

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

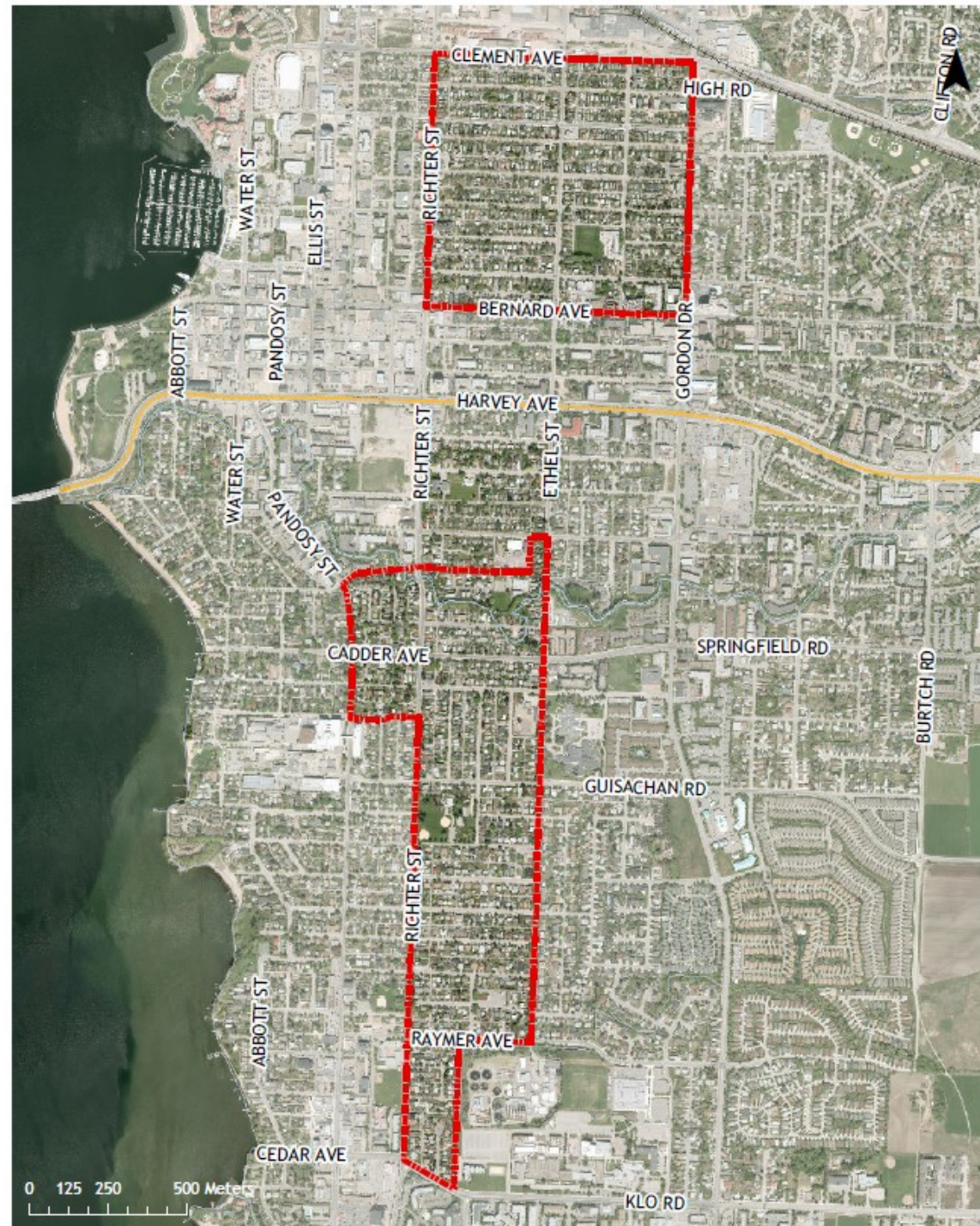
PROCESS OVERVIEW

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

