



# 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

1. Introduce new forms of infill housing
2. Expand housing supply and diversity in new areas
3. Show how infill housing can be well designed and meet community objectives
4. 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

Project Planning – Summer 2021



Open Competition – Summer 2021



Select Winners – Fall 2021



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Explore Implementation Options - Fall / Winter 2021

*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

