

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