Heritage Advisory Committee
AGENDA

Thursday, September 19, 2019

12:00 pm

Layer Cake Mountain

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 Comittee 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. Minutes 2 - 3

Approve Minutes of the Meeting of August 8, 2019

3. Nomination of Chair and VIce-Chair

4. Applications for Consideration

4.1 Cadder Avenue 440, (HAP19-0011) Heritage Alteration Permit - Anita Catherine Fee & Leanne Marie Hopegood 4 - 18

5. Update - Council Decisions

6. Next Meeting

October 17, 2019

7. Termination of Meeting

City of Kelowna

Heritage Advisory Committee
Minutes

Date:	Thursday, August 8, 2019
Time:	12:00 pm
Location:	Knox Mountain Meeting Room (#4A) City Hall, 1435 Water Street
Committee Members Present:	Lorri Dauncey, Clea Haugo, Gord Lovegrove, Amanda Snyder, Stoke Tonne and Rob Wilkinson
Committee Members Absent:	Doug Jooristy
Staff Present:	City Clerk, Stephen Fleming; Development Planning Department Manager, Terry Barton; Urban Planning & Development Policy Manager, Laura Bentley; Planner II, Lydia Korolchuk; Planner Specialist, Jocelyn Black; Legislative Coordinator (Confidential), Clint McKenzie

1. Call to Order

Staff called the meeting to order at 12:04 p.m.

Introductions of Committee members and staff were made.

2. Committee Orientation

Staff displayed a PowerPoint presentation providing an overview of the purpose, scope of work of the Committee, its meeting procedures and member's voting criteria.

The Nomination of a Chair and Vice-Chair were discussed. The Committee requested that the selection of these positions be scheduled at the start of the next meeting.

Staff:
-Displayed a PowerPoint presentation providing an overview of the Planning process and the roles of Policy and Planning, Community Planning and Development Services.
-Reviewed the impact of the Official Community Plan (OCP) on heritage planning and the heritage conservation tools available when reviewing and providing recommendations on applications.
-Noted a process change since the last Committee of the City requesting third party Heritage Impact Assessments to accompany major heritage applications. This practice will continue as the assessments will assist the Committee in discussing and providing recommendations on applications.

The Committee discussed the importance of Alternates participating. Alternates are encouraged to attend all meetings in order to stay active on current issues and more engaged with the Committee. Alternates are to be involved in discussing applications but do not vote unless a Committee member is absent.

The Committee inquired as to whether the Heritage Registry will be reviewed in the near future and will the Committee be involved.

Staff:
-Indicated at this point the Heritage Registry is reviewed on a case by case basis when there is an application request to be put on or taken off the registry.
- Noted that the Heritage Conservation guidelines will be reviewed during the upcoming review of the OCP and will be brought to the Committee for input.
- Noted that updates on Council decisions regarding heritage applications will be a standing agenda item on monthly Committee meetings.
- Will work with applicants to provide more contextual information on the neighbouring properties. This was an improvement request from the previous Committee.
- Confirmed that applications being reviewed by the Committee will accompany the electronic agenda in advance of each monthly meeting.
- Noted the resource binder will be provided electronically to the Committee.

The Committee members provided more background regarding their involvement in heritage in the community.

Staff thanked the Committee for their commitment to volunteering their time on the Heritage Advisory Committee during the 2018-2022 term.

3. Next Meeting

The next Committee meeting has been scheduled for September 19, 2019.

4. Termination of Meeting

The meeting terminated at 1:09 p.m.

_____

Chair

/cm

DRAFT

REPORT TO COMMITTEE

Date:	September 19, 2019		
RIM No.	0940-60		
To:	Heritage Advisory Committee		
From:	Development Planning Department (AJ)		
Application:	HAP19-0011	**Owner:**	Anita Catherine Fee & Leanne Marie Hopegood
Address:	440 Cadder Avenue	**Applicant:**	Gerald W. Fee
Subject:	Heritage Alteration Permit		

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

1.0 Purpose

To consider the form and character of a proposed addition to a secondary suite in a single detached house and to vary the minimum rear yard on the subject property.

2.0 Proposal

2.1 Background

The applicant is proposing a 16.35 m^2 addition to an existing secondary suite in the rear of the subject property. The applicant is seeking the addition to expand the living space in the secondary suite. To facilitate the addition, the applicant is proposing to expand the existing secondary suite by 2.4 m to the north. The proposed addition would change the roofline from sloping downward towards the rear property line to an open gable roof facing the rear property line, which is consistent with the architecture of the existing dwelling. The exterior façade of the addition is intended to match the façade of the existing house, with white Hardie Board siding to be used. The shingles are to match the existing shingles, and the suite's existing bay windows are to be reused.

