



City of  
**Kelowna**

# INFILL CHALLENGE

Recommendations & Next Steps



## PURPOSE

- ▶ Endorse recommended winners
- ▶ Consider implementation

## PURPOSE

### ► Infill housing is...

*“the development of new housing in established neighbourhoods.”*



Narrow detached



Narrow duplex



Four-plex



## BACKGROUND

### ▶ Infill benefits

- ▶ Increase housing diversity
- ▶ Match housing options to demographic and housing preference changes
- ▶ Builds complete neighbourhoods
- ▶ Makes efficient use of infrastructure

## BACKGROUND

- ▶ Challenges with infill
  - ▶ Polarizing



**VS.**



**All Change = BAD**

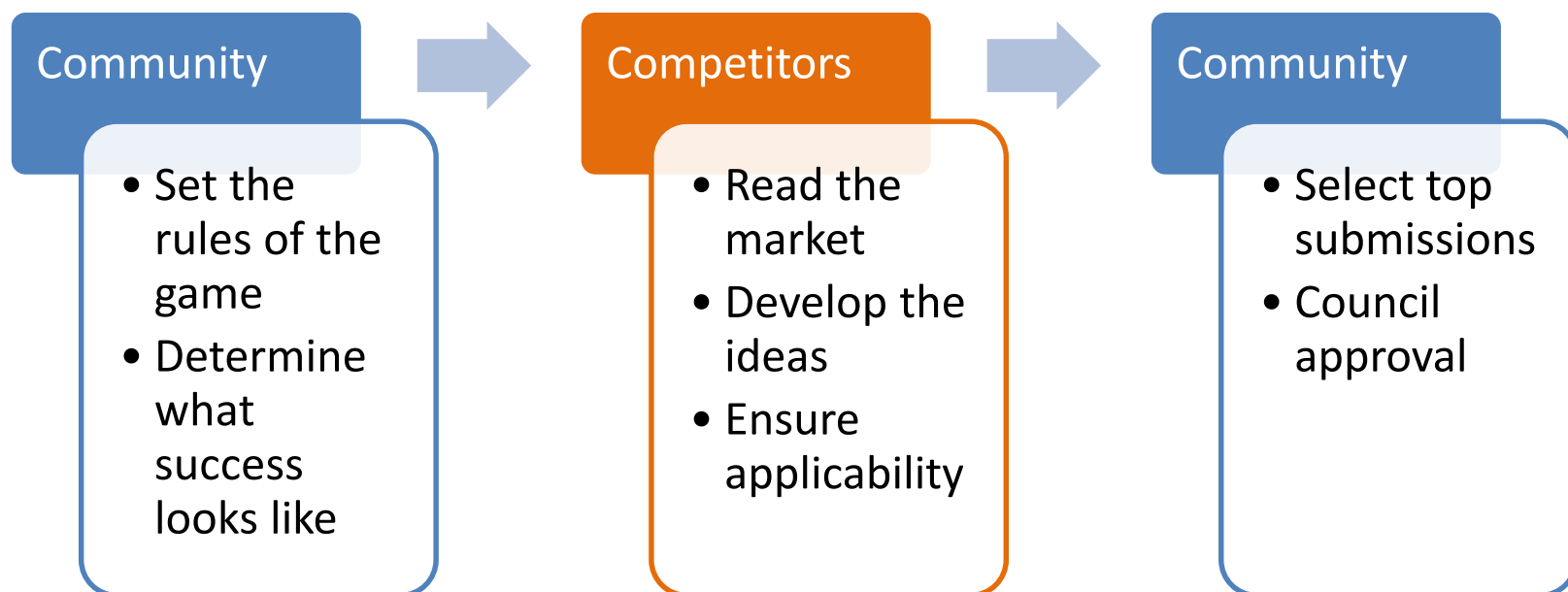
## BACKGROUND

- ▶ Challenges with infill
  - ▶ Missing key voices



## PROCESS OVERVIEW

▶ How can we get the best of both worlds?



