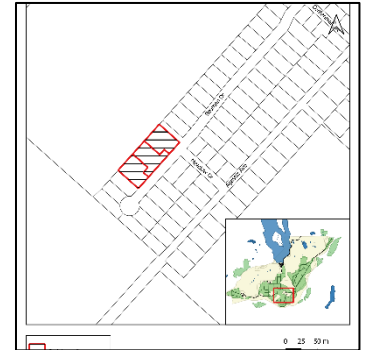


PUBLIC NOTICE

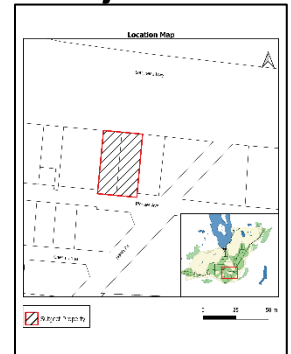
OCP and Zoning Bylaw Amendments



Bylaw 1508.20 and 1694 Subject Land



Bylaw 1655 Subject Land



NOTICE OF PUBLIC HEARING AMENDMENT BYLAW 1508.20 AND 1694 1715, 1725 and 1735 Beaman Drive

Council of the District of Kent will be holding a public hearing for:

- *Official Community Plan Amendment Bylaw No. 1508.20, 2022; and*
- *District of Kent Zoning Bylaw 1219, Amendment Bylaw No. 1694, 2022.*

If Bylaw 1508.13 is adopted, the Official Community Plan land use designation for portions of the subject properties will be changed from Residential – Multi-Family to Residential – Single-Family.

If Bylaw 1653 is adopted, portions of the subject properties will be changed from Multiple Dwelling Residential 1 (RM1) to Single-Dwelling Residential 2 (RS2).

NOTICE OF PUBLIC HEARING AMENDMENT BYLAW 1697 7285 AND 7291 Pioneer Avenue

Council of the District of Kent will be holding a public hearing for:

- *District of Kent Zoning Bylaw 1219, Amendment Bylaw No. 1697, 2022*

If Bylaw 1697 is adopted, the subject properties will be rezoned from Town Centre Commercial and Residential (CT2) to a new Comprehensive Development 4 (CD4) zone.

The CD4 zone was created to facilitate the establishment of a 24-unit apartment building with commercial space on the bottom floor.

For More Information

Please contact Lisa Beaulieu,
Director of Development
Services, at (604) 796-2235
or mlbeaulieu@kentbc.ca

District Council will hold a public hearing for Bylaws 1508.20, 1694 and 1697 at its regular meeting on:

May 9, 2022 at 7:00 pm

District Hall, 7170 Cheam Avenue, Council Chambers

View Draft Bylaws

Copies of the draft bylaw and all background materials will be available for viewing on-line at kentbc.ca and in the front foyer at Municipal Hall, 7170 Cheam Avenue, from April 22, 2022 to May 9, 2022 during regular office hours of 8:30 am to 4:30 pm excluding holidays.

Send Your Comments

Email: mlbeaulieu@kentbc.ca

Mail: Director of Development
Services
District of Kent
PO Box 70
Agassiz, BC V0M 1A0

All comments will be distributed to Council. Comments must be received by 12:30 pm, May 9, 2022.

Attend and Speak

Anyone is welcome to attend the public hearing. At the meeting, you will be given the opportunity to present your views on the proposed bylaw directly to Council.

In addition to attending -in-person, the Public Hearing will be streamed via Microsoft Teams. Registration for the live-stream is available on kentbc.ca



REPORT TO COUNCIL

DATE: April 4, 2022 **FILE:** R22-04
FROM: M.Lisa Beaulieu, Director of Development Services
SUBJECT: *District of Kent Zoning Bylaw 1219, Amendment Bylaw No. 1697, 2022 – 7285 and 7291 Pioneer Avenue*

RECOMMENDATION:

THAT Council considers granting first and second reading to *District of Kent Zoning Bylaw 1219, Amendment Bylaw No. 1697, 2022*.

AND THAT Council considers setting a public hearing date for *District of Kent Zoning Bylaw 1219, Amendment Bylaw No. 1697, 2021* on May 9, 2022 at 7:00 pm.

