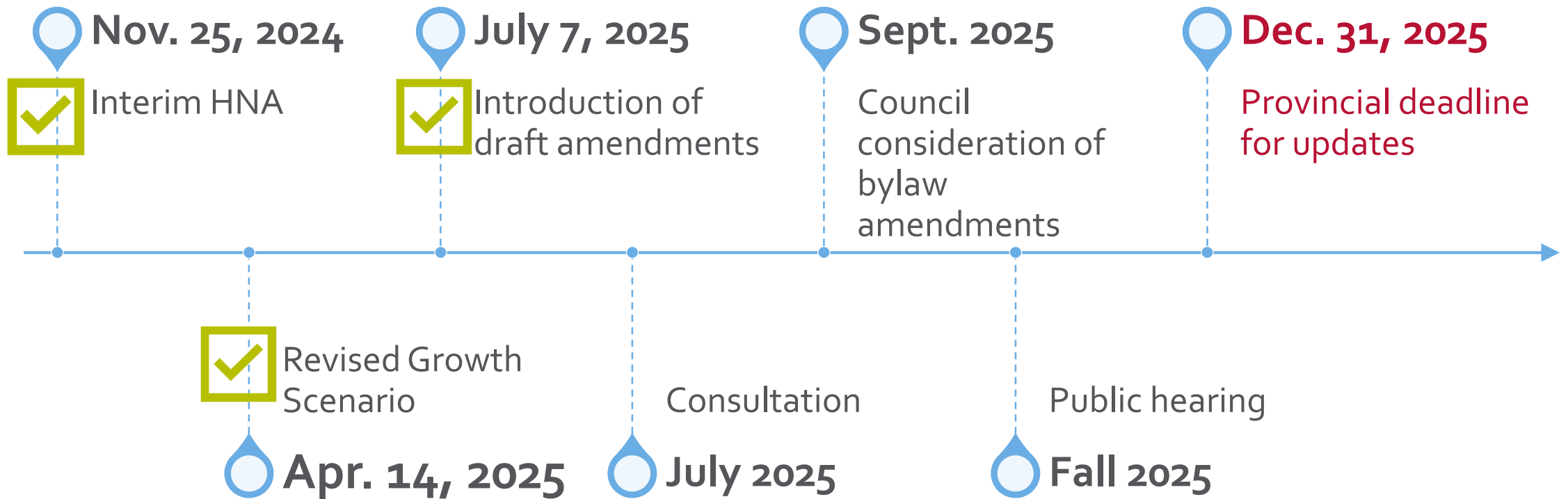




2025 OCP Update: **Amendment Introduction**

July 7, 2025

OCP Update Timeline



2025 OCP Update Requirements

1

Statements and map designations

for residential development including location, amount, type and density.

