

Infill Options

Project Update

Regular Council Meeting

May 15, 2023



Today

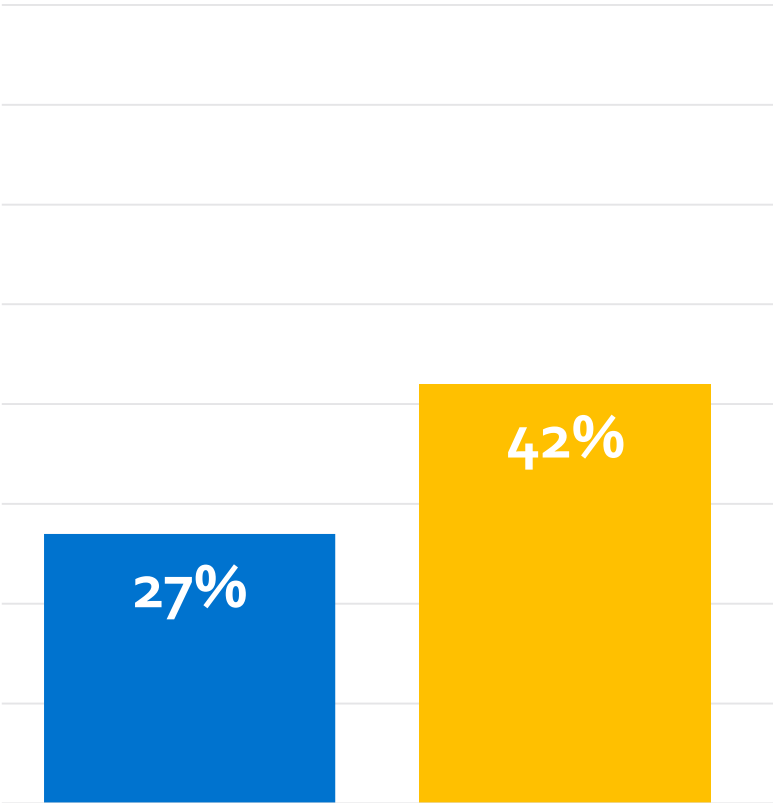
Background & Context

Infill Options: Brief summary of work to date

Infill Option: Next Steps

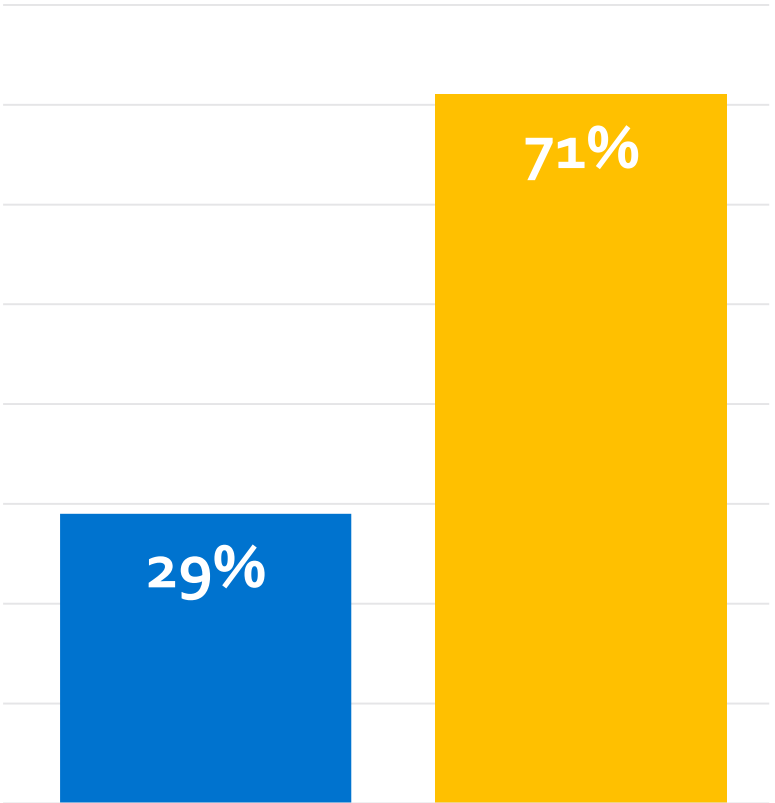
Questions

Kelowna 2041 = more people, more housing



population
+54,000

homes
+26,656



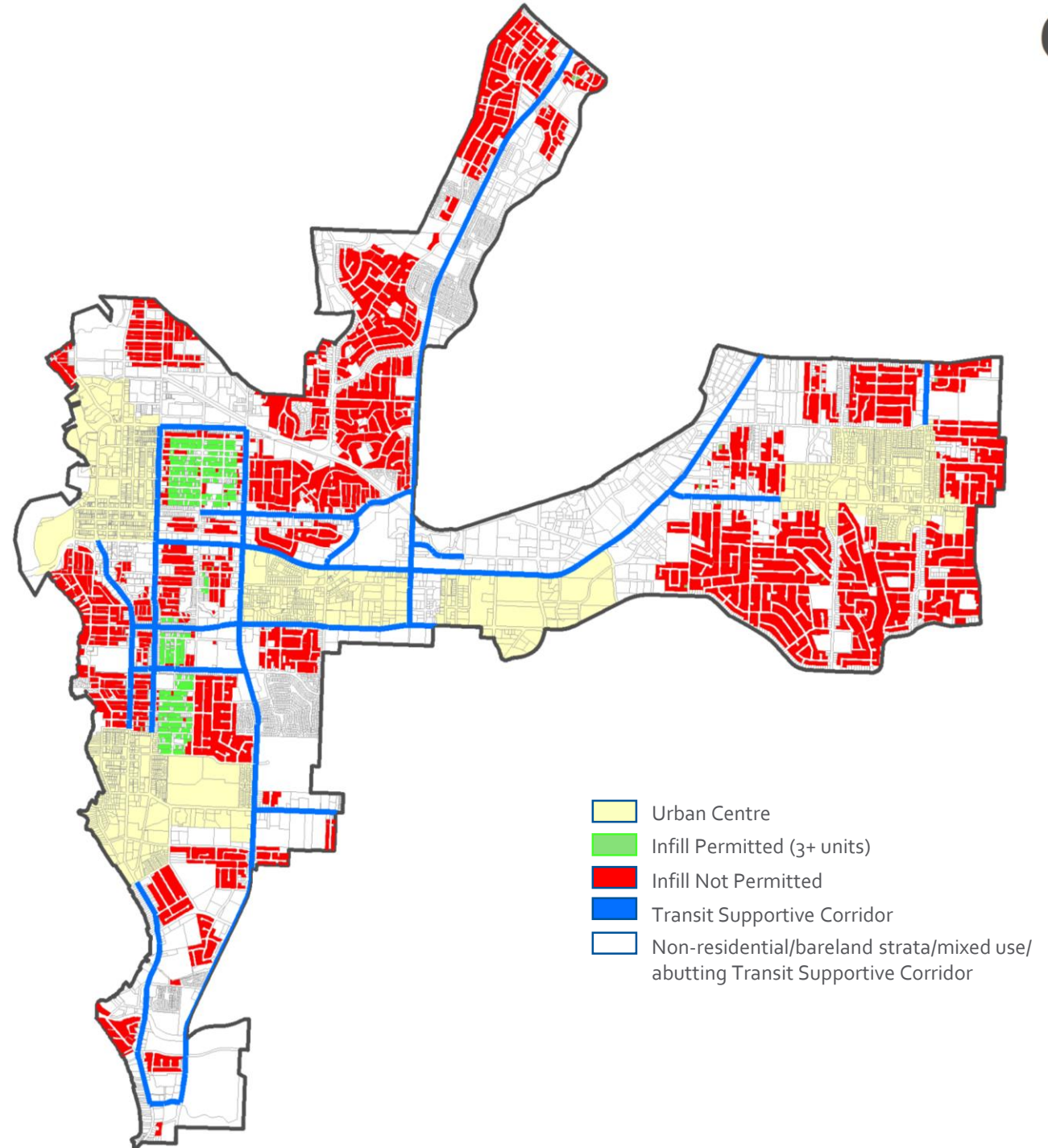
ground oriented
units
+8,000

multi units
+20,000



Context: Barriers

