



A Regionalized Approach to Land Use

RDCO Regional Housing Strategy



Governance and Services Committee Motion

THAT the Board directs staff collate OCP information from all member municipalities, electoral areas and First Nations and convene an interim and additional Regional Housing Strategy presentation to the Board as part of the project timeline.

Based on this motion, as well as discussion with RDCO staff, Urban Matters has undertaken the following:

- Prepared a review of local government and First Nation Official Community Plans with respect to affordable housing policy and residential land use intensification goals;
- Created a visual representation of generalized future land use designations applicable to the region via GIS mapping.



Agenda

Methodology

Review the methodology used to select intensification locations and create generalized OCP future land use mapping across the region

Findings

Present the regional land use designations compiled through this exercise

Engagement

Summary of engagement to date

Next Steps

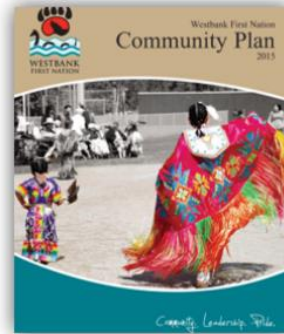
Next steps in the process



Files Reviewed



Local Transit Plan



Official Community Plans



Regional Transit Plans



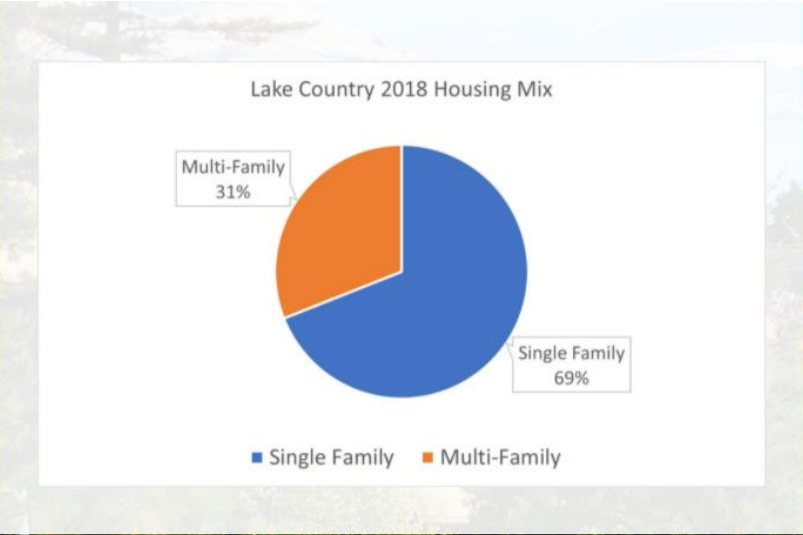
RDCO

- The Regional Transportation Plan recommends alignment of planning for affordable housing with access to affordable transportation, highlighting the importance of growing the region in a way that makes owning a car optional and not mandatory.
- 2019 Regional Growth Strategy Monitoring Program establishes a program to monitor implementation and progress made toward objectives and actions related specifically to housing, transportation and other RGS Issue Areas. Including action such as the completion of the Housing Needs Assessment and the Development of a Housing Strategy.

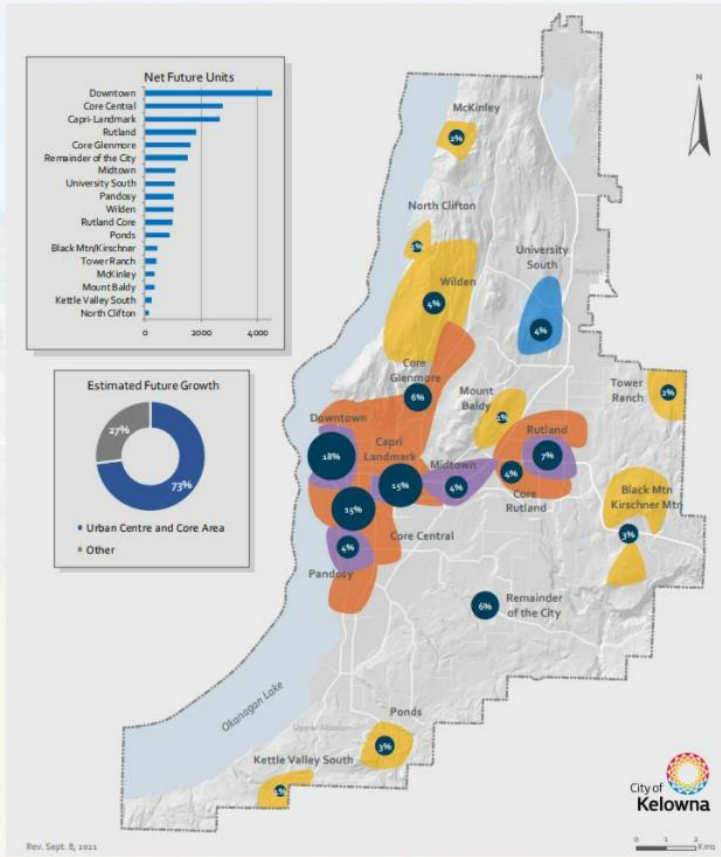
Lake Country

- Prioritizing affordable housing developments and utilizing a flexible regulatory approach to informally incent attract development and draw BC Housing investment to the community.
- The 2014 Integrated Community Sustainability Plan encourages smart growth principles through mixed use lands, diverse housing opportunities, a variety of transportation choices, and compact neighbourhoods.
- 2009 Secondary and Accessory Suite Policy provides direction to owners for application and registration of suites.
- Currently considering financial incentives for affordable housing
- Current housing mix in Lake Country is mainly Single Family:



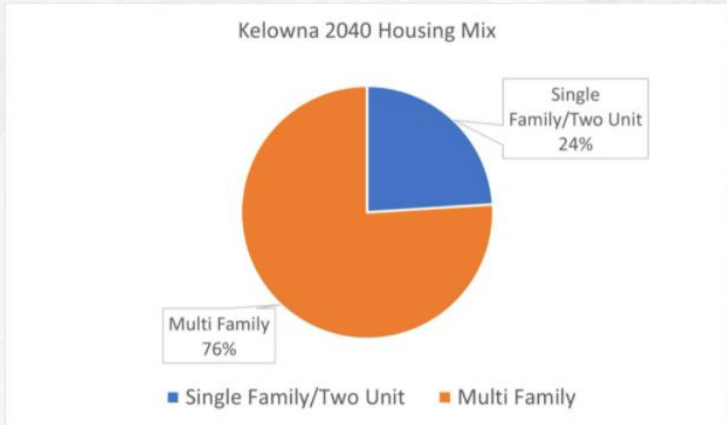
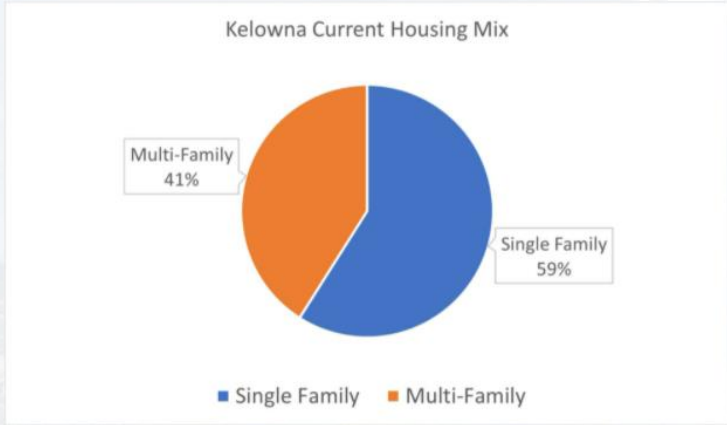


City of Kelowna



- The City of Kelowna's newly adopted OCP aims to increase the diversity of housing and create an inclusive, affordable and complete core areas. With a goal to stop planning suburban neighbourhoods and target growth along transit corridors and urban centres.
- 2018 Healthy Housing Strategy focuses on creating diverse neighbourhoods through a reduction in barriers of housing affordability.
- Manufactured Home Park redevelopment policy is planned for review.
- Housing Opportunities Reserve Fund Bylaw collects money from property taxes to purchase land to provide affordable housing. It also allows grants to be given to developers for building affordable housing.
- 2021 Affordable Housing Land Acquisition Strategy provides a strategy to optimize land acquisition for affordable housing and contribute to impactful partnerships in a timely manner.
- Recently adopted OCP indicates a significant shift in housing stock by 2040:





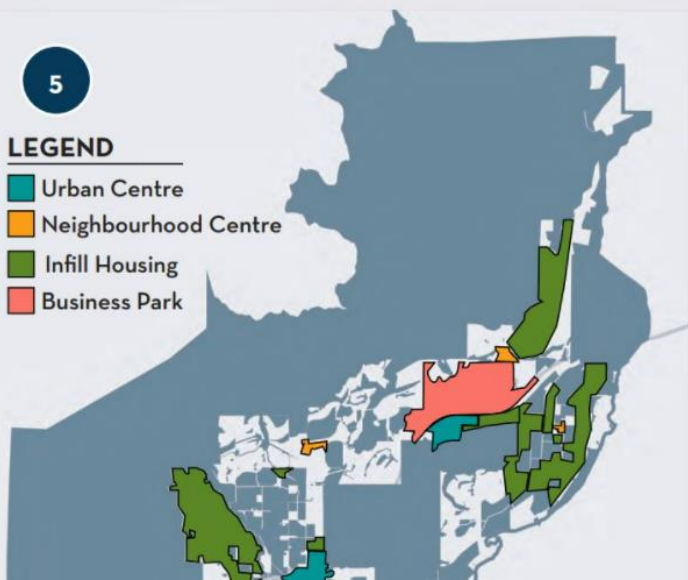
City of West Kelowna

- Recently released Growth Concept Plan sets objectives to provide a range of housing types and affordability options, promote a shift from single family to mixed use centres, and encouraging the design of 'complete neighbourhood' models that support multi modal transportation.

