

## Official Community Plan – Housing Task Force Meeting

to be held in-person in Council Chambers

City Hall, 171 Main Street

Wednesday, November 29, 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 November 15, 2023 Official Community Plan – Housing Task Force Meeting 1-3

Recommendation:

*THAT the Official Community Plan – Housing Task Force adopt the minutes of the November 15, 2023 meeting as presented.*

### 4. New Business

Kassian/ Laven	4.1	Energy Step Code and Zero Carbon Step Code Update	4-13
Laven	4.2	Growth Plan Discussion	14-30
Laven	4.3	Draft OCP – Housing Task Force Recommendations	31-35

### 5. Next Meeting

The next Official Community Plan – Housing Task Force meeting is scheduled for December 13, 2023 at 4:30 p.m. in Council Chambers.

### 6. Adjournment

# Minutes

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## Official Community Plan - Housing Task Force Meeting

held in-person in Council Chambers  
City Hall, 171 Main Street  
Wednesday, November 15, 2023  
at 4:30 p.m.

**Present:** Nathan Little, Chair  
Nicholas Hill, Vice-Chair  
Drew Barnes  
Ajeet Brar  
Richard Langfield  
Linda Sankey  
Chris Schoenne  
Nicolas Stulberg

**Staff:** Blake Laven, Director of Development Services  
JoAnne Kleb, Manager of Communications and Engagement  
Steven Collyer, Senior Planner  
Gabe Tamminga, Planner I  
Hayley Anderson, Legislative Assistant

**Regrets:** Helena Konanz, Councillor  
Campbell Watt, Councillor  
Anthony Haddad, City Manager  
Rod Ferguson  
Alison Gibson  
Cheryl Kruger  
Brian Menzies  
Dara Parker

### 1. **Call to Order**

The 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 November 15, 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 25, 2023 meeting as presented.

**CARRIED UNANIMOUSLY**

Ajeet Brar joined the meeting at 4:35pm.

**4. New Business**

**4.1 Policy Briefing on Bill 44: Housing Statutes (Residential Development)**

The Senior Planner provided the Task Force an update on the Provincial legislation in Bill 44 related to upcoming requirements to zone for small-scale multi-unit housing and future changes to public hearings.

**It was MOVED and SECONDED**

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.

**CARRIED UNANIMOUSLY**

**4.2 Briefing on Short Term Rental Accommodation Act**

The Director of Development Services provided the Task Force with an update on the Short Term Rental Accommodation Act.

**4.3 Focus on Housing Engagement Results**

The Communications and Engagement Manager provided the Task Force with an update on the Focus on Housing engagement results.

**4.4 Draft OCP – Housing Task Force Recommendations**

The Director of Development Services provided the Task Force with an update on the draft OCP – Housing Task Force Recommendations and the Task Force members discussed the recommendations.

Richard Langfield left the meeting at 6:12pm.

**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**

**It was MOVED and SECONDED**

THAT the Official Community Plan - Housing Task Force adjourn the meeting held on November 15, 2023 at 6:14 p.m.

**CARRIED UNANIMOUSLY**

Certified Correct:

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Hayley Anderson  
Legislative Assistant



# Committee Memo

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**Date:** October 17, 2023  
**To:** OCP Housing Task Force  
**From:** Blake Laven, Director of Development Services

**File No:** RMS/3760-20 Special Projects

**Subject:** Energy Step Code and Zero Carbon Step Code Update

## Staff Recommendation

THAT the OCP Housing Task Force recommend to Council to opt-in to the Zero Carbon Step Code at the "EL-1" 'measure only' for 2024 with a plan for moving to EL-2 for new construction by 2025;

AND THAT the Committee recommend to Council to maintain the current approach to the energy step code for 2024 and 2025 with the goal of moving to Step 4 for Part 9 buildings in 2026;

AND THAT the Committee recommend to Council support for an incentives program for projects that meet EL-2 or higher of the Zero Carbon Step Code receive a similar Building Permit fee refund as is currently in place for the Energy Step Code.

## Background

At the March 21, 2023 Committee of the Whole, two delegations presented information to City Council making recommendations about sustainable building practices. The first delegation, from First Things First Okanagan, presented on the new BC Zero Carbon Step Code and challenged the City to opt-in to the new Provincial program. The second delegation was from two local designer/builders with recommendations around moving towards more sustainable construction through incentives and streamlining processes rather than through new regulations.

At the Council meeting following the Committee of the Whole, Council passed the following resolution:

135/2023

**It was MOVED and SECONDED**

THAT Council direct staff to report back with information regarding incentive ideas for step code and net-zero ready building.

**CARRIED UNANIMOUSLY**

In response to that direction, staff prepared a report for Council that presented several options for Council to move forward and provided recommendations for Council to consider. The recommendations included that the City opt in to the new Zero Carbon Step Code at the measure only level for 2024, moving to EL2 in 2025

and that the city maintain the status quo on the Energy Step Code until 2026. The report also made recommendations around some incentives. Council at the October 17<sup>th</sup> Regular meeting, received the report from staff and passed the following resolution referring the matter to the OCP Housing Task Force for comment:

8.8	<u>Energy Step Code and Zero Carbon Step Code Update</u>
380/2023	<p><b>It was MOVED and SECONDED</b></p> <p>THAT Council refer the Energy Step Code and Zero Carbon Step Code Update to the Official Community Plan – Housing Task Force for their review and recommendation.</p> <p><b>CARRIED</b></p> <p><b>Mayor Bloomfield and Councillor Gilbert and Miller, Oppose</b></p>

This memo is in response to that direction and proposes to receive support from the Committee for staff's recommendations.

#### *New provincial initiatives*

In May of this year, the province announced new initiatives pertaining to the energy efficiency of new buildings (Attachment A). The first change announced was a requirement for all new construction to meet 20% more energy efficiency than the minimum BC Building Code standard – equivalent to Step 3 on the Energy Step Code for small buildings (Part 9 buildings) and Step 2 for large buildings (Part 3 buildings). The second announcement was the introduction of a new energy modeling system called the Zero Carbon Step Code (ZCSC), which deals with carbon emissions of new construction.

The two announcements are part of the Province's commitment towards their Clean BC 2030 goals – where new buildings are to be zero carbon by 2030 and net-zero energy ready by 2032.

The province originally introduced the Energy Step Code in 2017. The Energy Step Code has 5 steps, with each step having a higher requirement for energy performance and building efficiency above and beyond what the BC Building Code requires. When originally introduced the province allowed municipalities to opt-in or out of the requirement, but has over time made meeting certain levels of the Step Code increasingly mandatory, leading to the May 2023 changes shared above. The next step up is scheduled for 2027, where all new Part 9 buildings will be required to meet Step 4.

The Zero Carbon Step Code (ZCSC), introduced in May of 2023 has a different but related focus to the Energy Step Code. Whereas the Energy Step Code requires buildings to have a specified energy efficiency, the ZCSC focuses on emissions reductions – with the goal of having buildings with zero carbon emitting emissions (ie no natural gas used for space or water heating or cooking) at its highest level (EL – 4).

Rather than numerical steps the ZCSC is categorized into the following 4 categories "Measure Only" (EL-1), "Moderate Carbon Performance" (EL-2), "Strong Carbon Performance" (EL-3) and "Zero Carbon Emissions" (EL-4). There are two ways of showing compliance to the ZCSC. The first as shown on the graphic below (figure 1), is for BCBC Part 9 buildings, and is a proscriptive method that requires less reliance on natural gas/fossil fuels.

## Staggered carbon performance tiers



Figure 1: Proscriptive method for meeting Zero Carbon Step Code categories (graphic from BOABC)

The other performance measure used for BCBC Part 3 buildings is a system-based numerical GHG emissions calculation that has a certain allowable emissions level for each step.

Like when the Energy Step Code was first introduced, municipalities have the ability to opt-in to the new standard. The ZCSC will, like the Energy Step Code, become mandatory eventually as the province attempts to meet its 2030 commitments. The province has not shared timelines yet on when the moderate and strong steps will be required, but it is likely that over the next few years the province will mandate these requirements and it is anticipated that they will require EL-4 (Zero Carbon) by 2030.

With regard to the Energy Step Code, Local governments will continue to have the ability to adopt Step 4 or higher for Part 9 buildings, and Step 3 or higher for Part 3 buildings. However, it will no longer be necessary for local authorities to adopt by bylaw either the Step 3 standard for Part 9 buildings or the Step 2 standard for Part 3 as these standards have become universally applicable province-wide as the new minimum acceptable standard for compliance with the BCBC.

