



Official Community Plan – Housing Task Force Meeting

to be held in-person in Council Chambers

City Hall, 171 Main Street

Wednesday, November 15, 2023

at 4:30 p.m.

1. **Call Committee Meeting to Order**

We acknowledge that Penticton, where we live and work, is on the traditional lands of the Syilx People in the Okanagan Nation.

2. **Adoption of Agenda**

3. **Adoption of Minutes**

3.1 Minutes of the October 25, 2023 Official Community Plan – Housing Task Force Meeting 1-2

Recommendation:

THAT the Official Community Plan – Housing Task Force adopt the minutes of the October 25, 2023 meeting as presented.

4. **New Business**

Collyer	4.1	Policy Briefing on Bill 44: Housing Statutes (Residential Development)	3-6
Laven	4.2	Briefing on Short Term Rental Accommodation Act	7-28
Rendall	4.3	Focus on Housing Engagement Results	29-39
Laven	4.4	Draft OCP – Housing Task Force Recommendations	40-44

5. **Next Meeting**

The next Official Community Plan – Housing Task Force meeting is scheduled for November 29, 2023 at 4:30 p.m. in Council Chambers.

6. **Adjournment**

Official Community Plan - Housing Task Force Meeting

held in-person in Council Chambers
City Hall, 171 Main Street
Wednesday, October 25, 2023
at 4:30 p.m.

Present: Nicholas Hill, Vice-Chair
Drew Barnes
Ajeet Brar
Rod Ferguson
Alison Gibson
Cheryl Kruger
Richard Langfield
Linda Sankey
Chris Schoenne
Nicolas Stulberg

Council Liaison: Helena Konanz, Councillor
Campbell Watt, Councillor

Staff: Anthony Haddad, City Manager
Blake Laven, Director of Development Services
Hayley Anderson, Legislative Assistant

Regrets: Nathan Little, Chair
Brian Menzies
Dara Parker

1. **Call to Order**

The Vice-Chair called the Official Community Plan – Housing Task Force to order at 4:30 p.m.

2. **Adoption of Agenda**

It was MOVED and SECONDED

THAT the Official Community Plan - Housing Task Force adopt the agenda of October 25, 2023 as presented.

CARRIED UNANIMOUSLY

3. **Adoption of Minutes**

It was MOVED and SECONDED

THAT the Official Community Plan – Housing Task Force adopt the minutes of the October 11, 2023 meeting as presented.

CARRIED UNANIMOUSLY

Cheryl Kruger joined the meeting at 4:37 pm

4. **New Business**

4.1 Timeline Review

The Director of Development Services provided the Task Force with a review of the remaining timeline for the term.

Ajeet Brar joined the meeting at 4:44 pm.

4.2 Housing Policy Recommendations

The Director of Development Services provided the Task Force with an update on the Housing Policy recommendations. These land use goals and policies including; managing residential growth, housing affordability, housing diversity, housing quality, housing & neighborhood character and complete & healthy neighborhoods.

Councillor Watt left the meeting at 5:34 pm.

5. **Next Meeting**

The next Official Community Plan – Housing Task Force meeting is scheduled for November 8, 2023 at 4:30 p.m. in Council Chambers.

6. **Adjournment**

It was MOVED and SECONDED

THAT the Official Community Plan - Housing Task Force adjourn the meeting held on October 25, 2023 at 6:02 p.m.

CARRIED UNANIMOUSLY

Certified Correct:

Hayley Anderson
Legislative Assistant

Memo to Committee

Date: November 15, 2023
To: Official Community Plan – Housing Task Force
From: Steven Collyer, Senior Planner

File No: RMS/0540-20

Subject: **Policy Briefing on Bill 44: *Housing Statutes (Residential Development) Amendment Act***

Staff Recommendation

THAT the Official Community Plan – Housing Task Force accept the memo dated November 15, 2023 title “Policy Briefing on Bill 44: Housing Statutes (Residential Development) Amendment Act” into the record;

AND THAT the Official Community Plan – Housing Task Force consider the legislative changes as part of the upcoming Official Community Plan amendment recommendations they make to Council.

Background

Bill 44: *Housing Statutes (Residential Development) Amendment Act*, received first reading in the provincial legislature on November 1, 2023. Bill 44 proposes amendments to the *Local Government Act* to permit small-scale multi-unit housing in cities across British Columbia, strengthen the housing needs data in Official Community Plans, and change statutory Public Hearing requirements.

Initial media releases indicate the intent is to allow between 3 to 6 residential units on urban residential lots previously restricted through local zoning to only single detached dwellings or duplexes. Bill 44 directs local governments to implement zoning bylaws giving effect to the legislated changes by June 30, 2024.

Accompanying regulations are expected to be released by the province in December 2023. The regulations will outline further details, definitions, and requirements related to the small-scale multi-housing amendments, to assist local governments in making the required changes to their local bylaws. City staff will be reviewing those regulations to inform future zoning bylaw amendments for Council’s adoption in advance of the June 30, 2024 deadline.

This memo outlines the key amendments proposed in Bill 44 and includes a high-level overview of next steps for the city to implement the legislated requirements.

Proposed *Local Government Act* Amendments

This section outlines the proposed amendments to the *Local Government Act* through Bill 44, with the amended sections noted.

Fewer Public Hearings

- Section 464: A public hearing *must not* be held on a zoning bylaw amendment proposed for the sole purpose of complying with the provincial small-scale multi-unit housing requirements. Public notice must still be given in accordance with s.467 [notice if public hearing not held].
- Section 464: A public hearing must not be held on a proposed zoning bylaw if the bylaw is consistent with the Official Community Plan and is for a development with at least 50% residential gross floor area. Public notice must still be given in accordance with s.467 [notice if public hearing not held].
- Section 784: A public hearing is still required for proposed zoning bylaws which received first reading before the date Bill 44 comes into force.

Stronger Housing Needs Assessments and Official Community Plans

- Section 473.1: Official Community Plans must consider the most recent housing needs report. The OCP statements and map designations must provide for the 20-year housing need. The OCP must include housing policies respecting each class of housing needs, according to the most recent housing needs report. The OCP must be updated, if required, to reflect the most recent and updated housing needs report within one year of Council receiving the report.
- Section 585.3: Housing needs reports must consider the number of housing units required to meet the 5-year housing need and 20-year housing need.
- Section 585.31: A new or updated housing needs report must be received by the local government on or before December 31, 2028, and within every 5 years following.

Zoning Bylaw Changes

- Section 481.3: The Zoning Bylaw must allow for small-scale multi-unit housing, as prescribed, by June 30, 2024.
 - Every zone in which the permitted residential use is only single detached dwellings shall permit a secondary suite and/or a carriage house.
 - Not limited to the urban containment boundary.
 - Single detached dwelling and duplex zones, within the urban containment boundary, shall through zoning allow for the minimum number of prescribed units.
 - The greater number of prescribed units (expected to be 6) shall be allowed if they meet the prescribed distance from a bus stop and are on lots which are at least the prescribed size, as per the forthcoming regulations.
- Section 481.4: Small scale multi-housing requirements do not apply to the following:
 - Land protected under the *Heritage Conservation Act*.
 - Land subject to a Heritage Designation Bylaw under s.611.
 - Land not connected to a municipal water or sewer system.
 - Land within a zone allowing for a minimum lot size of 0.4ha or greater.
 - Written notice must be given to the Minister, as soon as possible after the required Zoning Bylaw is in place, which identifies the exempted lands and which exemption provision applies in each case.
- Section 481.5: Conditional density (i.e. density bonus) shall not be permitted to meet the minimum number of prescribed units, however may be used for additional units beyond the prescribed number.

- However, a maximum of one of the extra units allowed within the prescribed distance from a bus stop and are on a lot meeting the prescribed size (i.e. from 4 units to 6 units), may have conditional density requirements through zoning, in accordance with the forthcoming regulations.
- Section 481.7: The Zoning Bylaw must be reviewed and updated, if needed, within one year of the most recent housing needs report to allow for the use and density required to be permitted.
 - Section 481.8: Conditional density cannot be used to meet the required use and density specified by the housing needs report.
- Section 525: The Zoning Bylaw shall not require off-street parking or loading spaces for the housing units permitted under small-scale multi-unit housing within the prescribed distance from a bus stop and are on a lot meeting the prescribed size. The forthcoming guidelines shall be considered when making this parking requirements change to the zoning bylaw.