## PROCESS OVERVIEW

### Objectives

- Set a new standard
- Find new ideas
- Build support

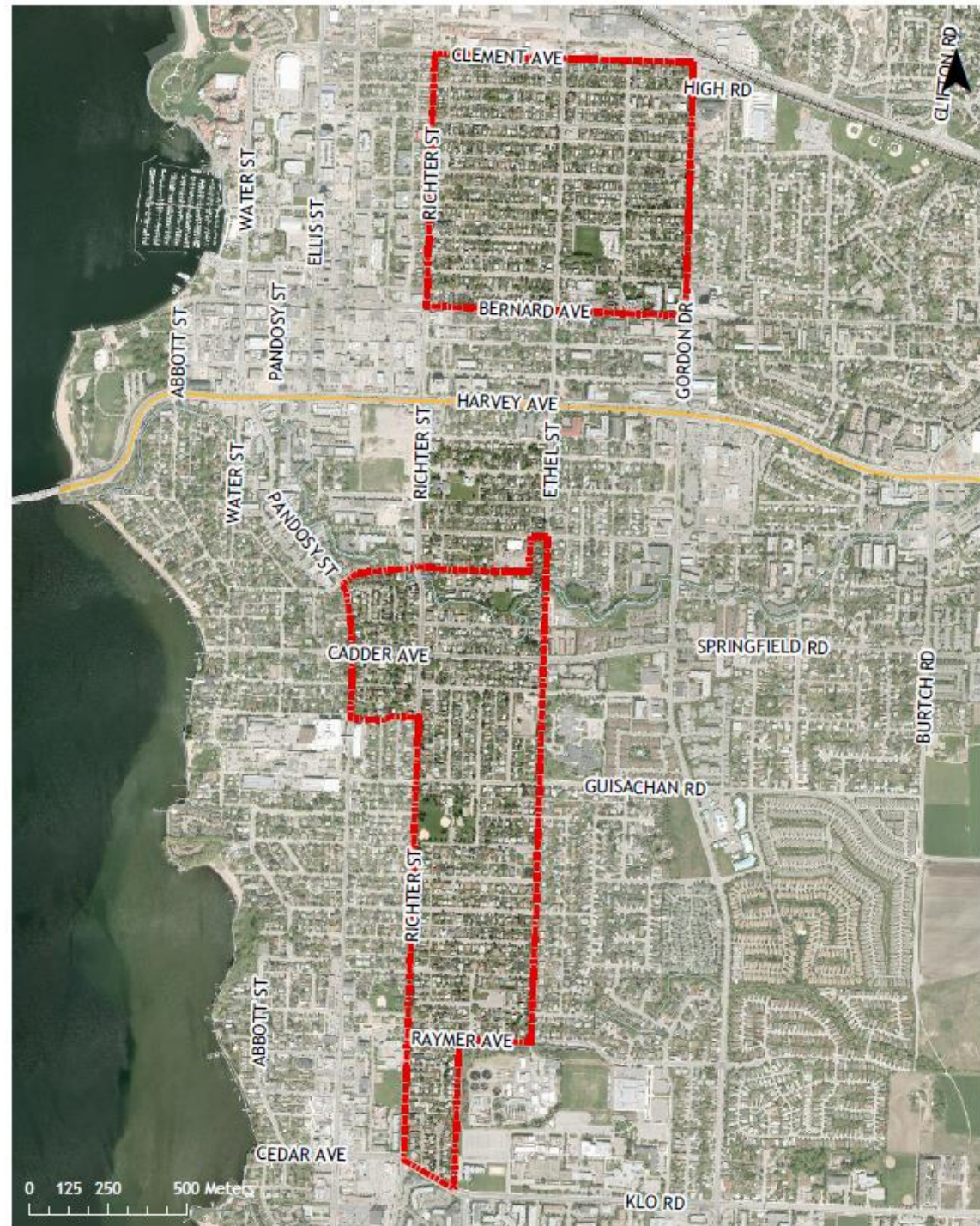
### Outcomes

- New designs
- Revised regulations
- Incentives



# STUDY AREA

- ▶ Supporting our urban centres
- ▶ Lane access
- ▶ Consistent lot configurations



## PROCESS OVERVIEW

- ▶ Started the Infill Challenge:
  - ▶ Community workshops
    - ▶ Interior Health, SD23, UBCO, CMHC, Residents, Neighbourhood Associations, Developers, Builders, Realtors



## PROCESS OVERVIEW

***Infill housing will strengthen neighbourhoods where the diverse needs of all are met locally.***

## PROCESS OVERVIEW

- ▶ Submission Requirements
  - ▶ must be a new (to Kelowna)
  - ▶ single 15x37m lot with *lane access only*
  - ▶ must not exceed 4 units per parcel
  - ▶ must provide adequate off-street parking
  - ▶ must meet BCBC



## PROCESS OVERVIEW

- ▶ Evaluation Criteria
  - ▶ Respect Context
  - ▶ Limited Bulk
  - ▶ Positive Relationship to the Street
  - ▶ High-quality Open/Green Space

## PROCESS OVERVIEW

- ▶ Launched the Infill Challenge:
  - ▶ Call for Submissions November 12, 2015
  - ▶ Closed on January 11, 2016
  - ▶ 10 submissions received

## PROCESS OVERVIEW

- ▶ Evaluation Committee
  - ▶ Subset of Community Panel
  - ▶ Reviewed all 10 submissions
  - ▶ Shortlisted 3

## COMMITTEE RECOMMENDATIONS

▶ Two recommended winners:

1. *Inhabit<sup>4</sup>*
2. *Simple*



## NEXT STEPS

- ▶ Update the development rules
  - ▶ Zoning Bylaw
  - ▶ OCP

## NEXT STEPS

- ▶ Proposed OCP Changes
  - ▶ Amend key definitions
  - ▶ Update Development Permit process

## NEXT STEPS

- ▶ **Proposed Zoning Changes**
  - ▶ Create a new zone for Infill Challenge area
    - ▶ Only on qualifying lots
    - ▶ Include parking requirements
    - ▶ Include strict controls

## NEXT STEPS

- ▶ Update processes
  - ▶ Expedited/Exempt Development Permit
  - ▶ Pre-approved Building Permit



## NEXT STEPS

- ▶ Information sessions
- ▶ Mailouts
- ▶ Website & social media

## FINAL THOUGHTS

- ▶ Included a wide range of voices
- ▶ Success in building support
- ▶ Catalyst for positive change
- ▶ Controversy to be expected

## RECOMMENDATION

- ▶ Endorse recommended winners from the Evaluation Committee
- ▶ Direct staff to begin implementation and engagement