

PUBLIC NOTICE

Zoning Bylaw Amendment



NOTICE OF PUBLIC HEARING: AMENDMENT BYLAW 1709

Date & Time: Wednesday, April 12, 2023 at 7:00 pm

Location: 7170 Cheam Avenue, Agassiz, BC
or kentbc.ca (registration for live stream required)

Bylaw 1709, if adopted, would rezone 7229 Morrow Road from Single-Dwelling Residential 1 (RS1) to Multiple Dwelling Residential 2 (RM2) to facilitate future densification of the property, which could include a proposal for a multi-unit 4-storey housing facility for seniors and people with disabilities.

Bylaw 1709: Subject Land



For More Information

Contact Lisa Beaulieu, Director of Development Services

Phone: (604) 796-2235 | Email: mlbeaulieu@kentbc.ca

View Draft Bylaw

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 March 31, 2023 to April 12, 2023 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, April 12, 2023.

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: March 1, 2023 **FILE:** R22-11
FROM: M. Lisa Beaulieu, A-Director of Development Services
SUBJECT: Zoning Amendment Bylaw 1709 – 7229 Morrow Road

RECOMMENDATION:

THAT Council considers granting *District of Kent Zoning Bylaw 1219, Amendment Bylaw No. 1709, 2022* first and second reading.

AND THAT Council considers setting a public hearing for *District of Kent Zoning Bylaw 1219, Amendment Bylaw No. 1709, 2022* on Wednesday, April 12 2023.

PROPERTY DESCRIPTION:

Owners/Applicant: Sarabjit Brar

Proposal: To rezone the subject property to facilitate the establishment of a multi-unit senior housing facility.

OCP: Residential – Multi-Family

DPA: DPA3 – Intensive Residential

Current Zoning: Single-Dwelling Residential 1 (RS1)

Proposed Zoning: Multiple Dwelling Residential 2 (RM2)

Site Size: 1,199 m² (12,905 ft²)

Legal Description: Lot 27 District Lot 49 Group 1 Yale Division of Yale District Plan 48090

- CAO
- Regular Agenda Date _____
- In Camera Agenda Place _____
- Public Hearing Other _____

Site Description: The subject property is a square corner lot featuring a single-family dwelling that was constructed in 1930.

Surrounding Uses: North: Single-family Dwelling (zoned RS1)
South: Single-family Dwelling (zoned RS1)
East: Catholic Church (zoned Institutional (P1))
West: A and W and Petro Canada Gas Station (zoned Service Station Commercial(CS2))

Neighbourhood Character: The surrounding neighbourhood is a mix of commercial, parks, institutional and single and multi-family developments.

DISCUSSION:

Executive Summary

The applicant is requesting to rezone 7229 Morrow Road from RS1 to RM2 to facilitate the establishment of a multi-unit 4-storey housing facility for seniors and people with disabilities. The facility is proposed to include common space on the main floor with 3 top floors containing independent living spaces.

The RM2 zone permits a personal care use as a principal use. Personal care use is defined as:

“a facility which contains sleeping units for persons receiving care or assistance where the building and/or operator are regulated or funded by the provincial or federal agencies, including care and assisted living as defined and regulated under the Community Care and Assisted Living Act.”

The applicant reasons that providing housing for seniors and people with disabilities can help alleviate pressure on hospitals currently housing individuals due to a lack of appropriate housing facilities.

OCP Policies

The following OCP policies support the proposed rezoning:

- **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.
 - **General Residential Policy 12** – special needs housing shall be encouraged within the District of Kent.
-

- **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.
- **Residential – Multi-Family Policy 4** – special needs housing (e.g., group homes, extended care facilities, assisted living or congregate care housing), shall be permitted in the Residential – Multi-Family or Institutional designations.

In addition to these policies, the District 2020 Housing Needs Assessment (HNA) identified key housing needs for both seniors and people with disabilities.

Staff Recommendation

District staff recommend Council consider supporting the proposed rezoning as the proposed housing for seniors and people with disabilities would address two key areas of need identified in the District's 2020 HNA.

ENVIRONMENTAL CONSIDERATIONS:

Minimal environmental impacts are anticipated because of this development.

BUDGETARY CONSIDERATIONS:

The applicant has paid the required Zoning Map Amendment fee and is responsible for the cost of installing a notification sign on the subject property.

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.
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ATTACHMENTS:

- 1) Appendix A: Location Map
- 2) Appendix B: Aerial Photo
- 3) Appendix C: District of Kent Zoning Bylaw 1219, Amendment Bylaw No. 1709, 2022

Respectfully submitted for your
consideration


Approved for submission by

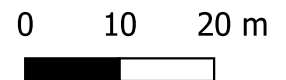
M. Lisa Beaulieu
A-Director of Development
Services

Wallace Mah,
Chief Administrative Officer

Location Map



 Subject Property



Aerial Photo



Vimy Rd

1750

7237

7229

Morrow Rd



Subject Property

0 5 10 m



THE CORPORATION OF THE DISTRICT OF KENT

BYLAW NO. 1709

“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. 1709, 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 27 District Lot 49 Group 1 Yale Division of Yale District Plan 48090

Commonly known as:

7229 Morrow Road, Agassiz, BC

As outlined in black hatching on Zoning Bylaw Amendment Map Schedule 1709-1 attached hereto by rezoning the above-described lands from Single-Dwelling Residential (RS1) to Multiple Dwelling Residential 2 (RM2).