The following chart outlines where the province is on the two programs:

	Building Type	May 2023	2024	2027	2030	2032
<b>BC Energy Step Code</b>	BCBC Part 9 (small buildings)	Step 3		Step 4		Step 5
	BCBC Part 3 (large buildings)	Step 2		Step 3		Step 4
<b>Zero Carbon Step Code</b>		Introduced, optional compliance	TBD	TBD	EL-4	

*Figure 2: Provincial timelines on energy and zero carbon step codes*

Further information related to the Energy and Zero Carbon Step Codes can be found in Attachments A.

*Municipal update*

Penticton was a leader in the province in the implementation of the Energy Step Code. The adoption of the 2018 Building Bylaw set a high standard for energy efficiency and City Building Department staff have worked hard to bring the local industry along, with both ambitious requirements (usually a step ahead of the province) and incentives for achieving higher levels (ie building permit reductions, blower door testing rebates etc.). Building Department staff have also provided many industry training sessions and through a grant from Fortis BC, hired a specific Building Inspector for two years to assist applicants on meeting the new Energy Step Code requirements.

As of May 1<sup>st</sup>, the province has caught up to where Penticton is on our Step Code journey. Penticton does continue to offer incentives for projects that build above this level. Incentives for achieving higher Step Code performance than Code minimum will continue to receive a 5% permit fee refund for those projects achieving Step 4 or 5.

In 2021, the City adopted a new Climate Action Plan, which includes commitments around moving to zero emission buildings. That plan showed that 32% of the greenhouse gas emissions generated in the City of Penticton are from our homes and buildings. The main source of those emissions are from space and water heating. The Plan calls for the City to adopt Step 4 of the BC Energy Step Code prior to the 2027 provincial deadline and calls for the City to opt-in to any provincial carbon metrics for new buildings if/when they become available.

The City has also taken many other measures to promote more sustainable construction, such as Electrical Vehicle Ready requirements in all new buildings (2023), increased requirements for shade tree planting (2019) and the support of a parking reduction pilot (2023), among many other policy changes.

With the new Zero Carbon Step Code coming into existence, a decision is required on whether Penticton should take a similar leadership approach as was taken with the Energy Step Code. Several municipalities have already come out with aggressive approaches (Victoria, Nelson, and Nanaimo as examples). Alternatively, the City could take a more measured approach at this time given the current state of the construction industry (discussed in further detail in the Analysis section). The City will also have to make a decision on where we want to be on the Energy Step Code continuum – the province is scheduled to move to make Step 4 mandatory for all small buildings by 2027. As stated above, our Climate Action Plan recommends moving ahead of the province on the requirement for Step 4.

**Proposal**

Staff are recommending that Council opt-in to the Zero Carbon Step Code but take a 'monitor only' (EL-1) approach for 2024 with a goal of moving to EL-2 in 2025. This would provide a year to monitor how closely buildings are coming to meeting the new requirement and for the industry to get ready for the new regulations for 2025. Staff are also recommending no changes to the current approach on the Energy Step Code for 2024 or 2025, but move towards Step 4 for Part 9 buildings in 2026.


Staff are also recommending including incentives for buildings that do meet a higher standard on the ZCSC, similar to what is provided with Energy Step Code compliance (building permit rebates). Building Permit rebates are used by many municipalities to incentivize more sustainable construction. Staff have seen some success in this with 34 projects receiving rebates in the past 3 years. Fortis BC and other governmental organizations also provide rebates and other financial incentives to builders meeting higher levels of sustainability.

In addition to rebates, staff originally recommended that for projects that meet the highest levels of the step code be granted a density bonus in the form of an additional dwelling unit, up to 90m2 in size, above and beyond what the density and maximum unit count of the current zoning permits. Given the new provincial small scale multi-unit housing initiative, this incentive no longer will be viable. Staff are exploring other options for incentives.

Should Council support the proposed changes, the Building Department and Climate Action Department staff will host information sessions throughout 2024 to assist the building community in getting ready for the new requirements.

## Climate Impact

The City's Green Build program, which emphasizes new construction, plays a significant part in the City's overall Community Climate Action Plan (CCAP). The recent changes implemented within the Provincial Energy and Zero Carbon Step Codes are in alignment with the city's plan outlined in New Build 1.2: Adopt a low-carbon approach to the Step Code (p. 56).

<p>NEW BUILD 1.2</p> <p><b>Adopt a low-carbon approach to the Energy Step Code</b></p>  <p>Lead: Buildings</p>	<p><input type="checkbox"/> Conduct consultation with the local building industry about low carbon approaches to the Energy Step Code</p>	<p><input type="checkbox"/> Adopt a tiered approach encouraging low carbon energy systems (e.g. Step 3 community wide, Step 2 if they connect their project to a district energy system or implement a low carbon energy system</p>	<p><input type="checkbox"/> Adopt the Provincial GHG metrics when they become available</p>	<p><input type="checkbox"/> Investigate opportunities to address embodied carbon in the construction sector</p>
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To meet the CCAP GHG reduction target of a 40% reduction in emissions below 2007 levels by 2030, 67.5% of new homes will be required to have zero-carbon heating sources starting in 2023 (p. 73). New homes will need to be built with zero carbon heating sources, such as heat pumps, as heating homes with natural gas significantly increases emissions in comparison to using electricity for space and water heating.

Electricity is nearly emissions free in BC and heat pumps use 1/2 to 1/4 the energy of a home heated by baseboard heaters, saving energy and money for residents over the long run. Each new building that is inefficient and has a fossil heating system is one more building that will need to be retrofitted at a later date.

## Analysis

Staff's recommendations will make progress towards a lower carbon future and ensure our new buildings are constructed as energy efficiently as possible.

While this recommendation does not move as quickly from a regulatory perspective as some may wish and as quickly as some other communities have done, there are other issues to consider, such as housing affordability and availability. The construction industry, particularly for housing, is in a precarious moment,

with several headwinds slowing progress – high construction costs, inflation, high interest rates, labour shortages and supply chain issues. We are seeing these challenges play out in real time with a significant slowing down of housing construction in Penticton over the past year, despite unprecedented demand for housing. Adding additional costs through higher regulations can compound the already precarious state of the industry and add complexity to building projects. In addition, the province is expected to make significant changes to the BC Building Code in late 2023, requiring the industry to evolve to meet those changes as well.

Furthermore, staff are recommending a financial incentive, reduction in a building permit fee for qualifying projects, that have the potential to make meeting higher levels attractive for developers.

The proposals recommended by staff move us in a measured way towards the targets in our Climate Action Plan. Staff will continue to work with industry partners to make this transition to a low carbon future as collaborative as possible through continued education sessions and workshops.

In conclusion, staff recommend that the Committee recommend that the City opt-in to the Zero Carbon Step Code program at a EL-1 (measure only) level for 2025 and EL-2 for 2025 and that the City maintain the status quo on the Energy Step Code for 2024 and 2025, looking to move to Step 4 for Part 9 buildings in 2026.

### **Alternate recommendations**

Staff also presented alternatives for Council's consideration and these are included for the Committees consideration as well.

The first alternative was for the City to take a more aggressive approach to meeting our climate action targets. Under this scenario, the Committee could recommend that Council support a higher level on both the Energy Step Code and Zero Carbon Step Code. If that is the direction the committee wishes to recommend Council follow, staff recommend not going higher than Zero Carbon Step Code EL-2 and Energy Step Code Step 4 for 2024, to ensure the industry has some time to prepare for the changes. Staff, however, are not recommending this approach at this time as Council has set housing affordability and availability as a priority and adding this additional consideration onto an industry currently experiencing significant challenges, may result in a further slowdown in construction.

Alternatively, the Committee may wish to maintain the City's status quo approach and monitor the experiences of other communities that are looking at being more aggressive with their building requirements. If that is the case, staff recommend Alternative 2.

