

REPORT TO COUNCIL



Date: August 24, 2015
RIM No. 1250-04
To: City Manager
From: Community Planning, Community Planning & Real Estate
File Number: TA15-0007
Subject: Micro Suite Text Amendment

1.0 Recommendation

THAT Zoning Bylaw Text Amendment Application No. TA15-0007 to amend City of Kelowna Zoning Bylaw No. 8000 as described in Attachment A to the Report from the Community Planning Department dated August 24, 2015 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 establishing regulations dealing with sub-312 sq. ft. micro-suite housing.

3.0 Community Planning

Micro-suites are an innovative niche form of housing that have the potential to serve a function in Kelowna's housing mix. They are presently treated as any other form of multi-family housing, rather than being recognized as a unique form of housing. The proposed bylaw amendments will address that and regulate micro-suites separately from traditional multi-family development.

The bylaw amendments will direct micro-suite development to the urban centers and near the university, where this form of housing is most likely to succeed in the long term. Allowing micro-suite housing in lower density areas without easy access to amenities and concentrated transportation options would likely lead to future challenges, as residents would pressure Council to provide those amenities and services.

4.0 Proposal

4.1 Background

In 2008 the Province updated the *Local Government Act* legislation pertaining to Development Cost Charges. This update included a DCC payment exemption for new residential units with sizes

less than 29m² (312 sq. ft). The intent at the time was to support the creation of small affordable housing units.

Initially, there was no developer interest in the smaller suites. However, in late 2014 several applications for micro-suite projects were submitted to the City.

In May of this year, Council directed staff to develop Zoning Bylaw Amendments to restrict micro-suite housing to areas of the city where there are sufficient amenities and transit options to support micro-suite housing.

4.2 Bylaw Amendments

The proposed bylaw amendments are intended to distinguish micro-suite housing from other forms of multi-family housing. Because micro-suite housing will always be very small, staff anticipate that residents in micro-suites will take advantage of amenities outside of the home, such as parks, shopping and recreational activities. The proposed bylaw amendments would restrict micro-suite housing to identified Urban Centers or the University area, where there are more amenities available than in suburban neighbourhoods.

The bylaw also defines Micro-Suite Housing and restricts the form of housing to certain higher-density residential and mixed use zones. The zones where the Micro-Suites would be permitted are:

- RM4 - Transitional Low Density Housing
- RM5 - Medium Density Multiple Housing
- RM6 - High Rise Apartment Housing
- C4 - Urban Centre Commercial
- C7 - Central Business Commercial
- CD20 - Comprehensive University Development
- CD22 - Central Green Comprehensive Development

The bylaw will also require that any new Micro-Suite housing be within 400 m, or approximately a ¼ of a mile, of a transit stop. This is not expected to be an issue in any of the Urban Centres, where transit is readily available.

