# REPORT TO COUNCIL

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| **Date:** | June 25, 2018 | | |
| **RIM No.** | 1250-30 | | |
| **To:** | City Manager | | |
| **From:** | Community Planning Department (TA) | | |
| **Application:** | Z18-0025 | **Owner:** | The Howard-Fry Housing Society |
| **Address:** | 1033 Harvey Avenue | **Applicant:** | John Howard Society of the Central and South Okanagan |
| **Subject:** | Rezoning Application | | |
| Existing OCP Designation: | MRM – Multiple Unit Residential (Medium Density) | | |
| Existing Zone: | RU6 – Two Dwelling Housing | | |
| Proposed Zone: | RU6b – Two Dwelling Housing with Boarding or Lodging House | | |

## 1.0 Recommendation

THAT Rezoning Application No. Z18-0025 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 1, District Lot 138, ODYD, Plan 7765, Except Plans H16278 and 36604, located at 1033 Harvey Avenue, Kelowna, BC from the RU6 – Two Dwelling Housing zone to the RU6b – Two Dwelling Housing with Boarding or Lodging House zone be considered by Council;

AND THAT the Rezoning Bylaw be forwarded to a Public Hearing for further consideration;

AND FURTHER THAT final adoption of the Rezoning Bylaw be considered subsequent to the approval of the Ministry of Transportation and Infrastructure.

## 2.0 Purpose

To rezone the subject property from RU6 – Two Dwelling Housing to RU6b – Two Dwelling Housing with Boarding or Lodging House to bring the subject property into compliance with the Zoning Bylaw.

## 3.0 Community Planning

Community Planning supports the proposed rezoning on the subject property as it will bring the existing Boarding House into compliance with Zoning Bylaw No. 8000. The existing Boarding House is operated by the John Howard Society of the Central and South Okanagan as an affordable rental. There are currently 7 rooms in the house with common kitchen and living facilities. The applicants applied for a building permit

to expand their operations in the basement, and it was noted that the current Boarding House use was not in compliance with the RU6 – Two Dwelling Housing Zone. Rezoning to RU6 – Two Dwelling Housing with Boarding or Lodging House will bring the existing use into compliance and will allow the expansion of three additional rooms. Supportive Housing with staff members on-site is offered at the property immediately adjacent at 1043 Harvey Avenue, and the staff regularly monitor and offer support for the residents living at 1033 Harvey Avenue. Supportive Housing is a permitted use under the RU6 zone and therefore the adjacent property is in compliance.

The Official Community Plan (OCP) Objective 5.9 supports the creation of affordable and safe rental, non-market, and/or special needs housing. This application satisfies that objective and ensures the continued operation of an existing rental and special needs housing. Further, the Housing Inventory identifies that affordable rentals are an important housing stock in our community that currently has low inventory.

The location of the subject property is well serviced by transit, commercial areas, and recreation opportunities in the downtown core and is therefore suitable for the increased number of affordable rental units and is align with OCP Policy 5.3.2 Compact Urban Form.

The applicants completed the required Neighbourhood Consultation as per Council Policy No. #367 on January 31, 2018 in anticipation of their application by supplying information to neighbours within a 50m radius. No comments from neighbours have been received by the Planning department at this time.

## 4.0 Proposal

### 4.1 Background

The subject property features a single family dwelling with several bedrooms and common living spaces. It was operated for many years by the Okanagan Halfway House Society for up to 10 residents.

### 4.2 Project Description

The proposed rezoning from RU6 – Two Dwelling Housing to RU6 – Two Dwelling Housing with Boarding or Lodging House will bring the existing use on the subject property into compliance. The house currently features 7 bedrooms and common living facilities with 5 parking stalls which meets the required parking. Should Council support the proposed rezoning, the basement would be renovated to provide an additional 3 bedrooms. There are no changes to the exterior of the building proposed at this time, and no variances are requested.