Limited Restrictive Effect of Other Bylaws

- Powers under the *Local Government Act* that must not be used to restrict small-scale multi-unit housing:
 - Section 457.1: Rural land use bylaws (not applicable to Penticton).
 - Section 588: Heritage designation bylaws.
 - Section 610: Heritage revitalization agreements.

Accompanying Regulations

Forthcoming accompanying regulations will provide:

- Definition of the 'restricted zone' (affected single detached and duplex zones).
- What constitutes a duplex.
- Exemptions from small-scale multi-unit housing requirements.
- What constitutes an urban containment boundary.
- Requirements in relation to bus stops.
- Size, dimension, location or type of housing units.
- Process of developing and adopting a zoning bylaw to give effect to these requirements.
- Process of developing and adopting a bylaw under s.525 to not require off-street parking and loading for small-scale multi-unit housing within the prescribed distance from a bus stop and on lots that are at least the prescribed size.

Analysis

The City is currently in a strong position to implement the legislative changes in Bill 44 prior to the June 30, 2024 deadline. The fact that this Bill was announced while the OCP is under review and the Task Force is still meeting allows for legislative changes to be incorporated into the upcoming OCP amendments, based on the Task Force's recommendations.

Bill 44 intends to remove local government barriers on the construction of small-scale multi-unit housing across the Province. In Penticton, there is already a substantial amount of small-scale (often referred to as 'missing middle') housing being developed. The 2019 Official Community Plan already contains the 'Infill

Residential' designation, supporting up to 4 units on a lot, and there have been several examples of developments in the 'RD4 (Low Density Cluster Housing)' zone which was created by the City in 2021 to align with the 'Infill Residential' designation. These infill development examples provide a baseline from which staff will develop and propose the necessary Zoning Bylaw amendments for Council to adopt in early 2024.

Staff are recommending that the Official Community Plan – Housing Task Force consider the legislative changes as part of developing their recommendations to Council. The provincial focus on providing for infill housing will influence the local development landscape. The OCP will become an even more important guiding document for future growth in the community, given that future zoning amendment bylaws consistent with the OCP will not require Public Hearings, as per the proposed amendments.

Staff will work to ensure continued public engagement on the draft OCP Housing Task force recommendations occurs to help inform Council's decision on the OCP Housing Update in 2024.

Future Steps

Staff will review the forthcoming regulations associated with Bill 44, expected to be released by the province in December 2023. The regulations will provide additional guidance for how local governments can implement the required local bylaw changes to comply with the *Local Government Act* amendments by the June 30, 2024 deadline.

Respectfully submitted,

Steven Collyer, RPP, MCIP
Senior Planner

Council Report

penticton.ca

Date: November 7, 2023
To: Anthony Haddad, City Manager
From: Blake Laven, Director of Development Services
Subject: **Short-Term Rental Accommodation Act**

File No: RMS: 4300-01

Staff Recommendation

THAT Council receive into the record the report dated November 7, 2023, titled "Short-Term Rental Accommodation Act".

Strategic priority objective

Livable & Accessible: The City of Penticton will proactively plan for deliberate growth; focused on an inclusive, healthy, safe and desirable place to live.

Background

On October 26, 2023 the Province, as part of their Homes for People Action Plan, passed a new piece of legislation, the *Short Term Rental Accommodation Act*, with the goal of curtailing the growth of short term rentals and their perceived negative impact on housing in the province. The intent of this report is to provide Council and the public with background on the changes, how they impact Penticton's short-term rental program and begin the discussion on next steps.

The legislation, comes into effect through a phased-in approach between now and late 2024, and includes the following components, which are applicable to Penticton:

- Requiring short-term rentals in to be offered only in the principal residence of a host or within one accessory dwelling unit (secondary suite or carriage house)
- Removing legal non-conforming use protections for short-term rentals
- Increased fines for unlicensed operators
- Requiring online short-term rental platforms to share their data with the Province, so the Province can provide that information to local governments
- Requiring short-term rental platforms to include business licence numbers on listings
- Establishing a provincial compliance and enforcement unit to make sure rules are being followed

The timeline for the new rules is as follows:

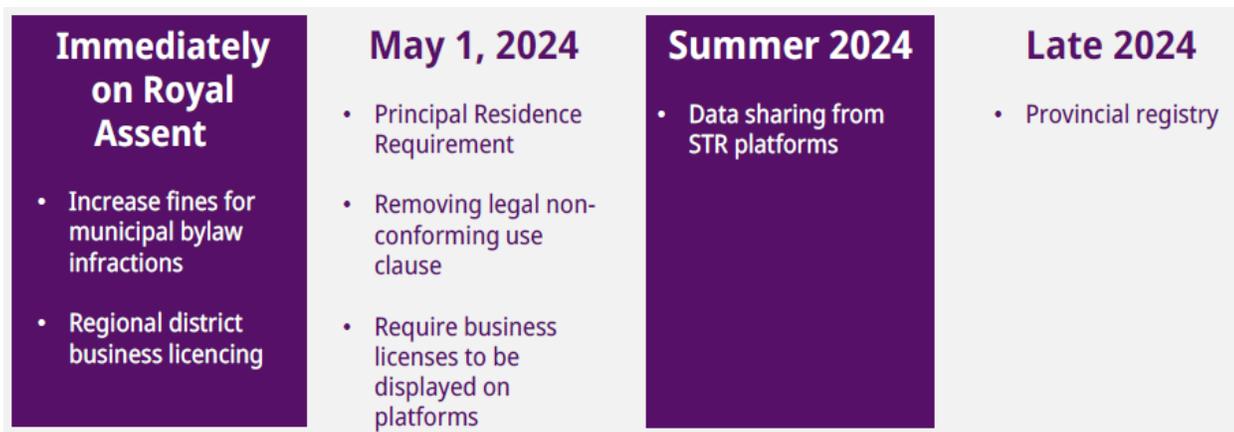


Figure 1: From Provincial Technical Briefing Document

The new *Short Term Rental Accommodation Act* does have a provision whereby a municipality can ask for an exemption from the principal residence requirement. Information shared by the province though, focusses exemptions on the size of the community (under 10,000 in population) and on having a rental vacancy rate over 3% (Penticton’s current vacancy rate sits below 1%). This suggests that Penticton would not be successful in an application for an exemption of the primary residence requirement, but is something that staff will seeking clarification on.

In the provincial announcement there was also an exemption included for strata hotels.

Details on both the municipal exemption to the principal residence requirement and the strata hotel exemption are to be contained in the not yet released Regulations, intended to accompany the Act.

Implications of the new legislation on Penticton’s short-term rental program

The new legislation will require changes to the City of Penticton’s short-term rental program. Under Penticton’s rules, short-term rentals are allowed to be operated by anyone whether they live on site or not. In addition, definitions of short-term rentals will need to be amended in the business license and zoning bylaws, expanding the definition from 30 days to 90 days. The way enforcement occurs will also be impacted.

Staff are not recommending any changes to the program at this time until discussions with impacted groups and Council occurs on the best path forward.

In the meantime, staff have updated the City’s STR program website with a holding statement and links to the Provincial information. Communication will also be going out to all current STR license holders raising awareness of the new rules.

Broader discussion

Discussions are ongoing with organizations such as Travel Penticton, Chamber of Commerce, event organizers and other groups to understand the larger economic impacts of the new legislation. Staff are also receiving feedback from STR operators and other groups such as 100 More Homes Penticton. The information contained in this report will also be shared with the OCP Housing Task Force.

Discussions so far, show that most organizations are in a similar position as the City with trying to fully understand the new legislation and the potential pros and cons for their constituencies.

Once these discussions are complete staff will be in a better position to provide any additional updates to Council on the next phase of the short-term rental program.

Financial implication

The current short-term rental licensing revenue projected in the 2024 Budget is \$200,000. In addition to direct licensing revenue, the City receives funds through the on-line accommodation platform (OAP) portion of the Municipal and Regional District Tax (MRDT) program. This revenue is anticipated to be over \$300,000 in 2023, with a similar amount in 2024.

When changes are proposed, staff will provide more detailed financial analysis.

