

# NOTICE OF PUBLIC HEARING

**Date & Time:** November 13, 2024 at 7:00 pm  
**Location:** 7170 Cheam Avenue, Agassiz, BC  
or [kentbc.ca](https://kentbc.ca) (registration for live-stream required)

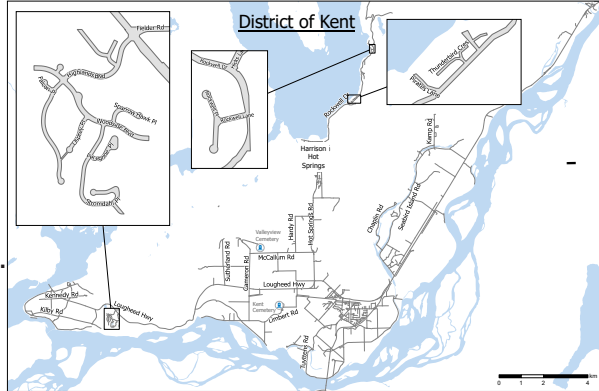


## AMENDMENT BYLAWS 1508.26 & 1741

Council of the District of Kent will be holding a Public Hearing for District of Kent OCP Amendment Bylaw No. 1508.26 and Zoning Amendment Bylaw No. 1741.

If adopted, **Bylaw 1508.26** would amend the **OCF Residential – Multi-Family Policy #5** to allow a maximum density of **150-175 units per hectare** subject to utility services and **#8** to generally limit building heights to **six storeys**.

If adopted, **Bylaw 1741** would amend the zoning bylaw to add a **Multiple Dwelling Residential 3 (RM3) Zone** and to add amenity spaces in multiple dwelling developments.



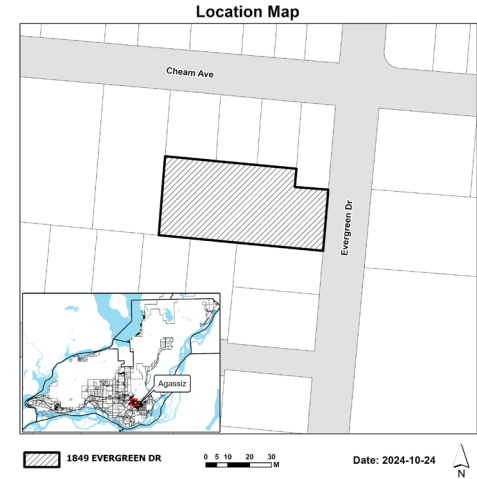
## AMENDMENT BYLAWS 1508.27 & 1742

Council of the District of Kent will be holding a Public Hearing for District of Kent OCP Amendment Bylaw No. 1508.27 and Zoning Map Amendment Bylaw No. 1742.

If adopted, **Bylaw 1508.27** would amend the subject property's OCP designation from **Commercial – Town Centre** to **Residential – Multi-Family**.

If adopted, **Bylaw 1742** would add a new **Affordable Rental Housing Zone 4 (RM4)** and rezone the subject property from **Small-Scale Multi-Unit Housing (RS1)** to **Affordable Rental Housing Zone (RM4)**.

### Bylaw 1508.27 & 1742 Subject Land: 1849 Evergreen Drive



### For More Information

Lisa Beaulieu, Acting Director of Development Services  
Phone: (604) 796-2235 | Email: [planning@kentbc.ca](mailto:planning@kentbc.ca)

### View Draft Bylaw

Copies of the draft bylaws and all background materials will be available for viewing on-line at [kentbc.ca](https://kentbc.ca) and in the front foyer at Municipal Hall, 7170 Cheam Avenue, from November 1 to 13, 2024 during regular office hours of 8:30 am to 4:30 pm excluding holidays.

### Send Your Comments

**Email:** [planning@kentbc.ca](mailto:planning@kentbc.ca)  
**Mail:** Acting 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, November 13, 2024.

### 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 bylaws 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](https://kentbc.ca).

