

# Memo



**Date:** September 4, 2011  
**File:** 1200-40  
**To:** City Manager  
**From:** Theresa Eichler, Community Planning Manager  
**Subject:** City of Kelowna, Housing Strategy

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**Recommendation:**

THAT Council receive and discuss the recommendations attached to the September 4, 2011 report from the Community Planning Manager for the purpose of providing staff with an indication of which initiatives Council wishes to indicate support for in advance of the public Open House scheduled for September 27, 2011.

**Background:**

Below is the August 8<sup>th</sup>, 2011 Council resolution directing staff to come back with a workshop on the Housing Strategy:

Moved

THAT Council receive the draft recommendations provided in the August 3, 2011 report from the Community Planning Manager on the Housing Strategy;

AND THAT Council direct staff to hold a one hour workshop for Council during a Regular morning meeting as soon as possible;

AND FURTHER THAT Council direct staff to hold a public workshop in early Fall as identified as September 27, 2011 to receive input on the findings and recommendations of the draft Housing Strategy and priorities identified by Council.

The attached table lists all of the recommendations of the Housing Strategy and is organized according to actions required under the following headings:

- Zoning By-law Changes;
- Policy Initiatives;
- Finance and Budget Initiatives; and
- Easing the Process.

Timeframes and stakeholders that contributed to each recommendation are also identified and some explanatory text is provided.

There is another list of the same recommendations according to timeframes. Council may wish to use the attached list to review which initiatives it would like to prioritize in advance of the public Open House scheduled for later this month.

**Internal Circulation:**

General Manager, Community Sustainability  
Director, Land Use Management

A handwritten signature in blue ink, appearing to be a stylized 'P' or similar character.

Director, Financial Services  
Director, Development Services  
Director, Real Estate and Building Services  
Director, Communications  
City Clerk

**Legal/Statutory Authority:**  
Local Government Act S. 877  
Community Charter Part 6 Division 4

**Existing Policy:**

Housing policies are found in Chapters 5 and 10 of OCP 2030. There are also Council Policies in place, as follows:

- Affordable Housing and Amenities or Cash-in-Lieu of Thereof - Interim Policy for Zoning Bylaw Bonuses for Affordable Housing - Pol - 344
- Financial Assistance for Non-Profit and Affordable Rental Housing-Pol-335
- Mobile Home Park Redevelopment - Pol-229
- Motel and Hotel Redevelopment - Pol-270
- Strata Conversion of Existing Occupied Buildings - Pol-148

**Financial/Budgetary Considerations:**

The recommendations include an increase in the annual budget allocation to the Housing Opportunities Reserve Fund from \$200,000 to \$500,000, in the form of incremental increases. This could either be brought forward for consideration as a late budget item for 2012, or in subsequent years.

**External Agency/Public Comments:**

Council's Housing Committee has provided considerable input into the recommendations in this report.

A stakeholder event on October 6<sup>th</sup>, 2010, and numerous meetings with individual housing stakeholders also helped to formulate the findings and recommendations of the report. Public input was gathered with both on line (197 responses) and statistically accurate phone surveys (388 responses) in May 2011. Survey responses have informed the Housing Strategy recommendations.

**Considerations not applicable to this report:**

**Legal/Statutory Procedural Requirements:**

**Personnel Implications:**

**Community & Media Relations Comments**


**Alternate Recommendation:**

Submitted by:



T. Eichler, Community Planning Manager

Approved for inclusion:



