

Appendix A: Proposed 2025 OCP Amendments

No.	Section	Current Policy or Wording Excerpt	Proposed Policy or Wording Excerpt	Reason for Amendment
1.	Chapter 2: Planning Context	Major Trends	Delete the Major Trends section and replace with what is outlined in Attachment A.	To revise major trends based on current context
2.	Chapter 2: Planning Context	Housing & Population Projections	Delete the Housing & Population Projections section and replace with what is outlined in Attachment B.	To update population and housing projections/distribution to meet Provincial OCP update requirements.
3.	Chapter 2: Planning Context	Map 2.1 Anticipated Residential Unit Distribution	Delete Map 2.1 and replace with what is outlined in Attachment C.	
4.	Chapter 3: Future Land Use Table 3.5: Suburban – Residential Summary	See Chart A	Amend Table 3.5 as outlined in Chart A in Attachment D.	To align allowable densities with suburban residential zones in Zoning Bylaw No. 12375.
5.	Chapter 4: Urban Centres Policy 4.8.2	To address Midtown’s deficiency in the pedestrian environment, poor street connectivity, lack of housing choices and public spaces, support the redevelopment of properties where the proposal demonstrates the following characteristics: <ul style="list-style-type: none"> Improved street connectivity, particularly east-west connectivity, through the identification of new streets and pathways that break up large blocks; Improved pedestrian environment; Identification and dedication of parks and public spaces; Integration of transit infrastructure, such as transit exchanges for example; and Housing mix, with consideration for affordable housing as outlined in the Healthy Housing Strategy. 	To address Midtown’s deficiency in the pedestrian environment, poor street connectivity, lack of housing choices and public spaces, support the redevelopment of properties where the proposal demonstrates the following characteristics: <ul style="list-style-type: none"> Improved street connectivity, particularly east-west connectivity, through the identification of new streets and pathways that break up large blocks; Improved pedestrian environment; Identification and dedication of parks and public spaces; Integration of transit infrastructure, such as transit exchanges for example; and Housing mix, with consideration for affordable housing as outlined in the Healthy Housing Strategy-Housing Action Plan. 	To identify the Housing Action Plan as the guiding document for affordable housing directions.

6.	Chapter 4: Urban Centres Housing Paragraph 2	To address this, the City will encourage the development of new rental options and protection of existing rental stock in the Urban Centres to ensure housing options for a range of ages and incomes. Urban Centres will be prioritized for partnerships with senior government for housing types across the Wheelhouse as per the Healthy Housing Strategy including shelters and housing with supports to ensure that these citizens are close to important services. The City will explore ways to limit displacement of lower income citizens currently living in Urban Centres to ensure all citizens have access to housing in close proximity to services and amenities.	To address this, the City will encourage the development of new rental options and protection of existing rental stock in the Urban Centres to ensure housing options for a range of ages and incomes. Urban Centres will be prioritized for partnerships with senior government for housing types across the Wheelhouse as per the Healthy Housing Strategy Housing Action Plan including shelters and housing with supports to ensure that these citizens are close to important services. The City will explore ways to limit displacement of lower income citizens currently living in Urban Centres to ensure all citizens have access to housing in close proximity to services and amenities.	To identify the Housing Action Plan as the guiding document for affordable housing directions.
7.	Chapter 4: Urban Centres Policy 4.12.1.	Diverse Housing Forms. Ensure a diverse mix of medium-density and high-density housing forms in Urban Centres to support a variety of household types and sizes, income levels and life stages.	Diverse Housing Forms. Ensure a diverse mix of medium-density and high-density housing forms in Urban Centres to support a variety of household types and sizes, income levels and life stages, <u>including affordable, rental, and supportive housing.</u>	To encourage affordable, rental and supportive housing.
8.	Chapter 4: Urban Centres Policy 4.12.2.	Ground Oriented Housing. Incorporate ground-oriented units in the design of multi-family developments in Urban Centres to support a variety of household types and sizes.	Ground-Oriented Housing. Incorporate ground-oriented units in the design of multi-family developments in Urban Centres to support a variety of household types and sizes <u>as guided by the OCP Street Character Maps 4.2, 4.4, 4.6, 4.8, and 4.10.</u>	The OCP Street Character maps don't allow residential at grade in all areas, so this provides direction where opportunities to have residential at grade might be.
9.	Chapter 4: Urban Centres Policy 4.12.6.	Accessible Design. Integrate universal design features and principles to create housing options for people of all ages and abilities, including those aging in place.	Accessible Site Design. Integrate universal design features and principles to create housing options for people of all ages and abilities, including those aging in place.	Changes to BC Building Code now have accessibility requirements internal to the building, this policy focuses only on the accessibility of the site external to the building.

10	Chapter 4: Urban Centres Policy 4.12.7.	Bedroom Composition. Encourage 10 per cent of new units to include three or more bedrooms.	Bedroom Composition. Encourage 10 per cent of new units to include three or more bedrooms <u>a variety of bedroom unit types as guided by the City of Kelowna's Housing Needs Assessment.</u>	Rather than encourage a specific bedroom type, the intent is for the policy to align with Kelowna's Housing Needs Assessment.
11	Chapter 4: Urban Centres Policy 4.13.1.	Housing with Supports. Prioritize the development of subsidized housing and housing with supports in the Urban Centres in addition to the Core Area , particularly near employment, public transit, services and amenities. Promote acceptance by the community for these supports, services and the citizens that are using them.	Subsidized Housing & Housing with Supports. Prioritize the development of subsidized housing and housing with supports, <u>including affordable housing and special needs housing,</u> in the Urban Centres in addition to the Core Area , particularly near employment, public transit, services and amenities. Promote acceptance by the community for these supports, services and the citizens that are using them.	To encourage subsidized housing and housing with supports in Urban Centres, the Core Area and the Gateway.
12	Chapter 4: Urban Centres Policy 4.13.2.	Displacement Effects of Gentrification. Ensure Urban Centre planning initiatives and significant redevelopment opportunities include affordable housing and access to services to ensure low to moderate income renters are protected from displacement effects of gentrification.	Displacement Effects of Gentrification. Ensure Urban Centre planning initiatives and significant redevelopment opportunities include affordable housing and access to services to ensure low to moderate income renters are protected from displacement effects of gentrification.	Updating the language to speak to displacement effects generally.
13	Chapter 4: Urban Centres Policy 4.14.1.	Protection of Existing Rental Stock. Ensure retention or replacement of existing rental units as redevelopment occurs in the Urban Centres through planning tools that may include, but are not limited to, Rental Only Zoning and Rental Replacement Obligations.	Protection of Existing Rental Stock. Ensure retention or replacement of existing rental units as redevelopment occurs in the Urban Centres through planning tools that may include, but are not limited to, Rental Only Zoning and <u>Rental Replacement Obligations.</u>	Since the OCP was developed, staff have implemented Rental Only Zoning and a Tenant Protection Bylaw as a tool to address this policy.
14	Chapter 4: Urban Centres Policy 4.14.2.	Rental Conversion. Prohibit the conversion of existing residential rental buildings with greater than four units to condominium status when rental vacancy falls below five per cent in Kelowna, unless the conversion is for the purpose of creating affordable rental	Rental Conversion. Prohibit the conversion of existing residential rental buildings with greater than four <u>six</u> units to condominium status when rental vacancy falls below five per cent in Kelowna, unless the conversion is for the purpose of creating affordable rental	To support conversions up to six units to align with the updates to allow up to six units in the MF1 zone, and to align with DP delegation to staff up to six units.

		housing with a Section 219 covenant registered on each strata title.	housing with a Section 219 covenant registered on each strata title.	<i>*Council Policy 148 will need to be updated to reflect the same change.</i>
15	Chapter 5: Core Area Policy 5.3.1.	Core Area Neighbourhood Infill. Encourage ground-oriented residential uses such as house-plexes, townhouses and narrow lot housing up to approximately 3 storeys to fit with the existing neighbourhood development pattern. Consider larger infill projects, including those where lot consolidation is required, where they are in a Transit Supportive Corridor transition area, on a block end or near community amenities including, but not limited to, parks and schools, as outlined in Figure 5.3.	Core Area Neighbourhood Infill. Encourage ground-oriented residential uses such as house-plexes, townhouses and narrow lot housing up to approximately 3 storeys to fit with the existing neighbourhood development pattern. <u>Consider more intensive ground-oriented housing on existing lots which are significantly larger than the surrounding lot pattern.</u> Consider larger infill projects, including those where lot consolidation is required, where they are in a Transit Supportive Corridor transition area, on a block end or near community amenities including, but not limited to, parks and schools, as outlined in Figure 5.3.	To provide clarity around where policy supports more intensive ground-oriented housing.
16	Chapter 5: Core Area Policy 5.3.3.	Strategic Density. Where a proposed development in Core Area Neighbourhoods is not adjacent to a Transit Supportive Corridor, consider support for stacked rowhousing and low rise apartment and mixed use buildings, under the following circumstances: <ul style="list-style-type: none"> • The property, at the time a rezoning or development permit application is made, has an area of 1 hectare or greater; and • The project proposal illustrates that the larger buildings will be able to sensitively transition their height and massing towards adjacent Core Area Neighbourhoods, with the first priority being a transition to ground- 	Strategic Density. Where a proposed development in Core Area Neighbourhoods is not adjacent to a Transit Supportive Corridor, consider <u>alignment with the following factors will be considered for proposals for support for</u> stacked rowhousing townhouses, and low rise apartment, and mixed use buildings, under the following circumstances: <ul style="list-style-type: none"> • The property, at the time a rezoning or development permit application is made, has an area of 1 hectare or greater <u>is significantly larger than the typical lot size / lot pattern in the adjacent area;</u> and • The project proposal illustrates that the larger buildings will be able to transition their height and massing 	To provide clarity and flexibility around site specific conditions where greater density may be considered within the Core Area.

