



Infill Housing Strategy

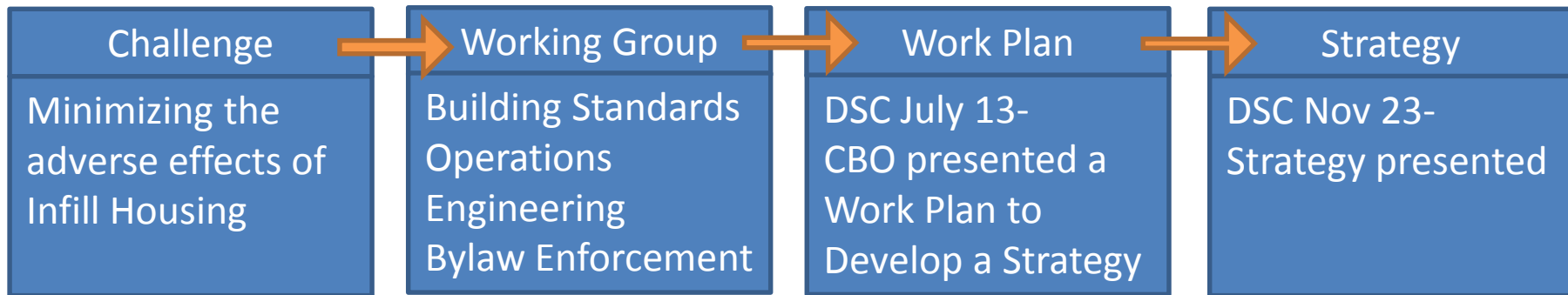


Infill development means:

- Construction of a new house on a vacant lot
- Demolition of existing dwelling & construction of new
- Demolition of existing & no new construction
- Construction of substantial additions



