

Infill Options Project

Project Update

Regular Council Meeting

June 20, 2022



Today

Background: Project Grant, Context

Infill Housing: Definition and Policy Context

Infill Options Program: Objectives and Workplan

Summary

Canadian context

- ▶ Housing supply
- ▶ Speed up approvals process
- ▶ Improve housing affordability
- ▶ Responding to population growth



Sign in Search International edition

The Guardian

For 200 years

Spiraling housing prices are an 'intergenerational injustice', says Canada's deputy PM

VICTORIA NEWS

Public hearing on Victoria's missing middle proposal eyed for mid-summer



POLITICS

B.C.'s housing inventory lacking 'right supply' to resolve affordable housing crisis

By Taya Fast • Global News
Posted March 23, 2022 5:54 pm



House sales are down but prices are up across the Okanagan in the month of February 2022, compared to the same month last year. (THE CANADIAN PRESS/Graeme Roy)

Lack of inventory continues to drive up Okanagan home prices



Global NEWS

World Canada Local Politics Money Health Entertainment Lifestyle

CANADA

Benchmark price for home in Central Okanagan reaches \$1.1 million

Vaughn Palmer: Eby again signals he will wield stick if B.C. cities don't accelerate housing starts

Background

- ▶ 430k UBCM Grant
 - ▶ DAPR: Development Approvals Process Review
 - ▶ New ways to improve supply side
 - ▶ 288k: “Artificial Intelligence Chatbot”
 - ▶ 142K: “Infill Options Project”
- ▶ Infill Design Challenge 1.0



Opening doors: unlocking housing supply for affordability

Final report of the Canada-British Columbia Expert Panel on the Future of Housing Supply and Affordability



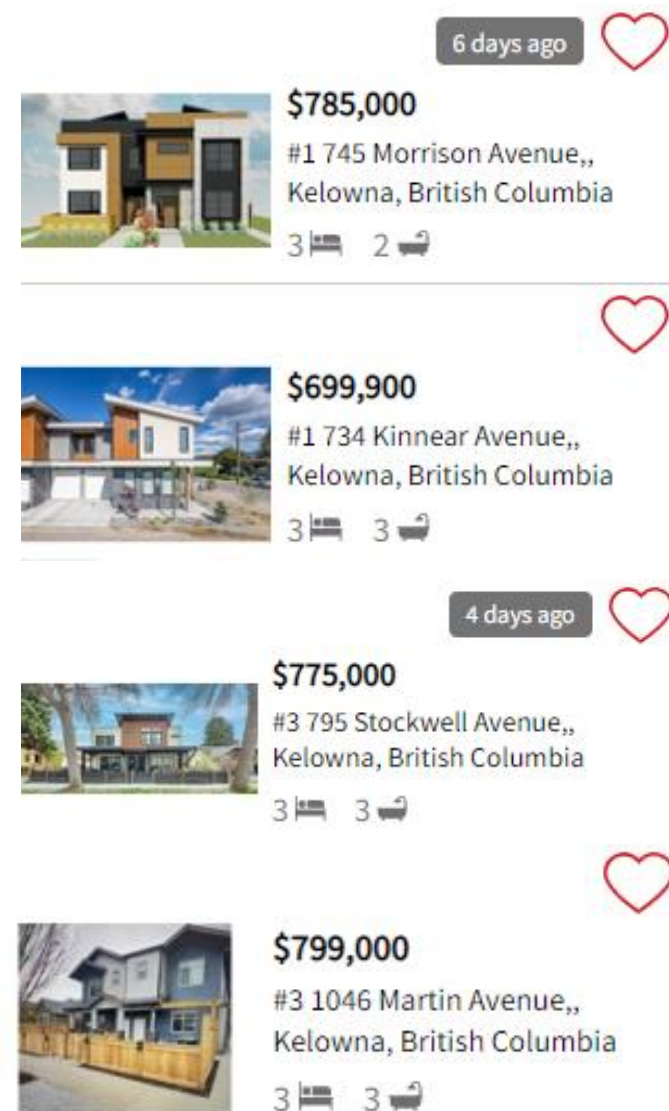
Infill Options Program

- ▶ Goal:
 - ▶ Remove regulatory barriers to support an increased supply of ground-oriented infill housing.
- ▶ A response to supply constraints & OCP policy direction
- ▶ Build on previous success
- ▶ Improve *attainability*







A note on terminology:

- Affordable housing:
 - Typically subsidized rental
 - Non-market
 - Below-market rents @ no more than 30% income
 - Operated by non-profit
- Attainable housing:
 - Market housing
 - Lower priced
 - More achievable
 - Can incorporate below-market options through control mechanisms
 - Housing agreements
 - Covenants
 - Offset through incentives
- Infill Options = more attainable options