- 92% of core area neighbourhoods are not zoned to permit infill
 - But are supported by OCP
- Rezoning required
 - Known housing barrier
 - Burden on staffing resources
- ***Not viable or sensible to repeat this process 2,000+ times for all infill development!!!***



Background

- ▶ Development Approvals Process Review
 - ▶ UBCM Grant
- ▶ Infill Design Challenge
- ▶ Homes for People Plan and *Housing Supply Act*



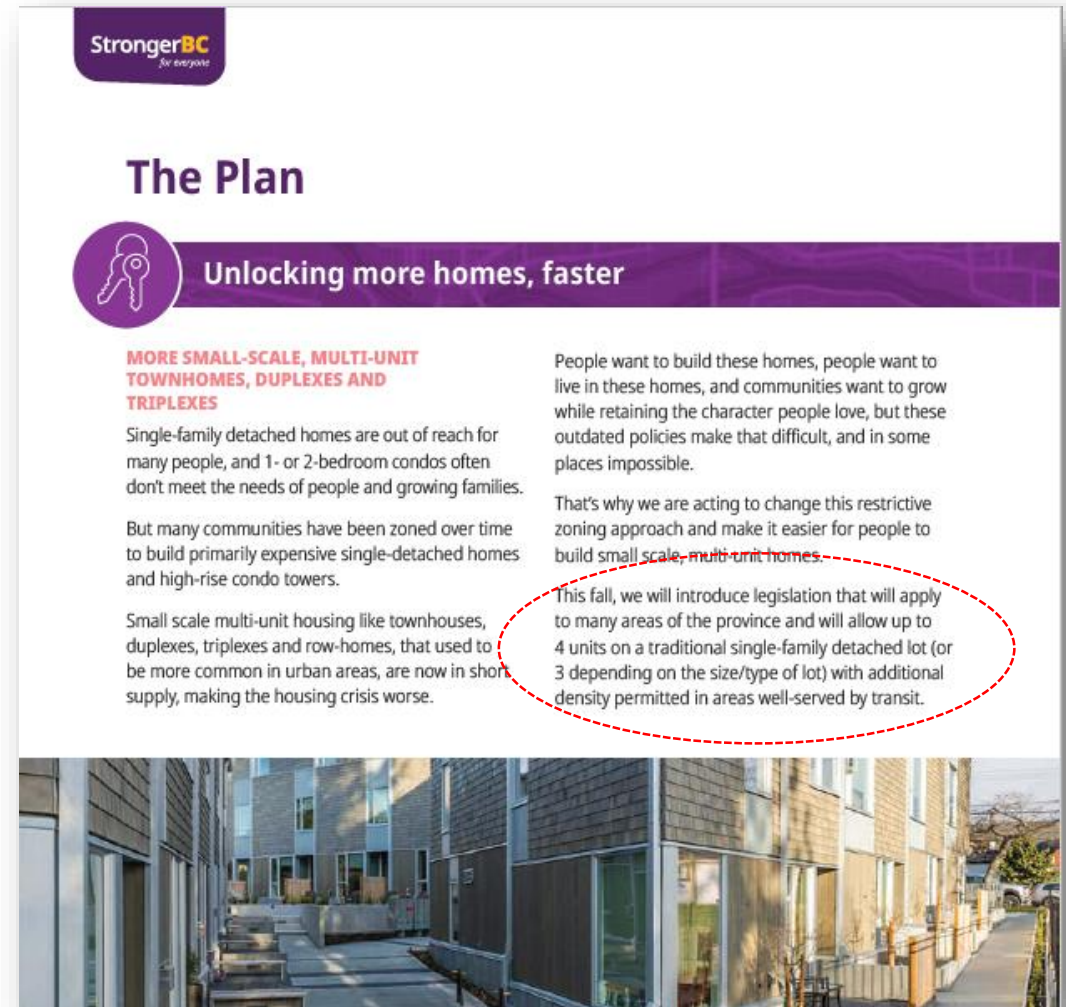
Opening doors: unlocking
housing supply for affordability

