

WELCOME!

INFILL HOUSING PROGRAM

WEBINAR

April 25, 2024

DISTRICT OF OAK BAY

PRESENTATION OVERVIEW

Where have we been?

- Infill Housing Strategy

Where are we now?

- Oak Bay Housing Action Program
- Provincial Housing Legislation

What's happening?

- Bylaw Changes to Implement the Infill Housing Program
- Q+A

What comes next?

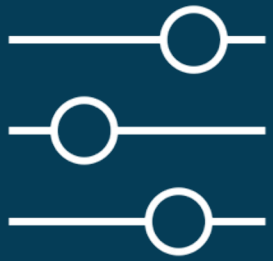
- Future Work

INFILL HOUSING STRATEGY (2022)

Adopted by Council 2022 to guide an Infill Housing Program in Oak Bay.

- Three rounds of engagement
- Technical analysis

Infill Housing Strategy



GUIDING PRINCIPLE 1

Provide Diverse Housing Options



GUIDING PRINCIPLE 2

Support Ease of Implementation



GUIDING PRINCIPLE 3

Cherish What the Community Loves

OVERVIEW TIMELINE



2022

Infill Housing Strategy

2023

BC Homes for People Plan, Housing Target Order & associated legislation

2024 - 2028

Housing Action Program

HOUSING ACTION PROGRAM

To increase housing supply, create more diverse housing choices, and over time contribute to more affordable housing.

Council Priority Projects

June 30, 2024	CPP #72 Update Zoning Bylaw to allow infill options that meet SSMUH requirements CPP #73 Update the OCP for SSMUH
December 31, 2024	CPP # 74 Interim Housing Needs Report CPP #80 Prepare Amenity Cost Charge Bylaw and Development Cost Charge Bylaw
December 31, 2025	CPP # 75 Complete Mandated 5-Year Review of OCP for Infill Housing Program CPP #76 Complete Mandated Pre-Zoning to Implement Updated OCP
2024 - 2028	CPP # 77 Prepare Tracking Program for the Housing Target Order CPP # 78 Optimize Development Processes CPP # 79 Responding to Increased Development Interest



PROVINCIAL HOUSING LEGISLATION

The Province of BC introduced several legislative changes to increase housing supply and create more diverse housing options in BC.

Bill 43: Housing Supply Act

Under this Act, the District of Oak Bay received a Housing Target Order to meet a 5-year target of 664 net new housing units by 2028.

Bill 46: Housing Statues (Development Financing) Amendment Act

This Act provides development finance tools that local governments can use to help fund the cost of infrastructure and amenities needed to support the community, through Amenity and Development Cost Charge programs.

Bill 44: Housing Statutes (Residential Development) Amendment Act

This Act requires municipalities to allow small-scale multi-unit housing in areas otherwise restricted to single-family and duplex homes.

INFILL HOUSING & SMALL-SCALE MULTI-UNIT HOUSING (SSMUH)

Ground-oriented multi-unit housing typically built at a similar scale to single-detached and duplex housing.





Examples include townhouses, quadraplexes, triplexes, duplexes, heritage conversions, and detached suites (coach houses, garden suites).

SMALL-SCALE MULTI-UNIT HOUSING (SSMUH) REQUIREMENTS

Specifically, the District must:

- Permit up to 3 or 4 units (depending on the lot size) on lots currently restricted to single-detached homes or duplexes*;
- Consider other site standards to enable infill housing like parking, heights, setbacks, lot coverage, etc.

*with some exceptions



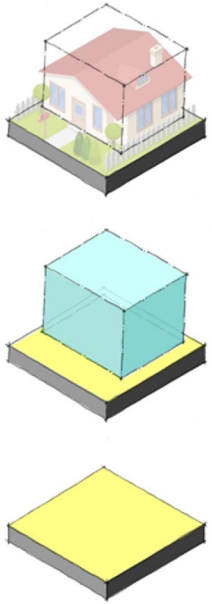
BYLAW CHANGES TO IMPLEMENT THE INFILL HOUSING PROGRAM

Oak Bay's Zoning Bylaw must be updated to meet minimum densities set by the Province by June 30, 2024.