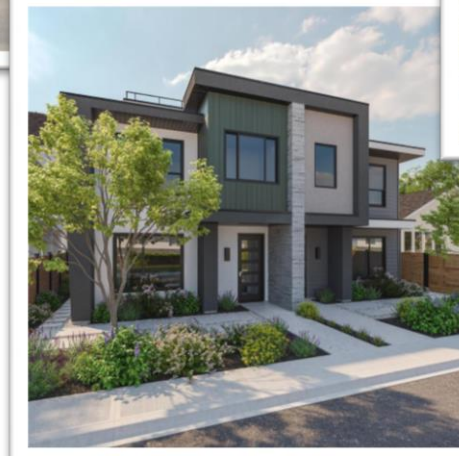
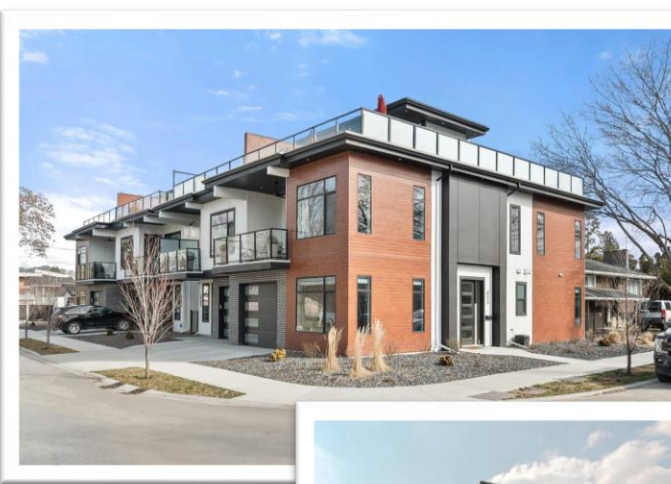
The screenshot displays four real estate listings, each with a photo, price, address, location, and property details (bedrooms and bathrooms). Each listing also features a heart icon for favoriting and a timestamp for when it was posted.

Property Photo	Price	Address	Location	Bedrooms	Bathrooms	Posted
	\$785,000	#1 745 Morrison Avenue,,	Kelowna, British Columbia	3	2	6 days ago
	\$699,900	#1 734 Kinnear Avenue,,	Kelowna, British Columbia	3	3	
	\$775,000	#3 795 Stockwell Avenue,,	Kelowna, British Columbia	3	3	4 days ago
	\$799,000	#3 1046 Martin Avenue,,	Kelowna, British Columbia	3	3	

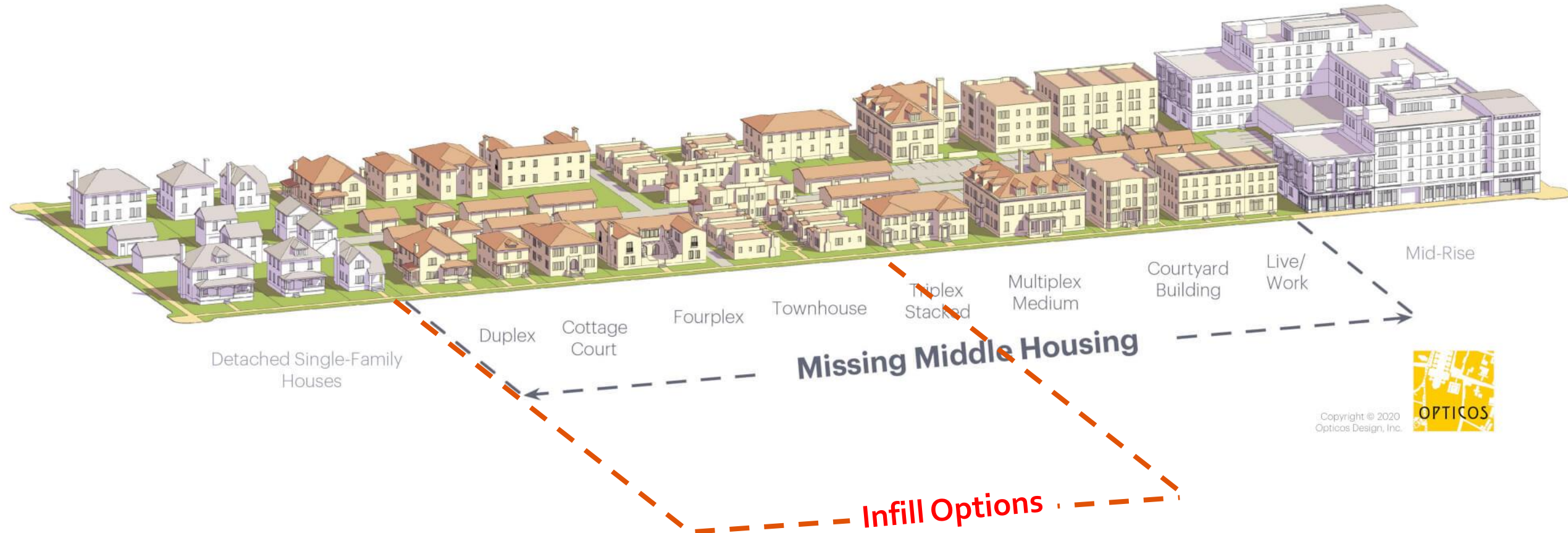
What kind of infill?

