



Lessons Learned for Infill Housing in the 2040 OCP

Policy & Planning Department – September 28, 2020



Purpose of Report

- ▶ Review Infill Challenge & RU7 lessons learned
- ▶ Share outcomes from OCP Infill engagement
- ▶ Identify next steps to implement Draft 2040 OCP infill objectives



Infill Challenge Goals

- ▶ Promote infill housing
- ▶ Enhance housing diversity
- ▶ Support Growth Management Strategy

Kelowna posted Jun 1, 2016 @ 06:00am by Anita Sthankiya

Kelowna welcomes unique housing concept



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The City of Kelowna is hoping to help solve the housing crunch within the city with a new project that will see new forms of housing in the urban core area.

Infill housing is the addition of new housing units to existing neighbourhoods and is an effective way to combat urban sprawl, while building resilient neighbourhoods with access to services. The city launched an innovative competition called the [Infill Challenge](#), calling for new designs for select parts of Kelowna.



Kelowna boosts inner city density with infill housing plan

New zoning will allow two smaller homes and two carriage houses all in one building on regular-sized lots in some neighbourhoods.

ALISTAIR WATERS / Nov. 15, 2016 5:00 p.m. / [NEWS](#)



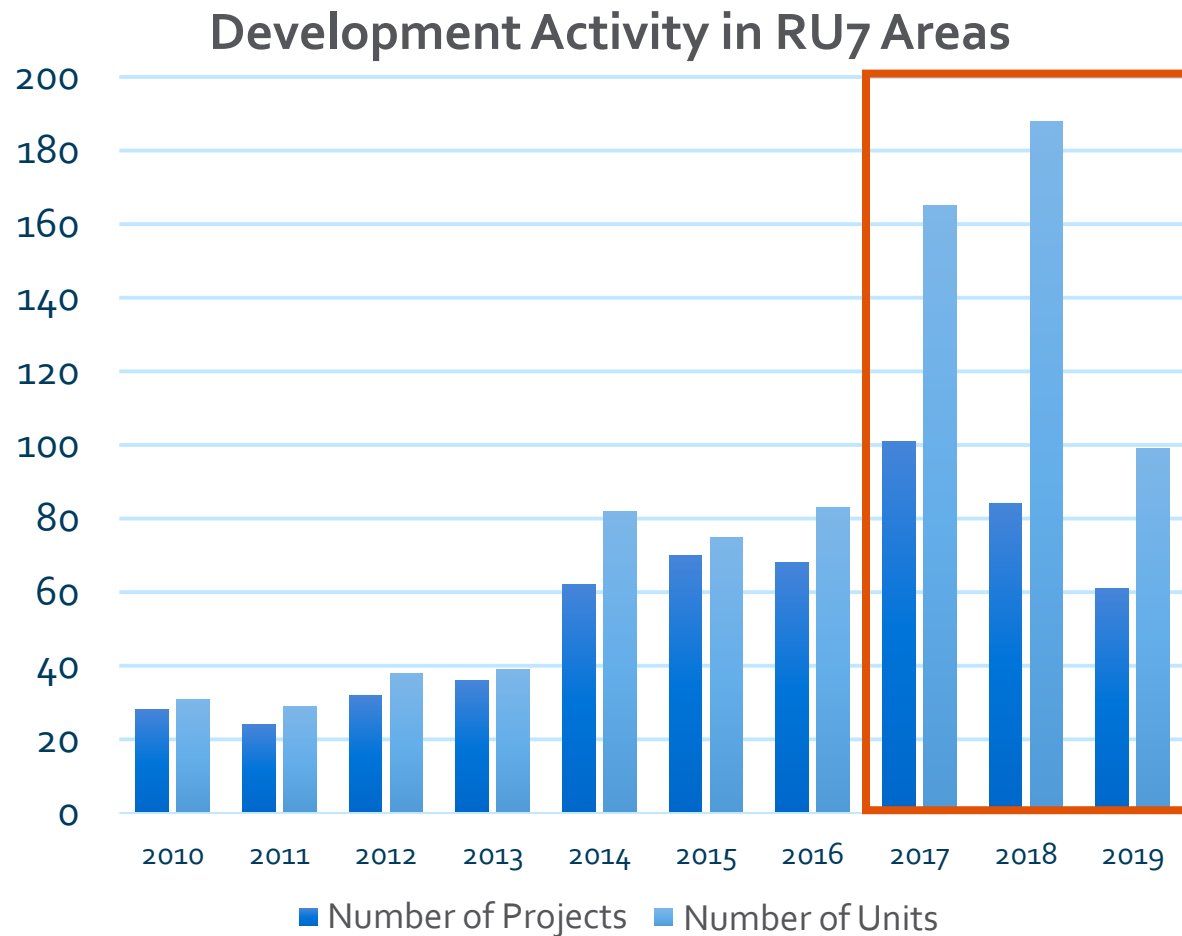
One of the designs chosen for infill housing in Kelowna containing four homes—two smaller