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




Homes for People: “Small-Scale Multi-Unit”

"This fall, we will introduce legislation that will apply to many areas of the province and will allow up to 4 units on a traditional single-family detached lot (or 3 depending on the size/type of lot) with additional density permitted in areas well-served by transit."



StrongerBC
for everyone

The Plan

 **Unlocking more homes, faster**

MORE SMALL-SCALE, MULTI-UNIT TOWNHOMES, DUPLEXES AND TRIPLEXES

Single-family detached homes are out of reach for many people, and 1- or 2-bedroom condos often don't meet the needs of people and growing families.


But many communities have been zoned over time to build primarily expensive single-detached homes and high-rise condo towers.

Small scale multi-unit housing like townhouses, duplexes, triplexes and row-homes, that used to be more common in urban areas, are now in short supply, making the housing crisis worse.

People want to build these homes, people want to live in these homes, and communities want to grow while retaining the character people love, but these outdated policies make that difficult, and in some places impossible.

That's why we are acting to change this restrictive zoning approach and make it easier for people to build small scale, multi-unit homes.

This fall, we will introduce legislation that will apply to many areas of the province and will allow up to 4 units on a traditional single-family detached lot (or 3 depending on the size/type of lot) with additional density permitted in areas well-served by transit.



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*



Infill Options: Objectives



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



Faster and easier approvals processes



Identified costs for infrastructure improvements



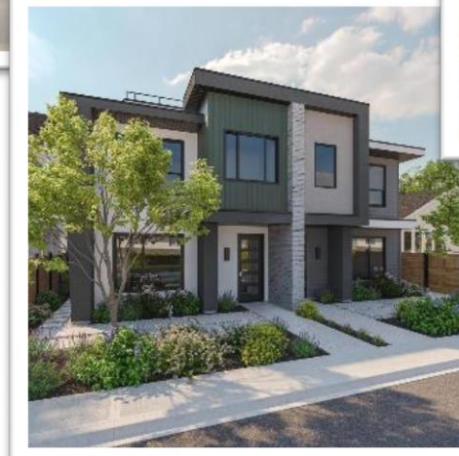
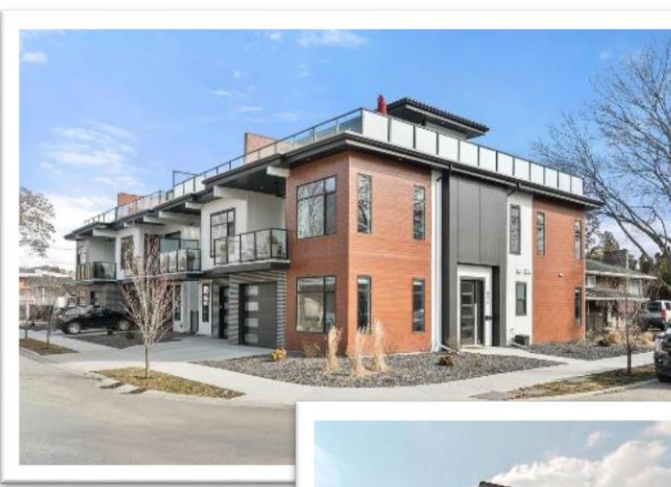
Increased options for attainable housing



