

HAF Action Plan Summary – Kelowna, BC

Explanatory Notes:

- *The following summary is a high-level overview of the approved Housing Accelerator Fund (HAF) Action Plan.*
- *Local governments are expected to follow statutory processes and procedures when considering and adopting bylaws and policies, including public notification and input processes. HAF recipients have committed to follow regulatory requirements and to actively pursue the relevant council or other approvals needed to advance these initiatives.*
- *HAF recipients are also required to complete and regularly update a Housing Needs Assessment Report.*

Initiative 1: Adjusting Regulations: Implementing the Infill Options Program

Increasing infill development and gentle density in existing neighbourhoods *(implementation through 2023 and 2024).*

- Planning regulations will be updated to allow infill development as-of-right (removing the need for rezoning approvals) across a larger portion of the City's urban centres and adjacent neighbourhoods.

Initiative 2: Adjusting Regulations: Incentivizing Private Sector Housing Development

Offering developers additional financial incentives to build rental and affordable housing *(implementation through 2024 and 2025).*

- Kelowna will review existing programs (Rental Housing Grants Program, Revitalization Tax Exemption Program, density bonusing bylaw), explore new financial incentives and update those already in place.
- An updated suite of incentives and regulatory changes will be introduced to increase the number of affordable homes in private sector developments.

Initiative 3: Adjusting Regulations: Transit Supportive Corridor Planning

Creating detailed corridor plans that prioritize transit right-of-way and remove rezoning requirements for new housing close to key frequent transit routes.

- A detailed assessment will identify the optimal densities and other land use considerations for development along specific transit-supportive corridors *(research and planning in 2024).*
- This assessment will inform an update to planning rules to allow higher densities as-of-right while ensuring the long-term functioning of the transit right-of-way *(implementation through 2025 and 2026).*

Initiative 4: Investing in Land and Infrastructure: Use City-Owned Land for Affordable Housing

Expanding a dedicated fund to purchase land for affordable housing (*implementation through 2024 and 2025*).

- An expansion of the Housing Opportunities Reserve Fund will allow the City to acquire at least one development site each year.
- This proactive approach will create the predictable pipeline of City-owned land needed to unlock new affordable housing partnerships (see Initiative 5).

Initiative 5: Establishing New Housing Partnerships and Affordable Housing Delivery

Creating a new City-led program to create affordable rentals through direct partnerships with private and non-profit developers (*implementation through 2024 and 2025*).

- City-owned land will be appropriately zoned to help bring projects to the market as soon as possible.
- The combination of land and other financial incentives (see Initiative 2) will deliver homes at affordable rents (20% or more below market).

Initiative 6: Investing in Infrastructure to Unlock Housing

Reviewing infrastructure investment plans and adjusting internal processes to support an accelerated pace of housing development.

- This initiative will assess where infrastructure upgrades are needed to unlock new housing (*research and planning in 2024*).
- Improvements are intended to increase predictability by reducing servicing barriers and improving approval times for new developments (*implementation through 2026*).

Initiative 7: Updating Systems: Leveraging New Technology to Improve Processing and Data Management

Expanding the use of technology, including artificial intelligence (AI), to accelerate housing approvals and support evidence-based decision-making (*implementation through 2025*).

- The City will update its digital systems and increase data analytics capacity to improve tracking and reporting and compare trends over time.
- A new online permitting process will be introduced, including an integrated AI assistant and an automated compliance check, to reduce the need for back-and-forth interactions with planning staff and address common application deficiencies.