Signe Bagh, MCIP, Director, Policy and Planning

**Attachments:**

Summary of Draft Housing Strategy Recommendations  
Recommendations by Timeframe

<b>Housing Strategy - Proposed Initiatives by Time-Frame</b>	
<ul style="list-style-type: none"> <li>initiatives with “*” are those listed under multiple time frame categories</li> <li>the numbers in parentheses following the initiatives are the recommendation numbers from the more complete chart summarizing the recommendations of the draft Housing Strategy</li> </ul>	
<b>Timeframe: Immediate &amp; Short Term (1-3 years)</b>	<b>Action</b>
Facilitate fee simple townhouses. (1.)	Zoning
Add “Accessory Rental Apartments” as a new use. (Small rental units within strata-titled dwellings in apartment buildings or townhouses that can be rented out individually.) (2.)	Zoning
Enable building of “Courtyard Housing.” (3.)	Zoning
Continue to grant Zoning By-Law density bonuses in return for affordable housing. (5.)	Zoning
Increase housing options on church properties. (7.)	Zoning
Preclude tandem parking from being used to satisfy parking requirements. (8.)	Zoning
Conduct additional research to further define low income housing. (10.)	Policy
Carefully consider the impacts on land values when assessing the merits of supporting requests for amendments to the Official Community Plan Future Land Use Map. (11.)*	Policy
Continue to advocate to other government levels to address the housing needs of lower income households. (12.)	Policy
Bring forward policies from OCP 2020 that are not related to land use. (13).	Policy
Promote adaptable housing design. Adaptable housing does not mean handicapped accessible. It means housing designed so that it can later be adapted to meet specific needs by incorporating some features that average about \$1,000 / dwelling in total cost when housing is being built. (14.)	Policy
Introduce policy to encourage a healthy mix of housing. (16.)	Policy
Provide a policy that describes the needs of families when single detached housing is not a viable option. (17.)	Policy
Partner with the private sector to create affordable rental housing on City-owned land. (18.)	Policy
Provide policy to increase understanding of various housing needs and forms and reduce Not in My Back Yard (NIMBY) syndrome. (19.)	Policy
Expand the application of 10 year property tax exemptions to affordable rental housing. (20.)	Finance
Work with the Canada Mortgage and Housing (CMHC) Partnership Office to achieve more affordable rental housing. (21.)	Finance
Increase funding for the Housing Opportunities Reserve Fund to \$500,000 annually by the means of incremental annual increases from the 2011 commitment of \$200,000. (22.)	Finance
Eliminate the public hearing for non-profit rental housing or other rental housing that conforms to the Official Community Plan (OCP). (23.)	Process
Remove the requirement for referral to the Advisory Planning Commission (APC) for courtyard housing, non-profit housing or rental housing that conforms to the OCP. (24.)	Process
Eliminate the public hearing for secondary suites requiring an “s” zone where the suite would be located within the main building. (25.)	Process
<b>Medium Term (3-5 years)</b>	
Experiment with expanding residential uses into industrial areas. (4.)	Zoning
Review the need to expand density bonuses in return for affordable housing. (6.)*	Zoning
Prepare a Zoning By-Law amendment to allow secondary suites within the main building in the Single-Two Unit Residential designation within the Urban Core Area. (9.)	Zoning
Carefully consider the impacts on land values when assessing the merits of supporting requests for amendments to the Official Community Plan Future Land Use Map. (11.)*	Policy
<b>Long Term (&gt; 5 years)</b>	
Review the need to expand density bonuses in return for affordable housing. (6.)*	Zoning
Carefully consider the impacts on land values when assessing the merits of supporting requests for amendments to the Official Community Plan Future Land Use Map. (11.)*	Policy
Monitor the industrial transition areas for demand and effectiveness to help determine whether such areas should be expanded. (15.)	Policy

ZONING BYLAW CHANGES Initiative	Rationale	Action	Time Frame Immediate Short Term (1-3 yrs) Medium Term (3-5 yrs) Long Term (>5 yrs)	Targeted Need Housing in Urban Core Owner – Occupied Housing Increasing Rental Supply Promoting Market Affordability \$ Low Income Families Disabilities Seniors Singles Students	Support: Housing Committee (HC) City Staff (C) Stakeholders (S) Public Survey (P)
<p>1. Facilitate fee simple townhouses.</p>	<ul style="list-style-type: none"> <li>• More choice for family housing</li> <li>• Provides for access to outdoor living space in a multi-unit housing form</li> <li>• Barriers to building fee simple housing include: <ul style="list-style-type: none"> <li>• <i>The need to build 2 party walls &amp; meet earthquake standards (but it is being done);</i></li> <li>• <i>The Land Titles Act (LTA) does not provide a mechanism to enable fee simple residential lots to front private roads within a “Homeowners Association” as permitted under Ontario legislation;</i></li> <li>• <i>Zoning regulations have not been available to allow this.</i></li> </ul> </li> </ul>	<p>Lobby for change to Land Titles Act (LTA)</p> <p>Zoning amendment to provide regulations for fee simple townhouses.</p>	Short	U, R, M, F	HC, C, S, P
<p>2. Add “Accessory Rental Apartments” as a new use.  (small rental units within strata-titled dwellings in apartment buildings or townhouses that can be rented out individually)</p>	<ul style="list-style-type: none"> <li>• Provides for source of income to help secure mortgages.</li> <li>• Could be created at relatively low cost (because there would be no additional parking requirements and DCCs would not be charged if the units were less than 29m<sup>2</sup> (312 sq. ft.))</li> </ul>	Zoning amendment	Short	U, O, R, M, F, Si, Se, St	HC, C, S
<p>3. Enable building of “Courtyard Housing”</p>	<ul style="list-style-type: none"> <li>• This type of housing can be built using less land than conventional single unit housing. (10 units could be built on a lot)</li> <li>• Based on a minimum lot size of 900 m<sup>2</sup>, almost 1,000 lots have the low density multiple unit OCP designation in place to allow for this type of housing</li> </ul>	Zoning amendment  New Zone Shorter Process, see Process	Short	U, O, R, M, F	HC, C