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LEGEND

- Urban Centre
- Neighbourhood Centre
- Infill Housing
- Business Park

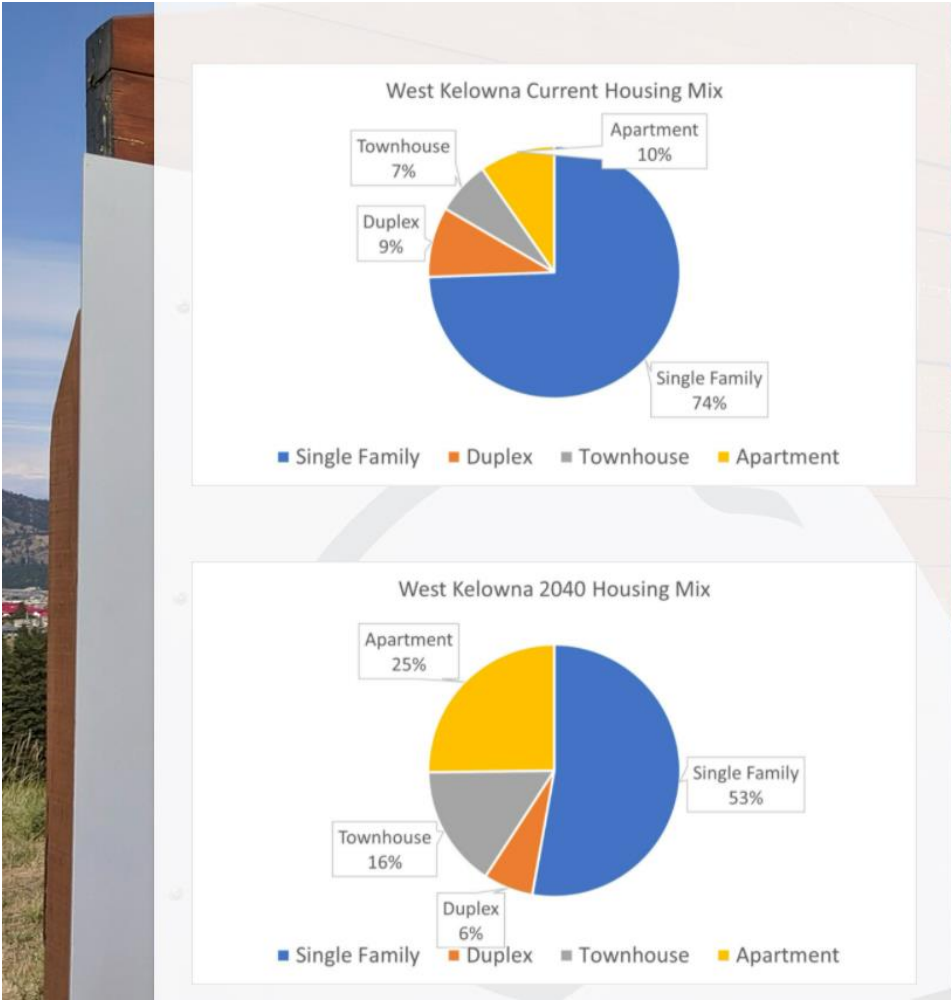


WELCOME TO
WEST KELOWNA

cup Champions
WEST KELOWNA
WARRIORS

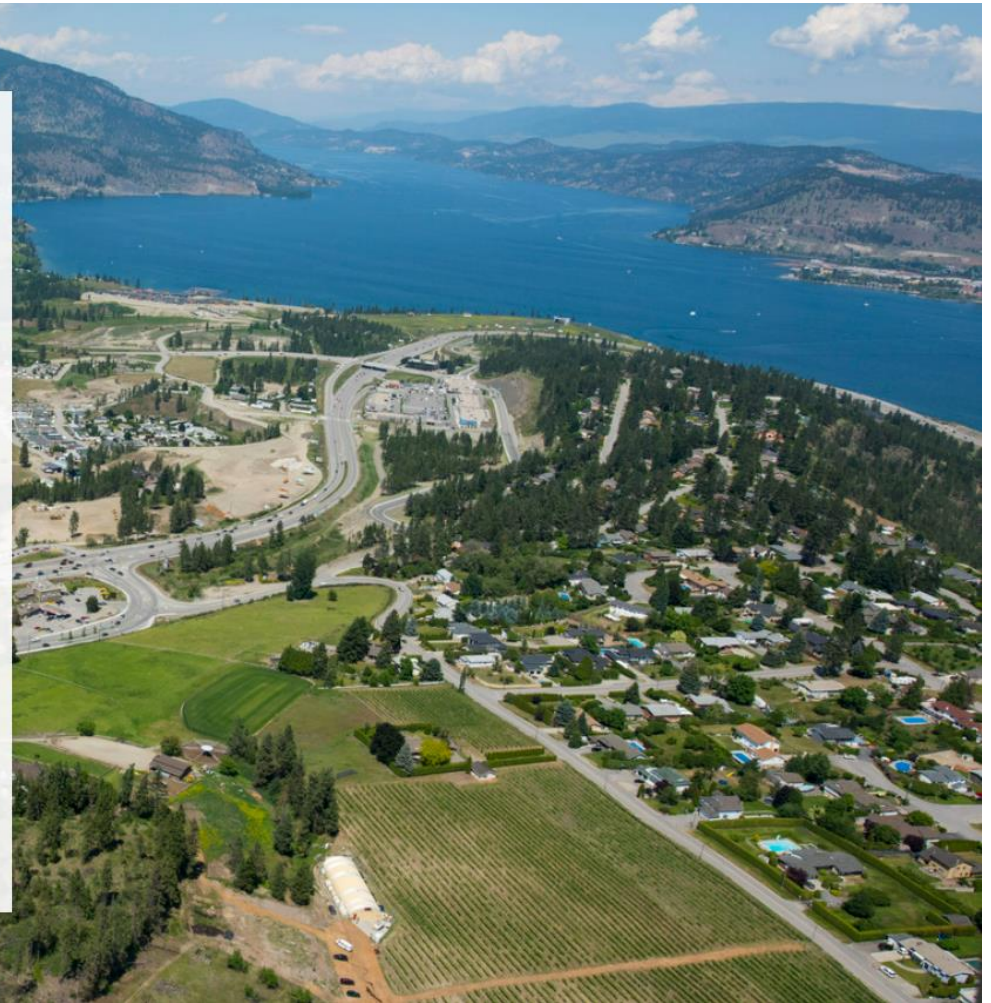
- The Our Community Vision 2020-2040 document highlights an increase in housing choices that provide housing options for differing needs, innovative partnerships with other levels of government and non-profits. Based on these goals the measures of success that will inform future OCP updates include but are not limited to a greater diversity of housing, and households spending a smaller percentage of income on housing.
- The City of West Kelowna has a Housing Needs Assessment underway and a Housing Strategy is planned for development in the fall of 2022.
- The City created infill zones for both Westbank and Boucherie Centres and has facilitated the development of approximately 400 new purpose built rental apartment units in Westbank over the last 4 years.
- Increase to allowable building height in urban and neighbourhood centres.
- New Growth Plan indicates a significant shift in housing stock goals for 2040:





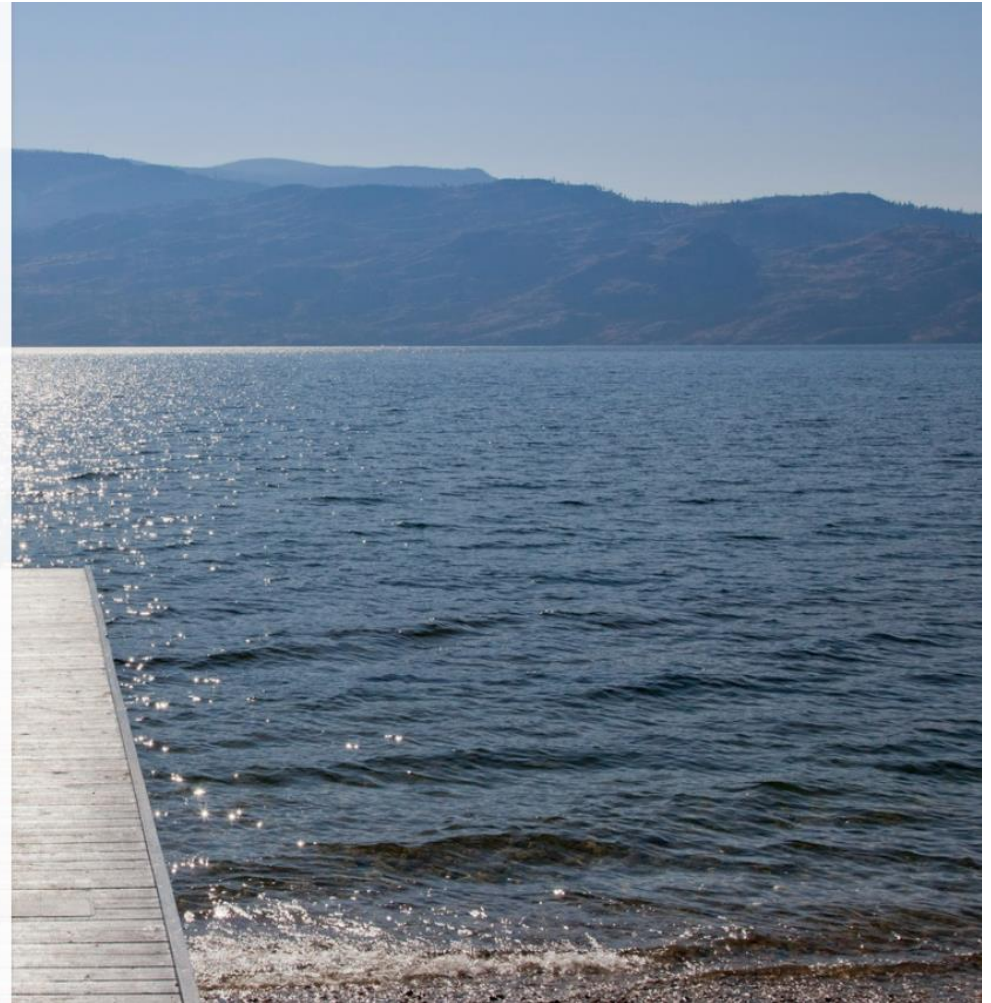
Westbank First Nation

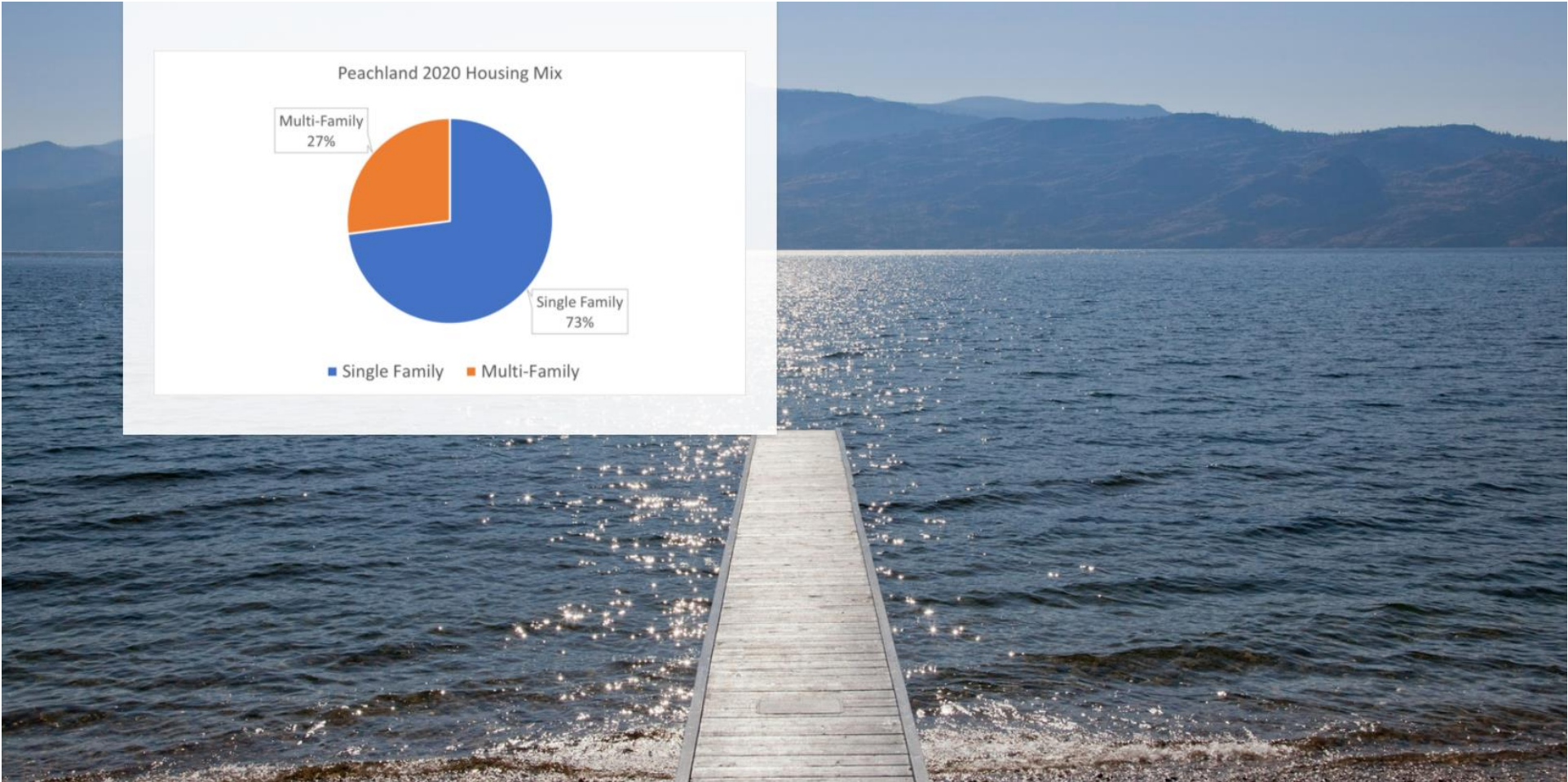
- Westbank First Nation has a Community Plan underway including the addition of revised housing policy and review of the 2011 WFN Housing Strategy.
- The development of policy to guide Mobile Home Park conversion is a priority.
- Westbank has land uses that encourage medium and high density developments along the Hwy 97 corridor and high density apartment development proposed in the Butt Road area.
- The 2011 WFN Housing Strategy provides housing policy options through a comprehensive list of action items. The strategy focuses on providing more housing options through intensification of existing neighbourhoods and promoting development of mixed-use future development.
- Secondary suite and carriage home policy is planned for review.



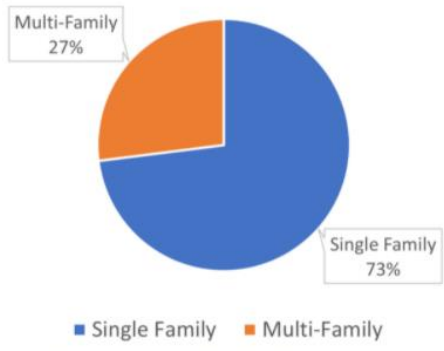
District of Peachland

- The District has partnered with community non-profits and BC Housing to construct phase 2 of the Peachland Seniors Housing development.
- Peachland has facilitated developments with increased densities in the downtown and Beach Avenue area and approved high density mixed uses for the New Monaco development.
- 2020 Secondary Suite and Garden Suite Policy provides direction for: owners wishing to build a suite, owners registering existing suites, staff addressing suite applications, and enforcement action.
- 2018 OCP supports residential intensification through promotion of secondary suites in all residential zones and continued partnership with not-for-profit agencies.
- 2015 Strata Title Conversion of Previously Occupied Dwelling Units considers applications for the conversion of previously occupied duplexes and parcels with two dwellings as permitted under the Strata Property Act.
- Current housing mix in Peachland is mainly Single Family:





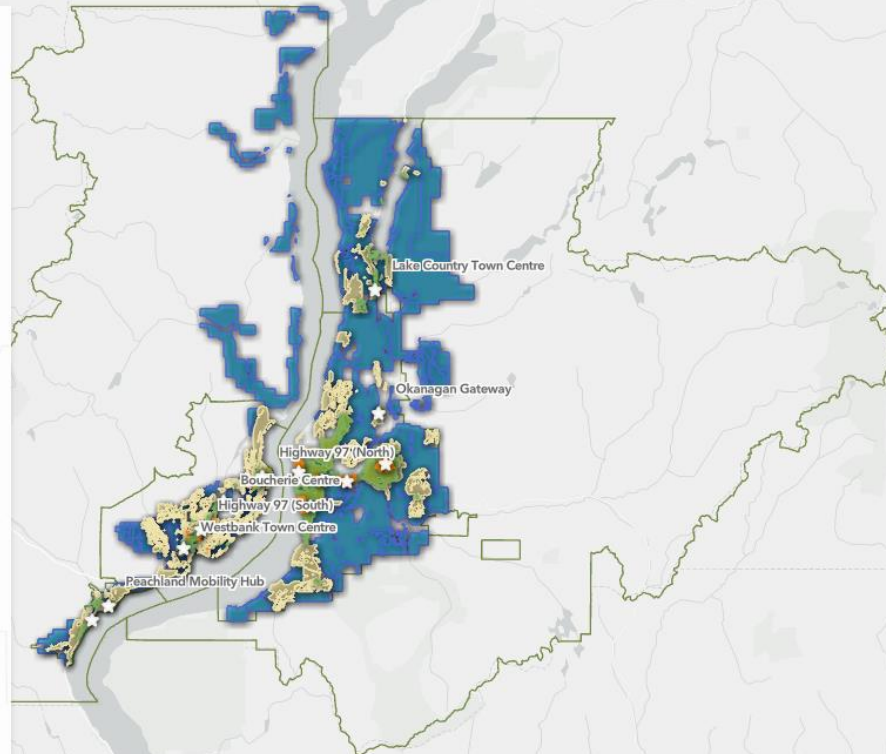
Peachland 2020 Housing Mix



Overview

Regional

Future Land Use designations establish a general land use vision for the Regional District of Central Okanagan (RDCO). Not every property located within the regional designations will achieve the built form outlined in the description of intent. The provided mapping serves as a guide to the supported land uses and built forms of each member municipality and First Nation, and representing the common intent. The focus of the study is on areas surrounding rapid transit corridors and transportation nodes within the region, as these are the areas where housing development is most plausible and of the most benefit to potential future residents.

