

**City of West Kelowna CMHC Housing Accelerator Fund Round 2 Application:
Draft Initiatives Summary**

Initiative #1	Additional Dwelling Unit Strategy – Gentle Density Infill
Goals & Objectives	<ul style="list-style-type: none"> • Implement a coordinated program of expanded allowance to increase opportunities for Additional Dwelling Units (ADUs). • Allow up to 4 units per residential lot as-of-right to support infill development in low-density neighbourhoods. • Assess existing zoning regulations to reduce regulatory barriers and identifying locations, scale, and factors for permitting an additional ADU. • Assess infrastructure capacity and review policies such as fire flow requirements and on-site stormwater management to promote infill and higher-density development.
Supports HAF Best Practices	<i>-End exclusionary zoning.</i>
Project Status	This is part of an existing project that began in 2023 through the Complete Communities grant to develop an Infill Housing Strategy and is expected to be shared in draft format to Council in September 2024. Several other objectives have largely been completed due to recent Provincially legislated changes under Bill 44, Small Scale Multi-Unit Housing (SSMUH) to allow up to four units as-of-right in certain West Kelowna neighbourhoods.

Initiative #2	Zoning Bylaw Update & Density Bonusing Program
Goals & Objectives	<ul style="list-style-type: none"> • Zoning Bylaw update to increase density and implement a structured density bonusing program in Urban Centres to increase allowable floor area (FAR/FSR) for new developments and incentivize affordable housing and/or community amenities. • Expand as-of-right permissions in urban cores and along key corridors to promote mid-rise development. • Expand mixed-use zoning to increase housing options in commercial areas and near services and amenities. • Consider revising parking requirements for housing around transit orientated areas. • Encourage mixed-use and high-density residential development by allowing as-of-right zoning within proximity to urban centres and rapid transit.
Supports HAF Best Practices	<i>-Eliminate restrictions and add flexibility related to height, setbacks, building floor area and other regulations to allow greater variety in housing types and density, including accessory dwellings.</i> <i>-Develop affordable housing community improvement plans or strategies/plans for the rapid deployment of affordable housing.</i> <i>- Reduce or eliminate parking standards to increase project viability and density and reduce carbon footprint.</i> <i>-End exclusionary zoning.</i>
Project Status	The draft bylaw is expected to be presented to Council in September/October 2024.

Initiative #3	Pre-approved Building Plans & Design Guidelines
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Goals & Objectives	<ul style="list-style-type: none"> Utilize complementary work already underway through the City of Kelowna and Provincial guidelines to develop and/or promote standardized designs and pre-reviewed building plans, including the adoption of the federal design catalogue anticipated for 2025. Develop design guidelines for low-rise infill developments including accessory dwelling units and multiplexes to support as-of-right zoning permissions (e.g. RP1 zone). Introduce a fast-tracked review process and development permit exemption process for standardized designs to allow projects to proceed directly to building permits.
Supports HAF Best Practices	<i>-Design and implement guidelines or pre-approved building plans for missing middle housing or specific accessory dwelling such as laneway housing or garden suites.</i>
Project Status	This is a new project that has not started; however, it builds on the recent SSMUH changes to the Zoning Bylaw and consequential amendments needed to align the Official Community Plan.

Initiative #4	Rental Use Zoning & Policy
Goals & Objectives	<ul style="list-style-type: none"> Actions to protect and incentivize market and non-market rentals through rental use zoning policy for developments with purpose-built rental buildings within urban centre zones. Rental protection policy provisions and density bonusing for market and non-market rentals. Fast-track development and building permit reviews for non-market housing and purpose-built rental developments. Increase as-of-right density permissions for affordable housing. Consider rental-only zoning and implement inclusionary zoning to require a minimum number of affordable units in new developments near transit. Explore the creation of a planning concierge service to help non-profit providers navigate the development and building permit process.
Supports HAF Best Practices	<i>-Prioritized/enhanced development approval process for rental and affordable housing.</i>
Project Status	This is a new project that has not started; however, it ties into the existing Long Range Planning workplan to initiate a review of Rental Protection Policies.

