

ADMINISTRATIVE REPORT TO THE COMMITTEE OF THE WHOLE  
ON

**OFFICIAL COMMUNITY PLAN UPDATE 2025  
ENGAGEMENT SUMMARY AND HOUSING TOPICS**

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PURPOSE

The purpose of this report is to provide the Committee of the Whole with feedback received during the community engagement phase of the Official Community Plan update and to seek the Committee of the Whole's direction on the Official Community Plan's housing policies.

COUNCIL STRATEGIC PLAN

This report supports Council's strategic priorities and areas of focus regarding:

- **Safety and Security**
  - Safety: We prioritize the safety of our community for residents, businesses, and visitors.
  - Housing: We proactively create opportunities to increase the inventory of diverse housing supply so that residents can access and move throughout the housing continuum.
  - Social Supports: We intentionally collaborate with key partners to create innovative solutions that respond to and address the community's needs.
  - Emergency Preparedness and Response: We build community resiliency, mitigate the impacts of emergency events, streamline response, and ensure our protective services align with evolving needs.
  - Built Environment: We create diverse community spaces for people to safely travel through, gather in, and experience our community.
- **Governance and Service Excellence**
  - Asset Management: We plan for the development, improvement, repair, and replacement of our infrastructure.
  - Truth and Reconciliation: We take action to advance Truth and Reconciliation through the guidance and leadership of our Indigenous partners.
  - Community Engagement: We promote purposeful, available, and innovative engagement opportunities to ensure a range of voices are heard, thus informing decisions, creating transparency, and cultivating relationships.
  - Fiscal Responsibility: We are accountable to Kamloops residents and businesses in providing effective management, best value, and responsible use of tax dollars.
  - Service Excellence: We promote the continuous development of staff and encourage innovation in process and service delivery.
  - Governance: Council embraces our diversity and shared commitment to the citizens of Kamloops. We put the interests of the City ahead of our own and advocate with a unified voice, fostering public confidence through healthy debate and sound decision-making which we collectively stand behind.

### **Livability and Sustainability**

- Recreation and Culture: We prioritize the development of amenities to cultivate diverse and equitable opportunities for recreation, arts, and culture.
  - Healthy Community: We foster an environment that supports and promotes healthy living through community, recreation, and social connection.
  - Inclusivity: We reduce barriers for underrepresented groups to bring inclusivity, diversity, and fairness to our community.
  - Climate Action: We practice discipline in our environmental responsibility by enhancing the City's resiliency and capacity for mitigating climate change. We actively implement actions to reduce our environmental impacts.
  - Mobility: We improve accessibility for our citizens by intentionally creating a safe, well-connected city for people of all ages and abilities using various modes of transportation.
- **Economic Health**
    - Business Development: We ensure our efforts and investments are measurable and accountable.
    - Economic Strength: We build strategies to increase our competitive advantage, cultivate growth, and support our residents.
    - Partnerships: We seek and foster the key relationships that will support our economic goals.
    - Growth Management: We are deliberate and purposeful in planning for the growth of our community.

### **SUMMARY**

Changes to provincial legislation in 2023 required local governments to update their Official Community Plans by December 31, 2025, to accommodate anticipated housing needs over the next 20 years and to address specific types of housing. Local governments were required to update their housing needs report by the end of 2024 and are now required to consider these reports when updating their Official Community Plans. Staff provided an overview of the Official Community Plan update scope and process in its [April 8, 2025, report to Council](#).

The updated KAMPLAN: City of Kamloops Official Community Plan projects a population of 134,000 by 2045 reflecting a growth rate of 1.3 percent. The proposed changes include updating land use policies and designations to focus more growth in urban centres and mixed-use areas. The new Official Community Plan will divide the existing Urban land use designation into Low-Rise Urban, Mid-Rise Urban, and High-Rise Urban; and it will divide the Commercial land use designation into Local Commercial, Highway and Service Commercial, and Mixed-Use Commercial. These distinctions provide clearer guidance on how the city should accommodate additional growth.

