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# Infill Housing Site Design Bulletin

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Making Great Neighbours and Great Neighbourhoods

# INTRODUCTION

## Purpose

The bulletin outlines considerations for infill housing site design. Clear expectations will help applicants bring forward projects that align with community goals for safety, servicing, neighborhood fit, and site functionality. When these considerations are overlooked, projects can face avoidable design issues and community concerns, which may increase costs or cause delays. Considerations included:

- Landscape Design
- Parking Access & Circulation
- Pedestrian Access
- Site Planning
- Stormwater Management
- Lighting & Safety
- Fencing & Screening
- Refuse, Recycling & Service Areas
- Common & Private Amenity Areas
- Good Neighbour Considerations

## Community Engagement Infill Housing Strategy

The City of West Kelowna Infill Housing Strategy was adopted by Council in November 2024. To solicit feedback from the public on infill housing development and to help inform the City of West Kelowna Infill Housing Strategy, the City undertook a series of public engagement activities. Engagement was undertaken to gather input from the public to better understand what the public hopes infill housing will achieve in West Kelowna and ways to successfully integrate infill housing in West Kelowna neighbourhoods. The following guidelines respond to the input and feedback received during the engagement process.

## Objectives



**01**

Ensure infill housing development respects and blends with the existing neighbourhood form and character



**02**

Preserve or integrate trees and mature landscaping in infill development



**03**

Ensure adequate parking and servicing space is accommodated on site



**04**

Enhance quality of life and support infill development that is attractive

PRELIMINARY CONCEPT

Site plan examples are provided for illustrative purposes only and will be refined in future updates to these guidelines.

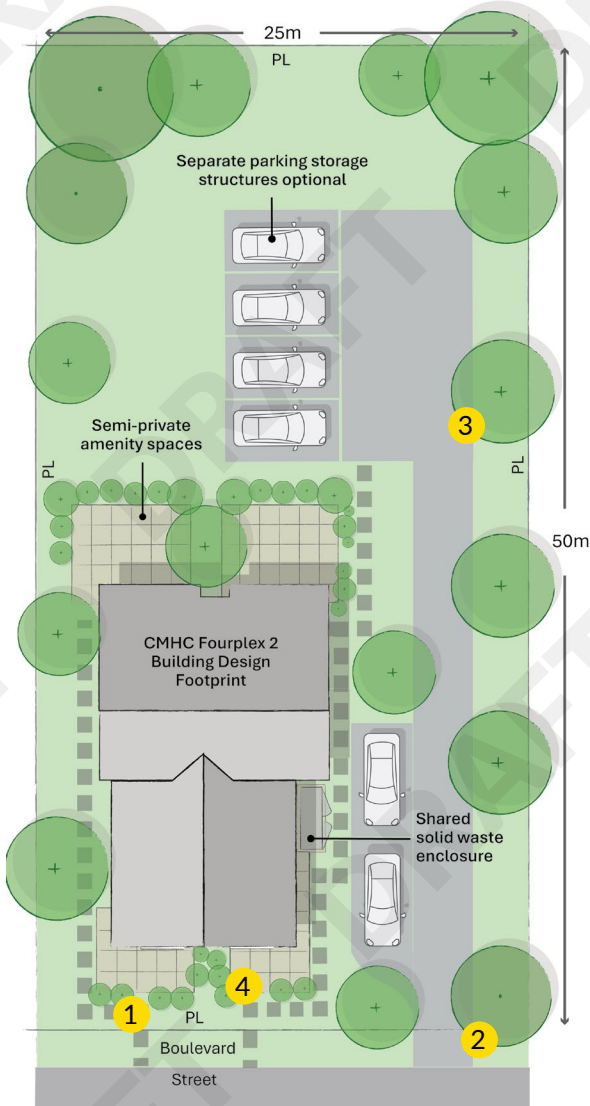
# LANDSCAPE DESIGN

## Why this Matters for Infill

Neglecting landscape design can reduce privacy, increase flooding risks, and create buildings that feel out of scale and don't fit with neighbourhood context.

## Guidelines to Support Better Design Outcomes

Thoughtful landscape design enhances appearance, improves privacy, supports stormwater management, creates usable outdoor space, and helps infill fit comfortably on smaller lots and within existing neighbourhoods.