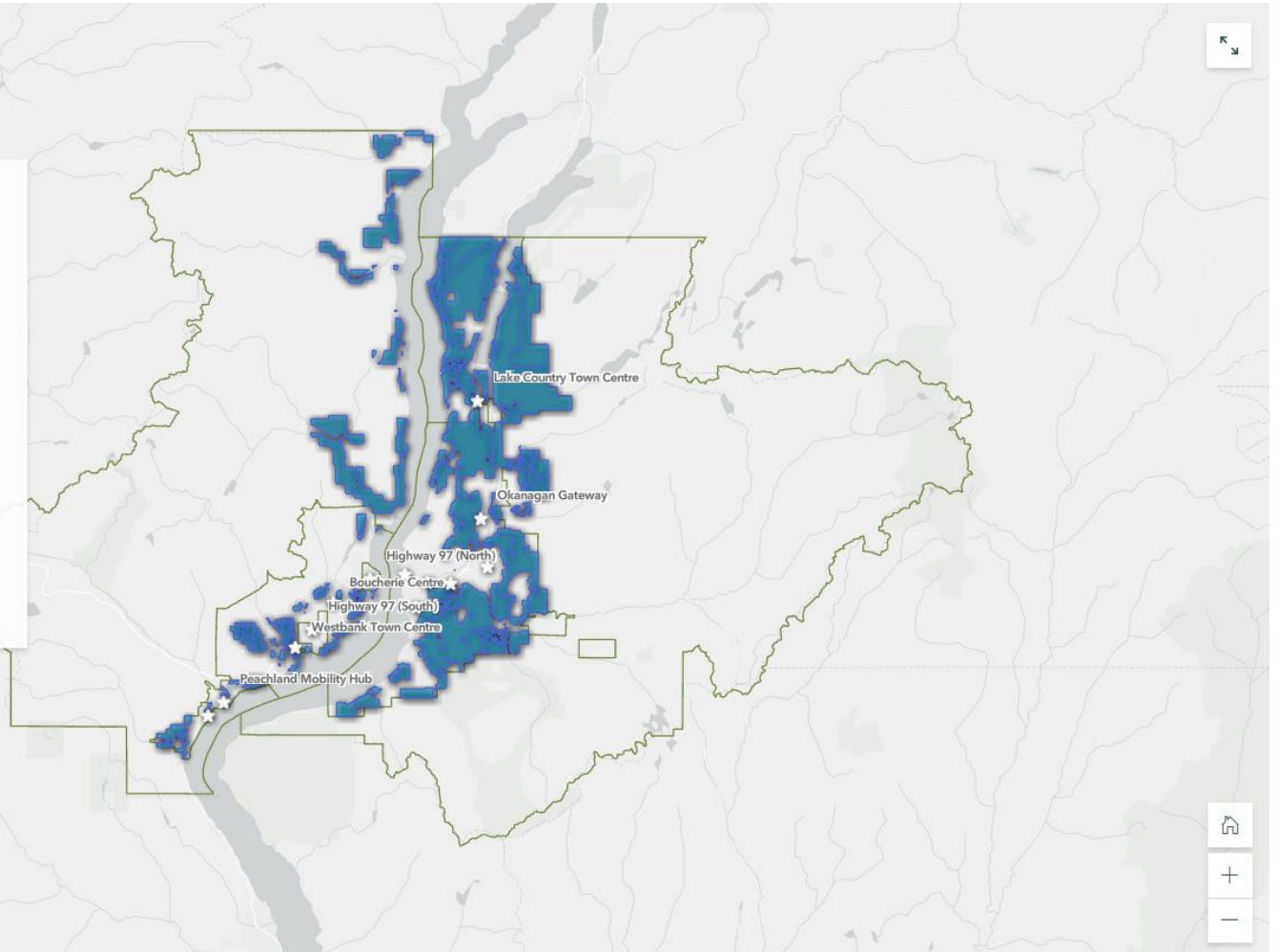


Large Lot Residential

Rural Resource/Agricultural

Regional

Low-Density land use accommodates single-dwelling development, and is appropriate on large lots distanced from urban centres which may also support agricultural uses within the region.



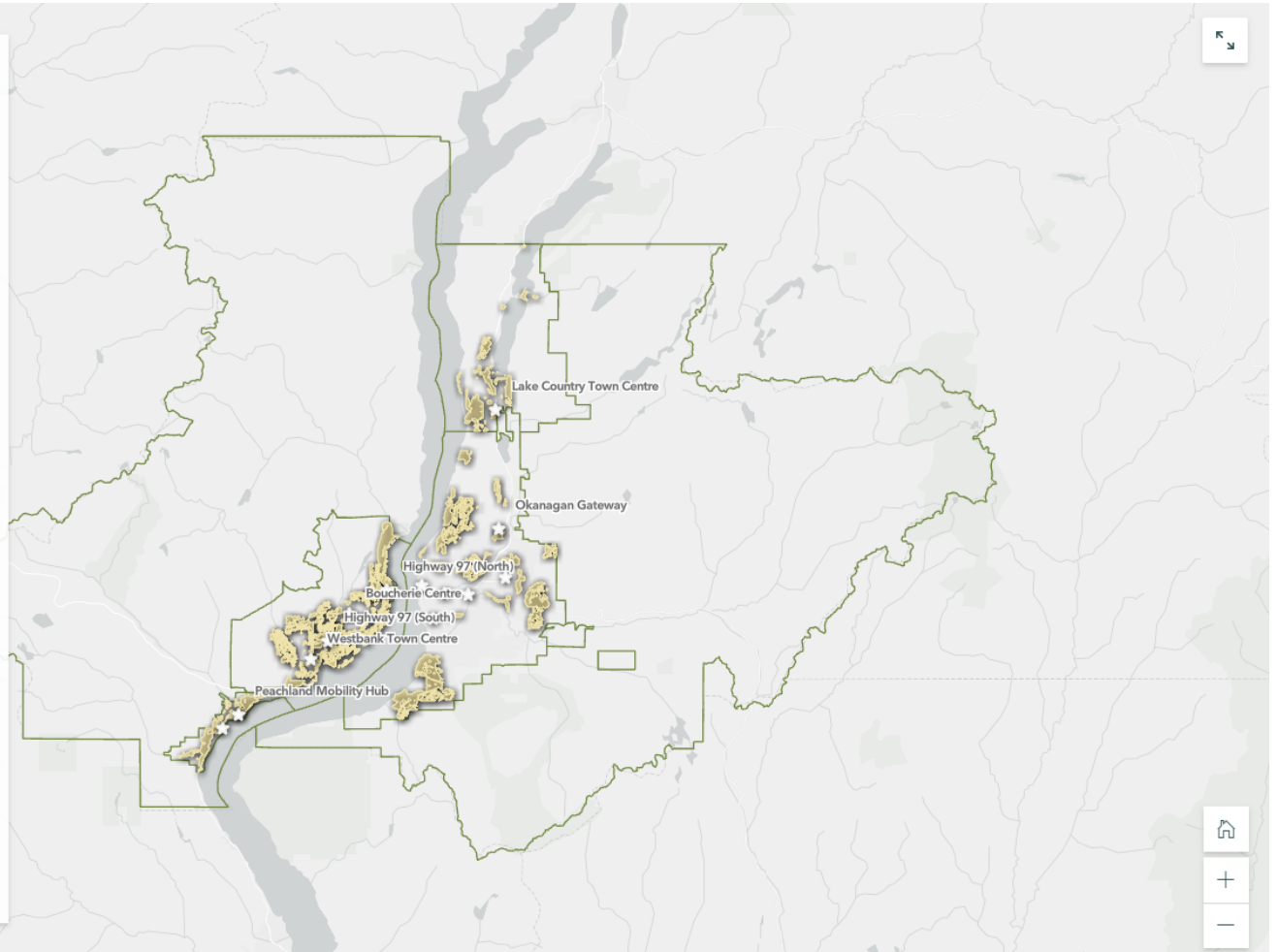
Low Density

Single Family/MHP/Duplex/Plex

Regional

Low-Density land use accommodates a range of the region's housing including single-dwelling with secondary suites/carriage homes, two dwelling units, manufactured home parks, townhouses, and low rise apartment housing.