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## REPORT TO COUNCIL

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**DATE:** October 2, 2024 **FILE:** Bylaw 1742 / OCP 1508.27

**FROM:** M. Lisa Beaulieu, Director of Development Services

**SUBJECT:** Affordable Rental Housing Zone (RM4) – 1849 Evergreen Drive (R24-03)

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### RECOMMENDATION:

**THAT** Council considers granting *Official Community Plan Amendment Bylaw No. 1508.27, 2024* and *District of Kent Zoning Bylaw 1219, Amendment Bylaw No. 1742, 2024* first and second reading; and

**THAT** Council approves the following consultation process to fulfill the requirements of Section 475 of the *Local Government Act*:

1. Two (2) consecutive issues of the local newspaper requesting written comments; and
2. Letters of notice to property owners within 100 metres of the property; and

**THAT** Council considers setting a Public Hearing date for *Official Community Plan Amendment Bylaw No. 1508.27, 2024* and *District of Kent Zoning Bylaw 1219, Amendment Bylaw No. 1742, 2024* on November 13, 2024.

### BACKGROUND:

**Owner/Applicant:** Adam Baumfield

**Proposal:** To rezone property to allow for a 49-unit, 4-storey residential affordable rental apartment building above a one-storey parkade (5-storey total).


**PID:** 011-190-973

**Legal:** Parcel B (Reference Plan 10732) Lot 9 Except: Firstly: Part on Plan 34069 Secondly: Part on Plan 23264; District Lot 19 Group 1 New Westminster District Plan 6365

**Site Size:** 2,605 square metres

**OCP:** Commercial – Town Centre to Residential – Multi Family

**Zoning:** Small-Scale Multi-Unit Residential (RS1) to Affordable Rental Housing Zone (RM4)

 CAO

<input checked="" type="checkbox"/> Regular	<input checked="" type="checkbox"/> Agenda Date <u>Oct. 16/24</u>
<input type="checkbox"/> In Camera	<input checked="" type="checkbox"/> Agenda Place <u>Bylaw/Permit</u>
<input type="checkbox"/> Public Hearing	<input type="checkbox"/> Other _____

Surrounding Uses:	Zoning:	OCP Designation:
North: Single Family	RS1	Commercial Town-Centre
South: Single Family	RS1	Single-Family
East: Grocery Store	CT-2	Commercial-Town Centre
West: Building Supply Store	CT-2	Commercial-Town Centre

## DISCUSSION:

### New Zone for Affordable Rental Housing

In May of 2018 the Local Government Act was amended to allow local governments to zone for residential rental tenure.<sup>1</sup> The intent of these changes was to allow greater ability to preserve and increase the overall supply of rental housing and increase housing choice and affordability.

The use of the new legislation can be used at different geographic scales (e.g. blocks, lots or individual buildings). It can be within a building and can also require that all housing units be rental, or a certain percentage. It is expected to be used to support rental housing that is close to current and future transit lines and other amenities.

### 2020 Housing Needs Report (HNR)

The 2020 HNR reported that there are not enough rentals in the District and that more apartments are needed. The lack of rental units impacts various demographics such as low-income workers, families, and seniors.

The number of renter households is growing quicker than owner households. Between 2006 and 2016, renter households increased by 21% (from 395 to 480 households) compared to 10% (from 1,550 to 1,710) for owner households. At the same time, there has been little increase in the number of primary rental units. There were 71 units in 2019, the same number as there were in 2008. With 480 renter households, this means that the majority are relying on the secondary rental market, where units may be less secure.

While there is limited data available for the rental market, a secondary rental market scan was conducted for the 2020 HNR and found that there were very few listings available. The scan found two listings, compared to nine postings by renter households looking for housing. This suggests that the availability of rental housing is a significant challenge in the District; vacancy rates are likely very low and perhaps non-existent. Stakeholders specifically noted a lack of affordable rental options for seniors; while there are some premium assisted living options for seniors, there are few moderate or affordable units available for rent and suitable for their accessibility needs.

To be considered affordable, a household would require an annual income of \$48,000<sup>2</sup> for an apartment. While there is limited data on the rental market in Kent, a secondary rental market scan

<sup>1</sup> LGA - Residential rental tenure:481.1 (1) A zoning bylaw may limit the form of tenure to residential rental tenure within a zone or part of a zone for a location in relation to which multi-family residential use is permitted. (2) A limit under subsection (1) may limit the form of tenure to residential rental tenure in relation to a specified number, portion or percentage of housing units in a building.

<sup>2</sup> Based on information provided from 2016 Statistics.

suggests that single-income households likely face affordability challenges. Lone parent families likely face challenges affording larger units with enough bedrooms for their children and individuals living alone likely face challenges affording their rental costs.