4. 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.

MINISTRY OF TRANSPORTATION APPROVAL this day of

A PUBLIC HEARING WAS HELD this ___ day of ___

READ A THIRD TIME this ___ day of ___

FINALLY PASSED AND ADOPTED this ___ day of ___

CERTIFIED CORRECT:

Sylvia Pranger, Mayor

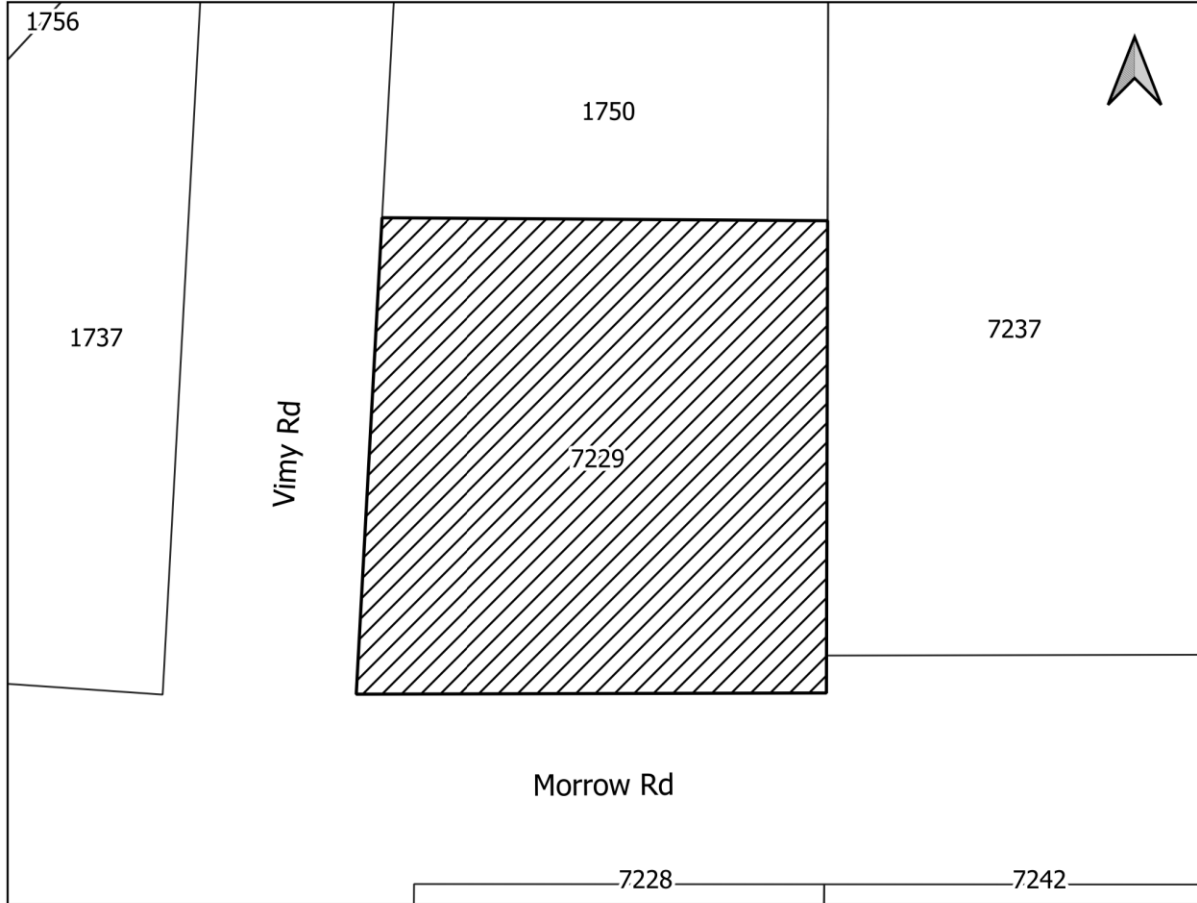
Wallace Mah, Chief Administrative Officer

CERTIFIED A TRUE & CORRECT COPY
of "District of Kent Zoning Bylaw 1219,
Amendment Bylaw No.1709, 2022"
adopted on this ___ day of ___

Clair Lee, Director of Corporate Services

THE CORPORATION OF THE DISTRICT OF KENT BYLAW NO.1709

ZONING BYLAW AMENDMENT MAP
SCHEDULE 1709-1



Land District: NWD
Land Title Office: New Westminster District

 FROM: SINGLE-DWELLING RESIDENTIAL 1 (RS1)
TO: MULTIPLE DWELLING RESIDENTIAL 2 (RM2)

This is Map Amendment Schedule 1709-1 to and forming part of "Zoning Bylaw 1219, Amendment Bylaw No. 1709, 2022"

Sylvia Pranger, Mayor

Wallace Mah, Chief Administrative Officer