
CITY OF KELOWNA

MEMORANDUM

Date: August 3, 2004
File No.: TA03-0008

To: CITY MANAGER

From: PLANNING AND CORPORATE SERVICES DEPARTMENT

Subject:

APPLICATION NO. TA03-0008

OWNER: CITY OF KELOWNA

AT: 260 FRANKLYN ROAD

APPLICANT: CITY OF KELOWNA
(JOHN GRANT)

PURPOSE: To add "Community Recreation Services" as a secondary use in the RM3 – Low Density Multiple Housing; RM4 – Transitional Low Density Housing; RM5 – Medium Density Multiple Housing; and RM6 – High Rise Apartment Housing zones.

EXISTING ZONE: RU1- LARGE LOT HOUSING

PROPOSED ZONE: RM3 – LOW DENSITY MULTIPLE HOUSING

REPORT PREPARED BY: KEIKO NITTEL

SEE ATTACHED FACT SHEET FOR COMPLETE APPLICATION DETAILS

1.0 RECOMMENDATION

THAT Zoning Bylaw Text Amendment No. TA03-0008 to amend City of Kelowna Zoning Bylaw No. 8000 by adding "Community Recreation Services" as a permitted use in the RM3 - Low Density Multiple Housing zone; RM4 - Transitional Low Density Housing zone; the RM5 - Medium Density Multiple Housing zone; and the RM6 - High Rise Apartment Housing zone.. outlined in the report of the Planning & Development Services Department dated March 18, 2004 be considered by Council.

AND THAT the text amending bylaw be forwarded to a Public Hearing for further consideration.

2.0 SUMMARY

The City is proposing a text amendment to add "Community Recreation Services" as a permitted secondary use in the RM3 – Low Density Multiple Housing; RM4 – Transitional Low Density Housing; RM5 – Medium Density Multiple Housing; and RM6 – High Rise Apartment Housing zones.

3.0 ADVISORY PLANNING COMMISSION

The above noted application was reviewed by the Advisory Planning Commission at the meeting of September 9, 2003 and the following recommendation was passed:

THAT the Advisory Planning Commission not support Text Amendment No. TA03-0008, 260 Franklyn Road, Lot 1, Plan 12913, Sec. 27, Twp. 26, ODYD, by the City of Kelowna (Barb Watson), to add "Community Recreation Services" as a permitted use in the RM3 - Low Density Multiple Housing zone; RM4 - Transitional Low Density Housing zone; the RM5 - Medium Density Multiple Housing zone; and the RM6 - High Rise Apartment Housing zone.

4.0 BACKGROUND

4.1 The Proposal

The City has received interest from individuals interested in locating community recreation services within multi-dwelling developments. In July of 2003, Council therefore authorized Staff to proceed with a text amendment to add "community recreation service" as a permitted secondary use in higher density residential zones. The City is therefore applying to add "Community Recreation Services" as permitted secondary uses to RM3 - Low Density Multiple Housing; RM4 – Transitional Low Density Housing; RM5 – Medium Density Multiple Housing; and, RM6 – High Rise Apartment Housing. As the community recreation services area may be considered a common amenity space when located in a multi-dwelling development, it would not be included in density (Floor Area Ratio) calculations.

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.

4.2 Current Development Policy

4.2.1 Kelowna Official Community Plan (OCP)

The addition of the "community recreation services" use to the multiple dwelling designations is consistent with OCP direction to address broader community needs as part of major development proposals. In particular, the Community Development Policies outlined in the OCP calls for the development of:

- Youth Centres. Encourage local service clubs to undertake, as a project the establishment of youth drop-in centres in various areas of the city.
- New Development. Establish a consistent process for providing comprehensive consideration of the social aspects of all new development proposals;
- 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.

- Venues. Continue to work towards providing venues for concerts and other cultural events of a larger scale in Urban Centres to provide entertainment for youth and other groups in the community.
- Joint Uses. Continue to encourage the development of joint use of community facilities and services for non-profit purposes.

5.0 PLANNING AND CORPORATE SERVICES DEPARTMENT

The City has received significant Interest in providing community recreation services as part of multiple housing projects thus prompting the text amendment to add “community recreation service” as a permitted secondary use in higher density residential zones. The addition of this use is consistent with OCP direction to address broader community needs as part of major development proposals. The encouragement of higher density housing also creates higher demand for community services. Adding “community recreation services” to higher density residential zones provides more flexibility to meet the recreational needs of the community. Staff are therefore supportive of the text amendment to add “community recreation services” 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.

Andrew Bruce
Development Services Manager

Approved for inclusion
R.L. (Ron) Mattiussi, ACP, MCIP
Director of Planning & Corporate Services

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Attach.

FACT SHEET

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| 1. | APPLICATION NO.: | TA03-0008 |
| 2. | APPLICATION TYPE: | Text Amendment |
| 3. | OWNER: | City of Kelowna |
| | • ADDRESS | 1435 Water Street |
| | • CITY | Kelowna, BC |
| | • POSTAL CODE | V1Y 1J4 |
| 4. | APPLICANT/CONTACT PERSON: | City of Kelowna (John Grant) |
| | • ADDRESS | 1435 Water Street |
| | • CITY | Kelowna, BC |
| | • POSTAL CODE | V1Y 1J4 |
| | • TELEPHONE/FAX NO.: | 862-3339 ext. 307 |
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APPLICATION PROGRESS: | | |
| | Date of Application: | August 13, 2003 |
| | Date Application Complete: | August 13, 2003 |
| | Servicing Agreement Forwarded to Applicant: | n/a |
| | Servicing Agreement Concluded: | n/a |
| | Staff Report to APC: | September 2, 2003 |
| | Staff Report to Council: | March 18, 2004 |
| 6. | LEGAL DESCRIPTION: | n/a |
| 7. | SITE LOCATION: | n/a |
| 8. | CIVIC ADDRESS: | n/a |
| 9. | AREA OF SUBJECT PROPERTY: | n/a |
| 10. | AREA OF PROPOSED REZONING: | n/a |
| 11. | EXISTING ZONE CATEGORY: | n/a |
| 12. | PROPOSED ZONE: | n/a |
| 13. | PURPOSE OF THE APPLICATION: | To add "Community Recreation Services" as a secondary use in the RM3 – Low Density Multiple Housing; RM4 – Transitional Low Density Housing; RM5 – Medium Density Multiple Housing; and RM6 – High Rise Apartment Housing zones. |
| 14. | MIN. OF TRANS./HIGHWAYS FILES NO.:
NOTE: IF LANDS ARE WITHIN 800 m OF A CONTROLLED ACCESS HIGHWAY | n/a |
| 15. | DEVELOPMENT PERMIT MAP 13.2 IMPLICATIONS | n/a |