

# REPORT TO COUNCIL



**Date:** April 12, 2021

**To:** Council

**From:** City Manager

**Department:** Development Planning

**Application:** TA20-0015

**Owner:** n/a

**Address:** n/a

**Applicant:** City of Kelowna

**Subject:** Text Amendment to the HD2 and HD3 zones

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## 1.0 Recommendation

THAT Zoning Bylaw Text Amendment Application No. TA20-0015 to amend City of Kelowna Zoning Bylaw No. 8000 as outlined in Schedule "A" attached to the Report from the Development Planning Department dated April 12, 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 HD2- Hospital and Health Support Services and HD3- Health Services Transitional zones to create rental subzones.

## 3.0 Development Planning

The proposed Text Amendment application is to add the rental subzone to two zones within the Health District- HD2- Hospital and Health Support Services and HD3- Health Services Transitional. The residential rental tenure zoning allows for rental housing in perpetuity. Additionally, it will allow for a 10% reduction to the parking requirement (both base and visitor) due to the Health District being located outside of an urban centre, as per Section 8.2.12 Rental Housing Incentives of the Zoning Bylaw.

Applicants require a rezoning application to utilize the subzone and subsequent development permit application for a form and character development permit or Heritage Alteration Permit if located in the Heritage Conservation Area.

## Proposal

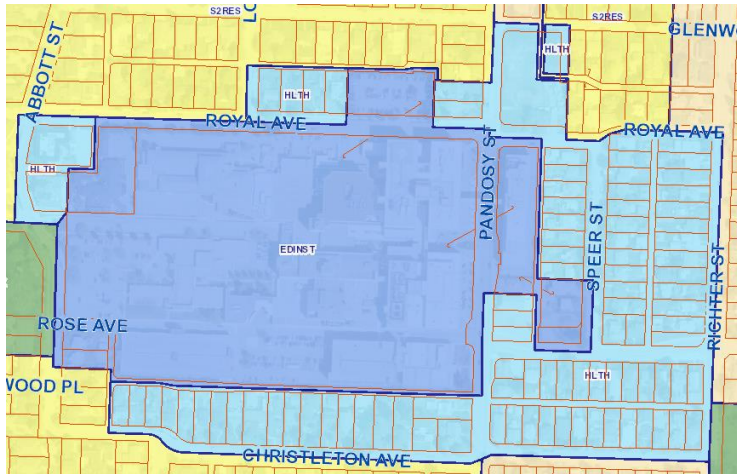
### 3.1 Background

The Local Government Act was amended in 2018 to include the provision for Residential Rental Tenure Zoning. Following this amendment, Staff brought forward a recommendation to Council in March 2020 and

the inclusion of rental subzones within Zoning Bylaw No. 8000 to eight of the City's major urban residential zones was approved.

### 3.2 Site Context

The Health District surrounds the regional Kelowna General Hospital (KGH) campus as indicated on the map below.



## 4.0 **Current Development Policies**

### 4.1 Kelowna Official Community Plan (OCP)

#### Chapter 5: Development Process

##### *Objective 5.9*

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

### 4.2 Healthy Housing Strategy

#### *3.1 Key Directions and Recommended Actions- Promote and Protect Rental Housing*

## 5.0 **Application Chronology**

Date of Application Received: May 12, 2020

**Report prepared by:** Jocelyn Black, Urban Planning Manager (formally Planner Specialist)

**Reviewed by:** Terry Barton, Development Planning Department Manager

**Approved for Inclusion:** Ryan Smith, Divisional Director, Planning & Development Services

### **Attachments:**

Schedule A: Proposed Text Amendment