

Housing Strategy Recommendation	Recommendation Implementation Status (July, 2015)
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Policy Recommendations - New or amended policies	
<p>1. Family Housing Policy: Add policy to the OCP to express support for housing alternatives for families when single detached housing is too costly. This would include wording that describes the things that are important to families including: outdoor space, direct access to grade, workshop space, larger units, safe design, and neighbourhood characteristics (e.g.: location and amenities).</p>	<p>New implemented Policy in the Official Community Plan (OCP)</p> <p>Policy 5.22.13</p> <p><u>Family Housing.</u> Support housing alternatives for families when single detached housing is too costly, including features that are important to families such as: outdoor space, direct access to grade, workshop space, larger units, safe design, and neighbourhood characteristics (e.g.: location and amenities).</p>
<p>2. Communities: Introduce a new OCP policy to foster healthy, inclusive communities and a diverse mix of housing forms, consistent with the appearance of the neighbourhood.</p>	<p>New implemented Policy in the Official Community Plan (OCP)</p> <p>Policy 5.22.7</p> <p><u>Healthy Communities.</u> Through current zoning regulations and development processes, foster healthy, inclusive communities and a diverse mix of housing forms, consistent with the appearance of the surrounding neighbourhood.</p>
<p>3. Understanding: Provide OCP policy to support means of increasing understanding of various housing needs and forms; and reducing Not in My Back Yard (NIMBY) syndrome.</p>	<p>Amended Policy in the Official Community Plan (OCP)</p> <p>Reworded: Policy 5.22.8</p> <p><u>Embracing Diversity.</u> Increase understanding of various forms of housing needs and styles toward increasing acceptance of housing meeting the needs of diverse populations by encouraging applicants to undertake early and on-going consultation relating to their project,</p>

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<p>4. Neighbourhood Impact: Introduce OCP policy that requires the City to carefully consider the impacts on land values and neighbourhoods when assessing requests for amendments to the OCP.</p>	<p><u>including provision of support material where appropriate.</u> New implemented Policy in the Official Community Plan (OCP) Policy 5.22.9 <u>Neighbourhood Impact.</u> When considering an OCP Amendment, the City will seek information with respect to the impact on land values related to the likelihood that other properties in the immediate neighbourhood will remain or develop as indicated in the OCP.</p>
<p>5. Adaptable Housing: Introduce policy to promote adaptable design.</p>	<p>New implemented Policy in the Official Community Plan (OCP) Policy 5.22.10 <u>Adaptable Housing.</u> Encourage the use of adaptable design to increase flexibility of housing by referring developers to adaptable design guidelines.</p>
<p>6. Housing Mix: Provide policy that supports a greater mix of sizes, forms, and tenures of housing in new multi-unit & mixed use developments.</p>	<p>New implemented Policy in the Official Community Plan (OCP) Policy 5.22.11 <u>Housing Mix.</u> Support a greater mix of housing unit size, form and tenure in new multi-unit residential and mixed use developments.</p>
<p>7. Carriage Houses Secondary Suites and Accessory Apartments: Add OCP policy to encourage carriage houses secondary suites and accessory apartments through appropriate zoning regulations.</p>	<p>New implemented Policy in the Official Community Plan (OCP) Policy 5.22.12 <u>Carriage Houses Secondary Suites and Accessory Apartments.</u> Support carriage houses secondary suites and accessory apartments through appropriate zoning regulations.</p>

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<i>*Housing Strategy Policy amended to remove reference to Secondary Suites and replaced with "Carriage Houses."</i>	Council directed that suites in-house be allowed across the city.
8. Housing as Secondary to Light Industrial: <i>Create policy to explore limited expansion of housing options as secondary uses in light/transitional industrial areas.</i>	New implemented Policy in the Official Community Plan (OCP) Policy 5.29.2 <u>Secondary Housing in Light Industrial Areas. Consider the limited expansion of housing as a secondary use within industrial buildings in light or transitional industrial areas.</u>
9. Monitor Industrial Transition Areas: <i>Provide policy to monitor Industrial transition areas and apply the results to future approaches to residential uses in industrial areas.</i>	16 Zone Amendments are at third reading, to introduce mixed-used industrial/residential opportunities for a pilot project on Hollywood Rd. North. Depending on the success of this pilot project, this zone may be considered for other select parcels across the City of Kelowna.
Zoning Recommendations - Additions or changes to the Zoning By-law	
10. Fee Simple Townhouses: <i>Add zoning to allow for fee simple townhouses that would have their own public road frontage and lots.</i>	Zoning Bylaw amendments completed.
11. Courtyard Housing: <i>Create the zoning regulations needed to allow courtyard</i>	Zoning Bylaw amendments completed.