Community engagement on the Official Community Plan update took place in May–June 2025. Key components of the engagement process were:

- hosting three meetings with the KAMPLAN Advisory Group
- conducting targeted engagement sessions with the development industry, the business community, and urban Indigenous housing providers and non-profit service agencies
- providing information on the City's [Let's Talk page](#) and conducting four public information events on proposed changes to seek feedback

A summary of comments received during the engagement process, along with staff responses, is provided on the City's [Let's Talk page](#). Staff are seeking input from the Committee of the Whole on how to respond to comments made on several key Official Community Plan policy areas, summarized as follows:

- **Building Heights in Valleyview:** to determine the supported height in the proposed Transit-Supporting Area in Valleyview, particularly in areas proposed to be designated as Mid-Rise Urban and adjacent to existing residential areas

The Official Community Plan's proposed Transit-Supporting Area in Valleyview resembles the provincially designated Transit-Oriented Areas in terms of supported height and density for residential and mixed-use buildings, but it does not exempt residential parking requirements. Although not currently designated by the Province as a Transit-Oriented Area, the area 400 m from the transit exchange planned to open in Valleyview in 2027 could be designated at or before this time.

Staff have heard concerns from Valleyview residents regarding building height and massing. Staff have also heard from the development community that some projects are not financially viable without being at least six storeys. The Official Community Plan's proposed Valleyview Town Centre designation supports 10-storey buildings in the commercial area and stepping down building heights in the adjacent residential area. Staff propose three options that have incrementally lower heights of this step-down approach using three- to six-storey buildings (see maps of the three options shown as Attachment "A") for consideration by the Committee of the Whole.

- **Rental Replacement and Tenant Protection:** to determine whether to include requirements for replacement of lost affordable and purpose-built rental units and assistance for displaced tenants above those of the Provincial requirements for developers when redeveloping manufactured home parks or rental complexes

As Kamloops develops primarily through infill over the next 20 years and beyond, displacement of residents in existing rental complexes and mobile home parks is anticipated to occur.

Many British Columbia municipalities (further identified in the Discussion) have policies regarding replacement of lost rental units and/or supports from displaced tenants beyond the baseline tenant protection standards under the *Residential Tenancy Act* and the *Manufactured Home Park Tenancy Act*.

The Official Community Plan is planned to include a general policy stating that redevelopment of manufactured home parks, affordable housing, and purpose-built rental housing should be planned to minimize displacement and accommodate existing residents within the new development where possible. Staff are considering specific language to support offering the right of first refusal on replacement units of similar sizes and rents and that encourages developers to provide extended notice periods, explore relocation supports, and offer transitional assistance.

During the Official Community Plan engagement, the development sector expressed concerns about requiring redevelopment projects to match previous rents and about extended notice periods. As an alternative, the policy could exclude additional requirements beyond the legislation.

- **Strata Conversion of Rentals:** to determine whether the Official Community Plan should contain policy to discourage the conversion of rental buildings when the City's vacancy rate is below 3%

Under the *Strata Property Act*, Council is the default approving authority for strata titling previously occupied rental buildings (except where delegated through *Subdivision and Development Control Bylaw No. 4-33*, as amended) and must consider the priority of rental accommodation over privately owned housing in the area.

As Kamloops does not currently have an established policy regarding the degree to which rental housing should be prioritized when considering strata conversions, the Official Community Plan could include a minimum 3% vacancy target like other communities, such as Nanaimo and Courtenay (4% in Vernon, Langley, and Saanich). Kamloops' rental vacancy rate in 2024 was 1.4%, whereas 3% is generally considered a healthy minimum rental vacancy rate.

During the engagement process, members of the development sector expressed concern about providing any restriction on strata titling, preferring to be able to recover the costs of their investment and contending that strata titling supports affordable home ownership.

- **Family-Friendly Housing Units:** to determine if the Official Community Plan should require at least 5% of all units in a new development be at least three bedrooms or investigate a broader strategy to encourage and incentivize family-friendly housing

According to the City's 2024 Housing Needs Report, families with children in Kamloops account for the greatest housing need. Low rental vacancy rates for larger rental units (1.8% for three-bedroom units and 1.2% for two-bedroom units) limit options for families. Most units projected by the Official Community Plan to be built over the next 20 years are expected to be built in areas designated for medium- to high-density development, which are typically comprised primarily of studio and one-bedroom apartments.

The Low-Rise Urban land use designation is expected to provide a higher ratio of family-friendly units (with at least three bedrooms), but it would be short of the 9,000 family-friendly units needed under the 2024 Housing Needs Report. Many municipalities require new developments to contain some family-friendly units. The Official Community Plan could require all new market developments to include at least 5% three-bedroom units or encourage staff to explore other options for encouraging and incentivizing the development of family-friendly units.