1. THAT the Committee recommends that Council elects to opt in to the Zero Carbon Step Code at level EL-2 and Step 4 of the Energy Step Code 4 for 2024.
2. THAT the Committee recommends that Council elect to take a status quo approach and wait for the province to mandate the Zero Carbon Step Code and any higher steps on the Energy Step Code prior to the


### **Attachments**

- Attachment A – BC Building Safety Standards Branch: 20% Better Energy Efficiency and Zero Carbon Step Code

Respectfully submitted,

Blake Laven,  
Director of Development Services

## Attachment A – BC Building Safety Standards Branch: 20% Better Energy Efficiency and Zero Carbon Step Code



**BRITISH COLUMBIA**  
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**Information Bulletin**  
**Building and Safety Standards Branch**  
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Email: [building.safety@gov.bc.ca](mailto:building.safety@gov.bc.ca)  
Website: [www.gov.bc.ca/buildingscodes](http://www.gov.bc.ca/buildingscodes)

No. B23-01  
May 1, 2023

**20%-Better Energy Efficiency & Zero Carbon Step Code**  
**British Columbia Building Code 2018 - Revision 5**

The purpose of this bulletin is to provide information about the Revision 5 changes to the British Columbia Building Code 2018 (BCBC) regarding energy efficiency and the introduction of voluntary requirements for greenhouse gas reduction. This bulletin also provides information about how these changes may involve or affect local government bylaws.

**20%-Better Energy Efficiency**

To meet CleanBC's goal of net-zero energy ready new construction by 2032, the BCBC will gradually increase energy efficiency requirements. As of May 1, 2023, the first incremental change to the BCBC requires new construction to be 20% more energy efficient.

**Performance-based Approach**

Effective May 1, 2023, most new buildings will be required to comply with the energy efficiency requirements of the BC Energy Step Code. The BC Energy Step Code's performance-based energy efficiency approach requires that a building's designed performance be evaluated through whole-building energy modelling and on-site airtightness testing to validate how the building's design and construction meets performance targets for the desired 'Step' of the BC Energy Step Code.

Effective May 1, 2023, the lower Steps in Article 9.36.6.3. for Part 9 buildings and Step 1 in Article 10.2.3.3. for Part 3 buildings will be marked as 'reserved' in Division B of the BCBC and are no longer be applicable to new construction.

Local authorities will continue to have the ability to adopt Step 4 or higher of the BC Energy Step Code for Part 9 buildings, and Step 3 or higher for Part 3 buildings. However, it will no longer be necessary for local authorities to adopt by bylaw either the Step 3 standard for Part 9 buildings or the Step 2 standard for Part 3 as these standards will become universally applicable province-wide as the new minimum acceptable standard for compliance with the BCBC.

**Prescriptive Approach**

As of May 1, 2023, the prescriptive values for energy efficiency in the BCBC will increase, targeting an improvement of 20%. These prescriptive requirements are applicable to Part 9 buildings not within the scope of the BC Energy Step Code such as Part 9 non-residential and some mixed-use buildings. Under the prescriptive approach, buildings must meet specific requirements for insulation, windows, and other equipment. This approach focuses on individual assemblies or pieces of equipment, rather than the performance of the whole building as a system.

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1





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 Website: [www.gov.bc.ca/buildingcodes](http://www.gov.bc.ca/buildingcodes)

On a temporary basis, the Building Act General Regulation will allow local authorities to permit the prescriptive approach to be used for those Part 9 buildings that the BC Energy Step Code would otherwise apply to, for example, single-family homes. This may be necessary in rural and remote areas of the province where access to energy modelling and airtightness testing services is limited or impractical.

Where a local authority chooses to allow for compliance with the prescriptive requirements, they may not restrict builders from voluntarily complying with the performance requirements of Step 3, Step 4, or Step 5, as an acceptable alternative to the prescriptive requirements.

However, where a local authority requires compliance with Step 4 or Step 5 for Part 9 buildings, builders may not use the prescriptive requirements and must satisfy the performance requirements of the BC Energy Step Code (energy modelling and airtightness testing), with the exception of log homes.

#### **Bylaw Required to Accept the Prescriptive Approach**

Acceptance of the prescriptive approach for Part 9 buildings to which the BC Energy Step Code applies must be done by a bylaw in relation to the conservation of energy. No bylaw is required for those Part 9 buildings to which the BC Energy Step Code does not apply like Part 9 non-residential and some mixed-use commercial buildings.

Local authorities may adopt a specific bylaw to accept the prescriptive requirements in Subsections 9.36.2 to 9.36.4., Division B, of the BCBC or amend an existing bylaw such as a building bylaw. Local authorities should seek legal advice to determine how best to amend bylaws to achieve their desired policy intent, within the limitations established by relevant legislation (e.g. *Building Act*).

Unless a bylaw to accept the prescriptive approach has been adopted, the BCBC requires the performance approach to be followed for Part 9 buildings.

#### **Log Homes**

A definition of "log homes" has been added to the BCBC (See Sentence 9, Division B, Article 9.36.1.2.) to describe homes where the exterior vertical walls primarily consist of structural log members.

When the regulatory amendments to the BCBC come into effect on May 1, 2023, log homes will have the option of complying with the BC Energy Step Code but will also have several available compliance paths under the prescriptive approach. (See Sentence 7 in Article 9.36.1.3., Division B, BC Code.) Local authorities do not need to adopt a bylaw to accept the prescriptive approach for log homes and must not limit acceptance of log homes to the performance approach only.

Further information on the changes to the BCBC for energy efficiency can be found in Information Bulletin No. B23-02.

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## Information Bulletin

### Building and Safety Standards Branch

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### Zero Carbon Step Code

Previous iterations of the BCBC contained energy efficiency requirements without directly addressing greenhouse gas (GHG) emissions. Amendments to Division B, Parts 9 and 10 of the BCBC will add new optional technical building requirements for the reduction of GHG emissions. These requirements, commonly referred to as the Zero Carbon Step Code, come into force on May 1, 2023.

Technical requirements for GHG emissions have been added to the BCBC using a tiered approach, similar to the BC Energy Step Code. Local authorities have the discretion to determine which of the levels, if any, will apply in their jurisdiction, to further decide in which areas the level or levels will apply, and under what conditions or circumstances. Local authorities must adopt all elements of the selected level(s) and are not able to select individual elements from one or more of the levels.

The Zero Carbon Step Code has four levels of increasing stringency for Part 9 and Part 10 buildings. The first level of the Zero Carbon Step Code is called EL-1 ('Measure-Only') as it only requires measurement of a building's emissions. EL-2 is the next level and will likely require decarbonization of either space heating or domestic hot water systems. The next level is EL-3 which will require decarbonization of both space heating and domestic hot water systems. EL-4 is the fourth and final level and indicates that the operation of the is as close to zero emissions as possible.

Initially, the Zero Carbon Step Code requirements will be voluntary. The CleanBC Roadmap to 2030 commits to requiring increasingly stringent emission requirements for new buildings in 2024 and 2027. In 2030 the BCBC will require all new buildings to be zero carbon.

Further information on the Zero Carbon Step Code is available in Information Bulletin No. B23-03.

### Other Authorities for the Reduction of Greenhouse Gas Emissions

It is not the intent to restrict the ability of local authorities to establish incentives and other voluntary requirements for GHG emissions in buildings or impede other relevant authorities in other legislation, particularly, the authorities for development permit areas for the reduction of greenhouse gas emissions in ss. 491(9) of the *Local Government Act*, as well as s. 53(2)(c) of the *Community Charter* and s. 298(2)(c) of the *Local Government Act* which provide local governments with the authority to regulate with respect to the reduction of GHG emissions. It is recommended that all local governments with bylaw requirements regarding GHG emissions review any technical requirements to ensure they are in keeping with these authorities.

Technical requirements in bylaws that are outside the scope of these authorities may be affected by section 5 of the Building Act. Adding technical requirements to the BCBC for GHG emissions and amending the Building Act General Regulation to limit the extent to which these matters are 'unrestricted', may mean that local building requirements no longer have the force of law. It is recommended that legal advice be sought as necessary.

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### **Application to Existing Buildings**

It can be difficult to determine what requirements in the BCBC should apply when an existing building is being altered. To address these challenges, the Province is supporting the National Research Council's development of a code that will address alterations to existing buildings. Anticipated for release in 2024, this code will help to provide guidance to owners, designers, local governments, and building officials.

The Energy and Zero Carbon Step Codes were developed for new buildings. Division A of the BCBC discusses alterations to existing buildings and options for applying the requirements of the BC Building Code to existing buildings.

Discretion and judgement must be exercised by designers and enforcement officials when applying the acceptable solutions in Division B to the alteration to an existing building as described in Division A. Each alteration to each existing building requires unique consideration. As outlined in Division A, it is up to the local governments that administer and enforce the BCBC to determine what is appropriate and practical on a case-by-case basis.

