



APPLICATION: OCP 16-0015
INFILL CHALLENGE - DP AREAS AMENDMENTS

PROPOSAL

- ▶ To remove the Intensive Residential - Character Neighbourhood and Intensive Residential - Carriage House / Two Dwelling Development permit areas

PROJECT/TECHNICAL DETAILS

- ▶ 3rd part of the Infill Challenge Implementation
- ▶ Intended to be next step for Kelowna's infill policies
- ▶ Getting Kelowna out of the business of single and two dwelling DPs to focus full attention on 3+ unit DPs.

REMOVING DP AREAS

- ▶ Removing DP areas mean that projects that previously required staff issued DPs would no longer require them
- ▶ Intended to allow implementation of Infill Challenge DPs at net-zero workload change

CHARACTER NEIGHBOURHOOD DP AREAS

- ▶ Currently overlaps with new Infill Area
- ▶ Requires DPs for single family dwellings and additions, garages, renovations
- ▶ Intended to preserve neighbourhood character

CHARACTER NEIGHBOURHOOD DP AREAS

- ▶ Removing permit areas would avoid 'doubling up' on regulation
- ▶ Time better allocated to 3+ unit infill projects rather than SFDs or garages

TWO DWELLING / CARRIAGE HOUSE DPS

- ▶ Staff level permits for carriage house and duplex developments
- ▶ Important during the early stages of infill in Kelowna, but industry and builders now have good understanding of infill
- ▶ Evolution of how city deals with infill

TWO DWELLING / CARRIAGE HOUSE DPS

- ▶ Majority of new Carriage Houses / Duplexes will still generate rezonings
- ▶ Council continues to review zonings
- ▶ Reduces regulatory burden post zoning
- ▶ Reduces need for staff time, improved time for review on major projects

INFILL CHALLENGE

- ▶ Altogether, the three files (OCP, Zoning, DP Guidelines) dramatically change how infill is handled in Kelowna
- ▶ Flexibility, creativity, reduced red tape
- ▶ Important new tool in improving housing situation

STAFF RECOMMENDATION

- ▶ Staff recommend that the DP Area amendments be advanced to Public Hearing as the third leg of the Infill Challenge Implementation