



Infill Residential Development



Development Services Report to Council
March 16, 2020

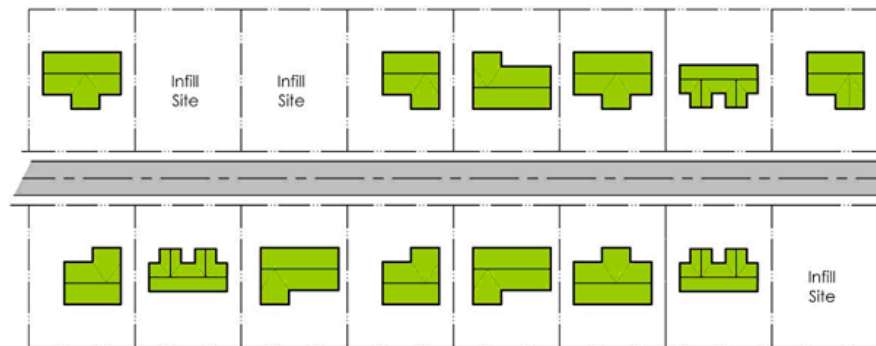


Why are we here today?

- In follow up to Council Resolution R19-12-482, heard on December 2, 2019 at a Regular Meeting of Council.
- To provide Council with a report on Infill Residential Development opportunities within the Town of Essex, and the potential cost to ratepayers on elimination of development charges as incentive.

What is Infill Residential Development?

- An **infill lot** is an existing lot of record, or an available parcel of land, located between existing homes on a street having a level of municipal services deemed to be suitable for residential development.
- An **infill house** is a dwelling constructed on an infill lot to replace a demolished dwelling or to occupy a lot not previously built on.



Why should Infill Residential Development be encouraged?

- Helps to meet housing targets
- Optimum use of municipal services
- Reduces the consumption or conversion of land for large-scale subdivisions
- Rejuvenates existing, older, and/or blighted neighbourhoods
- Could provide more attainable housing options





What is included in this review of Infill Residential Development?

- 1. Lots that are Ready to Build**
- 2. Lots that are Constrained by Zoning**
- 3. Lots that are Constrained by Services**



What is excluded from this review of Infill Residential Development?

- Lands with the potential for large-scale plans of subdivision
- Adaptive reuse of unoccupied institutional, commercial, or industrial buildings for residential purposes

Types of Infill Residential Development – Green

These infill lots are **ready to build**, independent of any abutting lot, have proper zoning in place, with municipal services available.



These infill lots have access to full municipal services but are **constrained by zoning classifications.**



Types of Infill Residential Development – Blue

These infill lots are appropriately zoned for residential development but are **constrained by municipal services**.





Infill Opportunities by Settlement Area: Essex Centre

Type of Infill Development	Number of Parcels	Number of Dwelling Units
Green - Ready to Build	24	24
Orange - Constrained by Zoning	3	5
Blue - Constrained by Services	0	0
		29



Infill Opportunities by Settlement Area: Harrow Centre

Type of Infill Development	Number of Parcels	Number of Dwelling Units
Green - Ready to Build	4	5
Orange - Constrained by Zoning	0	0
Blue - Constrained by Services	0	0
		5



Infill Opportunities by Settlement Area: McGregor Centre

Type of Infill Development	Number of Parcels	Number of Dwelling Units
Green - Ready to Build	1	2
Orange - Constrained by Zoning	0	0
Blue - Constrained by Services	0	0
		2



Infill Opportunities by Settlement Area: Colchester Centre

Type of Infill Development	Number of Parcels	Number of Dwelling Units
Green - Ready to Build	29	41
Orange - Constrained by Zoning	0	0
Blue - Constrained by Services	6	29
		70



Infill Opportunities by Settlement Area: County Road 50 West

Type of Infill Development	Number of Parcels	Number of Dwelling Units
Green - Ready to Build	17	26
Orange - Constrained by Zoning	0	0
Blue - Constrained by Services	0	0
		26



Infill Opportunities in the Town of Essex

Type of Infill Development	Number of Parcels	Number of Dwelling Units
Green - Ready to Build	77	98
Orange - Constrained by Zoning	3	5
Blue - Constrained by Services	6	29
Total		132

How can the Town of Essex **encourage** and/or **incentivize** Infill Residential Development?





1. Waive Development Charges:

- Completed through an amendment to the DC By-law
- Public process which includes:
 - Releasing a Background Report to the public
 - Holding a Public Meeting 2 weeks after the Background Report has been made public, and ensuring it is advertised appropriately
 - Holding a Council Meeting 60 days after the Background Report has been made public to make a decision on the amendment

Financial Considerations with Waiving DCs

Settlement Area	Number of Dwelling Units	Full Development Charges
Essex Centre	29	\$331,935.00
Harrow Centre	5	\$0.00
McGregor Centre	2	\$19,678.00
Colchester Centre	70	\$729,340.00
County Road 50 West	26	\$264,212.00
Total	132 Dwelling Units	\$1,345,165.00



2. Waive Rezoning Application Fees

Completed through:

- an amendment to the Planning Fee Schedule; or
- an individual basis through Council

Financial Considerations

Type of Infill Development	Number of Parcels	Rezoning Application Fees
Constrained by Zoning	3	\$7,740.00



3. Adopt a Local Improvement Petition Policy

- Property owners petition the Town to install missing municipal services
- Requires a formal petition signed by 50% of the property owners owning 66% of the total street frontage

Financial Considerations

- Although funded by property owners, the allocation of capital funds would be required up front to undertake the work



4. Education and Communication

- Public Information Open Houses
- Direct Mail to Infill Land Owners
- Information Sharing on Social Media

Financial Considerations

- Staff time and resources



Let's reflect...

- Financial impacts
- “Missing middle” and the Affordability Gap: providing housing options for a segment of the population that may be constrained by rising housing prices and rental costs
- Desire to live in established neighbourhoods
- Optimum use of municipal services
- Significantly large number of potential infill opportunities in Colchester Centre & County Road 50 West



Questions?

Comments?

Suggestions?