



City of  
**Kelowna**

# OCP Amendments Provincial Housing Legislation

April 15, 2024

# SSMUH / TOA Purpose



Increase housing supply

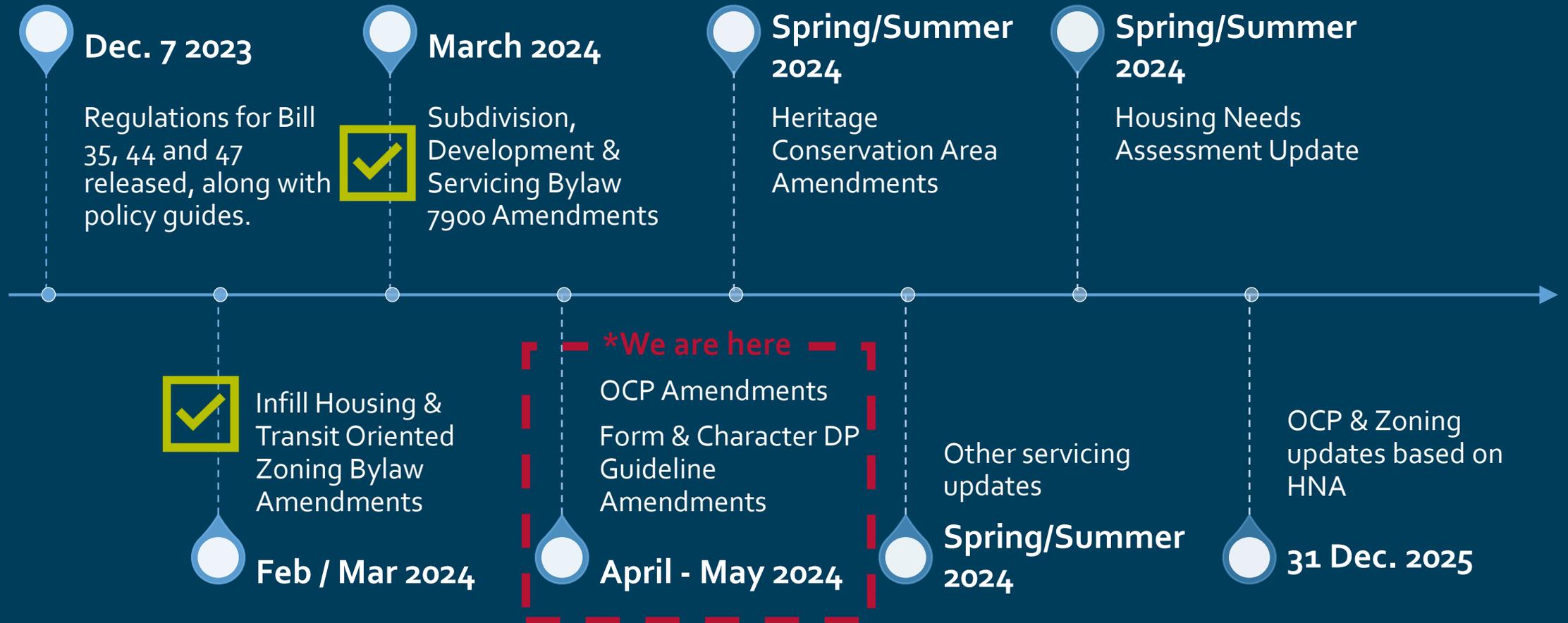


Streamline housing approvals



Plan for long-term housing needs

# SSMUH / TOA Timelines





# OCP Amendments Purpose

1

Increasing density on typical single-family lots to align with Small Scale Multi-Unit Housing Legislation (SSMUH)

