

# Infill Challenge Design Competition 2.0

July 2021

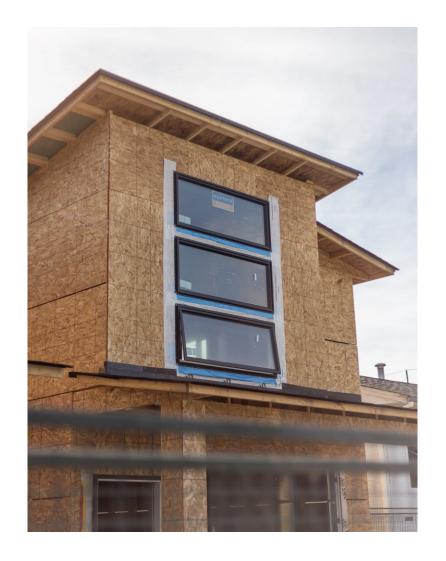


### Purpose

- ► Provide Council with information regarding the Infill Challenge Design Competition 2.0 (IDC 2.0)
- Recommend that Council direct staff to proceed with IDC 2.0

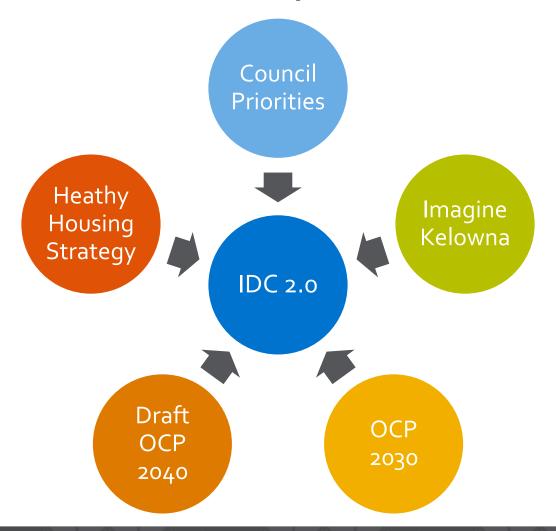
# Background – why infill?

- Provide housing that is attainable for a broader range of residents
  - ▶ 80% of residential land is zoned for single dwelling homes (SDH)
  - 20% of residents can afford a median priced SDH
- Combat impacts of urban sprawl





# Background – Policy Context





# IDC 2.0 - Broad Objectives

- Introduce new forms of infill housing
- Expand housing supply and diversity in new areas
- Show how infill housing can be well designed and meet community objectives
- Show how infill housing can improve neighbourhoods
- 5. Reinforce positive relationships

# IDC 2.0 – Subject Area

- ▶ Lots in Core Area
  - 2,500-3,000 established lots with potential to redevelop over the next 10+ years
- ► No rear laneway access

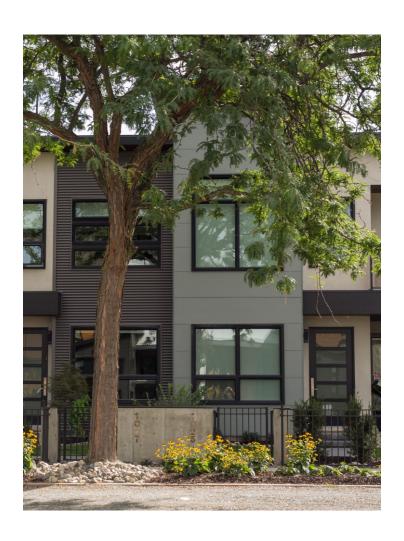




### Infill in Kelowna

- ► Secondary suites and carriage houses since the 90s
- ▶ 2016 Infill Challenge Design Competition
  - ► Two winning designs were selected formed the basis of the RU7 sensitive infill zone
  - ▶ Over 800 parcels were pre-zoned to RU7
  - ~300 RU7 units have received building permits

# Building on Lessons Learned from IDC 1.0



#### ► Success:

 Generated more attainable ground-oriented housing

#### ► Challenges:

- ▶ Units are not affordable
- ► Lack of infrastructure
- ► Inconsistent design quality

### IDC 2.0 – Submission Goals

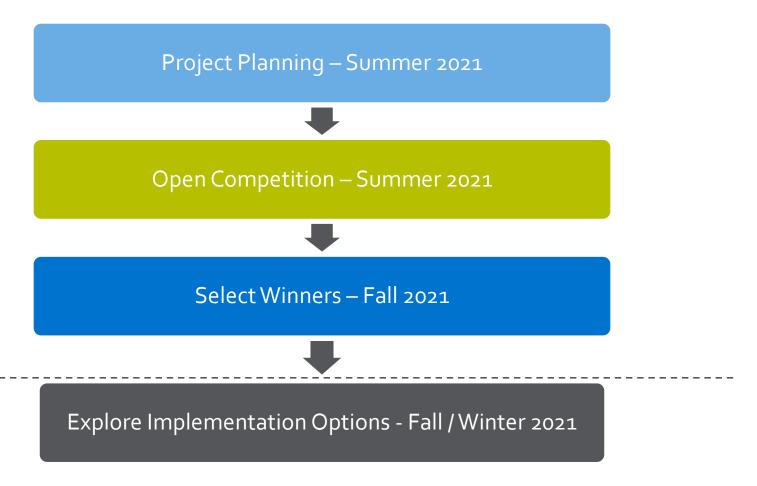
# Submissions must demonstrate housing that is:

- ► Affordable / Attainable
- ▶ Diverse
- ► Resilient
- **►** Inclusive
- ► Livable





### IDC 2.0 – Timeline



Implementation options to be reviewed by staff and approved by Council post-competition



### Conclusion

- Exploring ideas for new forms of infill housing will contribute to increasing diverse and attainable housing options
- ► IDC 2.0 will incorporate lessons learned from the first Design Challenge and include new objectives and higher standards