- ▶ OCP definition of “ground-oriented infill”
 - ▶ residential only
 - ▶ 3 or fewer stories
 - ▶ individual, at grade entrances
 - ▶ Uses existing lot configuration (no consolidations)

- ▶ “Missing Middle” housing

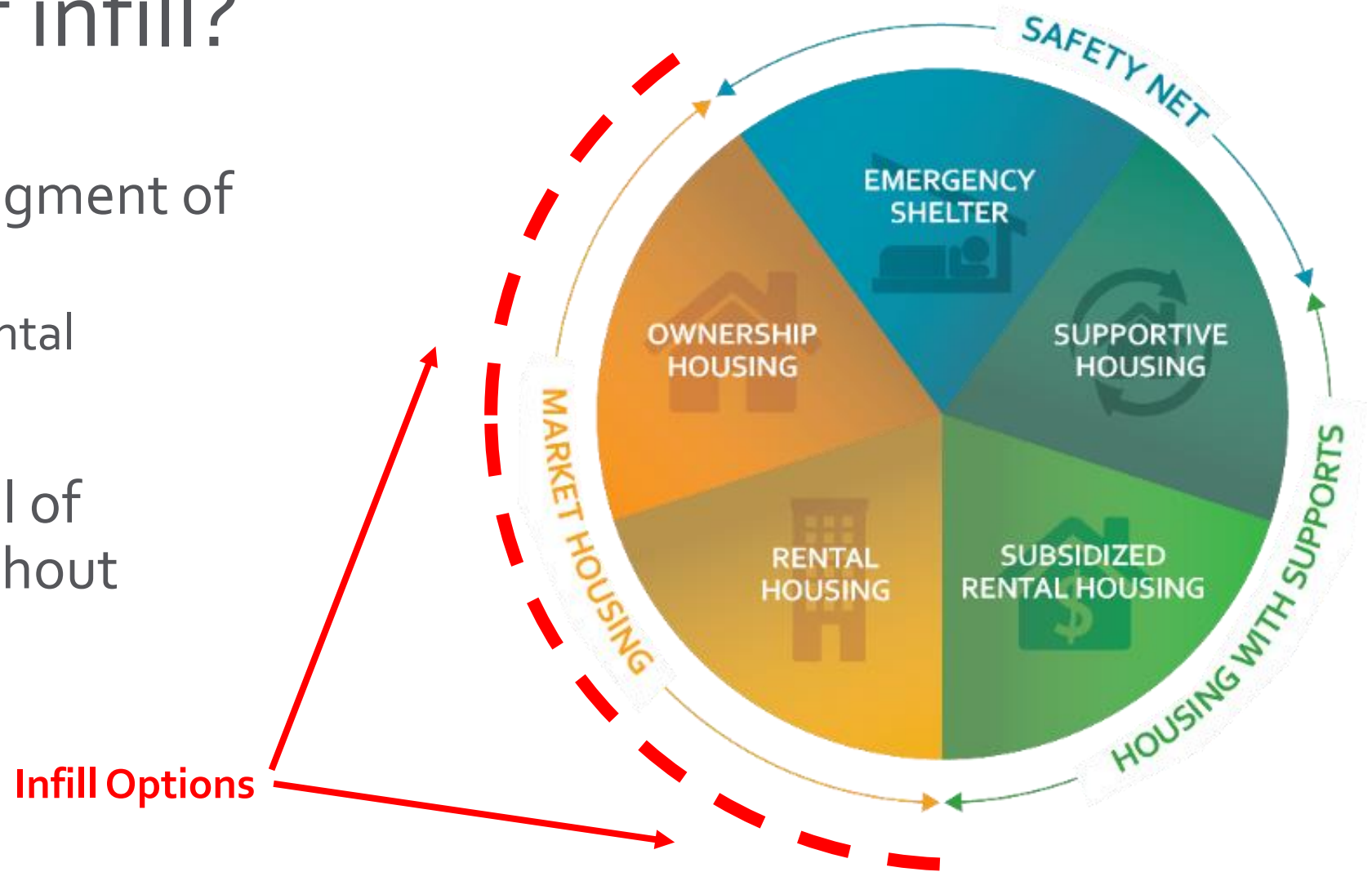


