

Heritage Advisory Committee

AGENDA



Thursday, October 18, 2018

12:00 pm

Knox Mountain Meeting Room (#4A)

City Hall, 1435 Water Street

Pages

1. Call to Order

THE CHAIR WILL CALL THE MEETING TO ORDER:

(a) The purpose of this Meeting is to consider certain Development Applications as noted on this meeting Agenda.

(b) The Reports to Committee concerning the subject development applications are available on the City's website at www.kelowna.ca.

(c) All representations to the Heritage Advisory Committee form part of the public record.

(d) As an Advisory Committee of Council, the Heritage Advisory Committee will make a recommendation of support or non-support for each application as part of the public process. City Council will consider the application at a future date and, depending on the nature of the file, will make a decision.

2. Applications for Consideration

2.1 Cadder Avenue 418-422, HAP18-0012 - Geoffrey/Michelle Couper & Evelyn/Friedrich Wille

2 - 23

To consider the form and character of a proposed addition on the subject property within the Abbott Street Heritage Conservation Area.

3. Minutes

24 - 25

Approve Minutes of the Meeting of September 20, 2018.

4. Update - Council Decisions

5. Termination of Meeting

REPORT TO COMMITTEE



Date: September 20, 2018
RIM No. 0920-20 & 0940-60
To: Heritage Advisory Committee
From: Community Planning Department (TA)

Application: Z18-0083 & HAP18-0012
Address: 418-422 Cadder Avenue
Subject: Rezoning and Heritage Alteration Permit

Owner: Geoffrey Couper
Michelle Couper
Friedrich Wille
Evelyn Wille

Applicant: Geoffrey Couper

Existing OCP Designation: S2RES – Single/Two Unit Residential
Existing Zone: RU1 – Large Lot Housing
Proposed Zone: RU6 – Two Dwelling Housing
Heritage Conservation Area: Abbott Street
Heritage Register: Not Included

1.0 Purpose

To consider a rezoning application on the subject property to rezone from RU1 – Large Lot Housing to RU6 – Two Dwelling Housing to legalize an existing non-conforming duplex; and to consider the form and character of a proposed addition.

2.0 Proposal

2.1 Background

The subject property has been identified in the Abbott Marshall Heritage Conservation Area Design Guidelines as Late Vernacular Cottage, and the future dominant block style is Early Suburban.

The original home was constructed in 1921 as a single family dwelling. In 1946 there was a building permit issued for a duplex addition on the west side of the subject property. The duplex has remained since that time and is currently considered legal non-conforming. The west portion of the duplex (418 Cadder Avenue)

faces onto Cadder Avenue with a carport accessed from Long Street. The east portion of the duplex (422 Cadder Avenue) faces the east property line, and there is parking in a driveway off of Cadder Avenue. The existing building is finished in a light taupe stucco, white window trim, and earth-tone shingles. It has gabled roof forms and an asymmetrical façade.



Figure 1: 418 Cadder Avenue (Street View)

Figure 2: 422 Cadder Avenue (Street View)

2.2 Project Description

The applicant has applied to rezone the subject property from RU1 – Large Lot Housing to RU6 – Two Dwelling Housing to bring an existing legal non-conforming duplex into conformance with the zoning bylaw for the purposes of constructing an addition.

The proposed addition is align with key characteristics of the Late Vernacular Cottage design as outlined in the Abbott Marshall Conservation Area Design Guidelines (see Attachment “A”). The one and a half storey addition re-orientes the main entrance for 422 Cadder Avenue to face the street rather than the east property line. Materials proposed are light coloured stucco and hardie shake to match the existing house. Elements of the Late Vernacular Cottage design include gabled roof forms, an asymmetrical façade, and vertical window sashes. Existing mature trees will be preserved, and low ground cover plantings are proposed for landscaping along the pathway to the front entrance.

A variance is requested to vary the rear yard (east property line) from 7.5m to 2.5m. Due to the orientation on the corner lot, the front yard is defined as Long Street although the duplex is oriented toward Cadder Avenue. For this reason, the rear yard is perceived more as a side yard, and a 2.5m setback would apply to a side yard setback.



Figure 3: Conceptual rendering of proposed addition

2.3 Site Context

The subject property is located on the corner of Cadder Avenue and Long Street. It is identified as a Late Vernacular Cottage and the future dominant block style is Early Suburban. Other homes on Cadder Avenue exemplify a range of different styles including Arts and Crafts (early and late) and Early Suburban. Homes along Long Street include Early Suburban primarily.

Subject Property Map:



2.4 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RU6 ZONE REQUIREMENTS	PROPOSAL
Development Regulations		
Maximum Height	9.5 m or 2 ½ storeys	7.1 m or 1 ½ storeys
Minimum Front Yard	6.0 m	7.4 m
Minimum Flanking Yard (south)	6.0 m	6.0 m
Minimum Side Yard (north)	2.3 m	2.5 m
Minimum Rear Yard	7.5 m	2.5 m❶
❶ Indicates a requested variance to the rear yard setback from 7.5m required to 2.5m proposed.		

3.0 Community Planning

Community Planning is requesting a recommendation from the Heritage Advisory Committee on the Heritage Alteration Permit for the proposed addition at 418-422 Cadder Avenue within the Abbott Street Heritage Conservation Area. Specifically, the proposal raises the following heritage-related questions:

1. Is the design of the proposed addition (either complementary or consistent) to the heritage character of the property?
2. Is there a heritage implication to the rear yard variance either to the subject property or neighbouring properties?

Report prepared by: Trisa Atwood, Planner II

Approved for Inclusion: Terry Barton, Urban Planning Manager

Attachments:

Attachment "A": Heritage Guidelines

Attachment "B": Applicant Rationale

Attachment "C": Plans & Drawings

Attachment "D": Photos

ATTACHMENT A

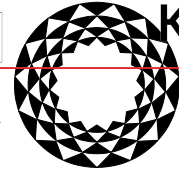
This forms part of application
Z18-0083 HAP18-0012



City of
Kelowna
COMMUNITY PLANNING

ATTACHMENT "A" – Heritage Guidelines

Planner
TA



City of
Kelowna

1 **Subject:** 2 418-422 Cadder Avenue

1.0 **Heritage Conservation Area Guidelines (Kelowna Official Community Plan Chapter 16)**

Objectives:

- Maintain the residential and historical character of the Marshall Street and the Abbott Street Heritage Conservation Areas;
- Encourage new development, additions and renovations to existing development which are compatible with the form and character of the existing context;
- Ensure that change to buildings and streetscapes will be undertaken in ways which offer continuity of the 'sense-of-place' for neighbours, the broader community; and
- Provide historical interest for visitors through context sensitive development.