Analysis

The recent legislation passed by the Province impacts Penticton’s existing short-term rental program in significant ways. This report is intended to update Council and the community on the changes and what staff are doing as a response to the recent announcements and to ensure accurate information is shared on this issue to inform Council and the community.

Attachments

Attachment A: Technical Briefing

Respectfully submitted,

Blake Laven,
Director of Development Services

Concurrence:

Director of Finance and Administration <i>AMC</i>	City Manager <i>BL</i>
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Short-Term Rental Accommodations Act

Technical Briefing

Oct 16, 2023

What we will cover today

- The short-term rental situation – why action is needed.
- How other jurisdictions are taking action towards a growing global housing concern.
- Upcoming changes to short-term rentals:
 - Three key elements of the changes
 - Where elements will apply
 - Timelines



Building from a strong foundation

- Government has taken strong action since 2017 to deliver more homes for people, including:
 - Tackling vacant homes by introducing the Speculation and Vacancy Tax
 - Taking historic action to deliver new homes
- In the spring, the Government introduced the *Homes for People Action Plan* designed to double-down on historic investments in housing and introduce new ways of creating more homes for people, faster.
- B.C. has made real progress. To date, nearly **77,000 homes are open or on the way**, and **tens of thousands more to come**.
- Progress includes:
 - Continuing to take substantial action to increase supply and deliver homes that people can afford to rent or buy. (Nearly 77,000 homes open or underway).
 - Working with municipalities to introduce housing targets to deliver more homes in communities with the greatest housing need.
 - Introducing and expanding the Speculation and Vacancy Tax to deliver more homes for people.
 - Freezing rent increases during the pandemic and capping increases over the last two years at well below the rate of inflation.
 - Banning illegal renoventions and strengthening the financial penalties for landlords who evict tenants in bad faith.
 - Adding more resources and staff at the Residential Tenancy Branch to provide faster resolutions to renter/landlord disputes.
 - Giving extra support to renters with low and moderate incomes through the new \$400 income-tested Renter's Tax Credit.

The Challenge

- We have made real progress over the past years to deliver housing for people in B.C., but the pandemic, inflation, rising interest rates, growing population and a global labour shortage have added new challenges.
- These housing challenges have been highlighted by low vacancy rates and a lack of long-term rentals in B.C.
- Many communities throughout B.C. are facing rental vacancy rates well below 1.5%. (*Provincial Vacancy Rate is 1.3%*). The CHMC defines a healthy vacancy rate between 3-5%.
- As a result of low long-term rental stock, the cost of rent has climbed in most B.C. communities causing financial stress for many working families.
- This rental crisis is impacting local economies, contributing to more worker shortages in an already tight labour market and impacting the delivery of key services that people count on (health care, education, early childhood education).
- We're in a housing crisis – we must look at new ways to turn housing units in B.C. into long-term homes for people.



The Short-Term Rental Situation

- Finding an affordable place to live is already a big challenge, and short-term rentals (STRs) are making the problem even worse.
- Short-term rental (STR) listings on online platforms (which may include, for example, Airbnb, VRBO, Expedia, FlipKey) have expanded rapidly over recent years, and data tells us it continues to surge since the pandemic.
- There are currently approximately 28,000 STR listings in B.C (an increase of 20% from a year ago).
- Research from [McGill University](#) specifically on the B.C. market indicates that more than **16,000 “entire homes”** have been pulled out of the housing market and are being used as short-term rentals. Entire homes are units listed for the majority of the year, booked for more than 90 nights during a calendar year.
- Various studies and research show:
 - The STR market in BC is dominated by a small segment of profit-driven operators (mini-hotel operators).
 - The top 10% of hosts earned 48.8% of all revenue, and nearly half of all operators have multiple listings.
 - Website [Inside Air bnb Vancouver](#) also looks at STR data in Vancouver and shows 12 operators in Vancouver have 30 listings or more, with one operator hosting 123 separate listings.
 - Based on sample data from 15 municipalities with local bylaws in place, the Province estimates the percentage of non-compliant short-term rental listings in 2023 is about 40-50%.



In summary, research studies and ministry data show that STRs are diverting thousands of long-term rental homes onto the short-term market, taking away homes people need, and in many communities, adding to the challenge of finding an affordable place to rent.

Growing global problem

- Globally, studies show there are more than 6 million homes rented on Airbnb alone, in 100,000 cities.
- Short-term rentals are increasingly seen as contributing to global housing challenges.
- In response, jurisdictions around the world are increasingly trying to regulate, restrict or ban short-term rental of units that could otherwise be used for long-term housing.
 - **Quebec**
 - Requires hosts to register with the Province and display a registration number issued by the Province on their listing.
 - Fines of up to \$100,000 per illegal listing.
 - STR platforms may only permit listings with a registration number to be posted online.
 - **New York City**
 - Hosts must demonstrate that they will be physically present during their guests' stay, and that no more than two paying guests will stay at one time.
 - **San Francisco**
 - STRs are limited to principal residences with a maximum of 90 days rented out when a host is not living at the home.
 - **Spain**
 - Has had regulations on STRs for many years. Each autonomous community has its own regulations, but most require business licenses and limit STRs.
 - **European Union**
 - Requires host registration and countries have tools to ensure safe and compliant data-sharing.

What is currently being done in B.C.?

- To manage the growing need for regulation of STRs, municipal bylaws or license fees are currently in place in approximately 30 municipalities across B.C.
- These bylaws range in levels of restrictions and rules towards hosting STRs and demonstrate the need for a whole of province approach.
 - **Vancouver**
 - Principal residence requirement
 - Individuals can only have one license – licensed only to the person that resides in the property
 - Operators must have a business license and include their license number in all online listings
 - **Victoria**
 - Principal residence requirement
 - Must have a business license
 - **Tofino**
 - Principal residence requirement plus one secondary suite on property
 - Must have a business license
 - Maximum of six guests and 3 bedrooms per listing
 - **Cumberland**
 - Principal residence requirement
 - One listing on a property
 - Maximum of six guests and 3 bedrooms per listing
 - **Revelstoke**
 - Principal residence requirement and rules around secondary suites in certain zones of community
 - Must have a business license
 - Maximum of six guests and 3 bedrooms per listing



Short-term rental impact in B.C.

- Some local bylaws in B.C have been effective in creating more long-term rentals for people. In Vancouver, city data says 800 STRs have been converted to long-term rentals as a result.
- **But municipalities are facing challenges in the face of a STR market that is growing quickly and taking homes off the long-term rental market.**
- **In Vancouver**, city data shows more than 30% of hosts are operating illegally.
- **In Victoria**, approx. 1,600 hosts are operating under the legal non-conforming clause, which prohibits city bylaws from applying to certain buildings and homes. City records also show that 42% of STR licenses are held by operators who live out-of-town.
- **In the District of Squamish**, [city reports](#) show STR units have increased 38% from 2021 to 2022 and less than half of listings are compliant with regulations.
- Municipalities, [including UBCM recommendations](#), are asking the Province for support in addressing short-term rentals through more oversight and stronger tools to address this growing issue (including a central database and more data sharing).



Action on Short-Term Rentals

Turning more short-term rentals back into homes for people through 3 key responses:



Increasing fines and strengthening tools for local governments

- Increasing fines for operators breaking local rules
- Requiring short-term rental platforms to share data to improve local enforcement
- Increasing platform accountability to make sure local rules are followed
- Providing regional districts with more tools



Returning more short-term rentals into long-term homes for people

- Limiting short-term rentals in B.C. to principal residences only - plus one additional unit on that property - for B.C. municipalities with more than 10k people
- Removing legal non-confirming rules being taken advantage of by investors



Establishing provincial rules and enforcement

- Requiring all STR hosts to join a provincial registry
- Launching a provincial Short-Term Rental Compliance and Enforcement Unit to make sure rules are being followed

Increased fines and strengthening tools for local governments

- **Increasing fines for operators breaking local rules**
 - Through regulations, fines will increase for hosts breaking local municipal by-law rules from **\$1000 to \$3000** per infraction, per day.
 - The proposed rules allows regional districts to set the same maximum penalty of \$50,000 for severe contraventions (like municipalities).
- **Requiring short-term rental platforms to share data with municipalities to improve local enforcement**
 - A key request from municipalities, this will help bylaw officers and city staff crack down on hosts breaking local rules.
 - The proposed rules would make it mandatory for STR platforms to share information with the Province, including information about STR hosts. The Province can then share that information with local governments to support a more integrated approach to regulation and enforcing provincial rules.
 - No private information about hosts will be released publicly.
- **Increasing STR platform accountability to make sure local rules are followed**
 - Requiring short-term rental platforms to include businesses license and registration numbers on listings where they are required by a local government, and to remove listings without them quickly.
- **Providing regional districts with more tools**
 - Currently, regional districts do not have business regulation and licensing powers. Proposed action will grant all regional districts broad business regulation and licensing powers. Regional districts will then be able to require businesses, including short-term rental businesses, to obtain and maintain a business license to operate.
 - This will help regional districts gain a better understanding of the number and type of short-term rentals operating in their communities.
 - The business regulation and licensing powers provided to regional districts will parallel those of municipalities.



