



DEVELOPMENT SERVICES COUNCIL REPORT

To: Mayor and Council

Date: November 12, 2024

From: Ron Bowles, Chief Administrative Officer

File No: P 23-08

Subject: **West Kelowna Infill Housing Strategy**

Report Prepared By: Brittany Nichols, Manager of Long Range Planning

RECOMMENDATION to Consider and Resolve:

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

STRATEGIC AREA(S) OF FOCUS

Invest in Infrastructure – We will invest in building, improving and maintaining infrastructure to meet the needs of, and to provide a high quality of life for, current and future generations.

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 September 24, 2024, Council received an update on the Draft Infill Housing Strategy and reviewed the What We Learned Public Engagement Summary Report and associated recommended actions of the strategy (see Attachment #1). As a result, additional clarifications and edits were made to the Final Draft (see Attachment #2).

Key Revisions Following Council Feedback:

Following Council direction and feedback received, the final draft of the Infill Housing Strategy was revised to include the following items:

- Replaced image on Page 7;

- Revised language on urban trees and landscaping to include consideration of FireSmart Principles on Page 21;
- Revised Units Per Acre (UPA) and Units Per Hectare (UPH) language for clarity on Page 40;
- Fixed broken link on Page 80;
- Adjusted recommended implementation timelines (increased short term to 1 – 2 years, and medium term to 2 – 4 years);
- Clarified language under Action 2B related to Official Community Plan amendments to recommend infill specific development permit design guidelines that include consideration of FireSmart principles;
- Clarified language under Action 6B related to future DCC bylaw updates that *recommend* exploring reductions or waivers for priority infill areas where appropriate for desired housing types and tenures;
- Fixed a small number of typos throughout; and,
- Changed final date on the title page.

DISCUSSION

The following information is provided to address questions or comments that arose during Council’s discussion:

Neighbourhood and Concept Development Plans

The Glenrosa neighbourhood has been identified as a priority area for infill as it has the second-highest proportion of lots with high redevelopment likelihood (second to Lakeview Heights). However, the neighbourhood lacks in many transportation options, daily needs, a secondary emergency access route, and other infrastructure components. Planning for this neighbourhood will need to account for these considerations and infill intensification that does not negatively impact neighbourhood character. The Infill Housing Strategy recommends that Council consider a new Glenrosa-specific area plan that could bring attention and solutions to these issues.

Comprehensive Development Plans or Area Plans (previously known as “Neighbourhood Plans”) are planning documents created to guide development for specific areas of the city that are either intended to accommodate redevelopment, or to create a new neighbourhood. These plans address land use, design, environmental, servicing and transportation issues for specified areas of land at a finer level of detail than that provided by the OCP. There are a number of active plans under OCP Bylaw No. 300 as well as historical plans under previous OCPs which have now been made available on the City’s website at the following link: <https://www.westkelownacity.ca/en/city-hall/official-community-plan.aspx>

Next Steps – Implementation and Monitoring

Following endorsement of the Infill Housing Strategy by Council, notwithstanding any further requested revisions to the document, the final 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 Infill Housing Strategy has also been recommended as an action and will require future operational commitments to ensure that the Infill Housing Strategy delivers housing that continues to meet community need.

FINANCIAL IMPLICATIONS

This project was funded by the UBCM Complete Communities Program, under which the City received a grant in the amount of \$150,000 to complete the project. The City submitted its final reporting to UBCM demonstrating how the activities completed met the intent of the program and how the funding was spent in accordance with the terms of the grant agreement. UBCM responded on October 25, 2024, confirming that all reporting requirements have been met and the remaining grant payment will follow shortly (see Attachment #3).

COUNCIL REPORT / RESOLUTION HISTORY

Date	Report Topic / Resolution	Resolution No.
June 13, 2023	Council directs staff to apply to the Complete Communities Program, seeking \$150,000 to support the creation of the City of West Kelowna's Infill Housing Strategy	C241/23
September 24, 2024	Staff provided an update on the Draft Infill Housing Strategy, the What We Learned Engagement Summary Report, and associated recommended actions.	n/a

CONCLUSION

The City's Infill Housing Strategy looks to advance the City's housing goals in alignment with the Housing Needs Assessment, Housing Strategy, and Official Community Plan. The Strategy makes recommendations to advance infill and to facilitate and monitor the

success of infill over the long term. Successful infill housing is one solution to creating a more diverse housing stock and establishing attainable housing options for West Kelowna residents.

REVIEWED BY

Brent Magnan, Director of Development Approvals

Trevor Seibel, Deputy CAO/Deputy Corporate Officer

APPROVED FOR THE AGENDA BY

Ron Bowles, Chief Administrative Officer

Powerpoint: Yes No

Attachments:

- 1) September 24, 2024 Information Only Council Report
- 2) City of West Kelowna Infill Housing Strategy (Final Draft for Endorsement)
- 3) UBCM 2023 Complete Communities Grant (Final Report and Payment)