Development occurs at a human-scale and respects the built form of existing neighbourhoods. Light non-residential uses such as home-based businesses are supported, but are encouraged to be located in areas that support commercial use. Transit oriented development grows in importance as the density of built form increases.

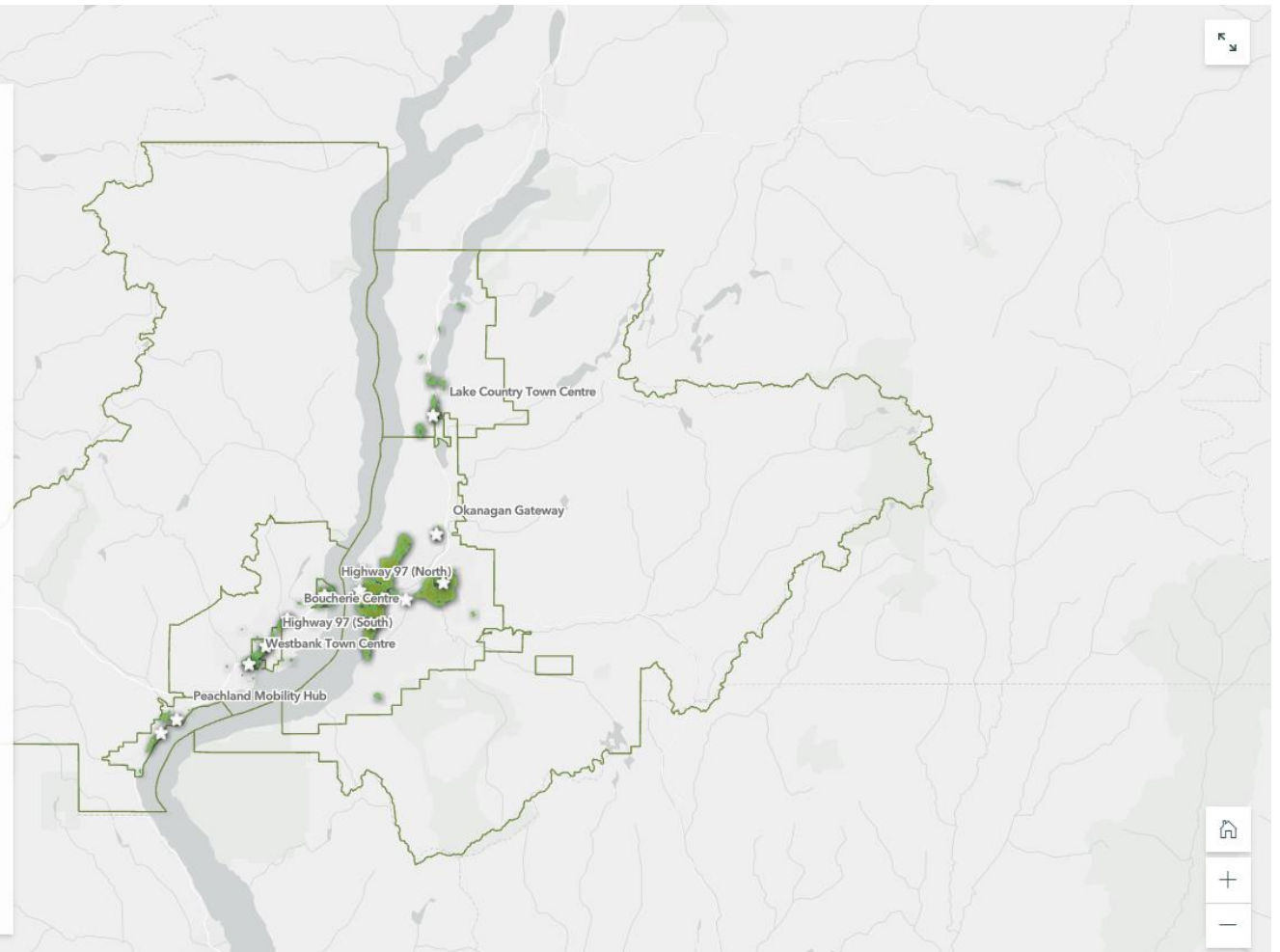


Medium Density

Townhouse/Apartment

Regional

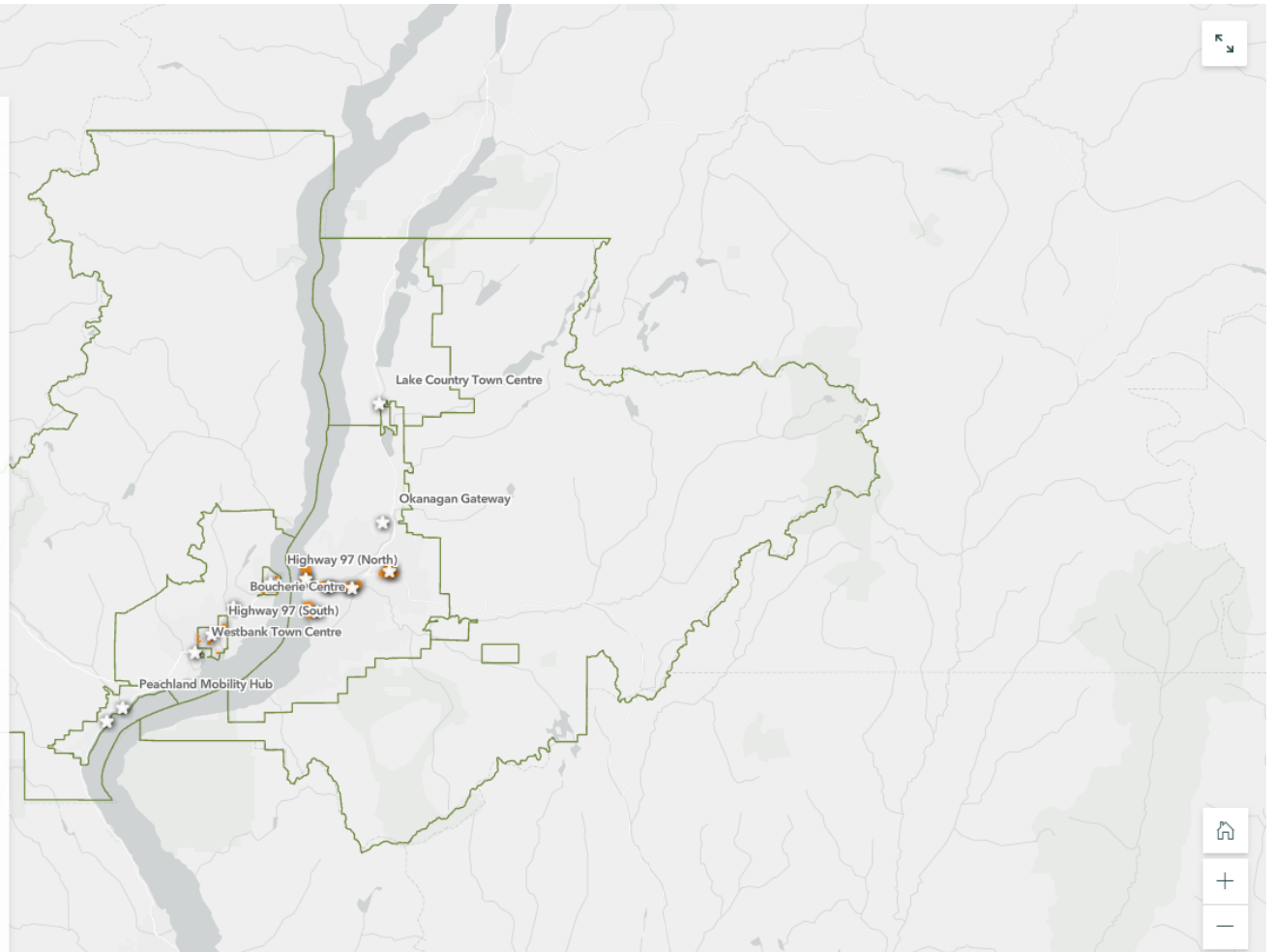
Medium Density will provide opportunity for regional growth through residential infill and strategically located low-medium rise apartment housing. A broader range of housing options are served by transit and community amenities. New development will be largely in keeping with the scale of existing neighbourhoods. Denser forms of development are supported adjacent to identified transit corridors. Small scale, ground oriented commercial opportunities that serve surrounding residents are supported.



