

Report to Council



Date: March 14, 2022
To: Council
From: City Manager
Subject: Infill Challenge Design Competition 2.0 – Results
Department: Policy & Planning

Recommendation:

THAT Council receives, for information, the report from the Policy & Planning Department dated March 14, 2022;

AND THAT Council direct staff to recognize the top submissions as described in the report.

Purpose:

To provide information about the results of the Infill Challenge Design Competition 2.0.

Background:

Infill housing is defined as the addition of new housing into existing neighbourhoods. In Kelowna, infill plays a central role in providing housing diversity in areas where housing forms have typically been limited. Infill is supported by Council's priority of providing an appropriate mix of attainable, context sensitive housing. Infill housing is also supported in the 2040 OCP and the Healthy Housing Strategy.

As per the July 26, 2021 Council report, Policy & Planning staff launched the Infill Challenge Design Competition 2.0 (IDC 2.0) in 2021. This competition built on the City's historically strong leadership on infill housing and lessons learned from the 2016 Infill Design Challenge.

Discussion:

Competition Objectives

IDC 2.0 was intended to generate new housing ideas for existing mature lots without rear laneways in various Core Area neighbourhoods. The overarching goals of the competition were to:

- Introduce new forms of infill housing not presently permitted in Kelowna
- Expand the supply and diversity of housing in new parts of Kelowna's Core Area
- Demonstrate how infill housing can be well designed while meeting various community objectives, including diversity, resiliency, affordability, inclusivity, and livability
- Provide area residents with examples of how infill housing could improve their neighbourhoods
- Reinforce positive relationships between the City, the development and home building industry, and area residents

Competition Process

The competition launched in August 2021, and the original submission deadline was extended until the end of November 2021 at the request of participants. The competition was promoted locally, nationally, and internationally, and received 56 submissions in total. An initial internal review was conducted in collaboration between the Policy & Planning, Development Planning, and Building & Permitting Departments to check submission completeness and compliance with competition rules. Due to the higher-than-anticipated number of submissions, the internal review continued into early 2022. Internally vetted submissions were forwarded to an external jury consisting of local and BC-based infill housing experts for final deliberation.

Competition Results

The external jury selected three winners and an honorable mention:

- **1st Award** - *Unnamed* - MutarQ Architecture
- **2nd Award** - *Mosaic* - Bluegreen Architecture Inc.
- **3rd Award** - *The Garden Cluster* - Twobytwo Architecture Studio
- **Honourable Mention** - *The Kelowna Quilt* - Oh Song Studio

Conclusion & Next Steps:

IDC 2.0 successfully generated new ideas for infill housing in Kelowna, and the winning designs will be used to inform the City’s ongoing work on infill including the Zoning Bylaw update. Now that high-quality infill housing concepts have been shown to be feasible on lots without lanes, staff will explore implementation options for new forms of infill housing in more depth. Staff will review issues such as housing affordability as well as the development approval and fast track process. Additionally, staff are working with Small Housing BC and received a grant from the Union of BC Municipalities to support further infill work. Implementation of new infill policies and regulations will involve additional consultation with industry and the public, as well as touchpoints with Council.

Considerations applicable to this report:

2040 Official Community Plan

OCP Pillar: promote more housing diversity

Objective 5.11. Increase the diversity of housing forms and tenure to create an inclusive, affordable and complete Core Area.

Healthy Housing Strategy

Action 3.3 – Build the Right Supply. Support a greater variety of infill housing forms.

Financial/Budgetary Considerations:

The budget for IDC 2.0 is \$56,000. The Policy & Planning Department will fund \$20,000. The remaining \$36,000 has been provided by a grant from CMHC and sponsorships from Jesse East, Dave Alton, and UDI, and will be distributed as awards to the best submissions and to recognize the volunteer support of the judges.

Submitted by:

A. Janousek, Planner

Approved for inclusion:



J. Moore, Long Range Policy & Planning Manager