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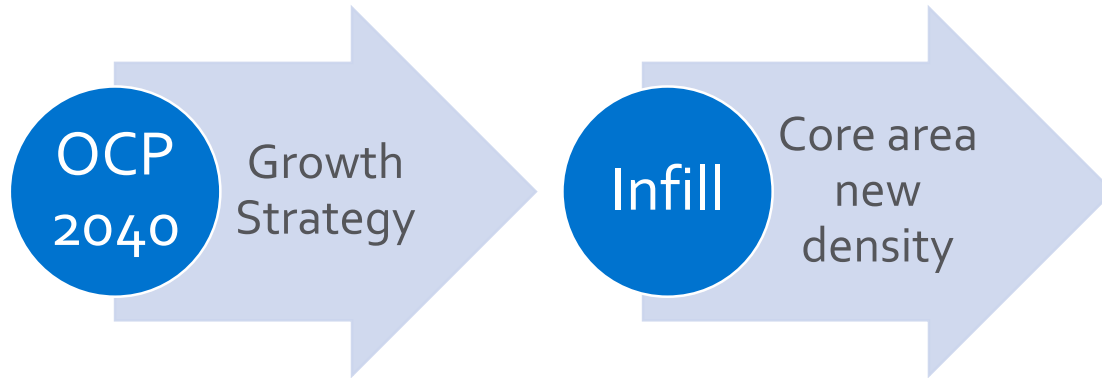


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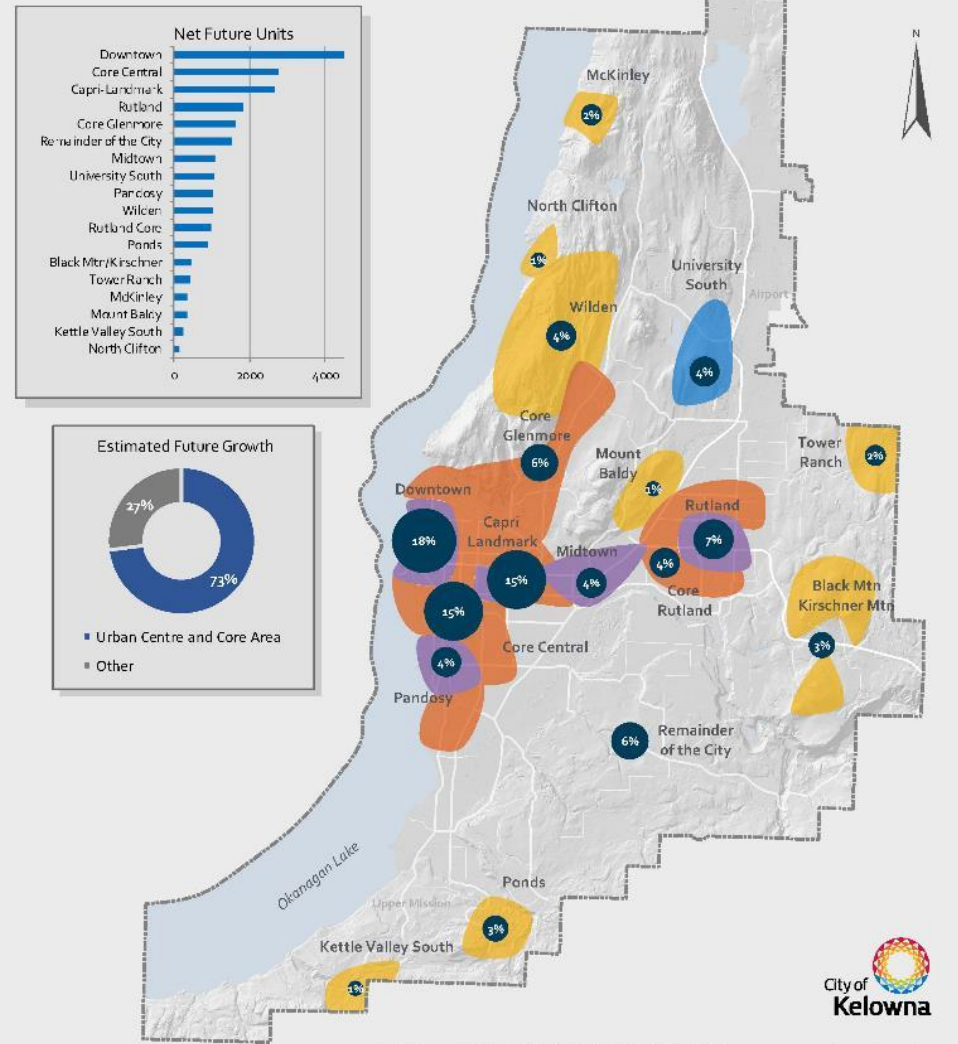
- ▶ Market housing segment of wheelhouse
 - ▶ ownership and rental
- ▶ Increases potential of movement throughout wheelhouse