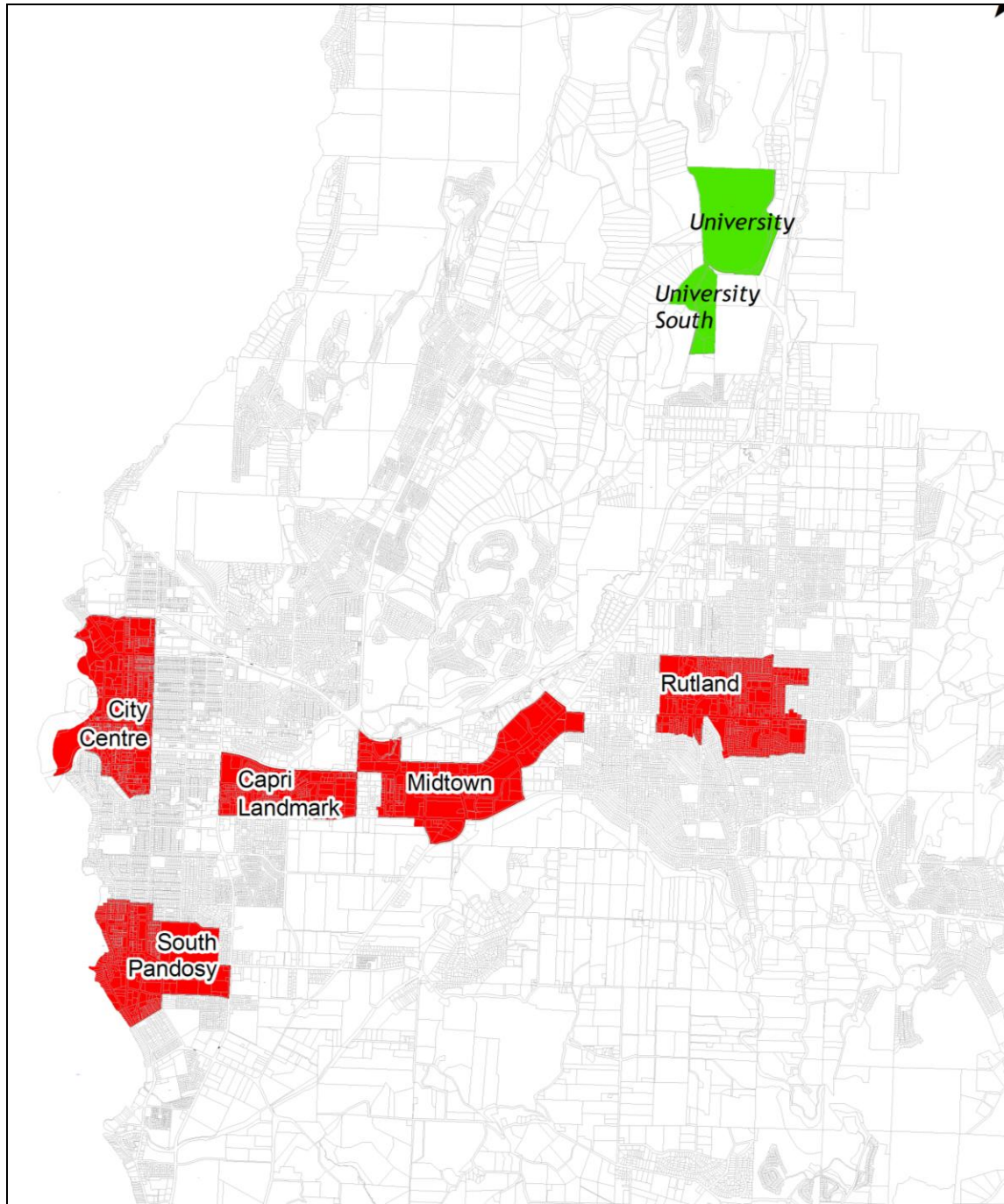


Figure 1 - Urban Centres and University South

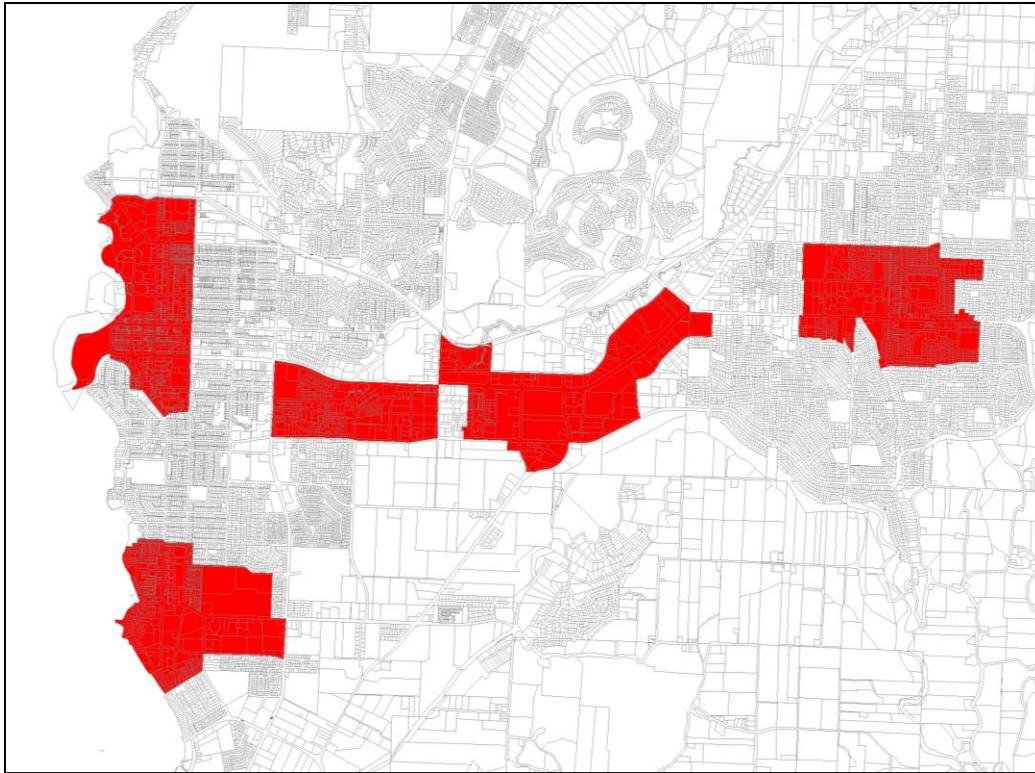


Figure 2 Urban Centers

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Development Process

Compact Urban Form. Develop a compact urban form that maximizes the use of existing infrastructure and contributes to energy efficient settlement patterns. This will be done by increasing densities (approximately 75 - 100 people and/or jobs located within a 400 metre walking distance of transit stops is required to support the level of transit service) through development, conversion, and re-development within Urban Centres (see Map 5.3) in particular and existing areas as per the provisions of the Generalized Future Land Use Map 4.1.

Complete Communities. Support the development of complete communities with a minimum intensity of approximately 35 - 40 people and/or jobs per hectare to support basic transit service - a bus every 30 minutes.

Report prepared by:

Ryan Roycroft, Planner

Approved for Inclusion:



Ryan Smith, Community Planning Department Manager

Attachments:

Bylaw Amendments