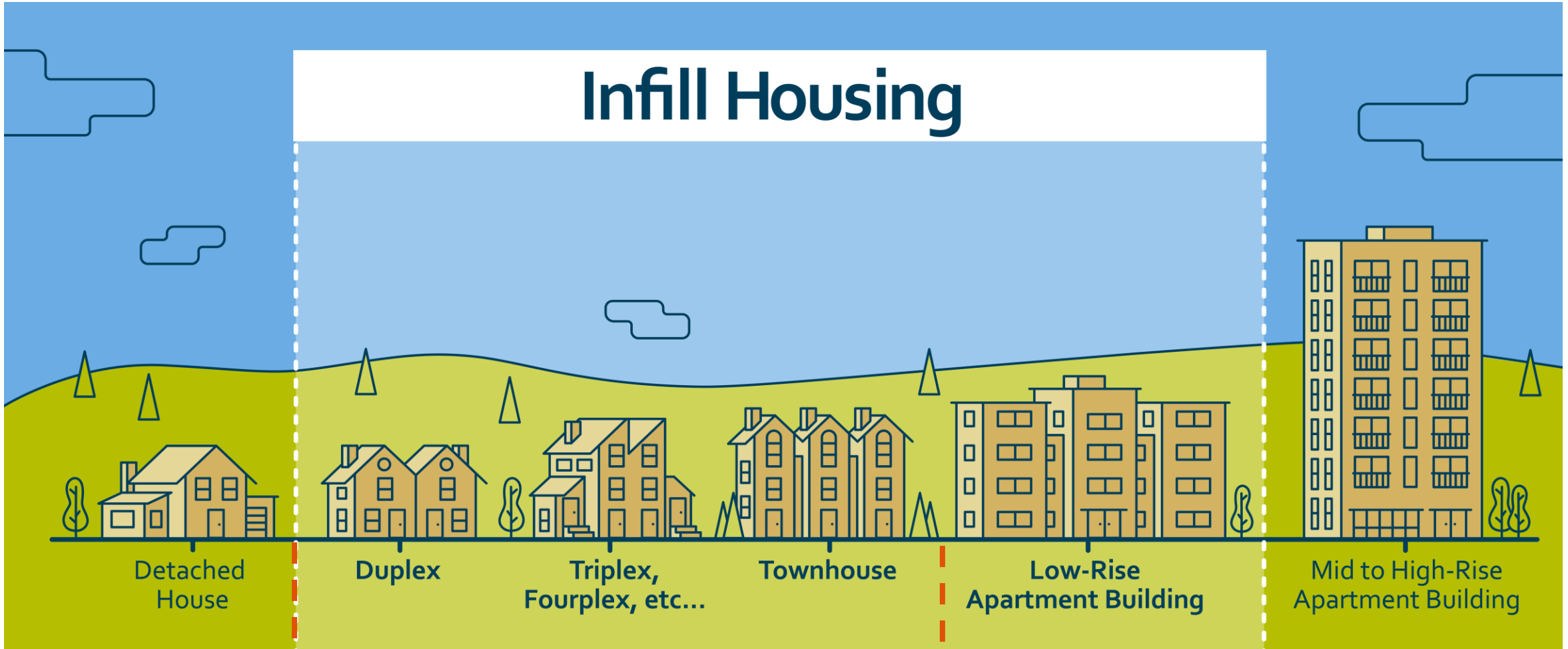
Clear communications and guidance materials

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)