### **More Information**

The Building Act and Building Act General Regulation are available online at [BC Laws](#).

### **Other Links**

- Ministry website: <https://www2.gov.bc.ca/gov/content/industry/construction-industry/building-codes-standards>
- Free online access to the [BC Building Code](#) and the [BC Fire Code](#) is available on the BC publications [website](#).

### **Contact the Building and Safety Standards Branch**

- **General** inquiries can be sent to [building.safety@gov.bc.ca](mailto:building.safety@gov.bc.ca)

### **Contact the Local Authority**

- Local authority contact information is available online at <http://www.civicinfo.bc.ca/directories>.

The Building and Safety Standards Branch does not enforce compliance with the BC Code. Local authorities are authorized to enforce the BC Code through the Local Government Act and Community Charter.

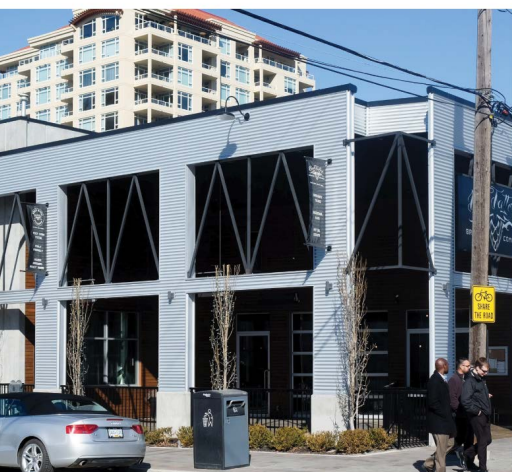
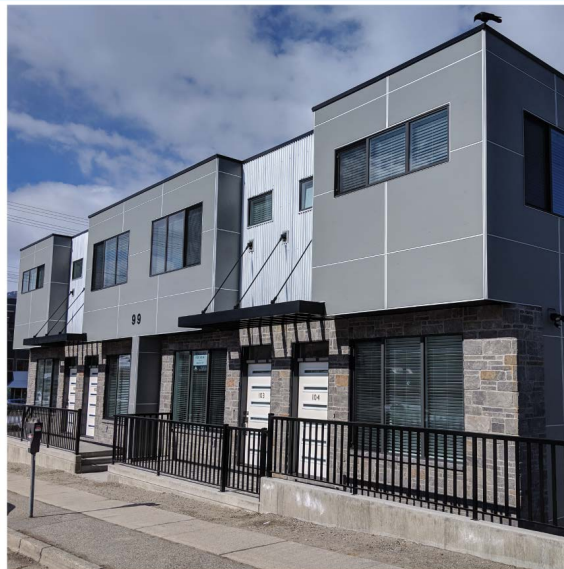
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## Chapter 3

# Growth and Land Use Plan







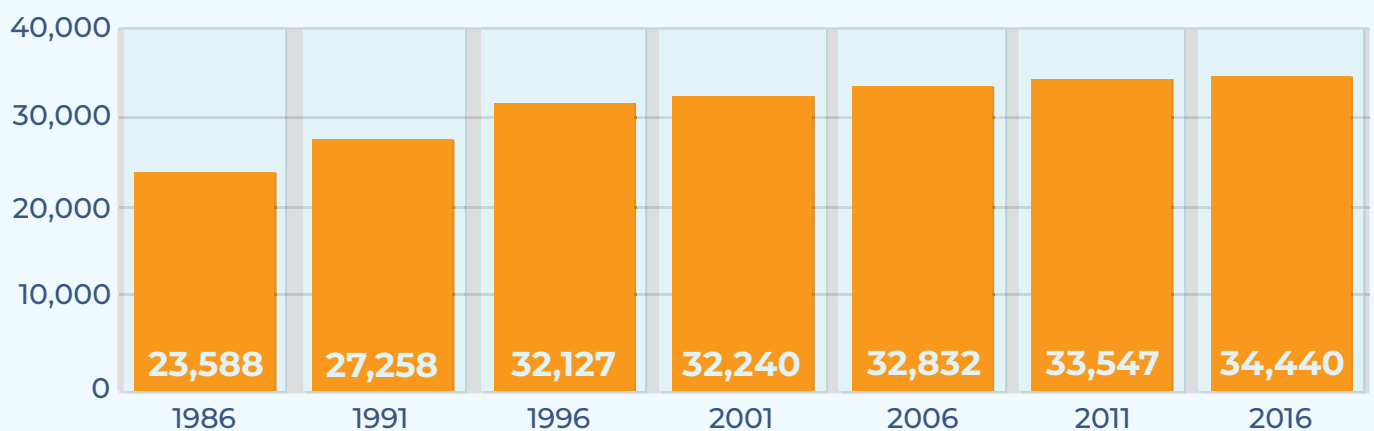




## Population Growth Projection

The City of Penticton has experienced slow but steady population growth for the last twenty years, and that trend is expected to continue into the future. The population grew from 32,127 people in 1996 to 33,762 people in 2016. Following relatively rapid growth in the 1980s and slower growth from 1996 to 2006, the city grew by 0.48% per year between 2006 and 2016, which was greater than the Regional District as a whole, but lower than the provincial average of 1.14%.

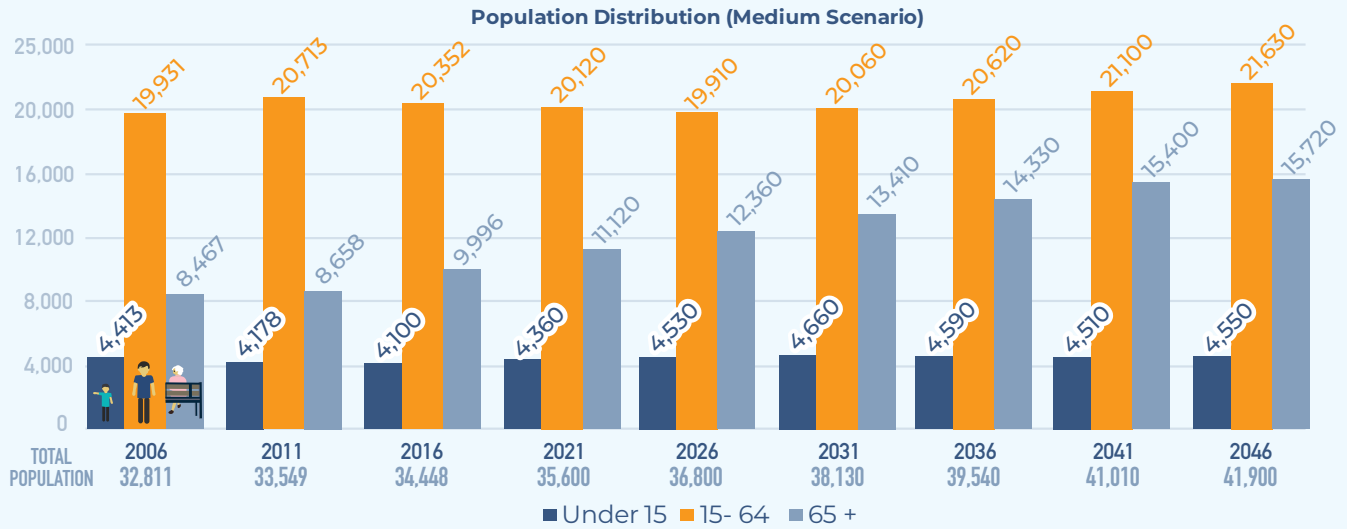
### POPULATION GROWTH: 1986-2016 PENTICTON



A population growth rate of 0.65% per year to 2046 is anticipated. This projection is based on fertility rates, death rates and migration, and is a medium growth scenario. Variation in these rates could result in a higher growth rate (1.1%) or low growth (0.1%). Penticton is expected to experience net growth due to positive in-migration offsetting negative natural growth (more deaths than births). As a result, the city is estimated to add about 250 people per year to have a population of around 41,900 by 2046. This represents an increase of about 7,500 people, or about 4,450 new households over 2016 levels.

Penticton's current population is older than the provincial average. The median age is 52 in Penticton and 43 in BC. Demographic analysis suggests that the 65 and older age groups are estimated to increase as a proportion of the population, growing from 29% in 2016 to 38% by 2046. The working age population is estimated to grow in absolute numbers, but decrease as a percentage of the population 59% to 52%, while the number of children (less than 15), are likely to remain the same.