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<p>4. Experiment with expanding residential uses into industrial areas</p>	<ul style="list-style-type: none"> <li>• Would provide a “1<sup>st</sup> step towards “live-work” concept</li> <li>• Would provide for a transition between industrial and residential areas</li> <li>• This would be consistent with established policy direction, as the OCP designates two areas for ‘industrial-transition’ uses</li> </ul>	Zoning Amendment	Medium	U, R, M, St, Si	HC, C, S, P
<p>5. Continue to grant Zoning By-Law density bonuses in return for affordable housing.</p> <p><i>A density bonus is a defined increase in density allowed on a property in return for a specified contribution from the developer towards affordable housing and/or other defined needs in the neighbourhood.</i></p>	<ul style="list-style-type: none"> <li>• This initiative has been an effective ‘carrot’-- developers can choose whether to pursue increased density in return for providing affordable housing.</li> <li>• Small bonuses have generated some affordable rental and owner housing;</li> </ul>	No new action	Immediate	U, O, R, M, F, D, Se, St, S †	S, C, HC

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6. Review the need to expand density bonuses in return for affordable housing.	This is based on a consultant's report that was received by Council in 2008 which recommended that increased opportunities to define density increases in return for affordable housing and/or amenities could be defined within the City's Zoning By-law and would be more likely to act as incentives to developers to return additional affordable housings or contributions to the Housing Opportunities Reserve Fund (HORF)	<p>Medium term: Include as part of the comprehensive review of the Zoning By-law.</p> <p>Longer Term: Re-examine ways of obtaining contributions to affordable housing in return for rezonings that would increase density, but would conform to the OCP.</p>	Medium & Long	U, O, R, M	HC, C, S
7. Increase housing options on church properties.	<ul style="list-style-type: none"> <li>Where churches own land that is excess to their needs for church buildings/parking, there may be an opportunity to build housing at less cost than for projects that must first acquire land</li> </ul>	When the Zoning By-law is next reviewed, add apartments or townhouses as secondary uses to religious assembly within the institutional zones.	Short	O, R, M, S, F, D, Se, Si	HC

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8. Preclude tandem parking from being used to satisfy parking requirements.	<ul style="list-style-type: none"> <li>Allowing for tandem parking ends up creating more demand for street parking which has led to neighbourhood resistance to additional suites. By precluding tandem parking, it is thought that future resistance to suites may be reduced.</li> </ul>	Zoning By-law text amendment	Immediate	O, R	C
9. That Council authorize the preparation of By-law amendment to allow secondary suites within the main building in the Single-Two Unit Residential designation within the Urban Core Area.	<p>There was more than 70 % support for secondary suites within “your own neighbourhood” in the City’s 2011 Housing Survey results.</p> <p>The OCP Single - Two Unit land use designation supports this.</p>	Zoning amendment.	Medium	U, T, R, M, F, D, Se, St, S i	S, HC, P

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<p>10. Conduct additional research to further define low income housing</p>	<ul style="list-style-type: none"> <li>In order to target efforts to augment low income housing, additional data is needed;</li> <li>This data has not been available to the City.</li> </ul>	<p>Determine better ways to access data.</p>	<p>Immediate</p>	<p>\$,F,D,Se,Si</p>	<p>C, S, HC</p>
<p>11. Carefully consider the impacts on land values when assessing the merits of supporting requests for amendments to the Official Community Plan Future Land Use Map</p> <p>The work of a consultant in 2008 confirmed that Kelowna is unique in this characteristic and therefore is not in a state of readiness for the increased use of density bonusing that would help to achieve some affordable housing and/or community amenities.</p>	<p>Historical approval of OCP Future Land Use amendments has influenced the market values of land such that they are determined on the basis of OCP designations, rather than zoning. This has increased land values early on in the development process and now makes it difficult to obtain affordable housing through rezoning or through Zoning Bylaw bonuses.</p> <p>The work of a consultant in 2008 confirmed that Kelowna is unique in this characteristic and therefore is not in a state of readiness for the increased use of density bonusing that would help to achieve some affordable housing and/or community amenities.</p>	<p>This position should be consistently upheld. If a proposal is to go forward for Council consideration, an Area Structure Plan or Area Redevelopment Plan must be undertaken to properly determine impacts and servicing demands.</p> <p>Report on an annual basis on the extent of OCP Future Land Use Map amendments &amp; their anticipated impacts.</p>	<p>Immediate, Short, Medium, Long</p>	<p>M</p>	<p>S</p>



