BACKGROUND INFORMATION:
The City has received an application by Cover Architecture on behalf of the Provincial Rental Housing Corp (BC Housing) to amend the OCP land use designation for property owned by BC Housing. The proposal is to amend the OCP designation of the property 126 - 21st Avenue S. (behind the Little Caesars Pizza plaza) from "Medium Density Residential" to "High Density Residential" to facilitate rezoning and redevelopment.

The property is legally described as Lot 5, District Lot 22, KD Plan 8685, is approximately 1955 square metres (0.195 ha) in size and currently has two older 4-plex units (with one no longer safe to occupy and both currently vacated). The current OCP designation is "Medium Density Residential" and zoned R-2, Three and Four Family Residential Zone.

Proposal

As mentioned, the OCP amendment will allow for consideration of rezoning the property to facilitate redevelopment. BC Housing is proposing to replace the two existing 4-plex buildings (8 dwelling units) with a new, twenty (20) unit, four storey apartment building. The application notes the proposal will include 20% barrier free units, green space and an on-site playground. As part of the project design a shadow study has been done (see drawing) showing that the property to the North would not be shaded through the spring, summer and fall and would only experience shading through winter.

The application package notes that in order for the project to work as proposed, BC Housing will be seeking a variance to the residential parking requirements for multi-family (2 spaces per unit) and a reduction to the rear yard setback (Victoria Ave.). The variance to the parking would be a reduction from 2.0 spacers per unit to 1.4 spaces as this is the maximum number of spaces that will fit on the site due to the higher ratio of Barrier Free parking spots and because of the size of the property. Both variance requests would be made at the time of Development Permit.

Staff Comments

As previously noted, the proposed OCP Bylaw is required to allow for consideration of a zoning amendment that would facilitate redevelopment of the property. The current OCP designation is Medium Density
Residential; however, the new designation, High Density Residential, is required due to the calculation of number of units per hectare required to achieve a total number of 20 dwelling units on the 0.195 ha parcel. From a land use perspective the following are noted:
- the property is already multi-family.
- there is an apartment building located directly across the street and other multi-family dwellings with 150 metres of the subject property.
- the subject lands abut a commercial property with a neighbourhood commercial store, take-out food and personal services.
- there are multiple schools within reasonable walking distance and transit is accessible.

In addition, the application was referred to Building Services, Engineering Services and Fire Services for comment. To date no concerns regarding the application have been noted.

**Recommendation**

Pending Council giving the bylaw first reading, notice of the amendment will be sent to adjacent owner/occupiers and advertised in the local newspaper.

**ALTERNATIVE:**  
Nil

**BUDGETARY IMPACT:**  
Nil

**POLICY IMPLICATION:**  
Nil

**ATTACHMENTS:**
- Location Map
- draft ocp bylaw
- 126 21St. Ave S rezoning letter
- Cranbrook Housing drawings

**Approved By:**  
Ron Fraser, Director of Innovation and Collaboration  
Marnie Dueck, City Clerk  
David Kim, CAO  

**Status:**  
Approved - 19 Mar 2019  
Approved - 19 Mar 2019  
Approved - 20 Mar 2019
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Data Source:
Digital Road Atlas (ILMB)
Ortho Imagery (July 2009, 10cm accuracy)
OFFICIAL COMMUNITY PLAN
AMENDMENT BYLAW

A bylaw to provide for the amendment of "City of Cranbrook Official Community Plan Bylaw No. 3550, 2006" under the Local Government Act, Chapter 1 (R.S.B.C. 2015);

The Municipal Council of the Corporation of the City of Cranbrook, in open meeting assembled, enacts as follows:

1. THAT this bylaw may be cited as "City of Cranbrook Official Community Plan Amendment Bylaw No. 3963, 2019".

2. THAT the "City of Cranbrook Official Community Plan Bylaw No. 3550, 2006" shall hereby be amended as follows:

   a) THAT map Schedule "B" – Future Land Use, be amended by changing the land use Designation of Lot 5 District Lot 22 Kootenay District Plan 8685, from "Medium Density Residential" to "High Density Residential" as shown on Appendix 1, which forms part of this Bylaw.

