

REPORT TO COUNCIL



Date: April 24, 2023

To: Council

From: City Manager

Department: Development Planning

Application: TA23-0003

Owner: B.C. Life Builders Rehabilitation Society, Inc.No.S-0037307

Address: 2473 Ethel St

Applicant: Tom Smithwick

Subject: Text Amendment

Existing OCP Designation: C-NHD - Core Area Neighbourhood

Existing Zone: RU4b – Duplex Housing with Boarding or Lodging House

1.0 Recommendation

THAT Zoning Bylaw Text Amendment Application No. TA23-0003 to amend City of Kelowna Zoning Bylaw No. 12375 as outlined in Schedule "A" attached to the Report from the Development Planning Department dated April 24, 2023 for Lot B District Lot 136 ODYD Plan 30919 located at 2473 Ethel Street 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 amend the Zoning Bylaw by adding a site-specific text amendment to allow Boarding or Lodging House within an accessory building, a reduction in minimum parking space requirements, and a maximum of 14 residents on the subject property.

3.0 Development Planning

Staff are supportive of the site-specific text amendment. The site is currently operating as a Boarding House with 11 bedrooms within the principal dwelling unit, 10 for residents and one for an employee. The accessory building will contain an additional four bedrooms. All residents share a communal kitchen within the principal dwelling unit.

The non-profit organization operating the site does not permit residents to have vehicles on site. Staff members have vehicles on-site and work with residents to attend appointments and basic needs.

Additionally, residents use public transport or cycling, therefore, a reduction in required parking from 10 stalls to 2 stalls is appropriate for this site.

4.0 Proposal

4.1 Background

A Building Permit was issued in November 2010 to construct the accessory building on the subject property (BP41409). Currently the Boarding House operates in the Single Detached Housing building only.

4.2 Project Description

The proposed site-specific text amendment would allow the use of Boarding or Lodging to operate within an accessory structure. In the RU4b zone the existing accessory building on site has been used in the past for garage and workshop space. A building permit would be required for the change of use to create conditioned space.

4.2 Site Context

The subject property is located on Ethel Street between Morrison Avenue and Grenfell Avenue. The property fronts onto the Ethel Street multi-use corridor.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1 – Large Lot Housing	Single Detached Housing
East	RU1 – Large Lot Housing	Single Detached Housing
South	RU4 – Duplex Housing	Duplex Housing
West	MF1 – Infill Housing	Duplex Housing

Subject Property Map: 2473 Ethel Street



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Objective 5.11 Increase the diversity of housing forms and tenure to create an inclusive, affordable and complete Core Area.		
Policy Diverse Forms	5.11.1 Housing	Ensure a diverse mix of low and medium density housing forms in the Core Area that support a variety of households, income levels and life stages. <i>The operator of the Boarding house is a non-profit and works with residents with a variety of income levels and different stages of life.</i>
Objective 5.12 Protect citizens from displacement due to Core Area development		
Policy Housing Supports	5.12.1 with	Prioritize the development of subsidized housing and housing with supports in the Core Area in addition to the Urban Centres, particularly near employment, public transit, services and amenities. Promote acceptance to the community for these supports, services and the citizens that are using them. <i>The Boarding house has been operating out of the principle dwelling for several years. It is well established in the neighbourhood and benefits from nearby amenities.</i>

6.0 Application Chronology

Date of Application Accepted: January 17, 2023

Date Public Consultation Completed: March 1, 2023

Report prepared by: Jason Issler, Planner I
Reviewed by: Jocelyn Black, Urban Planning Manager
Reviewed by: Terry Barton, Development Planning Department Manager
Approved for Inclusion: Ryan Smith, Divisional Director, Planning & Development Services

Attachments:

Schedule A: Proposed Text Amendment