Following direction from the Committee of the Whole on the items discussed in this report, staff will address any issues brought up in the draft Official Community Plan. Staff plan to bring the draft plan to Council in September to review in advance of further public engagement. Staff

intend to bring the final plan to Council for first reading in October, followed by a public hearing in November and referrals to applicable provincial ministries before final reading and adoption of the Official Community Plan Bylaw, which is anticipated for early December.

**RECOMMENDATION:**

**That Committee of the Whole:**

- a) **provide direction on proposed changes to the Official Community Plan on the following policy topics:**
- i) **Transit-Supporting Area Supported Building Heights**
- **Option 1.1: Maximum heights supported align with what would be allowed if provincially designated as a Transit-Oriented Area (10 and six storeys)**
  - **Option 1.2: Maximum heights supported would partly align with what would be allowed if provincially designated as a Transit-Oriented Area (10 and six storeys) but steps down to three and four storeys east of Plover Road, and to three storeys west of Oriole Road**
  - **Option 1.3: Maximum heights supported would partly align with what would be allowed if provincially designated as a Transit-Oriented Area (10 and six storeys) but steps down to three storeys east of Plover Road and west of Oriole Road**
- as shown on Attachment “A”**
- ii) **Rental Replacement and Tenant Protection**
- **Option 2.1: Provide Official Community Plan policy regarding redevelopment of manufactured home parks, affordable housing, and purpose-built rental housing that encourages:**
    - **redevelopment plans to address replacing lost affordable or purpose-built rental housing units, with consideration given to offering displaced residents the right of first refusal for units of similar sizes and rents, phased to accommodate the relocation of tenants**
    - **developers to work collaboratively with residents to provide extended notice periods, explore relocation supports, and offer transitional assistance**

- **Option 2.2: Provide Official Community Plan policy regarding redevelopment of manufactured home parks, affordable housing, and purpose-built rental housing that encourages developers to:**
  - **offer right of first refusal but not necessarily of similar sizes or rents**
  - **work collaboratively with residents to explore relocation supports**

**iii) Strata Conversion of Rentals**

- **Option 3.1: Provide Official Community Plan policy to consider strata conversion of previously occupied rental buildings to permit individual ownership of units in accordance with the *Strata Property Act* and discourage strata conversion when the City's rental vacancy rate is below 3%**
- **Option 3.2: Provide Official Community Plan policy to consider strata conversion of previously occupied rental buildings to permit individual ownership of units in accordance with the *Strata Property Act* regardless of the vacancy rate**

**iv) Family-Friendly Unit Requirements**

- **Option 4.1: Provide Official Community Plan policy requiring a minimum of 5% of units in new market developments to contain at least three bedrooms to accommodate families**
- **Option 4.2: Provide Official Community Plan policy supporting the distribution of three-bedroom units throughout the community and develop a strategy to encourage and incentivize the development of more family-friendly units**

**b) direct staff to:**

- i) update the draft Official Community Plan to reflect the Committee of the Whole's input**
- ii) bring the updated draft Official Community Plan Bylaw to Council for review in advance of public engagement on the draft plan**

## SUPPORTING COUNCIL AND CORPORATE DIRECTION

There is no applicable policy.

## DISCUSSION

### **Provincial Legislation and Housing Needs Report**

Changes to provincial legislation in 2023 required local governments to update their Official Community Plans by December 31, 2025, to accommodate anticipated housing needs over the next 20 years and to address six specific types of housing.

### **Community Engagement**

Community engagement included three meetings with the KAMPLAN Advisory Group, which is comprised of interest holders representing the development sector, the environmental and/or sustainability sector, the social and/or health sector, the business sector, Tk'emlúps te Secwépemc representatives, and the community at large.

Public information sessions were held over three weeks in June 2025, in the Downtown, North Shore, Valleyview, and Aberdeen. The sessions were announced on June 5, 2025, and promoted through the City's website, [Let's Talk page](#), and social media channels and through advertisements on local radio stations, digital news websites, and the June edition of the Chronicle Newspaper.