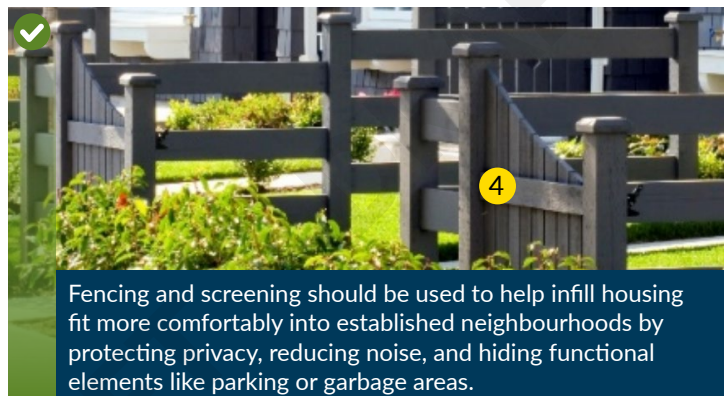
Landscape buffers should be provided between public and private areas, while also considering potential for interference with sight lines or lighting



Use landscaping to reinforce design continuity with neighbouring properties, through vegetation and plant and other landscaping elements



Hardscape and impermeable surfaces should be minimized, and existing mature trees should be retained, where possible



Fencing and screening should be used to help infill housing fit more comfortably into established neighbourhoods by protecting privacy, reducing noise, and hiding functional elements like parking or garbage areas.

PRELIMINARY CONCEPT

# PARKING, PEDESTRIAN ACCESS, & CIRCULATION

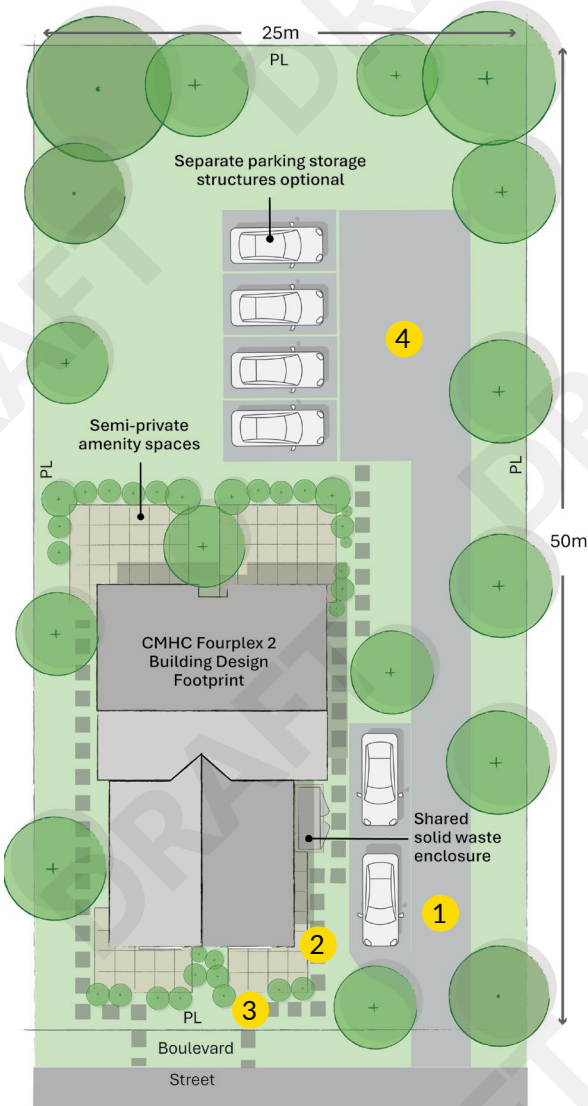
## Why this Matters for Infill

Without parking access and functional site circulation, infill can create congestion and increase conflicts between pedestrians and vehicles - issues that were highlighted as major public concerns in the City's Infill Housing Strategy Engagement.

## Guidelines to Support Better Design Outcomes

The spatial constraints and additional number of units on a site demands strategic parking location. The visual impact of parking should be minimized through landscaping and pavement treatment.

