

Request for Decision



To: Regular Meeting

From: **Development, Engineering and Planning**

Date: May 21, 2019

Subject: Proposed Rezoning from R1 (Residential – Single & Two Family) to CD-2 (Comprehensive Development 2) Zone to accommodate a supportive housing development on the 2000 block of 70th Avenue (File: ZA1904).

Recommendation: **THAT Council give first and second reading to Zoning Bylaw Amendment No. 2039-A6.**

Background

Overview

On March 25th, 2019, the City acquired lots A, B, C and D on 70th Avenue to facilitate a potential alternative access to the adjacent 19th Street BC Housing project, and to generally accommodate land uses and/or partnership opportunities that would be of benefit to the residents of the City.

A proposal has been put forward by City Council to make this site available for a supportive housing project as an alternative to the 2nd Street location. To accommodate this project on the new site, a zoning bylaw amendment is needed. After considering several rezoning options, the preferred option is to zone the site to a comprehensive (CD) zone which will enable site specific regulations particular to this development. It is proposed that this zone be based on the existing Community Use (CU) zone given that the site is owned by the City and is to be used for purposes of benefit to the public.

Detailed property information is provided in Appendix “A”. The proposed Zoning Bylaw Amendment No. 2039-A6 is in Appendix “B”.

Policy Framework

The proposed zoning bylaw amendment is consistent with various policies in the Official Community Plan (“OCP”), as identified below:

OCP Policy	Comment
4.3.10 Support non-profit organizations in their work of sponsoring, development and managing housing projects and addressing housing needs of homeless and at-risk families and individuals.	Non-profits typically operate supportive housing projects and a local non-profit has been involved in the process to establish a supportive housing project in the City.
4.3.11 Consider supporting through in-kind or financial resources major multi-	The proposed zoning bylaw amendment furthers this goal by

OCP Policy	Comment
family affordable housing projects in partnership with community organizations and outside funders.	making additional land available for a housing project.
4.3.12 Consider using city-owned land for affordable housing developments with measures to keep properties affordable over the long term.	This site was recently purchased by the City and is under consideration for a housing project.
12.3.6 Work collaboratively with publicly funded agencies, other levels of governments and non-profit corporations in the delivery of assisted living and seniors care, special needs and mental and physical disability services.	The City is working with BC Housing to establish a supportive housing project in the City.
12.3.7 Work cooperatively with other publicly funded agencies, other levels of governments and non-profit corporations in offering support services and improving housing for the poor, disadvantaged and low income earners.	The zoning bylaw amendment furthers this goal by facilitating housing with support services.

Proposed Zoning Bylaw Amendment

The proposed CD-2 zone contains the following provisions:

- 1) *Rezone the site from R1 to CD 2 (based on the CU zone)*
The majority of land owned by the City is zoned Community Use (CU) and the CD-2 zone is based on the CU zone. The CU zone allows, among other uses, parks, public and civic facilities and any buildings or structures operating under a Private-Council partnership agreement. A copy of the existing CU zone is in Appendix "C".
- 2) *Include "supportive housing" as a specific use in the CD-2 zone*
It is proposed to add "supportive housing" as a permitted use. This will add clarity and transparency as to the City's intended use for the site.
- 3) *Increase the maximum of height of buildings*
To accommodate the supportive housing project and more efficient use of land and servicing, the CD-2 zone will allow buildings to a maximum height of 18 metres (60 feet). The existing CU zone allows a maximum of 10 metres (33 feet).
- 4) *Add parking requirements for supportive housing uses*
Research suggests that parking needs for supportive housing developments are much less than for market housing and that the needs may be more in line with

congregate care and rest homes. It is proposed that parking requirements for housing with supportive services be 1 space for every 3 bedrooms.