BACKGROUND:

Applicants: Brittany Ekelund, OTG Developments

Owners: District of Kent

Summary: The applicants are proposing to rezone the subject lands to facilitate the establishment of a mixed-use commercial and residential building on the subject property.

Civic Addresses: 7285 and 7291 Pioneer Avenue

Current Combined
Lot Size: 1,577.2 m² (15,900 ft²)

Current
DPA: DPA 4 – Downtown Revitalization

Current
Zoning: Town Centre Commercial and Residential (CT2)

Proposed
Zoning: Comprehensive Development 4 (CD4)

Site Description: The subject properties are two undeveloped rectangular lots at the eastern end of the commercial portion of Pioneer Avenue.

Surrounding Uses:

	Zoning	Use
North	N/A	Lougheed Highway and railway
South	CT2	Ministry office
East	Service Commercial	Single-family dwelling
West	Enclosed Storage Industrial (M4)	Mini-storage facility.

DISCUSSION:

Executive Summary and Development Information

The applicants are requesting Council considers rezoning the subject lands from their current CT2 zoning to a new Comprehensive Development 4 (CD4) zone. This is to facilitate the establishment of a mixed-use commercial and residential building.

The proposed building will feature 3,500 ft² of ground level commercial space and 24 residential units spread over floors 2 through 4. The residential units will vary in floor area to offer variety and more affordable options.

Comprehensive Development 4 Zoning Regulations

Permitted Uses

The following uses are proposed as principal uses in the CD4 zone:

- 1) a commercial use
- 2) a service commercial use
- 3) an office use
- 4) a veterinary hospital use
- 5) an entertainment and recreation use

6) a restaurant use

7) a civic use

These uses are consistent with the intentions of the Commercial – Town Centre *Official Community Plan* designation and are currently permitted in other downtown commercial zones.

Auxiliary uses include an apartment use and off-street parking and loading. The auxiliary apartment uses is consistent with the intentions of the Commercial – Town Centre that supports residential uses in the downtown but only when they are secondary to commercial uses.

Conditions of Use

Proposed conditions of use apply to the apartment use and include:

- Restricting apartment uses to the second storey and above.
- Not allowing residential and commercial uses on the same floor.
- Limiting commercial advertising to floors with commercial uses.

These conditions are similar to the conditions for apartment uses in the CT2 zone.

Siting Regulations

The following siting regulations are proposed for the CD4 zone:

TABLE 9.27	
Element	Regulation
Density	Not regulated
Site coverage of all buildings and structures	Not regulated
Lot size	1,400 m ² (15,000 ft ²) minimum
Lot width	30 metres
Gross floor area (floor area ratio)	Not regulated
Height	14 metres

<p>Setbacks for all buildings and structures from</p>	
<p>Exterior side lot line</p>	<p>3.0 metres (10 feet) minimum</p>
<p>All other lot lines</p>	<p>Not regulated</p>

These siting regulations have been drafted based on the proposed siting within the Appendix C site plan.

Parking

As drafted, the development provides 24 parking stalls on site. These parking stalls would service the apartments on the site and 25% of them would be equipped with an energized outlet capable of delivering Level 2 (240 volts) charging.

Currently, the *Zoning Bylaw* parking regulations would require 24 spaces for the apartment use, 3 visitor stalls and 5 stalls for commercial use for a total of 32 spaces.

The applicants have requested a reduction in the number of required off-street parking stalls to facilitate the maximum possible residential units.

Each parking stall can be purchased at a cost of \$15,800 each or \$126,400 total.

OCP Policies

District staff performed a plan and policy review related to the proposed land use changes. Below are OCP policies to consider for the proposed development as well as justifications for their inclusion.

- *General Residential Policy 1 – Encourage a diversified range of housing types and tenures to accommodate residents with varying income levels, age structures, family sizes and housing preferences.*

The District currently has a lack of apartment style housing available for rent or purchase and no new apartment housing has been constructed in the Agassiz townsite since 1999.

Adding 24 apartment dwellings will help meet the intentions of this policy.

- *General Residential Policy 2 – Focus residential growth near existing services and infrastructure.*

All District utilities are available at the subject properties.

In addition, there are on and off-street District provided parking sites in the area to alleviate any potential issue with the lack of on-site parking for the commercial uses.