2

To designate Transit-Oriented Development Areas (TOD Areas) near transit hubs

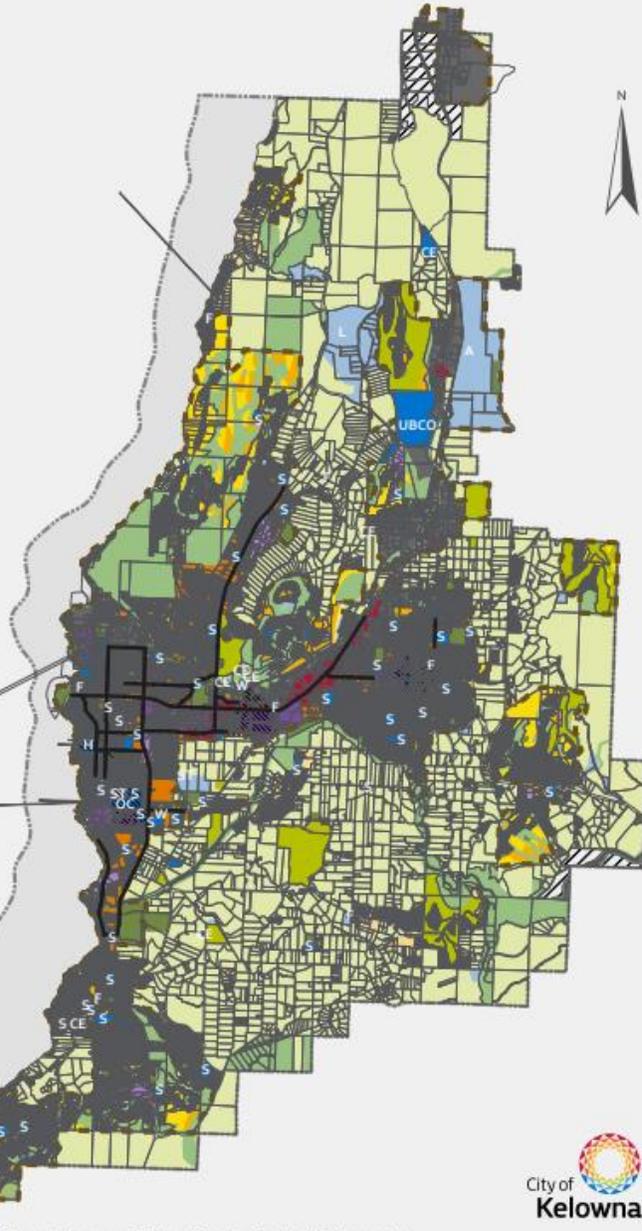
# OCP Amendments

To align with Zoning and Provincial legislation:

1. Updates to existing land use descriptions and mapping
2. Updates to OCP Policies
3. Infill Form & Character DP Guidelines



-  Permanent Growth Boundary
-  UC - Urban Centre
-  VC - Village Centre
-  C-NHD - Core Area Neighbourhood
-  C-HTH - Core Area - Health District
-  S-RES - Suburban Residential
-  S-MU - Suburban Multiple Unit
-  R-RES - Rural Residential
-  R-AGR - Rural - Agricultural & Resource
-  RCOM - Regional Commercial Corridor
-  NCOM - Neighbourhood Commercial
-  IND - Industrial
-  EDINST - Education / Institutional
-  PARK - Park and Open Space
-  REC - Private Recreational
-  NAT - Natural Areas
-  TC - Transportation Corridor
-  PSU - Public Service Utilities
-  C-HER - Heritage Conservation Area
-  FNR - First Nations Reserve
-  Transit Supportive Corridors
-  Transit Oriented Areas
- A Airport
- F Firehall
- H Hospital
- L Landfill
- S School
- W Works Yard
- CE Cemetery
- ST Sewage Treatment
- University of B.C. Okanagan
- OC Okanagan College



Adaptive Re-use of Heritage Buildings may be permitted within any Future Land Use Designation.  
 Temporary Commercial and Industrial User are not shown on this map.  
 Landuse designations apply only to legal parcels (i.e. roads, creeks, waterbodies, etc. that do not sit on a separate legal parcel have no land use designation applicable). The colours on the Future Land Use Map that extend to the middle of these features are applied to improve map aesthetics.



This map is for general information only. The City of Kelowna does not guarantee its accuracy. All information should be verified.



# Future Land Use Descriptions

- ▶ **Core Area Neighbourhood** - Updates to align with SSMUH Zoning
- ▶ **Core Area Health District** – allow for increased density and supported uses to align with TOA.
- ▶ **Suburban-Residential** - to allow for range of housing forms on single parcel
- ▶ **Regional Commercial** – to allow for buildings up to 12 storeys for those areas in TOAs
- ▶ **Transit Oriented Areas** – description of Transit Oriented Areas layer on mapping



# Transit Oriented Areas

- ▶ 4 provincially identified TOAs
  - ▶ Okanagan College
  - ▶ Rutland Exchange
  - ▶ Orchard Park
  - ▶ Hospital Exchange
- ▶ Areas within 400 meters of select transit exchanges allow increased building heights and density

