



# Infill Housing Strategy

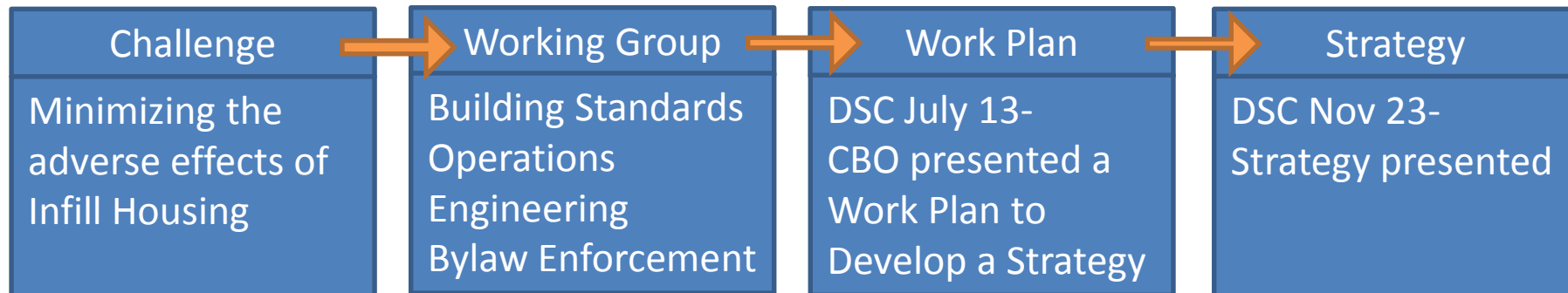


Infill development means:

- 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



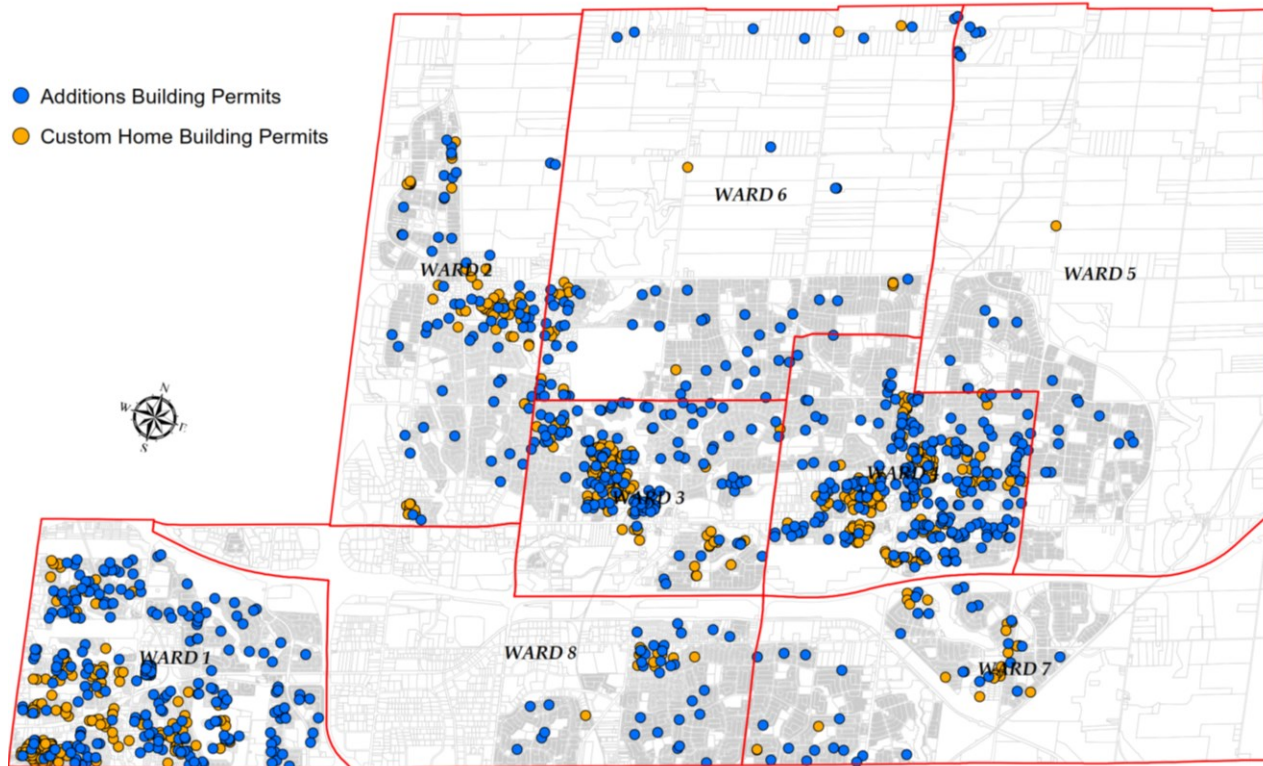


## Understanding the Problem





# 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

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



## Improving Communication

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





# Effective Complaints Management & Enforcement

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



## 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