



## DEVELOPMENT SERVICES COUNCIL REPORT

To: Mayor and Council

Date: November 28, 2023

From: Trevor Seibel, Deputy CAO

File No: P 22-05

Subject: **P 22-05; West Kelowna Housing Strategy (Final Draft)**

Report Prepared By: Carla Eaton, Senior Planner

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### RECOMMENDATION

**THAT** Council endorse the City of West Kelowna Housing Strategy (Final Draft).

### STRATEGIC AREA(S) OF FOCUS

**Strengthen Our Community** – We will provide opportunities for the residents of West Kelowna to build connections, celebrate successes, embrace the community's strengths and diversity, address shared needs, and contribute to shaping the community's future.

**Foster Safety and Well-Being** – We will pursue through direct action, advocacy, and collaboration with local and regional service providers, investments in community health, needs-based housing, emergency preparedness, policing, and other services that foster safety and well-being in West Kelowna.

### BACKGROUND

On July 25, 2023, Council reviewed the draft Housing Strategy and provided additional direction in relation to the final strategy. As a result, additional clarification related to Market/Non-Market housing needs, exploring modular housing forms, removing redundancies related to the residential tenancy act, and highlighting focus areas around attainability, market supply, and rental stock protections. In addition measurables have been added to assist in monitoring growth related to new housing units created.

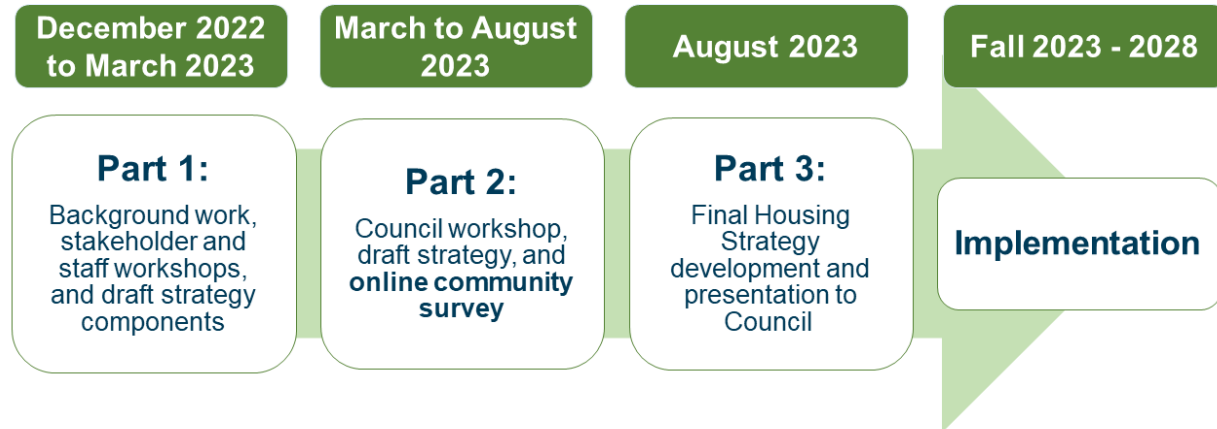
Following this meeting, an online survey was made available for public engagement from August 3<sup>rd</sup> to 23<sup>rd</sup> to solicit additional feedback. Based on the feedback from both processes, the *City of West Kelowna Housing Strategy* was revised and the document is being presented for Council's endorsement (*Attachment 1*).

A summary of the full engagement process for the Housing Strategy has also been provided for Council (*Attachment 2*). The summary includes details from earlier

workshops completed through January and February of 2023, as well as the more recent online survey.

### Timeline

The Housing Strategy timeline is reflected below (*Figure 1*).



**Figure 1:** Housing Strategy timeline

## **DISCUSSION**

### Project Overview

The project is intended to explore policy tools and actions that can address housing issues, including attainability, supply and diversity of housing, and the needs and gaps across the housing continuum. A coordinated approach between various levels of government (i.e., Municipal, Provincial, and Federal), the development community, community housing providers and other community service providers is key to ensure the Housing Strategy can meet the needs of current and future residents and confront the challenges of housing affordability, supply, and diversity within the city.

### Structure of the Housing Strategy

The Housing Strategy is organized into the following sections:

- Overview
- Key Issues and Housing Needs
- Role of Local Government in Housing
- Strategies (Key Directions)
- Monitoring and Evaluation

The key component of the Housing Strategy is the Strategies (Key Directions) section, which outline various actions that are intended to address the community’s housing needs related to supply and affordability, strengthen the City’s role in housing, and facilitate collaboration with other levels of government and the private and non-profit sectors. Each action is categorized based on level of impact, effort, and implementation timeframe.

The **Four Key Directions** include:

- 1. Create more opportunities for non-market housing.**
- 2. Protect and increase market rental housing.**
- 3. Support under-served demographic needs.**
- 4. Create more housing diversity.**

### Public Engagement Summary

The Housing Strategy included focused engagement aimed at identifying barriers to addressing community housing gaps and potential action items. Four workshops were held in January and February 2023 with a variety of participants from neighbouring local governments, real estate and development partners, and community and non-profit service providers. These workshops were overlapped with the Official Community Plan public engagement process which also solicited feedback related to housing issues.

