

# Report to Council



**Date:** March 15, 2021  
**To:** Council  
**From:** City Manager  
**Subject:** Urban Infill Updates  
**Department:** Development Planning

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## **Recommendation:**

THAT Council receives, for information, the report from the Development Planning Department dated March 15, 2021, with respect to forthcoming proposed bylaw amendments relating to urban infill development;

AND that Council instruct Staff to bring forth the necessary proposed Zoning Bylaw regulations changes as identified in the report from the Development Planning Department dated March 15, 2021 for Council consideration.

## **Purpose:**

To inform Council of upcoming bylaw amendments regarding urban infill development, including changes to the RU7- Infill Housing zone, the deregulation of carriage houses, amendments to the RU6-Two Dwelling Housing zone and a review of the current car share program and to inform Council how the proposed bylaw amendments relate to the City's Healthy Housing Strategy.

## **Background:**

Council endorsed the Healthy Housing Strategy on June 25, 2018, with one of the strategy's key directions being to "build the right supply". While progress has been made in championing this direction, such as the implementation of the RU7- Infill zone, there are remaining zoning bylaw amendments that should be actioned to support the overarching goal of achieving a greater variety of infill housing forms. *Appendix F: Build the Right Supply* of the Healthy Housing Strategy provides "action details" that identify potential zoning bylaw amendments that will aide in expanding the permissiveness of existing infill housing forms. The forthcoming bylaw amendments are aligned with the action details.

Staff are working on a new comprehensive zoning bylaw update however that project will be in development through the coming year. It is anticipated to come forth for Council consideration in coordination with the new OCP 2040. Staff feel there is good merits in bringing forth the proposed

zoning regulations changes now in order for this year's development cycle to benefit from the changes and help implement the City's objectives.

### **Discussion:**

Staff are working on bringing multiple bylaw amendments forward for Council consideration that will allow for the better facilitation of Urban Infill development and further encourage densification in urban environments. The proposed amendments include:

1. The deregulation of carriage houses in the Urban Core area of the City. Carriage houses offer diversity in the infill housing stock and can be designed to fit in well with the existing context of a neighbourhood without negative impacts. Currently, a rezoning application is generally required for carriage house development and the deregulation will make it easier and more affordable for landowners to pursue a carriage house development.
2. Rezoning of infill properties to the RU7 Infill zone, strictly in the Hospital Area and adjustments to the RU7 zone based on learning experiences over the past few years. In July 2020, Council gave Staff direction to prepare Official Community Plan and Zoning Bylaw amendments for rezoning of approximately 70 properties within the Hospital Area, on Aberdeen St, Burnett St, Glenwood Ave, and Woodlawn St. based on the report from Development Planning.
3. Minor amendments to the subdivision regulations of the RU6- Two Dwelling Housing zone. The proposed amendment will allow for the development of two dwelling housing on smaller lot sizes than what is currently allowed in the zone. This is achieved by proposing to remove the current subdivision requirements in the zone and by doing so, avoids the need for variances in the condition of irregular shaped lots that can accommodate infill development within the zoning regulations.
4. Planning review of the current car-share program related to Parking Variances. Staff have been reviewing the current state of car-share incentives in urban environments, specifically, a review of projects that are using car-share under reduced parking levels. Staff will be recommending that the car-share program for reduced levels of required parking be temporarily halted (potential for 1 year) until a greater understanding of the success of the program and uptake in usage is better understood.

Lastly, Staff are working on the establishment of a staff-level Advisory Design Committee (previously known as the Advisory Design Team which operated from 2013-2016). The goal of the committee is to improve the urban and architectural design quality and its contribution to the built environment in Kelowna. The committee approach is acknowledged as a best management practice in Urban Planning used widely by many other municipalities in BC to be able to discuss complex development proposals from a variety of viewpoints and perspectives and to potentially help Staff evaluate and determine Council recommendations.

**Conclusion:**

Planning Staff are currently working on the proposed amendments, and each will be brought forward in standalone reports to Council.

**Internal Circulation:**

Policy and Planning Department  
Building and Permitting

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**Approved for inclusion:** Terry Barton, Development Planning Department Manager