Note: Short term rental accommodation service refers to a period of less than 90 days.

Providing more homes for people in communities with greatest housing needs



- **Principal residence requirement (+1 secondary suite)**

- Principal residence is defined as a place in which an individual lives for a longer period in a calendar year than any other place.
- Short-term rentals in non-principal residences across the province are taking away homes for people in B.C. Entire homes are being used as short-term rentals when they could be put on the long-term rental market or sold. Other jurisdictions have brought in principal residence requirements – including several communities in B.C.
- B.C.'s principal residence requirement will:

- **Require short-term rentals to be only in the principal residence* of a host in municipalities with a population of 10,000 people or more (*principal residence plus one secondary suite or laneway home/garden suite on property allowed).**

- Through forthcoming regulations, it is intended that 14 [resort municipalities](#), mountain resort areas, electoral areas (incl. Gulf Islands), and most municipalities with a population under 10,000 people (except those adjacent to larger municipalities, e.g. Highlands, Belcarra) will initially be **exempt from the principal residence requirement** but can opt in if the local government decides to.
- Communities adjacent to larger municipalities are defined as smaller communities less than 15 KM away from a larger community with the Principal Residence requirement. They are listed on the following slide.

Note: PR requirement applies to homeowners and renters

List of Communities

- The B.C. municipalities with a population over 10,000 people are listed below by population size descending from highest to lowest.
- For reference, an * has been added on communities that currently have a vacancy rate above 3 percent (2023 CMHC Data).
- When regulations are released, it is intended that communities over a 3 percent vacancy rate (using the most current data available) may request an exemption from the principal residence requirement.
- The provincial principal residence requirement will function as province-wide floor for communities with populations over 10,000 people **but local governments will still be able to use existing bylaws and introduce additional bylaws that are more restrictive for STRs.**

- | | | | | |
|--------------|--------------------|------------------|--------------------|------------------|
| • Vancouver | • Kamloops | • Vernon | • Fort. St. John* | • Parksville |
| • Surrey | • Chilliwack | • West Vancouver | • Cranbrook | • Dawson Creek* |
| • Burnaby | • Victoria | • Mission* | • Salmon Arm | • Sidney |
| • Richmond | • Maple Ridge | • Penticton | • Pitt Meadows | • Prince Rupert* |
| • Abbotsford | • North Vancouver | • West Kelowna* | • Colwood | • North Saanich |
| • Coquitlam | (district) | • Campbell River | • Port Alberni | • Summerland |
| • Kelowna | • New Westminister | • Port Moody | • Oak Bay | • Terrace |
| • Langley | • Prince George* | • North Cowichan | • Esquimalt | • View Royal |
| (township) | • Port Coquitlam | • Langley (city) | • Central Saanich* | • Coldstream |
| • Saanich | • North Vancouver | • Courtenay | • Lake Country | • Nelson |
| • Delta | (city) | • Squamish | • Sooke | • Williams Lake* |
| • Nanaimo | • Langford | • White Rock | • Comox | • Sechelt |
| | | | • Powell River | |

- Adjacent Communities**
- Qualicum Beach
 - Metchosin
 - Duncan
 - Cumberland
 - Highlands
 - Anmore
 - Pouce Coupe*
 - Belcarra

Providing more homes for people in communities with greatest housing needs



- **Removing legacy rules being taken advantage of by investors**
 - Currently, 'legal non-conforming use principle' allows hosts to operate despite local bylaws in place (under a land use bylaw). This is because short-term rentals were allowed in a building or structure prior to the bylaw being put in place.
 - These legacy authorities are in place in Victoria, Kelowna and several other communities.
 - For example, in Victoria, according to the City, there are approx. 1,600 units the City cannot regulate due to this “legacy” law whereby short-term rentals were zoned as an allowable prior to their STR bylaw being put in place.
 - **We will remove STRs from legal non-confirming use so that all operators will need to follow local government rules.**
 - The provision would apply to only the use of land for STR accommodation services, or similar services, and not to any other uses permitted by a local government land use bylaw.



More details on actions to rein in STRs

- The principal residence requirement is designed to make sure that many accommodation buildings and operations that have operated in communities for a long period of time can continue to provide stays for visitors – including in tourism driven communities.
 - This will **not apply to hotels and motels**, as these types of buildings were never intended as long-term housing.
 - Future regulations will enable the Province to exempt additional types of properties, for example: strata hotels, timeshares and fishing lodges, which are not intended to be included.
 - Communities on First Nations reserve land will be exempt. Modern treaty nations will also be exempt but will be able to opt in, if desired.
- 
- Requirements to share data with the Province to improve enforcement efforts and the requirement to remove listings not following local and provincial rules will only apply to online platforms that book and receive payments for a short-term stay.
 - To ensure STR hosts are following rules, the requirement to register listings and the principal residence requirement will apply to all advertised short-term rental listings.



Establishing provincial rules and enforcement

- **Require all STR hosts to register with a provincial registry**
 - The Province will establish a **short-term rental registry** that will require all hosts and platforms to register with the Province.
 - Hosts will be required to include a valid provincial registration number on their listing, in addition to a business license number, where required.
 - Platforms will be required to only advertise listings that are compliant as indicated by a provincial host registration number. Platforms will be required to validate host's registration numbers with the Province.
 - Once the registry is active (late 2024), platforms will have 3 months to register their companies and hosts will have 6 months to register their units.
- **Launch Provincial Short-Term Rental Compliance and Enforcement Unit to make sure rules are being followed**
 - We expect that hosts, platforms and other will do their best to comply and the need for the enforcement will be relatively rare.
 - In those rare cases, the Provincial Unit will:
 - Track compliance
 - Issue orders
 - Administer penalties for violations

What does this mean for:

STR Hosts

- ❖ Can still rent out home when they are away, or a secondary/ laneway suite if permitted by local bylaws
- ❖ Can still rent out vacation property if in areas exempt from principal residence requirement
- ❖ Can turn STR into long-term rental home
 - ❖ Must register with provincial registry (when active)

STR Platforms

- ❖ Must share data with Province to help enforce rules
- ❖ Must remove listings not playing by the rules and validate registration numbers
- ❖ Must register with provincial registry (when active)

People living in B.C.

