

City of Kelowna Public Hearing AGENDA



Tuesday, November 21, 2017
6:00 pm
Council Chamber
City Hall, 1435 Water Street

Pages

1. Call to Order

THE CHAIR WILL CALL THE HEARING TO ORDER:

1. (a) The purpose of this Hearing is to consider certain bylaws which, if adopted, shall amend Kelowna 2030 - Official Community Plan Bylaw No. 10500 and Zoning Bylaw No. 8000.

(b) All persons who believe that their interest in property is affected by the proposed bylaws shall be afforded a reason-able opportunity to be heard or to present written submissions respecting matters contained in the bylaws that are the subject of this hearing. This Hearing is open to the public and all representations to Council form part of the public record. A live audio feed may be broadcast and recorded by Castanet.

(c) All information, correspondence, petitions or reports that have been received concerning the subject bylaws have been made available to the public. The correspondence and petitions received after November 8, 2017 (date of notification) are available for inspection during the course of this hearing and are located on the information table in the foyer of the Council Chamber.

(d) Council debate on the proposed bylaws is scheduled to take place during the Regular Council meeting after the conclusion of this Hearing. It should be noted, however, that for some items a final decision may not be able to be reached tonight.

(e) It must be emphasized that Council will not receive any representation from the applicant or members of the public after conclusion of this Public Hearing.

2. Notification of Meeting

The City Clerk will provide information as to how the Hearing was publicized.

3. Individual Bylaw Submissions

3.1 1888 Abbott St, Z17-0066 (BL11511) - James Theriault and Sheila Roth

4 - 8

To rezone the subject property from RU1 – Large Lot Housing to RU1c – Large Lot Housing with Carriage House to facilitate the conversion of an accessory building to a carriage house.

4. Termination

5. Procedure on each Bylaw Submission

- (a) Brief description of the application by City Staff (Land Use Management);
- (b) The Chair will request that the City Clerk indicate all information, correspondence, petitions or reports received for the record.
- (c) The applicant is requested to make representation to Council regarding the project and is encouraged to limit their presentation to 15 minutes.
- (d) The Chair will call for representation from the public in attendance as follows:
 - (i) The microphone at the public podium has been provided for any person(s) wishing to make representation at the Hearing.
 - (ii) The Chair will recognize ONLY speakers at the podium.
 - (iii) Speakers are encouraged to limit their remarks to 5 minutes, however, if they have additional information they may address Council again after all other members of the public have been heard a first time.
- (e) Once the public has had an opportunity to comment, the applicant is given an opportunity to respond to any questions raised. The applicant is requested to keep the response to a total of 10 minutes maximum.
- (f) Questions by staff by members of Council must be asked before the Public Hearing is closed and not during debate of the bylaw at the Regular Meeting, unless for clarification.
- (g) Final calls for representation (ask three times). Unless Council directs that the Public Hearing on the bylaw in question be held open, the Chair shall state to the gallery that the Public Hearing on the Bylaw is closed.

Note: Any applicant or member of the public may use visual aids (e.g. photographs, sketches, slideshows, etc.) to assist in their presentation or questions. The computer and ELMO document camera at the public podium are available. Please ask staff for assistance prior to

your item if required.

The property is located in the Heritage Conservation Area in a neighbourhood that is well serviced and in close proximity to parks, commercial nodes, transit, and employment opportunities. This modest increase in density is appropriate for the neighbourhood and the design is sensitive to the guidelines for the Heritage Conservation Area. Should Council approve the rezoning, Staff will bring forward a Heritage Alteration Permit for Council consideration.

4.0 Proposal

4.1 Background

The subject property features a house that was renovated both inside and outside in 2016. A double car garage was also constructed at that time. The proposed rezoning would convert the existing garage into a carriage house through the addition of a suite above.

4.2 Project Description

The proposed rezoning from RU1 to RU1c would facilitate the development of a carriage house on the subject property. The proposed carriage house is accessed from the lane and includes a 2 car garage. The property is located in the Heritage Conservation Area and has an OCP Future Land use of S2RES – Single/Two Unit Residential. The subject property is suitable for an increase in density as it is located near an urban centre with access to parks, commercial nodes, transit, and employment opportunities.

The proposed rezoning meets the OCP Urban Land Use Policies for Compact Urban Growth and Sensitive Infill. These policies state that growth should occur in areas that are already serviced and have access to employment and transit, and that growth should be designed to be sensitive to the existing character of the neighbourhood. The RU1c density is appropriate in this neighbourhood as it respects the existing heritage character while modestly increasing density near an urban centre. Should Council support this rezoning, Staff will bring forth a Heritage Alteration Permit that has one variance for Council consideration.