Infill Housing

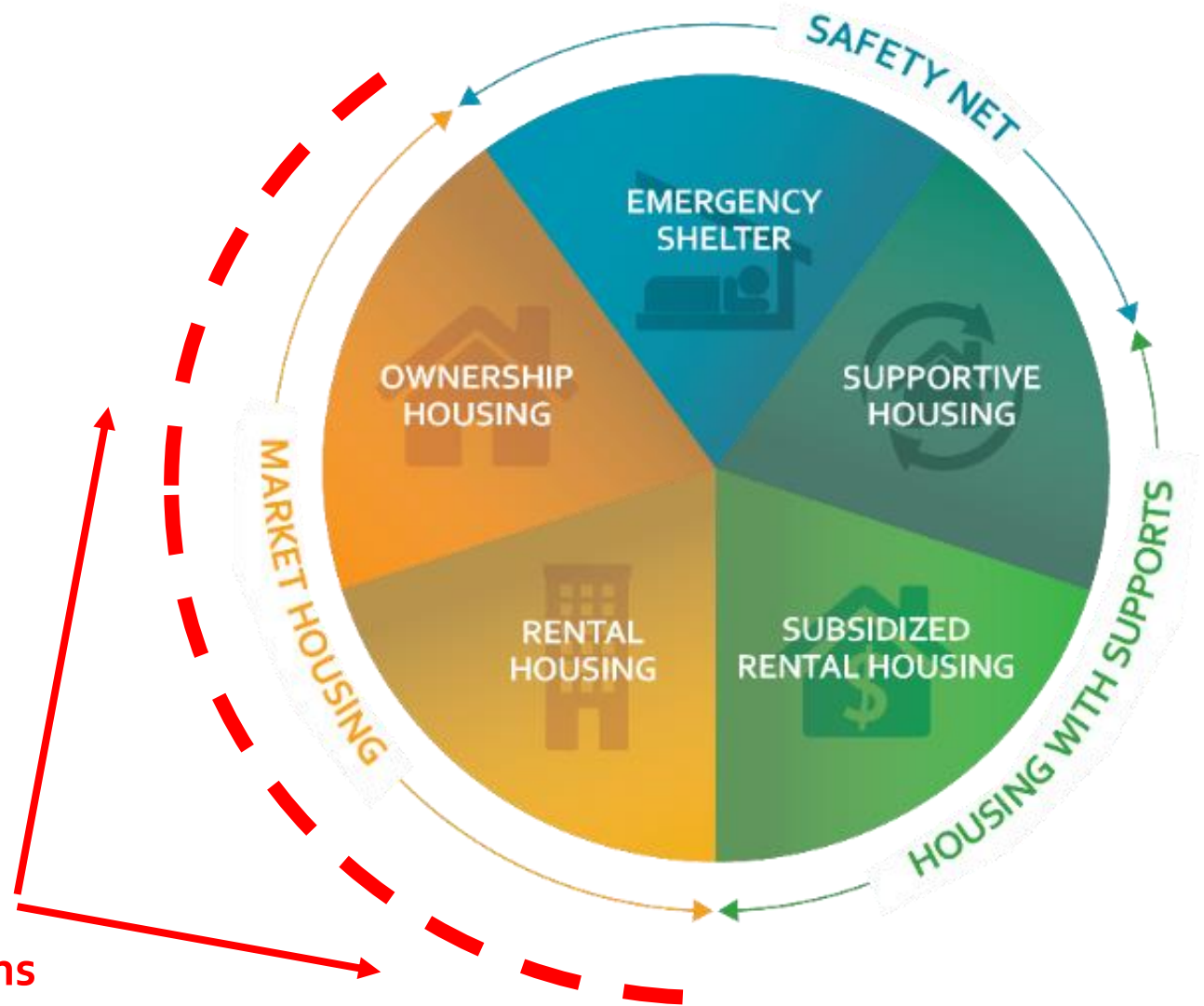


Infill Options

What kind of infill?

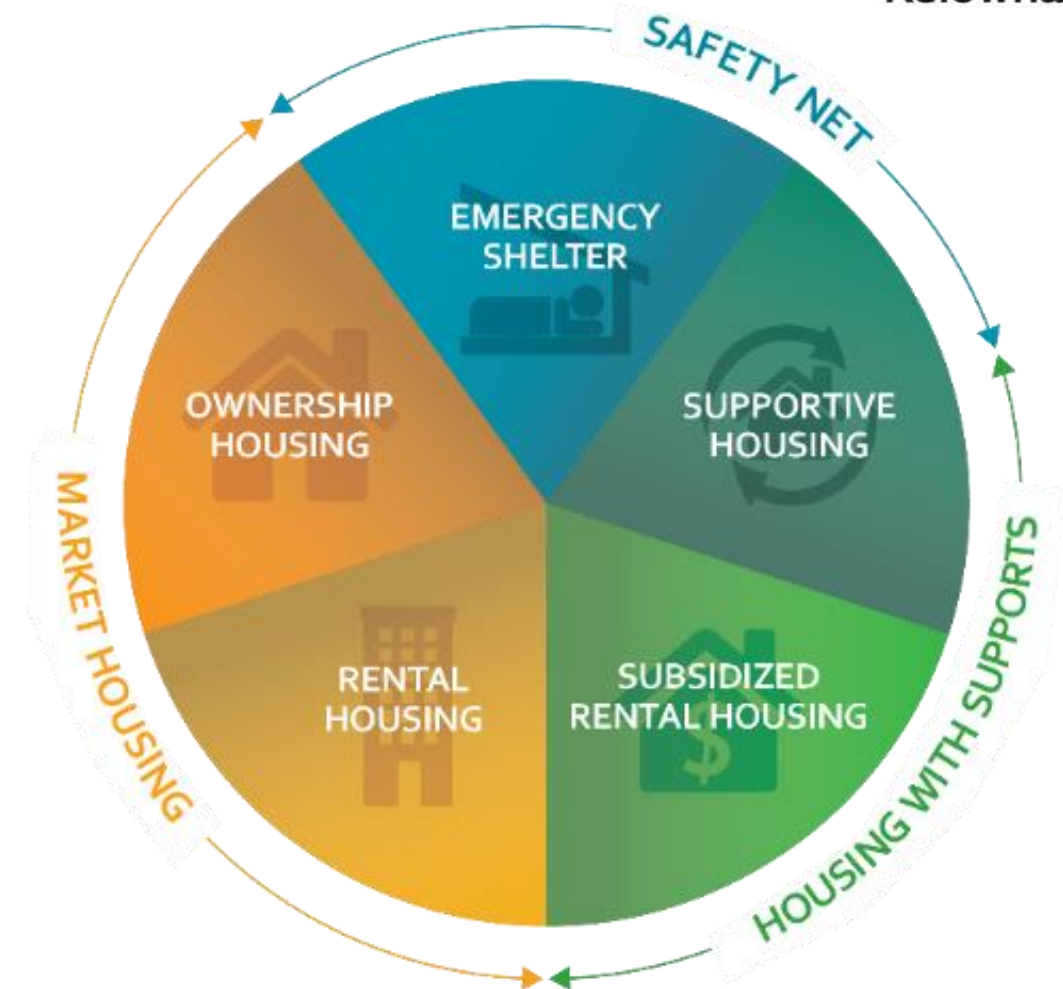
- ▶ Market housing segment of wheelhouse
- ▶ Increases potential for movement throughout wheelhouse
- ▶ Improved attainability
- ▶ One of numerous responses to housing needs

