

REPORT TO COUNCIL



Date: November 26, 2018

RIM No. 1250-30

To: City Manager

From: Community Planning Department (TA)

Application: Z18-0109 **Owner:** Provincial Rental Housing Corporation, Inc No BC0052129

Address: 2025 Agassiz Rd **Applicant:** Provincial Rental Housing Corporation

Subject: Rezoning Application

Existing OCP Designation: MRM – Multiple Unit Residential (Medium Density)

Existing Zone: RU1 – Large Lot Housing

Proposed Zone: RM5 – Medium Density Multiple Housing

1.0 Recommendation

THAT Rezoning Application No. Z18-0109 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 1, District Lot 129, ODYD, Plan EPP68381, located at 2025 Agassiz Road, Kelowna, BC from the RU1 – Large Lot Housing zone to the RM5 – Medium Density Multiple Housing zone, be considered by Council;

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

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Schedule "A" attached to the Report from the Community Planning Department dated October 23, 2018;

AND FURTHER THAT final adoption of the Rezoning Bylaw be considered in conjunction with Council's consideration of a Development Permit for the subject property.

2.0 Purpose

To rezone the subject property from the RU1 – Large Lot Housing zone to the RM5 – Medium Density Multiple Housing zone to facilitate the development of supportive housing.

3.0 Community Planning

Community Planning Staff are recommending support for the proposed rezoning to RM5 – Medium Density Multiple Housing to facilitate the development of a supportive housing complex. The proposal is consistent with the Official Community Plan (OCP) Future Land Use Designation of Multiple Unit Residential Medium Density (MRM). It is located within the Permanent Growth Boundary and more specifically within the Midtown Urban Centre. It is an appropriate location for increased residential density as it is well supported by nearby amenities, services, and transit consistent with the OCP Urban Infill Policies. Many of the neighbouring properties already have a similar residential zoning, or are designated for Multiple Unit Residential Medium Density (MRM) in the OCP Future Land Use Map.

4.0 Proposal

4.1 Background

The subject property at 2025 Agassiz Road was created through consolidation of 2 residential lots, 2 remnant lots, and purchased land from the property owner to the south. A rezoning application was received in 2016 to rezone to RM5 – Medium Density Multiple Housing for a multi-family complex. The application was supported by Community Planning Staff and Council and received 3rd reading on March 7, 2017. The applicant did not proceed to meet the requirements for adoption of the rezoning (Development Engineering requirements, Development Permit, etc.) and the property was subsequently purchased by BC Housing in 2018.

4.2 Project Description

BC Housing has applied for the same rezoning application from RU1 – Large Lot Housing to RM5 – Medium Density Housing to facilitate the development of a supportive housing complex. The proposal is for approximately 52 studio homes within a four storey apartment building. All parking and outdoor space will be contained on site. This location is suitable for this use based on the proximity of shopping and services, parks, and transit which is supported by the OCP Policy for Compact Urban Growth. The proposed density is consistent with other residential densities in the area. The applicant has provided a thorough design rationale attached to this report (Attachment "A").

Should Council support the rezoning application, a Development Permit will come forward for Council consideration of form, character, site layout, and landscaping. There are no variances anticipated at this time.

4.3 Site Context

The location falls with the Urban Centre of Midtown, is within the Permanent Growth Boundary and is within walking distance to many amenities including a Community Garden, Mission Creek Park, and Rapid Bus Transit on Highway 97. It fronts onto three streets, and is immediately adjacent to the Ukrainian Greek Orthodox Church, and behind Orchard Plaza Shopping Centre.

There is a mix of other property zones in the area including several Single Family, Multi-Family, Public & Institutional, and Commercial.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1 and RM5	Single Family and Multi-Family Residential
East	C4LR	Commercial Shopping Centre

South	RM4	Church and Multi-Family Residential
West	RM5	Multi-Family Residential

Subject Property Map: 2025 Agassiz Rd



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

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.

Healthy Communities.³ Through current zoning regulations and development processes, foster healthy, inclusive communities and a diverse mix of housing forms, consistent with the appearance of the surrounding neighbourhood.

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).
³ City of Kelowna Official Community Plan, Policy 5.22.7 (Development Process Chapter).

Embracing Diversity.⁴ Increase understanding of various forms of housing needs and styles toward increasing acceptance of housing meeting the needs of diverse populations by encouraging applicants to undertake early and on-going consultation relating to their project, including provision of support material where appropriate.

5.2 Healthy Housing Strategy

Vision Statement.⁵ that the housing needs of all Kelowna residents are met through affordable, accessible, and diverse housing options.

5.3 Journey Home

Housing First.⁶ The *Housing First* approach to ending homelessness, centers on quickly moving people experiencing homelessness into independent and permanent housing, followed by provision of additional supports and services as needed.

6.0 Technical Comments

6.1 Building and Permitting

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

6.2 Development Engineering Department

- Please see attached Schedule "A": Development Engineering Memorandum

6.3 Fire Department

- Construction fire safety plan is required to be submitted and reviewed prior to construction and updated as required.

7.0 Application Chronology

Date of Application Received: October 22, 2018
Date Public Consultation Completed: September 11, 2018
Date of Public Open House: November 8, 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:

Schedule "A": Development Engineering Memorandum
Attachment "A": Applicant's Letter of Rationale
Attachment "B": Proposed Site Plan, Floor Plans, and Renderings

⁴ City of Kelowna Official Community Plan, Policy 5.22.8 (Development Process Chapter).

⁵ City of Kelowna Healthy Housing Strategy, Introduction 1.1.

⁶ City of Kelowna Journey Home Strategy Community Report, Guiding Principle 3.