Consideration has been given to the following guidelines as identified in Chapter 16 of the City of Kelowna Official Community Plan relating to Heritage Conservation Areas:

HERITAGE CONSERVATION AREA	YES	NO	N/A
Site Layout and Parking			
Are established front yard setbacks maintained within 10% of neighbouring building setbacks?	✓		
Are parking spaces and garages located in the rear yard?		✓	
Are established building spacing patterns maintained?			
Does the carriage house complement the character of the principal dwelling?			✓
Are accessory buildings smaller than the principal building?	✓		
Building Massing			
Is the established streetscape massing maintained?	✓		
Is the massing of larger buildings reduced?	✓		
Roof Forms, Dormers and Chimneys			
Is the roof pattern in keeping with neighbouring buildings?	✓		
Are skylights hidden from public view?	✓		
Are high quality, low maintenance roofing materials being used?	✓		



HERITAGE CONSERVATION AREA	Planner Initials	YES	NO	
Are the roofing materials similar to traditional materials?		✓		
Are the soffit, overhang and rain water drainage features in keeping with the building's architectural style?		✓		
Do secondary roof elements have a similar pitch as the principal roof?		✓		
Are chimneys in keeping with the building's architectural style?				✓
Cladding Materials				
Are low maintenance building materials being used?		✓		
Are the building materials similar to traditional materials?		✓		
Are exterior colours in keeping with the traditional colours for the building's architectural style?		✓		
Doors and Windows				
Are established window placement, style and window-to-wall area ratios maintained?		✓		
Are established door placement, style and door-to-wall area ratios maintained?		✓		
Is the main entrance a dominant feature visible from the street?		✓		
Is the main entrance in keeping with the building's architectural style?		✓		
Are the door and window design details consistent with the building's architectural style?		✓		
Landscaping, Walks and Fences				
Are existing healthy mature trees being retained?		✓		
Is the front yard landscaping consistent with neighbouring properties?		✓		
Is street facing fencing or screening landscaping no more than 1 m in height?				✓
Privacy and Shadowing Guidelines				
Are there clear sightlines from the street to the front yard and dwelling?			✓	
Does the building location minimize shadowing on the private open space of adjacent properties?		✓		

ATTACHMENT A
This forms part of application
Z18-0083 HAP18-0012
City of Kelowna
COMMUNITY PLANNING

Development Guidelines
Initials TA



2.0 Abbott Street & Marshall Street Heritage Conservation Areas Development Guidelines

2.1 Third Civic Phase Architectural Styles (approx. 1933-1945)

The third civic phase spans from the end of the Great Depression, about 1933, and continues to the end of World War II, 1945. This period is noted for a declining interest in traditional styles in favour of smaller, less ornately detailed housing development. The dominant styles of this period are the Late Vernacular Cottage and the 'forward looking' Moderne architecture. However, well-to-do members of Kelowna's leading civic and commercial families continued to build large homes of more traditional style.

Late Vernacular Cottage Characteristics

- Less fanciful feel to the architecture
- Flush gable verges
- Stucco or horizontal siding
- Up to 2 storey massing
- Clustered vertical window sashes
- Asymmetrical façade design
- Flush front entrance
- Minor decorative detailing
- Gable roof forms
- Wood or interlocking asphalt shingle
- Side or rear yard parking

ATTACHMENT B

This forms part of application
Geoffrey & Michelle Couper
Z18-0083 HAP18-0012

422 Cadder Avenue
Kelowna, BC
V1Y 9J5

Planner Initials

Kelowna
COMMUNITY PLANNING



July 01, 2018

City of Kelowna
Urban Planning Department
1435 Water Street
Kelowna, BC

RE: Rezoning Application, Development Variance Permit and Heritage Alteration Permit at 422 Cadder Avenue

Dear Planning Staff:

We are seeking to rezone the subject property, 418-422 Cadder Avenue, from RU1 Large Lot Housing to RU6 Two Dwelling Housing in order to legalize an existing duplex.

City of Kelowna archives show that the original house [422 Cadder Ave.] was built in 1921. In 1946 the City issued a duplex building permit in order to construct the attached home [418 Cadder Ave.] on the west side of the lot and the residence has functioned as a duplex since that time.

The current owners of the duplex are a multi-generational family with strong ties to the neighbourhood and community at large. The main breadwinners within the family are fully cognizant of the environmental benefits of this central location with regard to GHG's. Both are ardent supporters of *Active Transportation* as they either walk or bike to their respective places of work while their children bike or take public transit to school.

In addition to the Abbott Street Heritage Conservation Area Guidelines, the proposed project is influenced from a number of sources. Among them the design philosophy of the architecture references, *The Timeless Way of Building* and *A Pattern Language*. Heeding the requisites of *Aging in Place* have also guided this undertaking.

The principles of *Cluster Housing* and *Food Security* both helped guide the final choice of location for the addition. Over 10% of the lot area [141 sq. m of 1373.2 sq. m total] on the south-west end of the property is set aside and actively utilized for urban cultivation.

July 01, 2018

With regard to the Development Variance Permit, we are seeking to relax the rear yard setback from 7.5m to 2.5m to allow for the construction of an attached addition including a garage. The construction of the addition will require the removal of the existing garage which is situated directly on the lot lines at the north-east corner. Doing this will visually add a much more defined boundary between the two properties despite the variance.

The subject property is located on the north side of Cadder Avenue within the Abbott Street Heritage Conservation Area although it is not on the Kelowna Heritage Register. A Major Heritage Alteration Permit is requested to complete the proposed addition.

Streetscape: The buildings and neighbouring properties on the street exemplify a range of different styles. Late Vernacular Cottage, Mediterranean Revival, both Early and Late Arts & Crafts and Victorian Revival are all represented. The subject property is designated as Single/Two Unit Residential in the Official Community Plan and the Abbott/Marshall St. Heritage Conservation Areas Building Style Map designates the subject property as Late Vernacular Cottage. Surrounding land uses within a 2 block radius include a mix of RU1, RU1C, RU6 and RU6B.

The existing streetscape displays a variety of architectural styles and landscaping finishes reflecting a number of settlement periods. The predominant landscaping patterns on the street lean toward medium to high hedges partially obscuring the homes, while the property directly across from the subject site displays an open front yard landscape.

