



Kelowna South Central Association of Neighbourhoods

Knowles House – 865 Bernard Avenue, Kelowna, BC

May 10 2016.

To: Mayor Colin Basran and Members of Kelowna City Council,

Subject: Support for the process used to develop the Infill Challenge Recommendations

On behalf of the Kelowna South Central Association of Neighbourhoods (KSAN), we wish to express our support for the process used to generate the Infill Challenge Recommendations.

City of Kelowna Planning Department staff were committed to the engagement of a broad range of perspectives and experiences in developing the criteria upon which to evaluate proposals for infill housing and in the review of proposals and selection of the successful submissions.

KSAN appreciated the opportunity to have a KSAN representative, Dr. Erica Bell-Lowther, bring a resident's perspective and experience to this mix. We believe this collaborative process will contribute to infill housing which will be sensitively integrated into existing neighbourhoods and benefit our community.

We look forward to further collaborations with the City of Kelowna.

With best wishes;

Pat Munro,
President,
KSAN

James Moore

From: Tamara Terlesky <tamaraterlesky@gmail.com>
Sent: Tuesday, May 17, 2016 12:31 PM
To: Lisa Masini; James Moore
Subject: Infill Challenge - Letter of Support

On behalf of the Kelowna Downtown Knox Mountain Association, I would like to express my appreciation for the opportunity to participate in the Infill Challenge.

The program was extremely organized through James Moore. We had plenty of notice and information to review prior to meetings and the information was delivered in an easy to access format.

I am extremely appreciative of the respect that was given and consideration of the existing Homeowners in the subject areas, for items of concern, i.e. aesthetics, size/proportions of the structures to be built, provision for foliage/trees and sensitivity to the existing character of the neighbourhoods.

Including the support of the Neighbourhood Association in the City plans created a very proactive, cohesive environment for positive change and growth in our beloved neighbourhoods!

Kind Regards,

Tamara Terlesky

[REDACTED]

Please consider the environment before printing this e-mail.



Interior Health

May 9, 2016

James Moore
Acting Department Manager, Policy & Planning
City of Kelowna
1435 Water Street
Kelowna, BC

Dear James,

RE: Infill Challenge- letter of support

Thank you for the opportunity to become involved as a stakeholder for the Infill Challenge. The goal of the Challenge was to bring forward new forms of infill housing to some of the city's core neighbourhoods. The first stage was to build consensus among industry and community representatives about the scope of infill housing options, and then include the private sector to bring forward their best ideas in a Call for Submissions.

The Infill Challenge project developed design guidelines based on review of learnings from other municipalities and stakeholder participation and adapted guidelines to the local context of the identified core neighbourhoods. Based on the population demographics for the study areas- the population is home to younger smaller households that are likely to be employed in the sales and service industries. Typically this population's housing needs will be affordable housing options which include diverse housing forms and tenure types.

Interior Health was involved in this project as a stakeholder and brought forward the health perspective of creating and increasing different housing forms and the links to positive health outcomes. Interior Health supports the concept of developing affordable housing options which has a number of evidenced based health outcomes including improvement to; general health, food security, mental health and quality of life.

Increasing the housing density in the study areas will be positively impacted by the current and future plans to enhance the transportation network and improve the walkability and cycling/transit opportunities. From a health perspective, building complete and compact neighbourhoods increases the ability of residents to engage in physical activity, one of the key risk factors in the prevalence of chronic diseases such as type 2 diabetes, cardiovascular disease and some cancers.

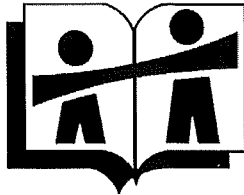
Bus: (250) 980-5077
Fax: (250) 980-5060
Web: interiorhealth.ca

HEALTH PROTECTION
"Less Risk, Better Health"
2nd Floor, 1835 Gordon Drive Kelowna, BC V1Y 3H5

Interior Health supports the engagement strategy that was used for the Community Panel process and welcomes the opportunity to work further with the City of Kelowna as part of the Healthy City Strategy.