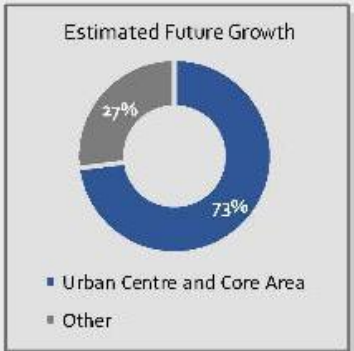
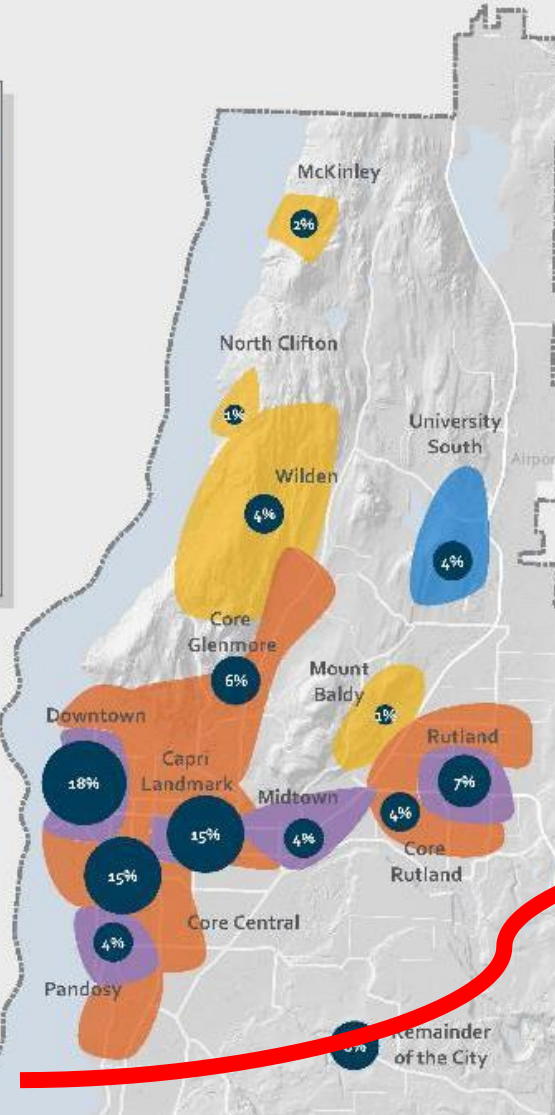
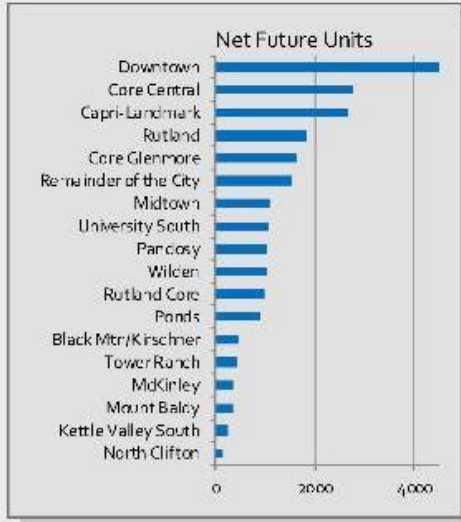


