

Report to Council



Date: June 14, 2021
To: Council
From: City Manager
Subject: TA21-0001
Department: Development Planning

Recommendation:

THAT Zoning Bylaw Text Amendment Application No. TA21-0001 to amend City of Kelowna Zoning Bylaw No. 8000 as indicated in Schedule "A" and outlined in the Report from the Development Planning Department dated June 14, 2021 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.

Purpose:

A Text Amendment to the RU6 – Two Dwelling Housing zone to remove the land use note, which currently requires duplex and semi-detached housing to meet subdivision requirements.

Background & Discussion:

The RU6 zoning allows multiple different building structures including duplex housing and semi-detached housing. The current regulations within the RU6 zoning note that in order to construct these forms of dwelling units the lot must adhere to the subdivision regulations. Due to this regulation, staff are unable to consider variance applications to the subdivision requirements as it relates to land use. The Local Government Act does not permit variances that involve Land Use or Density. The proposed Text Amendment would permit Staff to consider variance applications that do not meet subdivision requirements.

As the City continues to emphasize both infill housing and densification, Staff have begun to review different zoning bylaw requirements to achieve these objectives. Staff have had numerous discussions about properties in areas that are supported by the Official Community Plan for two dwelling housing, but the lots are marginally smaller than the current RU6 subdivision regulations. There are several

properties that Staff believe have a suitable building envelopes but do not meet the standard cookie cutter shaped lots. Aside for the subdivision requirements, lots proposing to accommodate two dwelling or semi-detached housing will still be required to comply with the density requirements currenting in the RU6 zoning requiring a lot area of 700m², or 800m² for a corner lot.

Official Community Plan policies that support proposed changes:

Kelowna Official Community Plan (OCP)

Chapter 5: Development Process

Objective 5.22 Ensure context sensitive housing development.

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

Objective 5.3 Focus development to designated growth areas.

Policy .2 Compact Urban Form. Develop a compact urban form that maximizes the use of existing infrastructure and contributes to energy efficient settlement patterns.

Report prepared by:

Jason Issler, Planning Technician II

Reviewed by:

Dean Strachan, Community Planning & Development Manager

Approved for inclusion:

Terry Barton, Development Planning Department Manager

Attachments:

Schedule 'A': Proposed Text Amendments