		<p>oriented multi-unit housing within the project; and</p> <ul style="list-style-type: none"> • The project proposal includes a public park component; and • The project proposal includes an affordable and/or rental housing component; and • The project does not exceed a FAR of approximately 1.2 over the entire site. 	<p>towards adjacent <u>lower density Core Area</u> Neighbourhoods, with the first priority being a transition to ground-oriented multi-unit housing within the project; and</p> <ul style="list-style-type: none"> • The project proposal includes a public park component; and • The project proposal includes an affordable housing and/or rental housing component; and • <u>The project is located close to services such as public transit routes, active transportation routes, bike routes, and commercial uses; and</u> • <u>Projects of a similar size and scale are already located in the area; and</u> • The project does not exceed a FAR of approximately 1.2 over the entire site. • <u>The project is consistent with applicable Development Permit Guidelines including but not limited to Form & Character, Natural Environment, Hillside, Farm Protection, and Hazardous Conditions Guidelines.</u> 	
17	Chapter 5: Core Area Policy 5.3.5.	<p>Existing Uses and Scales. Consider support for stacked row housing, low rise apartments and mixed use buildings in Core Area Neighbourhoods where the property was zoned to allow for such uses on the date that the <i>Official Community Plan</i> was adopted.</p>	<p>Existing Uses and Scales. Consider <u>Support</u> stacked row housing, low rise apartments and mixed use buildings in Core Area Neighbourhoods where the property was zoned to allow for such uses on the date that the <i>Official Community Plan</i> was adopted.</p>	To provide clarity on where greater density is supported when a property had specific zoning at the time of OCP adoption.
18	Chapter 5: Core Area Policy 5.3.6.	<p>Small Lot Development. To encourage residential infill development in Core Area Neighbourhoods and transition areas that reflect the existing neighbourhood context, discourage large lot consolidations except where properties</p>	<p>Small Lot Development. To encourage residential infill development in Core Area Neighbourhoods and transition areas that reflect the existing neighbourhood context, discourage large lot consolidations except where properties</p>	Aspects of this policy are already covered in 5.3.1 so this policy is no longer required.

		front or directly abut a Transit Supportive Corridor, Active Transportation Corridor, or an Arterial Road.	front or directly abut a Transit Supportive Corridor, Active Transportation Corridor, or an Arterial Road.	
19	Chapter 5: Core Area Policy 5.6.6.	<p>Residential Development on Regional Commercial Lands.</p> <p>To continue focusing residential growth in strategic locations such as Urban Centres, Village Centres and Core Area Neighbourhoods, discourage residential development on Regional Commercial lands. Consideration for residential development may be explored where a project proposal meets some or a combination of the following:</p> <ul style="list-style-type: none"> • The project is within a Transit Oriented Area; • The project is located within 200 metres of a higher capacity transit station; • The project is located within 200 metres of existing park spaces and/or other amenities; • The project proposal includes an affordable and/or rental housing component; • The project proposal includes a significant public space or amenity component; and • The residential uses are secondary to the commercial uses. 	<p>Residential Development on Regional Commercial Lands.</p> <p>To continue focusing residential growth in strategic locations such as Urban Centres, Village Centres and Core Area Neighbourhoods, discourage residential development on Regional Commercial lands. Consideration for residential development may be explored where a project proposal meets some or a combination of the following:</p> <ul style="list-style-type: none"> • The project is within a Transit Oriented Area; • The project is located within 200 metres of a higher capacity transit station; • The project is located within 200 metres of existing park spaces and/or other amenities; • The project proposal includes an affordable and/or rental housing component; • The project proposal includes a significant public space or amenity component; and • The residential uses are secondary to the commercial uses <u>with no net loss of commercial floor area.</u> 	To ensure that commercial floor area is not lost on commercial lands.
20	Chapter 5: Core Area Policy 5.11.1.	<p>Diverse Housing Forms.</p> <p>Ensure a diverse mix of low and medium density housing forms in the Core Area to support a variety of household types and sizes, income levels and life stages.</p>	<p>Diverse Housing Forms.</p> <p>Ensure a diverse mix of low and medium density housing forms in the Core Area to support a variety of household types and</p>	To encourage affordable, rental and supportive housing.

			sizes, income levels and life stages <u>including affordable, rental, and supportive housing.</u>	
21	Chapter 5: Core Area Policy 5.11.4.	Accessible Design. Integrate universal design features and principles to create housing options for people of all ages and abilities and to support aging in place.	Accessible Site Design. Integrate universal design features and principles to create housing options for people of all ages and abilities, and to support <u>including those</u> aging in place.	Changes to BC Building Code now have accessibility requirements internal to the building, this policy focuses only on the accessibility of the site external to the building.
22	Chapter 5: Core Area Policy 5.11.7.	Residential Amenity Space. Develop policies and regulations that incentivize the provision of private amenity space early in the planning process as part of multi-unit residential to enhance overall development benefit.	Residential Amenity Space. Develop policies and regulations that incentivize the provision of private amenity space early in the planning process as part of multi-unit residential to enhance overall development benefit. <u>Encourage new multi-family developments to have both common and private amenity space.</u>	Remove policy as it is no longer relevant because it is addressed through Zoning Bylaw No. 12375.
23	Chapter 5: Core Area Policy 5.11.8.	Bedroom Composition. Encourage 10 per cent of new units to include three or more bedrooms.	Bedroom Composition. Encourage 10 per cent of new units to include three or more bedrooms <u>a variety of bedroom unit types as guided by the City of Kelowna's Housing Needs Assessment.</u>	Rather than encourage a specific bedroom type, the intent is for the policy to align with Kelowna's Housing Needs Assessment.
24	Chapter 5: Core Area Policy 5.12.1.	Housing with Supports. Prioritize the development of subsidized housing and housing with supports in the Core Area in addition to the Urban Centres , particularly near employment, public transit, services and amenities. Promote acceptance to the community for these supports, services and the citizens that are using them.	<u>Subsidized Housing & Housing with Supports.</u> Prioritize the development of subsidized housing and housing with supports, <u>including affordable housing and special needs housing,</u> in the Core Area in addition to the Urban Centres , particularly near employment, public transit, services and amenities. Promote acceptance by the community for these supports, services and the citizens that are using them.	To encourage subsidized housing and housing with supports in Urban Centres, the Core Area and the Gateway.
25	Chapter 5: Core Area Policy 5.12.2.	Displacement Impacts of Gentrification. Ensure Core Area planning initiatives include affordable housing and access to services to ensure low to moderate income	Displacement Impacts of Gentrification. Ensure Core Area planning initiatives <u>and significant redevelopment opportunities</u> include affordable housing and access to	Updating the language to speak to displacement effects generally.

		renters are protected from displacement effects of gentrification.	services to ensure low to moderate income renters are protected from displacement effects of gentrification .	
26	Chapter 5: Core Area Policy 5.13.1.	Protection of Existing Rental Stock. Ensure retention or replacement of existing rental units as redevelopment occurs in the Core Area through planning tools that include, but are not limited to, Rental Only Zoning and Rental Replacement Obligations .	Protection of Existing Rental Stock. Ensure retention or replacement of existing rental units as redevelopment occurs in the Core Area through planning tools that include, but are not limited to, Rental Only Zoning and Rental Replacement Obligations .	Since the OCP was developed, staff have implemented Rental Only Zoning and a Tenant Protection Bylaw as a tool to address this policy.
27	Chapter 5: Core Area Policy 5.13.2.	Rental Conversion. Prohibit the conversion of existing residential rental buildings with greater than four units to condominium status when rental vacancy falls below five per cent in Kelowna, unless the conversion is for the purpose of creating affordable rental housing with a Section 219 covenant registered on each strata title.	Rental Conversion. Prohibit the conversion of existing residential rental buildings with greater than four <u>six</u> units to condominium status when rental vacancy falls below five per cent in Kelowna, unless the conversion is for the purpose of creating affordable rental housing with a Section 219 covenant registered on each strata title.	To support conversions up to six units to align with the updates to allow up to six units in the MF1 zone, and to align with DP delegation to staff up to six units. <i>*Council Policy 148 will need to be updated to reflect the same change.</i>
28	Chapter 6: The Gateway Policy 6.7.7.	Secondary Suites. Secondary suites on ALR lands must be located within a permitted principal dwelling.	Secondary Suites. Secondary suites on ALR lands must be located within a permitted principal dwelling.	No longer relevant, addressed through Zoning Bylaw No. 12375.
29	Chapter 6: The Gateway Policy 6.9.1.	Student and Faculty Housing. Encourage the development of residential units that meet the needs of students and UBCO faculty, including units that can accommodate families, such as units with three or more bedrooms.	Student and Faculty Employee Housing. Encourage the development of residential units that meet the needs of students, UBCO faculty, and other employees in the Gateway, including units that can accommodate families, such as units with three or more bedrooms with a variety of bedroom unit types as guided by the City of Kelowna's Housing Needs Assessment.	To broaden the policy to support housing not just for UBCO, but the Gateway workforce as well.
30	Chapter 6: The Gateway Policy 6.9.2.	Range of Housing Tenure. Support a range of rental and ownership tenures that support a variety of households and income levels. In addition, support underrepresented forms of tenure,	Range of Housing Tenure. Diverse Housing Tenures. Support Encourage a range of rental and ownership tenures that support a variety of households, and income levels and life	To align with policy language in other chapters.

		including but not limited to co-housing, fee-simple row housing, co-ops, and rent-to-own.	<u>stages, including affordable, rental, and supportive housing. In addition, support</u> Promote underrepresented forms of tenure, including but not limited to co-housing, fee-simple row housing, co-ops, and rent-to-own.	
31	Chapter 6: The Gateway Policy 6.9.3.	Social Connections Through Design. Encourage housing designs that incorporate spaces that foster social connections and inclusion, such as courtyards and rooftop patios.	Social Connections Through Design. Encourage housing designs that incorporate <u>front porches, gardens, greenspace and children's play areas to</u> spaces that foster social connections, and inclusion, <u>and intergenerational relationships such as</u> courtyards and rooftop patios.	To align with policy language in other chapters.
32	Chapter 6: The Gateway Policy 6.9.4.	Accessible Design. Integrate universal design features and principles to create housing options for people of all ages and abilities.	Accessible <u>Site</u> Design. Integrate universal design features and principles to create housing options for people of all ages and abilities, <u>including those aging in place.</u>	Changes to BC Building Code now have accessibility requirements internal to the building, this policy focuses only on the accessibility of the site external to the building.
33	Chapter 6: The Gateway <u>Policy 6.9.6.</u>	N/A	<u>Subsidized Housing & Housing with Supports.</u> <u>Support the development of subsidized housing and housing with supports, including affordable housing and special needs housing, particularly near employment, public transit, services and amenities. Promote acceptance by the community for these supports, services and the citizens that are using them.</u>	To encourage subsidized housing and housing with supports in Urban Centres, the Core Area and the Gateway.
34	Chapter 6: The Gateway <u>Policy 6.9.7.</u>	N/A	<u>Residential Development on Regional Commercial Lands.</u> <u>To continue focusing residential growth in strategic locations such as Urban Centres, Village Centres and Core Area Neighbourhoods, discourage residential development on Regional Commercial lands. Consideration for residential</u>	To provide guidance for development on regional commercial lands within the Gateway.