Permanent Growth Boundary

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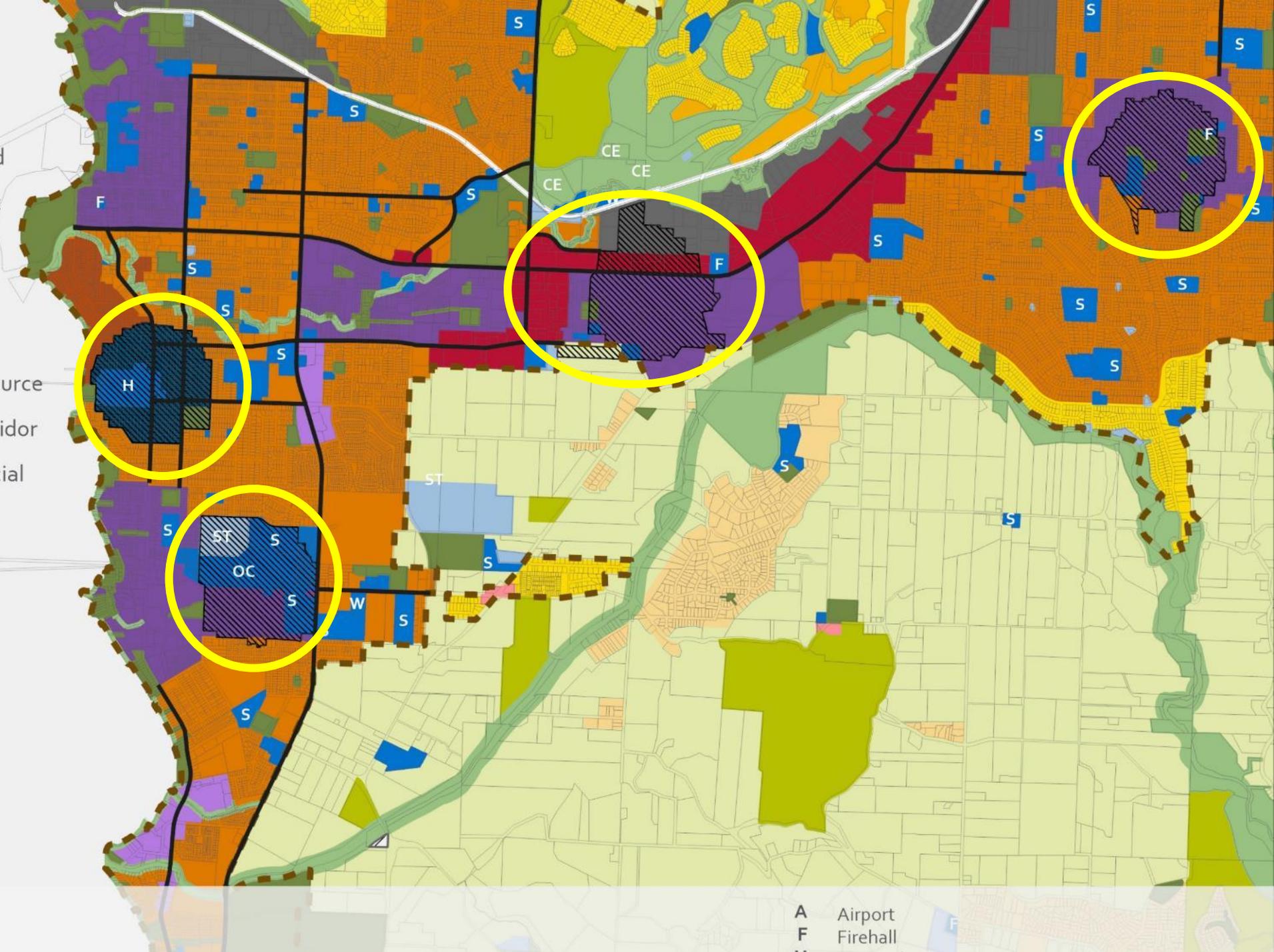
TC - Transportation Corridor

