

Attachment #1: Infill Housing Precedent Review Summary

Location & Name	Description
<p>City of Kelowna</p> <p><i>Infill Design Challenge 1.0</i></p>	<p>Following a design competition, rezoned 800 urban lots to permit up to 4 units, relative to lot size/width, in a houseplex format. Winning designs (2) could be 'fast-tracked' to building permit, other proposals subject to delegated Development Permit. Reduced parking requirements to 1 stall per unit.</p>
<p>City of Victoria</p> <p><i>Missing Middle Initiative</i></p>	<p>City-wide process to comprehensively identify and maximize areas to prezone for infill. Focus on public engagement, affordability options, urban design/landscaping and economic feasibility.</p>
<p>City of Toronto</p> <p><i>"Expanding Housing Options In Neighbourhoods"</i></p>	<p>Process underway to explore rezoning for up to 4 units on lots currently only permitted for single family, in areas designated as 'neighbourhoods' (35% of City). Incorporating considerations for design, landscaping, parking, economic feasibility. Public consultation focused on both existing and future residents.</p>
<p>City Vancouver</p> <p><i>"Making Room" and "Making Home"</i></p>	<p>Existing policy ("Making Room") allows duplexes across most areas of the City, which can each contain a suite. FAR can be increased if existing building is repurposed. Parking not required for suites smaller than 320 sq.ft.</p> <p>"Making Home" proposes up to 6 units on up to 2,000 existing single-detached lots. Proposes utilizing density bonus structure for permanent affordability of some units.</p>
<p>City of Edmonton</p> <p><i>"Infill Roadmap"</i></p>	<p>Comprehensive action plan incorporates a suite of policy changes over time to strategically expand infill housing in the City and align with other policy as well as infrastructure investments, permitting processes, engagement. Process incorporated typologies from triplex through to apartments, with rezoning in place for some smaller typologies. Density minimums in place to incentivize multi-unit developments over single-detached replacements.</p>
<p>City of Coquitlam</p> <p><i>"Housing Choices Program"</i></p>	<p>Rezoned 700+ lots to permit up to 4 units. Zoning limits the size of a single-detached replacement to incentivize houseplex construction instead of 1:1 single-detached replacements. Incorporates street revitalization program with cost sharing for infrastructure upgrades. Ongoing program monitoring is aimed at improving application process and making subsequent regulatory changes.</p>
<p>City of New Westminster</p> <p><i>"Infill Housing (Duplex, Triplex and Quadraplex): Interim Development Review Policy"</i></p>	<p>2 phase program to implement carriage homes followed by houseplex infill. Phase 2 deferred, process currently guided by interim policy and considering infill (2+ unit) proposals on a case-by-case basis via site-specific rezoning applications. These pilot proposals will help inform future policy and processes.</p>
<p>City of Portland</p> <p><i>"Residential Infill Project"</i></p>	<p>5-year process culminating in pre-zoning in almost all single-detached home areas of the city to permit four-unit houseplexes and up to 6 units in some cases. Policy features sliding FAR scale density bonus structure which incorporates permanent affordability in 4+ unit scenarios. Parking policy waives requirements in some cases. Limits size of single-detached homes to incentivize houseplex development.</p>