			<p>development may be explored where a project proposal meets some or a combination of the following:</p> <ul style="list-style-type: none"> • <u>The project is located within 200 metres of a higher capacity transit station;</u> • <u>The project is located within 200 metres of existing park spaces and/or other amenities;</u> • <u>The project proposal includes an affordable and/or rental housing component;</u> • <u>The project proposal includes a significant public space or amenity component; and</u> • <u>The residential uses are secondary to the commercial uses with no net loss of commercial floor area.</u> 	
35	Chapter 6: The Gateway Policy 6.10.2.	Protection of Existing Rental Stock. Ensure retention or replacement of existing rental units as redevelopment occurs in the Gateway through planning tools that include, but are not limited to, Rental Only Zoning and Rental Replacement Obligations .	Protection of Existing Rental Stock. Ensure retention or replacement of existing rental units as redevelopment occurs in the Gateway through planning tools that include, but are not limited to, Rental Only Zoning and Rental Replacement Obligations .	Since the OCP was developed, staff have implemented Rental Only Zoning and a Tenant Protection Bylaw as a tool to address this policy.
36	Chapter 7: Suburban Neighbourhoods Policy 7.2.1.	Ground-Oriented Housing. Consider a range of low density ground-oriented housing development to improve housing diversity and affordability and to reduce the overall urban footprint of Suburban Neighbourhoods . Focus more intensive ground-oriented housing where it is in close proximity to small scale commercial services, amenities like schools and parks, existing transit service and/or active transportation facilities.	Suburban Housing Variety. Ground-Oriented Housing. Consider a range of low-density ground-oriented housing development to improve housing diversity and to reduce the overall urban footprint of Suburban Neighbourhoods . Focus more intensive ground-oriented housing where it is in close proximity to small scale commercial services, amenities like schools and parks, existing transit service and/or active transportation facilities. <u>Proposals for stacked townhouses, low-rise apartments</u>	To provide some policy direction on where we might support additional density in Suburban Neighbourhoods

			<p><u>up to four storeys, and mixed-use buildings may be considered based on alignment with the following factors:</u></p> <ul style="list-style-type: none"> • <u>The costs of utility servicing (including construction and long-term maintenance) are not excessive;</u> • <u>The property, at the time a rezoning or development permit application is made, is significantly larger than the typical lot size / lot pattern in the adjacent area; and</u> • <u>The project proposal illustrates that the larger buildings will be able to transition their height and massing towards adjacent lower density suburban neighbourhoods with the first priority being a transition to ground-oriented multi-unit housing within the project; and</u> • <u>The project proposal includes a public park component; and</u> • <u>The project proposal includes an affordable housing and/or rental housing component; and</u> • <u>The project is located close to services such as public transit routes, active transportation routes, bike routes, and commercial uses; and</u> • <u>Projects of a similar size and scale are already located in the area; and</u> • <u>The project is consistent with applicable OCP Guidelines including but not limited to Form & Character, Natural Environment, Hillside, Farm Protection, and Hazardous Conditions Guidelines.</u> 	
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37	Chapter 7: Suburban Neighbourhoods <u>Policy 7.3.3.</u>	N/A	<u>Accessible Site Design.</u> <u>Integrate universal design features and principles to create housing options for people of all ages and abilities, including those aging in place.</u>	Changes to BC Building Code now have accessibility requirements internal to the building, this policy focuses only on the accessibility of the site external to the building.
38	Chapter 7: Suburban Neighbourhoods <u>Policy 7.6.1.</u>	Family Friendly Multi-Unit Housing. Encourage multi-unit developments near schools to include a variety of unit sizes, including three or more bedrooms.	Family Friendly Multi-Unit Housing. Encourage multi-unit developments near schools to include a variety of unit sizes, including three or more bedrooms. <u>Bedroom Composition.</u> <u>Encourage new units to include a variety of bedroom unit types as guided by the City of Kelowna's Housing Needs Assessment.</u>	Rather than encourage a single bedroom type, the intent is for the policy to align with Kelowna's Housing Needs Assessment.
39	Chapter 7: Suburban Neighbourhoods <u>Policy 7.6.3.</u>	N/A	<u>Diverse Housing Tenures.</u> <u>Encourage a range of rental and ownership tenures that support a variety of households, income levels and life stages, including affordable, rental, and supportive housing. Promote underrepresented forms of tenure, including but not limited to co-housing, co-ops, and rent-to-own.</u>	To encourage diverse housing tenures in our suburban neighbourhoods.
40	Chapter 7: Suburban Neighbourhoods <u>Policy 7.6.4.</u>	N/A	<u>Subsidized Housing & Housing with Supports.</u> <u>Support the development of subsidized housing and housing with supports, including affordable housing and special needs housing, particularly near employment, public transit, services and amenities. Promote acceptance by the community for these supports, services and the citizens that are using them.</u>	To provide guidance on where staff would support subsidized housing and housing with supports.
41	Chapter 7: Suburban Neighbourhoods <u>Policy 7.6.5.</u>	N/A	<u>Suburban Neighbourhood Infill.</u> <u>Support ground-oriented residential uses such as secondary suites, carriage houses, semi-detached housing, house-plexes, and narrow lot housing up to approximately 3</u>	Provides a policy baseline for infill within suburban neighbourhoods. Currently there is a lack of policy support for small-scale infill

			<u>storeys to fit with the existing neighbourhood development pattern.</u>	(ex: rezoning from RU1 to RU2 to facilitate subdivision).
42	Chapter 7: Suburban Neighbourhoods <u>Policy 7.6.6.</u>	N/A	Protection of Mobile Home Parks. <u>Prioritize retention of mobile home parks as an important source of affordable housing in our community. Only consider redevelopment of mobile home parks if 1:1 replacement of affordable units is included in the redevelopment.</u>	To align with mobile home park policy in the Core Area and to provide guidance for staff and the public on the protection of Mobile Home Parks.
43	Chapter 7: Suburban Neighbourhoods <u>Policy 7.6.7.</u>	N/A	Redevelopment of Mobile Home Parks. <u>During redevelopment, ensure owners of mobile home parks create and implement a viable relocation plan for current tenants and provide them with a first refusal to purchase, as per Council Policy #229.</u>	To align with mobile home park policy in the Core Area and to provide guidance for staff and the public on the redevelopment of Mobile Home Parks.
44	Chapter 7: Suburban Neighbourhoods Policy 7.7.1.	Protection of Existing Rental Stock. Ensure retention or replacement of existing rental units as redevelopment occurs in Suburban Neighbourhoods through planning tools that include, but are not limited to, Rental Only Zoning and Rental Replacement Obligations .	Protection of Existing Rental Stock. Ensure retention or replacement of existing rental units as redevelopment occurs in Suburban Neighbourhoods through planning tools that include, but are not limited to, Rental Only Zoning and Rental Replacement Obligations .	Since the OCP was developed, staff have implemented Rental Only Zoning and a Tenant Protection Bylaw as a tool to address this policy.
45	Chapter 8: Rural Lands Policy 8.1.8.	Secondary Suites. Secondary suites on ALR lands must be located within a permitted principal dwelling.	Secondary Suites. Secondary suites on ALR lands must be located within a permitted principal dwelling.	No longer relevant, addressed through Zoning Bylaw No. 12375.
46	Chapter 8: Rural Lands Policy 8.4.3.	Housing in Agricultural Areas. Discourage additional residential development (both expansions and new developments) in areas surrounded by ALR and non- ALR agricultural lands . Secondary suites may be permitted in a permitted primary dwelling. Carriage houses may be considered on Rural Residential lands where the property is 1.0 hectare or greater and where proposal is consistent with the Farm Protection	Housing in Agricultural Areas. Discourage additional residential development (both expansions and new developments) in areas surrounded by ALR and non- ALR agricultural lands . Secondary suites may be permitted in a permitted primary dwelling. Carriage houses may be considered on Rural Residential lands where the property is 1.0 hectares or greater and where proposal is consistent with the Farm Protection	No longer relevant, addressed through Zoning Bylaw No. 12375.

		Guidelines outlined in Chapter 22: Farm Protection Development Permit Area.	Guidelines outlined in Chapter 22: Farm Protection Development Permit Area.	
47	Chapter 8: Rural Lands <u>Policy 8.4.8.</u>	N/A	<u>Protection of Mobile Home Parks.</u> <u>Prioritize retention of mobile home parks as an important source of affordable housing in our community. Only consider redevelopment of mobile home parks if 1:1 replacement of affordable units is included in the redevelopment.</u>	To align with mobile home park policy in other growth strategy districts and to provide guidance for staff and the public on the protection of Mobile Home Parks.
48	Chapter 16, Making the Plan Work Policy 16.1.7	Density Bonusing. Consider the use of density bonusing provisions as outlined in the <i>Local Government Act</i> in exchange for the provision or conservation of an amenity and for the provision of affordable or special needs housing .	Density Bonusing. Consider the use of density bonusing provisions as outlined in the <i>Local Government Act</i> in exchange for the provision or conservation of an amenity and for the provision of affordable or <u>special needs housing</u> .	Remove the bold from special needs housing as the OCP does not define this term.
49	Chapter 16 Table 16.1	Table 16.1: Implementation Actions	Delete table 16.1: Implementation Actions and replace with what is outlined in Attachment D.	To update implementation actions to reflect changing timelines, new plans, and new actions to address growth.
50	Chapter 17, Definitions	Affordable Housing Housing that costs less than 30% of a household's before-tax income.	Affordable Housing Housing that costs less than 30% of a household's before-tax income. <u>Housing that is financially accessible to residents across various income levels, ensuring that housing costs do not exceed 30% of a household's before-tax income. Affordable housing is categorized into tiers based on Kelowna's median household income as outlined in the Housing Action Plan (HAP).</u>	To revise the definition of affordable housing to align with the Housing Action Plan.
51	Chapter 17, Definitions	N/A	<u>Apartment</u> <u>A dwelling located in a multi-story, multi-unit building that accesses the ground via shared corridors, entrances and exits.</u>	To introduce a definition for apartment, as the term is used throughout the OCP.
52	Chapter 17, Definitions	Ground-Oriented Buildings typically three storeys or lower that offer individual entrances to residential	Ground-Oriented Buildings typically three storeys or lower that offer individual entrances to residential	Updating to be consistent with the types of ground-oriented homes allowed, as

		units without the use of shared corridors, lobbies or hallways. Examples, include four-plexes and rowhousing.	units without the use of shared corridors, lobbies or hallways. Examples, include <u>single unit dwellings, duplexes, four-plexes and rowhousing/townhomes.</u>	single-two unit is no longer a category.
53	Chapter 17, Definitions	Growth Scenario The allocation of future residential units by areas, including a split between units in the Urban Centres/Core Area and the Gateway/Suburban Neighbourhoods/Rural Lands districts, and the split by single/two housing and multi-unit housing.	Growth Scenario The allocation of future residential units by areas, including a split between units in the Urban Centres/Core Area and the Gateway/Suburban Neighbourhoods/Rural Lands districts as illustrated in Map 2.1, and the split by <u>single/two housing and multi-unit housing ground-oriented and apartment housing</u>	Updating to reflect the change in what is allowed by the Province for types of housing.
54	Chapter 17, Definitions	Rental Replacement Obligations Obligations established by a municipality that require a developer seeking to demolish or otherwise redevelop an existing rental building(s) to replace the demolished rental tenure units, typically within a larger redevelopment of the site. Obligations may also extend to the relocation of the tenants residing in the building(s) being demolished.	Rental Replacement Obligations Obligations established by a municipality that require a developer seeking to demolish or otherwise redevelop an existing rental building(s) to replace the demolished rental tenure units, typically within a larger redevelopment of the site. Obligations may also extend to the relocation of the tenants residing in the building(s) being demolished.	Remove the definition as it no longer applies, as it was removed from the policy.

Chart A

Current Wording and Policy: Table 3.5: Suburban – Residential Summary

Supported Uses	Supported Forms	Density (FAR)	Other Characteristics
<ul style="list-style-type: none">• Single detached housing• Duplexes, semi-detached• Secondary suites and carriage houses• Ground-oriented multi unit residential• Small scale institutional uses	<ul style="list-style-type: none">• Attached and detached buildings up to 3 storeys	<ul style="list-style-type: none">• N/A	<ul style="list-style-type: none">• Considerations for hillside and environmental context

Proposed Policy or Wording: Table 3.5: Suburban – Residential Summary

Supported Uses	Supported Forms	Density (FAR)	Other Characteristics
<ul style="list-style-type: none">• Single detached housing• Duplexes, semi-detached• Secondary suites and carriage houses• Ground-oriented multi-unit residential• Small scale institutional uses	<ul style="list-style-type: none">• Attached and detached buildings up to 3 storeys	<ul style="list-style-type: none">• N/A• <u>For lots less than 4,000 m², 4 dwelling units per lot</u>• <u>For lots greater than 4,000 m², 9 dwelling units per 1000 m²</u>	<ul style="list-style-type: none">• Considerations for hillside and environmental context

CURRENT WORDING

Major Trends

The following major trends were identified during the 2040 OCP development process, and informed the plan's pillars, **Growth Strategy**, objectives and policies.