PSU - Public Service Utilities

FNR - First Nations Reserve

Transit Supportive Corridors

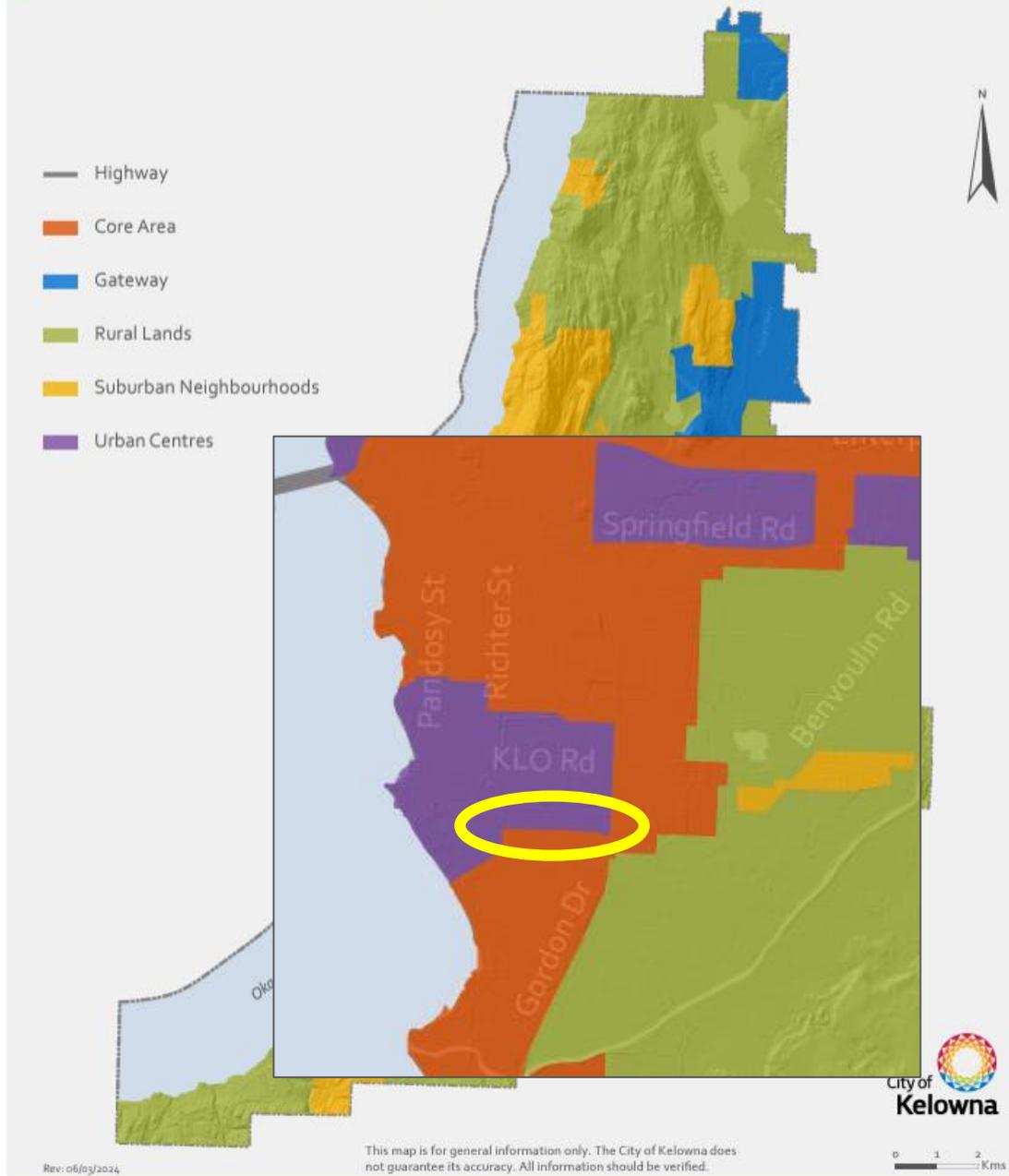
Transit Oriented Areas



A Airport  
F Firehall

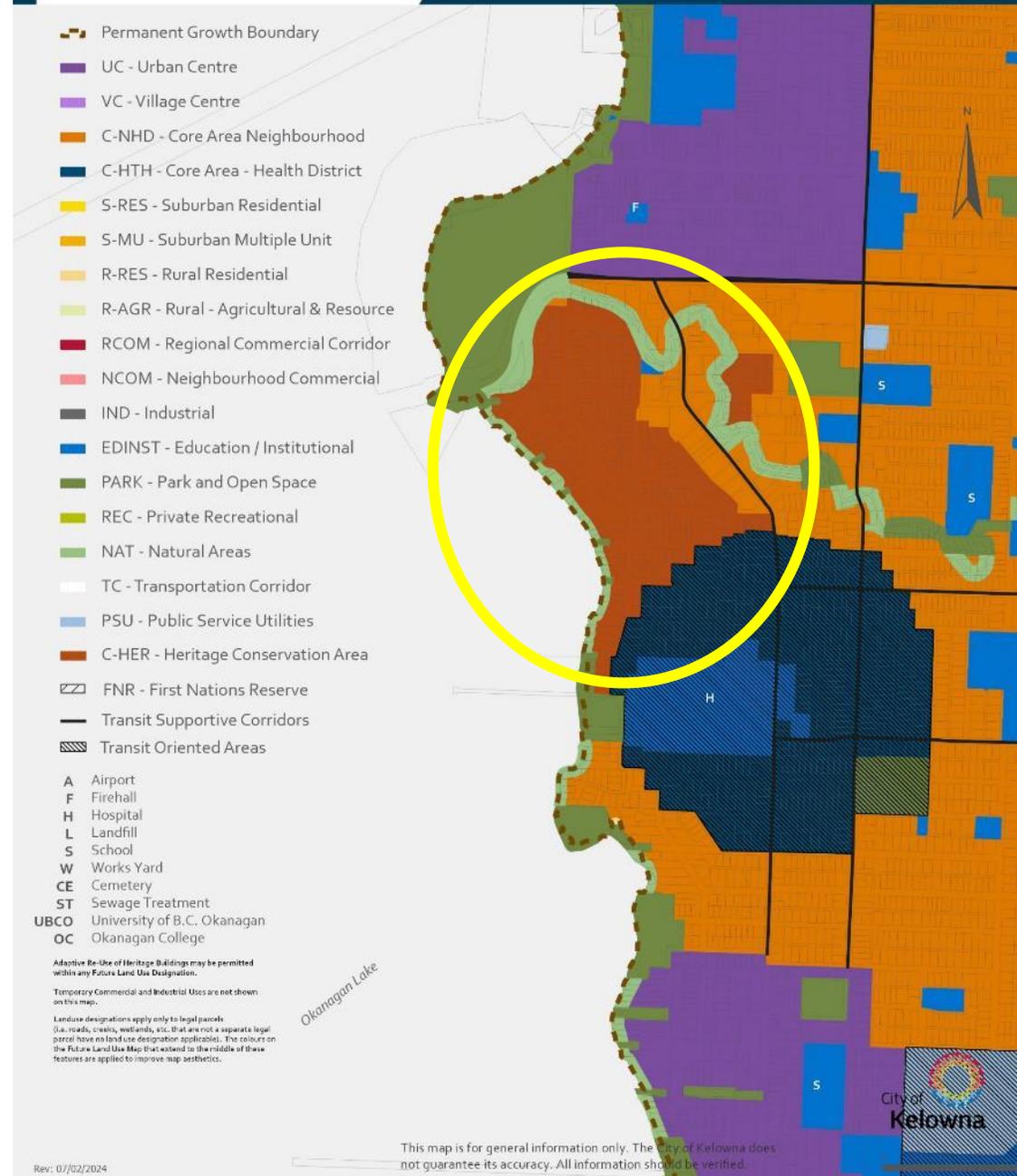
# Growth Strategy Districts Changes

- ▶ Pandosy Urban Centre expanded to include additional properties along Lanfranco Road



# New Future Land Use: Core Area - Heritage District

- ▶ Allows up to 4 residential units
- ▶ Encourages preservation of existing homes with character defining features through Heritage Revitalization Agreements
- ▶ New development and alterations guided by Heritage Conservation Area Guidelines (updates to guidelines Spring/Summer, 2024)



# OCP Policy Updates: Urban Centres

- ▶ Building heights – to support mid rise buildings in TOAs
- ▶ Parking relaxations – to not require residential vehicle parking in TOAs





## OCP Policy Updates: Core Area

- ▶ Up to 3 storeys for ground-oriented residential
- ▶ Explore other heights through Transit Supportive Corridor planning or in Transition areas
- ▶ Up to 12 storeys for areas that are within a TOA (6 storeys around Hospital TOA)
