



# Residential Infill Working Group

**June 17, 2025, Incentivizing Infill  
UPE02149 Urban Planning Committee**

Jan Hardstaff

Horticulturist, Landscaper, Community Advocate



# Balancing Competing Interests





NA VIGATING



THE POLITICAL

MINEFIELD



PROJECT MANAGERS IGNORE INTERNAL POLITICS  
AT THEIR PERIL. KNOWING HOW TO PLAY—  
AND WHEN TO STOP—CAN PAY BIG DIVIDENDS.

BY MEREDITH LANDEY



**Slow Down - mitigate negative impacts  
& improve the acceptance of infill**



## **Number of Dwellings**

**Amend the RS Zone - Reduce the maximum number of permitted units in the RS Zone on an interior lot from 8 to 6 and designate applications for more than 6 dwellings to be considered a discretionary use.**

**Intended outcomes – Improves acceptance of infill & public trust, mitigates cumulative and disproportional negative impacts, improves compatibility with development patterns in mature areas, permits row housing on corner sites rather than mid-block, reasonable response, aligns with other jurisdictions.**

# **RS Zone Site & Building Regulations**

**In addition to reducing building length as Administration proposes, Amend the RS Zone by:**

- **Increasing RS Zone Minimum Rear Setback to 35% site of depth on interior sites where lanes exist.**
- **Adding a 10 m Maximum Rear Setback for development & parking.**
- **Adding a 30% Minimum Green Infrastructure Area to Table 4.1**

**Intended outcomes: to align principal dwellings to the front street, rear development to the alley and green space between, which mitigates impacts of shadowing, massing, reduced air flow and increased absorption and radiation of solar energy by buildings.**



- Green Infrastructure Area
- Building Site Coverage
- Impervious Site Coverage

- Maximum Rear Dev. Setback 10 m
- Minimum Rear Setback 35% Site Depth
- Maximum Building Length 50% site Depth



# **RS Zone Building Design**

## **Amend RS Zone to**

- **Limit to 2 the number of entrances located in an interior side setback on interior sites.**
- **Main entrances located within an interior side setback on interior sites shall be a discretionary use and meet criteria intended to mitigate nuisance impacts and safety concerns.**
- **Require 15% window glazing along with Architectural Design features covering 40% of the façade & a main entrance with a friendly connection with the street.**



**END**