

FREQUENTLY ASKED QUESTIONS INFILL REGULATIONS

What are Infill Regulations?

Infill regulations rules are used to make sure that the building form in *Established Neighbourhoods* fits the existing patterns. They are identified in Section 5.44 of the Zoning Bylaw. The Established Neighbourhoods are defined in the [Zoning Bylaw Appendix B](#) as neighbourhoods within Circle Drive and Sutherland, Forest Grove and Montgomery Place.

The Infill Regulations apply to primary dwellings (one-unit, two-unit and semi-detached houses) and govern:

- height and massing (the dwelling in three dimensions) to ensure new infill development does not detract from the character of the neighbourhood, and balances demand for contemporary housing with the existing built form. This is regulated through what is commonly known as *sidewall area*.
- In a Category 1 neighbourhood, the bottom or 'sill' of the front entrance of a primary dwelling should be no more than one metre above the finished grade.

Background

The Infill Regulations were adopted by City Council in March 2015. They are based on recommendations from the [Neighbourhood Infill Development Strategy](#), which outlined best practices, design guidelines, design flexibility and ways to minimize the impact of new dwellings on neighbouring residents.

A review of these regulations was completed in 2017 and included consultation with the development industry. No changes were proposed at that time; however, designers did indicate that infill dwellings are more challenging to design under the 2015 regulations. In 2022, as part of the Zoning Bylaw Review, the regulations were again reviewed and introduced amendments to address front yard setbacks, attached covered entries and some clarification to the Established Neighbourhood map.

Further review of the Infill Regulations is planned as part of the Housing Accelerator Fund Housing Action Plan and is anticipated to be complete by mid-2025. More information on the scope of this review will be provided as it becomes available.

What is being proposed?

It is proposed that, in addition to one-unit, two-unit and semi-detached dwellings, the Infill Regulations would apply to multiple-unit dwellings of up to four units in the Established Neighbourhoods outside of the Corridor Growth Area and on corner sites in the [Transit Development Area](#) (TDA).

Maximum height requirements in the Established Neighbourhoods

The current maximum height within the Established Neighbourhoods for primary dwellings is 8.5 metres. The recommended maximum height for a multiple-unit dwelling containing up to four units is also 8.5 metres.

Administration is recommending that the maximum height for multiple-unit dwelling containing up to four units within the Corridor Growth Area and in the TDA be 10 metres.

Why not apply the Infill Regulations in all areas of the Established Neighbourhoods?

The Infill Regulations limit the diversity of housing types, such as Townhouses (row house). It is proposed that the Infill Regulations apply in the Established Neighbourhoods, except in the Corridor Growth Area and on corner sites in the TDA.

The proposed regulations provide flexibility for different forms and styles of development that would not otherwise be permitted in the Established Neighbourhoods.

Corner Sites in the TDA

Corner sites are well suited for four-unit dwellings. Many corner lots are wide, often 15m or more. Corner lot development can increase density in Established Neighbourhoods, making efficient use of civic infrastructure and provide more diverse housing options.



What is the Transit Development Area?

The TDA is within 800 metres of a planned Bus Rapid Transit (BRT) station. The area includes the previously identified Corridor Growth Area and is about a 10-minute walk from a station.

It is also noted that Administration will be bringing forward proposed amendments to support four-storey development within the Transit Development Area in June 2024.