Infill Options

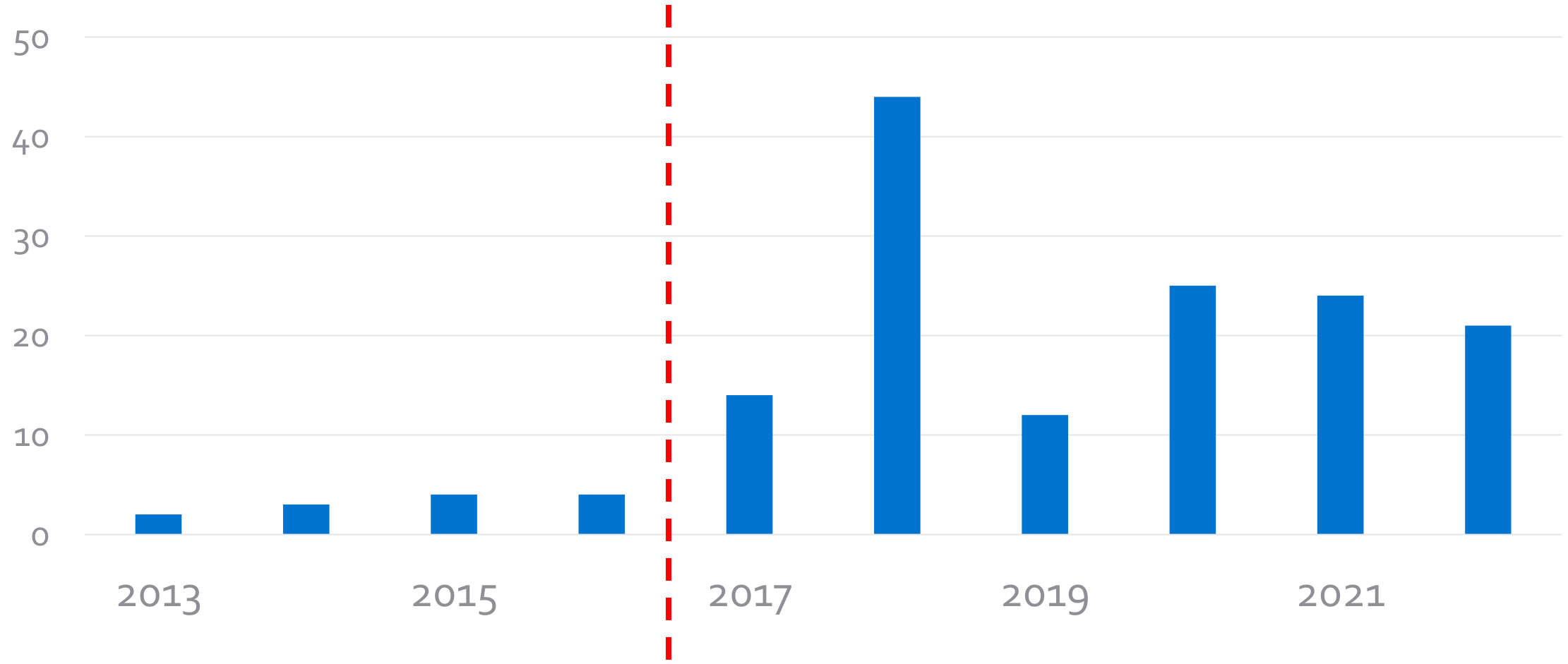


A note on terminology:

- Affordable housing:
 - Typically subsidized rental
 - Below-market rents
 - Operated by non-profit
- Attainable housing:
 - Market housing
 - Lower priced, more achievable
- Infill Options = more attainable options



