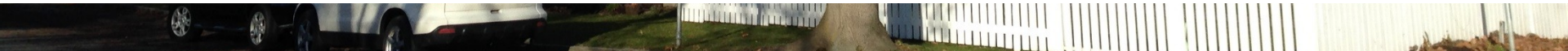


# INFILL CHALLENGE

Implementation



## OUTLINE

- ▶ Process Review
- ▶ New Future Land Use
- ▶ New Development Permit Area
- ▶ Joint effort

## BACKGROUND

### ► Infill housing is...

*“the development of new housing in established neighbourhoods.”*



Narrow detached



Narrow duplex



Four-plex

## BACKGROUND

### ▶ Infill benefits

- ▶ Increase housing diversity
- ▶ Match housing options to demographic and housing preference changes
- ▶ Builds complete neighbourhoods
- ▶ Makes efficient use of infrastructure

## BACKGROUND

- ▶ Challenges with infill
  - ▶ Polarizing



**VS.**



**All Change = BAD**

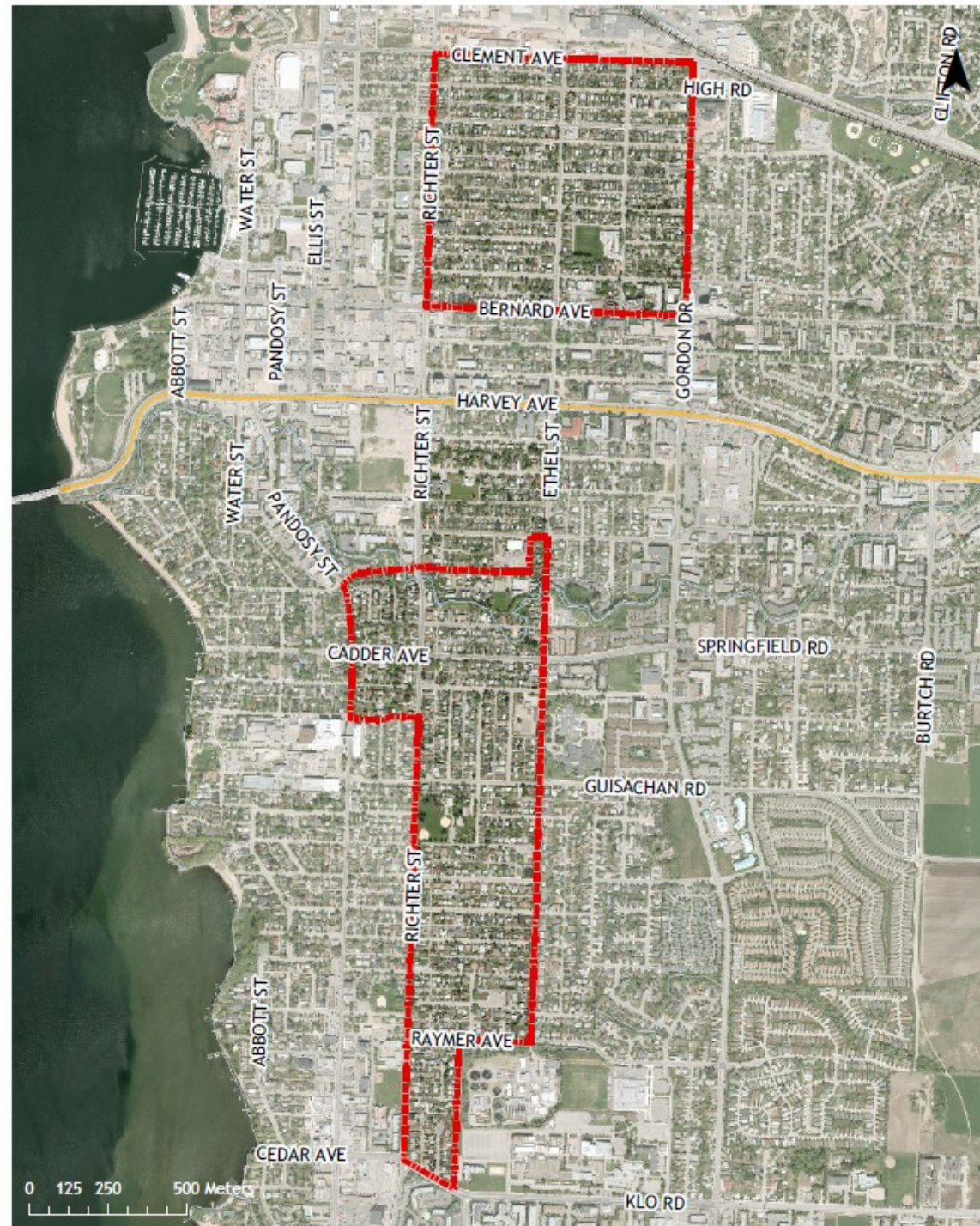
## PROCESS OVERVIEW

- ▶ Started the Infill Challenge:
  - ▶ Community Panel
    - ▶ Interior Health, SD23, UBCO, CMHC, Residents, Neighbourhood Associations, Developers, Builders, Realtors