- *General Residential Policy 5 – All residential areas shall be encouraged to achieve their maximum development potential in the long term due to the limited supply of suitable land in the District and the need to reduce pressures on agricultural land and environmentally sensitive areas.*

The proposed 24 dwelling units on the subject lands would be a substantial contribution to apartment housing stock in the District as well as one of the densest developments within the District.

- *General Residential Policy 7 – In recognition of the benefits of multi-family housing, such as greater choice, more affordable housing and better utilization of existing infrastructure, seek a more even split between single and multi-family housing types.*

The proposed development would create 24 new multi-family units within the Agassiz townsite.

- *General Residential Policy 11 – The design and layout of new residential development shall be of a high quality and consider the character, scale and layout of existing adjacent residential areas. and;*

Residential – Multi-Family Policy 8 – Building within a Residential – Multi-Family designation shall generally not be higher than four storeys. Mid-rise buildings, with heights exceeding four storeys may be considered within the Commercial – Town Centre designation subject to further planning and consultation including demonstration of market demand and community benefit.

The BC Building Code requires all 4-storey wood-frame constructions be sprinklered and at four storeys, the building will be amongst the tallest buildings in the District.

There is an existing 3-storey mixed use building on the same block of Pioneer Avenue and as a result the scale of the building won't be completely out of scale with surrounding buildings.

- *Residential – Multi-Family Policy 2 – Multi-Family residential uses are also permitted within the Commercial – Town Centre designation and in portions of Mount Woodside; and Teacup properties Residential – Reserve.*

The proposed apartment use is supported by the OCP.

COMMUNITY NEED CONSIDERATIONS:

Affordable Housing

The District's OCP has several Affordable Housing Policies that need consideration as part of this application including:

- *Affordable Housing Policy 2 – A diversified range of housing types and tenures shall be encouraged for people with varying income levels, age structure, different family sizes and housing preferences. Special needs housing for seniors are recognized and development of a variety of appropriate housing forms is encouraged.*
- *Affordable Housing Policy 5 – The development of mid-rise condominiums on select sites in the Agassiz core may be considered on a case-by-case basis, subject to more detailed planning and demonstration of market demands.*

The District should explore opportunities to require the provision of below market rental only housing on the site as this is a District owned lot in an area that can support multi-family use and offers easy connects to local businesses and transit.

There are legislative options available to restrict housing tenure to rental only through the *Zoning Bylaw*. Staff recommends further exploration of these options for this proposal.

ENVIRONMENTAL CONSIDERATIONS:

Adding density to the downtown core in combination with encouraging alternative transportation options can reduce greenhouse gases generated by transportation.

BUDGETARY CONSIDERATIONS:

The applicants have paid the required Zoning text amendment fees and are responsible for the cost of the notification sign.

POLICY CONSIDERATIONS:

The *Zoning Bylaw* amendment will be conducted in accordance with Section 464 of the *Local Government Act* and the *District of Kent Development Procedures Bylaw No. 1194, 2001*.

ALTERNATIVES / OPTIONS:

- 1) Staff's recommendation.
- 2) Do not support recommendation.
- 3) Request further information.

ATTACHMENTS:

- 1) Appendix A Location Map
- 2) Appendix B: Aerial Photo
- 3) Appendix C: Site Plan
- 4) Appendix D: District of Kent Zoning Bylaw 1219, Amendment Bylaw No. 1697, 2022

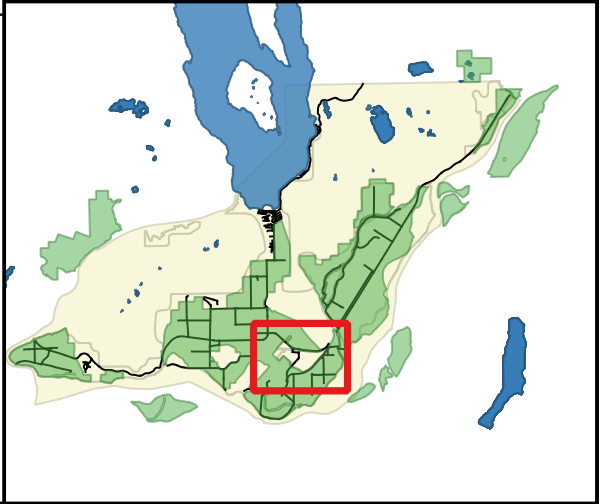
Submitted for consideration by


Approved for Submission by

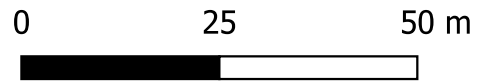
M. Lisa Beaulieu,
Director of Development Services