- **Infrastructure challenge.** The City is seeing a greater share of its annual budget being directed to cover maintenance and replacement of aging infrastructure, while also balancing the need to fund infrastructure for new growth. The tension between these objectives has resulted in a significant infrastructure deficit. The most vital step in the path towards financially sustainable service delivery is managing how and where we grow. Recent analysis indicates that the costs to maintain infrastructure in suburban areas are considerably higher than the tax revenue collected in these areas. In response, the **Growth Strategy** focuses on multi-family and mixed-use development in the **Core Area** and **Urban Centres** to reduce long-term infrastructure life-cycle costs and deliver services in a more sustainable way.
- **Amenity-rich walkable areas.** There is a growing interest in urban places that provide a variety of amenities, such as shops and services, and that are close to jobs and economic opportunities. As younger generations seek amenity-rich neighbourhoods with diverse housing types, increased demand for housing in walkable urban places is anticipated. The 2040 OCP **Growth Strategy** anticipates that a higher proportion of development will occur in the form of townhouses and apartments in Kelowna's amenity-rich **Urban Centres** and **Core Area**.
- **Changing demographics.** Over the next 20 years, BC's retirement-aged population will increase while young professionals will continue to struggle with housing affordability in BC's largest centres. Seniors will be drawn to cities with access to health services, while young professionals are likely to be motivated by housing options, affordability, lifestyle preferences and employment opportunities as they enter peak earning years. To ensure Kelowna is an attractive destination, the OCP focuses on creating complete communities for all ages and abilities that have a diversity of housing and transportation options.
- **Equity gap.** Across Canada, citizens are experiencing increases in the cost of living, particularly for things like housing, transportation, energy costs and childcare, while the Canadian middle-class population shrinks. Additionally, racialized populations and people with disabilities are experiencing an elevated risk of negative health outcomes and homelessness. For this reason, cities are rethinking their approach to infrastructure investment, planning and service delivery in recognition that these actions have a disproportionate impact on the quality of life and economic future of the most vulnerable. By infusing **equity** into the development of the 2040 OCP, the City will be better positioned to ensure all citizens are able benefit from the City's growth – through improved health outcomes, access to opportunities and more affordable housing options.
- **Low carbon future.** Communities across Canada are recognizing the threat that climate change poses to community infrastructure, the environment, biodiversity, the economy and human health. Our region is increasingly experiencing the impacts of climate change through extreme weather events such as flooding, drought and wildfires, which are already occurring more frequently. To prevent rapid and extreme climate change, significant reductions in greenhouse gas emissions and a shift to a low-carbon community are required. At the same time, Kelowna must also be prepared for

the impacts of a changing global climate. To meet climate change related goals, the 2040 OCP promotes complete communities that can support a major decrease in transportation emissions while investing in transit and active transportation. Additionally, the 2040 OCP identifies approaches to enhance **green infrastructure** and wildfire mitigation, acknowledging that the incidence of extreme weather events is increasing.

- **Learning from the pandemic.** The COVID-19 pandemic has raised important questions about Kelowna will grow in the coming years. Will working from home remain a significant factor and displace demand for new office space? Will there be fewer drivers on the roads during peak periods? Will online shopping continue to affect the demand for bricks and mortar retail space? Will the shift towards **ground-oriented** housing demand persist? How can growth address some of the **equity** gaps revealed by the pandemic? These questions have not yet been resolved. Some, like traffic flow, have nearly returned to pre-pandemic levels. Others, like working from home, will likely take years to answer. The 2040 OCP has taken some of these factors into consideration already, including commercial and office demand shifts, and building a more **equitable** community. The 2040 OCP will need to assess the remaining issues brought to the foreground by the pandemic on an ongoing basis to determine whether any corrective action is required. This responsibility will fall to the implementation and monitoring program outlined in *Chapter 16: Making the Plan Work*.

DELETE THE MAJOR TRENDS SECTION AND REPLACE WITH THE FOLLOWING

Major Trends

Several major trends have informed the Plan's pillars, **Growth Strategy**, objectives and policies.

- **Provincial housing legislation.** In late 2023, the Province passed a suite of legislation to shift to a more proactive approach to planning and zoning to enable more housing to be built in the right places faster. This legislation required local governments to allow more small-scale multi-unit housing in most neighbourhoods and introduced new Transit Oriented Areas where additional housing density is required. The new framework emphasizes long-term planning to ensure that enough land is designated and pre-zoned to meet both current and future housing needs. To achieve this, municipalities are required to complete a new Housing Needs Assessment every five years. OCPs and Zoning Bylaws are also updated on a five-year cycle to ensure future land use and zoning aligns with the need identified in the Housing Needs Assessment.
- **Fast growing and changing population.** Kelowna has consistently grown faster than the province and similar sized cities over the past two decades. Between 2016 and 2021, Kelowna's population growth rate accelerated, and the population increased by 13.5 per cent compared to 7.6 per cent in BC. The future growth rate is also anticipated to remain higher than the province but will fluctuate with changing federal immigration policy, shifting inter and intra provincial migration, and economic influences. Kelowna is not only growing quickly, but its demographics are also shifting. Historically known as a retirement destination, current trends show that Kelowna is getting younger. In 2021, for the first time in more than a quarter century, Kelowna's median age was lower than the province's, influenced by people moving to Kelowna from other areas of Canada and other countries.
- **Housing affordability.** Kelowna residents continue to face significant housing affordability challenges, as the demand to live in Kelowna has outstripped the supply of new homes. High housing costs are making it difficult for many people, especially those with low to moderate incomes, to find suitable and affordable homes. The lack of affordable housing options is also impacting the local

economy, as businesses struggle to attract and retain employees who cannot afford to live in the area. Additionally, the financial burden of housing is contributing to homelessness and making it harder for vulnerable groups, such as seniors, lone-parent families, and people with disabilities, to secure stable housing. More recently, a major influx of new homes – particularly rental homes – is helping to close the supply gap. Rents are starting to stabilize or even decline. With many more homes under construction, this trend is likely to continue into the near future; however, ongoing housing construction is needed to keep up with longer term population growth.

- **Infrastructure challenges.** The City is seeing a greater share of its annual budget being directed to cover maintenance and renewal of aging infrastructure, while also balancing the need to fund infrastructure for new growth. The tension between these objectives has resulted in a significant infrastructure deficit. The most vital step in the path towards financially sustainable service delivery is managing how and where we grow. Recent analysis indicates that the costs to maintain infrastructure in suburban areas are considerably higher than the tax revenue collected in these areas. In response, the **Growth Strategy** focuses on multi-family and mixed-use development in the **Core Area** and **Urban Centres** to reduce long-term infrastructure life-cycle costs and deliver services in a more sustainable way.
- **Amenity-rich walkable areas.** There is a growing interest in urban places that provide a variety of amenities, such as shops and services, and that are close to jobs and economic opportunities. As younger generations seek amenity-rich neighbourhoods with diverse housing types, increased demand for housing in walkable urban places is anticipated. The 2040 OCP **Growth Strategy** anticipates that a higher proportion of development will occur in the form of apartments and multi-dwelling ground-oriented homes in Kelowna's amenity-rich **Urban Centres** and **Core Area**.
- **Equity gap.** Across Canada, citizens are experiencing increases in the cost of living, particularly for things like housing, transportation, energy costs and childcare. Additionally, racialized populations and people with disabilities are experiencing an elevated risk of negative health outcomes and homelessness. For this reason, cities are rethinking their approach to infrastructure investment, planning and service delivery in recognition that these actions have a disproportionate impact on the quality of life and economic future of the most vulnerable. By infusing **equity** into the 2040 OCP, the City will be better positioned to ensure all citizens are able benefit from the City's growth – through improved health outcomes, access to opportunities and more affordable housing options.
- **Low carbon resilient future.** Communities across Canada are recognizing the threat that climate change poses to community infrastructure, the environment, biodiversity, the economy and human health. Our region is increasingly experiencing the impacts of climate change through extreme weather events such as flooding, drought and wildfires, which are already occurring more frequently. To prevent rapid and extreme climate change, significant reductions in greenhouse gas emissions and a shift to a low-carbon community are required. At the same time, Kelowna must also be prepared for the impacts of a changing global climate. To meet climate goals, the 2040 OCP promotes complete communities that can support a major decrease in transportation emissions while investing in transit and active transportation. Additionally, the 2040 OCP identifies approaches to enhance **green infrastructure** and wildfire mitigation, acknowledging that the incidence of extreme weather events is increasing.

Attachment B: OCP Chapter 2 Housing & Population Projections

CURRENT WORDING

Housing & Population Projections

Population Projections

Kelowna's population is projected to grow at an annual rate of 1.43 per cent through to 2040, resulting in approximately 45,000 additional citizens by 2040. Overall, Kelowna's population is projected to reach an estimated 180,000 by 2040.

From 2020-2040, the City's growth rate will fluctuate depending on levels of economic growth, demographic trends, as well as national and international migration patterns. The projections provided in this chapter inform the land use plan and policies of the 2040 OCP, as well as the City's servicing plans and financial strategies. Furthermore, the 2040 OCP establishes five-year growth rates using the most recent Census statistics and BC Stats projections and adjusting for local growth trends.

Table 2.1: 2040 Population Projection

Time Period	Average Annual Growth Rate	New Population	Population of End Period
2021-2025	1.59%	11,250	147,300
2026-2030	1.47%	11,250	158,550
2031-2035	1.29%	10,650	169,150
2036-2040	1.15%	10,050	179,200

Projected Age Distribution

Over the next 20 years Kelowna's population will grow significantly across all age groups. Generally, the demographic composition of the population is expected to be similar between 2020 and 2040. However, Kelowna is projected to see an increase in the proportion people aged 65 and older in 2040 and a decrease in proportion of people under the age of 25. This reflects low levels of natural increase and Kelowna's reliance on national migration for population growth. The table below provides more detailed information.

Table 2.2: Kelowna Age Distribution

Year / Age	Under 25	25-44	45-64	65+
2016 Census	26%	25%	29%	21%
2020	24%	27%	27%	22%
2030	24%	28%	24%	25%
2040	23%	24%	28%	25%

Housing Projections

In order to establish housing needs until 2040, the City's long-term population estimates were considered alongside the following trends that are anticipated to influence the local housing market:

- **Smaller households.** The primary household types by 2040 will be single occupants or couples without children. Generally, these households require smaller housing units, allowing 1 bedroom or 2-bedroom units to fulfill their housing needs.
- **More compact housing forms.** As a result of both affordability and shifting housing preferences, it is

anticipated that demand for apartments, townhouses and compact family-friendly housing options will outpace the demand for new single-detached housing.