An additional public survey was used to gain feedback on the directions and strategies of the draft Housing Strategy. Participants were provided with background information on the purpose, process and scope of the Housing Strategy, its relationship with the Official Community Plan as well as descriptions of housing concepts discussed in the survey (i.e., non-market vs. market housing). The survey was open from August 3rd to 23rd and received 147 responses. The survey was shared through the City's communications channels (website and social media), a newspaper ad, and direct communications from the City. The survey largely confirmed the direction of the draft Housing Strategy and the importance of supporting housing opportunities.

A full summary of engagement activities, participation and findings facilitated as part of the development of the Housing Strategy is available in the *City of West Kelowna Housing Strategy What We Heard Report (Attachment 2)*

### Key Revisions Following Council and Public Feedback

Following Council direction and feedback received through the final public engagement, the Housing Strategy was revised to reflect community context and to support positive implementation. Post-feedback revisions in the final draft include the following items:

- Added Executive Summary
- Added reference to What We Heard Report that was prepared to summarize all public engagement
- Updated Public Engagement section to reflect the online survey
- Clarified the proportion of required below market rates for homeownership and rental units to address core housing need within the Housing Units Needed section (p. 9), and in the Monitoring and Evaluation section (p. 26)
- Clarified that projected housing needs are a conservative estimate within the Housing Units Needed section (p. 9)
- Provided additional context related to identifying priority housing types and supporting through either reduced barriers and/or incentives in the Priority Housing Types section (p. 10)

- Condensed Action 1.2.3 and 1.2.4, within Strategy 1.2 related to land acquisition and funding opportunities
- Deleted Action 2.2.1 regarding Tenant Protection Policy, and renumbered remaining actions under Strategy 2.2 related to protecting purpose-built rentals
- Revised Strategy 4.1 to clarify that infill strategy must consider infrastructure capacity, services and neighbourhood context when identifying opportunities for sensitive gentle density
- Revised Strategy 4.3 to clarify the intention to support long-term goals of creating higher density, more walkable neighbourhoods, and preserving ecologically sensitive areas that are not well suited for development.
- Condensed Action 4.4.1 and 4.4.2, within Strategy 4.4 related to potential updates to the Zoning Bylaw
- Provided tables in Section 5, Units Required to clarify the required units to address current and projected housing needs, as well as the future demand by bedroom type for both rental and home ownership
- Provided tables in Section 5, Monitoring to clarify what housing statistics should be recorded and tracked to compare with population projections and to enable target adjustments as necessary

It is also noted that the Implementation checklist (p 28) has been updated to reflect works currently underway, or pending as they relate to recent Provincial Housing Initiatives.

#### Next Steps – Implementation and Monitoring

Following endorsement of the Housing Strategy by Council, notwithstanding further revisions to the document, the document will be published online, and staff will review implementation. Implementation will require consideration of:

- Potential incorporation of actions into other long range planning projects to reduce potential duplication of work,
- Impact on existing projects and scheduling with regarding to implementation timing and limited staff resources, and
- Prioritization and funding of new projects, which may require Council deliberation through the annual budget and capital planning process.

Long term monitoring of the Housing Strategy has also been recommended as an action and will require future operational commitments to ensure that the ongoing housing statistics are collected, recorded, and reported on to enable potential target adjustments if necessary to ensure that the Housing Strategy delivers housing that continues to meet community need.

#### **FINANCIAL IMPLICATIONS**

The project cost for the development of the Housing Strategy was \$60,000, which was allocated through the 2022 budget. The project included one amendment to include a

Council requested presentation and review of the strategy prior to public engagement. This increased the project cost to \$66,500.

### **COUNCIL REPORT / RESOLUTION HISTORY**

<b>Date</b>	<b>Report Topic / Resolution</b>	<b>Resolution No.</b>
Jul 25, 2023	Housing Strategy (Draft Strategy) – Information Report	N/A
Jan 10, 2023	Housing Strategy (Project Introduction) – Information Report	N/A

### **CONCLUSION**

The attached *City of West Kelowna Housing Strategy* is being presented for Council endorsement (*Attachment 1*). The draft includes revisions to address previous Council direction, as well as incorporating feedback received through the public engagement completed in August 2023. The Housing Strategy is intended to be a guiding document that outlines strategy as well as specific implementation actions to address the current and anticipated housing needs of the community recognizing a coordinated approach between various levels of government across the broad housing continuum.

### **Alternate Recommendations**

1. **THAT** Council endorse the City of West Kelowna Housing Strategy with amendments.
2. **THAT** Council postpone endorsement of the City of West Kelowna Housing Strategy.

### **REVIEWED BY**

Brent Magnan, Director of Development Approvals

Corinne Boback, Legislative Services Manager / Corporate Officer

### **APPROVED FOR THE AGENDA BY**

Trevor Seibel, Deputy CAO

Powerpoint: Yes  No

### **Attachments:**

1. Housing Strategy (Final Draft) – This attachment will be submitted as a late item
2. Housing Strategy – What We Heard Report