Wallace Mah,
Chief Administrative Officer

Location Map



 Subject Property



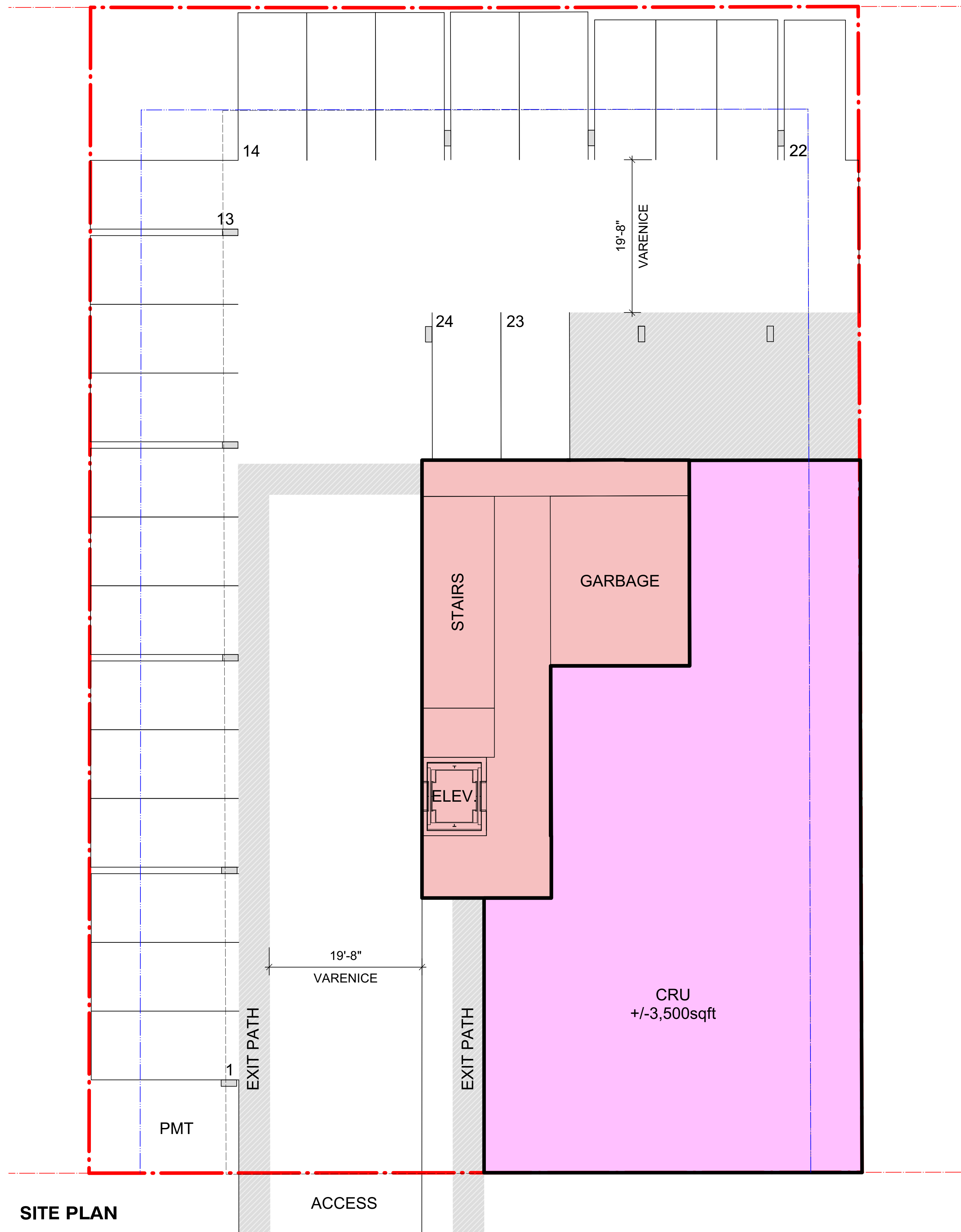
Aerial Photo



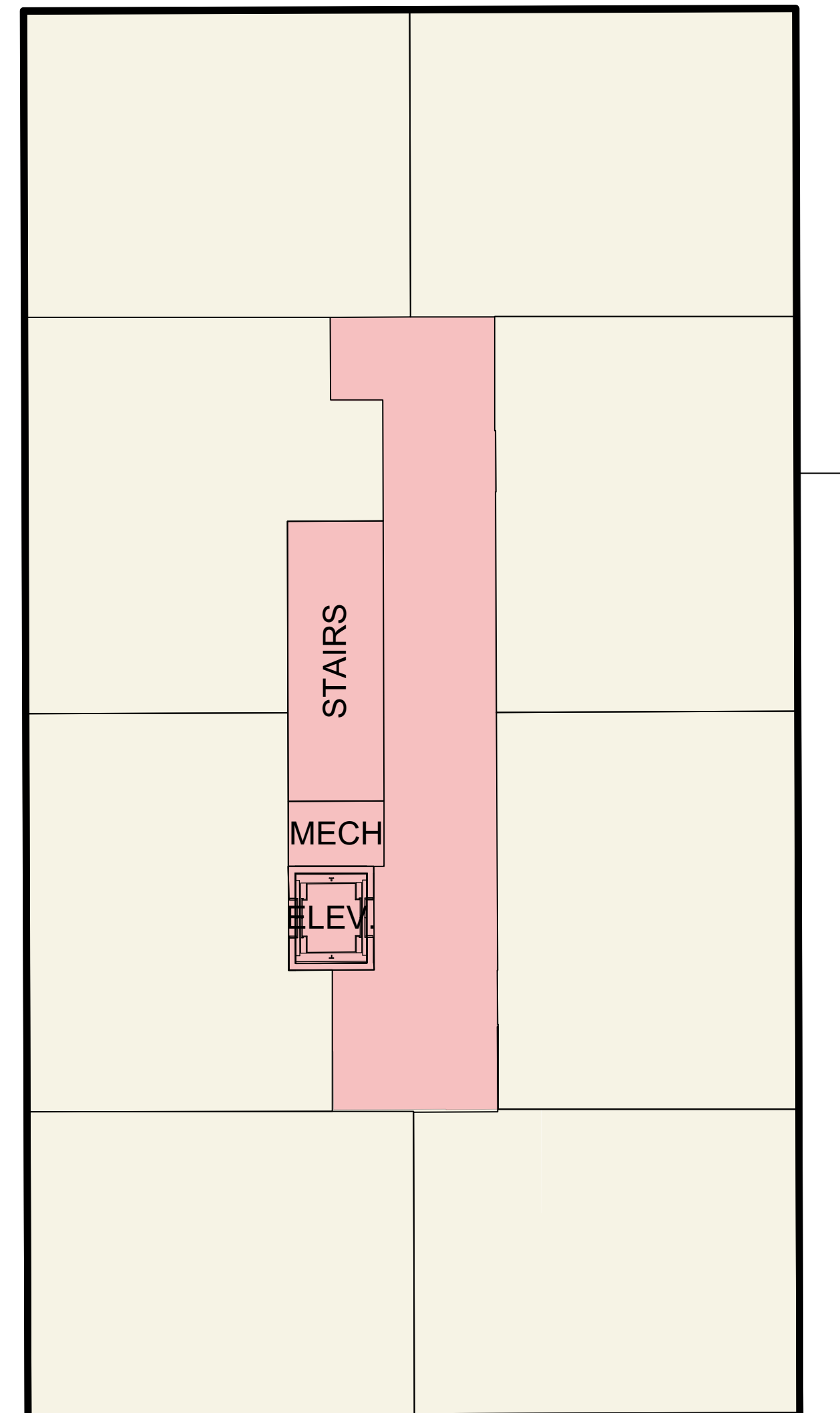
Subject Lands

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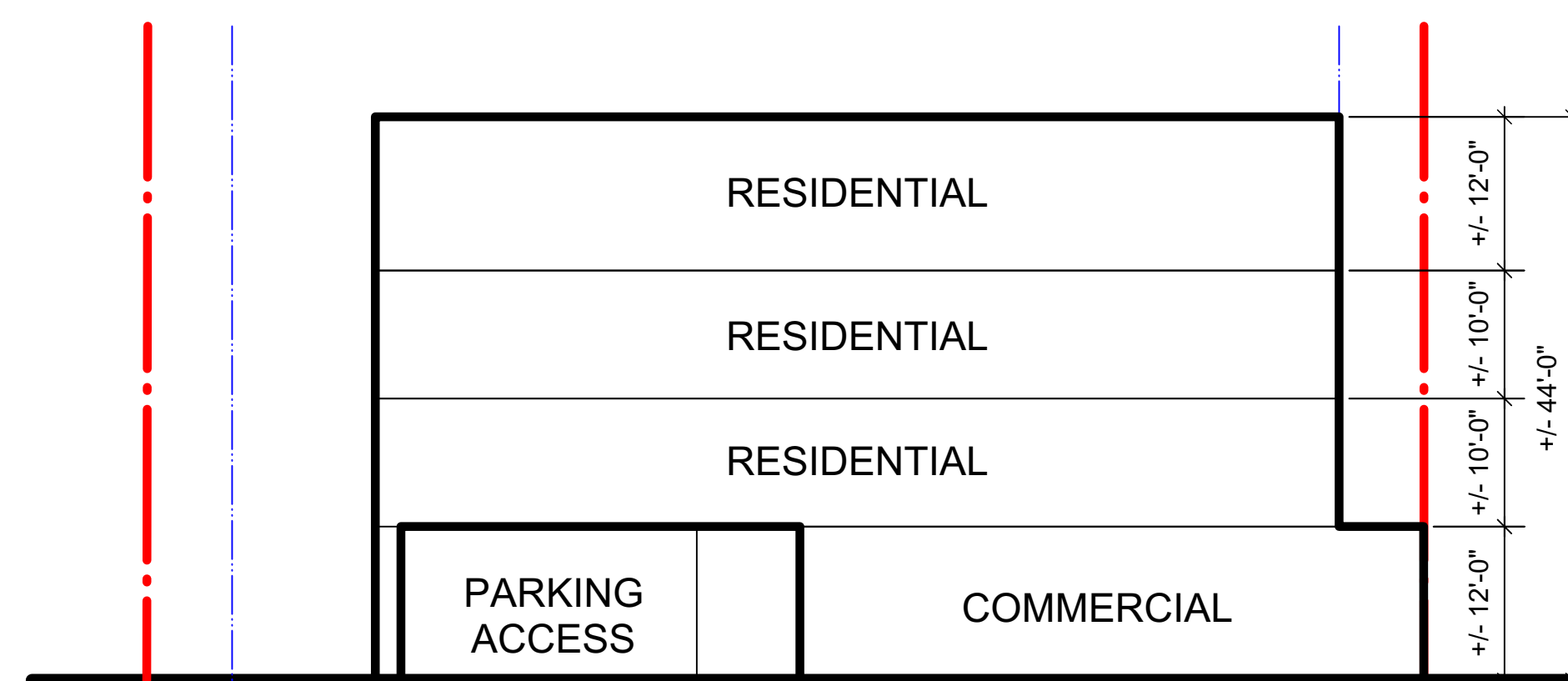




SITE PLAN



TYPICAL FLOOR PLAN (2ND to 4TH)



FRONT ELEVATION

DEVELOPMENT DATA

SITE AREAS

GROSS AREA (GA) = +/-15,900sqft
 NET AREA (NA) = +/-14,900sqft

PRELIMINARY STALLS

PROVIDED = +/- 24 stalls
 REQUIRED = +/- 32 stalls
 Units 27 Stalls
 1 per Unit (24)
 1 visitor per 10 Units (2.4)
 CRU 5
 1 per 495sqft (7)
 35% Reduction

FLOOR AREA

1st = +/- 4,900 sqft
 2nd = +/- 10,300 sqft
 3rd = +/- 10,300 sqft
 4th = +/- 10,300 sqft
 = +/- 35,800 sqft

FAR = +/- 2.3 GA
 = +/- 2.4 NA

UNITS = +/-08 per Floor
 = +/-24 (Avg. 1,000 sqft)

SITE COVERAGE = +/-69% NA

THE CORPORATION OF THE DISTRICT OF KENT

BYLAW NO. 1697

“A bylaw to amend the District of Kent Zoning Bylaw 1219, 2001.”