Kelowna city council has given initial approval to a sweeping new initiative aimed at squeezing more housing onto existing city lots, a move city staff says will not only create more needed housing but also provide more housing options here.

To start, the Infill Challenge Initiative will allow four homes — two smaller than regular homes and two carriage houses all in one building — to be built on

Lessons Learned: Market for Infill Housing

- ▶ RU7 pre-zoning took place in early 2017
- ▶ High level of interest in new infill housing form



Lessons Learned: Market for Infill Housing

- ▶ Resulted in smaller ground-oriented units
- ▶ Attainable for middle income households



Median Price of RU7 Units
\$539,000

Lessons Learned: Market for Infill Housing

- ▶ Flexible zone allows for different tenure configurations
- ▶ Resulted in new middle housing long-term rentals



Lessons Learned: Policy Tools

- ▶ **Pre-zoning** facilitated a shorter development application process.
- ▶ **Pre-approved Plans** attracted interest from developers.
- ▶ **Deferred Revenue**, new approach needed to deliver improvements.



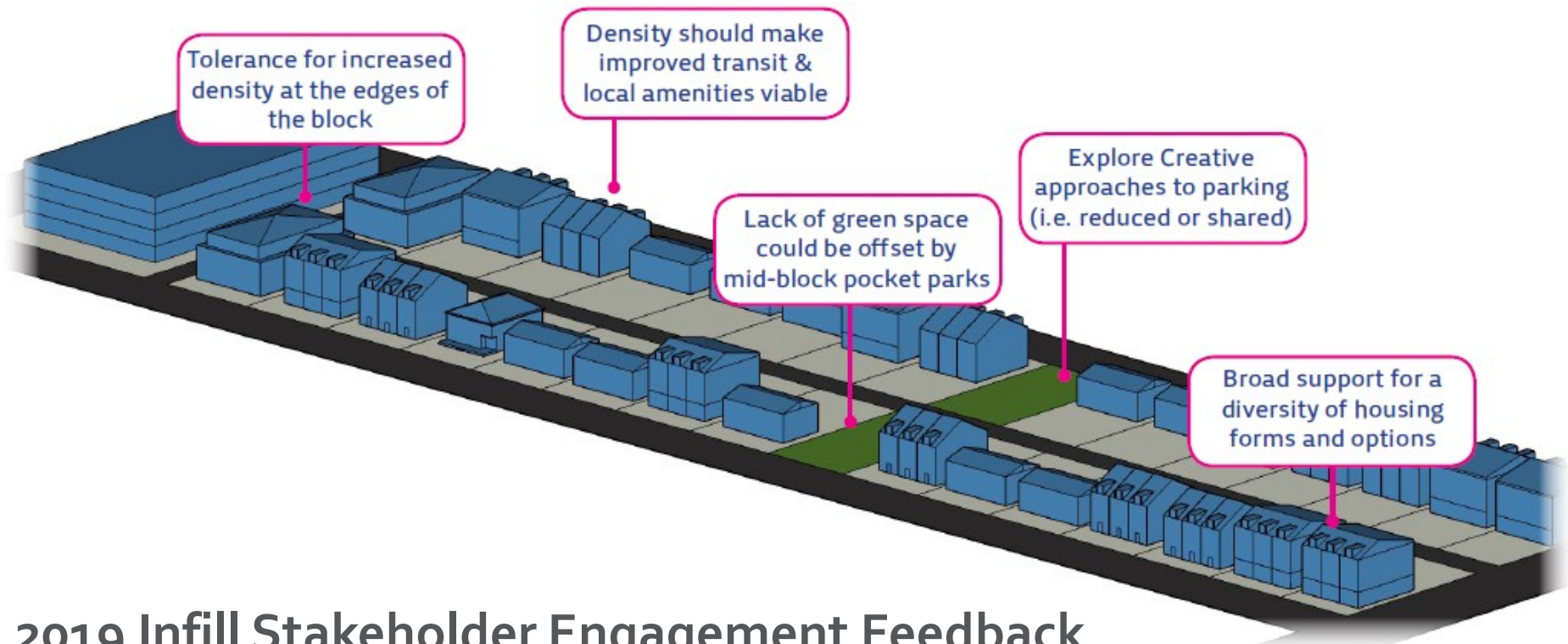


OCP Infill Engagement

- Diversity of groups participated
- Informs OCP infill approach
- Design-oriented workshops