Proposed Design: The proposed addition will attach to the east side of the current duplex. The plan is to seamlessly incorporate the new portion into the existing building, therefore it will adhere to the characteristics of the Late Vernacular Cottage and be finished in the same colours and materials as outlined on the application. The lower half of the building will be finished in a light taupe stucco accented by gable shingles, a shade darker in tone. An asphalt shingle roof in Earthtone Cedar will be complemented by the white fascia and trim and will blend with the main dwelling palette.

Elements of the Late Vernacular Cottage design featured in the addition include 2 storey massing, gable roof forms, an asymmetrical façade, clustered vertical window sashes, stucco siding, interlocking asphalt shingles and rear yard parking. Taking a cue from the original building cladding, and to sustain the historical legacy of the neighbourhood, the gable ends will

July 01, 2018

be shingled with HardieShingle siding material. Door and window shape, sash design, trim, casements and sills will be of similar finish as the established architectural style.

The interior configuration of the lower level of the addition consists of a covered entrance, mudroom, family sitting/entertainment room, bedroom, bathroom and garage. The upper level contains a master bedroom, artist studio, home gym and bathrooms.

The proposed addition's street elevations comprise of a number of gable peaks and dormers echoing details of the existing duplex as well as those of neighbouring properties and are consistent with the building style. The varying south facing side yard setbacks of the residence work to create an inviting and interesting pedestrian level interface, with the existing mature landscape allowing intermittent views.

Our landscape design will continue the established street pattern with the proposed front, side and rear yard landscape plantings, walkways and other landscape installations derived from the context of the neighbouring sites. A pathway to the new south facing entrance will feature a mix of low ground cover plantings and shrubs in addition to the existing shade trees and hedges.

The property contains a number of healthy, mature trees which add great value to the streetscape. They will all be maintained and protected during and after construction.

With this proposal we have strived to ensure that any and all changes complement the established streetscape and maintain the integrity of traditional architectural forms. We trust this development finds a balance that is both sensitive and sensible to all residents of this unique neighbourhood.

Thank you in advance for your consideration and feedback.

Geoffrey & Michelle Couper



APPLICATION FOR BUILDING PERMIT
 422 CADDER ADDITION/RENOVATION

- A101 SITE PLAN
- A102 FOUNDATION PLAN
- A103 MAIN FLOOR PLAN
- A104 UPPER FLOOR PLAN
- A105 ROOF PLAN
- A106 ELEVATIONS

Couper Residence

422 Cadder Avenue, Kelowna, BC – Exterior Finishes

ATTACHMENT C

This forms part of application
Z18-0083 HAP18-0012

Planner Initials **TA**

City of **Kelowna**
COMMUNITY PLANNING



Hardie Shingles-Cobblestone



Roofing Colour – IKO Earthtone Cedar



Trim & Fascia Colour



Couper Residence

422 Cadder Avenue, Kelowna, BC – Exterior Finishes



BC

Exterior Stucco Colour & Texture

Starline Eclipse Windows

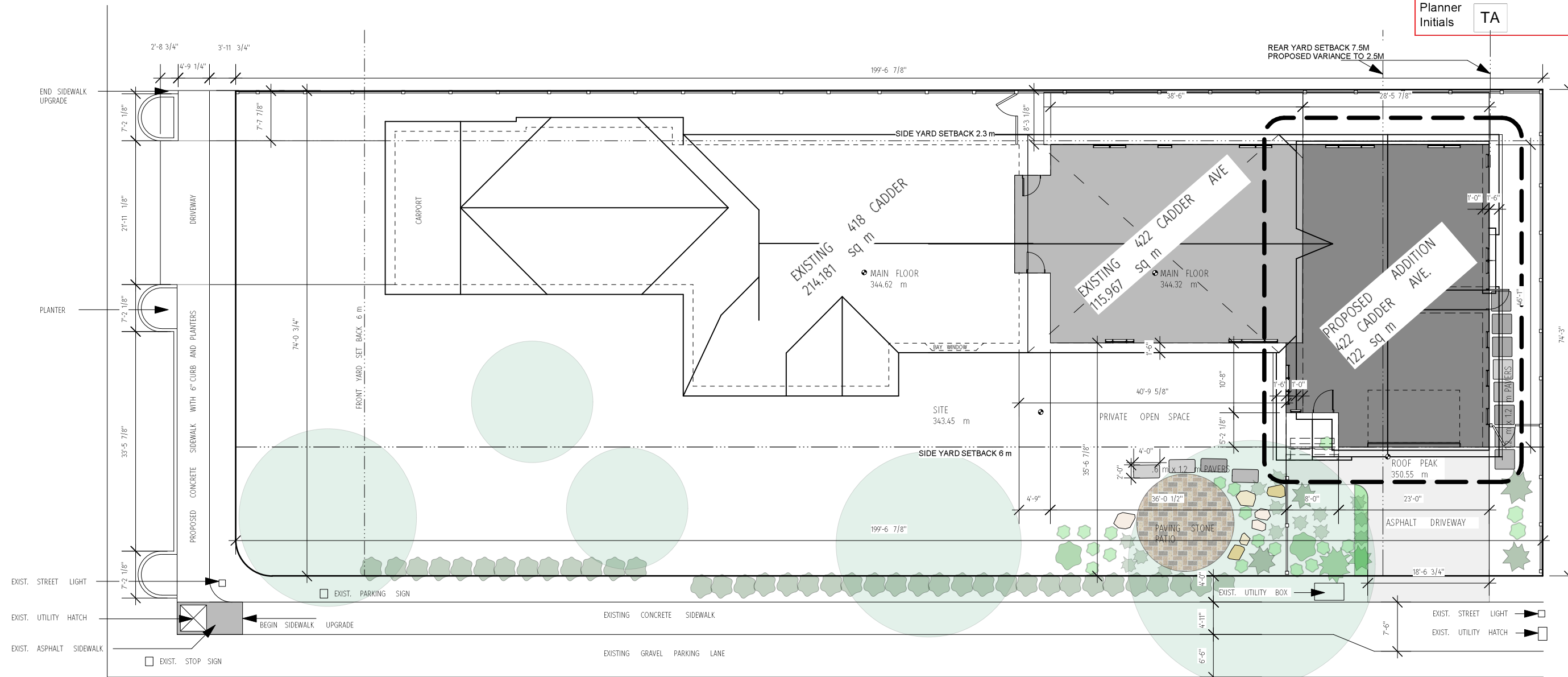
Wood Door Co.