Estimated Timing

If approved to move forward, the zoning bylaw amendment may proceed as follows:

Date	Activity
May 21st	<i>Council considers the zoning bylaw amendment for 1st and 2nd reading.</i>
May 22 nd & May 29 th	Notice of the zoning bylaw amendment advertised in the Gazette. Property owners within 30m of the site notified of public hearing.
June 5 th	Public Hearing (3pm-6pm in Council Chambers).
June 10 th	Council considers zoning bylaw amendment for 3 rd reading (Regular Council meeting at 7pm).
June 11 th	Zoning bylaw amendment forwarded to Ministry of Transportation and Infrastructure (MOTI) for approval/signature.
June 24 th	Zoning bylaw amendment receives 4 th and final readings.

Conclusion

In accordance with City Council's directive to facilitate a three- or four-story supportive housing project specific to this site only, Zoning Bylaw Amendment No. 2039-A6 (see Appendix B) is proposed.

Given the City's recent purchase of these lands, the rezoning will reflect the City's desire to use the lands to further the public good and create benefits for the residents of Grand Forks by allowing a specific supportive housing project. The bylaw amendment is also supported by the City's policies as expressed in the OCP.

The proposed CD-2 zone, with the addition of "supportive housing" as a permitted use (in addition to other community uses) will create more certainty and clarity with respect to explicit uses permitted on this specific site.

The proposed increase in the maximum height of buildings/structures in the CD-2 zone will allow buildings up to four stories, which enables more efficient use of this site and facilitates the development of supportive housing units in the community under a City partnership arrangement. The proposed parking requirements for supportive housing types of uses (1 space for every 3 bedrooms) is in keeping with best practices and reflects the actual parking needs for supportive housing projects.

Benefits or Impacts

Strategic Impact



Community Engagement

- The zoning amendment proposal and public hearing will be advertised twice in the local paper and landowners within 30 metres of the proposal will be notified.



Community Livability

- The rezoning of this site to CD-2 (Comprehensive Development) will allow for land uses consistent with community and public benefit.



Economic Growth

- The rezoning will increase the value and development potential of the site especially with respect to community-related development.



Fiscal Responsibility

- The proposed rezoning itself does not involve financial commitments. However, if the supportive housing project goes forward, Council will be committed to providing an estimated \$500,000 toward the project.
- This may entail bylaw amendments to the Financial Plan and other arrangements to secure the financial commitments agreed to between BC Housing and the City.

Policy/Legislation

The Local Government Act, the Official Community Plan and the Zoning Bylaw.

Attachments

Appendix A: Zoning and Property Information.

Appendix B: Draft Bylaw No. 2039-A6 (Zoning Bylaw Amendment).

Appendix C: Community Use (CU) Zone.

Recommendation

THAT Council give first and second reading to Zoning Bylaw Amendment No. 2039-A6.

Options

1. THAT Council accepts the report.
 2. THAT Council does not accept the report.
 3. THAT Council refers the matter back to staff for further information.
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Appendix A: Zoning and Site Information

Civic Address: 2000 Block of 70th Avenue.

Legal Description: Lot A, DL 380, SDYD, KAP22999; Lot B, DL 380, SDYD, KAP22999; Lot C, DL 380, SDYD, KAP22999; Lot D, DL 380, SDYD, KAP22999.

Applicant/Owner: City owned lands; City initiated rezoning.



Proposal: To rezone the subject property (.28 hectares or 0.689 acres) from R1 (Residential – Single & Two Family) to CD 2 – Comprehensive Development zone based on the CU (Community Use) zone to accommodate a potential supportive housing project and/or other uses of benefit to the community.

Existing Land Use: Uncultivated field/grassland.

