Delegation information

Committee you want to address
Executive Policy Committee

Agenda item you want to address (number and title)
Item No. 6 Neighbourhood Growth Investment Reserve

Support or oppose recommendations
I support the recommendations

Personal information

First name
Rita

Last name
Morier

Addressing the Impacts of Infill and the Role of the NIBR

I would like to address the impacts of residential infill in our neighborhoods and present the importance, with some limitation of the Neighborhood Infill Benefit Reserve (NIBR) as a proactive solution.

The Challenge of Infill Development

In recent years, we have witnessed significant infill development across our city. While infill brings much-needed housing diversity and densification, it also introduces challenges, most notably, the reduction of traditional treed, recreational, pervious, green spaces, such as backyards, that have historically served this purpose in residential communities.

The Role of the NIBR

The NIBR seems to be a targeted response to help mitigate some of these negative impacts. By focusing on supporting wards experiencing the highest rates of new two, three, and four-unit homes, the reserve ensures that these communities receive resources to offset the loss of green space and recreational amenities and to support the increased use of existing ones. These issues are also experienced much the same way when densification occurs when single family homes with secondary units are built, which is mostly what we have seen in Glenwood in the past and likely to see in the future. These single-family homes with secondary units often have both units rented out.

It is important to recognize that **single-family homes with secondary suites functionally act as two-unit builds and should be considered as such**. This pattern of densification mirrors what we see with officially rezoned two-unit developments, resulting in comparable impacts on neighborhood character and infrastructure Whether through the construction of two, three, or four-unit buildings, or single-family homes with secondary suites, the densification effects are similar. The compensatory mechanism should also apply to this type of infill.

The request

The single-family home with secondary unit should be considered as 2-unit housing for purposes of obtaining funds from the Neighborhood Infill Benefit Reserve (NIBR) to offset negative impacts of infill.

Thank you for your attention.