- **Urban living.** As a result of changing housing preferences, transportation behaviour and demographics of Kelowna, the 2040 OCP anticipates greater demand for housing in walkable mixed-use neighbourhoods. For this reason, the City is looking to drive a significant share of future growth to the City's Urban Centres in the form of medium to high-density apartments as well as ground-oriented units.
- **More renters.** As housing prices rise and household sizes decrease, it will be challenging for many citizens to afford home ownership. These forces will strengthen the demand for long-term rental housing and enhance the viability of **purpose-built rental** apartment projects.
- **Regional housing connection.** As the Central Okanagan's largest community, Kelowna will continue to function as the hub of the region, attracting the largest share of growth. Over the next 20 years, competition for space in Kelowna will grow and the city will continue its shift towards a more compact, **complete community**. Housing affordability will continue to be a significant challenge across the region, particularly for vulnerable populations, such as seniors, youth, those experiencing homelessness and low-income households. While a significant issue for communities throughout the region, the challenges associated with housing affordability will be most pronounced in Kelowna.

From 2016-2020, many of these trends have already impacted the local housing market. In 2019, 75 per cent of all building permits issued were for multi-family units, highlighting the significant shift toward more compact housing forms. Kelowna also saw record levels of rental housing construction over the last five years with over 1,500 rental units completed in 2019. Collectively, these and other trends are expected to boost demand for **multi-family housing** units in the **Core Area** as Kelowna continues its evolution as an emerging mid-sized city over the next 20 years.

20-Year Average Household Size

1.7 person per new household = (43,145 person / 25,308 new unit)

The 20-year average household size is derived using the projections for new housing units and the population growth expected over the next 20 years. The projected housing need for 2040 is approximately 25,308 new units. The five-year increments of growth provided in Figure 2.3 inform future infrastructure servicing requirements during these periods. For technical purposes, the 2040 OCP assumes 5,972 homes will be single or two-unit homes and 19,336 homes will be in the form of multi-family units (e.g. apartments and townhouses etc.). The reduction in household size from the 2030 OCP reflects the national trends driven by declining birth rates, smaller families and divorce rates.

Table 2.3: Average Household Size

Year	Average Persons Per Household (New Growth)
2021-2025	2.0
2026-2030	1.74
2031-2035	1.70
2036-2040	1.68

The distribution of housing in Kelowna is currently skewed toward single-family housing, with approximately 59 per cent of all units in the form of single-family housing and 41 per cent in the form of **multi-family housing**. Based on the shift to a more urban **Growth Strategy**, the 2040 OCP anticipates the demand for **multi-family housing** will continue to increase over the next 20 years. This is expected to result in a balanced demand for single-family and multi-family units by 2040. To encourage housing that meets this demand, the 2040 OCP is projecting that 76 per cent of new units over the next 20 years will be in the form of multi-family housing and 24 per cent will be in the form of single and two-unit housing. The table below provides an estimate of housing unit projections over the next 20 years; however, it is

expected that the number of building permits issued will fluctuate based on local real estate and land development cycles.

Table 2.4: Housing Unit Projections

Year	Single/Two Units	Multiple Units	Single & Multiple Units
2021-2025	1,980	4,650	6,630
2026-2030	1,940	4,510	6,450
2031-2035	1,260	5,000	6,260
2036-2040	800	5,190	5,990
Total 2040	5,980	19,350	25,330

20-year Housing Distribution

Over the next 20 years, most new housing units projected by the 2040 OCP are expected to be accommodated in urban areas like **Urban Centres** and the **Core Area**, which will preserve rural lands outside the **Permanent Growth Boundary** and allow for cost-effective servicing. Growth in urban areas will mainly take the form of redevelopment as parcels are assembled and redeveloped into townhouses, apartments and towers.

Over next 20 years roughly 73 per cent of the Kelowna's growth will occur in the City's five **Urban Centres** and the surrounding **Core Area**. Specifically, the 2040 OCP **growth scenario** projects that approximately 48 per cent of new units will be accommodated within the **Urban Centres** and 25 per cent per cent of units will be accommodated within the **Core Area**. Several suburban neighbourhoods are expected to accommodate 23 per cent of new units to 2040; however, the 2040 OCP does not introduce any new suburban neighbourhoods beyond what was identified during the life of the 2030 OCP.

Overall, the *20-year Servicing Plan and Financing Strategy* reflects the number and distribution of projected housing units to 2040 shown below on Map 2.1. The housing distribution targets provided below were used to establish long-term infrastructure servicing requirements as well as key projects for the City's Transportation Master Plan. These targets have also informed the future land use designations and policies to ensure alignment between planning policy and the City's growth management strategy. The unit targets, provided in Table 2.5, will need to be monitored to inform prioritization of key capital projects as some areas will achieve their growth targets prior to 2040, while others will see a slower rate of growth.

Table 2.5: Housing Unit Projections by Growth Area

Growth Node	New Units 2040 (Approximate)	% of Total Growth
Black Mountain	450	2
Capri Landmark Urban Centre	3,650	15
Downtown Urban Centre	4,500	18
Core Central	3,800	15
Core Glenmore	1,630	6
Core Rutland	1,000	4
Kettle Valley South	250	1
Kirschner Mountain	350	1
McKinley Beach	375	1
Midtown Urban Centre	1,075	4
Mount Baldy	375	1

North Clifton	150	1
Remainder of City	1,500	6
Rutland Urban Centre	1,850	7
Pandosy Urban Centre	1,025	4
The Ponds	875	3
Tower Ranch	425	1
University South	1,050	4
Wilden	1,000	4
Total	25,330	

DELETE THE HOUSING & POPULATION PROJECTIONS SECTION AND REPLACE WITH THE FOLLOWING

Housing & Population Projections

Population Projections

From 2021-2041, the City's growth rate will fluctuate depending on levels of economic growth, demographic trends, as well as national and international migration patterns. The projections provided in this chapter guide the land use plan and policies of the 2040 OCP, as well as servicing plans and financial strategies.

BC Statistics projects Kelowna's population will grow at an average annual rate between 1.74 and 2.18 per cent over the next two decades. This will result in the population growing by almost 65,000 people in a lower growth scenario and up to 85,000 additional citizens in a higher growth scenario. Overall, Kelowna's population is projected to be between 212,000 and 233,000 by 2041 as illustrated in Table 2.1.

Table 2.1: 2041 Population Projection Range (source: BC Statistics, 2024 and 2025)

Time period	Average annual growth rate	Population growth	Population at end of period
2021-2025	2.9 - 3.0%	22,356 - 23,658	170,179 - 171,481
2026-2030	1.7 - 2.4%	14,547 - 21,454	184,726 - 192,935
2031-2035	1.2 - 2.0%	14,718 - 20,158	199,444 - 213,093
2036-2041	1.0 - 1.5%	12,692 - 19,493	212,406 - 232,586

Projected Age Distribution

Over the next 20 years Kelowna's population will grow significantly across all age groups. Generally, the demographic composition of the population is expected to be similar between 2020 and 2041. However, Kelowna is projected to see an increase in the proportion of people aged 25 to 64 and a decrease in the proportion of people under the age of 25. This reflects low levels of natural increase and Kelowna's reliance on national migration for population growth. Table 2.2 provides more detailed information.

Table 2.2: Kelowna Age Distribution (source: BC Statistics, 2024)

Year / Age	Under 25	25-44	45-64	65+
2020	26%	28%	25%	21%
2030	24%	32%	22%	22%
2041	22%	31%	26%	21%

Housing Projections

The Province mandates municipalities to complete a Housing Needs Assessment (HNA) every five years using a standardized methodology. These assessments help local governments better understand current and future housing needs. They identify existing and projected gaps in housing supply by collecting and analyzing quantitative and qualitative information about local demographics, household incomes, housing stock, population projections, and other factors to determine the number of housing units needed to accommodate anticipated growth as well as existing unmet need.

As required by the Province, the 2040 OCP is informed by Kelowna's Interim Housing Needs Assessment, completed in 2024. This assessment, based on the higher BC Stats growth projections, estimated that Kelowna needs 45,000 new residential units between 2021 and 2041. Over 39,000 of these units are to accommodate new growth, while the remaining nearly 6,000 units are to address existing unmet needs in the community.

Housing affordability, trends towards smaller households, shifting housing preferences, changing demographics and shifting transportation behavior will influence where these new residential units will go and what form they will take. Collectively, these and other trends are expected to boost demand for multi-dwelling housing units in the **Urban Centres** and **Core Area** as Kelowna continues its evolution as an emerging mid-sized city over the next 20 years. This is already being seen in the local housing market. Between 2021 and 2024, 68 per cent of the building permits issued were for **apartment** dwellings, highlighting the significant shift toward more compact housing forms. Kelowna also saw record levels of rental housing construction during that period, with over 2,900 rental units completed.

20-Year Average Household Size

2.15 people per new household = (84,763 people / 37,118 new units)

The 20-year average household size is derived using the projections for new housing units to accommodate population growth expected over the next 20 years. It does not include the new units needed to address current unmet housing needs in the community.

Housing type

Currently, the majority of homes (68 per cent) are in the form of **ground-oriented** housing, and 32 per cent are in the form of **apartment** housing. Based on the shift to a more urban **Growth Strategy**, the 2040 OCP anticipates the demand for **apartment** housing will continue to increase over the next 20 years. To encourage housing that meets this demand, the 2040 OCP is projecting that 65 per cent of new units (29,400 homes) over the next 20 years will be in the form of **apartment** housing and 35 per cent (15,600 homes) will be in the form of **ground-oriented** housing. Table 2.4 provides an estimate of housing unit projections over the next 20 years; however, it is expected that the number of building permits issued will fluctuate based on local real estate and land development cycles.

Table 2.4: Housing Unit Projections (source: 2024 Interim Housing Needs Assessment)

Year	Ground-oriented units	Apartment Units	Total ground-oriented and apartment units
2021-2025	4,806	9,057	13,863
2026-2030	4,085	7,699	11,784
2031 -2041	6,709	12,644	19,353
Total 2041	15,600	29,400	45,000

20-year Housing Distribution

Based on Future Land Use and current zoning, Kelowna has capacity for over 250,000 additional residential units. This simplified approach estimates the maximum potential zoned capacity minus existing residential units. The approach does not account for things like property constraints, age of existing buildings or development potential, all of which could reduce capacity, but it does demonstrate that there is significant capacity in the community to accommodate well beyond the 45,000 units identified in the Housing Needs Assessment.

The 20-year housing distribution takes these factors into consideration and models the potential of where new housing units are likely to occur. Over the next 20 years, most of the 45,000 new housing units anticipated are expected to be accommodated in urban areas like **Urban Centres** and the **Core Area**, which will preserve rural lands outside the **Permanent Growth Boundary**, allow for cost-effective servicing, reduce car dependency and decrease GHG emissions. Growth in urban areas will mainly take the form of redevelopment as parcels are assembled and redeveloped into townhouses, apartments and towers.

Over the period, 71 per cent of the Kelowna's future growth will occur in the City's five **Urban Centres** and the surrounding **Core Area**. Specifically, the growth scenario projects that 38 per cent of new units will be accommodated within the **Urban Centres** and 33 per cent of units will be accommodated within the **Core Area**. The **Gateway, Suburban Neighbourhoods** and **Rural Lands growth strategy districts** are expected to accommodate the remaining 29 per cent of new units to 2041. The **growth scenario** does not introduce any new suburban neighbourhoods beyond what has already been approved.