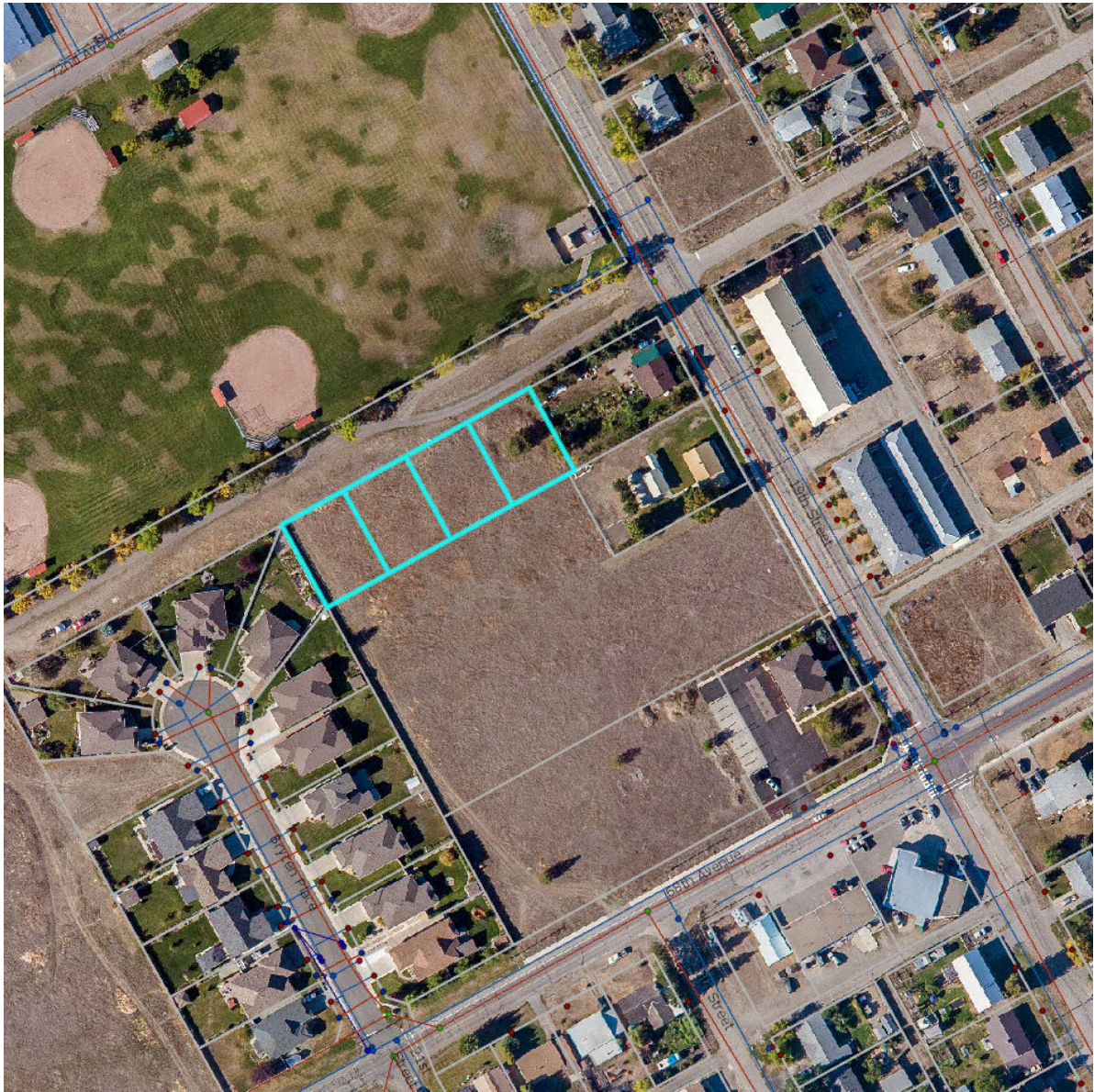
Adjacent Land Uses: North – sports fields; South – apartment/townhouse project under construction (BC Housing); East – single family home; West – single family homes (Brycen Place).

OCP Land Use Designation: Low Density Residential (LR).

Development Permit Area: n/a

Access: Directly off 70th Avenue, which is an undeveloped road.

Servicing: There are currently no water, sewer, storm, or electrical services to this site.