ZONING BYLAW

The Zoning Bylaw regulates how land, buildings and other structures may be used

Zoning Bylaw Regulations



HEIGHT

- Governs the maximum allowable height of buildings and structures on a property
- Helps manage factors such as sunlight, overshadowing, aesthetics, etc.

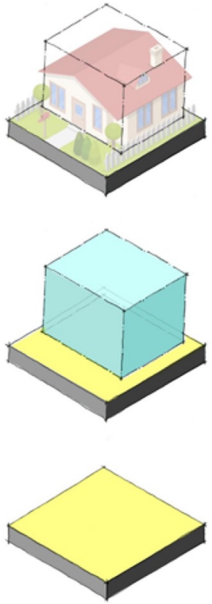
SETBACKS

- Specify the minimum distance that a building or structure must be set back from property lines, streets, alleys, or other features such as water bodies or environmentally sensitive areas

FLOOR AREA RATIO (FAR)

- Calculated by dividing the total floor area of a building by the area of the parcel of land on which the building is located
- Used as one way to control the massing of buildings relative to lot size

Zoning Bylaw Regulations



LOT COVERAGE

- Lot coverage regulations determine the maximum percentage of a lot that can be covered by buildings or structures
- Helps to ensure adequate open space

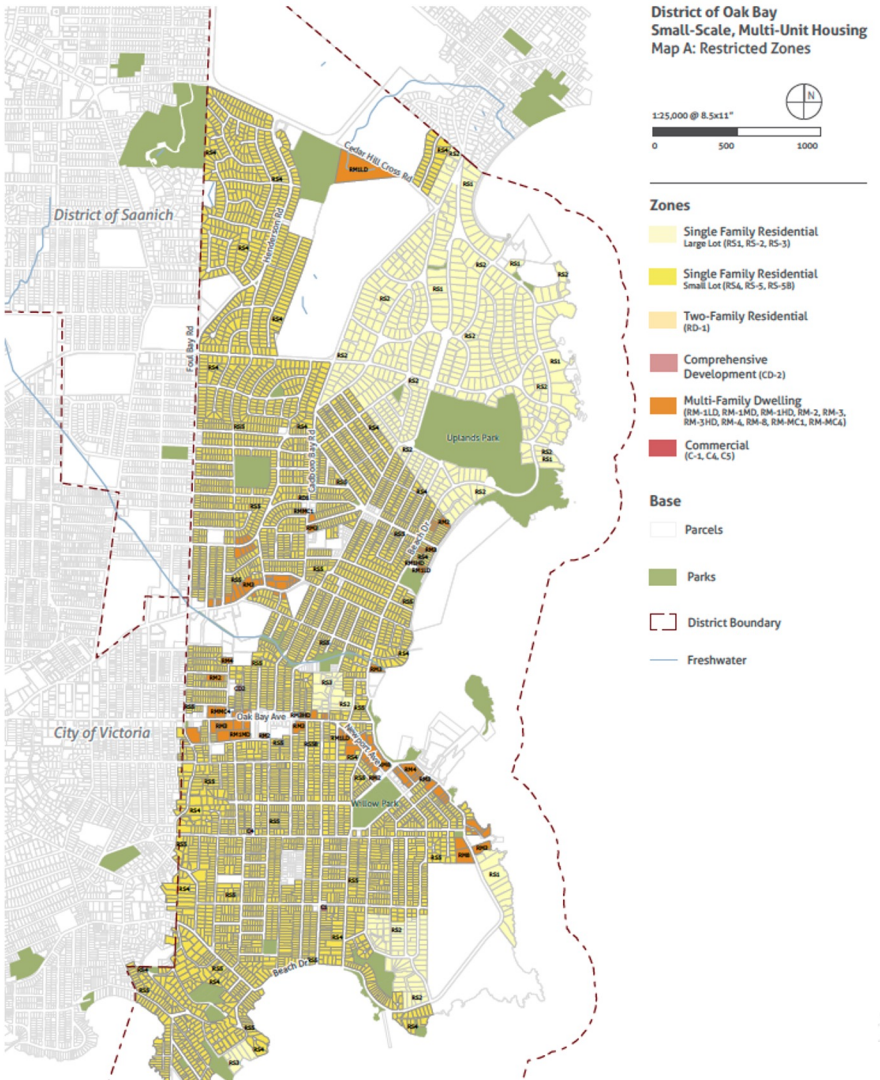
LOT PAVED AREA

- Governs the maximum allowable amount of a lot that can be covered by paved surfaces such as driveways, parking lots, walkways
- Helps to manage stormwater, island heat effect, aesthetics, etc.

PARKING STANDARDS OR REGULATIONS

- Establishes minimum or maximum numbers of parking spaces and design parameters
- Parking requirements in Oak Bay are regulated through the Parking Facilities Bylaw

SMALL-SCALE MULTI-UNIT HOUSING (SSMUH) ZONING

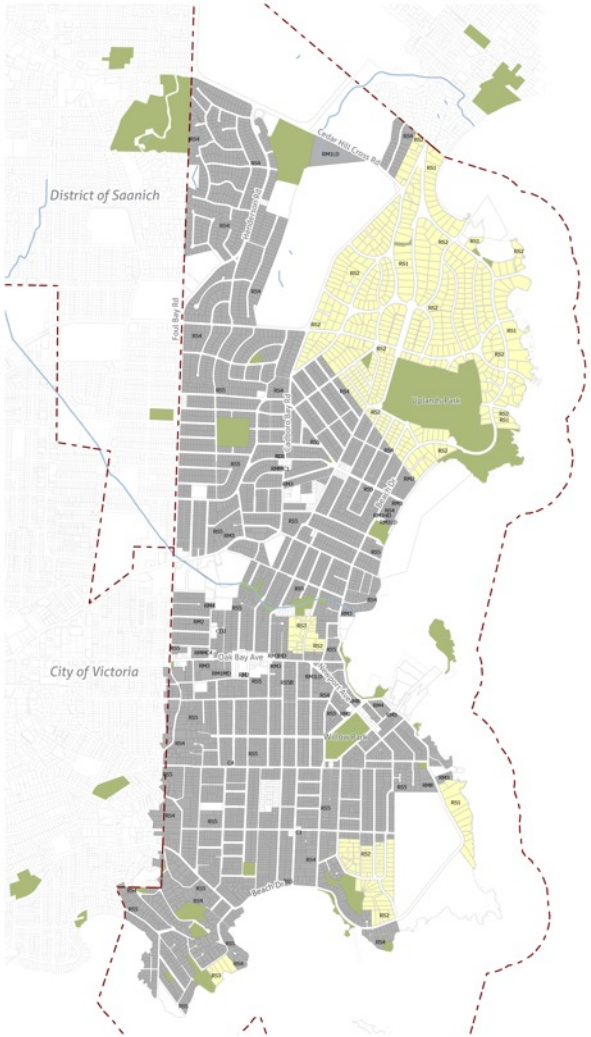


LARGER LOT ZONES

(RS-1, RS-2, RS-3)







LARGER LOT ZONES
(RS-1, RS-2, RS-3)

PROPOSED APPROACH

- Permit up to 3 or 4 units depending on lot size (the Province considers parcels larger than 4,050 m2 to have future ‘other’ potential)
- Retain existing heights, setbacks, and site coverage provisions
- Adjust maximum permitted floor area (through FAR)
- Remove minimum unit size
- Reduce parking
- Allow a mix of housing sizes and form