These estimates, however, do not account for larger-scale economic and social factors, which may not be anticipated and could increase migration to the region, or as proactive efforts to grow existing businesses and/or attract new employers to the Penticton area. The recognition of Penticton as a recognition place to live, work and play may impact these demographic projections by increasing in-migration.



The 2002 OCP assumed growth projections for Penticton which were far more “ambitious”. It was anticipated that the population would grow at over 2% per year, meaning that by 2018 Penticton would have a population of around 45,000. Accordingly, the growth plan in the 2002 OCP needed to accommodate a greater population into the future than this OCP projects. This is reflected in the Future Land Use Plan from 2002, which showed significantly more hillside growth, notably in the Northeast Sector and Campbell Mountain area. Additionally, recent years have seen a much greater emphasis on infill development and intensification of existing neighbourhoods and the Downtown. Given the lower growth projections, the growth plan in this OCP consequently requires less emphasis on hillside development, even though that is still required to some degree, and more emphasis on intensification of our existing developed land base.



## Penticton By the Numbers

**250**

new Pentictonites  
each year

**41,900**

population by  
2046

**7,500**

new people  
by 2046

**4,450**

new house-  
holds by 2046



## Community Expectations Regarding New Development

As Penticton grows to meet its projected residential and economic needs, there are strong community expectations around the quality and character of new development.

### Design Expectations

New developments must demonstrate a high quality of design that respects neighbours, is sustainable, and reflects Penticton's unique climate, generally lower-height of development and natural setting. Many of these expectations are captured in Development Permit Area design guidelines (see Chapter 5).

### Environmental Expectations

Development – at the neighbourhood and building level – and all activities in and around the city must be light on the land to protect, preserve and enhance the natural areas, agricultural land and parks that are so highly valued by Penticton's residents. Environmental, Riparian and Hillside Development Permit Guidelines (see Chapter 5) as well as policies around environment and resilience (Chapter 4) serve to maintain the integrity of these areas and manage development to ensure that these natural and agricultural areas remain intact for future generations.

### Expectations for Maintenance

Citizens of this community have expressed expectations that properties will be well maintained, kept attractive and minimize disruptive impacts on neighbours. When these expectations are not met, appropriate enforcement action from the City and from partner agencies from other levels of government with specific regulatory authority will be taken.

### Safety Expectations

Safety will be a fundamental consideration in the design of new developments and neighbourhoods. These will be informed by CPTED (Crime Prevention Through Environmental Design - see Glossary) approaches and principles such as "eyes-on-the-street". Safety in public spaces and for all kinds of mobility (pedestrians, cyclists, seniors and children) must be taken into consideration. Safety in terms of mitigating environmental risk –wildfire, geotechnical hazards and flooding –must be considered as the city grows and develops.



## Land Use Needs

There is a direct correlation between population growth (and its associated demographics), and the requirements for additional housing, parks, schools, and commercial institutional and industrial land, which provide employment, shopping and services for the growing community.

### Housing Land Use Needs and Targets

Based on our projected population growth, we can expect to add around 4,450 new households to Penticton by 2046, or about 150 new units per year. Of these, ideally 110 would be owner-occupied and 40 rented. To address affordability concerns, about 19 owner-occupied and 27 rental units should be targeted for households in core housing need, which is defined as:

- in housing falling short at least one of adequacy, affordability or suitability standards, and
- spending 30 per cent or more of their before-tax income to pay the rent

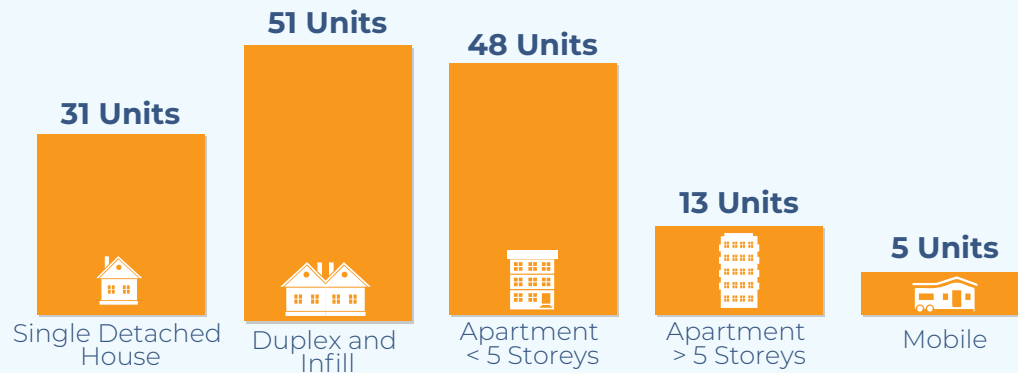
While housing in Penticton is predominantly single-detached houses (43% of the total), this proportion has been decreasing. This trend is going to continue into the future due to the limited options for new single-detached neighbourhood development, the increased preference for more urban living closer to the Downtown and other amenities, increased housing costs, and the needs of an aging population. In terms of needs by housing type, the greatest demand will be for duplexes and infill (rowhouses, townhouses, etc.) (1,539 units) and low-rise apartments (1,440 units). There will also be a need for additional single-detached houses (929 units) as well as more limited demand for mid-rise and high-rise apartments and condos (389 units).

*It is important to note that these figures represent net growth, and that some redevelopment projects result in the demolition of older units that will be replaced without adding additional housing stock (e.g., if a house is demolished to build a new duplex, only one new unit is added to the housing stock)*



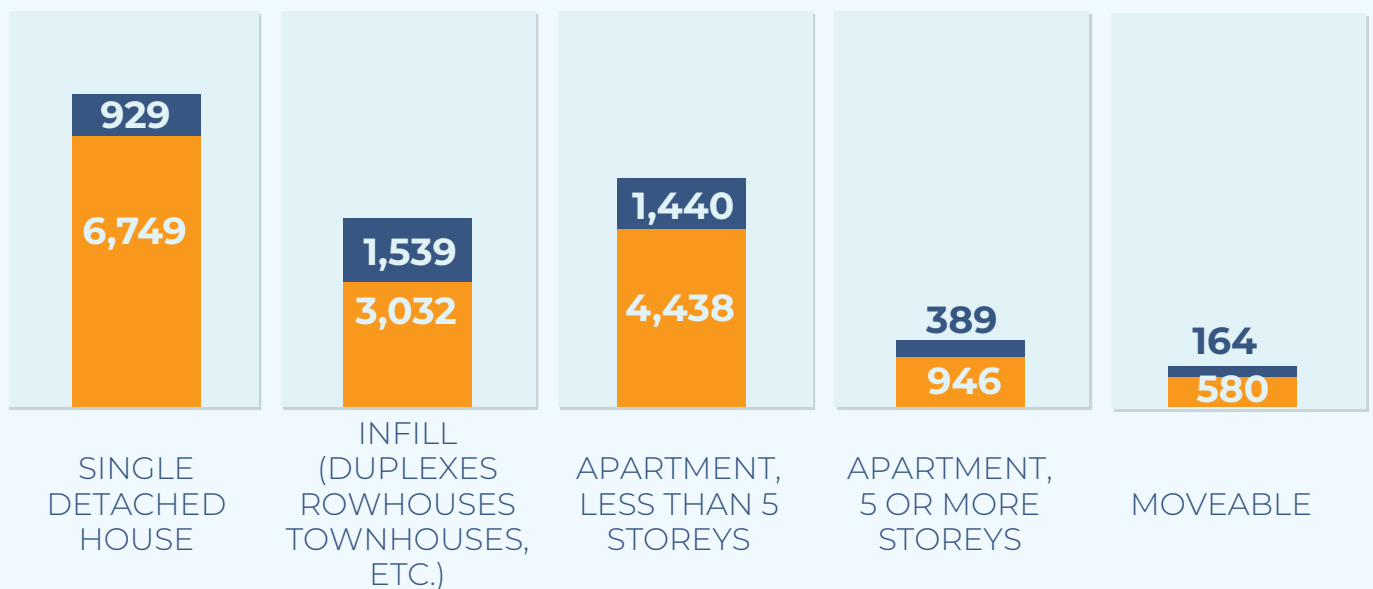


## Projected Annual Housing Needs



## HOUSING NEEDS BY TYPE: 2016-2046

existing inventory    forecasted need



Source: Statistics Canada and Urbanics Consulting

## Housing Land Use Targets:

- The development of 150 additional homes per year (net), on average
- One in four new housing units should be rental
- Development of a mix of new housing that is 75% multifamily and infill housing and 25% single-detached housing to meet the housing needs of our population, and to make the most efficient use of our limited land base and valuable infrastructure while still meeting the demand for new single-detached housing





## Commercial Land Use Needs and Targets

Expected demand for commercial (retail and office) land is derived from an assessment of population growth, employment growth and the regional retail economy (for retail demand).