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<p>12. Continue to advocate to other government levels to address the housing needs of lower income households.</p>	<ul style="list-style-type: none"> <li>It is not within the City's legislated mandate to fund housing for lower income households and resources are limited.</li> <li>Funding by other levels of government is critical.</li> <li>The City has continually worked with the help of FCM &amp; UBCM to achieve funding and policy change at the provincial and federal levels. See here for an example of positive change influenced by this work: <a href="http://www.cmhcschl.gc.ca/en/corp/nero/nero/2011/2011-07-04-0930.cfm">http://www.cmhcschl.gc.ca/en/corp/nero/nero/2011/2011-07-04-0930.cfm</a></li> </ul>	<p>Adopt Council policy to the effect that: The City will work with other municipalities, the Federation of Canadian Municipalities (FCM), the Union of BC Municipalities (UBCM) and other levels of government to achieve policy and funding targeted to the housing needs of low income households.</p>	Short (ongoing)	S, F, D, Se, Si	HC, C, S, P
<p>13. Bring forward policies from OCP 2020 that are not related to land use.</p>	<ul style="list-style-type: none"> <li>One of the intentions of the Housing Strategy was to ensure that existing policy guiding the housing supply was not dropped with the streamlining of the OCP to be more land use focussed.</li> <li>Most of the former policies have been updated or otherwise included.</li> </ul>	<p>Policies to be carried forward as Council Policy include: <b>Housing Committee.</b> Collaborate with a housing committee, which shall report to Council on matters dealing</p>	Immediate	All of the above	C, HC, S

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		<p>with housing supply, including rental, special needs and affordable housing;</p> <p><b>Discrimination.</b> Work with appropriate agencies to ensure that discriminatory policies do not result in housing being denied.</p> <p><b>Housing Indicators:</b> Work with other levels of government to maintain the most current and accurate statistics to describe housing needs within the city. This information will continue to be updated annually and published by the City.</p>			

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<p>14. Promote adaptable housing design. Adaptable housing does not mean handicapped accessible. It means housing designed so that it can later be adapted to meet specific needs by incorporating some features that average about \$1,000 /dwelling in total cost when housing is being built.</p>	<ul style="list-style-type: none"> <li>• Kelowna has one of the highest proportions of seniors in Canada;</li> <li>• People dealing with disabilities comprise a minimum of 10% of the population and this will increase with the aging demographics;</li> <li>• Adaptable design allows housing to be altered at a later date to accommodate disabilities at a much lower cost without changing the appearance of housing;</li> <li>• It enables people to stay in their homes, when facing disabilities, and makes homes more accessible to visitors with disabilities;</li> <li>• It is hoped that with staff prompting developers to consider adaptable</li> </ul>	<p><b>Housing Forums.</b> With the involvement of Council Committees and interested housing agencies, hold periodic public housing forums to educate and inform the community about housing needs and issues.</p>	Immediate.	F, D, S, Si, Se	HC, C, S

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<p>15. Monitor the industrial transition areas for demand and effectiveness to help determine whether such areas should be expanded.</p>	<p>design, the inventory of that stock can be increased. It should be noted that the City is not, legislatively, in a position to require such design.</p> <ul style="list-style-type: none"> <li>• Live-work housing is of particular interest;</li> <li>• Where appropriate, industrial areas may serve a particular housing interest that could provide a more affordable housing choice (e.g. students, singles, live-work lifestyles);</li> <li>• Demand may not be sufficient in the short-term.</li> </ul>	<p>Longer term: policy and zoning amendments would be required to expand mixed industrial/residential areas. Measure how much residential development (# &amp; type of dwellings) occurs in the new industrial transition areas.</p>	<p>Long Term</p>	<p>O, R, M, Si, St</p>	<p>HC, S</p>
<p>16. Introduce policy to encourage a healthy mix of housing.</p>	<ul style="list-style-type: none"> <li>• One of the most powerful tools the City has is zoning, which should be supported by clear policy;</li> <li>• The City has a track record of continually improving the flexibility of its Zoning By-law to maximize housing choices and ensure that its zoning enables housing that meets a broad spectrum of housing need;</li> <li>• Aging in place is an example of a concept that is well supported by the current zoning in Kelowna. It is done by</li> </ul>	<ul style="list-style-type: none"> <li>• Introduce the following policy to the OCP: <i>Policy 5.23. 2. Encourage a mixture of housing sizes, forms, and tenures in the design of new multi-residential and mixed-use</i></li> </ul>	<p>Short</p>	<p>All of the above</p>	<p>HC, S, P, C</p>