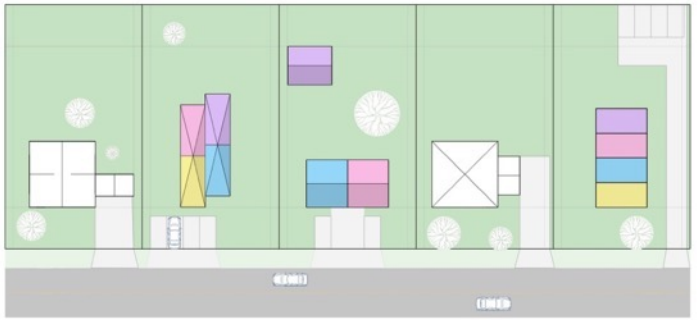
INTENT

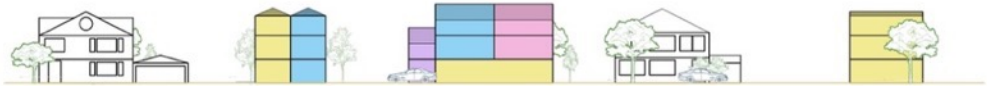
- Reduce impacts to existing neighbourhood while respecting the original feel of large lot neighbourhoods
- Avoid unintended oversized infill development forms
- Preserve permeable space and tree canopy
- Allow a mix of housing types and form

LARGER LOT ZONES

(RS-1, RS-2, RS-3)







SMALLER LOT ZONES

(RS-4, RS-5,RS-5B,CD-2, RD-1)









SMALLER LOT ZONES

(RS-4, RS-5, RS-5B, CD-2, RD-1)

PROPOSED APPROACH

- Permit up to 3 or 4 units depending on lot size

(the Province requires 3 units on parcels smaller than 280 m2 and 4 units on larger parcels)

- Retain setbacks and site lot coverage
- Remove floor area ratio restrictions in the RS-4
- Remove floor area restrictions in RS-5 and increase height
- Reduce per unit parking requirements and increase the allowable amount of paved surface in front yards

INTENT

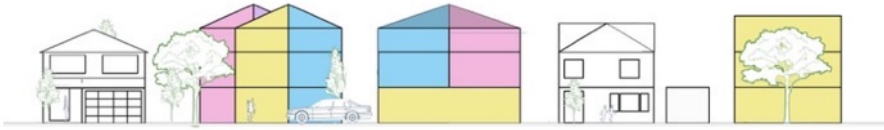
- Maintain neighbourhood ‘look and feel’ as much as possible
- Preserve trees and permeable space
- Ensure unit sizes are marketable
- Allow a mix of housing types and forms
- Enable off-street parking without limiting the ability to build infill housing

SMALLER LOT ZONES

(RS-4, RS-5, RS-5B, CD-2, RD-1)







HERITAGE DESIGNATED PROPERTIES



PROPOSED APPROACH

- Allow one primary unit and up to two additional units on homes protected through the Heritage Designation Bylaw
- Consider greater density where heritage assets are preserved through redevelopment

INTENT

- Meet minimum Provincial requirements
- Support and incentivize heritage preservation

OTHER ZONES WITH SINGLE FAMILY USES





COMMERCIAL MIXED USE

PROPOSED APPROACH

- Increase height
- Remove FAR for residential uses
- Reduce the amount of required parking per unit
- Allow up to 4 apartment units above commercial

INTENT

- Enable residential density within existing form
- Prioritize neighbourhood-scale commercial and services
- Encourage mixed-use development

QUESTIONS?

NEXT STEPS

- Open House Events
- Finalize the Zoning Bylaw Update by June 30th, 2024
- Draft supporting Bylaw Amendments (e.g., Parking Facilities, Tree Protection, OCP, Development Permit Guidelines)
- Prepare ACC and DCC Bylaw, update the Housing Needs Assessment and align the OCP & Zoning Bylaw (2024 - 2025)

GET INVOLVED

Sign up for project updates:

https://connect.oakbay.ca/housing-action-program

Open House Events:

- Wednesday, May 1st, 4:00 – 7:00 pm at Windsor Park Pavilion
- Saturday, May 4th 1:00 – 4:00 pm at Monterey Recreation Centre

Special Committee Meeting of the Whole

- Monday, May 6th 6:00 pm at Monterey Recreation Centre