

Report to Council



Date: September 28, 2015
File: 1200-40
To: City Manager
From: L. Sanbrooks, Planner II, Policy and Planning Department
Subject: Housing Strategy Implementation Update

Recommendation:

THAT Council receives, for information, the report from the Policy and Planning Department dated September 28, 2015, with respect to the implementation of the Housing Strategy.

Purpose:

To provide Council with an update on the work completed, in progress, considered ongoing base business, or postponed to a later date, resulting from the twenty-five recommendations contained in the Kelowna Housing Strategy.

Background:

Addressing the housing needs of all residents is key to the long-term sustainability of any city. This principle is echoed in the City's Official Community Plan. However, building a successful approach to housing is not the sole responsibility of the City. A successful housing sector is dependent on commitment from all levels of government, support and cooperation of stakeholders and partners, and widespread support from the community. The City's role in housing is to determine future housing needs, to provide supporting infrastructure and to guide development through zoning regulations and policy direction. The Housing Strategy is one tool of many that the City uses to execute change in order to achieve housing goals.

The Kelowna [Housing Strategy](#) (2012) (Appendix A) identifies twenty-five policy, zoning and procedural recommendations regarding the City's approach to housing supply. City Council endorsed these recommendations on November 7, 2011. This strategy is considered relevant in today's environment and remains an important guiding document.

As of June, 2015, it was confirmed that 96% of the recommendations noted in the Kelowna Housing Strategy are complete, ongoing or in progress, with the remaining (1) recommendation postponed to a later date. A brief update on the twenty-five recommendations is provided in Appendix B - Recommendation Implementation Status.

Complete	17 recommendations
In progress	3 recommendations
Ongoing	4 recommendations
Postponed	1 recommendations

The completed recommendations have resulted in OCP policy changes, new zoning bylaw requirements, development application process changes and changes to financial incentives. The outcome of the completed recommendations has contributed to an increased supply of housing options for households of different ages, family types and incomes. In addition, there are a significant number of current projects under construction or in the approval process that span the full spectrum of housing options for our citizens.

Next Steps:

Staff will be working towards completion of the last recommendation that has been postponed to a later date, subject to the Zoning Bylaw update that supports this initiative. Specifically, staff is presently working on bringing forward new regulations to incorporate the code requirements of six-storey wood frame buildings within the existing multi-family zones of the Zoning Bylaw. It is anticipated that these will be brought forward for Council consideration in the near future.

With the above in mind, the execution of the recommendations included in the 2012 Housing Strategy is nearing completion. Still, housing in Kelowna remains a critical issue, and one that remains top of mind for residents, as demonstrated in the most recent Citizen Survey. Many other municipalities face similar challenges, and developing policies and strategies to deliver the full housing spectrum is vital to the economic and social health of our community.

Despite its prominence as an issue in the community, housing should not be approached in isolation. Rather, it should be understood thoroughly in the context of the economic, social, demographic and growth trends in Kelowna. As such, staff are proposing to undertake a thorough review of housing through a multi-faceted lens as a lead up to the OCP review, which is set to begin in 2018.

In the interim, Staff are in the midst of completing community and stakeholder consultation for the 'Infill Challenge' - an exciting project that is focused on bringing forward new concepts for infill housing in Kelowna's core neighbourhoods. The hope is to define a new form of infill housing that respects the values of existing residents, understands the needs of potential residents, and integrates the economic realities of the development industry.

In addition, the financial incentives, such as the Rental Housing Grants Policy, the Revitalization Tax Exemptions and the Permissive Tax Exemptions, and programs that the City continues to offer and deliver are essential components of ensuring progress on our Housing spectrum for the City of Kelowna.

In conclusion, the existing Housing Strategy of the City of Kelowna (2012) is delivering on its goals and ensuring a spectrum of housing for our citizens. Staff will continue to implement the tools and programs related to housing, continue to monitor the housing inventory and bring forward additional recommendations to Council as required.

Internal Circulation:

Community Planning and Real Estate Divisional Director
Community Planning Department Manager

Legal/Statutory Authority:

Local Government Act (LGA) 890 (1) (4), Community Charter

Legal/Statutory Procedural Requirements:

[Housing Opportunities Reserve Fund By-law 8593](#)
[Revitalization Tax Exemption By-law 9561](#)

Existing Policy:

Official Community Plan (OCP)

The OCP identifies housing as one of the ten goals for creating a sustainable future:

2. Address Housing Needs of All Residents. Address housing needs of all residents by working towards an adequate supply of a variety of housing.

Chapter 5 - Development Process

Objective 5.9 Support the creation of affordable and safe rental, non-market and/or special needs housing.

Objective 5.22 Ensure context sensitive housing development.

Chapter 10 - Social Sustainability

Objective 10.3 Support the creation of affordable and safe rental, non-market and/or special needs housing.

Other Policies:

[Rental Grants Policy 335](#)

Considerations not applicable to this report:

Financial/Budgetary Considerations:

Personnel Implications:

External Agency/Public Comments:

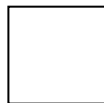
Communications Comments:

Alternate Recommendation:

Submitted by:

L. Sanbrooks, Planner II, Policy and Planning

Approved for inclusion:



Danielle Noble-Brandt, Department Manager of Policy & Planning

cc:

City Clerk

Community Planning Department Manager

Community Planning and Real Estate Divisional Director

Community & Neighbourhood Services Manager

Grants & Partnerships Manager

Attachments

Appendix A - Housing Strategy

Appendix B - Recommendation Implementation Status