Heritage Collection



Planner Initials TA

LONG STREET



CADDER AVENUE

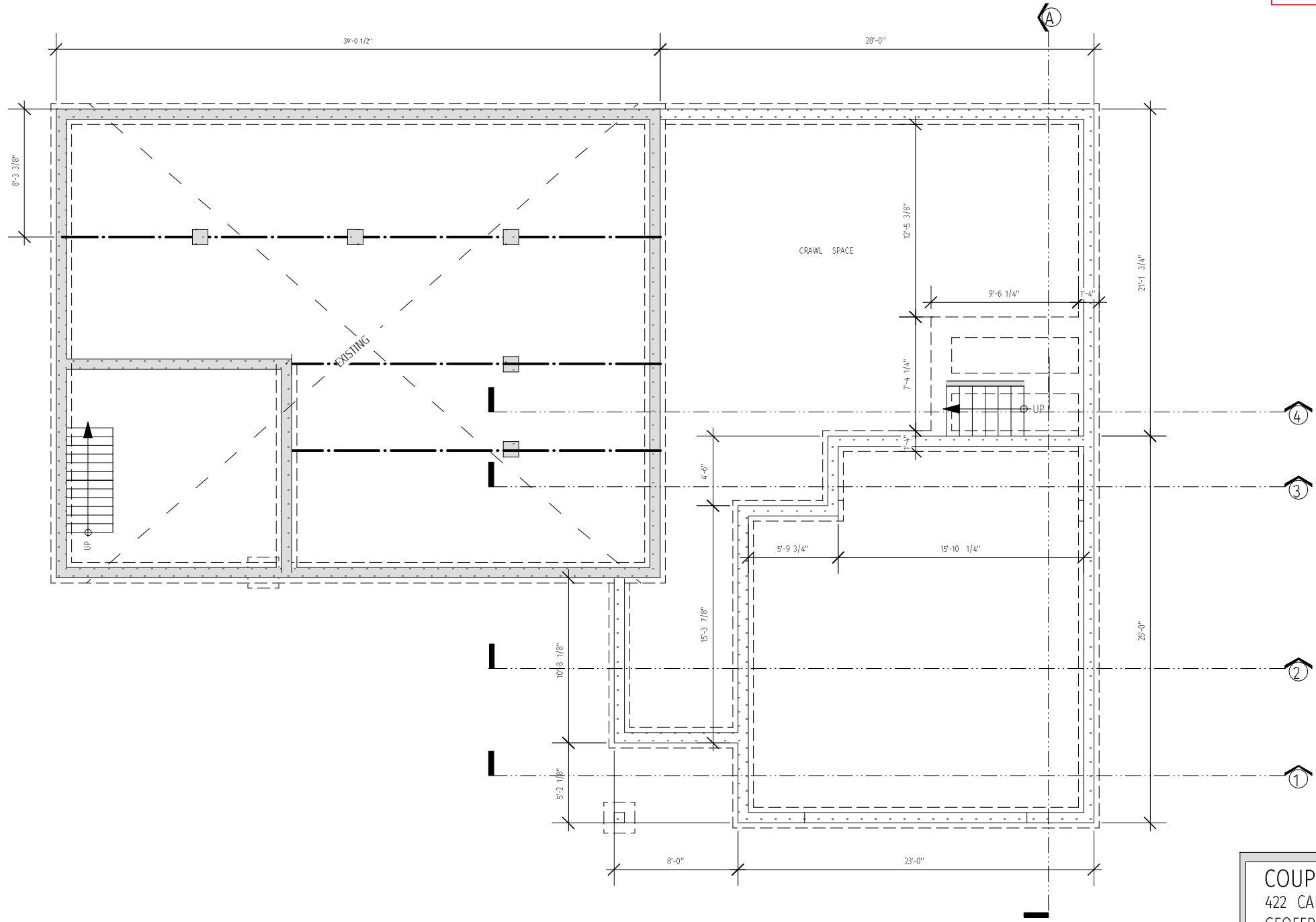
<p>COUPER HOUSE 422 CADDER AVE., KELOWNA GEOFFREY & MICHELLE COUPER PH. 250 869 2265</p>
<p>SITE PLAN SCALE : 1 : 200</p>
<p>July 16, 2018</p>
<p>A101</p>

SITE AREA = 1373.2 sq m
TOTAL SITE COVERAGE OF BUILDINGS, DRIVEWAYS AND PARKING = 585 sq m

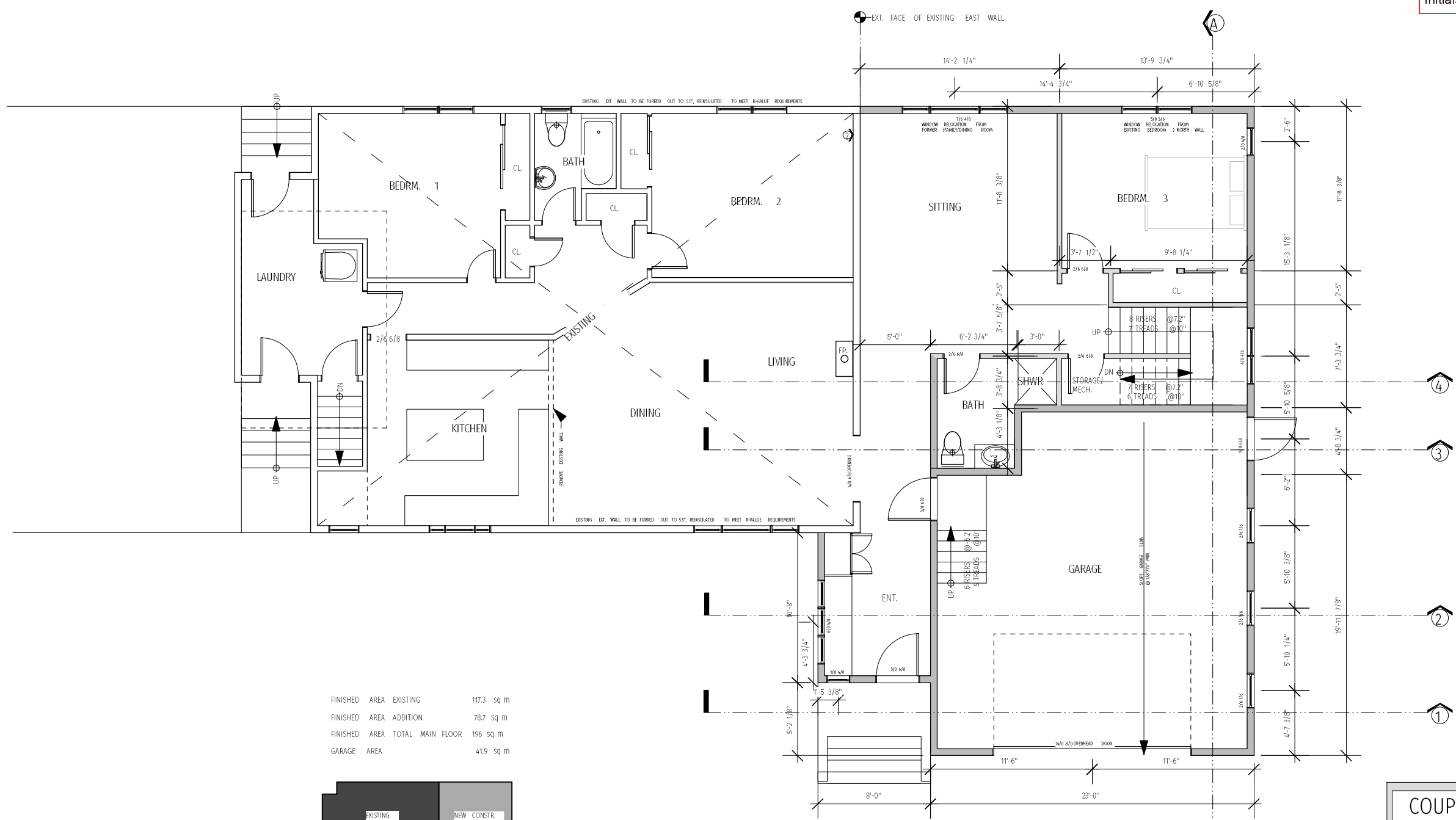
ON LOT 7, BLOCK 8, DISTRICT LOT 14,
O.D.Y.D., PLAN 348
PID: 012-494-534