- ▶ Encourage integration of trees in streetscape



## Form & Character DP Guidelines (Infill)

To provide design and site guidelines for infill housing forms that

- ▶ Enhance livability, privacy, safety, and accessibility
- ▶ Support a positive relationship to the street and public open spaces,
- ▶ Contributes towards a healthy urban forest

# Next Steps

<ul style="list-style-type: none"><li>▶ Bills 44 &amp; 47 announced</li><li>▶ Zoning Bylaw Amendments</li><li>▶ Subdivision, Development &amp; Servicing Bylaw Amendments</li></ul>		<b>COMPLETE</b>
<ul style="list-style-type: none"><li>▶ OCP Amendments</li><li>▶ Form &amp; Character DP Guideline Amendments (Infill Housing)</li><li>▶ Procedures, Fees and Council Policy Updates</li></ul>		<b>IN PROCESS</b>
<ul style="list-style-type: none"><li>▶ Heritage Conservation Area Amendments</li><li>▶ 20 year Housing Needs Assessment (HNA)</li><li>▶ Fast Track Program</li></ul>		<b>COMING 2024</b>
<ul style="list-style-type: none"><li>▶ OCP based on HNA</li></ul>		<b>COMING 2025</b>



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*Questions?*

For more information, visit [kelowna.ca](http://kelowna.ca).