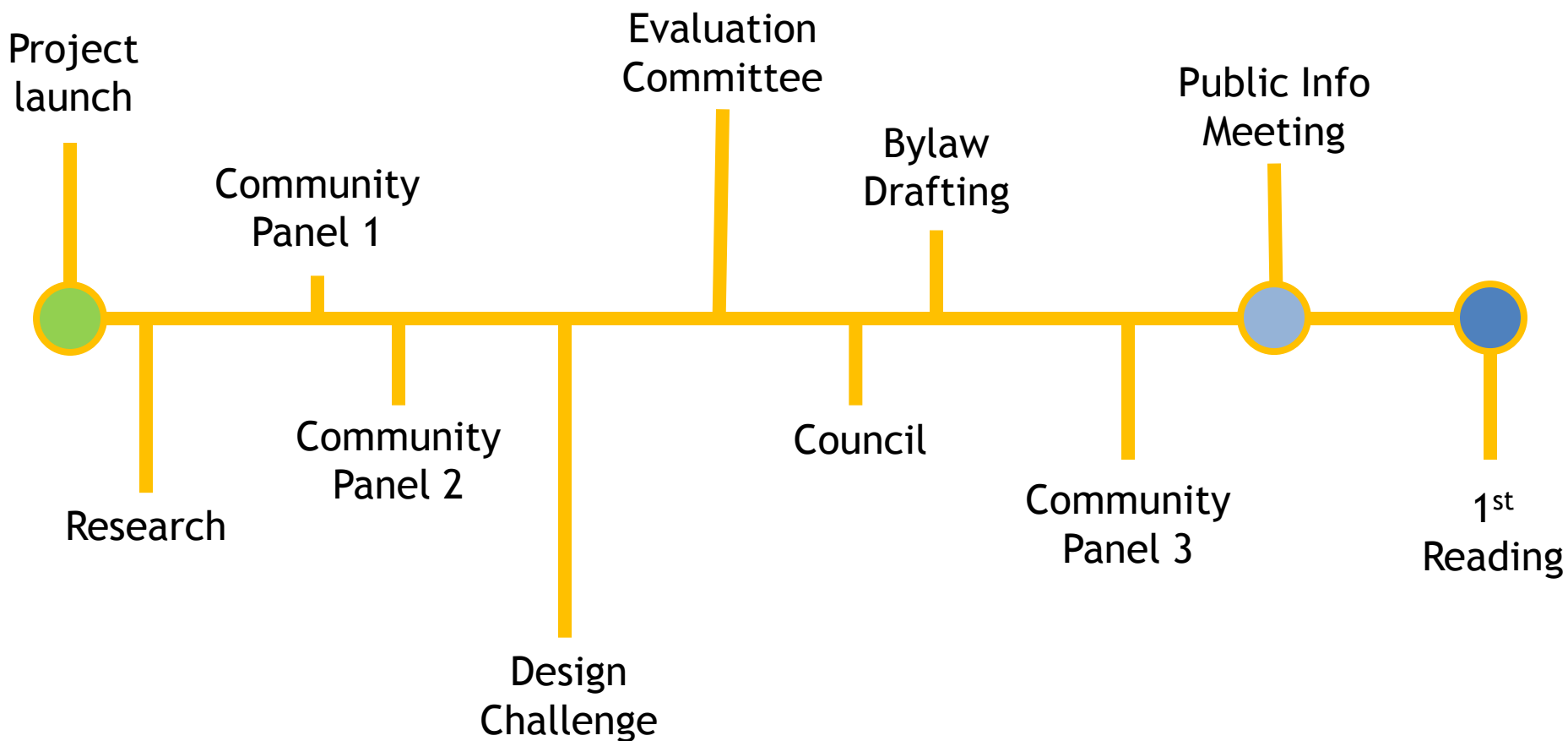


STUDY AREA

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



PROCESS OVERVIEW



OUTCOMES

- ▶ Winning Submissions