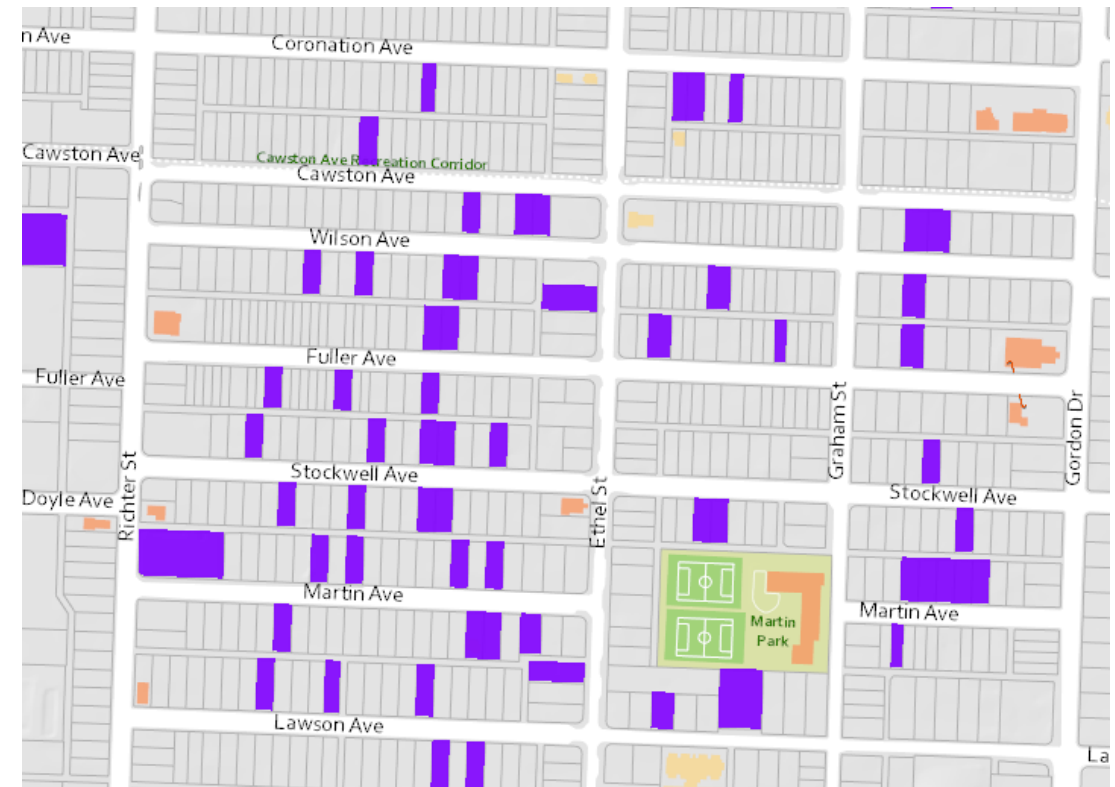
Infill Housing Projects 2013 - 2022



800 lot pre-zoning

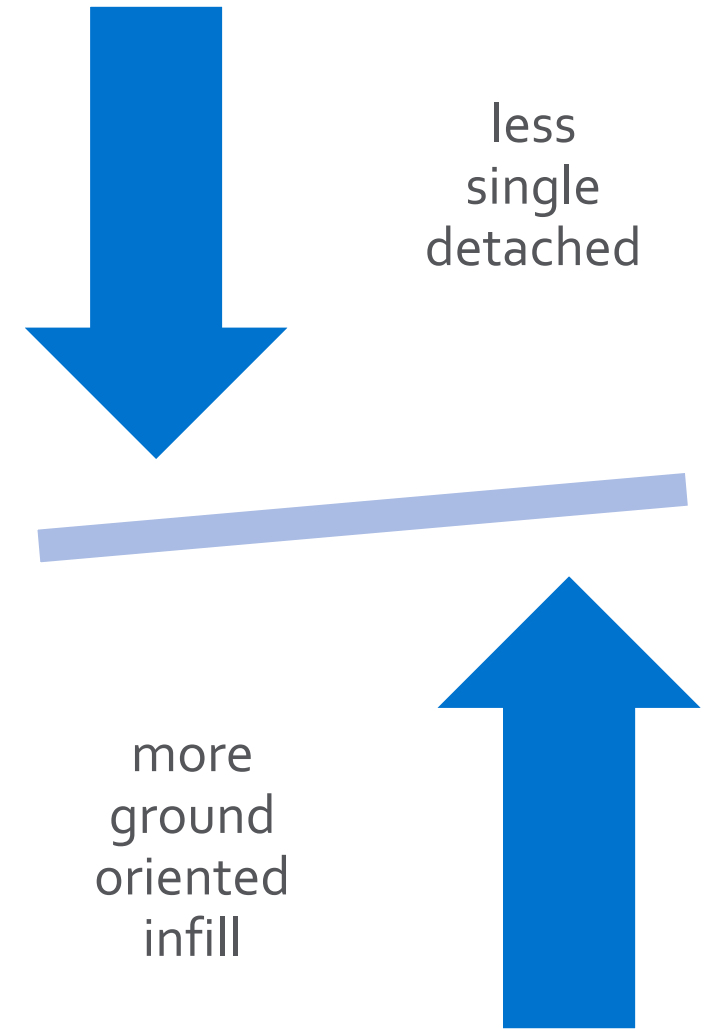
Infill Options: Approach

- ▶ Where is infill likely to be located?
- ▶ How many units are likely?
- ▶ What infrastructure is necessary?
- ▶ Result: an informed and practical response.



Infill: Expected Growth

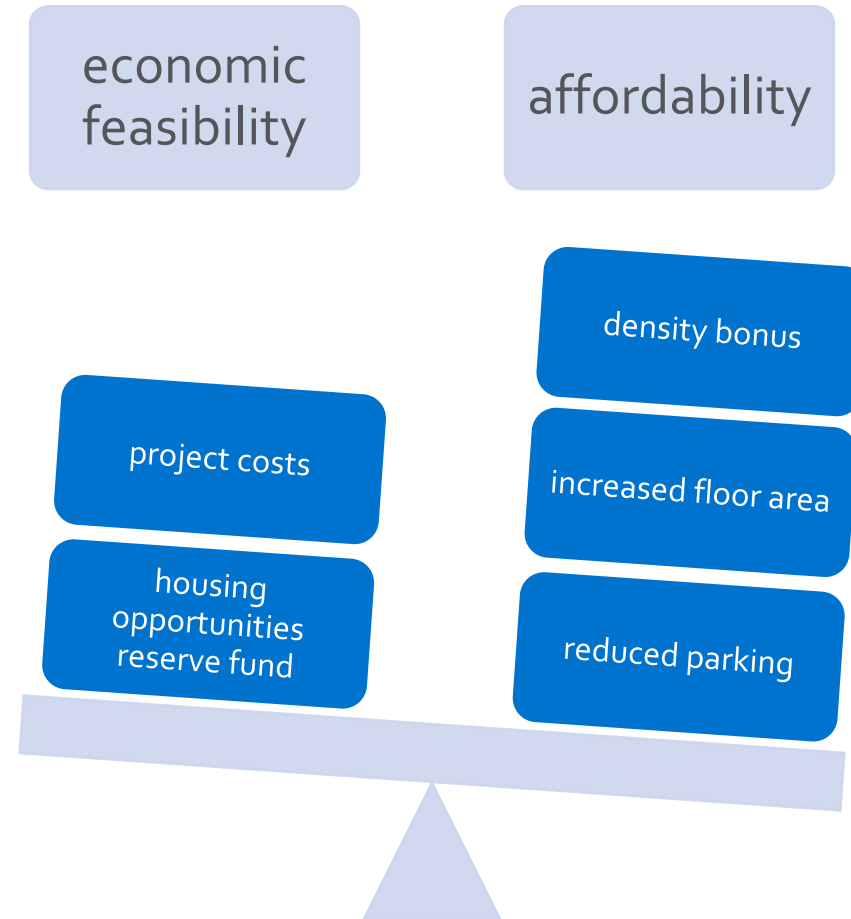
- ▶ Past 5 years = good predictor
 - ▶ Average 23 projects/year – approximately 100 annual housing units
- ▶ Economic reality: less single-detached, more infill in core area