- ❖ More rental options in communities with low vacancy rates and high housing needs.
- ❖ Can still use STR listings for B.C. vacations/trips

Timelines

Changes to be brought in through a phased-in approach:

Immediately on Royal Assent

- Increase fines for municipal bylaw infractions
- Regional district business licencing

May 1, 2024

- Principal Residence Requirement
- Removing legal non-conforming use clause
- Require business licenses to be displayed on platforms

Summer 2024

- Data sharing from STR platforms

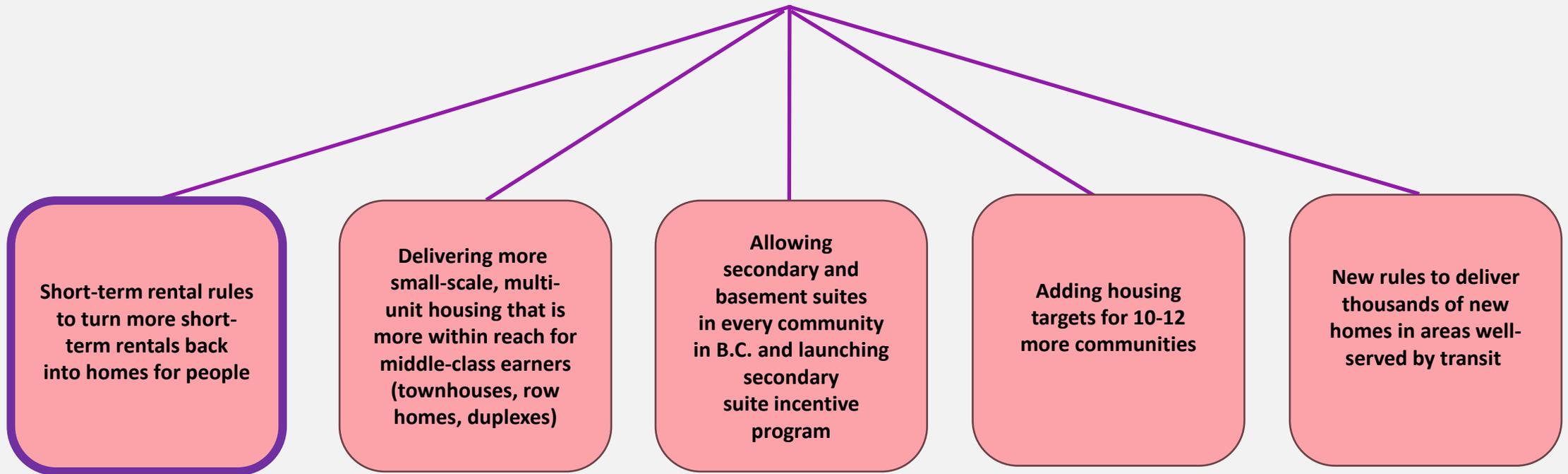
Late 2024

- Provincial registry

Further housing actions this fall

Several more housing bills and actions will to be introduced in the fall as part of the Province's Homes for People Action Plan.

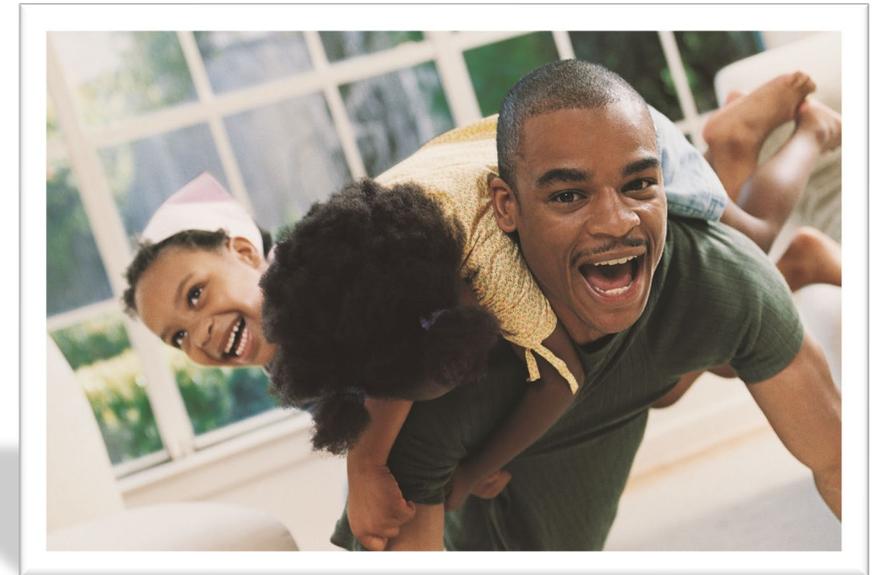
This includes:



These strong actions are necessary in the face of high interest rates, inflation and a growing global housing affordability crisis.

In Summary

- People are calling on all levels of government to work together to address the housing crisis and deliver more homes that are within reach.
- That's why we are taking strong action to rein in a fast-expanding short-term rental market, where operators with multiple listing are taking homes off the long-term market to make big profits – while people pay the price.
- People using STR platforms to book vacation rentals will not be subject to fines under new rules – it's up to hosts and platforms to ensure they are following the rules.
- Provincial principal residence requirement will function as province-wide floor for communities with population over 10,000 people - local governments will still be able to restrict STRs further through their own bylaws.
- The approach is comprehensive and designed to target areas with high-housing needs, while making sure smaller communities and communities that are dependent on short-term rentals for tourism have more tools to regulate STRs at a local level, or opt-in to the principal residence requirement if they choose.
- It's strong action and a thoughtful, phased in approach to tackle the short-term rental challenge and deliver more homes for people.





**OCP Focus on Housing
Engagement Report
Phase 1 - Information Sessions**

November 10, 2023

- 1.0 Overview
- 2.0 Phase 1 Community Participation
- 3.0 Phase 1 Community Feedback
 - 3.1 Neighbourhood Information Sessions
 - 3.2 Online Information Session
- 4.0 Phase 1 Conclusions

[Appendix A- Letter dated October 2023](#)

[Appendix B- Engagement Timeline](#)

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1.0 Overview

City Council identified the provision of attainable and accessible housing across the entire housing spectrum as a priority this term. A Task Force on Housing was created to review the policies of the Official Community Plan (OCP) and recommend updates to deliver on this priority. Residents are invited to follow the work of the Task Force as it progresses.

To inform the work of the Task Force, the City recently conducted the 2023 Housing Needs Assessment to understand the need and guide the work of the Task Force. The assessment showed that between 2016 to 2021, Penticton’s annual growth rate was high at 1.9%. If this trend continues, the City may have around 20,000 additional residents and 9,200 additional households by 2046.

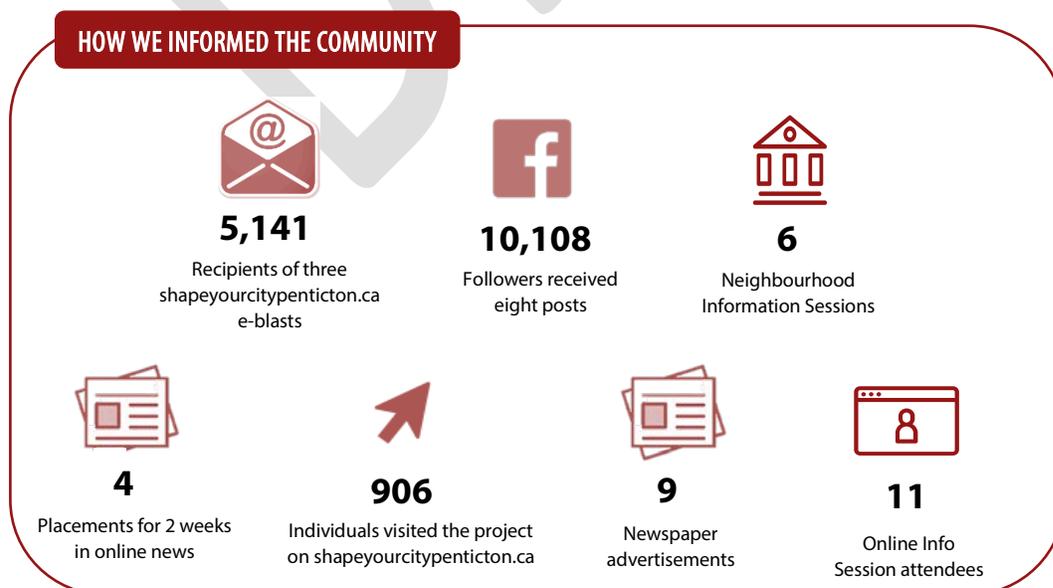
Recognizing the potential impact this growth may have for Penticton neighbourhoods, community engagement was included in the Terms of Reference for the Task Force. Engagement activities to support the work of the Task Force have been planned in two phases. The first phase ensures the community is aware of and understands Penticton’s current housing needs and trends while gathering local knowledge about concerns in specific neighbourhoods. The second phase will share the Task Force’s recommendations with the community to confirm the recommendations prior to presenting the information to Council at a future meeting.

This report summarizes the activities conducted and the input received during the first phase.

2.0 Community Participation

The main focus of the first phase is to raise awareness of the current housing needs and trends while gathering local knowledge about concerns in specific neighbourhoods. Residents were invited to attend any or all seven events between September 20 and October 12, 2023 and to share their feedback by completing a comment sheet or participating in the discussion board at shapeyourcitypentiction.ca

Communication began September 13 to promote the information sessions and invite residents to ask questions about the future of housing in their neighbourhood. The following chart summarizes the activities conducted to notify residents about the information sessions. A detailed timeline is provided in Appendix A.