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<p>17. Provide a policy that describes the needs of families when single detached housing is not a viable option.</p>	<p>allowing a wide variety of housing forms, reducing parking requirements and allowing support services in all residential and some commercial zones;</p> <ul style="list-style-type: none"> <li>• Although the OCP encourages ground oriented housing as a family housing choice under policy 5.23.1, it does not specify the features that specifically acknowledge the needs of families.</li> <li>• A new policy is recommended to address this.</li> <li>• Town houses were the second choice behind single-detached homes in the May 2011 housing survey.</li> </ul>	<p>development to accommodate households of all sizes, ages, abilities, and income levels.</p> <p>Introduce the following policy to the OCP:</p> <p><i>Policy 5.23.3. Encourage multi-unit housing that appeals to families and people seeking features traditionally associated with single-detached housing. Such features may include: an area to garden, play or enjoy the outdoors; direct access to grade; workshop space; larger units; and locations that are safe for</i></p>	Short	O,R,M,F	HC, C, S, P

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<p>18. Partner with the private sector to create affordable rental housing on City-owned land.</p>	<ul style="list-style-type: none"> <li>• There is an acute need to expand the permanent supply of rental housing in Kelowna which is true of most Canadian cities;</li> <li>• More long term rental housing would help solve the long term housing needs of many residents;</li> <li>• Rental housing is also expanding as a choice for many people in the labour force today and is needed to support the local economy.</li> <li>• Partnerships have been encouraged in City policy within OCP 2020.</li> <li>• There is an estimated window of opportunity to partner with developers to build rental housing that is expected to be most favourable for not much more than two years.</li> </ul>	<p>children. Safe areas address CPTED (Crime Prevention Through Environmental Design) principles and provide pedestrian routes separate from vehicular traffic, as examples.</p> <p>Amend Policy 10.3.2 of the OCP as follows:</p> <p>Policy .2 City-Owned Land. Continue to consider the potential to lease City-owned land to non-profit housing societies, and the private sector to assist in the delivery of affordable housing.</p> <p>Add a new policy as</p>	Short	R, M, F, D, Se, St	HC, C, S
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19. Provide policy to increase understanding of various housing needs and forms and reduce Not in My Back Yard (NIMBY) syndrome.	<ul style="list-style-type: none"> <li>One of the barriers to addressing the housing needs of all residents of the city is the NIMBY syndrome;</li> <li>Tools to address NIMBY are needed as part of the development review process;</li> <li>The City had policy in OCP 2020 to this effect.</li> </ul>	<p>10.3.4 to OCP 2030:</p> <p><i>Partnerships for Affordable Housing. Facilitate the development of partnerships with business, development, non-profit and all government sectors to address affordable, rental, subsidized and special needs housing needs in the city.</i></p>	Short	U, RM\$, F, D, Se, Si /	

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		<p><i>special needs housing, including provision to address Not in My Back Yard (NIMBY) syndrome in planning reports that review proposals for affordable, special needs or rental housing.</i></p>			