The sessions had a total attendance of 121. Staff were at each session to speak with the public and field questions and comments. Display boards and supporting information handouts were made available for approximately one month on the City's [Let's Talk page](#), which also provided an online method of submitting comments on any of the display boards. The [Let's Talk page](#) received 1,038 visits, 247 downloads, and six comments. Staff received a few emails and in-office visits from the public in addition to these primary comment opportunities.

Staff also hosted targeted sessions with each of the following:

- Urban Indigenous non-profit housing providers and social service agencies
- Canadian Home Builders' Association - Central Interior
- business sector, including the Kamloops and District Chamber of Commerce, Venture Kamloops, Community Futures Thompson Country, North Shore Business Improvement Association, East Kamloops Business Improvement Association, and Kamloops Central Business Improvement Association

### **Comments from Engagement Process**

A complete list of comments heard during the engagement process and responses from staff is available on the City's [Let's Talk page](#). Some of the key themes are as follows:

- Building Heights
  - The development community expressed concern about the lack of outright permission in *Zoning Bylaw No. 55*, as amended, and the updated Official Community Plan to allow residential buildings up to six storeys in height. Due to relatively fixed costs related to apartment projects, restricting building height to four storeys or fewer may deter development or increase costs.
  - Some residents, particularly in Valleyview, expressed concern about the height and massing associated with taller buildings (staff have acknowledged this issue and worked to balance the need for additional housing with infill sensitivities of nearby two-storey residential areas).
- Green Space, Tree Canopy, and Trails
  - Comments related to green space included requests for additional or improved parks, trails, active transportation corridors adjacent to green space, and access to green space and greater tree cover to meet environmental and social goals such as heat mitigation and improved biodiversity.
  - The Thompson-Nicola Conservation Collaborative offered support in mapping wildlife migration routes that connect existing parks, protected areas, and significant patches of high-quality core habitat using ecological corridors.
- Community Safety
  - Concern was expressed regarding community safety, particularly in reference to the unhoused population and BC Housing's proposed complex care and shelter projects in the Columbia Precinct.
  - The Official Community Plan is proposed to include policy considering placement of temporary housing throughout the city subject to individual evaluation and community engagement, and encouraging housing for vulnerable populations to be close to amenities and services, while discouraging "over-concentration".
- Transportation
  - Road safety concerns related to speeding, pedestrian and bicycle networks, school zones, parking issues, and areas with a risk of vehicle collisions.
  - Requests for enhanced emergency routes were mentioned, particularly in the Southwest.
- Vibrancy of Commercial Areas
  - The business sector expressed desire to support the vibrancy of existing commercial areas, to help manage commercial vacancy rates. They also shared concerns about the potential impact of relaxing the City's home-based business regulations to expand the range of home-based businesses accommodating client visits to professional practices.
  - The Official Community Plan is proposed to support minor amendments to the home-based business regulations to accommodate client visits to home-based

businesses, such as counselling and bookkeeping, while discouraging a broader expansion of other types of home-based businesses.

- Indigenous Housing Needs
  - Indigenous community representatives emphasized there is a significant need to improve housing opportunities for the urban Indigenous population.
  - The Official Community Plan is proposed to include demographic information regarding the urban Indigenous population and policies supportive of partnerships for Indigenous-led affordable housing projects.

### **Committee of the Whole Official Community Plan Policy Direction Topics**

Staff are requesting direction related to the following topics, which received community input during the KAMPLAN update engagement process.

#### *Official Community Plan Policy Direction Topic No. 1 - Building Height in the Valleyview Transit-Supporting Area*

Provincial legislation designates lands adjacent to the City's three transit exchanges (Lansdowne, North Shore, and Thompson Rivers University) as Transit-Oriented Areas, where the City cannot use zoning to prohibit minimum building heights (10 storeys within 200 m of the exchange and six storeys from 201 m to 400 m from the exchange) or require off-street parking.

The planned Valleyview Transit Exchange, set for operation in 2027 (subject to confirmation of funding from BC Transit), is currently not on the Province's list of designated Transit-Oriented Areas. The Province has the authority to designate planned transit exchanges but has not yet designated Valleyview as such.

