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City of Kelowna

MEMORANDUM

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DATE: July 17, 2003  
FILE: 5040-20  
  
TO: City Manager  
  
FROM: Community Planning Manager  
  
RE: Text Amendment – Community Recreation Services & Rezoning of 260 Franklyn Rd.

REPORT PREPARED BY: Theresa Eichler

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RECOMMENDATION:

THAT Council authorize staff to proceed with a text amendment to add “Community Recreation Services” as permitted secondary uses to the: RM3 - Low Density Multiple Housing; RM4 – Transitional Low Density Housing; RM5 – Medium Density Multiple Housing; and, RM6 – High Rise Apartment Housing zones;

AND THAT Council authorize staff to proceed with a City-initiated rezoning for 260 Franklyn Rd. from RU1 – Large Lot Housing to RM3 – Low Density Multiple Housing, with all fees and costs associated with the text amendment and rezoning to be funded from the Land Sales Reserve.

PURPOSE:

To allow community recreation service as a permitted use in higher density residential zones.

REPORT:

The following definition of community recreation services is provided in the zoning by-law (8000):

**COMMUNITY RECREATION SERVICES** means **development** for recreation, social or multi-purpose **use** primarily intended for local community purposes. Typical **uses** include but are not limited to community halls, non-profit social clubs, and community centres operated by a local residents association.

Staff recommends that this use be added as a permitted secondary use in higher density residential zones. The rationale is that it is consistent with OCP direction to address broader community needs as part of major development proposals. The following policies provide such direction and are used in reviewing development proposals from the community planning standpoint:

17.3.15 **Common Meeting Space.** Develop a policy to require new commercial, industrial or high density residential development to provide common meeting space areas for use by the local community and/or areas to be used for the common good of the public.

**Uses to be Encouraged**

17.3.25 **Joint Use.** Continue to encourage the development of joint use of community facilities and services for non-profit purposes;

**Special Requirements**

17.3.26 **Parks.** Ensure, in consultation with the community (e.g. Residents' Associations), that all new development includes adequate park areas and community services;

Zones which would be suitable to add "Community Recreation Services" as permitted secondary uses include: RM3 - Low Density Multiple Housing; RM4 – Transitional Low Density Housing; RM5 – Medium Density Multiple Housing; RM6 – High Rise Apartment Housing.

In a separate report, staff is working towards a proposal call for 260 Franklyn Rd.. Rezoning of this property by the City from RU1 to RM3 is part of the recommended process for the proposal call. Interest in providing a community recreation service on part of the property has been received by the City and this use is being included as part of the proposal call, which will primarily be for achieving a housing project on this site. The proposed text amendment should include the rezoning of this property to RM3.

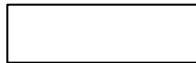
**SUMMARY:**

Encouraging higher density housing should also address the higher demand for community services. Adding "community recreation services" to higher density residential zones provides more flexibility to do so. Therefore staff is recommending that this use be added as a secondary use to the RM3 - Low Density Multiple Housing; RM4 – Transitional Low Density Housing; RM5 – Medium Density Multiple Housing; and, RM6 – High Rise Apartment Housing zones. Rezoning of 260 Franklyn Rd. from RU1 to RM3 is also being requested as part of the recommendation. The City is working towards a proposal call for this property and RM3 zoning as well as the potential to provide a community recreation service will be part of the proposal call.

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Theresa Eichler, MCIP  
Community Planning Manager

Approved for Inclusion



David Shipclark  
Manager, Community Development & Real Estate

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