In terms of land requirements, Penticton currently has about 2.5 million square feet of retail floorspace, and a relatively healthy 5.4% vacancy rate. The greatest amount of retail floorspace (38%) is in the southern end of town due to the Cherry Lane Mall and numerous big box stores. Just over a quarter of the retail floorspace is in the Downtown, although this area also has the highest vacancy rate at 12%. The dominant retail sectors are service commercial (580,000 sf), food and beverage (265,000 sf), and general merchandise stores (215,000 sf).

Based on retail behaviour, Penticton's place in the region and population growth, it is anticipated that Penticton could support about 3.7 million square feet of retail floorspace in 2046, a growth of 1.3 million square feet, with the greatest growth sectors being grocery, food and beverage, and service commercial. The revitalization of the Downtown and development of mixed-use projects there could likely lead to an intensification of retail uses, including smaller-format grocery, and a reduction in vacancies. Larger-format retail stores will likely remain strong in the central and southern parts of the city, with some potential relocation or new growth occurring on the Penticton Indian Band lands near Green Avenue.

A substantial amount of office space exists, but there is limited new construction taking place, with a few exceptions. About 7.5% of the 773,000 square feet of office space is vacant and demand for office space is limited. Looking ahead to 2046, the city could accommodate about 147,000 square feet of new office space, but in order to be attractive to particular users, like the growing technology sector, this office space would need to be of a higher quality ("Class A"), and in attractive high-amenity areas such as the Downtown.

### Commercial Land Use Targets:

- *An additional 1.3 million square feet of retail floorspace (43,000 sf/year) through intensification of existing commercially-zoned lands and vacant sites*
- *Development of an additional 147,000 square feet of office space (5,000 sf/year) with an emphasis on high-quality office space in the more desirable parts of the city, particularly the Downtown*







## Industrial Land Use Needs and Targets

The industrial sector is a vibrant and fundamental part of the Penticton economy, providing stable, well-paid employment and important services to the region. Currently, there are 280 acres of industrial land, and that land is relatively constrained by existing development and geography. Growth is anticipated in the agricultural, food processing, bioproducts and cannabis production industrial sectors, and by 2046, we are likely to require about 60 more acres of land to meet our needs. There are opportunities to intensify existing industrial developments to a certain degree, but it is quite likely that a proportion of the demand for new industrial land will be met outside of the city, such as on Penticton Indian Band lands, or elsewhere in the region (e.g., Okanagan Falls).

### Industrial Land Use Targets:

- No net loss of land currently zoned for industrial uses
- 60 additional acres of industrial land in or near Penticton







## Agricultural Land Use Needs and Targets

Almost one-fifth of Penticton's land base is part of the Agricultural Land Reserve (ALR), with additional land outside of the ALR zoned for agriculture. Agriculture has long been central to Penticton's economy and identity. Agricultural lands need long-term protection from development and/or degradation to sustain diverse farm and food producing enterprises.

### Agricultural Land Use Target:

- 843 hectares of land within the Agricultural Land Reserve within city limits







## Park Land Use Needs and Targets

The 2018 Penticton Parks and Recreation Master Plan contains a comprehensive analysis of park land supply and an assessment of park land use needs. Penticton generally aligns with averages compared with other municipalities across the province in terms of park land per 1000 residents (2.5 hectares/1000 population in 2018). Spatially, residents in nearly all developed urban and suburban areas are within a 10-minute walk to a city-wide or community park or a 5-minute walk to a neighbourhood park. As the city grows, however, proactive steps will need to be taken to ensure that park standards are maintained, particularly given this OCP's emphasis on intensification of the existing urbanized areas through infill development.

### Park Land Use Targets:

- *Develop existing City lands as park or acquire additional park land to meet the standard of 2.5 hectares of active park land per 1,000 population (active park land includes city-wide parks, community parks, neighbourhood parks and trail corridors).*
- *In the case of new neighbourhood development, meet a standard of 1.55 hectares/ 1,000 population of community and neighbourhood parks and trail corridors to serve the existing and new population.*





## Future Land Use Plan



GUIDES FUTURE  
DEVELOPMENT



BALANCES  
MULTIPLE  
OBJECTIVES



ACHIEVES A  
GROWTH  
STRATEGY



CREATE A  
HOLISTIC VISION  
FOR THE CITY

### Introduction: What is a Future Land Use Plan?

A Future Land Use Plan is a core component of this OCP, and is a key implementation tool to guide future development, balance multiple objectives and achieve a growth strategy. It provides direction on allocating land uses geographically to create a holistic vision for the city. The land uses are generalized into designations that accommodate a range of compatible uses and defined forms, with high-level descriptions of height and/or density. Development within a particular designation must conform to the defined uses and forms; divergence from them requires an OCP amendment to change the Future Land Use Designation.

A Future Land Use designation can encompass a range of different zones. Zoning designations, contained within the City's Zoning Bylaw, define permitted uses and regulations regarding density, massing, setbacks and form. Development Permit Area Guidelines, where they exist, provide a further level of design or environmental direction for development.

### How was the Future Land Use Plan Created?

The Future Land Use Plan defines Penticton's growth over the next thirty years. It was created through evaluation and analysis of a broad range of inputs and ideas:

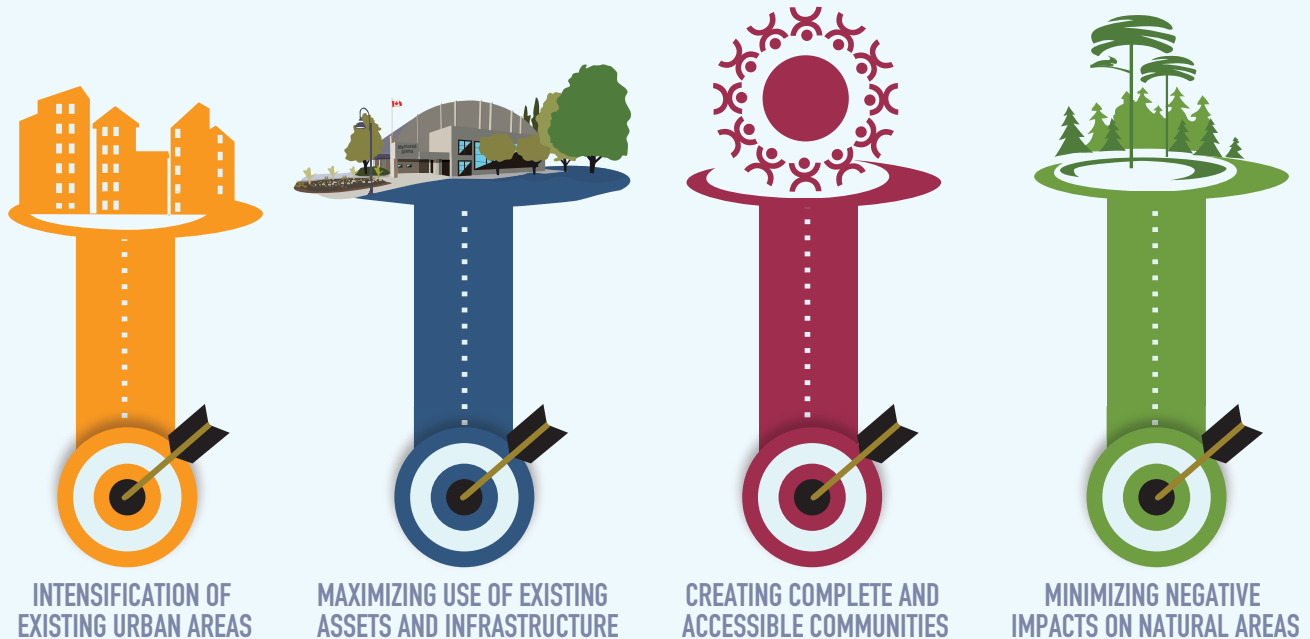
- The 2002 OCP and Land Use Plan, and subsequent amendments to it
- Existing zoning and current land use
- Community engagement on values, priorities and aspirations through the OCP planning process, including input from the OCP Task Force
- Analysis of the financial implications of approaches to managing growth including consideration of Penticton's *Asset Management Investment Plan*
- Existing land use plans, such as the 2012 Downtown Plan, 2004 Northeast Sector Plan and 1996 Columbia Heights Plan
- Limitations and constraints on urban development including the Agricultural Land Reserve, current and proposed natural areas with high ecological value, and steep slopes and flood-prone areas
- Neighbourhood character, including housing age and condition
- Proximity to amenities, employment, transportation options
- Current development trends and recent activity
- Physical geography including terrain, slope and soil stability
- In-depth analysis of growth needs –residential, commercial and industrial
- Economic development strategies





## Penticton's Growth Plan

Penticton's growth plan places great emphasis on strategic and sensitive use of our limited land base. It recognizes that we must make the most efficient use of the land and infrastructure that we have available, and also protect the natural environment that many of our residents value.