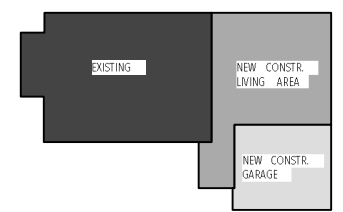
Planner
Initials TA



<p>COUPER HOUSE 422 CADDER AVE., KELOWNA GEOFFREY & MICHELLE COUPER PH. 250 869 2265</p>
<p>FOUNDATION PLAN SCALE : 1 : 100</p>
<p>July 16, 2018</p>
<p>A102</p>

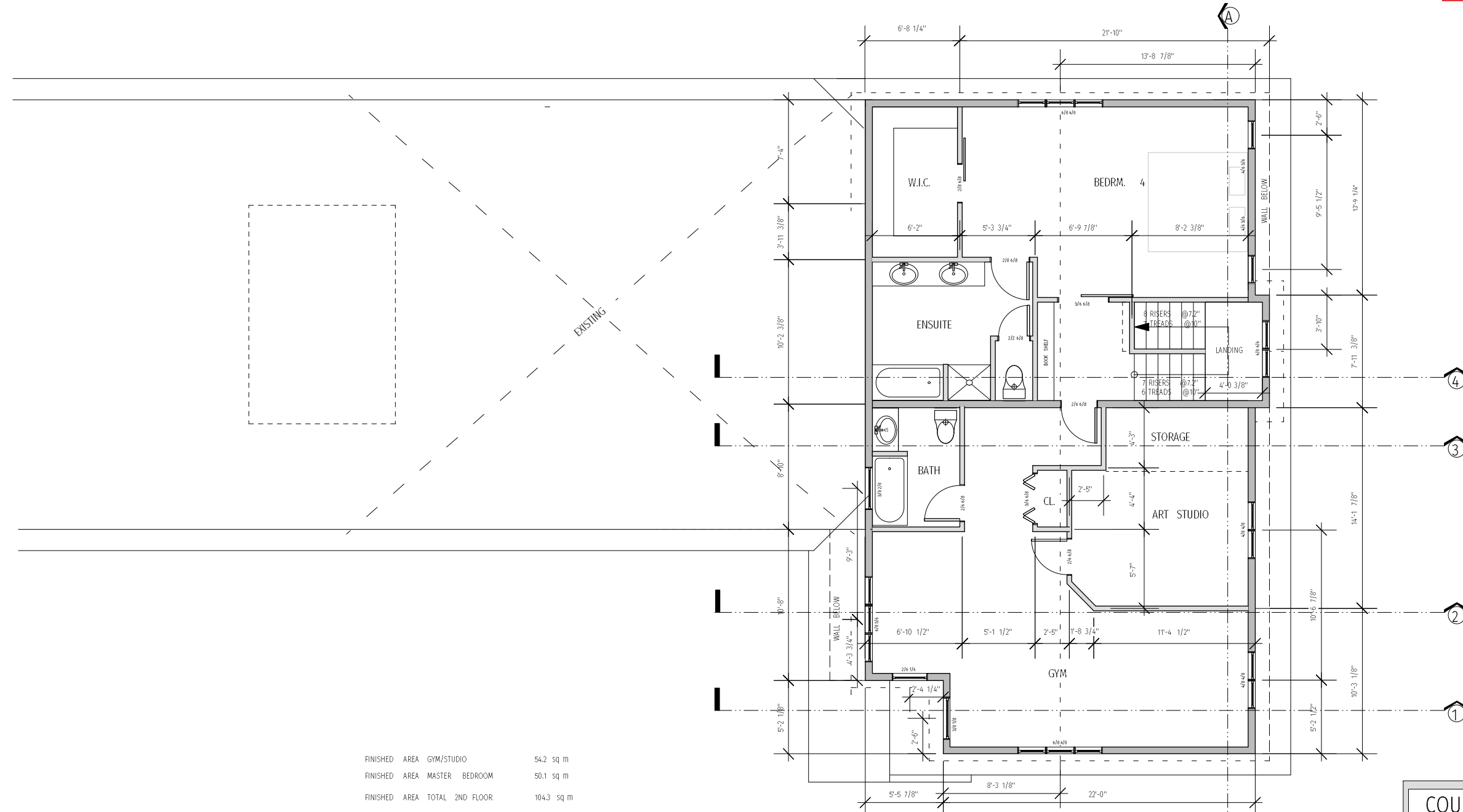


FINISHED AREA EXISTING	117.3 sq m
FINISHED AREA ADDITION	78.7 sq m
FINISHED AREA TOTAL MAIN FLOOR	196 sq m
GARAGE AREA	41.9 sq m