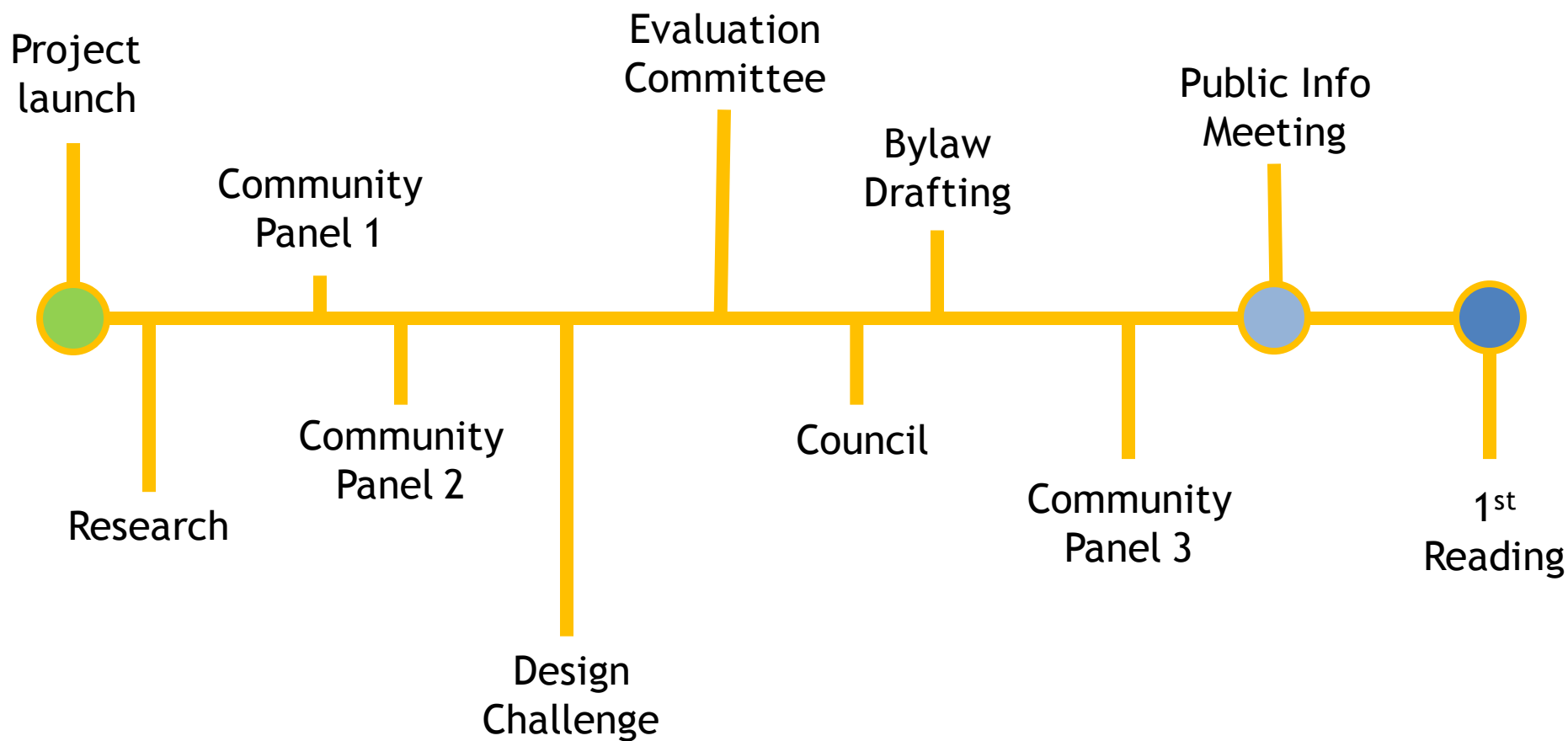


## STUDY AREA

- ▶ Supporting our urban centres
- ▶ Lane access
- ▶ Consistent lot configurations