Policy context

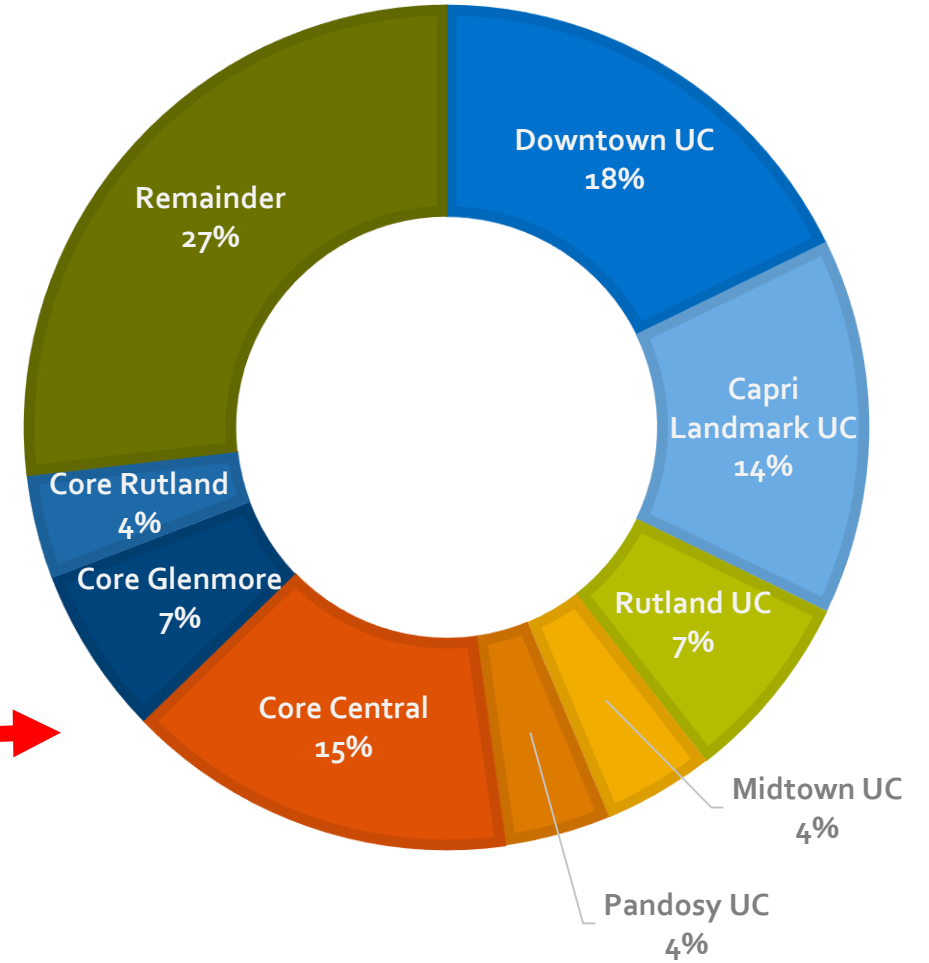


- ▶ Strategic housing growth supports policy priorities of:
 - ▶ Official Community Plan
 - ▶ Transportation Master Plan
 - ▶ Healthy Housing Strategy