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<i>housing.</i>	
12. Six Storey Buildings: <i>Provide zoning that would accommodate six-storey, wood frame buildings.</i>	Staff are preparing a new six storey zoning amendment and OCP amendment Council Report to allow for six story buildings within Urban Centre areas that are designated either Multiple Unit Residential - Medium Density (MRM) or Mixed Use - Residential/Commercial (MXR).
13. Accessory Apartments: <i>Provide zoning that would facilitate accessory apartments.</i>	In progress - Evaluation of micro-suites to deliver on this portion of the housing spectrum.
14. Suite Parking: <i>Ensure that the required off street parking space for a secondary suite is not provided as tandem parking.</i>	Zoning Bylaw amendments completed.
15. Less Parking Required: <i>Reduce minimum parking requirements in the Zoning By-law for new multi unit housing in the Urban Core.</i>	Postponed - pending Zoning Bylaw comprehensive update (2015-2016).
16. Secondary Suite Zoning: <i>Refine zone regulations for secondary suites to improve the fit of suites in the neighbourhood.</i>	Council directed that suites in-house be allowed across the city - no rezoning required. See Rec. 7.
17. Secondary Suites in the Urban Core: <i>Zone for secondary suites within the main dwelling in Single/Two Unit OCP designation within the Urban Core.</i>	Council directed that suites in-house be allowed across the city - no rezoning required. See Rec. 7.

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Procedural Recommendations - Means of addressing housing needs through various processes available to the City	
18. Partnerships: <i>Continue to seek partnerships to achieve affordable housing using City owned land and the rental housing grants program. Expand these partnerships within the private sector.</i>	Ongoing housing partnerships, including BC Housing and Canada Mortgage and Housing Corporation. Examples include Pleasantvale Homes and the Central Green site for rental housing.
19. Canada Mortgage and Housing Corporation: <i>Work with the Canada Mortgage and Housing Corporation (CMHC) Partnership Office to achieve more affordable rental housing.</i>	Ongoing work with CMHC.
20. Tax Exemption: <i>Expand the application of ten year property tax exemptions to affordable rental housing.</i>	Amendment in 2014 to strengthen the implementation wording in the agreement.
21. Housing Opportunities Reserve Fund: <i>Determine funding for the Housing Opportunities Reserve Fund annually based on budget considerations and a business plan.</i>	Ongoing on an annual basis.
22. Public Hearing: <i>Consider waiving the public hearing for needed housing requiring a re-zoning, if it conforms to the Official Community Plan (OCP), & meets all City requirements; for fee simple town-housing</i>	Considered on a case by case basis.

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<i>and affordable rental housing.</i>	
23. Advisory Planning Commission: Remove referral to the Advisory Planning Commission (APC) for rental housing, courtyard housing or town-housing that is consistent with the OCP.	This is considered complete, as the APC is no longer an active Council committee.
24. On-Street Parking: As part of a comprehensive parking plan for the city, explore expanding use of time limits for on-street parking on local, residential streets in order to reduce the neighbourhood impact of residential on-street parking.	There is currently a process in place (under Council Policy no. 366) that allows for the implementation of new time restrictions in residential areas, either imposed by staff or requested by the residents of an area via a petition process. Current resources for the enforcement of time restricted areas are fully utilized and any expansion to these areas will require additional staffing and equipment to implement.
25. Public Hearing—Suite: Consider waiving the public hearing for suites within the principal (main) dwelling within the Urban Core.	Secondary suites text amendments have negated this recommendation.

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