3.0 Phase 1 - Community Input

Residents had seven different opportunities to learn about Penticton’s housing needs and provide their feedback to staff including through an Online Information Session, six Information Session events and a comment sheet available at the sessions or online at shapeyourcitypenticton.ca. The following is a summary of the findings from these activities.

3.1 Neighbourhood Information Sessions

The City held six in-person information sessions between September 20 and October 12 to share a presentation highlighting Penticton’s need for housing and the work of the Official Community Plan Task Force followed by a question and answer period. The events were held as follows:

- Sept. 20 Windsor Park 5 pm – 7 pm (outdoors)
- Sept. 25 Kiwanis Park 5 pm – 7 pm (outdoors)
- Sept. 28 Granby Park 5 pm – 7 pm (outdoors)
- Oct. 5 Wiltse Elementary 5 pm – 7 pm (indoors)
- Oct. 7 Uplands Elementary 9 am – 12 pm (indoors)
- Oct. 11 Columbia Elementary 6 pm – 8 pm (indoors)

The following is a summary of the discussions at each of the sessions.

3.1.1 General Comments

The following are the themes heard consistently across all of the information sessions.

- Concern about the types of housing and whether or not what will be proposed by developers will meet the need for workforce housing and affordable housing. Questioned whether the task force is looking at workforce housing, like co-op housing in Victoria and Whistler, and if it will be encouraged. The City does hear that businesses are losing out on employees because they aren’t able to find housing.
- General concerns about poorly managed densification and what the threshold will be from turning Penticton from a desirable place to live, into an undesirable/diminished place to live.
- Discussion about whether or not densification will occur in a sustainable manner. Inquired if the Housing Accelerator Fund (HAF) has low carbon and climate resilient criteria. Offered that in BC, the Building Code already sets higher minimum standards of energy efficiency in new development than in other parts of Canada. HAF encourages infill and density as well, so building in the built up area helps preserve natural areas around the city.
- Suggestion to require community garden space in developments for food and tree canopy, permeable landscaping and proper xeriscaping, to develop senior and child-friendly roads and areas with slower roads and more cycling paths, and to require geothermal and electric heat/water
- Discussion about short-term rentals and how will the province/city ensure new development is not used for STRs. Most support densification as long as it addresses the need for housing and is not for short-term rentals. Staff responded that a STR review was conducted earlier this year and when the results were presented to Council, they decided to not make changes to the existing STR program, but that they would bring in stronger enforcement for unlicensed rentals. Penticton has about 400 legal STRs, which is not considered a significant amount. Tourism is a critical economic driver for the City and

through the review it was learned that most tourists prefer STRs, so there is economic benefit to what is currently operating in Penticton.

- Questions about why parking reductions are being considered. Cars won't go away. They may electrify but they won't go away. Staff explained that the cost of providing parking spaces can be prohibitive for developers. Sometimes developments halt, especially in the downtown area, because parking regulations are difficult to meet. The City is seeking to provide options for buyers. Cash in lieu of parking is sometimes collected from developers and can be used towards city lots and potentially a future parkade. Reducing parking can help make housing more affordable because the developer isn't trying to recuperate parking costs back.
- Why are businesses being allowed to set up on properties that could be used for housing? (Fairview dental office, Eckhardt real estate office as examples). Staff explained the zones on those properties don't allow for commercial and residential use at the same time. Owners could look at rezoning to allow housing too, and the City can encourage housing be built by updating the Zoning Bylaw - but ultimately it's up to the applicant/property owner what they choose to build.
- Concern about what the new development would look like and the impacts of densification on existing residents. (i.e. tall buildings and traffic impacts). Need for good 'fit' to be considered in the planning stage. There is a desire to see traffic calming measures introduced in areas as they begin to densify.
- Interest in seeing variability in housing – don't want to see six same towers smattered around. Understanding of the population growth and need for housing, but what will be the impact as the baby boomer bump moves through. Won't many houses become available? Should we not be looking at more options for seniors so they can leave their homes? Can we do a project to provide housing for nurses and healthcare workers?
- Discussion about whether city infrastructure can support additional people (water, electric) and vehicles (road widths, intersection improvements) and who pays. Would love to bring sewer and water services to alleys to develop carriage homes much more easily Staff answered that funding from the HAF could be used for key service upgrades to support development.
- Inquired if the City can say yes or no to Provincial regulations once set. Staff clarified the City is waiting to hear the details on what the Province is bringing forward. This doesn't mean development will explode overnight, a smattering of new proposals is more likely.
- Concerns were expressed that once OCP amendments and related permits are approved, developers do not follow through with construction.
- Questions about the process and future opportunities for residents to provide feedback on proposed developments and what are the opportunities for people to help shape how their neighbourhoods change, once the Province approves its regulations? Staff confirmed that the City's OCP amendment process still exists, and public hearings are still available for individual rezoning applications. The City will not know more until the Province releases its detailed plan.

3.2 Neighbourhood Specific Comments

The following is a summary of the discussions that were specific to the neighbourhood where the information session was held.

3.2.1 Windsor Park (63 attendees)

- Discussion about past attempts to have neighbourhood recognized as a heritage neighbourhood – where is that at and will the Province exempt heritage neighbourhoods

from these densification plans? Staff confirmed it remains unknown until the Province releases its detailed plan, but Council did decide to not move forward with designating this area as heritage in the 2019 Official Community Plan and decided to wait on making a decision on the Neighbourhood Charm project so it could be considered with this larger-scale OCP housing review. Believe “character” and “special” areas are necessary to have a diverse community.

- Discussion about the developer’s 1947 covenant around the Windsor Park area.
 - Will the covenant be respected? City isn’t able to get involved with this covenant. It is a private agreement between property owners and the developer at the time.
 - Can the City support lifting this covenant off titles? No.
 - The neighbourhood covenant currently trumps City zoning. Will the Provincial regulations trump the covenant? It’s unknown at this time, won’t know until Province releases its detailed plan.
 - Comment that City interfered with covenant when development permits were issued to homes in the neighbourhood. Staff explained the City can’t enforce the covenant because it is not a signee. The City checks applications for what it can enforce, it is up to the property owner to be aware of any other covenants that may be restrictive on their titles.
- Update sought on Timmins Street multifamily project. Staff confirmed that a new developer has taken over the project, it has been approved for rezoning and subdivision, development plans are still being finalized. The project was originally approved subject to the developer paying money for traffic calming measures, the City has received the funds from the developer and will begin planning the traffic calming measures.
- Discussion about addition of amenities at the same time as population grows. Already evidence that swimming pool and arenas are oversubscribed. Also questions about the addition of park space and 3-30-300 philosophy (green space and tree canopy target).
- There has been no mention on how affordability will be achieved. Low trust that developers will bring forward proposals. Lack of imagination on alternative housing types such as tiny homes and cooperative housing.
- Is there capacity in the schools for the increased population? How is the school system being consulted?
- Concern about densification and the impact on trees and the natural environment. Identified that the Windsor area has many mature trees, how are we keeping the green canopy to fight climate change? Staff noted that currently the City does have landscaping and tree planting requirements and is in the process of developing an Urban Forest Management Plan. Staff can also look at having other requirements added when developers submit applications.

3.2.2 Kiwanis Park (20 attendees)

- With proposed development at 1704 Government Street, concerns for height of buildings and traffic impacts/congestion and street parking.
- Many mature trees in neighbourhood. Recent initiative to protect trees at proposed development site on Edmonton Avenue. No comfort that trees will be protected with plans to densify.
- Concerns with targeting density increases in this neighbourhood broadly and not in more targeted areas.

3.2.3 Granby Park (20 attendees)

- Comment for desire to see developers pay community amenity contributions. This could address the recreational facility needs as the city grows. Consider all the other community services that will need to scale up with up to 20,000 additional residents.
- “Pick a neighbourhood you want to move in to not that you want to change”
- Suggestion that City utilities be extended to back alleys to support more building opportunities (carriage and laneway houses), lots should be subdividable front and back as well as side to side.