 - ▶ Inhabit4
 - ▶ Simple





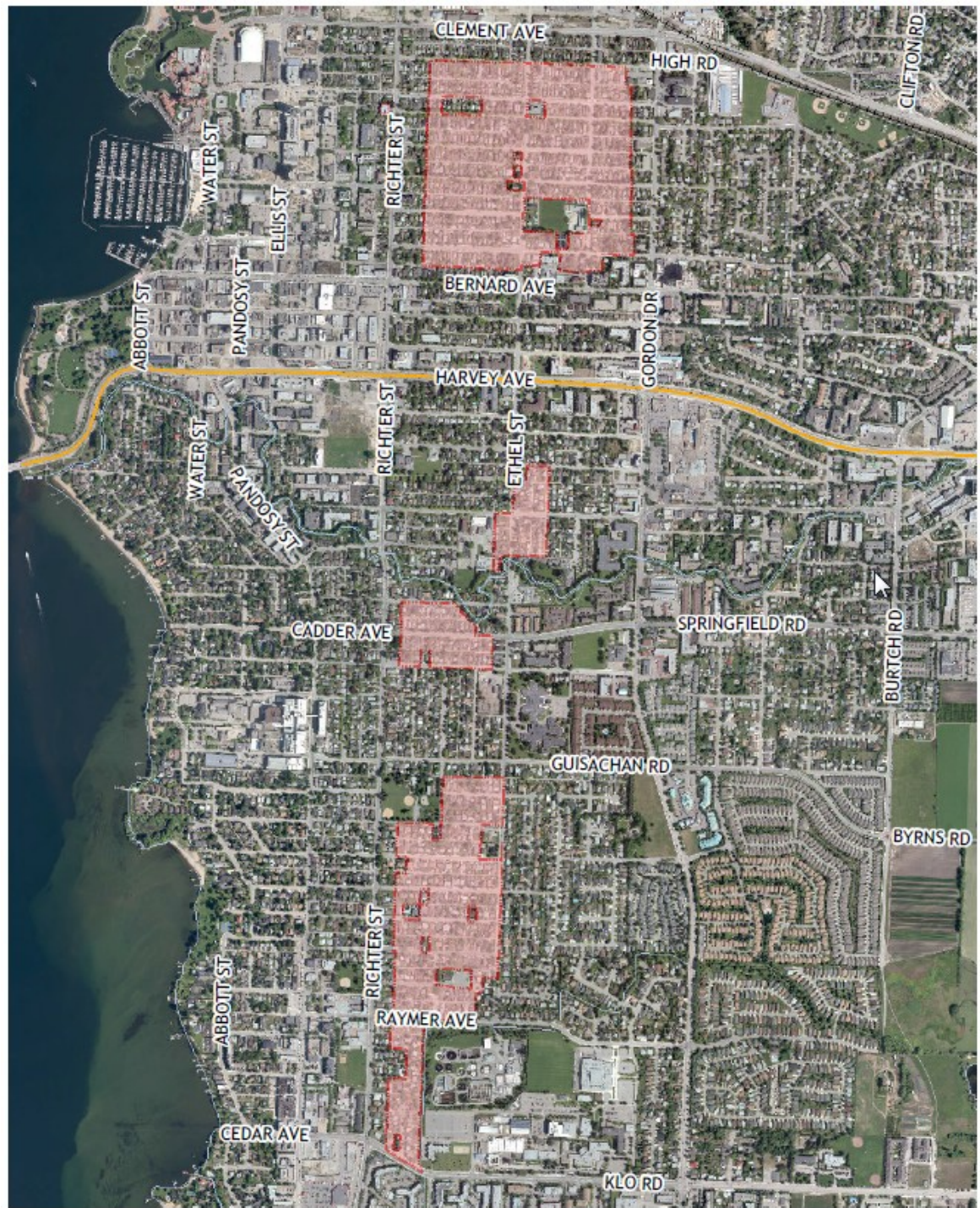
WORMAN
WORMAN HOMES | WORMAN COMMERCIAL



PEPP
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