

Appendix C

Healthy Housing Strategy – *Proposed* Actions

Policy and Research Recommendations

Action	Details	Level of Impact	Timeline
1 - Create policies for City land investments	Create policies for City dispositions: <ol style="list-style-type: none"> 1. Align City's housing and density objectives with dispositions; and 2. Maintain housing on long-term land acquisitions until re-development occurs. 	Moderate	Short-term
2- Research and inventory the existing purpose-built rental buildings	Research and inventory the existing purpose-built rental buildings (including age, condition and opportunities), align with National and Provincial funding opportunities and investigate protection measures.	Low to moderate	Short to mid-term
3 - Increase the purpose-built rental agreements from 10 to 25 years	Increase the Housing Agreement requirements from 10 to 25 years to receive for City incentives for purpose-built rentals.	High	Short-term
4- Encourage universal and accessible design to be included as an option for new development	Develop policies in the OCP2040 to encourage housing units to incorporate universal and accessible design.	Low	Mid-term
5 - Integrate the Growth Management Strategy with the transportation network	Ensure that housing density and affordable housing is located near alternative transportation options including the Frequent Transit Network to reduce household carrying costs.	Moderate	Short-term
6 - Develop an Energy Step Code Implementation Plan	Develop an Energy Step Code Implementation Plan to increase energy efficiency and reduce utility costs in new builds to reduce household carrying costs.	Low to moderate	Short-term
7 - Develop policies and regulations addressing short-term rentals	Develop policy and regulations regarding short-term rentals in Kelowna to address the impacts to the rental market.	Low to moderate	Short-term

Zoning Bylaw Recommendations

Action	Details	Level of Impact	Timeline
8 - Increase opportunities for infill subdivisions	Complete a review of residential zones in the Zoning Bylaw to determine if regulations can be reduced to encourage infill housing.	Moderate	Short-term
9 - Increase opportunities for infill housing forms	Including increasing permissiveness for duplexes, carriage homes, small housing and houseplexes	Moderate	Short-term
10 - Increase opportunities for innovative forms and tenure	Investigate opportunities for innovative forms including tiny homes and fee-simple row housing and innovative tenure including co-housing and cooperatives.	Moderate	Mid-term
11 - Increase supply of affordable housing	Investigate options to increase the supply of affordable housing including inclusionary zoning or density bonusing.	High	Mid-term

Parking Recommendations

Action	Details	Level of Impact	Timeline
12 - Adjust parking regulations to increase flexibility for 'missing middle' housing forms	As part of the comprehensive review of the Parking Section of the Zoning Bylaw, investigate flexible options for parking	Moderate	Mid-term
13 - Reduce or eliminate parking requirements for infill and affordable housing forms	As part of the comprehensive review of the Parking Section of the Zoning Bylaw, reduce or eliminate the parking requirements for infill and affordable housing forms.	Moderate	Mid-term

Partnership Recommendations

Action	Details	Level of Impact	Timeline
14 - Formalize a partnership with BC Housing	The City of Kelowna has several successful partnerships with BC Housing. A formal partnership will ensure there is a consistent, ongoing and committed approach to housing in Kelowna.	High	Mid-term

15 - City to take a lead role as a hub for community collaboration on housing	The City of Kelowna has the opportunity to act as an on-going hub for community collaborations on housing.	Moderate	Short-term
16 – Co-host Annual Housing Symposium	The City of Kelowna to host an annual housing symposium to provide information on grants and opportunities and to encourage developers, builders, lenders, housing providers and social organizations to work together for housing partnerships in Kelowna. Also include information and/or training on universal and accessible design and energy efficiency.	Moderate	Short-term
17 - Develop a Community Energy Retrofit Strategy	In partnership with FortisBC, develop a Community Energy Retrofit Strategy to encourage and incentivize existing buildings to become more energy efficient. This will reduce household carrying costs as energy bills will be reduced.	Moderate	Short-term
18 - Regional Housing Needs Assessment	Investigate opportunities for the City of Kelowna to support the Regional Housing Needs Assessment.	Moderate	Short-term