**Highlights of RM4 Zone:**

1. Principal uses for apartments and personal care.
2. Auxiliary uses for accessory buildings, off-street parking, home occupations.
3. Common indoor amenity spaces for developments that have more than 25 dwelling units.
4. Private outdoor amenity spaces for each dwelling unit.
5. Density of up to 175 units per hectare (70 units per acre).
6. Site coverage of 40% for principal buildings and 60% for parkades.
7. Minimum lot size of 1300 square metres.
8. Minimum lot width of 22 metres.
9. Maximum building height of 22 metres.
10. Special regulations require a housing agreement to ensure development remains as below market rental housing.

**OCP Policies:**General Residential Policy (GRP):

GRP 7: In recognition of the benefits of multi-family housing, such as greater choice, more affordable housing and better utilization of existing infrastructure.

Affordable Housing Policy (AHP):

AHP 3: The development of higher density forms of housing, including duplexes, townhouses, and apartment buildings, to expand the affordable housing and rental supply are encouraged;

AHP 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 demand.

Residential-Multi-Family Policy (RMFP):

RMFP 6: Higher densities may be considered subject to the demonstration of market demand and community benefit.

RMFP 10: Infill and redevelopment of existing areas designated as Residential - Multi-Family shall be encouraged before re-designating new areas.

RMFP 11: Consideration shall be made to re-designate new areas to Residential - Multi-Family based on the following criteria:

- a. Within a 10-minute walk (approximately 800 metres) of parks, recreational areas and facilities, commercial and employment areas or public/institutional facilities and public transit;
- b. Where the proposed development will be compatible in character and scale with adjoining uses;
- c. On sites that afford direct and convenient vehicle access so as to avoid generating excessive traffic on local streets;
- d. And on sites where adequate community sewer and water services are available;

RMFP 12: Development within the Residential - Multi-Family area shall be subject to the Intensive Residential Development Permit Area Guidelines to ensure a high standard of building and site design.

**Referrals:**

Internal Referrals were provided to the Agassiz Fire Department (AFD), Engineering Services Department, and Community Services Department.

Internal referral response highlights:

1. Fire Department:
  - a. Given the potential size of the building the water system would need to be extended to allow for a second fire hydrant near the property access.
  - b. The building should be sprinklered throughout.
  - c. All construction to meet or exceed BC Building Code requirements.
  - d. Fire safety plan in place during construction to address the issue of fires during construction prior to finished fire barriers are in place.
  - e. The AFD does not have a truck-mounted ladder that is tall enough to reach a 22-metre-high roofline and uses ground ladders exclusively.
2. Engineering Services Department:
  - a. All required off-site servicing must be in accordance with the District of Kent Subdivision and Development Bylaw No.1248, 2003 (S&D Bylaw) and designed, inspected and approved by a Consulting Engineer. This includes ensuring all required testing is conducted and results approved and submitted by the Consulting Engineer.
3. Recreation/Culture:
  - a. Suggestion that common amenity spaces (on-site) be considered.

**ENVIRONMENTAL CONSIDERATIONS:**

Encouraging higher density developments in areas where there are more opportunities to use transit and other means of human-powered transportation will help to reduce greenhouse gas emissions as will creating more energy efficient buildings.

Denser communities often lead to more sustainable transportation options including public transit, walking or biking. This reduces wear and tear on roads, lowers pollution, and reduces the costs associated with car-centric infrastructure.

**BUDGETARY CONSIDERATIONS:**

The applicant has paid the OCP and zoning map amendment application fees.

With the Value of Construction for this project near \$10 million, the District will receive building permit fees of approximately \$88,000 (not including servicing/connection fees). Development Cost Charges for a 49-unit apartment building will be more than \$400,000.

Allowing higher density in the Agassiz townsite will allow for more taxable properties. More units on a parcel can significantly increase the total tax revenue compared to low-density development.

Denser development often makes more efficient use of infrastructure such as roads, water and sewer systems. This reduces the per capita cost to maintain and expand public services. Higher density can also reduce the need for costly infrastructure extensions in sprawling areas.

These financial benefits make a new multi-family, higher density zone attractive for seeking sustainable growth.