2

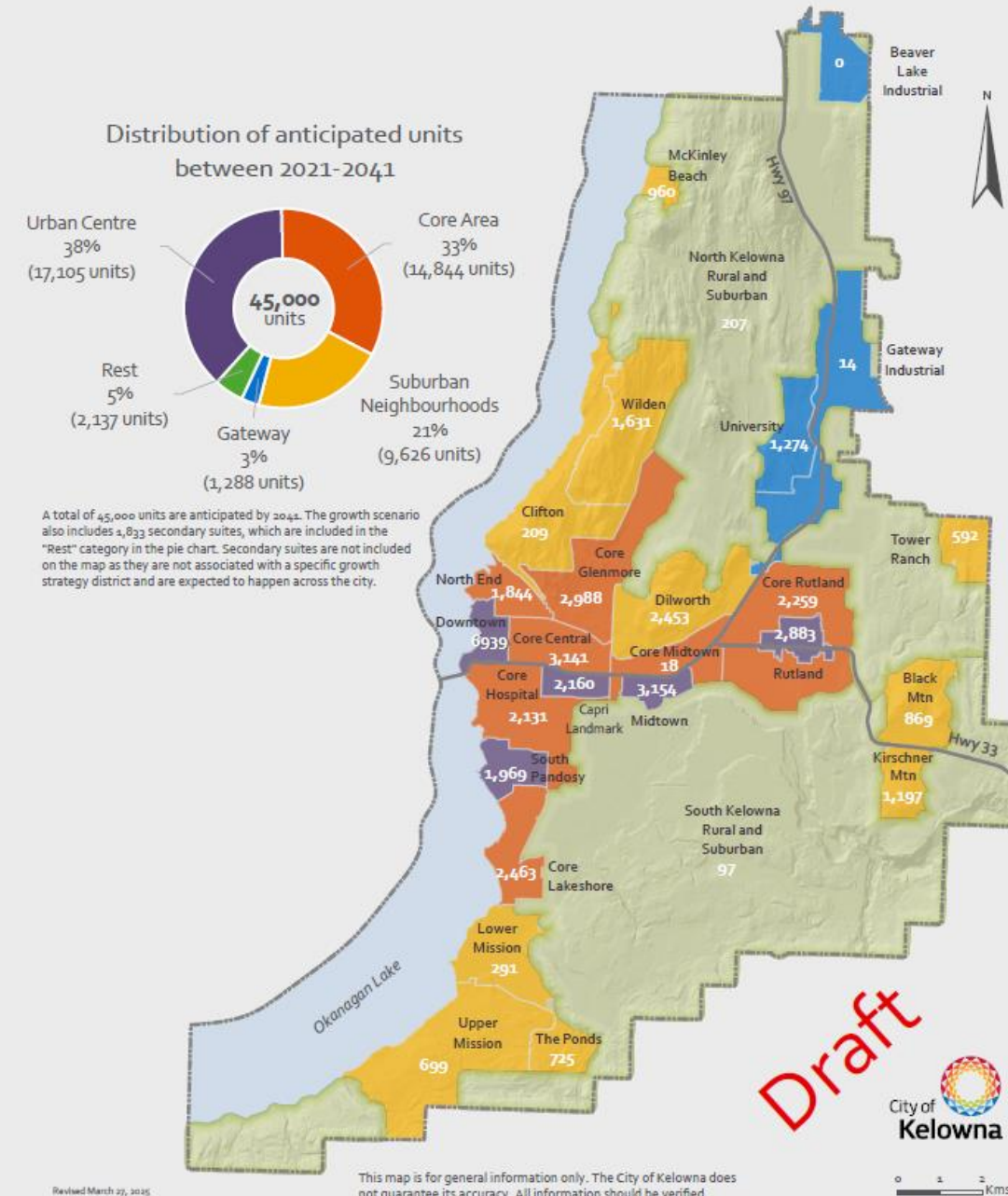
Housing policies

aligning with the interim HNA addressing seven classes of housing.

1

Statements and map designations

- HNA identifies **45,000** units needed between 2021 and 2041
- Growth direction set by OCP Pillars
- Model City anticipates where growth goes:
 - Permanent growth boundary
 - Current future land use
 - Current zoning
 - Current DAs, BPs, ASPs and known future developments
 - High development potential



1

Statements and map designations



38%

Urban Centres

17,105 units



33%

Core Area

14,844 units



21%

Suburban

9,626 units



3%

Gateway

1,288 units



1%

Rest

304 units



4%

Secondary
Suites

1,833 units

35% ground-oriented units / 65% apartment units

1

Statements and map designations

Chapter 2

- Revisions to major trends
- Population projections & age distribution
- Average household size
- Housing projections, type & distribution

Chapters 17

- Apartment & ground-oriented definitions



2

Housing policies

7 classes of housing need:

1. Affordable
2. Rental
3. Special needs
4. Family
5. Seniors
6. Shelter housing
7. Housing close to alternative transportation



Province allows a
flexible approach
a single policy can address
multiple classes

2

Housing policies

Housing policy updates proposed for:

- Chapter 4 (Urban Centres)
- Chapter 5 (Core Area)
- Chapter 6 (Gateway)
- Chapter 7 (Suburban Neighbourhoods)
- Chapter 8 (Rural Lands)
- Chapter 17 (Definitions)





