

REPORT TO COUNCIL



Date: October 7, 2019

RIM No. 1250-30

To: Council

From: City Manager

Application: Z19-0065

Owner: William James Feist & Treena June Harley

Address: 1884 Abbott Street

Applicant: Urban Options Planning & Permits

Subject: Rezoning Application

1.0 Recommendation

THAT Rezoning Application No. Z19-0065 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 21 Block 3 District Lot 14 ODYD Plan 1395, located at 1884 Abbott St., Kelowna, BC from the RU1 – Large Lot Housing zone to the RU1c – Large Lot Housing with Carriage House zone, be considered by Council;

AND THAT the Rezoning Bylaw be forwarded to a Public Hearing for further consideration.

2.0 Purpose

To consider rezoning the property from RU1 – Large Lot Housing to RU1c – Large Lot Housing with Carriage House to allow for the construction of a carriage house.

3.0 Development Planning

Development Planning supports the proposed rezoning to RU1c – Large Lot Housing with Carriage House.

The subject property has a Future Land Use Designation of Single / Two Unit Residential (S2RES) and is within the Permanent Growth Boundary, which supports the proposed RU1c zone. Also, the addition of residential units in already built-up areas advances the Official Community Plan (OCP) policy of developing a compact urban form.

In addition, the proposal is sensitive to the context of the neighbourhood, and, as such, upholds the OCP policy regarding sensitive infill. Related to this, the subject property is in the Heritage Conservation area, and staff have determined that the form and character of the proposed carriage house is in substantial agreement with the Heritage Alteration Permit Guidelines.

4.0 Proposal

4.1 Project Description

The proposed rezoning would allow for a carriage house on the subject property, requiring demolition of the existing small accessory building. The proposed carriage house is to consist of a 2-car garage at grade and a 1-bedroom dwelling unit above. The carriage house would be accessed from a lane at the rear of the property. In addition to the 2-car garage, 2 other parking stalls will be provided on site, for a total of 4 (1 more than the required 3). No variances are required.

The proposed carriage house would also require a Heritage Alteration Permit. Staff can confirm that the proposed carriage house meets the Heritage Alteration Permit Guidelines, and a Heritage Alteration Permit would be issued should Council approve the rezoning.

4.2 Site Context

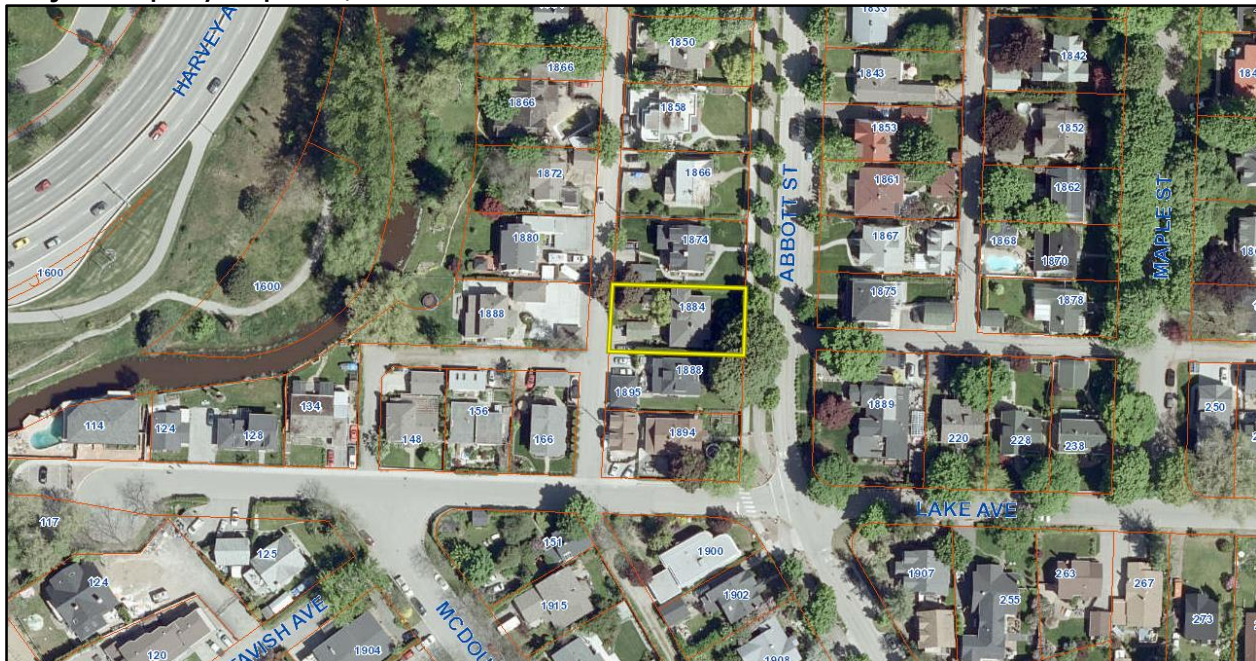
The subject property is located on Abbott Street and is in the Heritage Conservation Area. The lot is along the Abbott Street Recreation Corridor and is within easy walking distance of the City Centre, City Park and the Highway 97 transit corridor.

The property to the south, at 1888 Abbott St., was rezoned to RU1c in 2017. Also, the property to the north, at 1874 Abbott St., added a legal secondary suite in 2013. There are numerous RU1c zoned properties in the neighbourhood and in the immediate area.

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: 1884 Abbott St.



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Chapter 5: Development Process

Objective 5.3 Focus development to designated growth areas.

Policy .2 **Compact Urban Form**. 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.

Objective 5.22 Ensure context sensitive housing development.

Policy .6 **Sensitive Infill**. 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.

Chapter 9: Arts, Culture and Heritage

Objective 9.2 Identify and conserve heritage resources.

Policy .4 **Conservation Areas**. Development in the Abbott Street and Marshall Street Heritage Conservation Area outlined on Map 9.1 will be assessed using the Abbott Street and Marshall Street Heritage Conservation Area Guidelines in Chapter 16.

6.0 Technical Comments

6.1 Development Engineering Department

All Development Engineering requirements have been satisfied.

7.0 Application Chronology

Date of Application Received: May 13, 2019

Date Public Consultation Completed: June 4, 2019

Report prepared by: Aaron Thibeault, Planner II

Reviewed by: Laura Bentley, Urban Planning & Development Policy Manager

Approved for Inclusion: Terry Barton, Development Planning Department Manager

Attachments:

Attachment A: Site Plan

Attachment B: Applicant Rationale