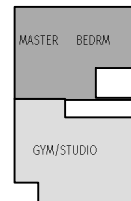


MAIN FLOOR PLAN

<p>COUPER HOUSE 422 CADDER AVE., KELOWNA GEOFFREY & MICHELLE COUPER PH. 250 869 2265</p>
<p>MAIN FLOOR PLAN SCALE : 1 : 100</p>
<p>July 16, 2018</p>
<p>A103</p>



FINISHED AREA	GYM/STUDIO	54.2 sq m
FINISHED AREA	MASTER BEDROOM	50.1 sq m
FINISHED AREA	TOTAL 2ND FLOOR	104.3 sq m

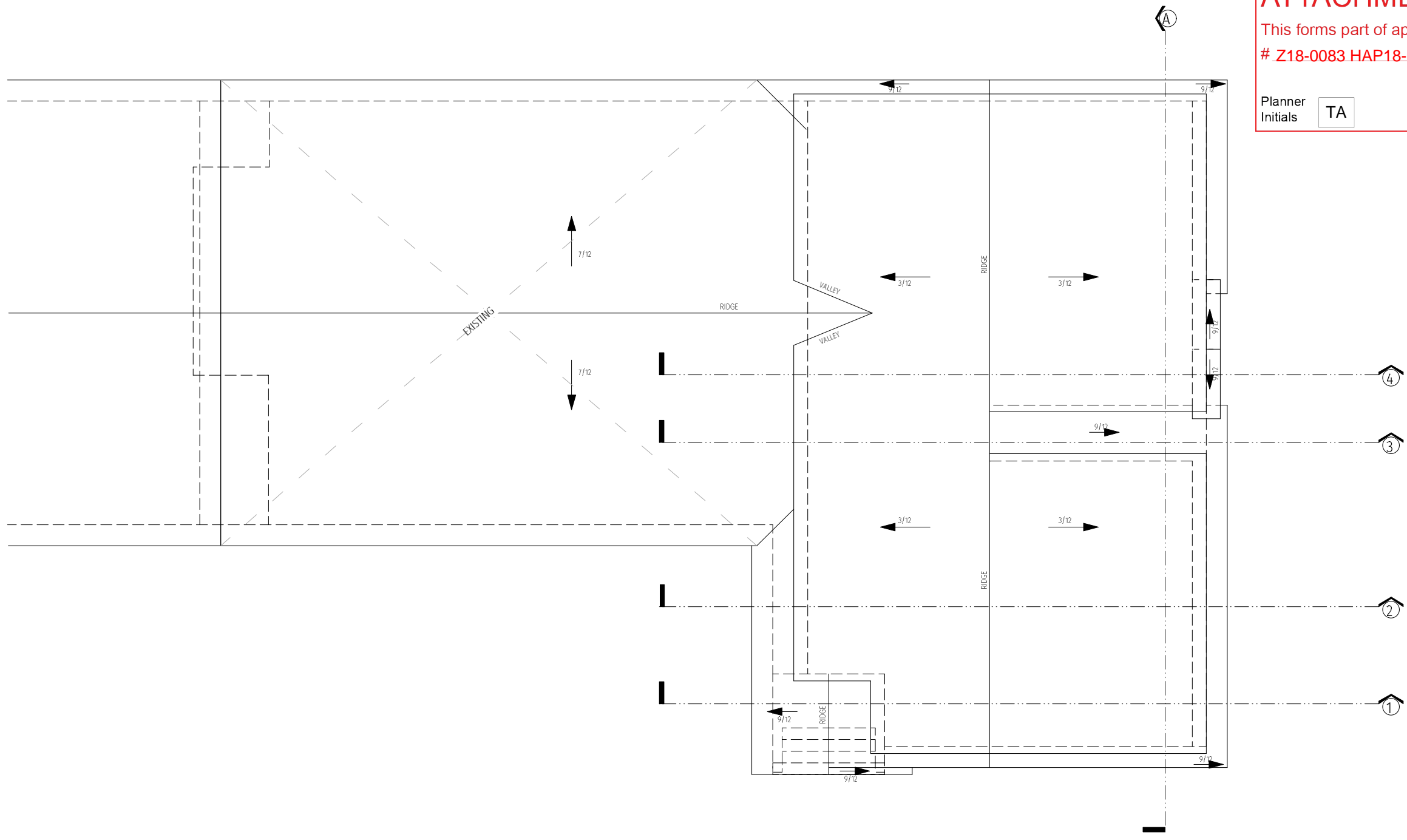