Overall, the *20-year Servicing Plan and Financing Strategy* are guided by the number and distribution of projected housing units to 2041 shown below and on Map 2.1. The housing distribution targets provided below also guide long-term infrastructure servicing requirements as well as key projects for the City's Transportation Master Plan. These targets have also informed the future land use designations and policies to ensure alignment between planning policy and the City's growth management strategy. The unit targets, provided in Table 2.5, will need to be monitored to inform prioritization of key capital projects as some areas will achieve their growth targets prior to 2041, while others will see a slower rate of growth.

Table 2.5: Housing Unit Projections by Growth Area

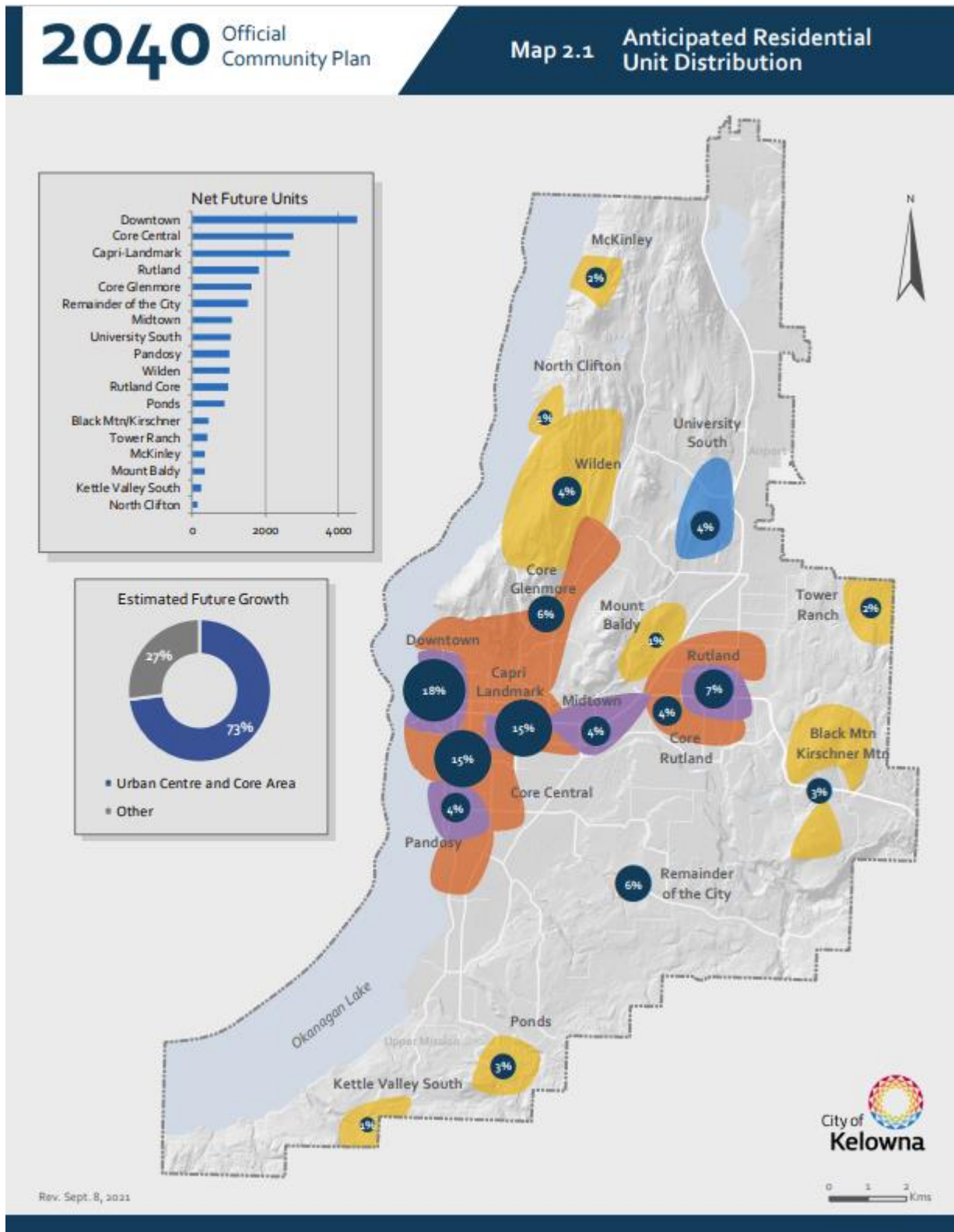
Growth Node	New Units 2041 (Approximate)
URBAN CENTRES	17,105 (38%)
Capri Landmark Urban Centre	2,160
Downtown Urban Centre	6,939
Pandosy Urban Centre	1,969
Midtown Urban Centre	3,154
Rutland Urban Centre	2,883
CORE AREA	14,844 (33%)
Core Central	3,141
Core Glenmore	2,988
Core Hospital	2,131
Core Lakeshore	2,463
Core Midtown	18
Core Rutland	2,259
North End	1,844
SUBURBAN	9,626 (21%)
Black Mountain	869
Clifton	209
Dilworth	2,453
Kirschner Mountain	1,197
Lower Mission	291
McKinley Beach	960
The Ponds	725
Tower Ranch	592
Upper Mission	699
Wilden	1,631
GATEWAY	1,288 (3%)
Beaver Lake Industrial	0
Gateway Industrial	14
University	1,274
REST (Suburban / Rural)	304 (1%)
North Kelowna Rural and Suburban	207
South Kelowna Rural and Suburban	97
SECONDARY SUITES*	1,833 (4%)
TOTAL	45,000

*Secondary suites are anticipated in all growth strategy districts.

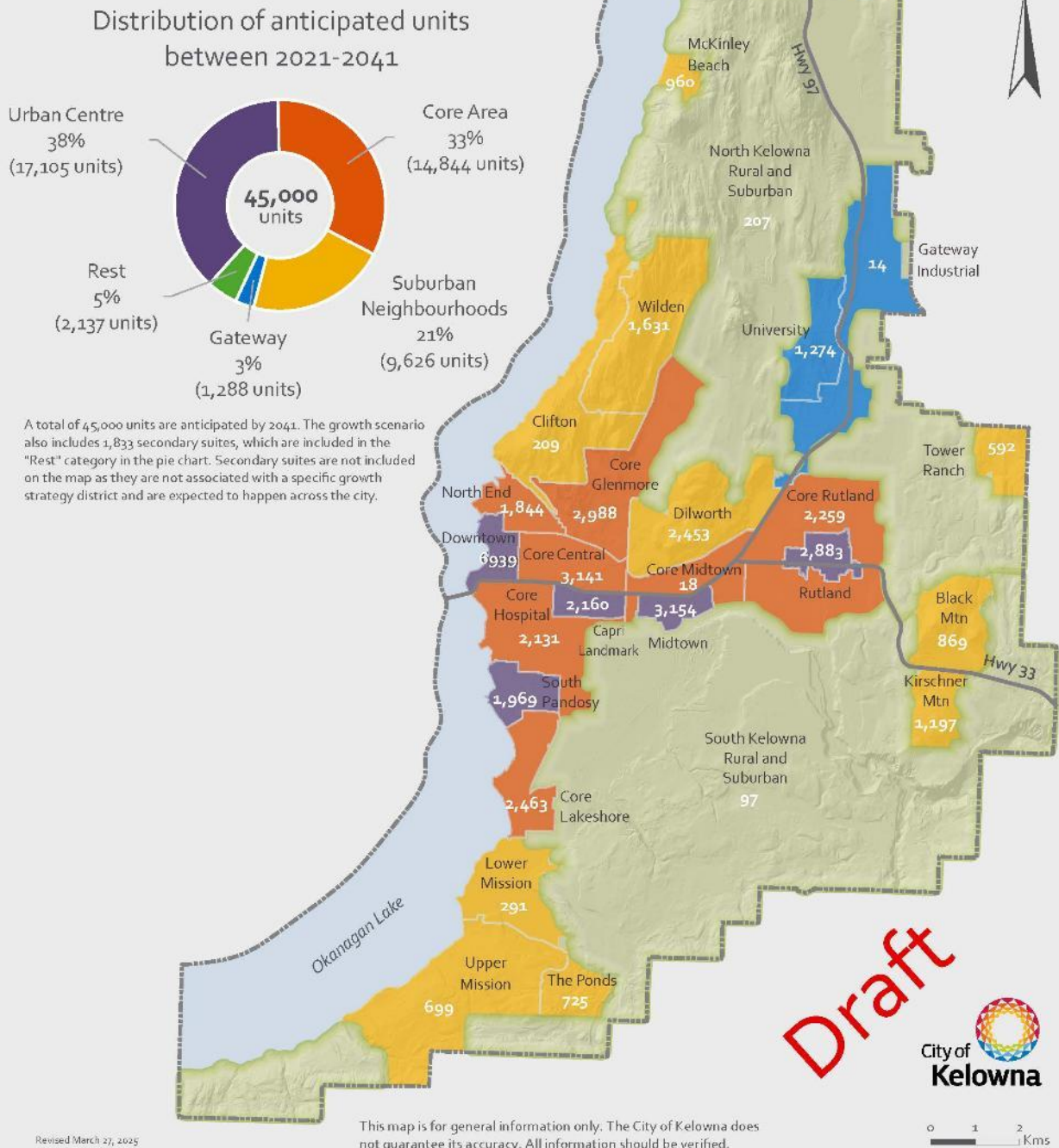
Attachment C: OCP Chapter 2

Map 2.1

CURRENT MAP 2.1



DELETE MAP 2.1 AND REPLACE WITH THE FOLLOWING



Attachment D: OCP Chapter 3
Table 3.5 Suburban-Residential Summary

CURRENT TABLE 3.5 SUBURBAN-RESIDENTIAL SUMMARY

Supported Uses	Supported Forms	Density (FAR)	Other Characteristics
<ul style="list-style-type: none"> Single detached housing Duplexes, semi-detached Secondary suites and carriage houses Ground-oriented multi unit residential Small scale institutional uses 	<ul style="list-style-type: none"> Attached and detached buildings up to 3 storeys 	<ul style="list-style-type: none"> N/A 	<ul style="list-style-type: none"> Considerations for hillside and environmental context

UPDATE TABLE 3.5 SUBURBAN-RESIDENTIAL SUMMARY AS FOLLOWS

Supported Uses	Supported Forms	Density (FAR)	Other Characteristics
<ul style="list-style-type: none"> Single detached housing Duplexes, semi-detached Secondary suites and carriage houses Ground-oriented multi-unit residential Small scale institutional uses 	<ul style="list-style-type: none"> Attached and detached buildings up to 3 storeys 	<ul style="list-style-type: none"> N/A For lots less than <u>4,000 m², 4 dwelling units per lot</u> For lots greater than <u>4,000 m², 9 dwelling units per 1000 m²</u> 	<ul style="list-style-type: none"> Considerations for hillside and environmental context

Attachment E: OCP Chapter 16

Table 16.1 Implementation Actions

CURRENT TABLE 16.1 Implementation Actions

Table 16.1: Implementation Actions

ST = Short Term (0-4 years following OCP adoption)