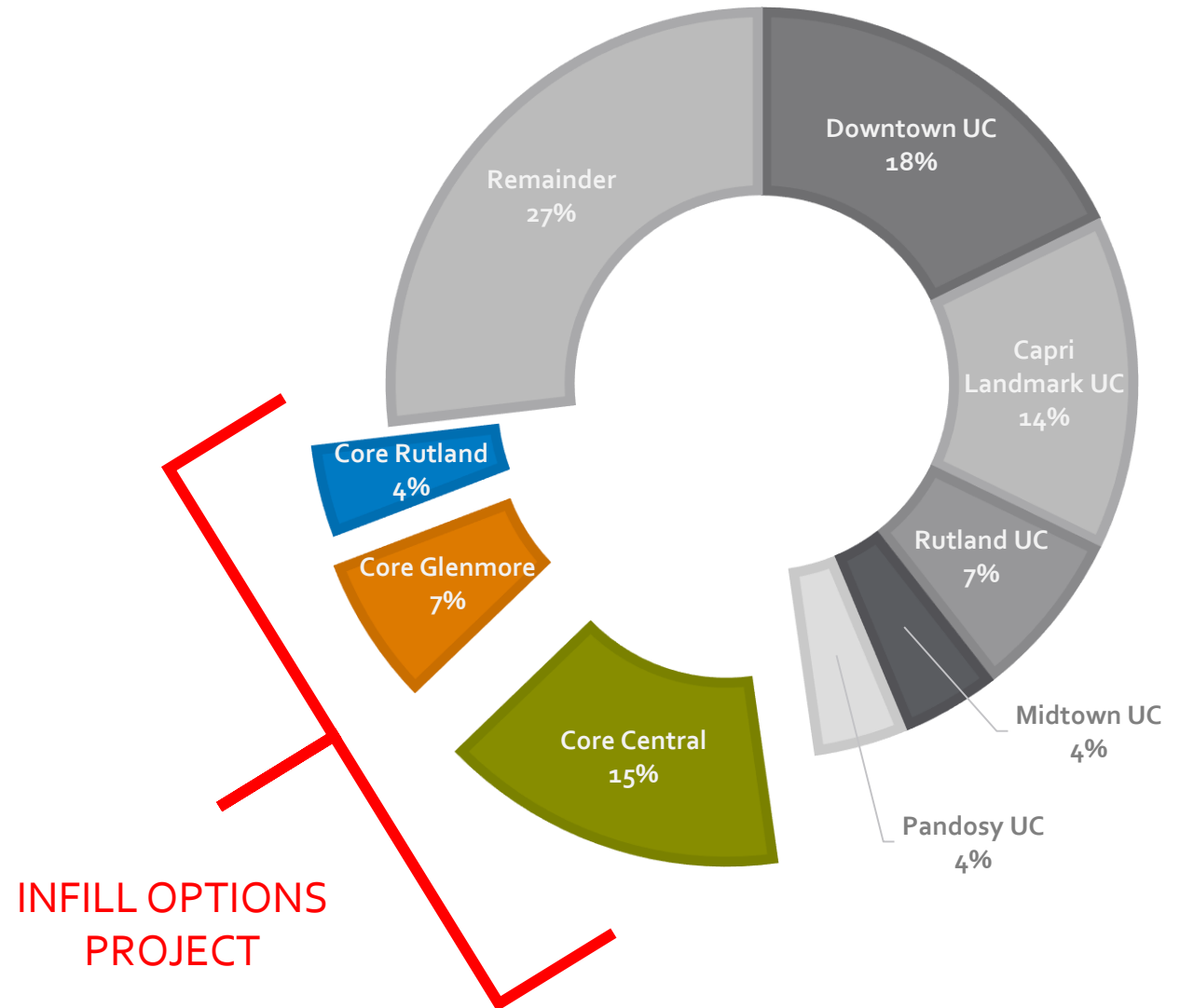
HOUSING GROWTH



HOUSING GROWTH

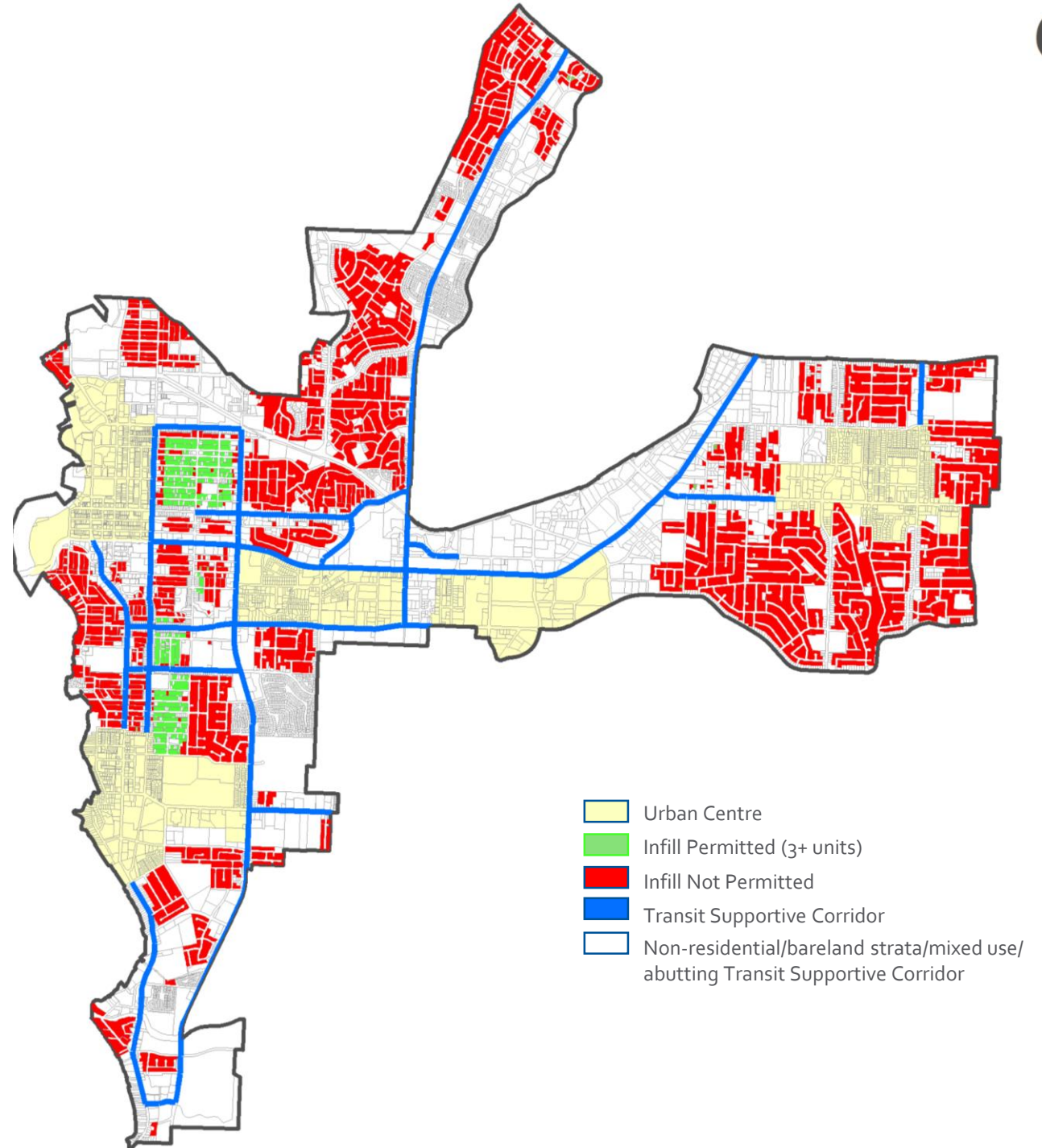
Policy context

- ▶ Core area neighbourhoods
 - ▶ Expected to accommodate 25% of the City's growth to 2040
 - ▶ 6400+ units
 - ▶ 11,000 – 13,000 persons



