

REPORT TO COUNCIL

Text Amendment



Date: January 15, 2024
To: Council
From: City Manager
Address: 1261 Centennial Crescent
File No.: TA23-0011

	Existing	Proposed
OCP Future Land Use:	C-NHD – Core Area Neighbourhood	C-NHD – Core Area Neighbourhood
Zone:	RU4b – Duplex Housing with Boarding or Lodging House	RU4b – Duplex Housing with Boarding or Lodging House

1.0 Recommendation

THAT Zoning Bylaw Text Amendment Application No. TA23-0011 to amend City of Kelowna Zoning Bylaw No. 12375 as outlined in Schedule "A" attached to the Report from the Development Planning Department dated January 15, 2024, for Lot 23 DL 137 ODYD PLAN 10689 Except Plan KAP89141 located at 1261 Centennial Crescent, Kelowna, BC be considered by Council;

AND THAT final adoption of the Zoning Bylaw Text Amending Bylaw be considered subsequent to the approval of the Ministry of Transportation and Infrastructure.

2.0 Purpose

To amend the Zoning Bylaw by adding a site-specific text amendment to permit Boarding and Lodging in an accessory building with a reduction in parking and an increase in permitted building height.

3.0 Development Planning

Staff recommend support for the site-specific text amendment to permit Boarding and Lodging in an accessory building with a reduction in parking and an increase in height for the accessory building. The site is currently operating as a Boarding and Lodging House within the principal dwelling. The new proposed accessory building will contain two accessible bedrooms, an accessible bathroom, and a social room. An increase in building height is required from 4.8 m permitted to 6.2 m proposed, to allow for a second-floor storage room.

The new accessory building is setback 4.8 m from the rear to conform to provincial regulation for highway setbacks. The applicant is requesting a reduction in parking requirements from the eight spaces required to three spaces proposed. The non-profit organization operating the site does not permit residents to have vehicles on site. Staff members have sufficient on-site vehicle parking and coordinate with residents to attend to appointments and other basic needs. Long term bike storage is provided on site for residents. Visitor parking is not required for the Boarding and Lodging House use. The applicant has an agreement with the First Baptist Church on Bernard Ave to allow visitor parking at the church parking lot for special events / occasions. As per Council Policy No.367, public notification was completed on October 16th, 2023.

4.0 Site Context & Background

Orientation	Zoning	Land Use
North	RU4 – Duplex Housing	Single Dwelling Housing
East	RU4 – Duplex Housing	Single Dwelling Housing
South	CD26 – Capri Centre	Food Primary Establishment
West	RU4b – Duplex Housing with Boarding or Lodging House	Single Dwelling Housing with Boarding or Lodging House

Subject Property Map: 1261 Centennial Crescent



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 5.11.2 Housing Tenure	Encourage a range of rental and ownership tenures that support a variety of households, income levels and life stages. Promote underrepresented forms of tenure including but not limited to co-housing, fee-simple row housing, co-ops, and rent-to-own.
	<i>The operator of the Boarding house is a non-profit organization, offering addiction recovery treatment programs, services, and accommodation for men in a safe and secure environment. This housing tenure works with residents with accessibility constraints, a variety of income levels, and at different stages of life. The organization provides co-housing on the property with support services and full-time employees.</i>
Objective 5.12 Protect citizens from displacement due to Core Area development.	

Policy 5.12.1 Housing with Supports	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 citizens that are using them.
	<i>The boarding house has been operating out of the principal dwelling for several years. The operators also facilitate the non-profit organization in the adjacent properties to the West and East of the subject property. The site is in close proximity to Harvey Avenue, services, and other amenities. The organization is well established in the neighbourhood and benefits from nearby amenities.</i>

6.o Application Chronology

Application Accepted: August 30, 2023
 Neighbourhood Notification Summary Received: October 16, 2023

Report prepared by: Sara Skabowski, Planner 1
Reviewed by: Jocelyn Black, Urban Planning Manager
Reviewed by: Nola Kilmartin, Development Planning Department Manager
Approved for Inclusion: Ryan Smith, Divisional Director, Planning & Development Services

Attachments:
 Schedule A: Proposed Text Amendment
 Attachment A: Site Plan, Floor Plans, and Elevations
 Attachment B: Applicant Rationale Letter

For additional information, please visit our Current Developments online at www.kelowna.ca/currentdevelopments.