High Density/Mixed Use

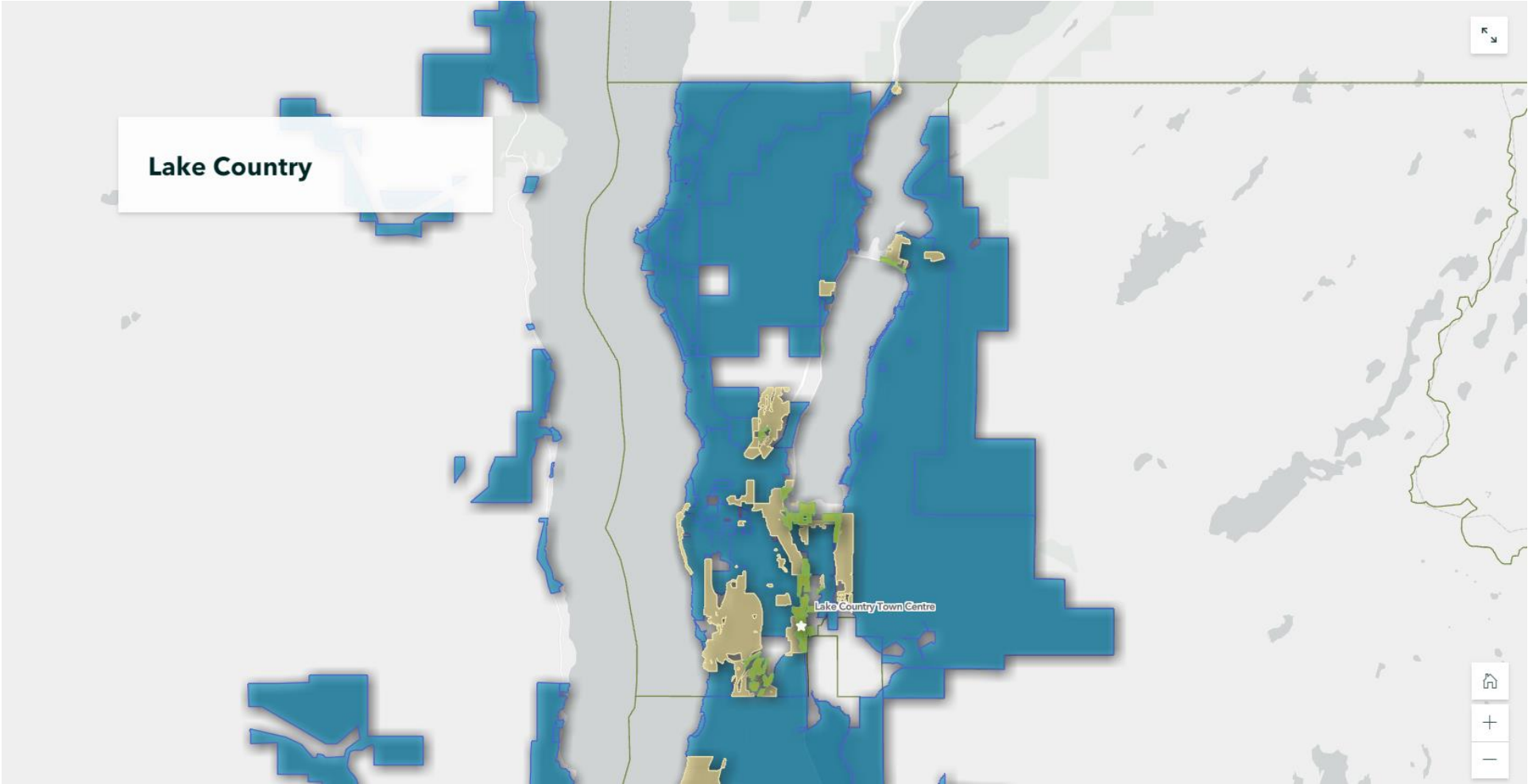
Regional

High density centres are community hubs that apply to areas intended for development to include a compact mix of residential and commercial uses. Commercial uses are located at street level, with residential uses located above. The High Density/Mixed Use designation supports a more dense style of land use which encourages the opportunities for housing and employment alongside each other. Walkable environments are encouraged, and an array of options for active transportation are available. Opportunities are created to develop public areas that provide a sense of place and economic development.