**POLICY CONSIDERATIONS:**

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

**ALTERNATIVES/OPTIONS:**

1. Support the recommendation.
2. Do not support the recommendation.
3. Request further information.

**ATTACHMENTS:**

Appendix A – Draft Bylaw No. 1508.27

Appendix B – Draft Bylaw No. 1742

Respectfully submitted for your  
consideration



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M. Lisa Beaulieu,  
A-Director of Development Services

Approved for submission by



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Wallace Mah,  
Chief Administrative Officer



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**THE CORPORATION OF THE DISTRICT OF KENT****BYLAW NO. 1508.27**

*“A bylaw to amend the District of Kent Official Community Plan Bylaw 1508, 2014”*

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**WHEREAS** the Council of the Corporation of the District of Kent has deemed it advisable to amend the Official Community Plan;

**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 “Official Community Plan Amendment Bylaw No. 1508.27, 2024”.

**2. MAP AMENDMENTS**

That OCP Reference Map Schedule B, Land Use Plans of the District of Kent Official Community Plan Bylaw No. 1508, 2014 be amended for the following properties:

Currently legally described as:

Parcel B (Reference Plan 10732) Lot 9 Except: Firstly: Part on Plan 34069 Secondly: Part on Plan 23264; District Lot 19 Group 1 New Westminster District Plan 6365

Commonly known as:

1849 Evergreen Drive

As outlined in black diagonal lines on Official Community Plan Amendment Map Schedule 1508.27-01 attached hereto by redesignating the above legally described lands from Commercial – Town Centre to Residential – Multi Family.

**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            . 2024.

READ A SECOND TIME this    day of    . 2024.

PUBLIC HEARING WAS HELD this    day of    2024.

READ A THIRD TIME this    day of    2024.

FINALLY PASSED AND ADOPTED this    day of    , 2024.

**CERTIFIED CORRECT:**

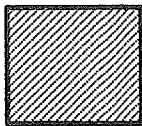
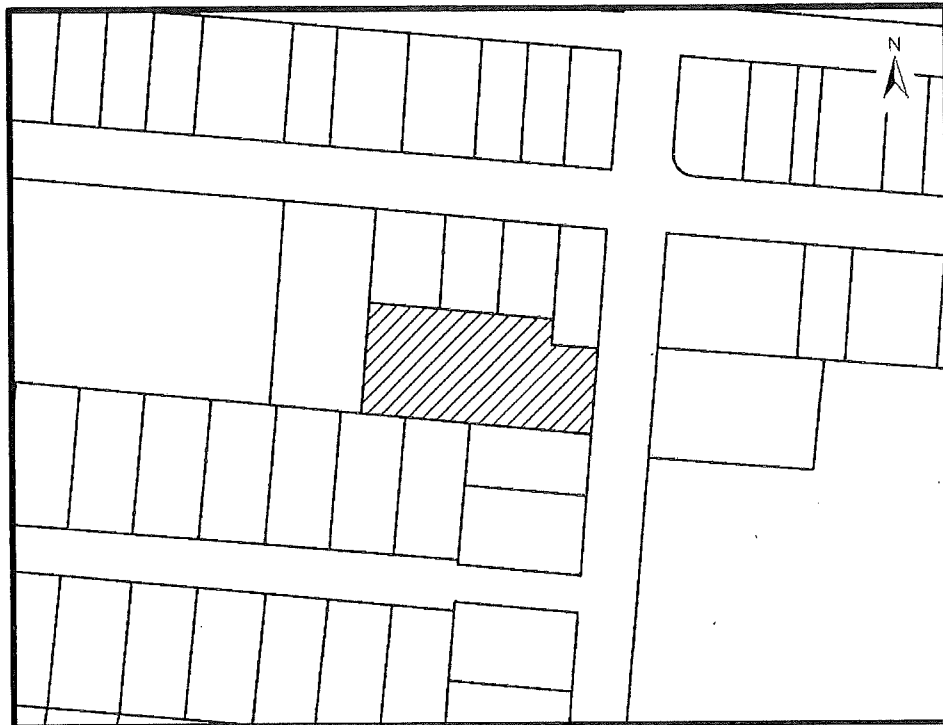
\_\_\_\_\_  
Sylvia Pranger, Mayor

\_\_\_\_\_  
Wallace Mah, Chief Administrative Officer

**CERTIFIED A TRUE AND CORRECT COPY**  
of "Official Community Plan Amendment Bylaw  
No.1508.27, 2024" adopted on this \_\_\_\_ day  
of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Clair Lee, Director of Corporate Services

THE CORPORATION OF THE DISTRICT OF KENT BYLAW NO. 1508.27  
OFFICIAL COMMUNITY PLAN BYLAW AMENDMENT MAP  
SCHEDULE 1508.27-1