2

Housing policies

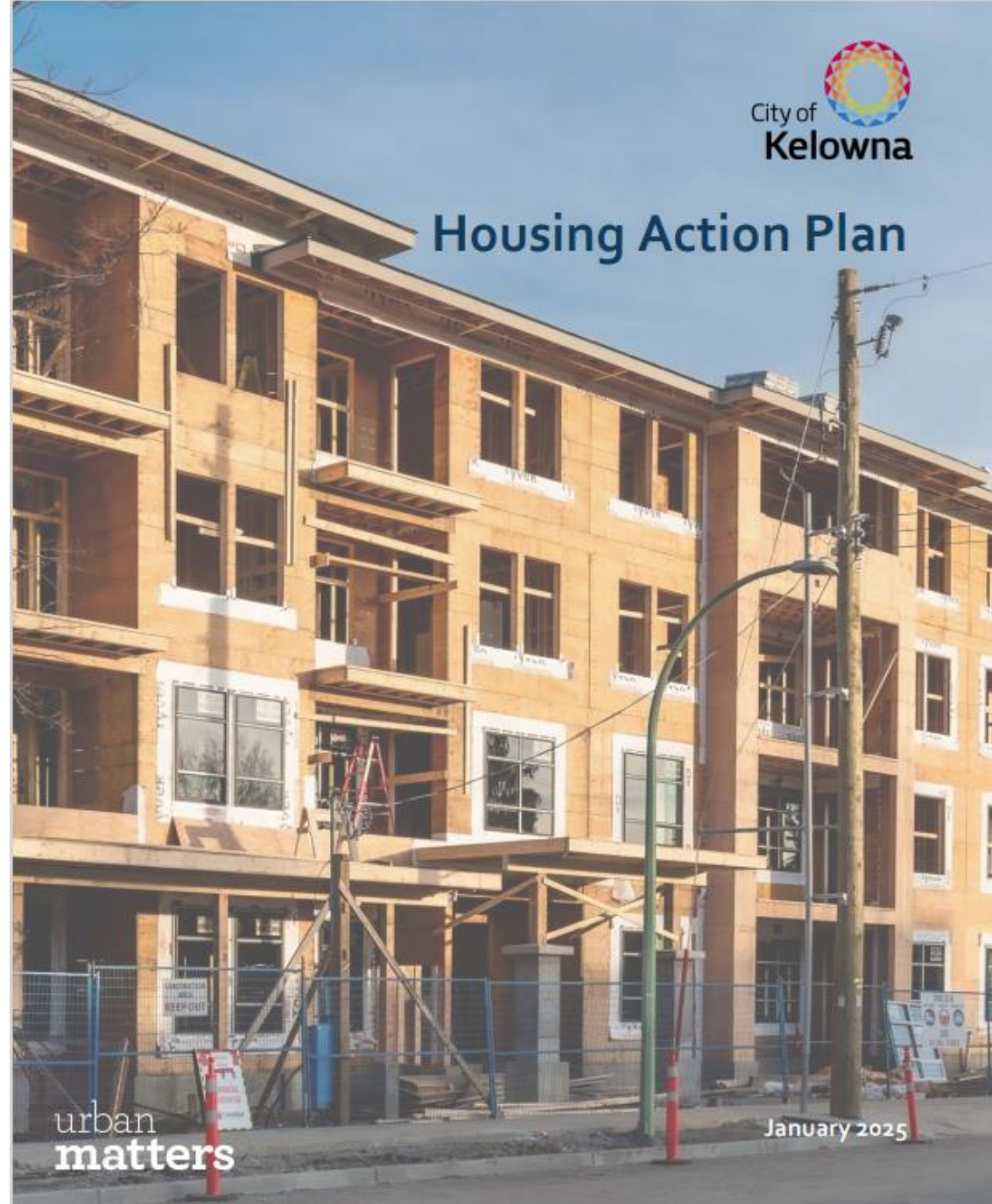
Updates addressing **multiple classes of housing need**

- Expand diverse housing forms policies to include more types
- Revise housing with supports policies to include subsidized and special needs
- Introduce housing with supports policies in Gateway & Suburban Neighbourhoods
- Update bedroom composition policies to reference the **HNA**