LT = Long Term (5 – 10 years following OCP adoption)

O = Ongoing actions throughout OCP lifespan

#	Action	Associated Objective or Policy	Action Type	Timing
Environment, Energy & Climate				
1	Develop an Anti-Idling Bylaw	14.1.1. Motor vehicle use and air quality	Bylaw Update	ST
2	Implement and update the Air Quality Strategy	14.1.1. Motor vehicle use and air quality	Strategy / Program	LT
3	Implement the Community Climate Action Plan	12.1 Design the community to be more resilient to a changing climate	Implement existing plans	O
4	Develop a Climate Action and Resiliency Strategy	12.1 Design the community to be more resilient to a changing climate	Strategy / Program	ST
5	Partner with stakeholders to develop an Okanagan Lake Management Plan	14.3.1 Okanagan Lake ecosystem health	Plan development	ST
6	Develop and implement strategies to monitor changes in tree canopy coverage and to sensitive ecosystems .	16.4 Ensure the Official Community Plan responds to emerging trends, opportunities and risks.	Strategy / Program	ST
7	Identify and implement tools to protect ecosystem connectivity corridors .	14.4.2. Ecosystem connectivity corridors.	Strategy / Program	ST
8	Update and implement the Urban Forestry Strategy	14.2 Protect and expand a healthy and viable urban forest	Strategy / Program	ST
9	Implement and update the Energy Step Code Strategy for new construction	12.4.1. Energy Step Code 12.4.2. Energy efficient design	Strategy / Program	ST
10	Develop a Landscape Standards and Maintenance Bylaw	4.3, 5.5. Protect and increase greenery.	Bylaw Update	ST
11	Develop a Private Tree Protection Bylaw	14.2. Protect and expand a healthy urban forest .	Bylaw Update	ST
12	Update the Heritage and Significant Tree Inventory	14.2. Protect and expand a healthy urban forest .	Inventory	LT
13	Develop a Community Energy Retrofit Strategy	12.4.2. Energy efficient design	Strategy / Program	ST
14	Implement the Corporate Energy and GHG Emissions Plan	12.5. Improve energy efficiency and reduce operational greenhouse gas emissions	Implement existing plans	O

15	Implement the Community Low Carbon Mobility Strategy: Electric Vehicles and E-Bikes	12.7.2. Electric mobility.	Implement existing plans	O
16	Explore options to encourage on-site green infrastructure in development	12.8 Invest in ecosystem services and green infrastructure to mitigate and adapt to a changing climate.	Strategy / Program	LT
Urban Centre & Local Area Planning				
17	Develop a Rutland Urban Centre Plan	4.7. Focus new development in Rutland strategically to create a new high-density hub to support improved services and amenities.	Plan development	ST
18	Develop a Pandosy Urban Centre Plan	4.6. Support infill and redevelopment to promote housing diversity and enhanced services and amenities in the Pandosy Urban Centre.	Plan development	ST
19	Develop a Midtown Urban Centre Plan	4.8. Support modest residential development to transition Midtown into a transit-supportive neighbourhood.	Plan development	LT
20	Implement actions outlined in the North End Neighbourhood Plan	4.4.2. Downtown Skyline 4.4.8. North End Plan 5.3.9. North End Plan 5.8.3 North End Industrial Lands and Mixed Employment	Plan development	O
21	Develop a Residential Infill Strategy	5.3 Design residential infill to be sensitive to neighbourhood context.	Strategy / Program	ST
22	Implement the Capri Landmark Urban Centre Plan	4.5.1. Capri Landmark Urban Centre Plan	Implement existing plans	O
23	Develop an Okanagan Rail Trail Land Use Plan	13.8 Protect and enhance the Okanagan Rail Trail as a vital transportation corridor linking communities in the Okanagan Valley.	Plan development	LT
24	Complete the Pandosy/Richter Corridor Study	5.2. Focus residential density along Transit Supportive Corridors.	Strategy / Program	ST
25	Develop a Terms of Reference to guide developer-initiated Area Redevelopment Plans.	5.3.3. Strategic Density.	Process Change	LT
26	Undertake a North Glenmore Sector Development Study to inform future OCP update processes.	16.4.2. Plan Review and Refinement	Strategy / Program	LT
27	Develop a Hall Road Neighbourhood Plan	8.4.4. Consideration of Serviced Areas.	Plan development	LT
Parks & Placemaking				
28	Develop a Parks Master Plan	10.3. Ensure parks reflect their unique natural and cultural context.	Plan development	ST
29	Develop a "Parks on Streets" Policy	10.2.2. Parks on Streets	Strategy / Program	ST
30	Develop an Alternative Parks Policies Framework	4.1.10, 5.4.4. Public Space for Future Development	Process Change	ST
31	Investigate tools to create an Okanagan Lake Waterfront Park Habitat Balance Strategy.	10.4.8 Waterfront park development	Strategy / Program	ST

Land Development & Management				
32	Update the Development Application Review Process	16.1.1. OCP Consistency.	Process Change	O
33	Update the Subdivision, Development and Servicing Bylaw	16.1.1. OCP Consistency.	Bylaw Update	ST
34	Update the Zoning Bylaw	16.1.1. OCP Consistency.	Bylaw Update	ST
35	Update the Revitalization Tax Exemption Bylaw	4.4.7. Downtown Revitalization Tax Exemption 4.7.6. Rutland Revitalization Tax Exemption	Strategy / Program	ST
36	Implement the Wildfire Protection Plan	15.1. Reduce wildfire risk to health and safety of the public, property and infrastructure.	Implement existing plans	O
37	Update Council Policy No. 247 Hierarchy of Plans	16.1.1 OCP Consistency	Process Change	ST
38	Implement the Agriculture Plan	Objective 6.7 and 8.1. Protect and preserve agricultural land and its capability.	Implement existing plans	O
39	Monitor and report on OCP outcomes.	16.4.1. OCP Indicators Report	Strategy / Program	O
Housing and Community Well-being				
40	Develop an Equity Strategy	9.1.2 Equity Analysis and Strategy	Strategy / Program	ST
41	Develop Housing Needs Assessments to inform future OCP updates	16.4.3. Housing Needs Assessments	Strategy / Program	O
42	Develop a Tenant Assistance Policy	4.13.3, 5.12.3., 6.10.4. Tenant Assistance.	Strategy / Program	ST
43	Develop Rental Housing Retention or Replacement Regulations	4.14.1, 5.13.1. Protection of Existing Rental Stock.	Strategy / Program	ST
44	Complete the Social Planning Framework	9.1. Incorporate equity into planning decisions and resource allocation in our community.	Strategy / Program	ST
45	Complete and implement the Healthy City Strategy	9.3. Develop diverse partnerships to advance complex social planning issues and increase community wellbeing.	Strategy / Program	O
46	Establish location criteria for shelters and safety net supports for people experiencing homelessness.	4.2.2, 5.4.2. Safety Net Supports and Services.	Strategy / Program	ST
Arts, Culture and Heritage				
47	Update the Heritage Strategy	11.1.2. Heritage Strategy	Strategy / Program	LT
48	Update the Heritage Conservation Area Design Guidelines and Identify Conservation Incentives and Tools	11.1.2 Heritage Strategy	Strategy / Program	ST
49	Establish a Heritage Impact Assessment Terms of Reference	11.2. Identify, conserve and protect historic places.	Process Change	LT
50	Expand the Heritage Register to include archaeological sites, landscapes, structure and cemeteries.	11.2.3. Kelowna Heritage Register expansion.	Strategy / Program	LT
51	Explore opportunities to encourage heritage building retrofits and energy efficiency upgrades	11.2.7. Heritage retrofits	Strategy / Program	ST

52	Implement the Cultural Plan	Various	Implement existing plans	O
53	Implement the Cultural Facilities Master Plan	Various	Implement existing plans	O
Transportation				
54	Implement the Transportation Master Plan	16.2.1. Supplementary plans.	Implement existing plans	O
55	Complete a Local / Neighbourhood Streets Pilot Program	5.16. Create neighbourhood streets that are safe and comfortable for people to walk, bike and play on.	Strategy / Program	ST
56	Develop a Transportation Safety Strategy	4.17. Create urban streets that are attractive to live, work and shop on. 5.16. 7.9. Create neighbourhood streets that are safe and comfortable for people to walk, bike and play on. 6.15. Maintain safe roads that support agricultural uses.	Plan development	ST
57	Update the Pedestrian and Bicycle Master Plan	16.2.1. Supplementary plans.	Plan development	ST
58	Develop an Accessibility Transition Plan	4.17. Create urban streets that are attractive to live, work and shop on. 5.16, 6.15, 7.9., Create neighbourhood streets that are safe and comfortable for people to walk, bike and play on.	Plan development	ST
59	Develop a Curbside Management Plan	4.18, 5.18. Manage curb space to reflect a range of community benefit.	Plan development	ST
60	Undertake a Goods Movement Study	6.11.7. Highway 97.	Plan development	ST
61	Update the Cash In Lieu of Parking Bylaw	4.19-3, 5.19-3. Leverage Cash-in-Lieu.	Strategy / Program	ST
Infrastructure and Servicing				
62	Develop 2040 Infrastructure Plan	16.2.1. Supplementary plans.	Implement existing plans	O
63	Develop a Water Conservation Plan	13.4. Provide a secure supply of water. 13.5. Protect the supply of high-quality drinking water.	Plan development	ST
64	Develop an Agricultural Water Demand Management Plan	13.4.4. Water Availability for Agriculture.	Plan development	LT
65	Develop a Water Shortage Management Plan	13.4. Provide a secure supply of water. 13.5. Protect the supply of high-quality drinking water.	Plan development	ST
66	Establish an annual capital plan prioritization matrix to ensure capital investments align with OCP	13.1.1. Infrastructure Prioritization.	Process Change	ST
67	Identify floodplain areas and develop policies to minimize flood risk	15.4. Reduce flood risk to health and safety, infrastructure, property and natural assets.	Plan development	ST

DELETE TABLE 16.1 IMPLEMENTATION ACTIONS AND REPLACE WITH THE FOLLOWING

Table 16.1: Implementation Actions

C = Complete (action has been completed since OCP adoption)

ST = Short Term (0-4 years following OCP adoption)

LT = Long Term (5 – 10 years following OCP adoption)