4.3 Site Context

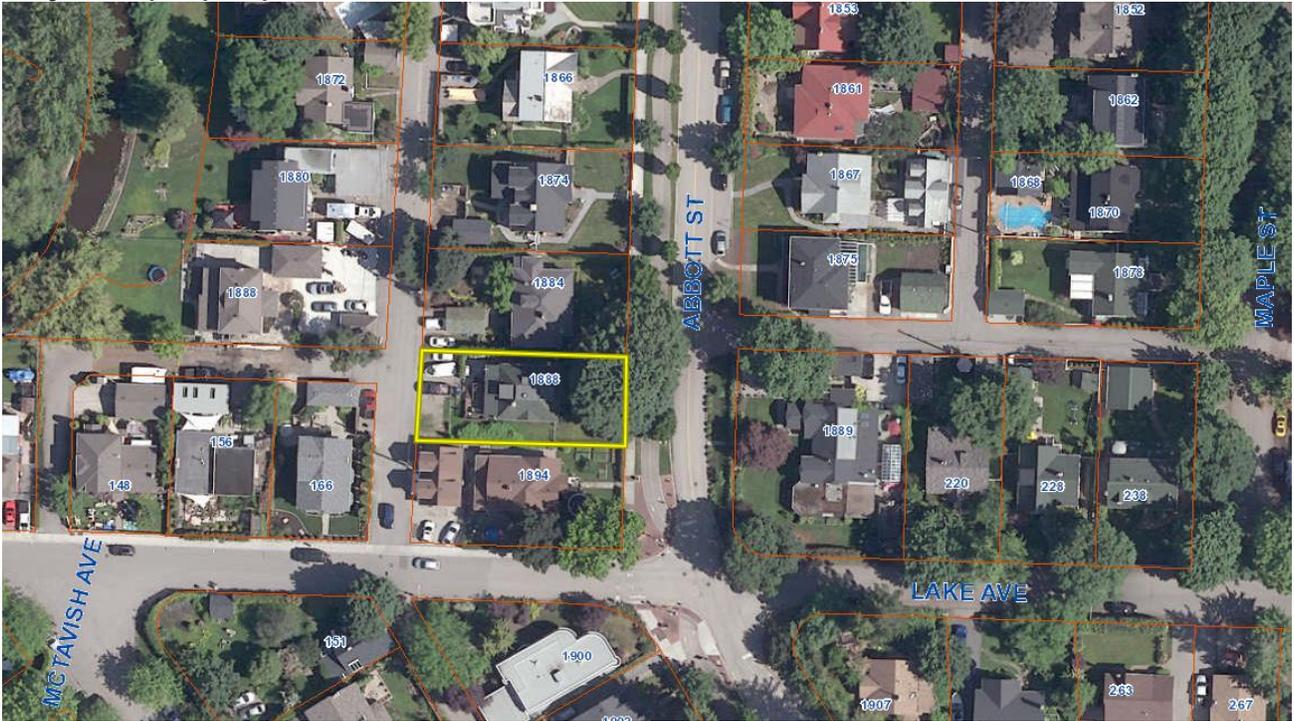
The subject property is located on the west side of Abbott Street in the Heritage Conservation Area. This area is seeing a modest increase in density as there are several other RU1c properties in the area. The neighbourhood is within walking distance to several beach accesses, City Park, and the Downtown Core. Alternate transportation methods are easily accessible with a BC Transit stop on Pandosy, and the Abbott Street Recreation Corridor.

Additional density was recently approved by Council at nearby 1883 Water Street which has been rezoned RM5 – Medium Density Multiple Housing.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1 – Large Lot Housing	Residential
East	RU1 – Large Lot Housing	Residential
South	RU1c – Large Lot Housing with Carriage House	Residential
West	RU1 – Large Lot Housing	Residential

Subject Property Map: 1888 Abbott Street



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Development Process

Compact Urban Form.¹ Develop a compact urban form that maximizes the use of existing infrastructure and contributes to energy efficient settlement patterns. This will be done by increasing densities (approximately 75 - 100 people and/or jobs located within a 400 metre walking distance of transit stops is required to support the level of transit service) through development, conversion, and re-development within Urban Centres (see Map 5.3) in particular and existing areas as per the provisions of the Generalized Future Land Use Map 4.1.

Sensitive Infill.² Encourage new development or redevelopment in existing residential areas to be sensitive to or reflect the character of the neighbourhood with respect to building design, height and siting.

¹ City of Kelowna Official Community Plan, Policy 5.2.3 (Development Process Chapter).

² City of Kelowna Official Community Plan, Policy 5.22.6 (Development Process Chapter)

6.o Application Chronology

Date of Application Received: July 5, 2017
Date Public Consultation Completed: September 6, 2017

Heritage Advisory Committee: Not Applicable

The above noted application was not reviewed by the Heritage Advisory Committee as development of a carriage house is defined as a minor application in the Heritage Advisory Committee Terms of Reference.

