

REPORT TO COUNCIL



Date: November 2, 2020
To: Council
From: City Manager
Department: Development Planning
Application: TA20-0020
Address: N/A
Subject: Text Amendment Application

Owner: N/A
Applicant: City of Kelowna

1.0 Recommendation

THAT Zoning Bylaw Text Amendment Application No. TA20-0020 to amend City of Kelowna Zoning Bylaw No. 8000 as outlined in Schedule "A" attached to the Report from the Development Planning Department dated November 2, 2020 be considered by Council;

AND THAT the Zoning Bylaw Text Amending Bylaw be forwarded to a Public Hearing for further consideration;

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

2.0 Purpose

To amend the C4 - Urban Centre Commercial zone to introduce an additional 0.2 Floor Area Ratio for five and six storey buildings under the Residential Rental Tenure Only subzone and to add a map detailing properties that are required to provide functional commercial space on the first floor in the Rutland Urban Centre.

3.0 Development Planning

Development trends in Rutland show interest in the provision of five and six storey rental projects, of which the City is generally supportive in developing the Urban Centre and identified as a key direction in the framework of the Healthy Housing Strategy. Many projects in the Rutland Urban Centre can consider fully underground parking as a viable solution as there are not the same water table issues as in other parts of the City. This translates into five or six storeys of residential units, triggering the need for additional Floor Area Ratio (FAR). As an incentive to increase the number of rental developments within the Rutland Urban Centre, this Text Amendment includes an increase of 0.2 to the FAR for five and six storey buildings that have the

Residential Rental Tenure Only subzone. The total maximum allowable FAR with bonusing within the C4 – Urban Centre Commercial zone is not proposed to change.

To facilitate these types of rental projects, including an application at 230 Aurora Cres, increases to the C4 – Urban Centre Commercial FAR regulation is recommended by Development Planning. Development Planning sees this approach as providing an incentive in the Rutland Urban Centre that is fair and transparent to the marketplace and better land use management than if a site-specific text amendment approach were considered.

Development Planning also recommends support for changes to an existing Zoning Bylaw requirement in the C4 – Urban Centre Commercial zone relating to providing functional first floor commercial space on collector or arterial roads. In order to provide clarity of intent to the development community, Staff are wanting to include a supplemental map in the Zoning Bylaw in relation to this regulation for the Rutland Urban Centre. This map specifies which properties are required to have a commercial component, and which may be developed to be entirely residential. The addition of this map would remove the first-floor commercial requirement for a number of properties on collector and arterial roads within the Rutland Urban Centre, including on Aurora Cres.

Map of the Rutland Urban Centre, with an overlay of collector and arterial roads:



- 2 Lane Minor Collector
- 2 Lane Major Collector
- 2 Lane Arterial

4.0 Proposal

4.1 Background

This broad amendment to the C4 – Urban Centre Commercial zone was initiated by an applicant to facilitate a development at 230 Aurora Cres under application Z20-0088. This specific development is being considered in separate applications.

5.0 Current Development Policies

5.1 Healthy Housing Strategy

Four key directions form the framework for the strategy:

1. Promote and protect rental housing;
2. Improve housing affordability and reduce barriers for affordable housing;
3. Build the right supply; and
4. Strengthen partnerships and align investments.

5.2 Kelowna Official Community Plan (OCP)

Chapter 1: Introduction

Goals for a Sustainable Future:

Address Housing Needs of All Residents. Address housing needs of all residents by working towards an adequate supply of a variety of housing.

Chapter 5: Development Process

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

Objective 5.22 Ensure context sensitive housing development.

Policy .11 Housing Mix. Support a greater mix of housing unit size, form and tenure in new multi-unit residential and mixed use developments.

6.0 Technical Comments

6.1 Development Engineering Department

The Development Engineering Branch has no comments related to the request for a text amendment. All other Development Engineering Branch comments related to the development at 230 Aurora Cres are included in City of Kelowna Memorandum for DP20-0147.

7.0 Application Chronology

Date of Application Received: June 8, 2020

Report prepared by: Kimberly Brunet, Planner II
Reviewed by: Jocelyn Black, Urban Planning Manager
Approved for Inclusion: Terry Barton, Development Planning Department Manager

Attachments:

Schedule A: Summary Table of Proposed Text Amendments to Zoning Bylaw No. 8000

Attachment A: Applicant's Rationale