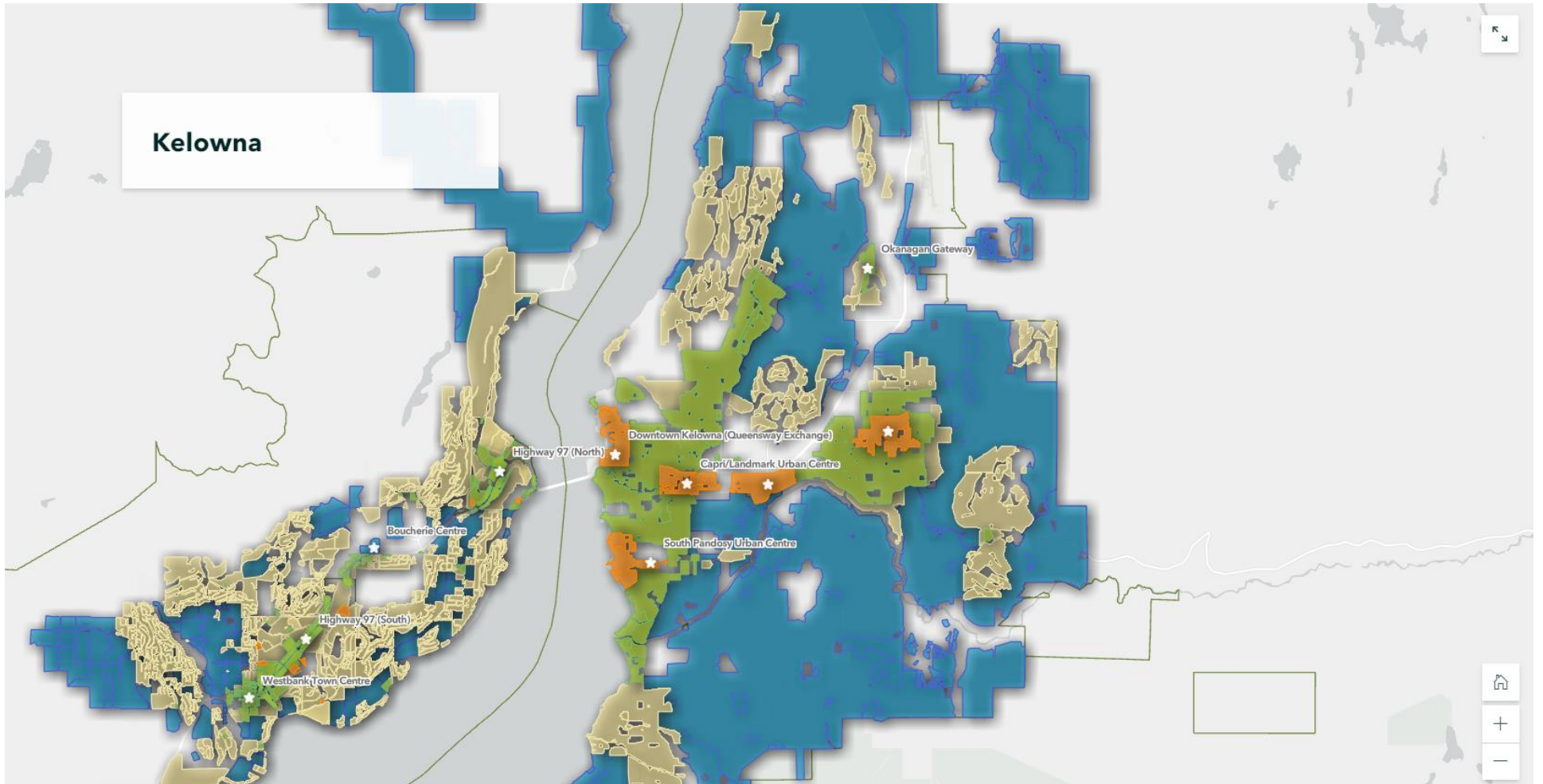


Lake Country

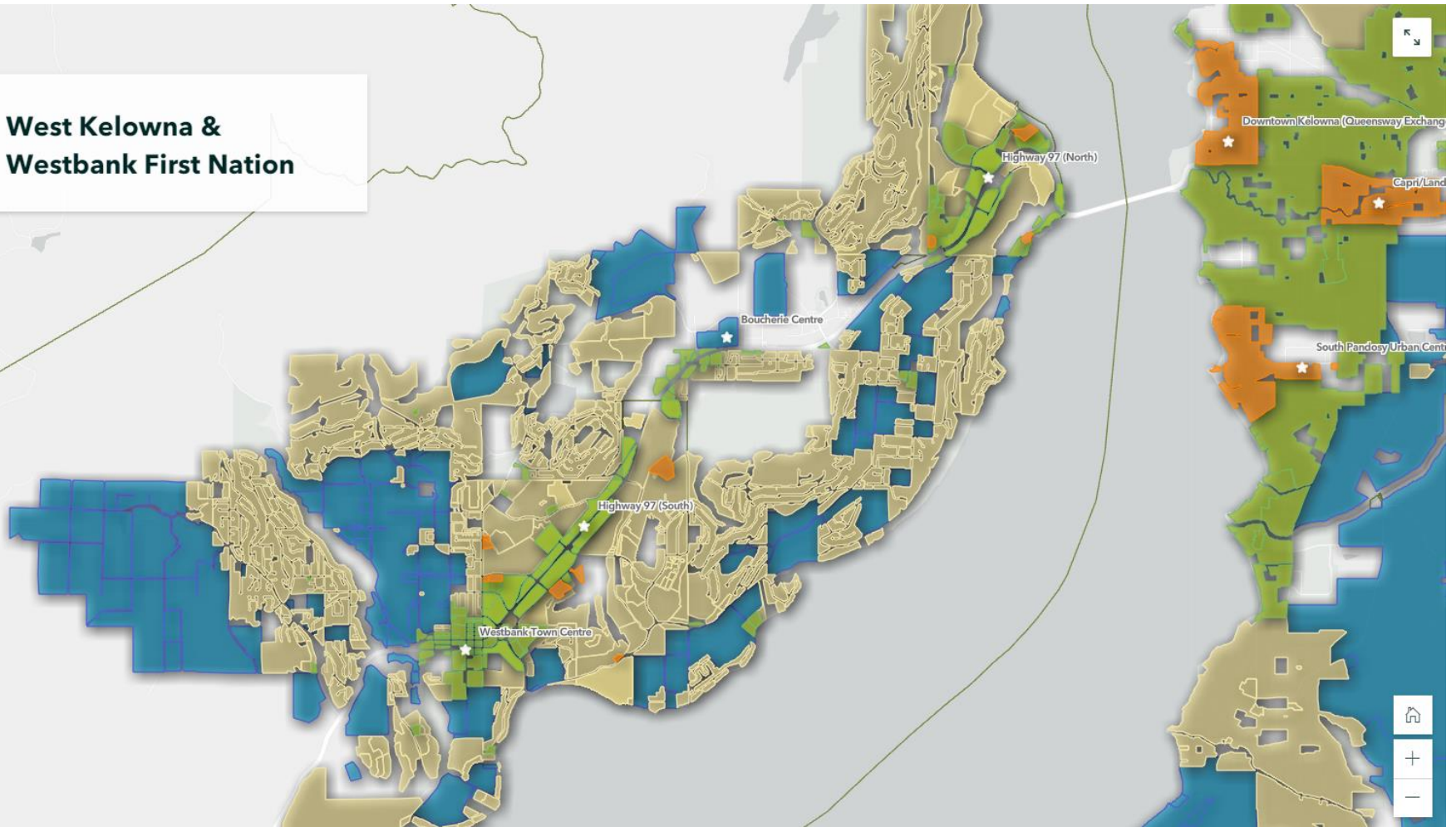
Lake Country Town Centre



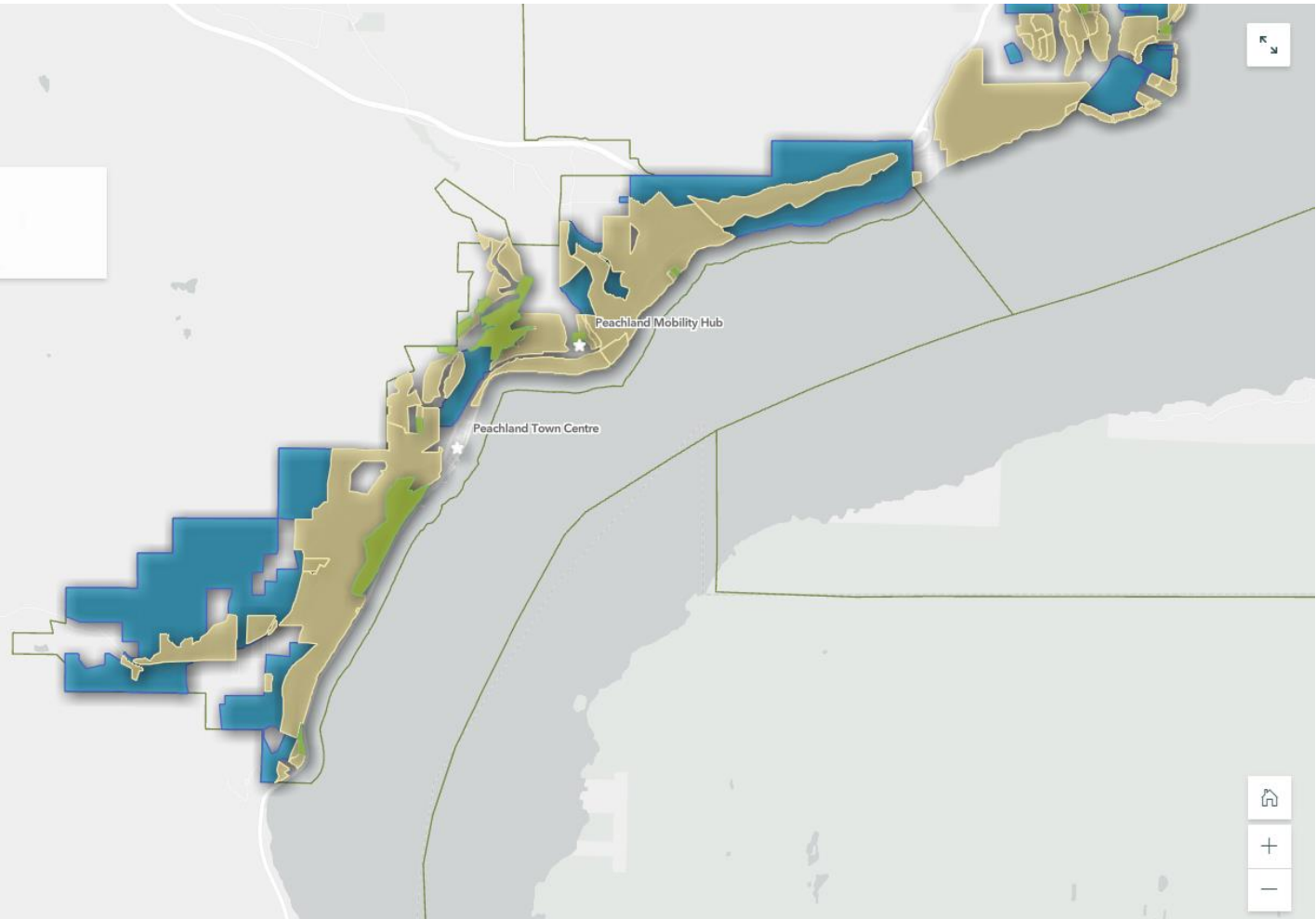
Kelowna



**West Kelowna &
Westbank First Nation**



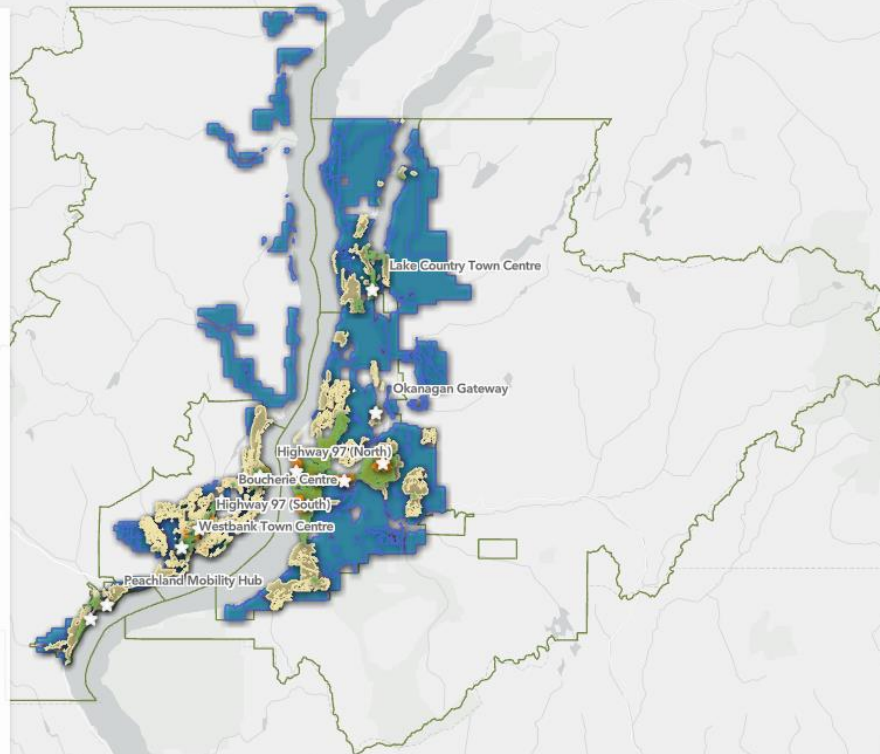
Peachland



Overview

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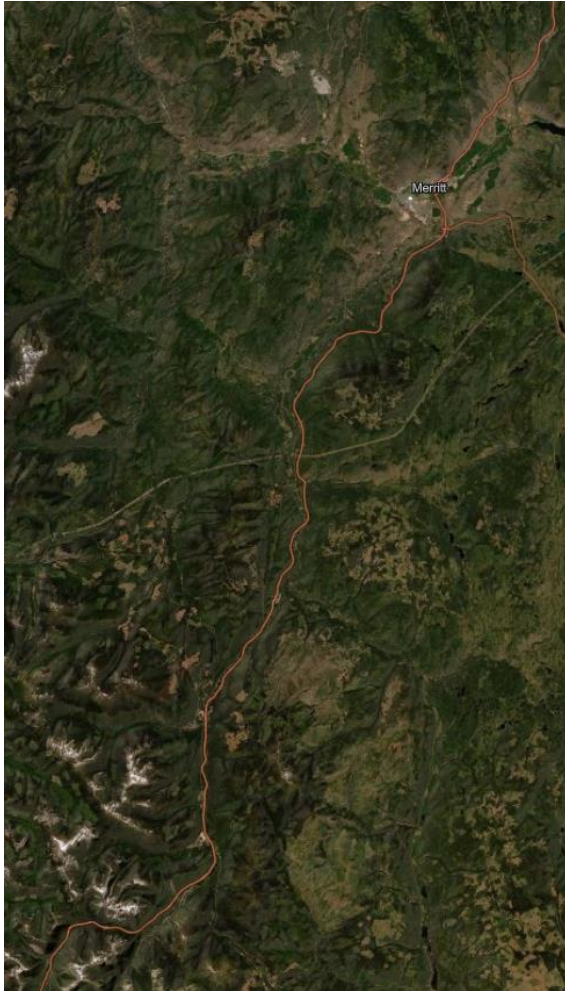
Engagement Summary

Engagement to date

What Type of Engagement?	Who Participated?	When?
Community Survey	744 participants	February 8 th to March 7 th , 2022
Stakeholder Groups	4 stakeholder groups with 25 participants, including: <ul style="list-style-type: none">• 5 representatives of the UDI• 8 local government staff members• 10 representatives of the not-for-profit sector• 1 local developer• 1 IHA representative	January – February 2022
Lived Experience Interviews	6 participants from across the RDCO experiencing housing challenges	February 2022
Local Government Presentations	5 virtual/in-person presentations and discussion with RDCO local government members	February 2022

Engagement to date





REGIONAL HOUSING STRATEGY

You are invited as a representative of your organization to participate in a stakeholder focus group session to assist in building this strategy.