Sincerely,

Pam Moore
Healthy Built Environment Team



"Together We Learn"

SCHOOL DISTRICT NO. 23

(Central Okanagan)

OPERATIONS

685 Dease Road, Kelowna, B.C. V1X 4A4

Tel: (250) 870-5150

Email: Operations.Department@sd23.bc.ca

Date: May 6, 2016

James Moore
Long Range Policy Planning Manager
Policy and Planning
City of Kelowna
1435 Water Street
Kelowna, B.C. V1Y 1J4

Dear Mr. Moore,

SUBJECT: Urban Infill Challenge

The School District supports the City of Kelowna's Infill Challenge Project.

The City of Kelowna's Official Community Plan encourages infill development. Infill provides more housing options in existing neighbourhoods and these developments help to continue to use the current community infrastructure. Infill options help populate the existing schools and increase the opportunity to use the growing active transportation system in Kelowna.

School District #23 was a part of the panel workshops that provided opportunity to involve a wide range of perspectives regarding infill developments. This process allowed the participants to review and discuss various infill examples and then collaborate to form key design principles for the challenge.

The School District endorses the intent and process of the infill challenge and looks forward to seeing the positive impacts in the City's core neighbourhoods.

Kind Regards,

David Widdis
Planning Manager



May 03, 2016

Regarding City of Kelowna Infill Challenge

Letter of Support for the City of Kelowna

To Kelowna City Council,

Please accept this letter as our show of support for the City of Kelowna Infill Challenge project to explore new concepts for infill housing in Kelowna's Urban Core.

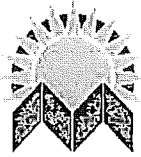
Canada Mortgage and Housing Corporation (CMHC) has a long term partnership with the City of Kelowna to engage industry and community stakeholders in sustainable housing and communities. In June and July 2015, CMHC participated in the City's Infill Housing community panel workshops chaired by the staff of Infrastructure Planning, Urban Planning and Policy and Planning Departments. Throughout the process, the staff have demonstrated an outstanding capacity of organizing the workshop program, engaging participants and guiding the discussions to achieve the objectives. In addition to the incredibly positive experience, the infill housing vision and key design principles established by panelists have been an excellent match with CMHC's focus on affordable housing options and inclusive communities.

We have been pleased to have supported the Infill Challenge, and hope to continue to be involved as the project is proceeding to share the City of Kelowna's best practices with more Canadian communities.

Sincerely,

Elizabeth Tang

Knowledge Transfer Consultant (BC Region)
Knowledge Transfer and Outreach
Canada Mortgage and Housing Corporation
etang@cmhc-schl.gc.ca Telephone: 604 737-4052



Okanagan Mainline
Real Estate Board

May 2nd, 2016

James Moore
City of Kelowna

Marnie Perrier
Realtor
Coldwell Banker Horizon Realty
250.212.8552

Dear James:

I wanted to Thank-you and commend the City of Kelowna for the opportunity to participate in the Infill Challenge process.

Overall, I felt that it was an extremely progressive and forward thinking initiative. Which, is fantastic in a growing market that faces a finite area of housing space.

Infill housing is a wonderful opportunity to revitalize our inner city cores by providing more housing options and use of existing infrastructure, in existing neighbourhoods. This is greatly required moving forward in the extremely desirable, Okanagan Valley.

The panel recognized that good infill needs to respect existing neighbourhood character but also must be economically feasible.

The process was fair and equitable throughout to both the panel and committee members and this was extended to the participants.

I would like to applaud a process that encouraged our continued participation through the Community Panel to the evaluation process. I was thrilled to be included throughout. I felt all of the community panel voices were heard and incorporated in an evaluation tool, which formed our weighting process to finalize and determine ultimate winners of the competition.

I am very confident that the submissions recommended to Council as winners will make positive contributions to Kelowna's core neighbourhood.

Finally, I felt the City staff involved were imperative to the process, Pat McCormick, Ryan Smith and yourself James, lent a valuable and thoughtful voice throughout.

Thanks again James, I look forward to seeing the final products/homes built and occupied in the future.

Kind regards,


Marnie Perrier



URBAN DEVELOPMENT INSTITUTE- OKANAGAN CHAPTER

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udiokanagan@udi.org
www.udiokanagan.ca

May 9, 2016

City of Kelowna
1435 Water Street
Kelowna, BC V1Y 1J4

Attention: James Moore

Subject: Infill Challenge & Infill Density Support

The Urban Development Institute (UDI) is a national association (with international affiliations) of the development industry and its related professions. The corporate members of the UDI - Okanagan Chapter represent hundreds of individuals involved in all facets of land development and planning, including: developers, property managers, financial lenders, lawyers, engineers, planners, architects, appraisers, real estate professionals, local governments and government agencies.