O = Ongoing actions throughout OCP lifespan

#	Action	Associated Objective or Policy	Action Type	Timing
Environment, Energy & Climate				
E-1	Develop an Anti-Idling Bylaw	14.1.1. Motor vehicle use and air quality	Bylaw Update	C
E-2	a. Partner to implement the regional Clean Air Strategy	14.1.1. Motor vehicle use and air quality	Strategy / Program	O
	b. Partner to update the Regional Air Quality Plan			LT
E-3	Implement the Community Climate Action Plan	12.1 Design the community to be more resilient to a changing climate	Implement existing plans	C
E-4	a. Develop a Climate Resilient Kelowna Strategy	12.1 Design the community to be more resilient to a changing climate	Plan development	C
	b. Implement the Climate Resilient Kelowna Strategy		Strategy / Program	O
E-5	Participate with interested and affected parties in the development of the Okanagan Lake Responsibility Plan	14.3.1 Okanagan Lake ecosystem health	Plan development	ST
E-6	a. Monitor changes to sensitive ecosystems via updates to the Sensitive Ecosystem Inventory (SEI) every 10 years.	16.4 Ensure the Official Community Plan responds to emerging trends, opportunities and risks.	Strategy / Program	LT
	b. Develop process for tracking high and very high value environmentally sensitive lands identified and protected through development.		Strategy / Program	LT
	c. Monitor changes to forest canopy via LiDAR mapping every 3 to 5 years.		Strategy / Program	O
E-7	Identify and implement tools to protect ecosystem connectivity corridors .	14.4.2. Ecosystem connectivity corridors.	Strategy / Program	ST
E-8	a. Update the Sustainable Urban Forestry Strategy	14.2 Protect and expand a healthy and viable urban forest	Plan development	C
	b. Implement the Sustainable Urban Forest Strategy		Strategy / Program	O
E-9	Implement the Community Electric Vehicle and E-Bike Strategy	12.7.2. Electric mobility.	Implement existing plans	O
E-10	Explore options to encourage on-site green infrastructure in development	12.8 Invest in ecosystem services and green infrastructure to mitigate and adapt to a changing climate.	Strategy / Program	O
Local Area and Urban Centre Planning				
L-1	a. Develop a Thriving Urban Centres Future Directions Report	4.1 Strengthen the Urban Centres as Kelowna's primary hubs of activity	Plan development	ST

#	Action	Associated Objective or Policy	Action Type	Timing
	b. Develop a Rutland Urban Centre Action Plan	4.7. Focus new development in Rutland strategically to create a new high-density hub to support improved services and amenities.	Strategy / Program	O
	c. Develop a Pandosy Urban Centre Action Plan	4.6. Support infill and redevelopment to promote housing diversity and enhanced services and amenities in the Pandosy Urban Centre .		O
	d. Develop a Midtown Urban Centre Action Plan	4.8. Support modest residential development to transition Midtown into a transit-supportive neighbourhood.		O
	e. Develop a Downtown Urban Centre Action Plan	4.4 Reinforce Downtown as the Urban Centre with the greatest diversity and intensity of uses in the City.		O
L-2	Develop a North End Plan	5.8.3. North End Industrial Lands	Plan development	C
L-3	Develop a Residential Infill Strategy	5.3 Design residential infill to be sensitive to neighbourhood context.	Strategy / Program	ST
L-4	Implement the Capri Landmark Urban Centre Plan	4.5.1. Capri Landmark Urban Centre Plan	Implement existing plans	O
L-5	Develop an Okanagan Rail Trail Land Use Plan	13.8 Protect and enhance the Okanagan Rail Trail as a vital transportation corridor linking communities in the Okanagan Valley.	Plan development	LT
L-6	Complete the Richter Corridor Study	5.2. Focus residential density along Transit Supportive Corridors .	Strategy / Program	ST
L-7	Develop a Terms of Reference to guide developer-initiated Area Redevelopment Plans.	5.3.3. Strategic Density.	Process Change	LT
L-8	Undertake a North Glenmore Sector Development Study to inform future OCP update processes.	16.4.2. Plan Review and Refinement	Strategy / Program	ST
L-9	Develop a Hall Road Neighbourhood Plan	8.4.4. Consideration of Serviced Areas.	Plan development	LT
L-10	Assess the implications of new provincial housing legislation on Suburban Neighbourhoods	7.1.1 Area Structure Plan Consistency 7.2 Design Suburban Neighbourhoods to be low impact, context sensitive and adaptable	Strategy / Program	LT
Parks & Placemaking				
P-1	Develop a Parks Master Plan	10.3. Ensure parks reflect their unique natural and cultural context.	Plan development	ST
P-2	Develop a "Parks on Streets" Policy	10.2.2. Parks on Streets	Strategy / Program	LT
P-3	Develop an Alternative Parks Policies Framework	4.1.10, 5.4.4. Public Space for Future Development	Process Change	LT
P-4	Investigate tools to create an Okanagan Lake Waterfront Park Habitat Balance Strategy.	10.4.8 Waterfront park development	Strategy / Program	C
Land Development & Management				
D-1	Update the Development Application Review Process	16.1.1. OCP Consistency.	Process Change	O
D-2	Update the Subdivision, Development and Servicing Bylaw	16.1.1. OCP Consistency.	Bylaw Update	O
D-3	Update the Zoning Bylaw	16.1.1. OCP Consistency.	Bylaw Update	C

#	Action	Associated Objective or Policy	Action Type	Timing
D-4	Update the Revitalization Tax Exemption Bylaw	4.4.7. Downtown Revitalization Tax Exemption 4.7.6. Rutland Revitalization Tax Exemption	Strategy / Program	ST
D-5	Implement the Community Wildfire Resiliency Plan	15.1. Reduce wildfire risk to health and safety of the public, property and infrastructure.	Implement existing plans	O
D-6	Update Council Policy No. 247 Hierarchy of Plans	16.1.1 OCP Consistency	Process Change	ST
D-7	Implement the Agriculture Plan	Objective 6.7 and 8.1. Protect and preserve agricultural land and its capability.	Implement existing plans	O
D-8	Monitor and report on OCP outcomes.	16.4.1. OCP Indicators Report	Strategy / Program	O
Housing and Community Well-being				
H-1	Develop an Equity Strategy	9.1.2 Equity Analysis and Strategy	Strategy / Program	LT
H-2	Develop Housing Needs Assessments to inform future OCP updates	16.4.3. Housing Needs Assessments	Strategy / Program	O
H-3	Develop a Tenant Assistance Policy	4.13.3, 5.12.3., 6.10.4. Tenant Assistance.	Strategy / Program	ST
H-4	Develop Rental Housing Retention or Replacement Regulations	4.14.1, 5.13.1. Protection of Existing Rental Stock.	Strategy / Program	LT
H-5	Complete the Social Planning Framework	9.1. Incorporate equity into planning decisions and resource allocation in our community.	Strategy / Program	LT
H-6	Establish location criteria for shelters and safety net supports for people experiencing homelessness.	4.2.2, 5.4.2. Safety Net Supports and Services.	Strategy / Program	C
H-7	Implement the Housing Action Plan	4.12, 5.11, 6.9, 7.6 Housing diversity 4.13, 5.12 Housing displacement 4.14, 5.13, 6.10, 7.7 Rental housing	Strategy / Program	O
H-8	Implement the Everyone Welcome: Kelowna Accessibility Plan	9.1 Incorporate equity into planning decisions and resource allocation in our community 9.4 Ensure that all community members are safe and included	Strategy / Program	O
Arts, Culture and Heritage				
A-1	Update the Heritage Strategy	11.1.2. Heritage Strategy	Strategy / Program	LT
A-2	Update the Heritage Conservation Area Design Guidelines	11.1.2 Heritage Strategy	Strategy / Program	ST
A-3	Establish a Heritage Impact Assessment Terms of Reference	11.2. Identify, conserve and protect historic places.	Process Change	ST
A-4	Expand the Heritage Register to include archaeological sites, landscapes, structure and cemeteries.	11.2.3. Kelowna Heritage Register expansion.	Strategy / Program	LT
A-5	a. Implement the 2020 – 2025 Cultural Plan	Various	Implement existing plans	O
	b. Update the Cultural Plan 2027 and beyond	Various	Plan development	ST
A-6	Implement the Cultural Facilities Master Plan	Various	Implement existing plans	O
A-7	a. Develop a Public Art Strategic Plan	Various	Plan development	ST

#	Action	Associated Objective or Policy	Action Type	Timing
	b. Implement the Public Art Master Plan	Various	Strategy / Program	O
Transportation				
T-1	Implement the Transportation Master Plan (TMP)	16.2.1. Supplementary plans.	Implement existing plans	O
T-2	Implement the Local Street Urbanization Program (TMP Project #8)	5.16. Create neighbourhood streets that are safe and comfortable for people to walk, bike and play on.	Strategy / Program	O
T-3	Develop a Safe Mobility Action Plan (TMP Project #26)	4.17. Create urban streets that are attractive to live, work and shop on. 5.16. 7.9. Create neighbourhood streets that are safe and comfortable for people to walk, bike and play on. 6.15. Maintain safe roads that support agricultural uses.	Plan development	ST
T-4	Update the Pedestrian and Bicycle Master Plan	16.2.1. Supplementary plans.	Plan development	LT
T-5	Develop an Transportation Accessibility Strategy (TMP Project #10)	4.17. Create urban streets that are attractive to live, work and shop on. 5.16, 6.15, 7.9., Create neighbourhood streets that are safe and comfortable for people to walk, bike and play on.	Plan development	ST
T-6	Develop a Curbside Management Plan (TMP Project #16)	4.18, 5.18. Manage curb space to reflect a range of community benefit.	Plan development	ST
T-7	Undertake a Goods Movement Study (TMP Project #17)	6.11.7. Highway 97.	Plan development	C
T-8	Update the Cash In Lieu of Parking Bylaw	4.19.3, 5.19.3. Leverage Cash-in-Lieu.	Strategy / Program	ST
Infrastructure and Servicing				
I-1	Develop 2040 Infrastructure Plan	16.2.1. Supplementary plans.	Implement existing plans	O
I-2	a. Develop a Water Security Plan	13.4. Provide a secure supply of water. 13.5. Protect the supply of high-quality drinking water.	Plan development	C
	b. Implement the Water Security Plan		Strategy / Program	O
I-3	Update Agricultural Water Demand Management Processes	13.4.4. Water Availability for Agriculture.	Plan development	O
I-4	Update the water shortage management component of the Water Regulation Bylaw	13.4. Provide a secure supply of water. 13.5. Protect the supply of high-quality drinking water.	Plan development	LT
I-5	Establish annual capital plan prioritization processes to ensure capital investments align with OCP	13.1.1. Infrastructure Prioritization.	Process Change	C
I-6	Identify floodplain areas and develop policies to minimize flood risk	15.4. Reduce flood risk to health and safety, infrastructure, property and natural assets.	Plan development	O
I-7	Identify new funding tools to support infrastructure and facilitate growth.	13.2.3. Infrastructure and facility funding tools.	Strategy / Program	O
I-8	a. Develop a Strategic Facilities Master Plan	16.2 Coordinate Growth Strategy implementation with supplementary plans	Plan development	ST

#	Action	Associated Objective or Policy	Action Type	Timing
	b. Implement the Strategic Facilities Master Plan	16.2 Coordinate Growth Strategy implementation with supplementary plans	Strategy / Program	O
I-9	Identify future civic institutional needs to address growth (e.g. fire, police, etc.)	16.2 Coordinate Growth Strategy implementation with supplementary plans	Strategy / Program	O
I-10	Review and update unit water demand that addresses future growth in the Subdivision Servicing Bylaw.	13.4 Provide a secure supply of water. 13.5 Protect the supply of high-quality drinking water.	Strategy / Program	O
I-11	Update the 20-Year Servicing Plan & Financing Strategy	13.1 Prioritize infrastructure investment targeting high growth areas 13.2 Ensure fiscally responsible management of existing and proposed infrastructure	Strategy / Program	O
I-12	Pursue opportunities to service the lands in the Jim Bailey Road area and OKIB IR7.	Policy 13.4.3. Water Servicing for Reserve Lands.	Strategy / Program	LT