Choose a date
by following the link below

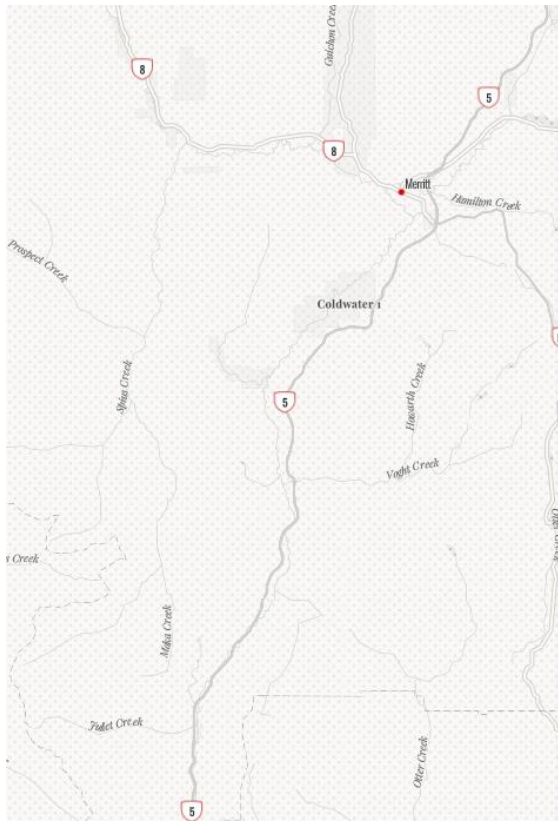
JAN 25 TUE	JAN 27 THU	JAN 31 MON
9:00 AM 10:30 AM	3:00 PM 4:30 PM	3:00 PM 4:30 PM

https://moodle.com/poll/2162326ac9742ak27uhm_source=poll&utm_medium=link



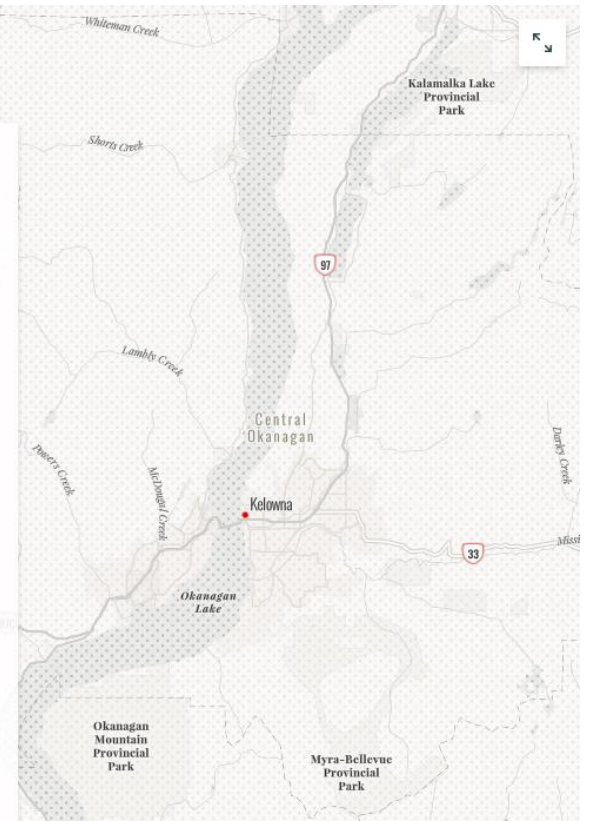
Survey

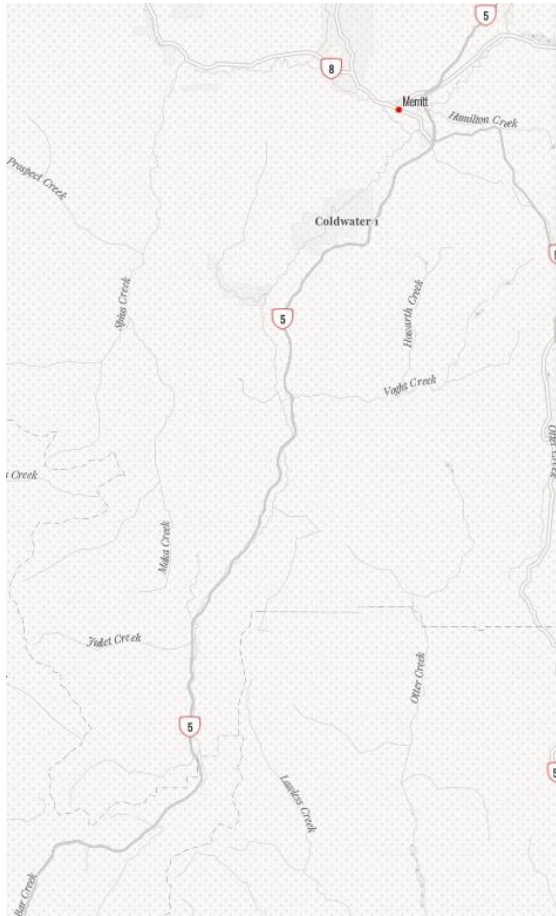




Common Themes

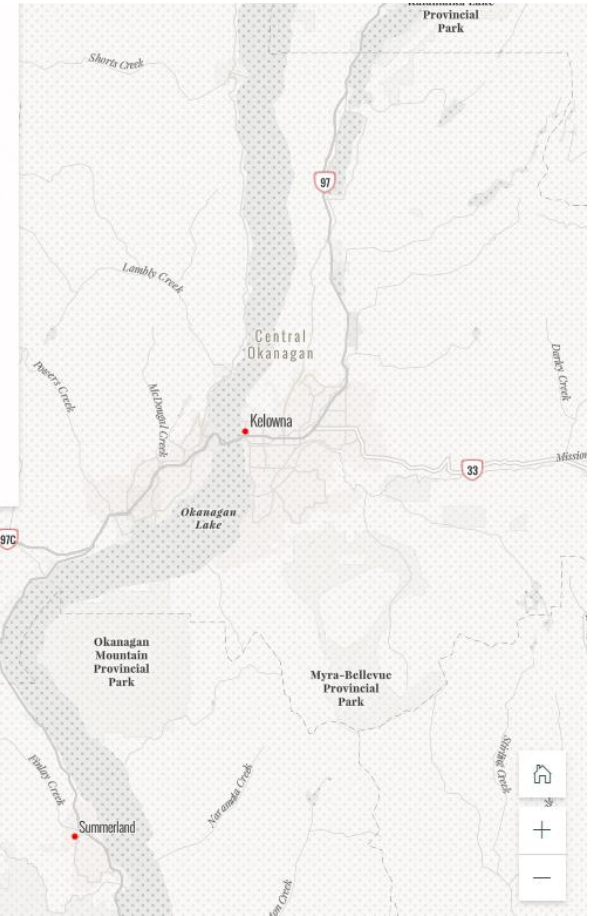
- *A need for bold direction*
- *Government financing and partnerships provide opportunity*
- *Alignment between federal and provincial government financing is an issue*
- *Facilitate additional partnerships in the region*
- *Advocate to raise senior government awareness about the housing crisis in the Okanagan*
- *Regular review of density bonusing for financial feasibility*
- *Regional transportation must play a central role*
- *Additional staff resourcing is needed provide the necessary focus on the housing crisis*
- *Education will benefit the regional housing conversation*
- *Inter-agency communication needed to shorten application timelines*
- *A desire for short-term rental regulation*





Key Messages from Elected Officials

- The strategy should be truly regional, reflecting the needs and challenges of all communities in the RDCO
- The strategy should recognize that while many issues are regional, solutions will need to be tailored differently in each community
- The strategy should provide one voice to the region when it comes to advocacy
- Alignment across regional priorities (e.g. aligning development along the transportation corridor) will strengthen the impact of focused regional growth
- Respecting municipal autonomy and jurisdiction is important



Next Steps