Appendix B:
Proposed Zoning Bylaw Amendment No. 2039-A6 (File: ZA 1904)

THE CORPORATION OF THE CITY OF GRAND FORKS

Bylaw No. 2039-A6

**A Bylaw to Amend the City of Grand Forks
Zoning Bylaw No. 2039, 2019.**

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The Corporation of the City of Grand Forks **ENACTS** as follows:

1. This bylaw may be cited for all purposes as “**Zoning Bylaw Amendment No. 2039-A6, 2019**”.
2. Zoning Bylaw No. 2039 is amended as follows:
 - a. **ADD** to subsection 26.10, Table 2: Class of Building/Use: Required Number of Spaces, under Congregate care and rest homes, “*and other housing with supportive services*”.
 - b. **INSERT** under Part VI Zones, a new subsection 59.4 “CD-2 (Comprehensive Development 2) Zone (City-Owned Lands on 70th Avenue)”, as follows:

59.4 CD-2 (Comprehensive Development 2) Zone (City-Owned Lands on 70th Avenue)

59.4.1 Every subsection in Section 59.4 refers to the CD-2 (Comprehensive Development) Zone.

59.4.2 Location: This zone applies to Lot A, DL 380, SDYD, KAP22999; Lot B, DL 380, SDYD, KAP22999; Lot C, DL 380, SDYD, KAP22999; and, Lot D, DL 380, SDYD, KAP22999 (as may or may not be consolidated).

59.4.3 Intent: The intent of this zone is to allow for the development of community uses and a supportive housing project on lands owned by the City on 70th Avenue.

59.4.4 The following uses and no others are permitted:

 - (a) libraries;
 - (b) museums;
 - (c) hospital, including medical clinic, dental clinic, ambulance station, rest home or private hospitals;
 - (d) post office;

- (e) community events centre;
- (f) community use service;
- (g) open space passive recreational areas;
- (h) municipal, local government or educational buildings, day care centers;
- (i) senior citizen complexes, senior activity centres and congregate care facilities;
- (j) any building or structure operating under a private-municipal partnership agreement;
- (k) supportive housing developed and operated under a provincial-municipal partnership agreement.

59.4.5 Permitted accessory uses, and buildings include:

- (a) buildings or structures accessory to a permitted use.

59.4.6 There is no minimum parcel size.

59.4.7 No accessory building shall have a floor area greater than 50% of the principal structure.

59.4.8 No building or structure shall exceed 18 metres in height, except fire halls.

59.4.9 Except as otherwise specifically permitted in this bylaw, no building or structure shall be located within:

- (a) 6 metres of a front parcel line;
- (b) 1.5 metres of an interior side parcel line;
- (c) 3 metres of an exterior side parcel line, or
- (d) 6 metres of a rear parcel line.

59.4.10 See Sections 12 to 33 of this bylaw.

- c. The properties legally described as Lot A, Plan KAP22999, District Lot 3080 SDYD and Lot B, Plan KAP22999, District Lot 3080 SDYD and Lot C, KAP22999, District Lot 3080 SDYD and Lot D, KAP22999, District Lot 3080 SDYD, as shown shaded in the sketch plan attached hereto as Schedule 1 are hereby rezoned from R1 (Single & Two Family Residential 1) to CD 2 (Comprehensive Development 2).
- d. Schedule "A" Land Use Zoning Map is hereby amended accordingly.

Read a **FIRST** time this day of , 2019.

Read a **SECOND** time this day of , 2019.

Read a **THIRD** time this day of , 2019.

Approved by the Ministry of Transportation
Pursuant to Section 52 of the Transportation
Act this day of , 2019

Approving Officer, Ministry of Transportation

FINALLY ADOPTED this day of , 2019.