Finance and Budget  Initiative	Rationale	Action	Time Frame Immediate Short Term (1-3 yrs) Medium Term (3-5 yrs) Long Term (>5 yrs)	Targeted Need Housing in Urban Core Owner – Occupied Housing Increasing Rental Supply Promoting Market Affordability \$ Low Income Families Disabilities Seniors Singles Students	Support: Housing Committee (HC) City Staff (C) Stakeholders (S) Public Survey (P)
<p>20. Expand the application of 10 year property tax exemptions to affordable rental housing.</p>	<ul style="list-style-type: none"> <li>There is an acute need to expand the permanent supply of rental housing in Kelowna which is true of most Canadian cities;</li> <li>More long term rental housing would help solve the long term housing needs of many residents;</li> <li>Rental housing is also expanding as a choice for many people in the labour force today and is needed to support the local economy;</li> <li>It is expected that rental housing does not return a profit for the first ten years. A tax exemption would extend no more than 10 years, but would help increase the likelihood that the permanent rental housing supply would increase.</li> <li>This is a way to help achieve long-term, affordable rental housing without having to increase tax payer.</li> </ul>	<p>Amend the Revitalization Tax Exemption By-law to allow a 100% exemption of City property taxes for rental housing that is subject to a housing agreement with the City and conforms to the OCP.</p>	Short	R, M, F, D, Se, Si, St	HC, C, S
<p>21. Work with the Canada Mortgage and Housing (CMHC) Partnership Office to achieve more affordable rental housing.</p>	<p>If the City is able to demonstrate partnership with the private and non-profit sectors to increase the rental housing supply, staff of the CMHC Partnership Office confirmed that assistance from this source is more likely to be provided.</p>	<p>Actively seek CMHC participation when working with developers to achieve long-term rental housing by offering financial assistance &amp;/or City-owned land</p>	Short	R, M, F, D, Se, Si, St	HC, C, S

Finance and Budget Initiative	Rationale	Action	Time Frame Immediate Short Term (1-3 yrs) Medium Term (3-5 yrs) Long Term (>5 yrs)	Targeted Need Housing in Urban Core Owner – Occupied Housing Increasing Rental Supply Promoting Market Affordability \$ Low Income Families Disabilities Seniors Singles Students	Support: Housing Committee (HC) City Staff (C) Stakeholders (S) Public Survey (P)
<p>22. Increase funding for the Housing Opportunities Reserve Fund to \$500,000 annually by the means of incremental annual increases from the 2011 commitment of \$200,000;</p> <p>Use this funding program to help increase the affordable rental housing supply by the means of land partnerships and expansion to the rental housing grants program.</p>	<ul style="list-style-type: none"> <li>• Even with the present circumstances, rental housing is extremely difficult to build due to the lack of return on investment.</li> <li>• A 10 period is expected before a rental building would be expected to show a profit in Kelowna, based on comprehensive local research;</li> <li>• Housing Agreements would be needed to secure affordable rental housing achieved with the assistance of City land or funding;</li> <li>• City partnerships would contribute to long term community benefit if the rental housing supply is increased.</li> </ul>	<p>through a long-term lease.</p> <ul style="list-style-type: none"> <li>• By-law 8593 would need to be amended as indicated.</li> <li>• Council Policy 335 governs the rental housing grants. This would also need to be amended.</li> <li>• A business plan outlining potential buildings eligible for rental housing grants has been requested by Council.</li> </ul>	Short/ Immediate	U, R, M, S, F, D, Si, Se, St	HC, C, S

Easing the Process  Initiative	Rationale	Action	Time Frame Immediate Short Term (1-3 yrs) Medium Term (3-5 yrs) Long Term (>5 yrs)	Targeted Need Housing in Urban Core Owner – Occupied Housing Increasing Rental Supply Promoting Market Affordability \$ Low Income Families Disabilities Seniors Singles Students	Support: Housing Committee (HC) City Staff (C) Stakeholders (S) Public Survey (P)
23. Eliminate the public hearing for non-profit rental housing or other rental housing that conforms to the Official Community Plan (OCP).	Stakeholder consultations confirmed that anything that shortens or improves the process is extremely valuable in delivering housing. Although elimination of a public hearing won't shorten the legislated process, it would alleviate the uncertainty a public hearing can create.	Amend the Council Policy authorizing elimination of the public hearing.	Short	R,M,F,D,Si,Se,St	C, HC,S
24. Remove the requirement for referral to the Advisory Planning Commission (APC) for courtyard housing, non-profit housing or rental housing that conforms to the OCP.	This is based on stakeholder and housing committee feedback that shortening the process is one of the most powerful things the City can do to achieve the housing its community needs. The APC referral has been specifically identified as a barrier to housing proposals. If the project can meet all the City's standards, including development permit requirements, it would already satisfy principles that have been created based on significant public input.	Amend the Terms of Reference for the APC.	Short	R,M,F,D,Si,Se,St	C, HC,S
25. Eliminate the public hearing for secondary suites requiring an "s" zone where the suite would be located within the main building.	Public hearings can be especially intimidating for homeowners who wish to create a legal secondary suite. Eliminating the public hearing could help increase the supply of legal secondary suites.	Amend the Council Policy authorizing elimination of the public hearing.	Short / Immediate	R,M,F,D,Si,Se,St	C, HC,S