Directions from Infill Engagement

- ▶ All participants supported greater density
- ▶ New forms of infill housing beyond RU7



2019 Infill Stakeholder Engagement Feedback

Directions from Engagement

- ▶ Neighbourhood change & civic Investment
- ▶ Streetscapes & urbanization

No Sidewalks/Street Trees



Sidewalks & Street Trees





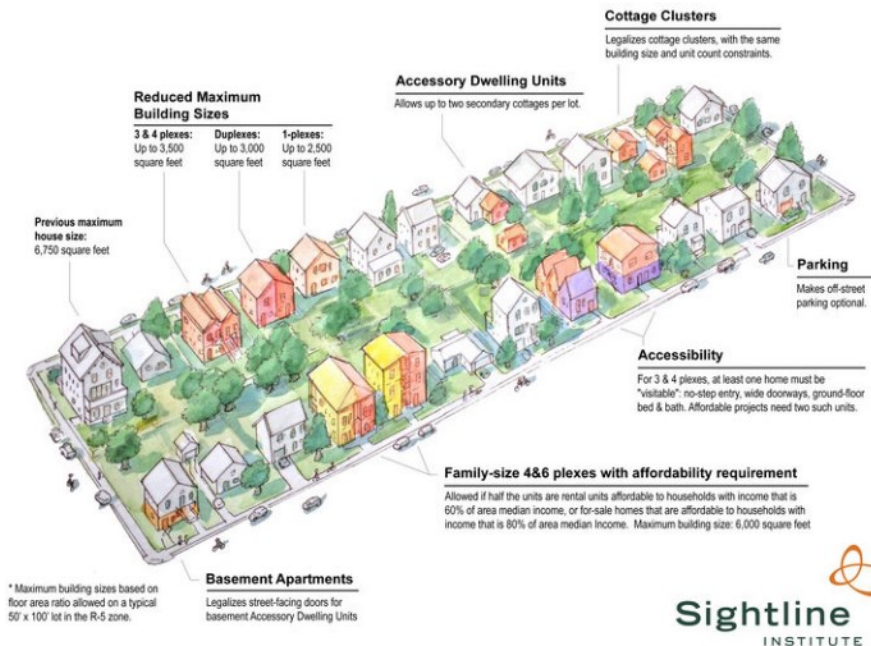
Directions from Engagement

- Design excellence
- Car-lite development

Infill Best Practices

- ▶ **City of Portland:** 90 per cent of areas allow up to six units per lot with optional off-street parking.
- ▶ **City of Minneapolis:** up-zoned residential areas to allow triplexes.
- ▶ **Coquitlam:** New regulations allow three and four units per lot.

Portland's Residential Infill Project Re-legalizing "middle housing" citywide



Next Steps

- ▶ **Infill Challenge Competition 2.0:** Explore design competition for new infill housing area.
- ▶ **Local Street Urbanization Project:** Test alternative project delivery strategies for streetscape improvements.
- ▶ **Zoning Bylaw Update:** Review infill housing regulations and consider opportunities for pre-zoning in 2020-21.

Conclusion

- ▶ Infill is central to 2040 OCP Growth Strategy
- ▶ Requires new policy and bylaw updates
- ▶ Lessons learned will guide OCP implementation