Land District: NWD  
Land Title Office: New Westminster District  
From: Commercial – Town Centre  
To: Residential – Multi Family

\_\_\_\_\_  
Sylvia Pranger, Mayor

\_\_\_\_\_  
Wallace Mah, Chief Administrative Officer





**DISTRICT OF KENT**

BYLAW NO. OCP 1508.27

DATE: October 10, 2024

FILE NO. R24-03 1849 Evergreen

INITIALS  
REQUIRED

INITIALS  
REQUIRED  
(CLERICAL STAFF)

ORIGINATOR	CORPADMIN	ACTION TO BE TAKEN	DONE	DATE
UM	44	<b>FIRST READING</b>		
UM		<b>SECOND READING</b>		
		Rescind Second Reading		
		Amend Bylaw and Re-read Second		
		Approval of Reg. Dist. (borrowing bylaws)		
		Approval of Inspector of Municipalities		
		Approval of Ministry of Municipal Affairs		
UM	58	Advertise bylaw (or Waiving of bylaw)		
UM		Public Hearing		
UM		<b>THIRD READING</b>		
		Rescind Third Reading		
		Amend Bylaw and Re-Read Third		
		Approval of MOTI		
		Alternate Approval Process		
		Advertise Bylaw		
		Public Hearing		
		Quashing Period		
UM	9	<b>ADOPTION</b>		
		Quashing Period		
		File with Inspector of Municipalities		

**THIS MUST BE COMPLETED BY ORIGINATOR**

LEGAL AUTHORITIES

Part 14 Div 4 (OCP) LGA  
Procedures Bylaw 1194

MISCELLANEOUS

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\_\_\_\_\_  
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**THE CORPORATION OF THE DISTRICT OF KENT****BYLAW NO. 1742**

*"A bylaw to amend the District of Kent Zoning Bylaw 1219, 2001."*

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**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 the "District of Kent Zoning Bylaw 1219, Amendment Bylaw No. 1742, 2024".

2. **TEXT AMENDMENT**

- .i To add a new **Affordable Rental Housing Zone 4 (RM4)**

**Purpose**

The purpose of an Affordable Rental Housing Zone (RM4) zone is to provide for **below market rental** residential units with a density no higher than 175 units per hectare (70 units per acre) on lots with an approved community water and sewer system.

**.1 Permitted Uses**

- i. The following **principal** uses shall be permitted in a RM4 zone:
- a) Apartment
  - b) Personal care
- ii. The following **auxiliary** uses shall be permitted in a RM4 zone:
- a) Commercial (subject to special regulations)
  - b) Accessory building
  - c) Off-street parking
  - d) Home occupation

## .2 Conditions of Use

### i. Off-street parking shall:

- a) Occupy not more than 30% of the surface of the lot area or shall be **concealed parking**.
- b) Be bounded by a **landscape screen** of not less than 1 metre (3 feet) in **height** when not concealed.
- c) Be sited such that the surface of such use or a driveway for such use at or above ground level is not within a horizontal arc of 3 metres (10 feet) in radius measured from nearest surface of a window to a **habitable room**.

### ii. Developments shall:

- a) Provide an **amenity space (common indoor)** in developments that contain 25 dwelling units or more at a rate of at least 2.0 sq metres (22 sq ft) per **dwelling unit**.
- b) Provide an **amenity space (private outdoor)** at least 2.75 sq metres (30 sq ft) per **dwelling unit** which shall be directly accessible, and adjacent to the **dwelling unit**

## .3 Regulations

In a RM4 zone the following regulations contained in Table 9.5.4 shall apply:

<b>Table 9.5.4</b>	
<b>Element</b>	<b>Regulation</b>
Density	175 units per hectare (70 units per acre)
<b>Site Coverage</b>	
Principle Buildings	40% maximum
Parkade (Off-Street Parking)	60% maximum
<b>Lot Size</b>	
All uses	1,300 square metres 14,000 sq feet) minimum
<b>Lot Width</b>	22 metres (72 feet) minimum

<b>Table 9.5.4</b>	
<b>Element</b>	<b>Regulation</b>
<b>Gross Floor Area</b>  each <b>dwelling unit</b>	32.5 square metres (350 square feet) minimum plus an additional 14 square metres (150 square feet) of floor area for each bedroom
<b>Height</b>  Apartment  <b>accessory buildings</b>	22 metres (72 feet) maximum  3.7 metres (12 feet) maximum
<b>Setbacks</b>  <b>apartment</b> from all <b>lot lines</b>  <b>balconies</b> from all <b>lot lines</b>  <b>Parkade and covered entry</b>  <b>Front lot line</b> <b>All other lot lines</b>	6.0 metres (20 feet) minimum  4.5 metres (15 feet) minimum    6.0 metres (20) feet) minimum 0.0 metres minimum

#### .4 Siting

- i. **Commercial** uses shall only be permitted in floors located below **apartment** uses.

