



City of  
**Kelowna**

# OCP23-0005 Rental Conversion Policies

OCP Amendment

# Purpose

- ▶ To amend the Official Community Plan by amending the residential Rental Conversion policies to provide consistent policy for rental conversions across all Future Land Use designations and to update Council Policy No. 148.

# Background

## ▶ *Strata Property Act*

- ▶ Requires municipal approval to stratify a previously occupied building
- ▶ Approving authority must consider “the priority of rental accommodation over privately owned housing in the area.”

# Background

## ► Official Community Plan

2030 Official Community Plan	2040 Official Community Plan
<ul style="list-style-type: none"> <li>Allowed stratification of buildings containing 3 or less units</li> </ul>	<ul style="list-style-type: none"> <li><b>Urban Centre/Core Area/Gateway:</b> Prohibits stratification of <u>all</u> buildings when vacancy rate is below 5%</li> </ul>
<ul style="list-style-type: none"> <li>Prohibited stratification of buildings containing greater than 3 units unless the vacancy rate was over 3%</li> </ul>	<ul style="list-style-type: none"> <li><b>Suburban/Rural Lands:</b> No policy regarding stratification of previously occupied buildings</li> </ul>



# Proposal

- ▶ Proposed policy:
  - ▶ Allow the stratification of previously occupied buildings with 4 units or less
  - ▶ Prohibit the stratification of previously occupied buildings with greater than 4 units when the vacancy rate is below 5%
  - ▶ Would apply to all areas of the City
- ▶ Update Council Policy No. 148
  - ▶ Updated to align with the proposed Official Community Plan amendments

# Staff Recommendation

- ▶ Staff recommend **support** for the proposed OCP Amendment and updated Council Policy as:
  - ▶ Provides consistent policy guidance across all Future Land Use Designations
  - ▶ Allows small-scale stratification when vacancy rate is less than 5%
  - ▶ Protects existing large rental buildings from being stratified across the City