### Intensification of Existing Urban Areas

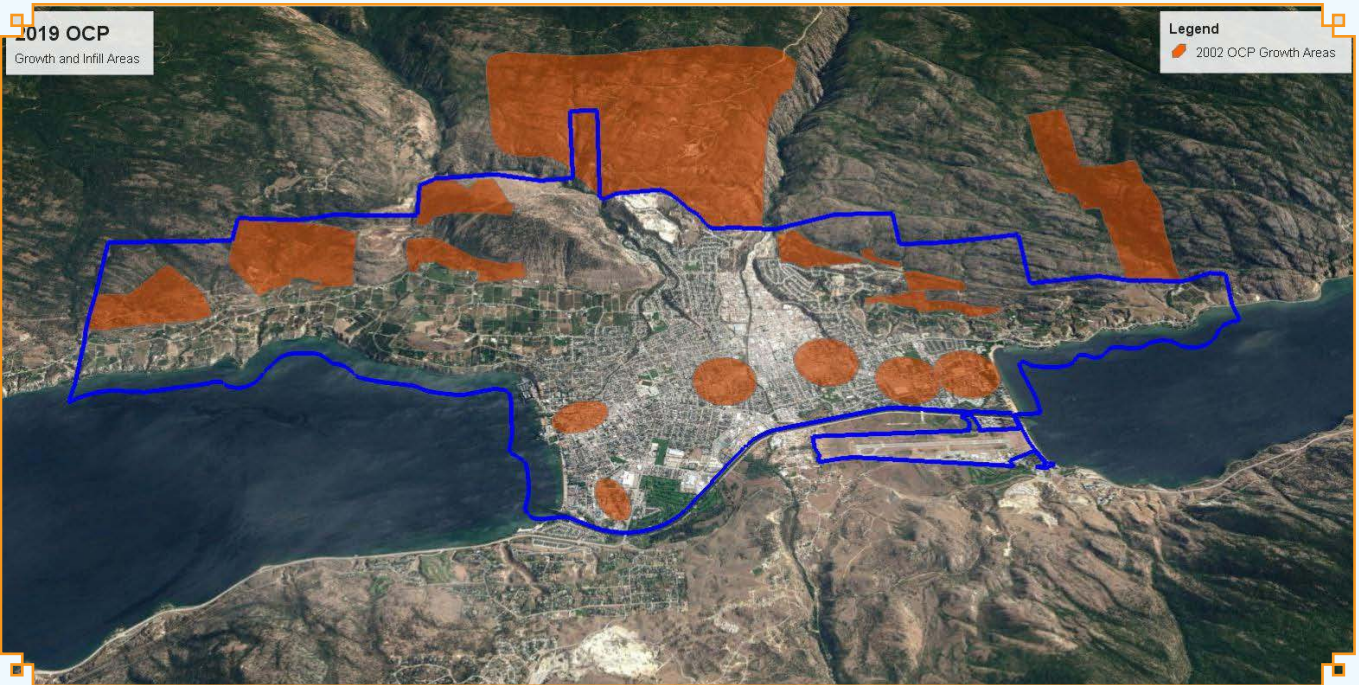
Much of our development will be accommodated through intensification of Penticton's existing urban areas, maximizing use of existing assets and infrastructure, creating complete and accessible communities, intensifying underused and vacant land, and minimizing negative impacts on natural areas.

Areas close to the downtown and to shopping and employment centres will see appropriate levels of densification, with an emphasis on low-rise and mid-rise developments, rather than high-rise developments. Whereas the 2002 OCP put heavy emphasis on high-density residential development (towers) in the Downtown and "Urban Villages", this OCP has transitioned many of those areas to mid-scale development that still makes efficient use of valuable land, but in a form more suited to Penticton's character as well as its expected rate of urban growth.

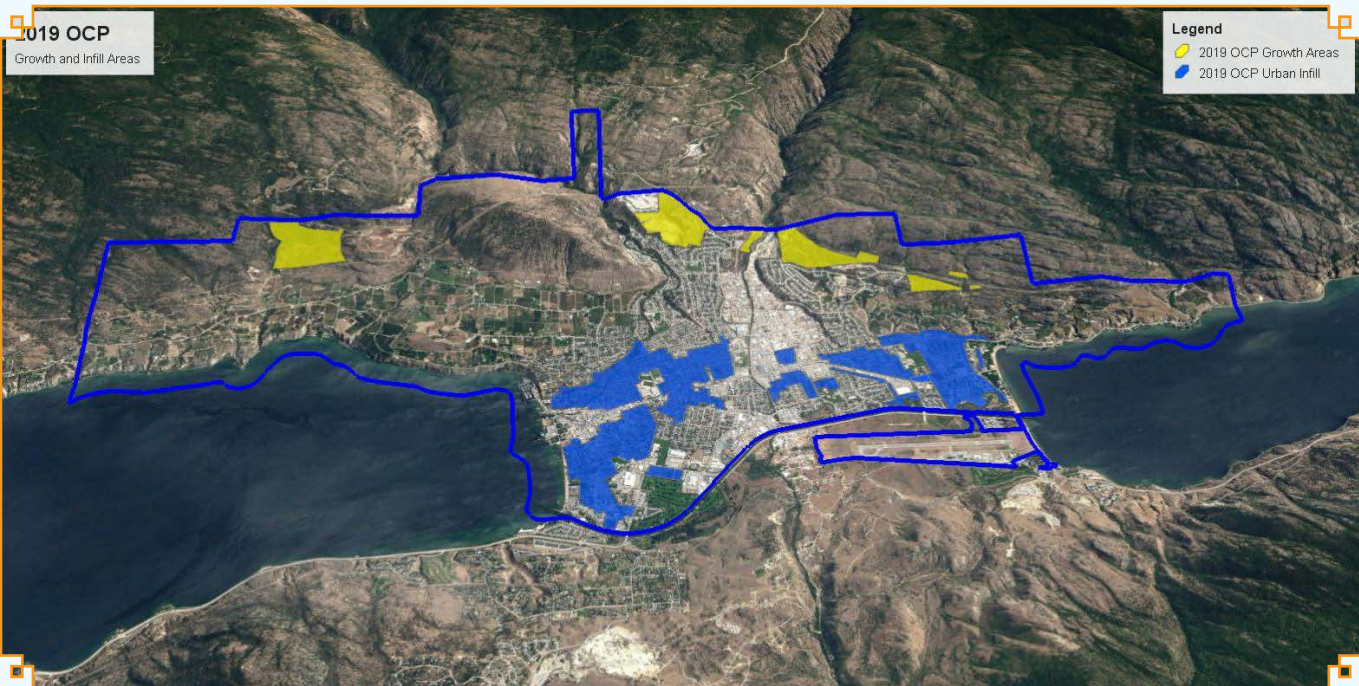
Some areas on the periphery of higher-density areas, like the Downtown, will see the development of ground-oriented multifamily housing like townhouses and rowhouses, while others area will be 'infill' development that is compatible with the scale of existing houses. This form of 'gentle densification' will allow more households to live in higher-amenity areas while maintaining neighbourhood character and scale.