COUPER HOUSE
422 CADDER AVE., KELOWNA
GEOFFREY & MICHELLE COUPER
PH. 250 869 2265

UPPER FLOOR PLAN
SCALE : 1 : 100

July 16, 2018

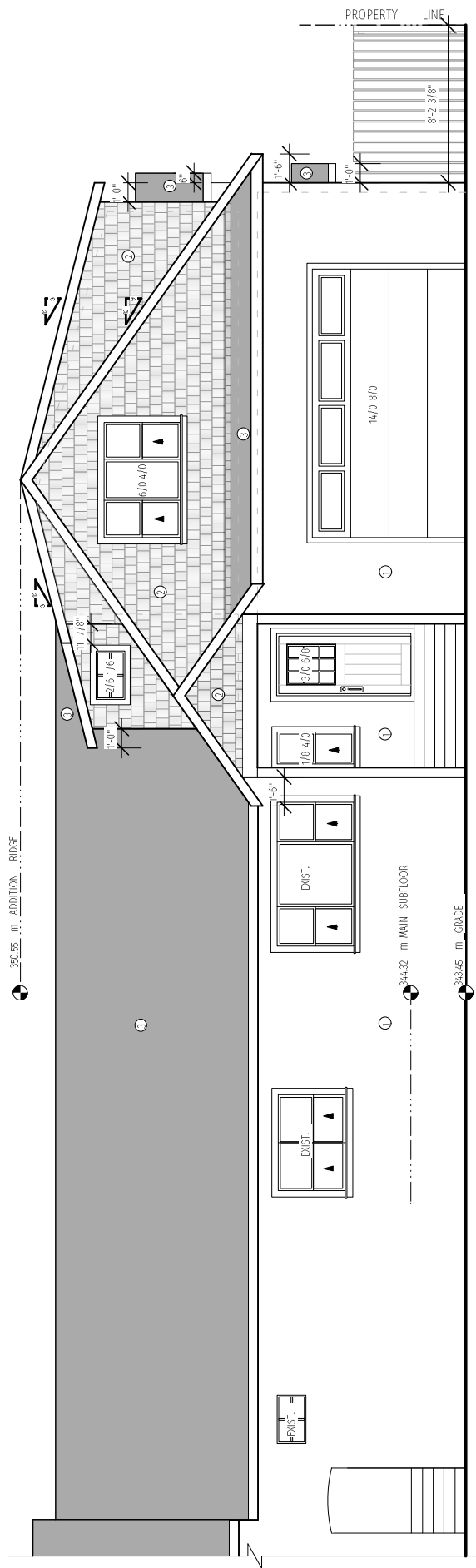
A104



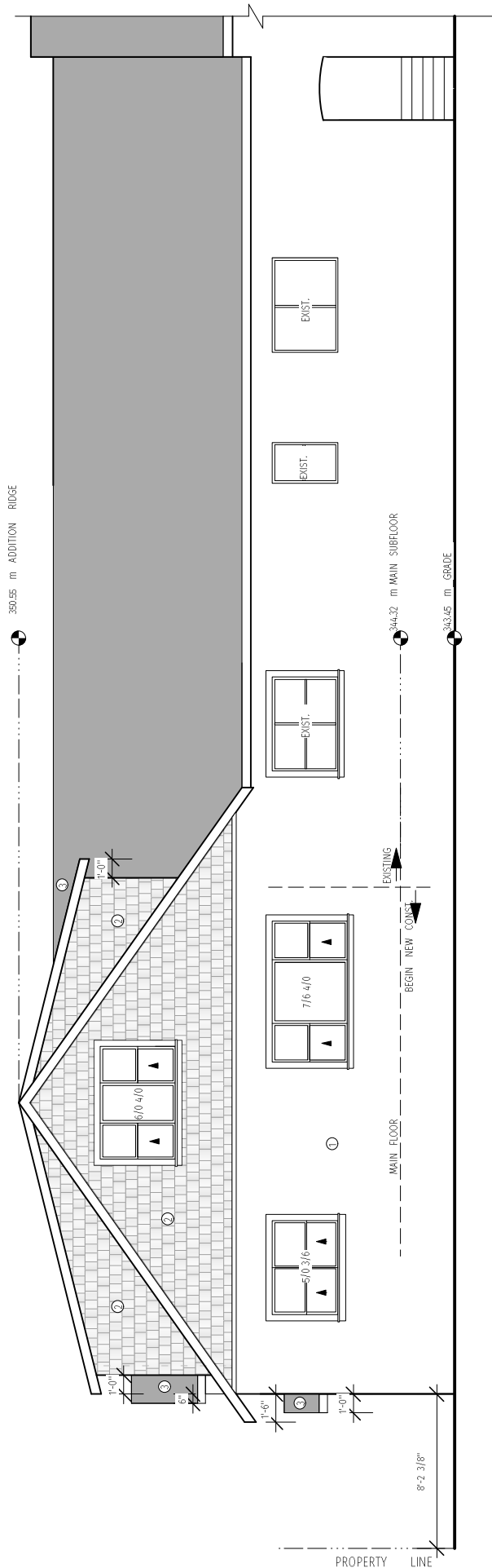
<p>COUPER HOUSE 422 CADDEN AVE., KELOWNA GEOFFREY & MICHELLE COUPER PH. 250 869 2265</p>
<p>ROOF PLAN & SECTION A SCALE : 1 : 100</p>
<p>July 16, 2018</p>
<p>A105</p>