WHEREAS the Council of the Corporation of the District of Kent has deemed it advisable to further amend Zoning Bylaw No. 1219, 2001;

NOW THEREFORE the Council of the Corporation of the District of Kent, in open meeting assembled, enacts as follows:

1. CITATION

This bylaw may be cited for all purposes as “District of Kent Zoning Bylaw 1219, Amendment Bylaw No. 1697, 2022”.

2. MAP AMENDMENT

That Zoning Reference Map 10 of Schedule A, Zoning Reference Map Key of the District of Kent Zoning Bylaw No. 1219, 2001 be amended for the lands:

Currently legally described as:

Lot “C” District Lot 19 Group 1 Yale Division of Yale District Plan 13077

AND

Lot “B” District Lot 19 Group 1 Yale Division of Yale District Plan 13077

Commonly known as:

7285 and 7291 Pioneer Avenue

As outlined in black hatching on Zoning Bylaw Amendment Map Schedule 1697-1 attached hereto by rezoning the above-described land from Town Centre Commercial and Residential (CT2) to Comprehensive Development 4 (CD4).

3. TEXT AMENDMENT

That the District of Kent Zoning Bylaw No. 1219, 2001 hereby be amended as follows:

- .i To add a new Zone (CD4) as follows, identified as Part 9.27

9.27 Comprehensive Development 4 (CD4)

Purpose

The purpose of this comprehensive zone is to accommodate a mixed-use building consisting of commercial and residential units in the form of an apartment.

.1 Permitted Uses

The following **principal uses** shall be permitted in an CD4 zone:

- .1 a **commercial** use
- .2 a **service commercial** use
- .3 an **office** use
- .4 a **veterinary hospital** use
- .5 an **entertainment and recreation** use
- .6 a **restaurant** use
- .7 a **civic** use

The following **auxiliary uses** shall be permitted in an CD4 zone:

- .8 an **apartment** use
- .9 an **off-street parking** use
- .10 an off-street loading use.

.2 Conditions of Use

.1 An **apartment** use shall be:

- (a) Limited exclusively to **storeys** above the first **storey** of a **building** used for **commercial** purposes.
- (b) The only use in the **storey** so used.
- (c) Permitted only where no **advertising** use occurs on, above, or attached to the **storeys** so used.

.3 Regulations

TABLE 9.27	
Element	Regulation
Density	Not regulated
Site coverage of all buildings and structures	Not regulated
Lot size	1,400 m ² (15,000 ft ²) minimum
Lot width	30 metres
Gross floor area (floor area ratio)	Not regulated
Height	14 metres
Setbacks for all buildings and structures from	
Exterior side lot line	3.0 metres (10 feet) minimum
All other lot lines	Not regulated

.4 Parking

- .1 On-site parking has been provided for 24 residential units. Additional parking for residential units (including visitor parking) and commercial uses, will be provided off-site.
- .2 A reduction in the amount of residential stalls provided on-site has been proposed in order to develop as many affordable housing units as possible.

3. SEVERABILITY

If any section, subsection, sentence, clause or phrase of this bylaw is, for any reason, held to be invalid by the decision of any court of competent jurisdiction, the invalid portion shall be severed and the decision that it is invalid shall not affect the validity of the remainder of this bylaw.