# 2002 OCP and 2006 Comprehensive Development Plan Growth Areas and Urban Villages



## 2019 OCP Growth Areas and Infill Areas



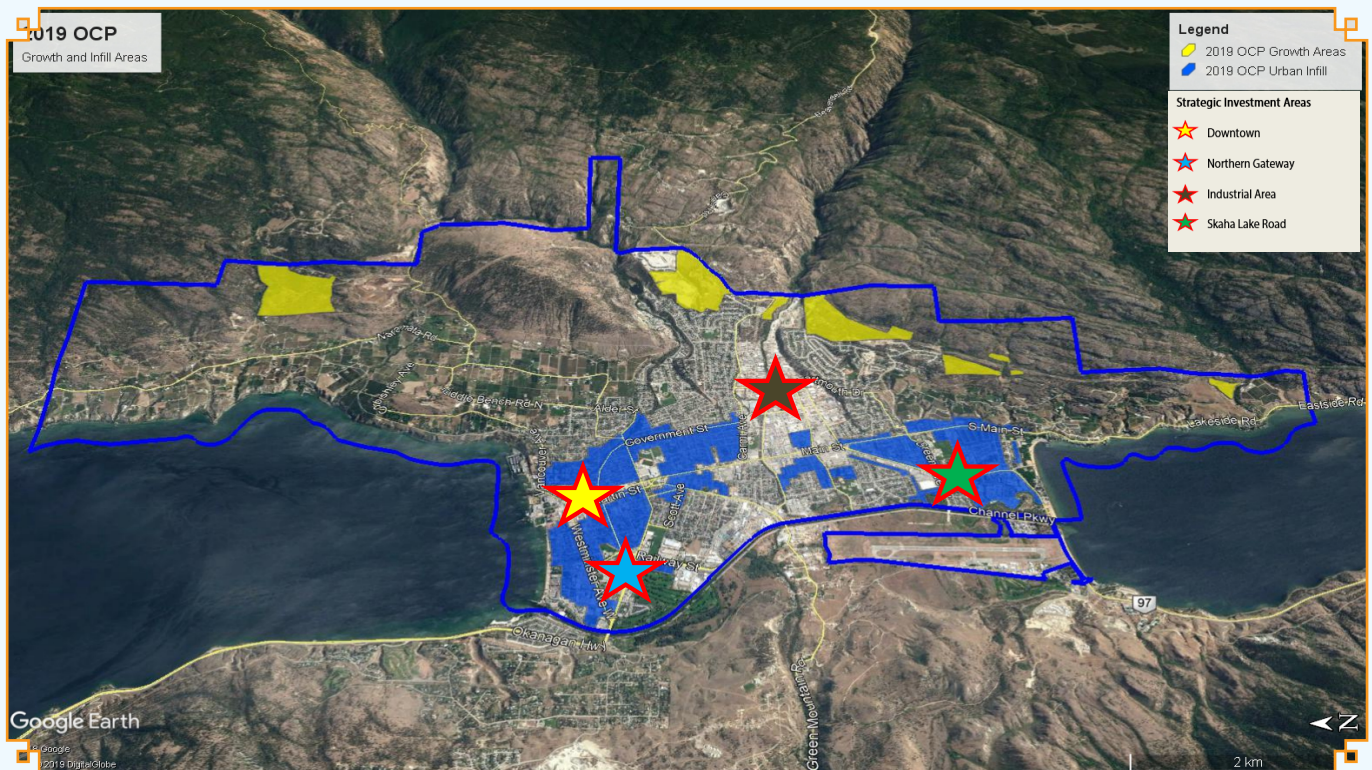




## Strategic Investment Areas

As the OCP's Growth and Infill areas redevelop to create sustainable and complete neighbourhoods, a strategic focus will be required on key areas within the city to support implementation of the OCP. The strategic investment focus areas will provide direction for local and regional investors to ensure future development meets the direction and vision created through the OCP. Land use and economic development policies will assist in focusing development into the Downtown, Northern Gateway, Skaha Lake Road and the Industrial area, providing an emphasis on employment growth and increased residential density. Strategic infrastructure investment on the part of the City will be required to support the successful implementation of these strategic areas.

## Strategic Investment Areas





## Form and Character Guidelines

New form and character design guidelines, implemented through Development Permit Areas (Chapter 5), are intended to direct the 'look and feel' of new development to ensure it is high-quality, attractive and 'neighbourly'. These will apply to intensive and multifamily residential development as well as commercial and mixed-use development. Area-specific design guidelines will guide development in the Downtown. Created through extensive analysis and community engagement, these guidelines reflect Penticton's unique history and character and are intended to support development that is viable and practical, but also in context and sensitive.

## Single-family Neighbourhoods

Traditional single-family neighbourhoods will see limited change, with detached forms of housing – single-detached houses and in some cases duplexes (where zoning permits) – remaining the norm. Unlike more central neighbourhoods, these neighbourhoods are less suitable for infill and multifamily development.

## New Hillside Neighbourhoods

A number of new neighbourhoods are expected to be developed to meet the demand for detached houses. These form a part of the previous OCP and include areas such as the Upper Wiltse, Columbia Heights and the Spiller Road area. Such new developments typically exist adjacent to established neighbourhoods and are generally logical extensions to existing city infrastructure.

Planning of these areas is intended to be guided by the Riparian and Environmental Development Permit regulations informed by sensitivity to ecological values as well as consideration of natural hazards including wildfire, flooding and steep slope (which is specifically regulated in defined areas by the Hillside Development Permit Area guidelines). New neighbourhoods will be designed to support active transportation (walking, cycling) and transit use (where feasible), to include necessary new parks, trails and linkages, and to provide a range of housing options to address different demographic and economic requirements.

## Commercial and Employment Lands

Protection of employment lands is a priority. The industrial lands will be protected and expanded into presently underutilized areas (e.g., former aggregate extraction sites), and incompatible adjacent land uses will be discouraged.

Intensification of the present ample commercial land base will occur. Some areas are intended to evolve as mixed-use or higher-density residential to support the revitalization of the Downtown commercial area and other established high-amenity areas such as the Northern Gateway and Skaha Lake Road.



## Downtown

The Downtown is intended to continue as a primary commercial, civic, entertainment and residential focus for Penticton. The historical building scale will be protected on Main and Front Streets, but intensification of the surrounding blocks will bring residential and commercial 'body heat' into the area. All new development will be directed by the Downtown Development Permit Area guidelines to ensure it is sensitive and attractive.

## Agricultural Lands

Agricultural lands – specifically those in the Agricultural Land Reserve on the Naramata Bench and in the Valleyview area, but also other Agriculture (A) zoned properties – are protected from non-agriculture development and are not intended to accommodate urban growth.

## Natural Areas and Parks

Almost one-quarter (22%) of the land area in city limits is identified as Natural and Conservation Areas. These areas are not intended for urban growth or development, but rather are established to help maintain important ecological characteristics and natural areas. A further 4% of the land area is designated as Parks, which is fully protected from development. Over half of Penticton's land base (natural areas, parks and agricultural lands) is not intended for urban development.



## 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.

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## 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 and to help expedite the development approvals process.

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 or 6 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 beyond 4-6 units 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/service commercial, industrial 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, Bike Lanes, 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
  - f) Fairview Road
  - g) Eckhardt Avenue
  - h) Westminster Avenue
  - i) Duncan Avenue
  - j) Green Avenue
  - e) Warren Avenue



These strategic areas of the community are serviced well with infrastructure and are located along key multi-modal 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. Also remove the area-specific height limit for a section of Urban Residential designation along Lakeshore Drive.

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.



A section of Lakeshore Drive West is designated Urban Residential with an area-specific limit on height at 4 storeys rather than the typical 6 storeys in that designation. Removing that height limitation may allow the same scale of development as other areas designated Urban Residential.

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.



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## 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 (i.e. reducing parking minimums, setting parking maximums, and/or remove parking requirements entirely in certain areas.

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.~~

- ~~11-9. Support streamlined and efficient reviews of Development Permit applications with appropriate design guidelines in place to support densification through quality design. 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.~~

~~12.10. Continue to exceed energy efficiency requirements with new housing development~~  
~~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.

~~13.11.~~ 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.

### Growth Plan Recommendations

(To be added after Nov 29 meeting)

### 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:

- Updates to associated bylaws and plans as a result of the OCP amendments, such as:
  - Zoning Bylaw amendments
  - Capital plan updates

- 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
  - Allowing small-scale mixed use buildings in more zones
  - Create a Housing Authority to focus on developing non-market housing in the city
- 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

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