

RID – Residential Infill Development Overlay

Purpose

The proposed Zoning Bylaw includes a new RID – Residential Infill Development Overlay zone to support the implementation of some recommendations in the *Infill Housing Guidelines* (2017). The RID – Residential Infill Development Overlay zone primarily intends to foster residential infill that contributes to revitalization of older neighbourhoods, while complementing existing buildings.

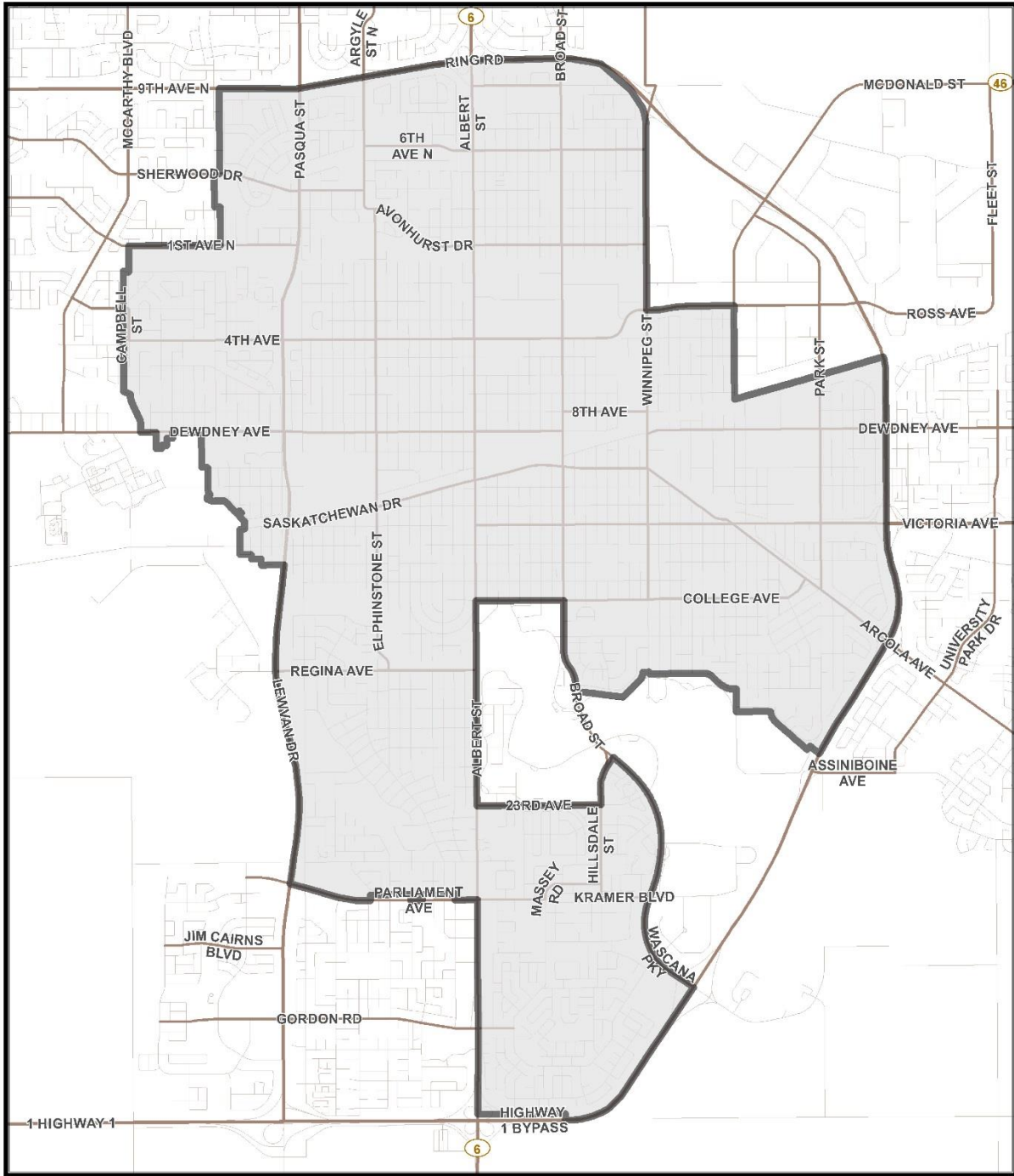
How is the RID Overlay Applied?

The RID Overlay applies to all lots within the area of the infill boundary (see map), which is based on the existing areas with houses primarily built before and up to the 1960s. New residential developments within the infill boundary would be required to meet the following development standards:

- (a) Front Yard Setback – requires a minimum front yard setback equal to the average of the established setbacks of the buildings on the next-door lots and a maximum front yard setback of the farthest established setback on a next-door lot. This ensures that the infill development respects the established street pattern.
- (b) Side Yard Setback – requires a minimum side yard setback of 1.2 metres on one side. This ensures that the infill side yards are consistent with the setbacks of the existing houses.
- (c) Maximum Building Height – requires a maximum building height of the greater of 8.5 metres or the height of the principal building on a next-door lot. The cap on maximum building height recognizes that most houses within the infill boundary were not built to the maximum height of 11 metres permitted by the current Zoning Bylaw.
- (d) Maximum First Floor Height – requires a maximum first floor height of 1.37 metres from grade level. This ensures enough clearance for the inclusion of egress windows in the basement, which is important for fire safety, while still being sensitive to the first-floor height of neighbouring properties.

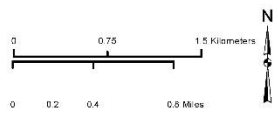
How Does the RID Overlay Relate to Neighbourhood Plans?

The RID – Residential Infill Development Overlay zone is an implementation tool that prescribes site specific standards. A Neighbourhood Plan, on the other hand, is a secondary plan providing more detailed land use, urban design and infrastructure policies than those found in the City's *Official Community Plan*. Neighbourhood Plan's are developed through community engagement and may address matters like density, crime prevention through environmental design (CPTED), architectural controls, as well as direction for growth and change at a neighbourhood scale. Once City Council adopts a Neighbourhood Plan's, its policies can then be implemented through zoning. Administration plans to start updating 12 existing Neighbourhood Plan's and developing 19 new Neighbourhood Plan's in Q2, 2019.



LEGEND

-  Road
-  Residential Infill Development Overlay



**FIGURE 8K.F.1
RESIDENTIAL INFILL
DEVELOPMENT
OVERLAY
BOUNDARY**

— LOCATION MAP



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