Initiative #5	Incentives Program for Non-market Affordable and Priority Housing and Missing Middle Housing
Goals & Objectives	<ul style="list-style-type: none"> Develop an incentives program (e.g. DCC reductions, exemptions to Fees and Charges Bylaw, fast-tracked development approvals, grants and/or forgivable loans) to: <ul style="list-style-type: none"> promote construction of accessory dwelling units, suites and other missing middle housing types; encourage development of vacant, underdeveloped or idle land;

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	<ul style="list-style-type: none"> ○ enable the conversion of vacant or underused non-residential buildings to housing; and, ○ promote innovation through incentives for pre-fabricated, modular housing and mass timber construction <ul style="list-style-type: none"> ● Land economic assessment to test and confirm parameters. ● Communications campaign for community housing and market developers. ● Consider reducing or waiving application and/or permit fees for priority housing types including non-market housing and/or purpose-built rentals.
Supports HAF Best Practices	<p><i>-Comprehensive review of development charges and fee schedules including waivers for affordable housing.</i></p> <p><i>-Develop affordable housing community improvement plans or strategies/plans for the rapid deployment of affordable housing.</i></p> <p><i>-Develop grant programs encouraging the development of housing types such as missing middle, row homes, purpose-built rental and/or that promote innovative construction techniques.</i></p>
Project Status	This is a new project that has not started, however, it ties into the existing Long-Range Planning workplan and builds on the City's Housing Needs Assessment and Housing Strategy.

Initiative #6	Housing & Community Amenity Development Leveraging of City-Owned Land
Goals & Objectives	<ul style="list-style-type: none"> ● Develop and manage new affordable housing projects or mixed-use affordable housing and commercial/community amenity projects. ● Create a process for the disposal of city-owned land assets for the development of affordable housing as-of-right. ● Complete an inventory and assessment of surplus and underused municipal land. ● Develop policies and guidelines to allow the municipality to acquire strategic land parcels for redevelopment, including affordable housing. ● Engage the private sector and non-profit housing providers on acquisition and partnership opportunities. ● Consider long-term lease strategies to non-market housing providers as an alternative to disposition. ● Develop a framework for co-locating community facilities and housing.
Supports HAF Best Practices	<p><i>-Make municipally owned lands available for housing through strategies such as disposition, acquisition and/or pre-development.</i></p> <p><i>-Comprehensive review of development charges and fee schedules including waivers for affordable housing.</i></p> <p><i>-Develop affordable housing community improvement plans or strategies/plans for the rapid deployment of affordable housing.</i></p> <p><i>-Develop grant programs encouraging the development of housing types such as missing middle, row homes, purpose-built rental and/or that promote innovative construction techniques.</i></p>
Project Status	This is a new project that has not started; however, it ties into the recent Expression of Interest on the 559 Delray Road site.

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Initiative #7	Development Approvals Procedures Streamlining
Goals & Objectives	<ul style="list-style-type: none"> • Address application complexity and outdated regulatory requirements, as well as improve development application processing procedures. • Identify opportunities to fast-track priority residential projects. • Communications materials, software, and e-permitting improvements • Hire a term/contract staff to coordinate the HAF Action Plan. • Implement the Works & Services Bylaw update. • Expand e-permitting to all development and building permit types. • Develop systems to monitor and publicly report on application processing times, with emphasis on continuous assessment and improvement. • Digitize and automate workflows to speed up file reviews.
Supports HAF Best Practices	<i>-Increase process efficiency by implementing new technologies or software to speed up development approvals, such as e-permitting.</i>
Project Status	Development application improvements have been on-going since West Kelowna's incorporation. This new project builds on process efficiencies identified through recent Developers Roundtable events. While significant improvements have been made over the years, more work is needed to increase process efficiencies and incentivize housing starts.