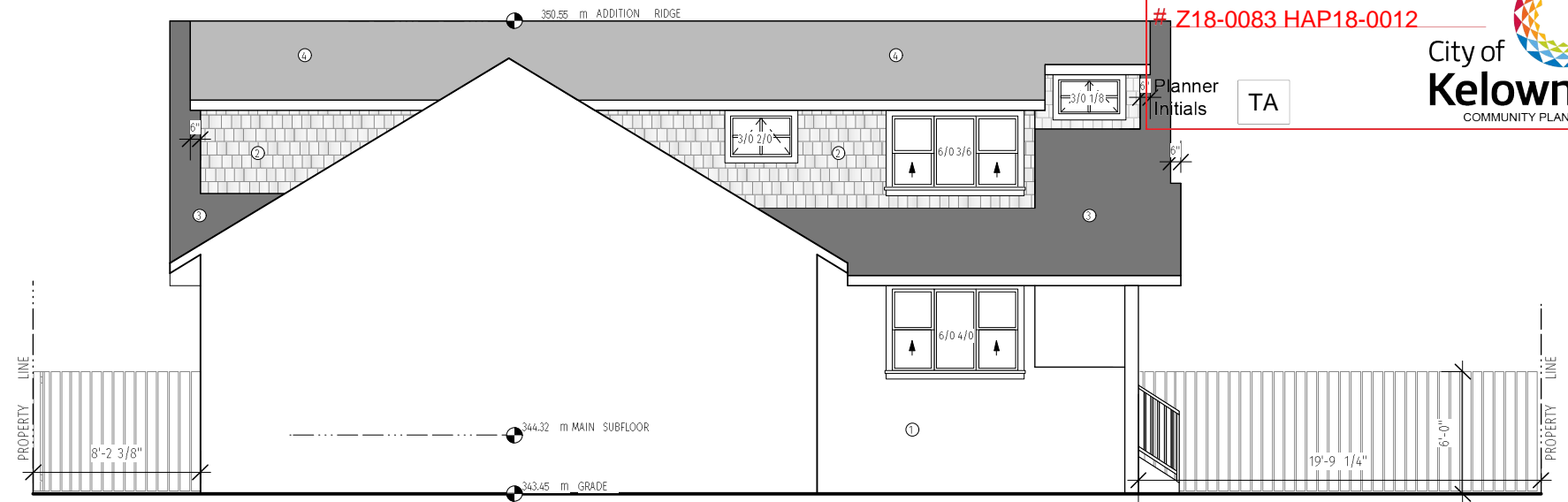
Planner Initials **TA**



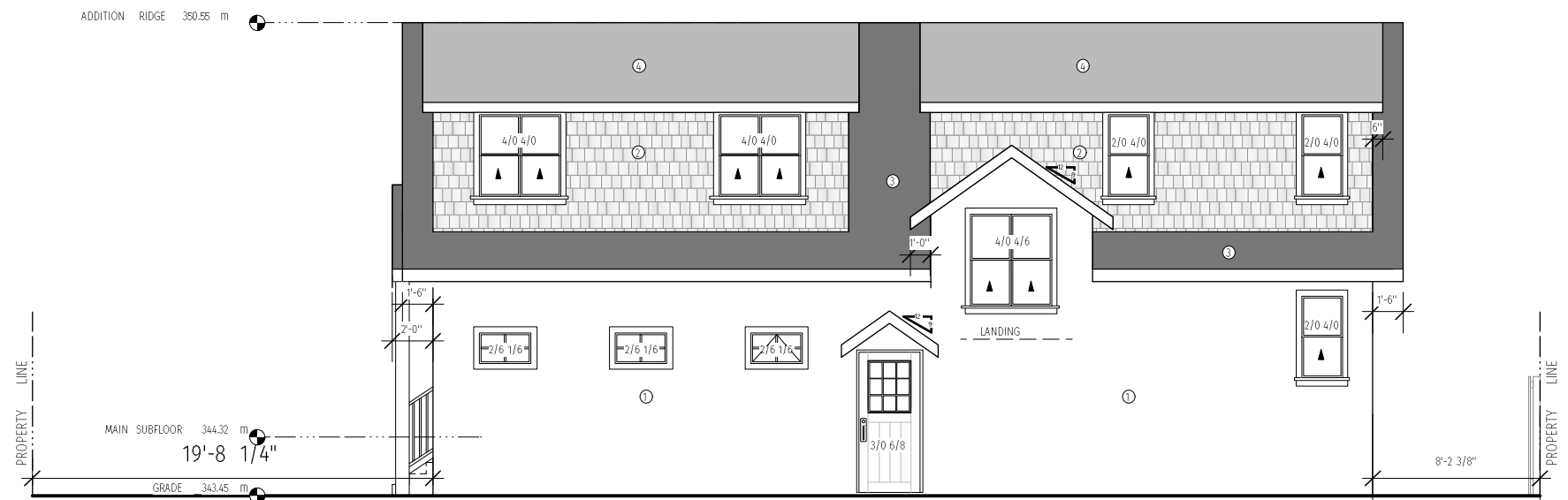
SOUTH ELEVATION



NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION

- ① STUCCO COLOUR TO BE SPEC'D BY OWNER
 - ② HARDI SHAKE COLOUR TO BE SPEC'D BY OWNER
 - ③ ASPHALT SHINGLE COLOUR TO MATCH EXISTING
 - ④ TORCH ON BITUMEN MEMBRANE
- ALL TRIM, SOFFIT, FASCIA ETC. TO BE PAINTED WHITE OR SIM.

COUPER HOUSE
422 CADDER AVE., KELOWNA
GEOFFREY & MICHELLE COUPER
PH. 250 869 2265

ELEVATIONS
SCALE : 1 : 100

July 16, 2018

A106

Couper Residence

422 Cadder Avenue, Kelowna, BC – Street & Site Context Photos



422 Cadder Ave.-Street View



418 Cadder Ave.-Street View



422 Cadder Ave.-Rear View



422 Cadder Ave.-Street View of Proposed Addition

Couper Residence

422 Cadder Avenue, Kelowna, BC – Street & Site Context Photos



2075 Long St.-Street View



419 Cadder Ave.-Street View



440 Cadder Ave.-Street View



2076 Long St.-Street View



409 Cadder Ave.-Street View



377 Cadder Ave.-Street View

Couper Residence

422 Cadder Avenue, Kelowna, BC – Street & Site Context Photos

ATTACHMENT **D**

This forms part of application

Z18-0083 HAP18-0012



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Initials

TA



422 Cadder Ave.-Street View [West]

Heritage Advisory Committee

Minutes

Date: Thursday, September 20, 2018
Location: Knox Mountain Meeting Room (#4A)
City Hall, 1435 Water Street

Committee Members Present: Abigail Riley (Chair), Lorri Dauncey (Vice Chair), Stoke Tonne* and Amanda Snyder

Committee Members Absent: Ryan Esbjerg (Alternate) and Bob Haynes (Alternate)

Staff Present: Planner, Lydia Korolchuk and Legislative Coordinator (Confidential), Clint McKenzie

(*denotes partial attendance)

1. Call to Order

The Chair called the meeting to order at 12:07 p.m.

Opening remarks by the Chair regarding conduct of the meeting were read.

2. Minutes

Moved by Abigail Riley/Seconded by Amanda Snyder

THAT the Minutes of the August 16, 2018 Agricultural Advisory Committee meeting be revised to show Committee Member Abigail Riley opposed to the motion for Item 2.1 and be adopted.

Carried

3. End of Term Committee Review

- Staff outlined the end of term for the Committee coincides with the end of the upcoming Council term and the civic election on October 20, 2018. An end of term review for the Committee provides a summary of committee objectives, resourcing, general comments and feedback to Council. Discussion included:

- The Committee reviewed six applications in 2018, ten in 2017, and eight in 2016.
- Knowledge of Committee – expand representation on the Committee to include knowledge of the structural components of a heritage application. Adding members with engineering, building knowledge and heritage restoration experience would benefit the Committee.
- Zoning in conservation area is resulting in oversized heritage restorations not fitting into the existing neighbourhood.
- Expansion of the role of the Committee – should Committee play a role in heritage education and awareness in the community (e.g. involvement in heritage awards).
- Heritage character along Bernard – should the street be added as a designated heritage area?
- Scope for the Committee for heritage alteration permits to be reviewed are defined as Major – demolitions or additions of 30 square metres that are visible from a street. Some minor permits

should be included in the scope of the Committee if they have a significant impact to the structure of the building.

Stoke Tonne left the meeting at 1:02 p.m.

- Suggestions included:

- Continue with the two-hour meeting time starting at 12:00 p.m.
- Meeting room provides limited space between the Committee and applicants.
- Alternates would benefit from attending meetings more regularly.
- A refresher during the term on meeting procedures would benefit the Committee.
- Presentation resources: an outline of the front elevations to the houses on either side of an application with setbacks would assist in considering if significant massing issues exist.
- Supporting role by the Committee in identifying potential updates to the heritage register.
- Introduction of all applicants prior to the start of the meeting.
- Committee review of the heritage guidelines in the upcoming OCP review.
- OCP Heritage Conservation Areas – ranking criteria (scorecard) needs to be updated.
 - Design guidelines and scorecard are not always enough to evaluate an application; a design rationale template required by the applicant would result in less subjective review comments.
- Members encouraged the work of the Committee to continue into the next Council term and welcomed the opportunity to stay on the Committee.

4. Next Meeting

The next meeting is scheduled for October 18, 2018.

5. Termination of Meeting

The Chair declared the meeting terminated at 1:26 p.m.

Abigail Riley, Chair