As a Partner in Community Building, the UDI Okanagan Chapter is committed to working with communities and governments to create and achieve the vision of balanced, well-planned, sustainable and affordable communities.

The infill housing initiative – both the Infill Challenge and the infill type density to follow – are worthy initiatives for the City and the development industry to pursue. This type of density is strongly aligned to achieving more affordable, and demographically sensitive housing forms.

Traditional Kelowna development has been focused on new, greenfield development and more urban densification, in mid and high-rise built forms. The former can come at higher servicing costs and the latter and higher construction costs. Infill housing fits a gap that has, in Kelowna, historically been void. It provides for a more sustainable form of housing from a servicing and amenity-proximity perspective, while also remaining closely tied to Kelowna's demand. Kelownians have empirically trended towards single and townhouse low-rise forms of development as opposed to more urban high density, and so infill built forms will be a growing segment in this market. We feel infill built forms might be a smart solution to densification needs in town centres throughout Kelowna.

Infill forms should focus on creative and new architectural themes, while staying true to the neighborhood context in which they are constructed. It will be the largest interim challenge – synthesizing the old and the new, while maintaining a stringent focus on cost containment. After all, we all wish for neighborhoods to greet these new forms of sustainable development, while maintaining the cost saving intent that affordability requires.

The creative intent and semi-competitive process for the Infill Challenge was both collaborative and involved a wide range of perspectives through a Community Panel. I was personally involved in the early stages of the process and can vouch for the thorough cross section of the community involved. This representation ensured a respectful and shared understanding among participants and I believe will create a share excitement with UDI and all community constituents in looking forward to seeing the positive impacts of the Infill Challenge in Kelowna's core neighbourhoods

We appreciate the City's continued openness and willingness to work on this important matter. We look forward to the City's next steps, seeing the infill challenge winners, and feedback on how this initiative can be rolled out in multiple neighborhood forms in this, and coming years.

Sincerely

URBAN DEVELOPMENT INSTITUTE OKANAGAN CHAPTER

A handwritten signature in black ink, appearing to read 'Andrew Gaucher', with a long horizontal line extending to the right.

Andrew Gaucher, Chair of UDI Okanagan

Okanagan

Canadian
Home Builders'
Association



May 6, 2016

Dear Mayor and Council,

On behalf of CHBA Okanagan, we are pleased to provide this letter of support for the Infill Challenge, a unique competition to find innovative ways to encourage infill development and increase the mix and diversity of housing in the urban core and create not just housing but helping build community.

Invigorating this area will help encourage urban development activity and make the area attractive to a wide variety of residents. Good infill needs to respect existing neighbourhood character, while also being economically feasible and offers options to unique housing opportunities.

We feel the Challenge has met these objectives. The process was collaborative and extensive, and involved a wide range of perspectives through the Community Panel. The collaborative approach helped to build respect and shared understanding among participants and create new opportunities and creative ideas towards building.

We look forward to seeing the positive impacts of the Infill Challenge and we're confident that the submissions recommended to Council as winners will make positive contributions to Kelowna's core neighbourhoods.

The Canadian Home Builders' Association (CHBA) is the voice of Canada's residential construction industry. Our industry is a vital part of Canada's economy in every community across the country. We directly and indirectly support more than 900,000 jobs, paying more than \$50 billion in wages. We generate \$125 billion in annual economic activity, and provide over \$30 billion in federal and provincial revenues each year. Since our founding in 1943, CHBA has held to its core principles of affordability and choice in housing:

Communities should provide a wide range of housing options suited to all those who want to live and work there; and, Canadians who work hard should have a reasonable opportunity to own a home. Representing more than 8,500 small- and medium-sized businesses across Canada, CHBA members include home builders, renovators, land developers, trade contractors, product and material manufacturers, building product suppliers, lending institutions, insurance providers, service professionals, municipalities and more.

Kind regards,

A handwritten signature in black ink, appearing to read 'Sherri Paiement', written in a cursive style.

Sherri Paiement – CHBA Okanagan Executive Officer