Policy context

- 92% of core area neighbourhoods with infill potential are not zoned to permit it
- Results in need for rezoning for each project
 - Known housing barrier
 - Burden on staffing resources
- Infill rezonings outside of RU7 are rare



Infill Options Project: Objectives & Outcomes



Introduction of new zoning regulations in Core Area Neighbourhoods (C-NHD)



Faster and easier approvals processes



Identified costs for infrastructure improvements

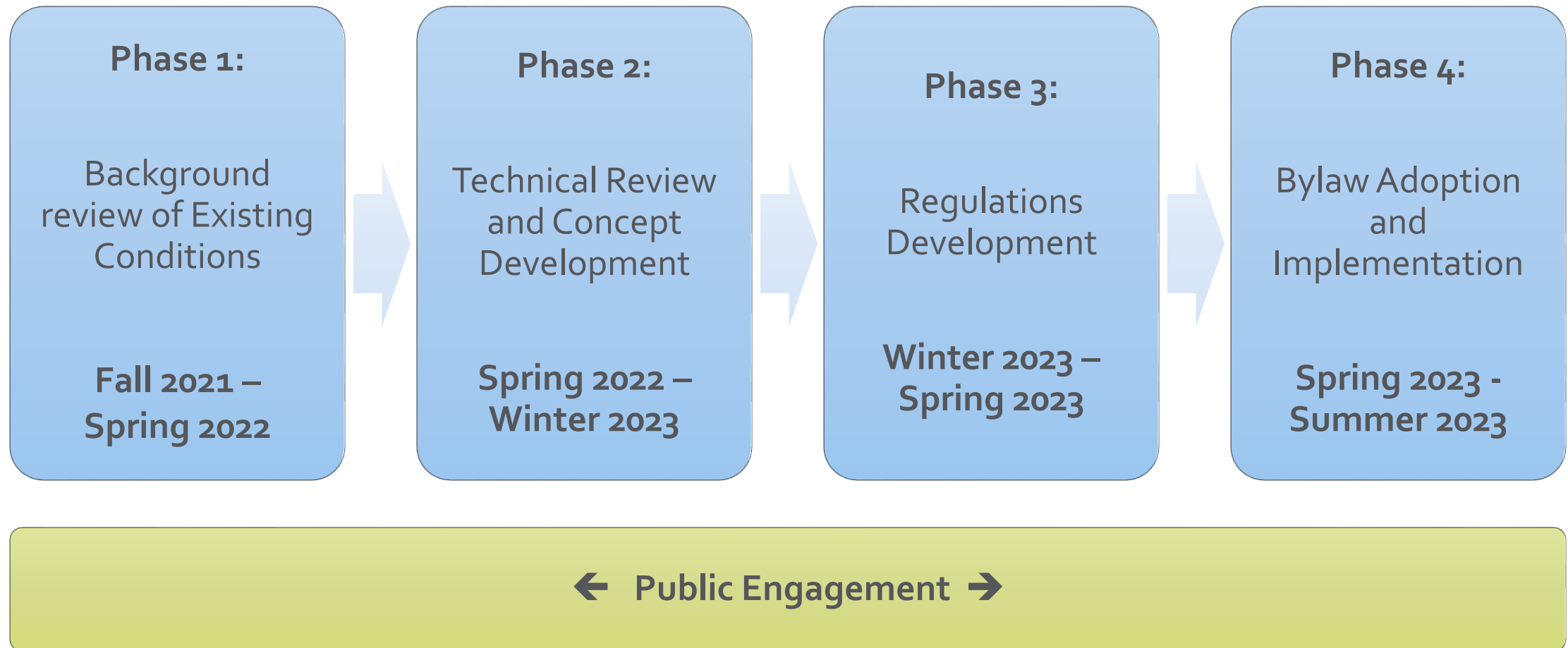


Increased options for attainable housing

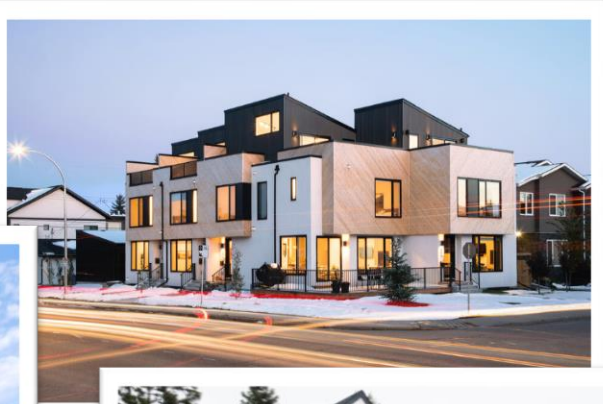


Clear communications and guidance materials with the public and development community

Infill Options Project - Workplan



Summary





Questions?

For more information, visit kelowna.ca.