2

Housing policies

- Include **Housing Action Plan** references in policies and definitions
- Revise policies based on **new legislation and regulations**
 - Rental conversion & secondary suite policies to align with Zoning Bylaw
 - Clarify accessible design policies as result of BC Building Code changes





2

Housing Policies

Provide **additional clarity** and **policy direction** for:

- Where greater density **may be** considered within Core Area and Suburban Neighbourhoods
- Mobile home protection policy in Suburban Neighbourhoods and Rural Lands

Other
updates

Implementation Actions

Table revised to:

- Respond to **growth** (e.g. new ongoing action to “Update the 20-year Servicing Plan”)
- Update actions based on work **completed** or new **context**
- Remove actions that are **no longer applicable**

Table 16.1: Implementation Actions

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

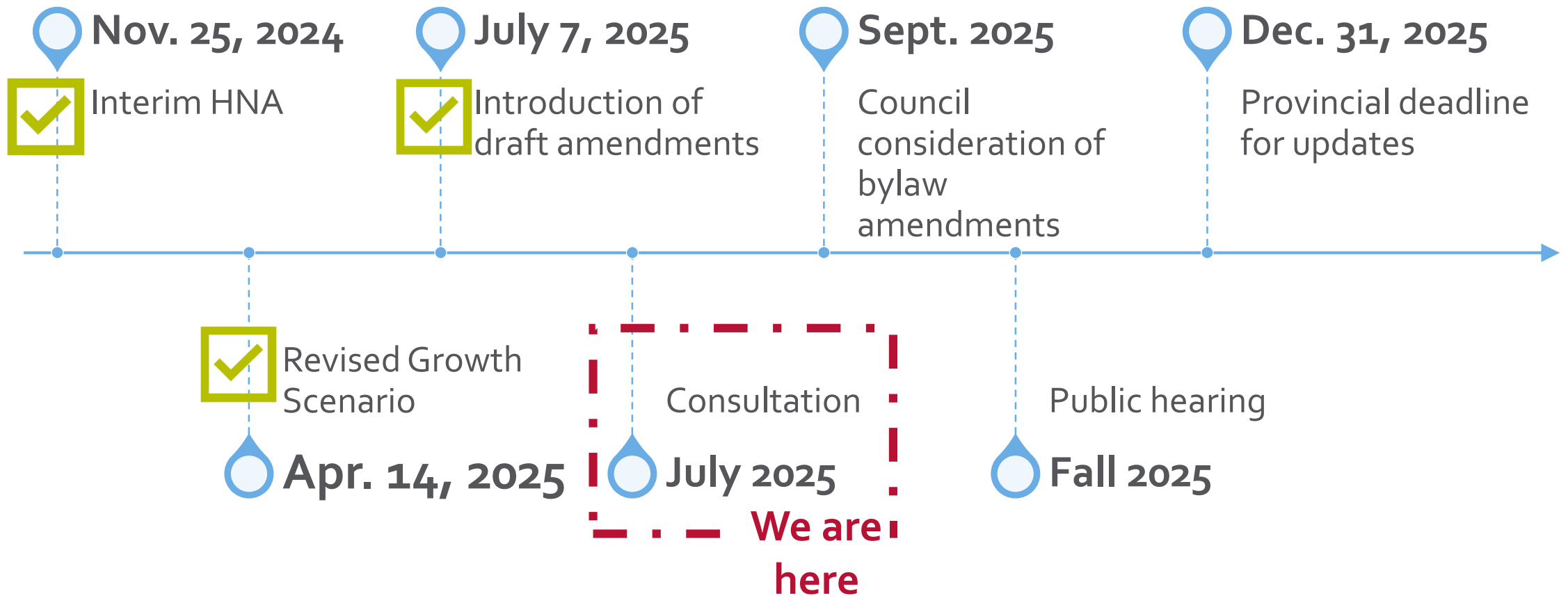
ST = Short Term (0-4 years following OCP adoption)

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 <u>use</u> and air quality	Bylaw Update	C
E-2	a. Partner to implement the regional Clean Air Strategy	14.1.1. Motor vehicle <u>use</u> 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 <u>Design</u> 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 <u>Design</u> 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 <u>Okanagan</u> 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				
	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

Next Steps





Questions?