

# REPORT TO COUNCIL



**Date:** January 18, 2021

**To:** Council

**From:** City Manager

**Department:** Development Planning

**Application:** TA20-0021

**Owner:** N/A

**Address:** N/A

**Applicant:** City of Kelowna

**Subject:** Text Amendment Application

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## 1.0 Recommendation

THAT Zoning Bylaw Text Amendment Application No. TA20-0021 to amend City of Kelowna Zoning Bylaw No. 8000 as outlined in Schedule "A" attached to the Report from the Development Planning Department dated January 18, 2021 be considered by Council;

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

## 2.0 Purpose

To consider a Text Amendment Application to the HD3 - Health Services Transitional Zone to add multiple dwelling housing as a primary use.

## 3.0 Development Planning

The HD3- Health Services zone was adopted by Council in 2014. The purpose of the HD3 – Health Services Transitional Zone is to provide a transitional zone, including supportive and low-impact health service uses, from the Kelowna General Hospital (KGH) campus to the established residential neighbourhood to the north and south of the KGH. For those parcels identified in blue on the boundary map below, this zone allows for small-scale health services that are compatible with residential land uses and capable of being located in a neighbourhood setting.

Additionally, the Official Community Plan supports integrated uses for the KGH campus both physically and functionally with the surrounding community. The addition of multiple dwelling housing as primary use in the HD3 Zone is an appropriate scale of development for this area and would allow for the modest transition from KGH to the existing surrounding residential land uses the HD3 Zone was intended for.

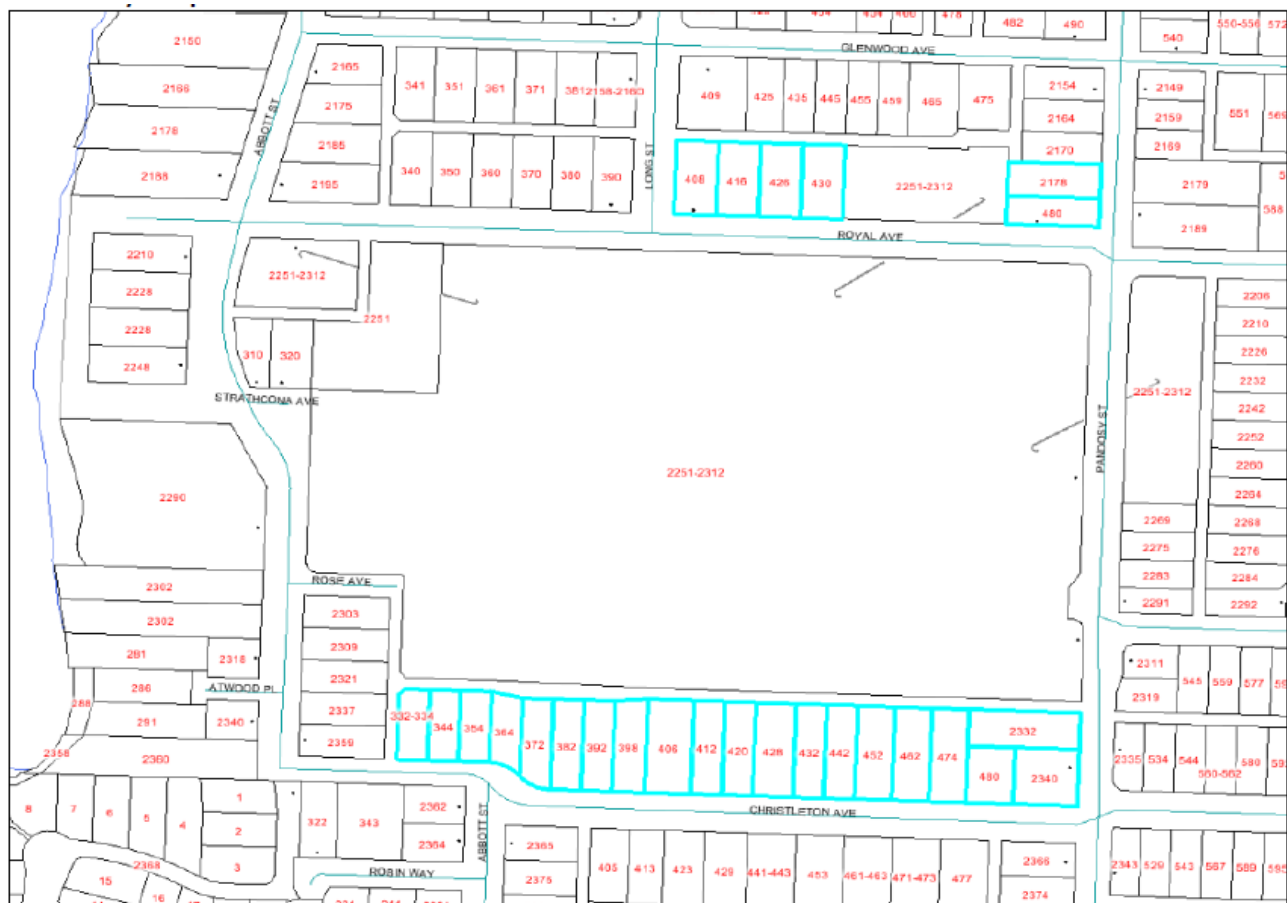
The addition of multiple dwelling housing is supported by existing development regulations in the zone that would allow for minimal density and low-rise development, particularly floor area ratio (FAR) and height:

Section 17.3.4 (a) The maximum floor area is 0.5, except it is 1.0 for properties with a lot area of more than 1800m<sup>2</sup>; and

Section 17.3.4 (c) The maximum building height is the lesser of 9.5 meters or 2 ½ storeys, except it is 4.5m for accessory buildings. Where parking is provided totally beneath habitable space of a principal building providing that in all cases, the parking spaces are screened from street frontage view, the maximum building height is the lesser of 10 meters or 3 storeys.

Additionally, the current development pattern to both the north and south of the KGH campus is single-family homes typically separated by adjacent single-family development with a laneway. Staff believe that multiple dwelling housing, built to the development regulations of the zone, are a compatible use with the existing residential nature and can also assist in buffering existing single family homes beyond the zone from the active KGH campus. Form and character developments permits for multi-family will be thoroughly reviewed for site specific context and design that is transitional in nature and adequately meets the intent of the zone.

### HD<sub>3</sub> - Health Services Transitional Zone Boundary Map:



## 4.0 Proposal

## 4.1 Background

This broad amendment to the HD3 - Health Services Transitional zone was initiated by development applications to facilitate development proposals at 480 Royal Avenue under application Z20-0059 and 416,

426 and 430 Royal Ave under application Z19-0068. The specific development applications will be considered by Council 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 Development Engineering Department comments related to the development at 480 Royal Avenue are included in City of Kelowna Memorandum for Z20-0059.

## **7.0 Application Chronology**

Date of Application Received: August 11, 2020

<b>Report prepared by:</b>	Barbara B. Crawford, Planner II
<b>Reviewed by:</b>	Jocelyn Black, Urban Planning Manager
<b>Approved for Inclusion:</b>	Terry Barton, Development Planning Department Manager

### **Attachments:**

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