3.2.4 Wiltse Elementary (32 attendees)

- Comment that there are not enough exits out of the hillside community which is a concern should the area need to be evacuated due to wildfire etc.
- Traffic and speed are also concern especially on Wiltse Boulevard. Lack of effective transit is also a drawback in the neighbourhood.
- Supportive of density which is why they are opposed to Wiltse development unless more of the 700 homes are multifamily.
- Desire to see the new Wiltse development only be single family homes.
- Would like to see commercial activity in Wiltse so that there is no need to travel downtown for all shopping needs. With a little more density hopefully we can find a few more cafes or eateries in the area.
- City should allow housing to be built in backyards with alley access in this area (as they do in other areas). Not just a carriage house but a SFD or Duplex. Lots should be subdividable front to back as well as side to side (Lee Ave)
- Letter received and attached as Appendix A.

3.2.5 Uplands Elementary (35 attendees)

- Comments against future growth in the North East sector due to traffic, erosion, flooding, lack of infrastructure, wildfire interface, etc and concern for luxury homes being built at the expense of family housing. Respect feedback provided previously on proposal to develop Spiller Road area.
- Concerns for the environmental impact, building into fire interface areas
- Concern for lack of infrastructure like sidewalks in the Uplands/Redlands areas, need to address traffic calming
- Concern for the decreasing amount of green spaces and the failure to include them in new/denser developments
- Suggestion to maintain ‘fit’ with existing houses – this neighbourhood is predominantly single family dwellings and should stay zoned this way with carriage houses allowed but nothing more dense
- Issues with existing community (people, children, dogs) walking without sidewalks and increased traffic from Naramata will only worsen if density is increased in this area
- Concern that carriage homes and laneways that are starting to appear in the neighbourhood aren’t being used to help families get homes, want to see City ensuring they aren’t going to be used for short term rentals
- Concern with only Vancouver Hill and Haven Hill as ways to get out of community with increased traffic flows
- Concern with sliding and sinking hillside
- Suggestion to ensure natural assets that attract tourists and new residents don’t get sacrificed for often over sized and under used houses. Concern there is not enough

drinking water available to sustain growth. This area is environmentally sensitive, unique and many species-at-risk.

3.2.6 Columbia Elementary (16 attendees)

- Suggestion that carriage houses should be kept lower than primary home
- Comment to ensure that Penticton remains a desirable place to live as it continues to grow and welcome new residents and visitors
- Comment that the City needs to lobby the Province regarding the Residential Tenancy Act for more powers to landlords, increasing the desirability of owners to rent long-term
- Comment to consider adding more transit and purpose-built rentals with site management for seniors
- Suggestion for the City to consider offering a tax break instead of increase on an assessed value when adding a dwelling unit

3.1 Online Information Session

The City hosted an online information session via Zoom on Thursday, Oct. 12 between 6:00 pm and 8:00 pm to provide residents with a presentation outlining Penticton’s growth rate, changes in legislation proposed by the Province and how specific neighbourhoods could grow in the future and answer any questions. Eleven attendees participated. The following is a summary of the themes of the discussion:

- Inquiries related to climate change including how the City plans to incorporate low emission building practices, options for heating and cooling to keep people safe
- Participants expressed concern for building in interface zones and wondered what measures can be instated to help mitigate wildfires as FireSmart practices will not be enough
- Discussion about integrating ride-sharing and transit options for reduced parking pilot. Transit will need to be at the forefront if homes are being built with less parking spots.
- Comments that building for the sake of building is not the same as building for the sake of people

4.0 Conclusions

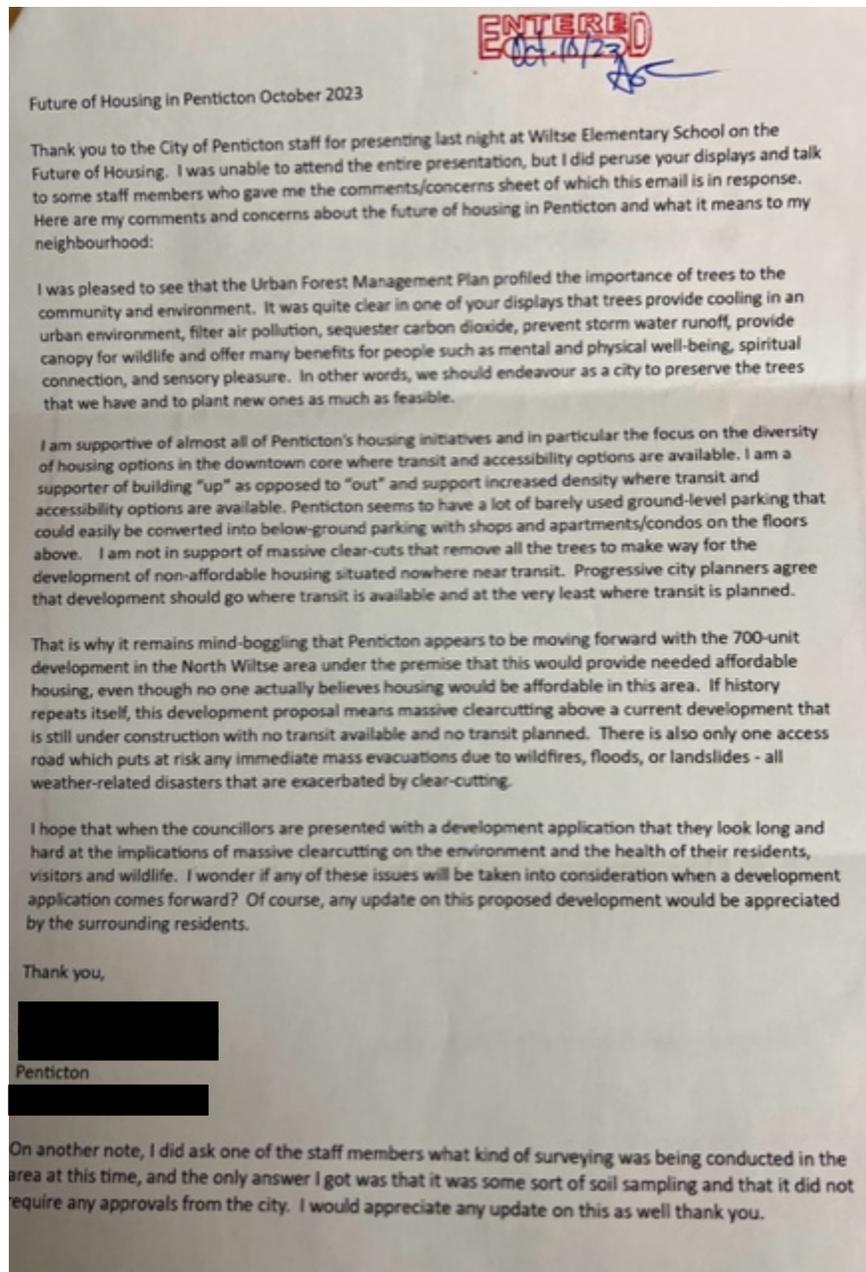
The following is a summary of the findings from the engagement process for the Task Force to consider in preparing their recommendations. In general, participants acknowledged Penticton’s high growth rate and recognize the need for more housing across the city. With the densification, participants would like to ensure:

- housing options are available for long-term renters and middle-income/family buyers
- short term rentals are available as mortgage helpers to the primary residents
- when secondary units such as carriage suites and laneway houses are added, there is a desire to maintain the surrounding character and have consistent size and design regulations
- the City has adequate water, electric and sewer infrastructure for the additional development
- that traffic impacts and congestion are considered with each proposal
- transit routes must be sufficient, convenient and frequent enough to make parking reductions viable

- that the City lobbies the Province for reform to the Residential Tenancy Act to better balance the rights of landlords to encourage more people to offer long-term rentals.
- trees and the natural environment are protected and that environmental impacts (wildlife, tree canopy, mature trees, interface locations) are considered
- green/environmental options for housing are promoted including alternative power sources, heating and cooling systems
- that developers commit to their construction projects and zoning changes or variances are removed if the project is not undertaken and that developers fulfill obligations for dust mitigation and tree requirements
- that Council takes a stronger role in determining the types of developments on specific properties
- there is a variety of housing that considers the aesthetics of neighbourhood.
- there is a range of housing types and options specifically for seniors
- that proposals fit the character of Penticton's unique neighbourhoods (i.e. Cherryland)
- there are measures to ensure affordability (don't add housing if it is not going to address the problem)
- that there are plans for amenities and infrastructure to serve the growing population
- the sensitivity and economic and environmental value of the Naramata Bench and previous community consultations are respected

