

Attachment 1

Infill Housing Phase One Review: Summary of Engagement Findings

INFILL HOUSING PHASE ONE REVIEW: SUMMARY OF ENGAGEMENT FINDINGS

In 2022 the City reviewed the successes and challenges of the Phase One Infill Housing Program, including the Infill Townhouse and Rowhouse initiative. Engagement for the Infill Housing Phase 1 review involved two surveys:

- A community survey was posted online on the City's Be Heard New West site from May 10 to June 12, 2022. 152 respondents provided comments.
- A survey of past program participants (owners, designers, builders) was emailed to applicants and owners, and open from May 10 to June 12, 2022. 10 past participants completed the infill townhouse and rowhouse portion of the survey.

[Click here](#) to review Townhouse and Rowhouse What We Heard Summary. A summary of the key findings is provided below.

Community Survey

- Several respondents emphasized that infill townhouses and rowhouses should be allowed in all neighbourhoods and could be designed to fit in well next to single detached dwellings. However, there are also concerns about further densification, traffic congestion, and services for additional population.
- Some respondents noted that the regulations and approval process are restrictive and too long. Others indicated that the process is straightforward.
- There is interest in allowing larger, more family-oriented infill townhouses and rowhouses. Others suggested that pre-approved designs and building plans could be provided.
- There is general support for parking pads and carports as they are more cost effective, create less bulk, and prevent conversion into storage or living space. Some respondents were interested in garages for added security.

Infill Housing Program Participant Survey

- Survey participants noted that strict regulations and long approval processes impact the financial viability of smaller infill projects, and create challenges for consultant team work-plans.
- Most respondents highlighted pre-zoning and reducing the review time as key strategies for increasing the viability of infill townhouse projects.
- There is also interest in increasing the maximum floor space ratio.
- Respondents noted that allowing relaxations to the Zoning Bylaw and the Design Guidelines could incentivize exceeding the minimum Step Code requirements.