

DRAFT RESOLUTION

Re: Provincial Housing Legislation and Low-Density Neighbourhoods Outside the Urban Core

THAT Council direct staff to bring forward an information report on the implications that recent Provincial housing legislation may have on low-density neighbourhoods outside the core areas, including current delegations to staff and the subdivision process, in comparison to the City of Kelowna's small scale infill objectives, as identified in the OCP.

BACKGROUND:

Councillor Wooldridge indicated their intent to bring forward a resolution regarding provincial housing legislation and low-density neighbourhoods outside the urban core on April 28, 2025

COUNCILLOR WOOLDRIDGE COMMENTS:

Purpose of the Motion

The intent of this motion is to request that City staff provide Council with information on how recent Provincial housing legislation may impact infill development in low-density neighbourhoods outside Kelowna's urban cores.

Context

In late 2023 and early 2024, the Province of BC enacted housing legislation to increase housing supply across municipalities. Key components of this legislation include:

- Bill 44: Allows 3–6 units on lots currently zoned for single-family or duplex use, depending on lot size and proximity to transit.
- Bill 46: Requires cities to develop and report on Housing Needs Reports and targets, with the province holding authority to enforce compliance.
- Bill 47: Speeds up municipal approvals for housing developments that meet zoning and policy requirements.

City of Kelowna's Current Direction

The City of Kelowna has already made significant strides in supporting densification through Small-Scale Infill Housing policy, as identified in the 2040 Official Community Plan (OCP.) This policy was developed through extensive public engagement and is designed to:

- Encourage context-sensitive infill in Core Area Growth neighbourhoods;
- Maintain neighbourhood character while gradually increasing housing diversity;
- Align with infrastructure capacity and urban design principles.

The OCP's approach is measured and localized, balancing growth with livability alongside infrastructure servicing goals.

Need for an Information Report

While there is alignment between the City's infill objectives and the Province's desire to increase housing supply, questions remain about:

- How Provincial mandates impact in-fill development in non-Core Area neighbourhoods;
- How delegations of subdivision and development permits for infill to staff are implemented and what options exist for Council to provide oversight;
- The subdivision approval process as it relates to infill development;
- Understand potential unintended consequences could exist in suburban low-density neighbourhoods outside core areas.

Date: May 5, 2025