To support the Official Community Plan's goal of supporting housing near amenities and transit, staff propose creating a unique Transit-Supporting Area. This designation is like a Transit-Oriented Area but recognizes that the planned transit exchange would be smaller than the others. The Transit-Supporting Area would differ from the Transit-Oriented Areas in the following ways:

- **Off-Street Parking:** Given the proximity of the Trans-Canada Highway and existing automobile-dependent amenities and services, there would be no exemption for required residential parking.
- **Geographic Area:** The supported residential densities of 2.5 and 3.5 floor area ratio permitted in the Transit-Supporting Area would generally match those of the 200 m and 400 m distances in the Transit-Oriented Areas, but they would also apply to additional commercial parcels in Valleyview with redevelopment potential.
- **Building Height:** Supported building height could deviate from provincial requirements and require direction from the Committee of the Whole.

During the engagement process, members of the public expressed concerns about building height, massing of new development, and traffic congestion in Valleyview. Staff are conducting transportation network analysis for Valleyview as part of the Official Community Plan process.

To address concerns about building height and massing, staff propose three options for the Transit-Supporting Area (see Attachment “A”).

*Official Community Plan Policy Direction No. 2 - Rental Replacement and Tenant Protection: Redevelopment of Rental Complexes and Manufactured Home Parks*

As Kamloops develops primarily through infill over the next 20 years and beyond, displacement of residents of existing rental complexes and mobile home parks is anticipated to occur. While the *Residential Tenancy Act* and *Manufactured Home Park Tenancy Act* include baseline tenant protection standards, other British Columbia municipalities have policies regarding replacement of lost rental units and/or supports for displaced tenants. Provincial legislation also enables local governments to adopt tenant protection bylaws, as discussed in the [Provincial Policy Manual](#). A discussion of Kamloops housing needs, baseline legislative requirements, and policies from other jurisdictions is provided as follows:

- Rentals

In 2023, Kamloops had approximately 11,940 rental units, made up of 7,310 (61%) secondary rentals (e.g. secondary suites or purchased condos which are rented out) and 4,630 (39%) primary, purpose-built rental units that are predominantly apartments with some row houses (Housing Needs Report, 2024). Renters represent 30% of all households and statistically have lower incomes and a higher chance of involuntary displacement than homeowners in the case of redevelopment.

The *Residential Tenancy Act* stipulates that a landlord may apply to end a tenancy for reasons including sale, redevelopment, demolition, conversion, or major renovations, provided all necessary permits and approvals are obtained. The landlord must give the tenant at least four months' notice, and the tenant is entitled to one month's rent as compensation. For building renovations, tenants in buildings with five or more rental units have a right of first refusal, which requires landlords to offer the tenants the units back once renovations are complete, albeit at increased rents determined by the market.

Staff have reviewed the policies of 22 medium to large British Columbia municipalities. Seventeen of these have Official Community Plan policies that acknowledge the issue of tenant displacement resulting from the redevelopment of rental housing and require various levels of protection, including:

- one-to-one rental unit replacement (Victoria, Delta, Langley, West Kelowna)
- right of first refusal (Nanaimo, Saanich, Port Moody)
- early and ongoing communication (Maple Ridge, Surrey)
- relocation plan (Kelowna, Richmond)
- relocation assistance (Kelowna, Saanich)
- financial compensation and moving support (Kelowna, Coquitlam)

- Manufactured Homes

There are estimated to be 1,580 units in 23 manufactured home parks in Kamloops. Tenants often own their homes but rent the pad their home is on, limiting relocation options and resulting in higher financial exposure in the event of displacement.

Under the *Manufactured Home Park Tenancy Act*, a landlord redeveloping a park must:

- provide 12 months' written notice to tenants after the rezoning process is complete
- file a report with the Residential Tenancy Branch
- provide the resident with \$20,000, primarily aimed at offsetting transportation costs
- take proactive steps to develop the park within a reasonable period, otherwise they may have to compensate the tenant with an additional \$5,000 or 12-months' rent
- possibly provide additional compensation, if requested, if the home is not capable of being moved before the required date to vacate and the maximum amount is the assessed value of the home, minus the previously stated \$20,000

Staff have reviewed the policies of 18 medium to large British Columbia municipalities. Eleven of these have their own relocation policies for manufactured home parks. Requirements vary by jurisdiction. Recurring requirements include:

- early communication with tenants (West Kelowna, Surrey, Maple Ridge)
- compensation (some above the provincial \$20,000)
- relocation assistance (Kelowna, Mission, Nanaimo, Coquitlam)
- moving costs and assistance (West Kelowna, Nanaimo, Maple Ridge)
- replacement of affordable units (Kelowna)
- right of first refusal (Surrey, Kelowna, Mission, Maple Ridge)