Background



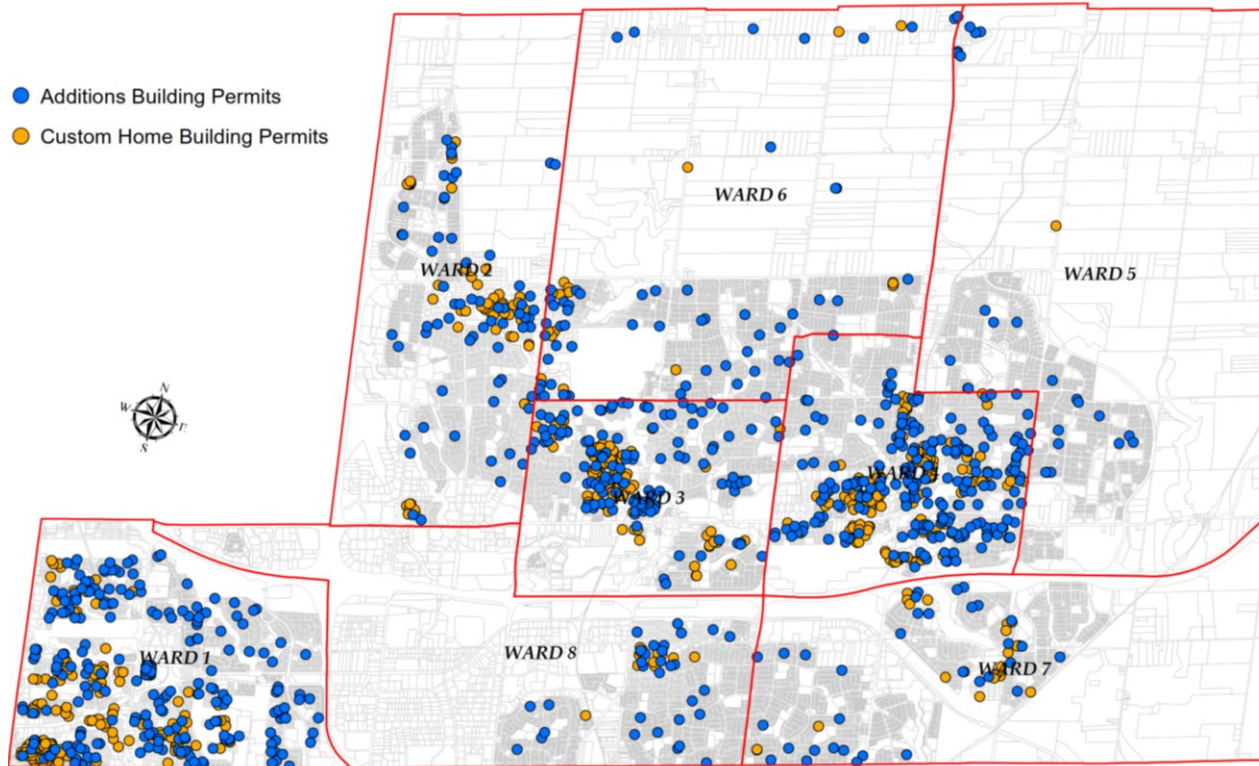


Understanding the Problem





Issued Building Permits 2009-2019





Strategy Development

Guiding Principles

- Development approval processes must remain efficient;
- The City must provide clear, understandable and accessible information to the general public on infill construction related matters;
- Departments must work cooperatively towards effective enforcement;
- Proactive and preventative measures must be implemented;
- Resourcing needs to be considered;
- Public expectations must be reasonable; an informed public should help this
- Builders must be held more accountable for maintaining safe, compliant and orderly construction sites





Encouraging Good Construction Practices

Goal	<ul style="list-style-type: none">• Promote a better understanding of regulations, City bylaws and expectations to promote safe, orderly and compliant construction sites• Encourage a more respectful building environment• Being proactive to reduce the need for and burden of active enforcement
Issues	<ul style="list-style-type: none">• Prolonged construction schedules and unfinished buildings• Not built in accordance• Construction fencing and sites not properly maintained• Demolition and excavation compromising adjacent properties• Nuisance activities like noise, dust, garbage and site drainage• Illegal road occupancy including material storage and parking• Tree damage and/or illegal removal of trees and/or tree protection barriers
Actions	<ul style="list-style-type: none">• Continued development of 'Builder Tips' [Ongoing]• Implement a Start of Construction mandatory inspection [Q1 – 2021]• Develop a comprehensive Good Construction Guide [Q2 – 2021]• Posting a Work Site Code of Conduct sign [Commenced]• Explore the effectiveness of a Demolition Control By-law [Q3 – 2021]



Improving Communication

Goal	<ul style="list-style-type: none">• Effectively communicate City regulations, by-laws and approval processes• Provide the ability to conveniently access information about infill housing projects
Issues	<ul style="list-style-type: none">• Difficulties accessing information about a development• Coordinated response• Difficulties accessing information about the status of approvals
Actions	<ul style="list-style-type: none">• Enhance the City web site with specific focus on infill housing, consolidating all information related to such in one place [Q3 – 2021]• Leverage technology to improve complaint tracking and coordination of municipal response. This would be reliant on the implementation of AMANDA 7 [Q1 – 2022]• Develop project notice board & implement its mandatory installation on all infill sites [Q2 – 2021]



Effective Complaints Management & Enforcement

Goal	<ul style="list-style-type: none">• Disseminate complaints in a more organized and consolidated manner• Provide efficient and coordinated interdepartmental response• Control poor building performance with effective enforcement actions• Consider the use of ticketing through AMPS for by-law contraventions
Issues	<ul style="list-style-type: none">• Construction proceeding without the necessary permits or approvals• Construction sites not being properly maintained• Builders challenged by building code and by-law compliance• A range of disruptive activities including noise, dust, garbage & fouling of roads
Actions	<ul style="list-style-type: none">• Re-assign a building inspector to a dedicated position of Infill Housing Inspector focused solely on infill housing projects [Q1 – 2021]• Where appropriate, register Building Code Act Orders on title [Q2 – 2021]• Explore further implementation of securities to encourage compliance and act upon those already collected [Q3 – 2021]• Review actions & necessary resources to implement an AMPS ticketing program [Q3 – 2021]• Amend tree protection by-laws [Q3 – 2021]



Next Steps

- Implement actions set out in Appendix B of the November 23 report
- Status report by CBO in Q4 of 2021



Recommendations

- That the infill housing strategy proposed by the Chief Building Official in the report titled “Improving the State of Infill Housing: A Strategy” dated November 23, 2020, be adopted by Council and implemented by all affected departments to minimize the impact of infill construction on existing residential neighbourhoods;
- That the Chief Building Official monitor the actions in this Strategy and bring forth a status report in Q4 of 2021, and
- That Staff be authorized and directed to do all things necessary to give effect to this resolution



Questions