Infill: Expected Growth

- ▶ Estimated to increase towards 50 – 75 projects annually
 - ▶ 200 – 300 housing units each year
- ▶ Older core area neighbourhoods (>40 years) most likely
- ▶ Zoning specifics will influence results.
- ▶ ~1 of every 10 lots in core neighbourhoods expected to see some form of infill by 2041

Land Economics and Density Bonus



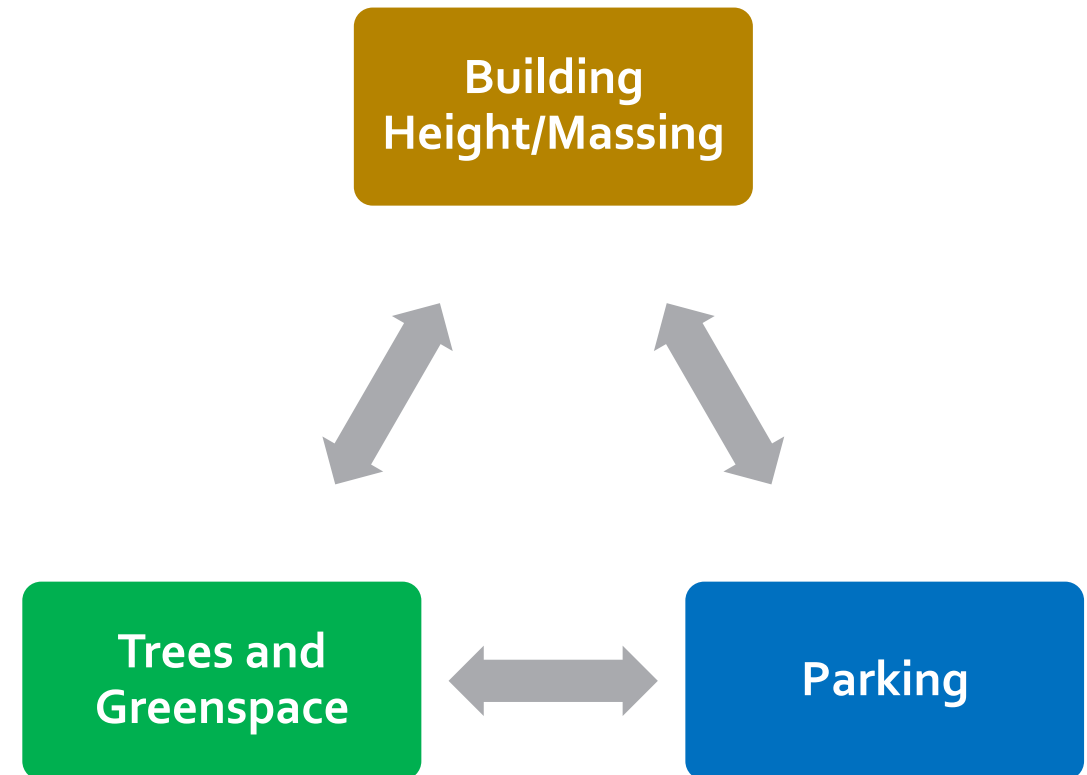
Infill: Infrastructure Challenges and Solutions

- ▶ Focused on water infrastructure and streetscape improvements
- ▶ Objectives:
 - ▶ Maintain and/or streamline process
 - ▶ Identify how infrastructure needs can be addressed where infill proceeds
 - ▶ Not increase development costs
- ▶ Technical details across numerous teams to identify implementation

Infill Options Project - Engagement

▶ Engagement

- ▶ Communicate the benefits and need of infill
- ▶ Inform how to prioritize trade-offs
- ▶ Gather technical input:
 - ▶ Local developers and experts



Summary

OCP
2040

Growth
Strategy

Infill

Increase
core area
density

Housing
Priorities

Attainable
Diversity
Supply

Climate
Priorities

Compact
Growth
Alternative
Transport





Questions?

For more information, visit kelowna.ca.