# PROCESS OVERVIEW



# OUTCOMES

- ▶ Winning Submissions
  - ▶ Inhabit4
  - ▶ Simple

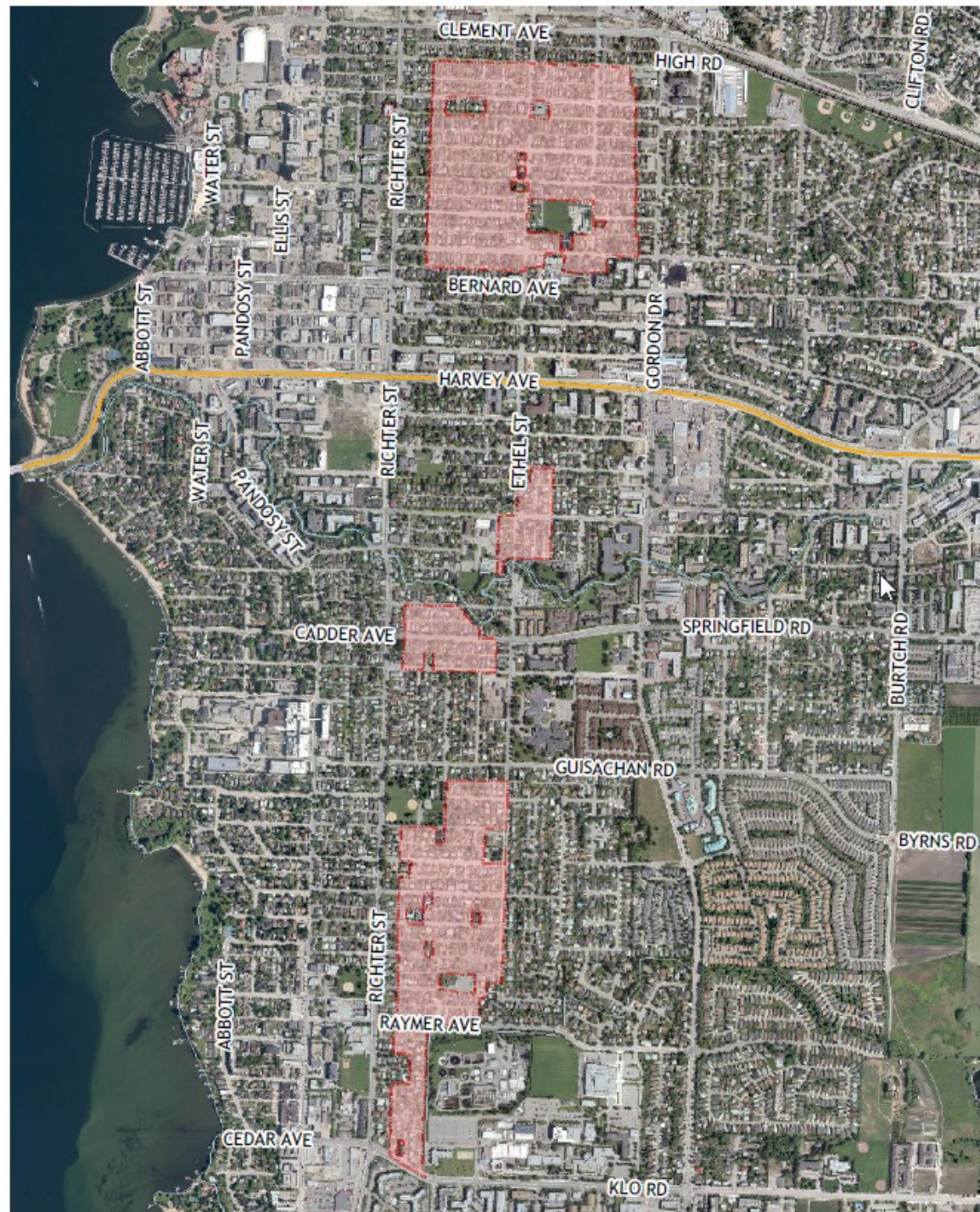




ILLUSTRATION: THE ARTS ALIVE

# IMPLEMENTATION

- ▶ Refined Area
  - ▶ New Future Land Use
  - ▶ New DP Area
- ▶ Joint effort



## NEW FUTURE LAND USE

- ▶ Existing Single / Two Unit Residential
  - ▶ Winning submissions not permitted
- ▶ Sensitive Infill (Low Density) proposed
  - ▶ Considers multiple forms
  - ▶ Aligned with proposed zoning

## NEW DEVELOPMENT PERMIT AREA

- ▶ Increased need for design attention
- ▶ Existing DP Areas insufficient
- ▶ New DP Area proposed to replace existing

## NEW DEVELOPMENT PERMIT AREA

- ▶ Informed by Community Panel
  - ▶ Relationship to Street
  - ▶ Bulk & Massing
  - ▶ Landscaping
  - ▶ Lane treatment

## FINAL THOUGHTS

- ▶ Included a wide range of voices
- ▶ Success in building support
- ▶ Catalyst for positive change

## RECOMMENDATION

- ▶ Introduce and apply new Future Land Use
- ▶ Introduce and apply new Development Permit Area & Guidelines