The Official Community Plan is planned to include a general policy stating that redevelopment of manufactured home parks, affordable housing, and purpose-built rental housing should be planned to minimize displacement and accommodate existing residents within the new development where possible. Staff are considering specific language to support offering right of first refusal on replacement units of similar sizes and rents and that encourages developers to provide extended notice periods, explore relocation supports, and offer transitional assistance. During the Official Community Plan engagement, the development sector expressed concerns about requiring affordable (matching existing) rents and extended notice periods as they add to cost providing housing. As an alternative, the policy could exclude additional requirements beyond the legislation.

### *Official Community Plan Policy Direction No. 3 - Strata Conversion of Rental Buildings*

A key policy area for direction by the Committee of the Whole is the degree to which the City should encourage the development of multi-unit market housing geared toward individual unit ownership versus the maintenance of rental housing. In 2024, Council adopted *Purpose-Built Rental Development Revitalization Tax Exemption Bylaw No. 22-4-21, 2024* to incentivize the construction of new rentals. The bylaw provides 10-year tax exemptions on the increase in assessed value of the improvements (i.e. the building, not the land) for new rental projects. Consideration needs to be made as to how the City will determine whether owners of new rental buildings should be able to stratify after their 10-year tax exemption period expires. Strata-titling will take the units out of the formal rental market; however individual strata unit owners may decide to rent them out.

Under the *Strata Property Act*, Council is the default approving authority for strata titling previously occupied buildings, including rental housing buildings (strata titling of rental buildings of five or fewer units is delegated to the Approving Officer under *Subdivision and Development Control Bylaw No. 4-33*, as amended). When considering strata titling, the *Strata Property Act* requires the approving authority to consider various factors, including proposals for relocating people occupying the building, the building's life expectancy, projected increases in maintenance costs due to the building's condition, and the priority of rental accommodation over privately owned housing in the area.

In Kamloops, there is currently no established policy guiding the degree to which rental housing should be prioritized when considering an application for strata conversion. The 2024 Housing Needs Report identified a need for 2,896–4,648 rental units over the next 20 years, indicating that renter households will require 30%–33% of expected new housing during this period. As of October 2024, the vacancy rate in Kamloops' primary rental market was 1.4%, well below the 3% threshold considered to be a healthy vacancy rate by the Canada Mortgage and Housing Corporation.

Staff have reviewed the Official Community Plans and Council policies of 24 British Columbia municipalities. Most municipalities permit conversion approvals only when the Canada Mortgage and Housing Corporation vacancy rates are above a specified threshold. For example:

- 4% or higher (Victoria, Saanich, Vernon, Surrey, Coquitlam, Langley, North Vancouver, Richmond)
- 3% (Nanaimo, Courtenay)
- 2% (Abbotsford, Chilliwack)

Additional policy approaches include:

- moratoriums on strata conversions (Burnaby, New Westminster)
- Council discretion used as an alternative to vacancy-based restrictions (Pitt Meadows, Vancouver, where conversions are only allowed if two-thirds of households consent in writing and adequate tenant protections are in place)
- additional conditions such as:
  - tenant notification and engagement (Kelowna, Vancouver, Abbotsford, Richmond, Maple Ridge)
  - relocation plans (West Kelowna, Richmond, Abbotsford)
  - compensation measures (North Vancouver, Richmond, Abbotsford, where contributions of 3% of the average unit value to the city's Affordable Housing Reserve Fund are encouraged)

In line with best practices and policies from other communities, the Official Community Plan is proposed to include language discouraging strata conversion of existing purpose-built rental buildings when the vacancy rate is below 3%. During the engagement process, members of the development sector expressed concern about providing any restriction on strata titling, preferring to be able to recoup the costs of their investment and contending that strata titling supports affordable home ownership.

#### *Official Community Plan Policy Direction No. 4 - Family-Friendly Unit Requirements*

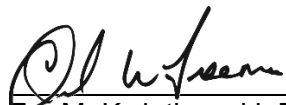
Many Canadian municipalities require new developments to contain some family-friendly units, generally considered to contain at least two or three bedrooms per unit. In Kamloops, families with children account for the greatest housing need, and there is a notable income disparity within family households and the growing prevalence of multigenerational households in the city. Low rental vacancy rates for larger rental units (1.8% for three-bedroom units and 1.2% for two-bedroom units) limit options for families.

