

REPORT TO COUNCIL



Date: November 6, 2017

RIM No. 1250-30

To: City Manager

From: Community Planning Department (TB)

Application: Z17-0066
Owner: James Gerald Theriault
Sheila Theresa Roth

Address: 1888 Abbott Street
Applicant: James G Theriault

Subject: Rezoning Application

Existing OCP Designation: S2RES – Single / Two Unit Residential

Existing Zone: RU1 – Large Lot Housing

Proposed Zone: RU1c – Large Lot Housing with Carriage House

1.0 Recommendation

THAT Rezoning Application No. Z16-0066 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 1 District Lot 14 ODYD Plan 3916 located at 1888 Abbott Street, 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;

AND FURTHER THAT final adoption of the Rezoning Bylaw be considered in conjunction with a Heritage Alteration Permit for the subject property.

2.0 Purpose

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.

3.0 Community Planning

Community Planning supports the proposed rezoning from RU1 – Large Lot Housing to RU1c – Large Lot Housing with Carriage House as it is in line with the Official Community Plan (OCP) Future Land Use Designation of S2RES – Single/Two Unit Residential for the subject property. It is also consistent with OCP Urban Land Use Policies of Compact Urban Growth and Sensitive Infill.

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

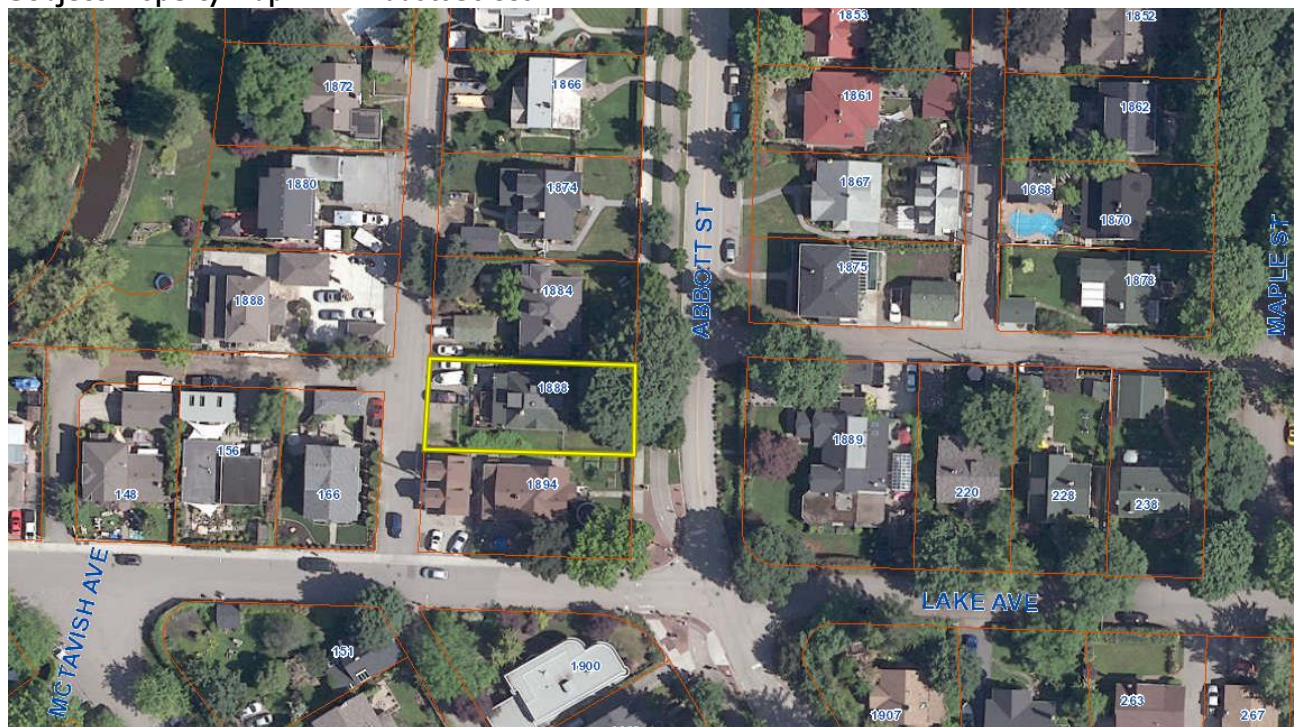
The subject property is located on the west side of Abbott Street in the Heritage Conservation Area. This area is seeing a modest increase in density as there are several other RU1c properties in the area. The neighbourhood is within walking distance to several beach accesses, City Park, and the Downtown 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