3. THAT "City of Cranbrook Official Community Plan Bylaw No. 3550, 2006" and amendments thereto form part of "City of Cranbrook Official Community Plan Amendment Bylaw No. 3963, 2019" as Schedule "A".

Read a first time this day of March, 2019
Read a second time this day of April, 2019
Submitted to Public Hearing this day of April, 2019
Read a third time this day of , 2019
Adopted this day of , 2019

Mayor

City Clerk
SCHEDULE "A" to BYLAW NO. 3963

City of Cranbrook Bylaw No. 3550 as amended as at date of first reading of this Bylaw is hereby incorporated by reference into and made part of this Bylaw. A copy of that Bylaw is available for inspection at City Hall, Monday through Friday from 8:30 a.m. to 4:30 p.m. and copies may also be purchased.
To: The City of Cranbrook Planning Department
40-10 Avenue South
Cranbrook, B.C. V1C 2M8

Re: Rezoning Application
Lot 5 District Lot 22 Kootenay District Plan 8685
PID: 013-474-201, Roll Number: 22-205-04790.000

Project Description

Currently the property is Zoned R-2, and has two old 4 plex's on the site. BC Housing is proposing a replacement for these buildings that would increase the residential capacity of the site from 8 units to 20 units.

To do so, we are requesting a zoning change to R-6: high density multi-family residential. The project would be a 20 units in a 4 story building. 20% of these units would be “Barrier Free” units. There would also be a green space included on site, with a playground.

In the immediate neighbourhood there are other R5 and R4 zoned properties, as shown on the attached image. The R4 zone allows for medium density residential up to 8.6 m in height as a 4 plex. We mention this to indicate that the neighbourhood already includes substantial medium density housing.

If the rezoning is successful, we would then be applying for a parking variance. Multi-family zoning has a parking requirement of 2 parking spots per dwelling unit. The variance we would request would be a reduction to 1.4 spots per unit. This is the maximum number of spots we can fit on site, partly because of the high ratio of Barrier Free parking spots, and partly because of the size of the property. BC Housing has information suggesting that car ownership is lower in low income rental housing than in market value residential units. This info will be provided at the time of variance application. We would also be requesting a variance of the rear yard set back from 9m to 7.6m, to allow for parking. The 7.6 m is the required setback for R5 Medium Density.

It is expected that the project will meet all other R-6 zoning and OCP requirements. It should be noted that the rezoning submission includes a shadow study showing that the property to the immediate North would not be shaded through the spring, summer or fall, and would only experience shading through the winter.

The provided images are not the final Development Permit proposal. The placement and scale of the project will hold true, but the cladding, facade articulation, colours and landscaping will be further evolved before submitting for Development Permit.

Lukas Armstrong, Architect AIBC
Adjacent Zoning Map
PARKING REQUIRED: 2 PER UNIT = 40 STALLS
PARKING PROVIDED: PER VARIANCE = 28 STALLS
(1.4 STALLS PER UNIT X 20 UNITS X 1.4 STALLS = 28 STALLS)

EXISTING GRADE
NEW GRADE
RETAINING WALL

GREEN AREA/
PLAY STRUCTURE

PROPOSED BUILDING AREA

7680
7680
28 PARKING STALLS

WOOD FENCE ALONG PROPERTY LINE PERIMETER

TYP 2700
TYP 5800

TREE -
SHRUB -

PARKING REQUIRED: 2 PER UNIT = 40 STALLS
PARKING PROVIDED: PER VARIANCE = 28 STALLS
(1.4 STALLS PER UNIT X 20 UNITS X 1.4 STALLS = 28 STALLS)
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#5
320 Vernon St.
Nelson BC V1L 4E4
250.354.4445
info@coverac.ca
REQUIRED MAXIMUM BUILDING HEIGHT: 30m
PROVIDED BUILDING HEIGHT: 11.2 +/-