#### .5 Special Regulations

- i. **Commercial** uses shall be limited to **office** and **child care centre** uses only
- ii. A **Housing Agreement** must be registered against the certificate of title to the land to ensure the development remains as below market rental housing



**3. MAP AMENDMENT**

That Zoning Reference Map 8 of Schedule A, Zoning Reference Map Key of the District of Kent Zoning Bylaw No. 1219, 2001 be amended for the land legally described as:

Parcel B (Reference Plan 10732) Lot 9 Except: Firstly: Part on Plan 34069 Secondly: Part on Plan 23264; District Lot 19 Group 1 New Westminster District Plan 6365

Commonly known as:

1849 Evergreen Drive

As outlined in black hatching on Zoning Bylaw Amendment Map Schedule 1742-1 attached hereto by rezoning the above legally described lands from Small Scale Multi Unit Housing (RS1) to Multi-Dwelling Residential 4 (RM4).

**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 < >, 2024.

READ A SECOND TIME this \_\_\_ day of < >, 2024.

A PUBLIC HEARING WAS HELD this \_\_\_ day of < >, 2024.

READ A THIRD TIME this \_\_\_ day of < >, 2024.

MINISTRY OF TRANSPORTATION APPROVAL this \_\_\_ day of < >, 2024.

FINALLY PASSED AND ADOPTED this \_\_\_ day of < >, 2024.

**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. 1742, 2024"  
adopted on this \_\_\_ day of < \_\_\_\_\_ >, 2024.

\_\_\_\_\_  
Clair Lee, Director of Corporate Services



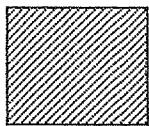
THE CORPORATION OF THE DISTRICT OF KENT BYLAW NO. 1742

ZONING BYLAW AMENDMENT MAP  
SCHEDULE 1742-1



**1849 Evergreen Drive**

Land District: NWD  
Land Title Office: New Westminster District



From: Small-Scale Multi-Unit Housing (RS1)  
To: Affordable Rental Housing Zone

\_\_\_\_\_  
Sylvia Pranger, Mayor

\_\_\_\_\_  
Wallace Mah, Chief Administrative Officer





**DISTRICT OF KENT**

BYLAW NO. 1742  
 DATE: Sept 27, 2024  
 FILE NO. R24-03

INITIALS  
 REQUIRED

INITIALS  
 REQUIRED  
 (CLERICAL STAFF)

ORIGINATOR	CORP ADMIN	ACTION TO BE TAKEN	DONE	DATE
<i>mm</i>	<i>CS</i>	<b>FIRST READING</b>		
<i>mm</i>	<i>CS</i>	<b>SECOND READING</b>		
		Rescind Second Reading		
		Amend Bylaw and Re-read Second		
		Approval of Reg. Dist. (borrowing bylaws)		
		Approval of Inspector of Municipalities		
		Approval of Ministry of Municipal Affairs		
<i>mm</i>	<i>CS</i>	Advertise bylaw (or Waiving of bylaw)		
<i>mm</i>	<i>CS</i>	Public Hearing		
<i>mm</i>	<i>CS</i>	<b>THIRD READING</b>		
		Rescind Third Reading		
<i>mm</i>	<i>CS</i>	Amend Bylaw and Re-Read Third		
		Approval of MOTI		
		Alternate Approval Process		
<i>mm</i>	<i>CS</i>	Advertise Bylaw		
		Public Hearing		
		Quashing Period		
		<b>ADOPTION</b>		
		Quashing Period		
		File with Inspector of Municipalities		

**THIS MUST BE COMPLETED BY ORIGINATOR**

LEGAL AUTHORITIES

Local Government Act (Part 14 Div 5 Zoning Bylaws)  
Transportation Act (Section 52)

MISCELLANEOUS

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