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Appendix A – Letter dated October 2023



Appendix B - Engagement Timeline

The following list summarizes the main methods that were used to raise awareness about the information sessions and the opportunities for residents to comment between September 13 and October 12, 2023:

Date	Activity
Sept. 13	Project information and feedback form on www.shapeyourcitypenticton.ca
Sept. 13	Press Release
Sept. 13	Eblast
Sept. 19	Eblast
Sept. 20	Newspaper ad – Penticton Western
Sept. 22	Newspaper ad – Penticton Herald
Sept. 20	Open House – Windsor Park
Sept. 22	Elbast
Sept. 25	Open House – Kiwanis Park
Sept. 27	Newspaper ad – Penticton Western
Sept. 27	Newspaper ad – Penticton Herald
Sept. 28	Open House - Granby Park
Sept. 29	Newspaper ad – Penticton Herald
Oct. 4	Newspaper ad – Penticton Western
Oct. 5	Open House – Wiltse Elm.
Oct. 6	Newspaper ad – Penticton Herald
Oct. 7	Open House – Uplands Elm.
Oct. 11	Open House – Columbia Elm.
Oct. 12	Online Information Session

Official Community Plan (OCP) - Housing Task Force Recommendations to Council

Role & Responsibility of the Task Force

- Review the OCP and identify areas to address based on residential growth trends and housing needs;
- Update the Housing Needs Assessment based on the 2021 census report and the growth occurring in the City;
- Assist with targeted consultation to gather input on housing needs;
- Including diverse stakeholder interests in the OCP review process by representing the views of affected groups in the community;
- Work to engage the community on housing needs to bring various comments and options forward;
- Review and update the OCP Future Land Use Map related to housing opportunities;

Task Force shall comment on the following:

- Growth opportunities for the City;
- Review and recommend new and innovative housing forms, and support to create policies and programs to benefit housing affordability;
- Best outcome possible for the community with diverse perspectives;
- Ensure alignment with Council Priorities.

2023 Housing Needs Assessment

That the OCP is amended to reflect the 2023 Housing Needs Assessment Report, including:

- Accommodate 9,200 new households by 2046
- Plan for between 240 (low growth scenario) and 380 (high growth scenario) new housing units per year, including 70-120 rental units per year
- Prioritization for two and three bedroom units in apartments, duplex and single family housing (greatest needs)
- Prioritization on workforce housing for those earning moderate to middle incomes
- Need to address with the needs of the unhoused and those at risk of homelessness. The report noted 110-140 residents are experiencing homelessness at any given time

Task Force Draft Recommendations

The following 12 recommendations were developed through Task Force break out groups and discussions to date and are grouped into two categories: Land Use Designations (6 recommendations) and Housing Policy (6 recommendations).

FUTURE LAND USE DESIGNATIONS RECOMMENDATIONS

The OCP Future Land Use designations inform the locations and scale of future development across the city and are generally represented on the future land use map, which is a schedule to the OCP bylaw as well as the general land use table which outlines development objectives (densities, uses etc.) for each designation. The Task Force reviewed the existing future land use designation tables and maps developed the following recommendations to meet the projected growth and community housing needs.

1. Consolidate several Land Use Designations to allow for greater flexibility for housing development in strategic areas of the City

This initiative is being brought forward to reduce duplication within existing land use designations and allow greater flexibility to support increased densities within the community. This general recommendation is also reflected in recommendations for specific consolidations below.

2. Consolidate the 'infill residential' and 'detached residential' designations – allowing up to 4 residential units on all currently single and two family designated lands

The City's detached residential land use designations make up approximately 15% of the City's land base and by supporting up to 4 units on each parcel, neighbourhoods will be able to accommodate an increased range of housing types for an increased range of residents.



3. Increase densities in areas close to parks, services and employment

Look to increase density (such as ground oriented residential and urban residential designations) in areas close to existing parks and services (i.e. schools, shops, and commercial corridors).



4. Support changing commercial and residential land use designations to the Mixed Use designation, which include a mix of higher density housing mixed with commercial, office, institutional, retail and other uses, in strategic areas of the community and along key corridors with access to Transit / Services and Infrastructure including:

1. Downtown
2. North Gateway
3. South Gateway – Skaha
4. College Precinct
5. Strategic Transportation Corridors
 - a) Main Street & Martin Street
 - b) Skaha Lake Road
 - c) Government Street
 - d) Atkinson Street
 - e) South Main Street



These strategic areas of the community are serviced well with infrastructure and are located along key transportation corridors that can support increased residential densities mixed with other uses.

5. Remove the 3 storey building height limit in the Downtown Mixed Use Designation along Front Street and Main Street with improved design guidelines to retain the character of the Downtown

Downtown Mixed Use Land Use Designation contains a height restriction of 3-stories along Front Street and Main Street from the 100-600 Blocks. By increasing the allowable height, and creating design guidelines that seek to retain the character of the downtown, opportunity for more housing units will open up to support the downtown business community and continue to enhance the vibrancy of the downtown.



6. Allow for additional high density residential capacity on larger commercially designated properties by designating large shopping plaza properties 'Mixed Use'

Larger commercial designated properties such as Cherry Lane Mall and the Walmart, Safeway, Superstore precincts contain large tracts of surface parking. By looking to utilize the lands in a more efficient manner, increasing the residential densities on these lands will support increasing housing options for our community along strategic transportation corridors.



HOUSING POLICY RECOMMENDATIONS

The OCP housing policies guide where new housing is expected, what forms it should take, and the design elements of it while considering impacts to its surroundings. The Task Force reviewed the existing housing policies in the OCP to assess what was working well, what needed updating, and what was missing from the current OCP. The following is a summary of that discussion and the recommendations that came out of it.

7. Need to add more policy direction on specific places in the built-up core to focus growth/density

Create specific plans/direction for areas identified for additional density as reflected on the updated land use plan (i.e areas such as the area between Pen-hi and the hospital, areas between the malls, residential areas in the South Gateway and Cherryland).

8. More flexible parking options needed and parking reductions to incentivize housing development and encourage alternative forms of transportation

Parking was discussed in great detail and moving from parking 'requirements' to parking 'recommendations' and letting the market dictate parking needs in strategic areas of the city where transit and bike infrastructure are located and where amenities and employment lands are close by.

9. Revisit vacation rental policy/regulatory regime to consider further restrictions

Desire to see more restrictive regulations to protect rental housing in residential areas of the community.

10. Review policies and DP Guidelines to allow more flexibility and affordability considerations, focus more on the site design rather than building design

Desire to see a more streamlined process for infill development approvals and potential for pre-approved plans.

11. Carefully consider energy efficiency requirements with a lens to affordability of resulting homes

The Task Force spoke about finding a balance between high quality, energy efficiency and affordability.

12. Supporting housing for lower income residents of the city, including items such as micro/suites and supporting non market housing options in the community

The Task Force acknowledged the lack of reference in the current OCP to supporting subsidized housing and lack of reference for micro and small suites and that fact that smaller units can lead to more affordability.

Housing Actions

Additional items were raised through the breakout discussions with the OCP Housing Task force related to other bylaws and policies the City currently has, or should investigate, related to housing supply in the community.

While not OCP related, these items could potentially form separate recommendations on the large housing question and are shared here for further discussion:

- Incentive policies to spur new development/redevelopment, such as:
 - Property tax exemptions for rental housing or other forms of affordable housing
 - Density bonusing
 - Development Cost Charge (DCC) program amendments / exemptions
 - City installing infrastructure to support development
- Process improvement to bring housing on quicker such as
 - Waiving public hearings for specified housing projects
 - Pre-zoning areas to align with OCP designations
- The City will need to plan for and consider funding options for additional amenities to support residential growth in our neighbourhoods such as:
 - Neighbourhood parks
 - Road design to support alternatives to single occupant vehicles
 - Recreational facilities (pool, community centre, outdoor sports fields etc.)
 - Arts and cultural events
 - Infrastructure upgrades