack of architecture design, facades, building materials compatible with adjacent properties
- Lot grading, drainage
Tools to Regulate Development

- **Official Plan**: Sets out land use framework, densities, policies to manage accommodation of growth
- **Zoning By-Law**: Standards to regulate lot sizes, height, landscaping, yard setbacks
- **Site Plan Approval** (4 units or greater): drainage, servicing, site grading, building elevations, facades, tree protection, site design features
- **Development**: Condition of lot severance approval, may apply narrow or broad scope of conditions of approval
- **Committee of Adjustment**: Conditions of zoning variance approvals
Preliminary Evaluations

- Multi-pronged approach
- Zoning By-law amendment to revise standards, – height, yard setbacks, averaging front yard setbacks, minimum lot area, lot widths
- Site plan approval - continue to apply to development 4 units or greater
- Development agreement - apply to lot severance approval
- Develop urban design guidelines as a basis to evaluate residential infill development
Next Steps

- Thursday, March 2, 2017 6:00pm
  - Present draft recommendations

- Council consideration
  - April 10