
CITY OF WEST KELOWNA

BYLAW NO. 0300.08

A BYLAW TO AMEND “OFFICIAL COMMUNITY PLAN BYLAW NO. 300”

WHEREAS the Council of the City of West Kelowna desires to amend “CITY OF WEST KELOWNA OFFICIAL COMMUNITY PLAN BYLAW NO. 0300” under the provisions of the *Local Government Act*.

THEREFORE BE IT RESOLVED that the Council of the City of West Kelowna, in open meeting assembled, hereby enacts as follows:

1. Title

This Bylaw may be cited as “CITY OF WEST KELOWNA OFFICIAL COMMUNITY PLAN AMENDMENT BYLAW NO. 0300.08, 2025”.

2. Amendments

“City Of West Kelowna Official Community Plan Bylaw No. 0300” is hereby amended as follows:

2.1. By deleting paragraph 1 in *West Kelowna Housing in the Future* in Section 1.5 *Our West Kelowna Today and Tomorrow* which reads:

“West Kelowna is projected to meet at least 16% of Central Okanagan’s housing needs by 2036. Between 2021 and 2040, West Kelowna is projected to experience demand for approximately 5,383 additional dwelling units, or 299 new units per year. In 2021, there were 2,902 residential units in various stages of development in West Kelowna; accordingly, to meet projected demand at least 2,481 additional units should be provided.”

And replace it with:

“West Kelowna is projected to meet at least 16% of Central Okanagan’s housing needs by 2036. Between 2021 and 2041, West Kelowna is projected to experience demand for approximately 10,290 additional dwelling units, or approximately 515 new units per year. In 2021, there were 2,902 residential units in various stages of development in West Kelowna; accordingly, to meet projected demand at least 7,388 additional units should be provided.”

2.2. By deleting sentence 1 of paragraph 2 in *West Kelowna Housing in the Future* in Section 1.5 *Our West Kelowna Today and Tomorrow* which reads:

“If built on undeveloped land, approximately 56 to 81 hectares of land would be required to accommodate those 2,481 units, assuming a split of 54.6% single family homes, 31.6% apartments, and 13.8% duplexes, townhouses, and other attached housing types.”

2.3. By deleting the footnote in *West Kelowna Housing in the Future* in Section 1.5 *Our West Kelowna Today and Tomorrow* on page 9 which reads:

“All housing data collected from the 2021 Colliers Real Estate Inventory and Growth Projections, and City of West Kelowna Housing Needs Assessment. Where available, data was updated to reflect the 2021 Federal Census using the methodology from Colliers reporting.”

And replace it with:

“All housing data collected from the 2021 Colliers Real Estate Inventory and Growth Projections, and City of West Kelowna Housing Needs Assessment. Where available, data was updated to reflect the City of West Kelowna Housing Needs Report: Interim Update (2024), and the 2021 Federal Census using the methodology from Colliers reporting.”

- 2.4. By deleting paragraph 2 in *20 Year Housing Distribution* in Section 1.5 *Our West Kelowna Today and Tomorrow* which reads:

“Over the next 20 years West Kelowna is expected to require an additional 5383 additional dwelling units by 2040. The anticipated population growth and related future housing demands are based on the assumption of a 2.6 person household size for new build or redevelopment and a population growth rate of 1.5% per year.”

And replace it with:

“The Province requires municipalities to complete a Housing Needs Assessment every five years using a standardized methodology. These assessments provide local governments with a clearer understanding of current and future housing needs. They identify gaps in housing supply by analyzing demographic trends, household incomes, housing stock, and population projections. This process determines the number and type of housing units needed to address both anticipated growth and existing unmet demand.

As mandated by the Province, the 2040 OCP is informed by City of West Kelowna’s Housing Needs Report: Interim Update, completed in 2024. Using higher BC Stats growth projections, the assessment estimates that West Kelowna will require an additional 10,290 dwelling units between 2021 and 2041. Of these, 8,066 units are needed to accommodate new growth, while 2,224 units address existing unmet housing needs within the community.”