Mayor Brian Taylor

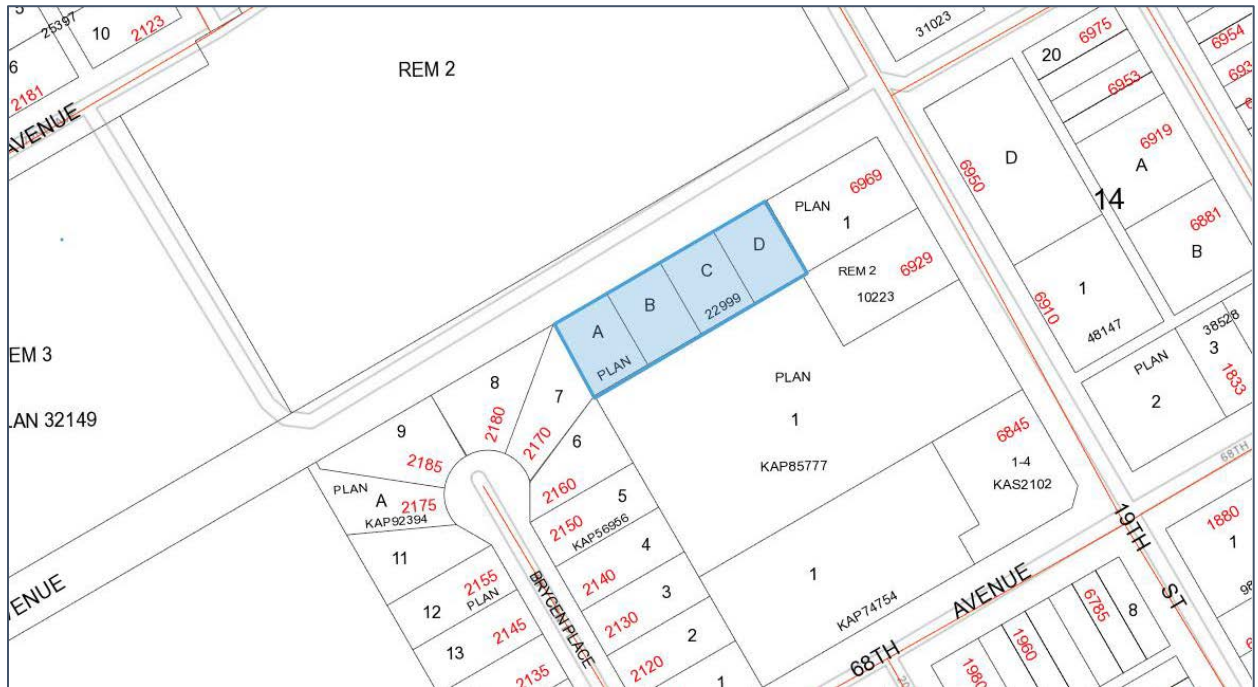
Corporate Officer Daniel Drexler

C E R T I F I C A T E

I hereby certify the foregoing to be a true copy of Bylaw No. 2039-A6 as passed by the
Council of the City of Grand Forks on the day of , 2019.

Corporate Officer of the Corporation of the
City of Grand Forks

Zoning Bylaw No. 2039-A6



Appendix C: The Existing CU – Community Use Zone

56 CU (Community Use) Zone

- 56.1 Every subsection in Section 56 refers to the CU (Community Use) Zone
- 56.2 The following uses and no others are permitted:
- (a) libraries;
 - (b) museums;
 - (c) cemeteries;
 - (d) hospital, including medical clinic, dental clinic, ambulance station, rest home or private hospitals;
 - (e) post office;
 - (f) community events centre;
 - (g) community use service;
 - (h) open space passive recreational areas;
 - (i) municipal, local government or educational buildings, day care centers;
 - (j) senior citizen complexes, senior activity centres and congregate care facilities;
 - (k) any building or structure operating under a Private-Council partnership agreement;
- 56.3 Permitted accessory uses and buildings include:
- (a) buildings or structures accessory to a permitted use.
- 56.4 There is no minimum parcel size.
- 56.5 No accessory building shall have a floor area greater than 50% of the principal structure.
- 56.6 No building or structure shall exceed 10 metres in height, except fire halls.
- 56.7 Except as otherwise specifically permitted in this bylaw, no building or structure shall be located within:
- (a) 6 metres of a front parcel line;
 - (b) 1.5 metres of an interior side parcel line;
 - (c) 3 metres of an exterior side parcel line, or
 - (d) 6 metres of a rear parcel line.
- 56.8 See Sections 12 to 33 of this bylaw.

Report Approval Details

Document Title:	2019-05-21 Bylaw 2039-A6-ZA1906-LotsABCD-First Reading.docx
Attachments:	
Final Approval Date:	May 13, 2019

This report and all of its attachments were approved and signed as outlined below:

Diane Heinrich - May 13, 2019 - 2:27 PM