Financial Tools Recommendations

Action	Details	Level of Impact	Timeline
19 - Develop an Affordable Housing Land Acquisition Strategy and Corresponding Funding Strategy	City to create an Affordable Housing Land Acquisition Strategy that targets land in support of affordable housing in Kelowna. Develop a corresponding funding strategy to support land acquisition via the Housing Opportunities Reserve Fund.	High	Mid-term
20 – Development Cost Charge (DCC) Bylaw Review	As part of the DCC Bylaw review, investigate options to increase affordable housing in Kelowna including adjusting DCC's to encourage affordable and the 'missing middle' housing forms.	High	Mid-term
21 - Revise Rental Housing Tax Exemption Bylaw	Investigate revising the Rental Housing Tax Exemption Bylaw to a tiered system for profit organizations and non-profit organizations.	Moderate	Short-term

Advocacy Recommendations

Action	Details	Level of Impact	Timeline
22 - Advocate to Senior Government for additional tools	Advocate for changes to provincial legislation such as municipalities taxation tools and affordable rental zoning.	Low	Short-term
23 - Advocate to Senior Government for additional funding	Advocate to the Provincial and Federal Governments for funding opportunities for affordable housing in Kelowna. Align with and leverage the National Housing Strategy and the Provincial Housing Strategy.	Moderate to high	Short-term

Alignment of gaps, recommendations and proposed actions

Gaps Identified (HNA)	Recommendations (HNA)	Proposed Actions for Healthy Housing Strategy
Bottleneck in the Wheelhouse	Foster Housing Partnerships	1 - Create policies for City land investments
		14 - Formalize a partnership with BC Housing
		15 - City to take a lead role as a hub for community collaboration on housing
		16 – Co-host Annual Housing Symposium
		19 - Develop an Affordable Housing Land Acquisition Strategy and Corresponding Funding Strategy
		22 - Advocate to Senior Government for additional tools
	23 - Advocate to Senior Government for additional funding	
Need for Greater Housing Diversity	Explore Innovative Housing Forms and Tenure	8 - Increase opportunities for infill subdivisions
		9 - Increase opportunities for infill housing forms
		10 - Increase opportunities for innovative forms and tenure
		11 - Increase supply of affordable housing
		13 - Reduce or eliminate parking requirements for infill and affordable housing forms
	Address the 'Missing Middle'	8 - Increase opportunities for infill subdivisions
		9 - Increase opportunities for infill housing forms
		10 - Increase opportunities for innovative forms and tenure

		11 - Increase supply of affordable housing	
		12 - Adjust parking regulations to increase flexibility for 'missing middle' housing forms	
	Universal and Adaptable Housing Design	4- Encourage universal and accessible design to be included as an option for new development	
		16 – Co-host Annual Housing Symposium	
	Increase Family-Oriented Housing Supply	8 - Increase opportunities for infill subdivisions	
		9 - Increase opportunities for infill housing forms	
		10 - Increase opportunities for innovative forms and tenure	
		11 - Increase supply of affordable housing	
	Limited Supply and High Demand for Purpose-Built Rentals	Increase the Supply and Stability of Rental Housing	14 - Formalize a partnership with BC Housing
			19 - Develop an Affordable Housing Land Acquisition Strategy and Corresponding Funding Strategy
21 - Revise Rental Housing Tax Exemption Bylaw			
Protect the Existing Rental Stock		1 - Create policies for City land investments	
		2- Research and inventory the existing purpose-built rental buildings	
		3 - Increase the purpose-built rental agreements from 10 to 25 years	
Security of Tenure and Short-Term Rentals	Address the Impacts of Short-Term Rentals	7 - Develop policies and regulations addressing short-term rentals	
	Include Affordable Housing in New Developments	11 - Increase supply of affordable housing	
		20 – Development Cost Charge Bylaw Review	

The Cost of Housing is Increasing and Incomes Aren't Keeping Pace	Reduce Household Carrying Costs	5 - Integrate the Growth Management Strategy with the transportation network
		6 - Develop an Energy Step Code Implementation Plan
		17 - Develop a Community Energy Retrofit Strategy