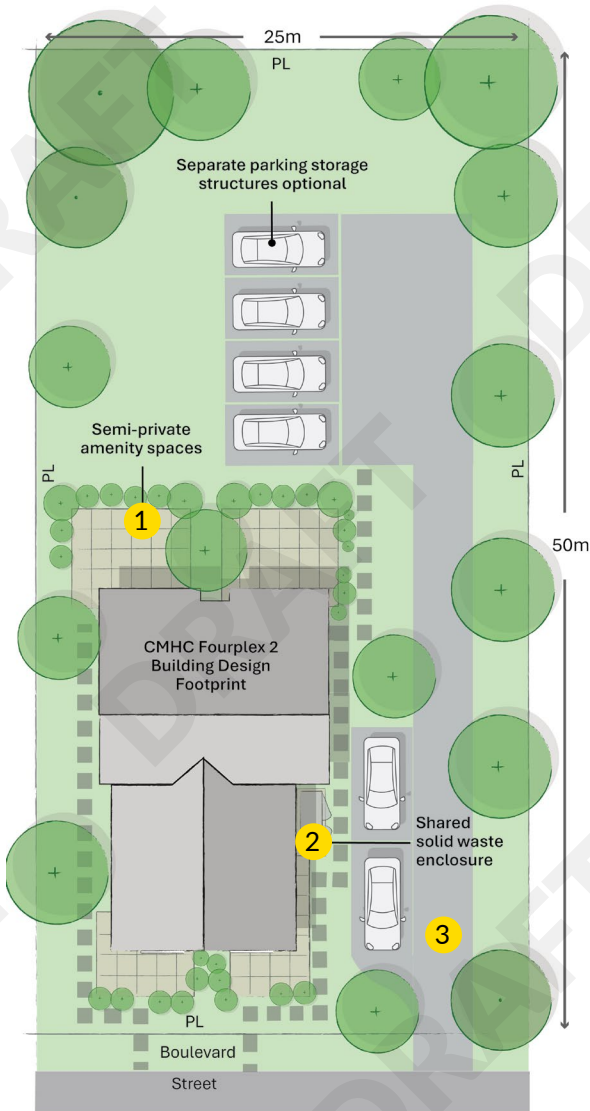
PRELIMINARY CONCEPT



# SITE PLANNING

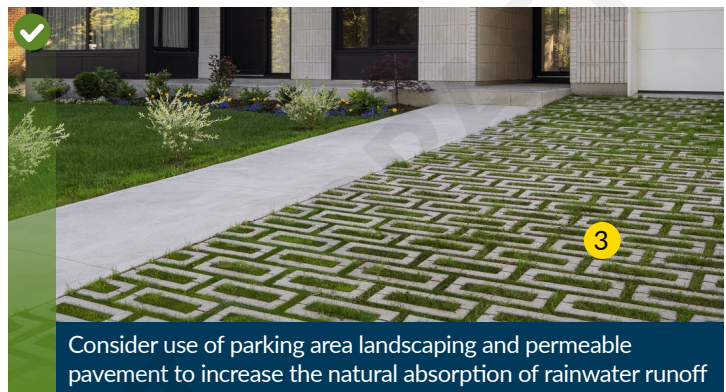
## Why this Matters for Infill

Infill sites are often compact, making the thoughtful organization of shared, private, and service areas essential. When these elements aren't well planned on site, issues such as reduced privacy, inefficient use of space, conflicts between vehicles and pedestrians, and poorly integrated service areas can arise.



## Guidelines to Support Better Design Outcomes

Parking, service areas, and amenity spaces should be carefully located and visually softened through landscaping and pavement treatments. Strategic placement and clear separation of uses support resident comfort, enhance visual appeal, and help manage environmental impacts such as stormwater runoff.



PRELIMINARY CONCEPT

# GOOD NEIGHBOUR CONSIDERATIONS

## Why this Matters for Infill

Infill projects take place within established neighbourhoods, so nearby residents are naturally affected. Overlooking these good neighbor considerations can lead to frustration, complaints, and potential enforcement issues that may delay the work.

## How to be a Good Neighbour!

Engaging and communicating with neighbours fosters understanding and support, helping infill developments integrate smoothly into existing communities.

Some things to consider include:

- How to inform your neighbours of what's happening, who to contact, how to share input, and what to expect throughout the process.
- How to avoid common complaints and issues between neighbours, including:
  - Keeping the site clean and minimizing dust
  - Managing dirt on sidewalks
  - Limiting work hours and noise
  - Addressing safety concerns
  - Minimizing impacts on parking and avoiding storage of materials on the road
  - Protecting trees and other vegetation
  - Managing grading and drainage
  - Respecting property lines
  - Organizing waste and materials effectively
- Explore ways to maintain positive relationships after the project is complete, such as restoring or updating shared features.