- 2.5. By deleting *Figure 6. Projected Housing Mix Proportion by Typology* that shows the following:

“52% Single Family, 6% Duplex, 15% Townhouse, and 27% Apartment”

And replace it with an updated *Figure 6 Projected Housing Mix Proportion by Typology* that shows the following:

48% Single Family, 8% Duplex, 19% Townhouse, and 25% Apartment”

- 2.6. By deleting paragraph 4 in *20 Year Housing Distribution* in Section 1.5 *Our West Kelowna Today and Tomorrow* which reads:

“Based on the adjusted growth models, the City will have the ability to accommodate a more aggressive growth rate into 2040 if necessary, and to accommodate housing potential in accordance with the growth concept. Additionally, while potential infill and redevelopment areas were not included in the growth model, these areas remain as

an additional opportunity to permit a range of low density residential options, including single detached, carriage house, secondary suite, and duplex dwellings. It is difficult to determine how much infill may be completed, but based on ongoing community interest, there is reason to believe that this will continue in years ahead. Additionally, the 2040 OCP does not introduce any new suburban neighbourhoods to ensure future growth is concentrated in areas that are already serviceable, and integrated within established or planned neighbourhoods.”

And replace it with:

“Based on the adjusted growth models, the City will have the ability to accommodate a more aggressive growth rate into 2040 if necessary, and to accommodate housing potential in accordance with the growth concept. Additionally, while potential infill and redevelopment areas were not included in the growth model, these areas remain as an additional opportunity to permit a range of low density residential options, including single detached, carriage house, secondary suite, duplex dwellings, and townhouses. It is difficult to determine how much infill may be completed, but based on ongoing community interest, there is reason to believe that this will continue in years ahead. Additionally, the 2040 OCP does not introduce any new suburban neighbourhoods to ensure future growth is concentrated in areas that are already serviceable, and integrated within established or planned neighbourhoods.”

2.7. By deleting *Infill Housing – Enhancing Our Unique Neighbourhoods* in Section 1.6 which reads:

“As West Kelowna grows, we should continue to celebrate and support the evolution of our existing neighbourhoods. Part of accommodating our future growth will include integrating additional housing in our established neighbourhoods. Infill housing forms and densities can vary widely, from carriage house and secondary suite construction, to zoning amendments for smaller lot sizes. When constructed in a sensitive manner, infill development can be seamless, while making efficient use of existing service investments and enriching our neighbourhoods. Infill housing is primarily addressed through policy within the OCP to address housing diversity and attainability. While infill development areas outlined in the Growth Concept identify areas of highest infill potential, policies in this OCP will allow for consideration of infill development in existing low density residential areas in the form of single detached dwellings, secondary suites, carriage houses, smaller lot sizes and duplexes.”

And replace it with:

“As West Kelowna grows, we should continue to celebrate and support the evolution of our existing neighbourhoods. Part of accommodating our future growth will include integrating additional housing in our established neighbourhoods. Infill housing forms and densities can vary widely, from carriage house and secondary suite construction, to zoning amendments for smaller lot sizes. When constructed in a sensitive manner, infill development can be seamless, while making efficient use of existing service investments and enriching our neighbourhoods. Infill housing is primarily addressed through policy within the OCP to address housing diversity and attainability. While infill development areas outlined in the Growth Concept identify areas of highest infill potential, policies in this OCP will allow for consideration of infill development in existing low density residential areas in the form of single detached dwellings, secondary suites, carriage houses, smaller lot sizes, duplexes, and townhouses.”

2.8. By deleting Low Density Residential in *Table 4. General Land Use Summary Table* which reads:

- | | | | |
|---|--|--|---|
| <ul style="list-style-type: none"> • Low Density Residential | <ul style="list-style-type: none"> • To allow for a variety of low-rise residential uses that are limited to 1-2 units. | <ul style="list-style-type: none"> • Single-detached dwellings, including secondary suites, carriage houses and clustered housing • Duplexes | <ul style="list-style-type: none"> • Low-rise • Up to 3 storeys |
|---|--|--|---|

And replace it with:

- | | | | |
|---|--|--|---|
| <ul style="list-style-type: none"> • Low Density Residential | <ul style="list-style-type: none"> • To allow for a variety of low-rise residential uses that are limited to 1-4 units. | <ul style="list-style-type: none"> • Single-detached dwellings, including secondary suites, carriage houses and clustered housing • Duplexes, including secondary suites • Townhouses | <ul style="list-style-type: none"> • Low-rise • Up to 3 storeys |
|---|--|--|---|

2.9. By deleting paragraph 2 in Section 2.9 *LOW DENSITY RESIDENTIAL* that reads:

“The Low Density Residential designation will provide for a range of ground-oriented housing with flexibility in lot size, width and typology to accommodate a mix of housing options. More land-efficient and compact housing forms will be encouraged through infill development, including secondary suites, carriage houses and duplexes.”

And replace it with:

“The Low Density Residential designation will provide for a range of ground-oriented housing with flexibility in lot size, width and typology to accommodate a mix of housing options. More land-efficient and compact housing forms will be encouraged through infill development, including secondary suites, carriage houses, duplexes, and townhouses.”

2.10. By deleting the table in Section 2.9 *LOW DENSITY RESIDENTIAL* that reads:

USES	DENSITY	MAXIMUM BUILDING HEIGHT
<ul style="list-style-type: none"> • Single-detached dwellings, including secondary suites, carriage houses, and clustered housing • Duplexes • Parks and open space, and pedestrian connections 	<ul style="list-style-type: none"> • Low density 	<ul style="list-style-type: none"> • Low-rise • Up to 3 storeys

And replace it with:

USES

- Single-detached dwellings, including secondary suites, carriage houses, and clustered housing
- Duplexes, including secondary suites
- Townhouses
- Parks and open space, and pedestrian connections

DENSITY

- Low density

MAXIMUM BUILDING HEIGHT

- Low-rise
- Up to 3 storeys

2.11. By deleting Objective 2. in Section 2.9.1 *Low Density Residential Objectives* which reads:

“2. To promote more compact and diverse low density housing forms for families, including the consideration of smaller lot sizes, secondary suites, carriage houses, duplexes, and clustered single-detached housing in support of neighbourhood diversity and healthy communities.”

And replace it with:

“2. To promote more compact and diverse low density housing forms for families, including the consideration of smaller lot sizes, secondary suites, carriage houses, duplexes, townhouses, and clustered single-detached housing, in support of neighbourhood diversity and healthy communities.”

2.12. By deleting Policy 1. in Section 2.9.2 *Low Density Policies* which reads:

“1. Where appropriate and impacts can be minimized, infill development can be considered within existing neighbourhoods to permit smaller lot sizes, duplexes, clustered housing, secondary suites, and carriage houses.”

And replace it with:

“1. Where appropriate and impacts can be minimized, infill development can be considered within existing neighbourhoods to permit smaller lot sizes, duplexes, townhouses, clustered housing, secondary suites, and carriage houses.”

2.13. By deleting Policy 4. in Section 2.9.2 *Low Density Policies* which reads:

“4. Zoning amendment applications to accommodate infill housing opportunities, or conversions to properties that have up to two separate units, maintain suitable setbacks and do not require variances, are encouraged with sensitive integration.”

And replace it with:

“4. Zoning amendment applications to accommodate infill housing opportunities, or conversions to properties that have up to four separate units, maintain suitable setbacks and do not require variances, are encouraged with sensitive integration.”

2.14. By deleting Policy 5. in Section 2.9.2 *Low Density Policies* which reads:

“5. Duplexes are considered an appropriate form of infill housing within neighbourhoods, but are also encouraged at higher density as the neighbourhoods transition to Urban or Neighbourhood Centres.”

And replace it with:

“5. Duplexes and townhouses are considered appropriate forms of infill housing within neighbourhoods, but are also encouraged at higher density as the neighbourhoods transition to Urban or Neighbourhood Centres.”

READ A FIRST AND SECOND TIME THIS 25TH DAY OF NOVEMBER, 2025
PUBLIC HEARING HELD
READ A THIRD TIME
ADOPTED

MAYOR

CORPORATE OFFICER