

DRAFT RESOLUTION

Re: Abbott Street and Marshall Street Heritage Conservation Areas Land Use Designation

MOTION:

THAT Council direct staff to bring forward for Council consideration a bylaw to amend the OCP 2040 Future Land Use Map 3.1 designation for the Abbott Street and Marshall Street Heritage Conservation Areas from existing Core Area Neighbourhood (C-NHD) to proposed Heritage Conservation Area (HCA) and to revise the text of the OCP 2040 accordingly.

BACKGROUND:

Councillor Lovegrove has been alerted by the public about their concerns that including the Abbott Street and Marshall Street Heritage Conservation Areas (HCAs) in the new Core Area Neighbourhood Land Use Designation (C-NHD)* puts the HCAs at risk for development. This resolution is to amend the Future Land Use designation to once again break out the HCA as a distinct area in our OCP 2040, back to the way it was shown in the OCP 2030.

COUNCILLOR LOVEGROVE COMMENTS

The Abbott Street and Marshall Street Heritage Conservation Areas were established in 1995 by the Local Government Act to:

1. Sustain the historical legacy of the neighbourhoods shown on Map 23.1.
2. Preserve the unique qualities of these heritage neighbourhoods by ensuring changes complement the established streetscape.
3. Maintain the integrity of traditional architectural forms.
4. Maintain the historical character of these HCAs.
5. Provide historical interest for visitors through context sensitive development.

These HCAs represent a jewel in Kelowna that are visited by residents and visitors alike. They are characterized by historic and character homes and mature vegetation.

There are now serious concerns this protection is being lost, especially as the new 2040 Official Community Plan (OCP) included the HCAs within C-NHD. C-NHD uses include:

- Four-plexes
- Row housing
- Small scale commercial and complimentary uses
- Small lots
- Low rise apartment housing and mixed use along transit supportive corridors

Numerous public made objections have been made to this designation of C-NHD for the HCAs, beginning when the draft 2040 OCP was being publicly reviewed as it was feared that Kelowna would lose the unique character and value that HCAs provide to the City.

*Core Area Neighbourhood (N-CHD) is a new designation that came out of the 2040 OCP.

Houses in the HCAs are now advertised as **Core Area Neighbourhood** and as **“Land Assembly”** signalling forms of development that would effectively decimate HCA character that our tourists and residents alike have come to appreciate. One at a time, houses are being demolished. New houses are now covering much of the lots and the heritage guidelines for the area are not being followed. We have many recent examples of this that attest that this revision in OCP 2040 has failed to protect our HCAs as promised. After hearing from the public, I have concluded that these HCAs are, and will continue to be, at risk if they remain included in the C-NHD and, therefore, I am asking my Council colleagues to support me in directing staff to restore their previous distinct designation as HCA in our OCP.

The HCAs:

- Represent less than ½ km squared, ½ % of the city, and 0.5 % of the households in Kelowna.
- They are the crown jewel of Kelowna.
- They are visited and valued by residents and tourists alike.
- They include historical and character homes from our earliest community builders with their own signs and walking tour brochures.
- The larger lots support mature trees so the areas bat way above their weight in tree canopy which helps Kelowna meet its greenhouse emission reduction requirements as the trees absorb CO₂ important in countering climate change.

In summary: This motion is being put forth to restore the protection of the HCAs by designating them as HCA in the 2040 OCP (in the text and on maps). We need to continue to protect these important historical areas for our resident and future residents and visitors. It is important that the city conveys to outsiders, including the Province of BC, that it values our history and our HCAs. This can be done by removing the HCAs from the C-NHD designation, and designating them as HCA.