

REPORT TO COUNCIL



Date: March 2, 2020

To: Council

From: City Manager

Department: Development Planning Department (AC)

Application: TA20-0007

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Address: n/a

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Subject: Text Amendment Application

1.0 Recommendation

That Zoning Bylaw Text Amendment Application No. TA20-0007 to amend the City of Kelowna Zoning Bylaw No. 8000 by adding rental sub-zones to various zones as identified in Attachment "A" and outlined in the Report from the Development Planning Department dated March 2nd, 2020, be considered by Council AND THAT the Text Amendment Bylaw be forwarded to a Public Hearing for further consideration;

2.0 Purpose

To consider a Text Amendment application to create rental sub-zones within Zoning Bylaw No. 8000.

3.0 Development Planning

The Local Government Act was amended in 2018 to include the provision for Residential Rental Tenure Zoning. The new legislation provides local governments with a new authority to zone for residential rental tenure and enact zoning bylaws that:

- Require that new housing in residential areas be developed as rental units;
- Ensure that existing areas of rental housing are preserved as such.

The new rental zoning allows local governments to set different rules in relation to restricting the form of tenure of housing units for different zones and can require that a certain number, portion, or percentage of housing units in a building be rental.

Based on the new parking regulations within Zoning Bylaw No. 8000 that were adopted by Council in November 25, 2019, the parking rate for rental housing projects has been reduced. The rationale for the reduction was based upon the probability of developing projects with a parkade that has a greater utilization rate when managed as a common parking pool than allocating parking stalls per unit. In order to secure the rental housing in perpetuity, the new Residential Rental Tenure Zoning is proposed to be introduced to the

Zoning Bylaw. Staff recommend this approach as the current practice of housing agreements and covenants are time restricted (e.g. up to 10 years) which potentially creates problems longer-term.

Staff are proposing to setup the new Residential Rental Tenure Zoning as sub-zones to eight of the City's major urban residential zones (for details see Attachment A).

4.0 Current Development Policies

4.1 Kelowna Official Community Plan (OCP)

Contain Urban Growth. Reduce greenfield urban sprawl and focus growth in compact, connected and mixed-use (residential and commercial) urban and village centres.

Compact Urban Form. 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. Support the creation of affordable and safe rental, non-market and / or special needs housing.

Objective 5.11. Support parking management programs that promote reduced vehicle ownerships, reduced vehicle trips and increased use of active modes of transportation.

Objective 5.18. Ensure efficient land use.

4.2 Parking Regulations Amendment – Adopted Nov. 25th 2019

Rental Housing Incentive:

Staff are recommending a 20% parking reduction within Urban Centres or 10% parking reduction outside Urban Centres be applied to purpose-built rental housing developments. The parking for rental housing developments can be managed more efficiently with a rental pool of parking and when located in an Urban Centre with associated services, amenities, and alternate transportation options. The rental land use will need to be guaranteed through the new Local Government Act zoning powers for rental apartments.

5.0 Technical Comments

Ministry of Transportation and Infrastructure:

No issues or objections.

6.0 Application Chronology

Date of Application Received: January 22, 2020

Report prepared by: Adam Cseke, Planning Specialist

Reviewed and Approved by: Terry Barton, Development Planning Department Manager

Attachments:

Attachment 'A': Text Amendment Summary to include rental only sub-zone