READ A FIRST TIME this day of

READ A SECOND TIME this day of

A PUBLIC HEARING WAS HELD this day of

MINISTRY OF TRANSPORTATION APPROVAL this day of

READ A THIRD TIME day of

FINALLY PASSED AND ADOPTED day of

CERTIFIED CORRECT:

Sylvia Pranger, Mayor

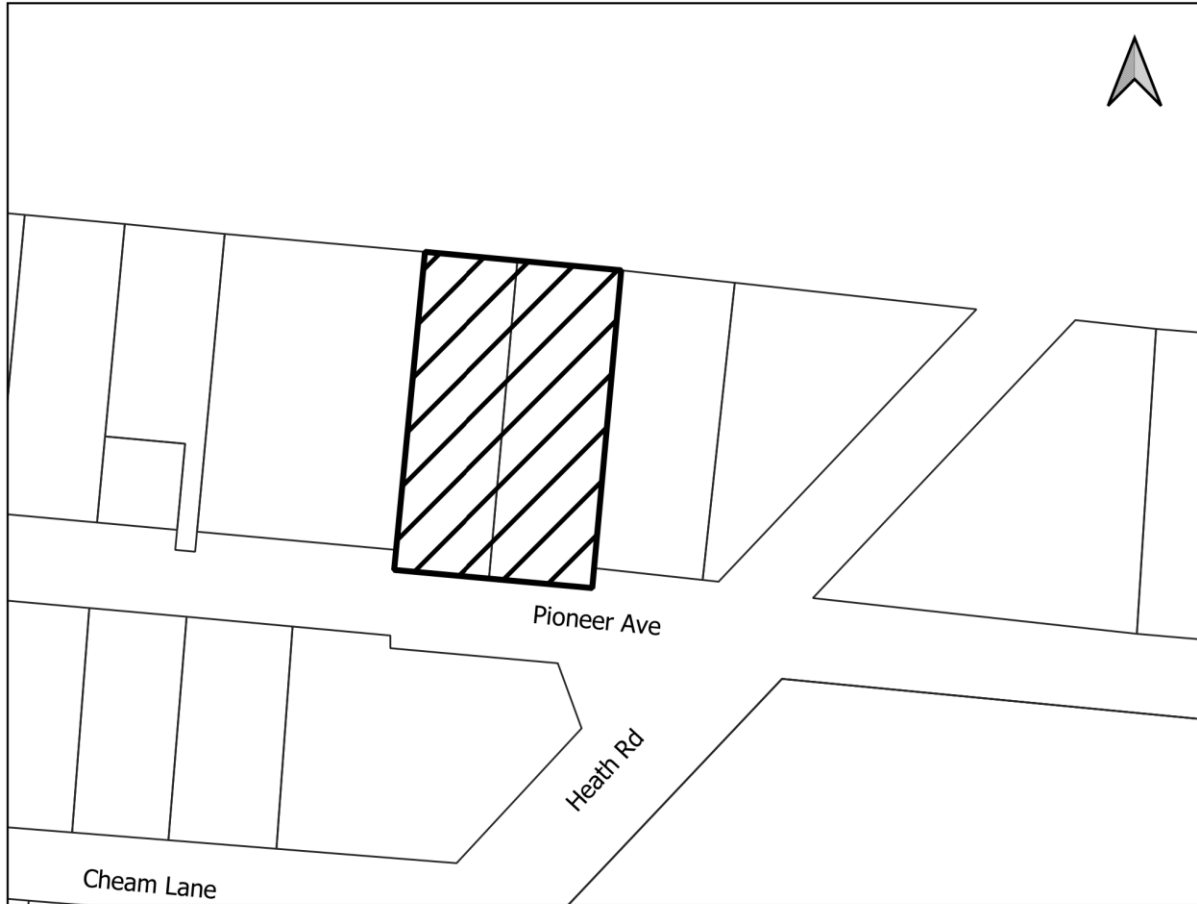
Wallace Mah, Chief Administrative Officer

CERTIFIED A TRUE & CORRECT COPY
of "District of Kent Zoning Bylaw 1219,
Amendment Bylaw No. 1697, 2022"
adopted on this day of

Clair Lee, Director of Corporate Services

THE CORPORATION OF THE DISTRICT OF KENT BYLAW NO. 1697

ZONING BYLAW AMENDMENT MAP
SCHEDULE 1697-1



Land District: YDYP
Land Title Office: New Westminster

 FROM: TOWN CENTRE COMMERCIAL AND RESIDENTIAL (CT2)
TO: COMPREHENSIVE DEVELOPMENT 4 (CD4)

This is Map Amendment Schedule 1697-1 to and forming part of "Zoning Bylaw 1219, Amendment Bylaw No. 1697, 2022"

Sylvia Pranger, Mayor

Wallace Mah, Chief Administrative Officer