#### **Expected Need for Three-Bedroom Units**

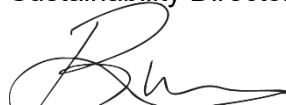
The 2024 Housing Needs Report states that approximately 9,000 units are needed for family-friendly housing (three or more-bedroom units). This represents 65% of the total projected need of 14,000 units over the next 20 years. The breakdown of the 14,000 units is expected to be delivered with approximately 6,740 high-density units (48%), 3,635 medium-density units (26%), and 3,625 low-density units (26%). Low density units include small-scale multi-unit housing builds permitted through changes made to *Zoning Bylaw No. 55*, as amended, in 2024. It is too early to tell what size of units will be delivered through this type of housing; however, even if most of the projected low-density and medium-density units contain three bedrooms, the projected need for family-friendly housing will not be met.

While mixed-use and other higher-density areas are anticipated to provide the highest share of housing units over the next 20 years, unit sizes within these areas have historically tended to be smaller and not geared towards families. Building suitable family-friendly housing in core areas – whether in mixed-use and high-density areas, or in adjacent medium and low-density areas – supports urban diversity and vibrancy. Building neighbourhoods to include family housing also allows residents to stay within neighbourhoods when they have children.

To address the need for family-friendly housing, the Official Community Plan could include a minimum 5% three-bedroom unit requirement for all market developments. During the engagement process, the development sector expressed concerns about such a minimum requirement, citing increased project costs and a lack of interest in market family-oriented apartment units. This option could be reviewed periodically to assess if it is too restrictive or too low. Alternatively, the Official Community Plan could encourage the City to explore a larger strategy to encourage and incentivize family-friendly units.



For M. Kwiatkowski, P.Eng.  
Development, Engineering, and  
Sustainability Director



Approved for Council

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BD/MH/kjm/Attachment

# Attachment "A"

## Option 1.1:



Option 1.1:  
Maximum building heights supported match what would be allowed if provincially designated as a Transit-Oriented Area (10 and 6 storeys).

### Legend

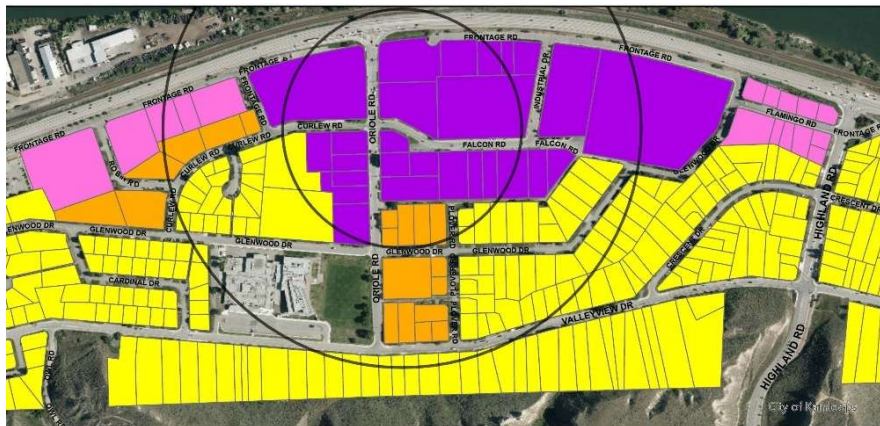
- Valleyview Town Centre - 10 Storeys
- Mid-Rise Commercial - 6 Storeys
- Mid-Rise Urban - 6 Storeys
- Mid-Rise Urban - 4 Storeys
- Low-Rise Urban - 3 Storeys
- Approximate Transit-Oriented Area if Designated by Province (6-10 Storeys)

## Option 1.2:



Option 1.2:  
Maximum building heights supported match what would be allowed if provincially designated as a Transit-Oriented Area (10 and 6 storeys); except for residential areas east of Plover Road (3 storeys south of Glenwood Drive and 4 storeys north of Glenwood), and residential areas west of Oriole Road (3 storeys).

## Option 1.3:



Option 1.3:  
Maximum building heights match what would be allowed if provincially designated as a Transit-Oriented Area (10 and 6 storeys); except for residential areas east of Plover Road and west of Oriole Road (3 storeys).