Report prepared by: Trisa Brandt, Planner
Reviewed by: Terry Barton, Urban Planning Manager
Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:
Attachment "A": Site Plan, Floor Plan, Elevations

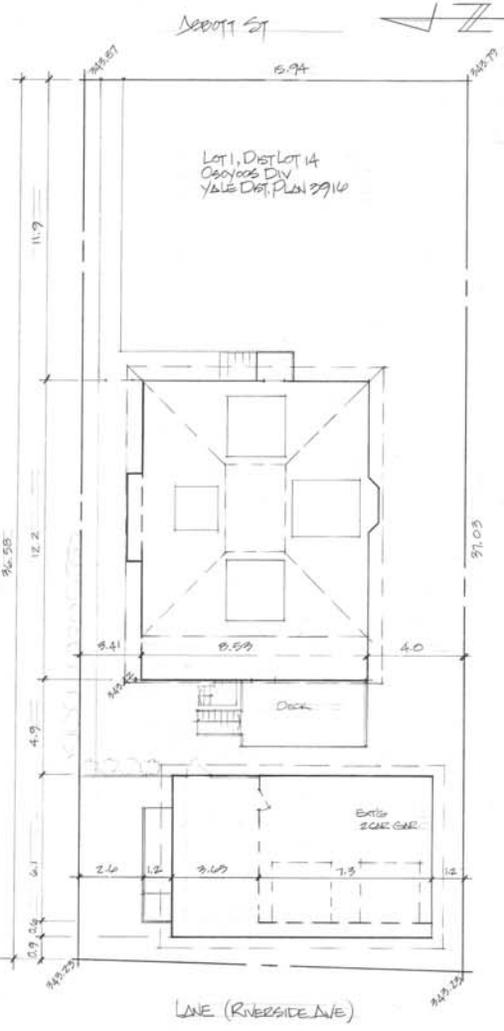
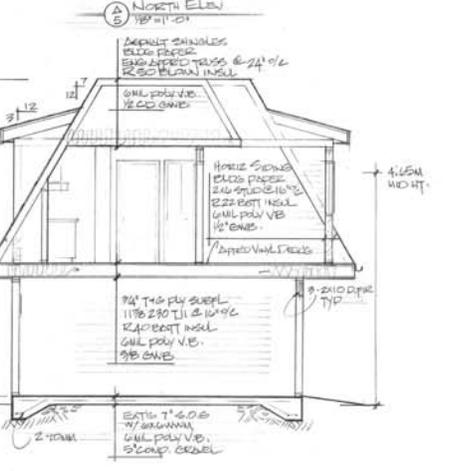
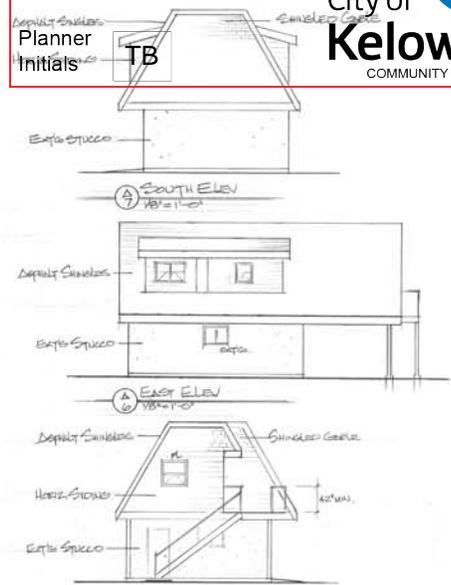
This forms part of application

Z17-0068



City of
Kelowna
COMMUNITY PLANNING

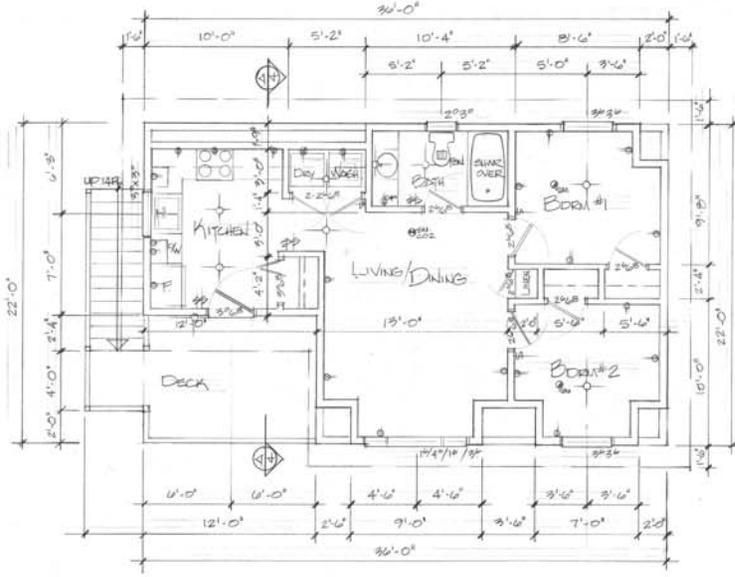
Applicant's Initials
Planner Initials
TB



① SITE PLAN
1/8" = 1'-0"



② WEST ELEVATION
1/4" = 1'-0"



③ FLOOR PLAN
1/4" = 1'-0"

Proposed Carriage House 1888 DeBott St Kelowna, BC			
DATE NOTED	PROJECT	DATE	BY
10/17/17			JT
SITE PLAN, FLOOR PLAN, SECTION ELEVATIONS			
DRAWING NUMBER			1/1