

Proposed Actions

Using the Key Directions as an overarching framework, this strategy has proposed a total of 20 actions. The actions themselves range from adjustments to existing regulations or policy all the way to major new initiatives that will require bold leadership and commitment to change.

Action	Details
Align land investments with community housing objectives	<p>Key direction: <i>Promoting and protecting rental housing</i></p> <p>a) Create policies for City dispositions:</p> <ol style="list-style-type: none"> 1. Align City's housing and density objectives with dispositions; and 2. Maintain housing on long-term land acquisitions until re-development occurs. <p>b) Consider including principles within the Interior Health Land Management Framework that acknowledge the role of housing on health. This could include leasing of Interior Health owned residential properties until future development occurs.</p>
Research and inventory existing purpose-built rental housing	<p>Key direction: <i>Promoting and protecting rental housing</i></p> <p>Research and inventory the existing purpose-built rental buildings. Investigate protection measures through National and Provincial funding opportunities.</p>
Increase long-term protection for purpose-built rental	<p>Key direction: <i>Promoting and protecting rental housing</i></p> <p>Increase the Housing Agreement requirements from 10 to 25 years to receive City incentives for purpose-built rentals.</p>
Encourage universal and accessible design	<p>Key direction: <i>Building the right supply</i></p> <p>a) City of Kelowna to develop policies in the OCP2040 to encourage housing units to incorporate universal and accessible design, which supports aging in place and people with diverse abilities.</p> <p>b) Interior Health to provide an opportunity for home health staff to share housing related needs of clients and explore opportunities to support universal and adaptable housing design</p>
Align land use, housing and transportation planning	<p>Key direction: <i>Reducing barriers for affordable housing</i></p> <p>Conduct the 2040 Official Community Plan update and the Transportation Master Plan update in tandem to ensure that land use, housing and transportation are aligned.</p>
Implement the Energy Step Code for new housing	<p>Key direction: <i>Reducing barriers for affordable housing</i></p> <p>Develop an Energy Step Code Implementation Plan to increase energy efficiency and reduce utility costs in new builds to result in reduced household carrying costs.</p>
Update regulations to protect the rental stock from the impacts of short-term rentals housing stock	<p>Key direction: <i>Promoting and protecting rental housing</i></p> <p>Develop policy and regulations regarding short-term rentals in Kelowna to address the impacts to the rental market.</p>
Create more sensitive infill of lots in existing neighbourhoods	<p>Key direction: <i>Building the right supply</i></p> <p>Complete a review of residential zones in the Zoning Bylaw to determine if regulations can be reduced to encourage infill housing.</p>
Support a greater variety of infill	<p>Key direction: <i>Building the right supply</i></p>

housing forms	Including increasing permissiveness for duplexes, carriage homes, small housing, houseplexes and tiny homes.
Support a greater variety of housing tenures	Key direction: <i>Building the right supply</i> Investigate opportunities for innovative tenure including fee-simple row housing, co-housing and cooperatives.
Increase supply of affordable housing through new development	Key direction: <i>Reducing barriers for affordable housing</i> Implement a combination of inclusionary rezoning (outside the urban core) and density bonusing (inside the urban core) to achieve meaningful contributions to affordable housing from the development community.
Reduce parking requirements for infill and affordable housing	Key direction: <i>Reducing barriers for affordable housing</i> As part of the comprehensive review of the Parking Section of the Zoning Bylaw, reduce or eliminate the parking requirements for infill and affordable housing forms. Additionally, investigate flexible options for parking.
Formalize a partnership with BC Housing	Key direction: <i>Strengthening partnerships and aligning investments</i> Establish a Memorandum of Understanding with BC Housing laying out our roles and responsibilities in delivering new affordable housing units in Kelowna.
Enhance the City of Kelowna and Interior Health's role in community collaboration and research on housing	Key direction: <i>Strengthening partnerships and aligning investments</i> a) The City of Kelowna has the opportunity to act as an on-going hub for community collaborations on housing. The City of Kelowna will host an annual Housing Symposium to provide information on universal and accessible design, energy efficiency and grants and opportunities to encourage developers, builders, lenders, housing providers and social organizations to work together through housing partnerships in Kelowna. b) Interior Health will collaborate on housing in the following ways: collaborate with the City of Kelowna to improve radon awareness and mitigation in new and existing homes; collaborate with post-secondary institutions to support research related to health and housing; and increase awareness within Interior Health of the links between health and housing and build capacity to take collaborative action on housing issues in communities served by Interior Health.
Develop a Community Energy Retrofit Strategy	Key direction: <i>Reducing barriers for affordable housing</i> Develop a Community Energy Retrofit Strategy to encourage and incentivize existing buildings to become more energy efficient. This will reduce household carrying costs through a reduction in utility bills.
Support a Regional Housing Needs Assessment	Key direction: <i>Strengthening partnerships and aligning investments</i> City of Kelowna and Interior Health to support the Regional District of the Central Okanagan in completing the Regional Housing Needs Assessment.
Acquire land for affordable housing through a Land Acquisition Strategy.	Key direction: <i>Reducing barriers for affordable housing</i> City to create an Affordable Housing Land Acquisition Strategy that targets land in support of affordable housing in Kelowna on an on-going basis. Develop a corresponding funding strategy to support land acquisition via the Housing Opportunities Reserve Fund.

<p>Reduce the cost of developing affordable, purpose-built rental housing</p>	<p>Key direction: <i>Reducing barriers for affordable housing</i></p> <p>Increase the annual grant program to offset Development Cost Charges for non-market, purpose-built affordable rental housing.</p>
<p>Revise tax incentives for purpose-built rental housing</p>	<p>Key direction: <i>Reducing barriers for affordable housing</i></p> <p>Revise the Rental Housing Tax Exemption Bylaw by:</p> <ul style="list-style-type: none"> - Linking to land use and transportation – eligible non-profit and for-profit rental projects must be within the Urban Core or Glenmore or University South Village Centres.
<p>Advocate to Senior Government for additional tools and funding</p>	<p>Key direction: <i>Strengthening partnerships and aligning investments</i></p> <p>Advocate for changes to provincial legislation such as municipal taxation tools and affordable rental zoning.</p> <p>Advocate to the Provincial and Federal Governments for funding opportunities for affordable housing in Kelowna. Align with and leverage opportunities from the National Housing Strategy and the Provincial Housing Strategy.</p>