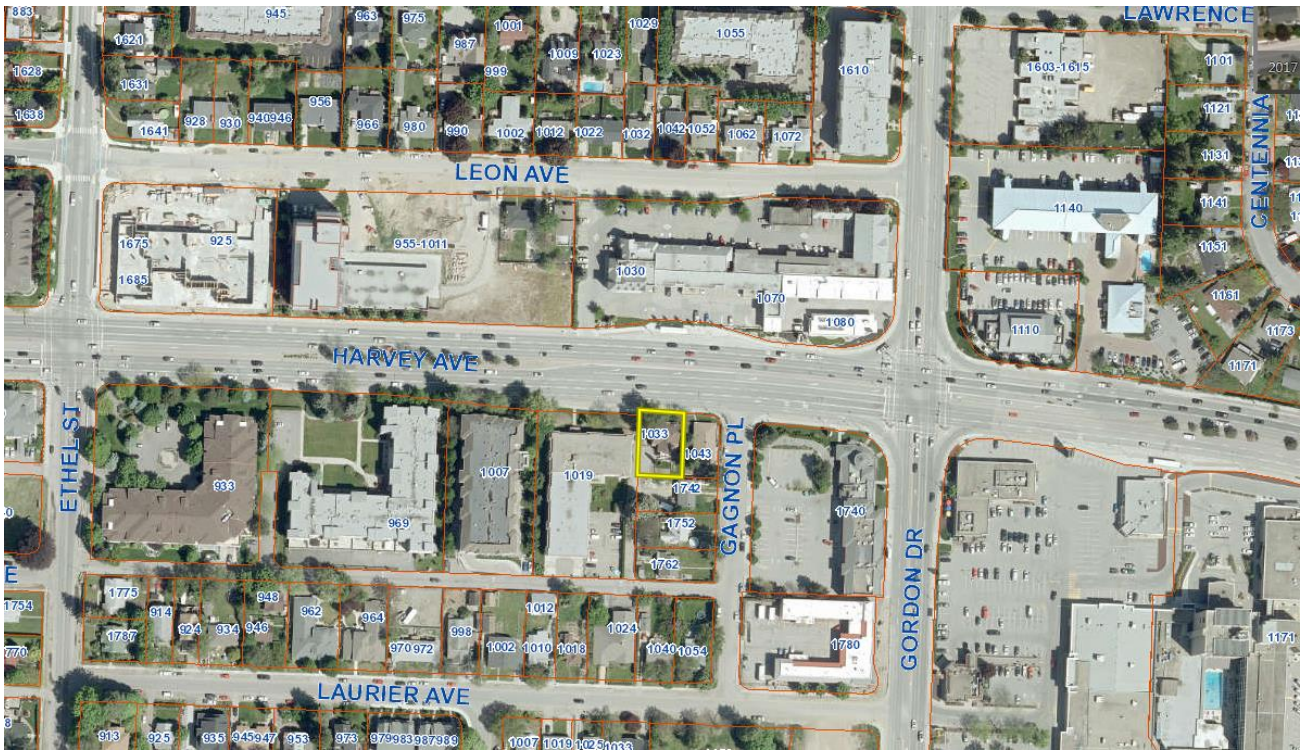
### 4.3 Site Context

The subject property is located on the South side of Harvey Avenue near Gordon Drive.

Specifically, adjacent land uses are as follows:

| Orientation | Zoning | Land Use |
|---|---|---|
| North | C9 – Tourist Commercial | Hotel |
| East | RU6 – Two Dwelling Housing | Supportive Housing |
| South | RU6 – Two Dwelling Housing | Single Family Dwelling |
| West | RM5 – Medium Density Multiple Housing | Multi-Family Housing |

**Subject Property Map:** 1033 Harvey Avenue




## 5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

**Development Process**

**Compact Urban Form.**[1] Develop a compact urban form that maximizes the use of existing infrastructure and contributes to energy efficient settlement patterns. This will be done by increasing densities (approximately 75 - 100 people and/or jobs located within a 400 metre walking distance of transit stops is required to support the level of transit service) through development, conversion, and re-development within Urban Centres (see Map 5.3) in particular and existing areas as per the provisions of the Generalized Future Land Use Map 4.1.

**Objective 5.9.**[2] Support the creation of affordable and safe rental, non-market, and/or special needs housing.

## 6.0 Technical Comments

6.1 Building & Permitting Department

Full Plan check for Building Code related issues will be done at time of Building Permit application.

6.2 Development Engineering Department

All requirements have been met.

[1] City of Kelowna Official Community Plan, Policy 5.2.3 (Development Process Chapter).
[2] City of Kelowna Official Community Plan, Objective 5.9 (Development Process Chapter).

6.3 Fire Department

No concerns with re zoning application - this house has been inspected numerous times and the fire department has no issues

6.4 Ministry of Transportation

Preliminary Approval is granted.

## 7.0 Application Chronology

Date of Application Received: February 22, 2018
Date Public Consultation Completed: January 31, 2018

**Report prepared by:** Trisa Atwood, Planner II
**Reviewed by:** Terry Barton, Urban Planning Manager
**Approved for Inclusion:** Ryan Smith, Community Planning Department Manager

**Attachments:**

Applicant's Letter of Rationale
Site Plan
Floor Plans
Elevations