2.2 Variance

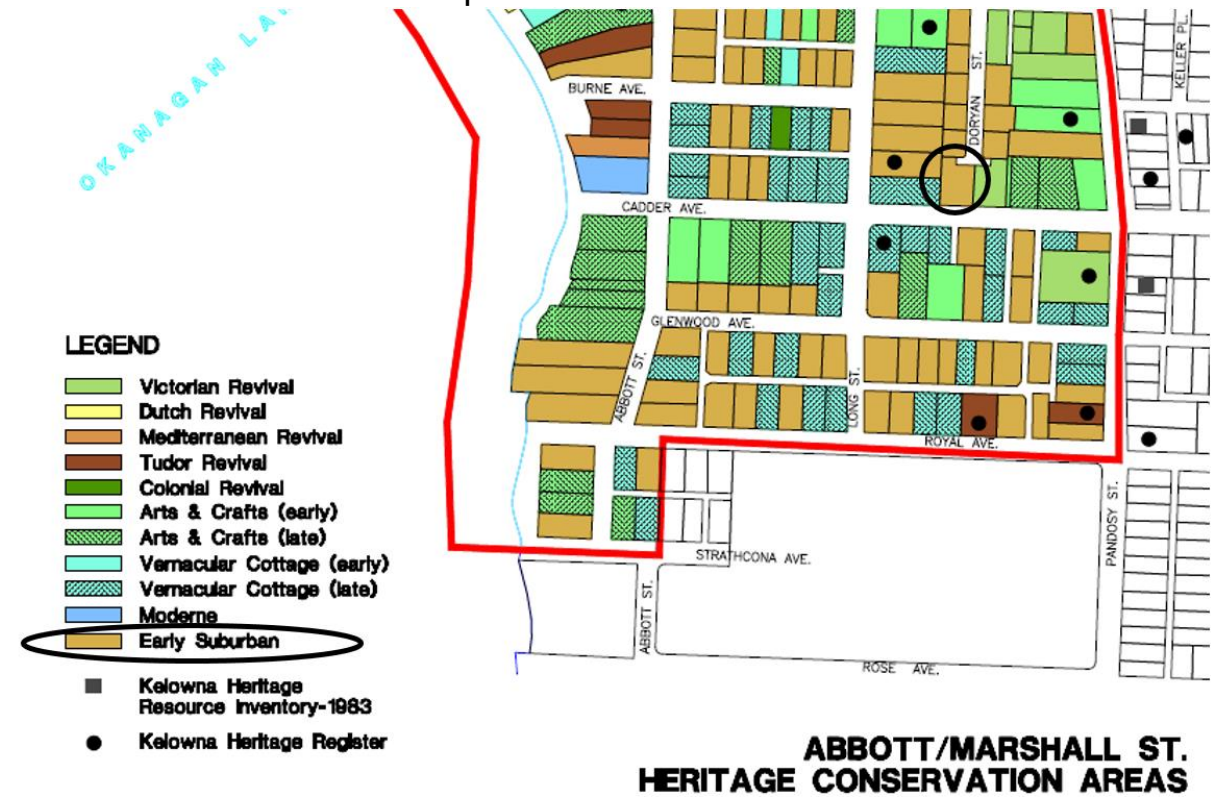
As proposed, the addition would extend into the required rear yard of the subject property; therefore, a variance to the required minimum rear yard from 7.5 m to 4.57 m is being requested. The addition would be visible from Doryan Street, but the Cadder Avenue façade would not be affected by this proposal. There is

existing landscaping and fencing on the north property line that is to be retained adjacent to the proposed addition.

2.3 Site Context

The subject property is located within the Abbott Street Heritage Conservation area but is not included on the Heritage Register. There is a single-family dwelling on the subject property with an existing secondary suite. The dwelling is in the Early Suburban building style as per the Abbott Street Conservation Area Map below. The subject property is zoned is RU1 – Large Lot Housing and the Official Community Plan Future Land Use designation of the subject property is S2RES – Single / Two Unit Residential.

Abbott Street Conservation Area Map



Subject Property Map:

2.4 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	**RU1 ZONE REQUIREMENTS**	**PROPOSAL**
Development Regulations		
Maximum Height	9.5 m / 2 storeys	6.7 m / 1 storey
Minimum Front Yard	6.0 m	14.2 m
Minimum Side Yard (west)	2.0 m	±19.0 m
Minimum Side Yard (east)	2.0 m	4.4 m
Minimum Rear Yard	7.5 m	4.57 m❶
❶ Indicates a requested variance to the minimum required rear yard.		

Report prepared by: Arlene Janousek, Planner

Approved for Inclusion: Laura Bentley, Urban Planning & Development Policy Manager

Attachments:

Schedule A: Heritage Guidelines Checklist
Attachment A: Applicant Rationale
Attachment B: Drawing Package
Attachment C: Materials
Attachment D: Site Photos

SCHEDULE A – Heritage Guidelines

Subject: HAP19-0011, Cadder Avenue 44

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?	✓		
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 high quality, low maintenance roofing materials being used?	✓		
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?	✓		

HERITAGE CONSERVATION AREA	YES	NO	N/A
Do secondary roof elements have a similar pitch as the principal roof?	✓		
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 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?	✓		

2.0 Abbott Street & Marshall Street Heritage Conservation Areas Development Guidelines

2.1 Fourth Civic Phase Architectural Style (approx. 1946-1960)

The fourth civic phase follows the end of World War II, about 1946, and continues to about 1960 when the remaining lots in the Heritage Conservation Area were taken up with new housing. Traditional styles were not favoured in post-WWII society. The influence of the International Style of architecture and the advent of new construction materials, like thermo-pane picture windows, significantly changed the home building market and architectural style. The emergent style of this period is the Early Suburban Bungalow.

Early Suburban Bungalow Characteristics

- Horizontal feel to the architecture
- Low gable and hip roof form
- Plain soffit & brackets
- 1 & 2 storey massing
- Wide siding below belt-line / stucco above
- Horizontal multi-sash and picture windows
- Narrow window & door surrounds
- Asymmetrical front façade
- Side or front yard parking
- Asphalt shingle
- Front driveway access

Supplemental Letter to support Rear Yard Variance permit.

We purchased this house in 2014 and expanded the bed and breakfast suite from 300SF to 706 SF. My wife and I live in the Suite and our daughter and 4 grandchildren live in the house. We have found the living/dining area of the Suite to be too small and we wish to expand the Secondary Suite's Living Room and Dining Room by 176 SF. Currently the Suite has a total square footage of 706 SF. The Living and Dining Rooms are located in the North end of the Suite, so the only logical direction to expand these areas is to the North which will require a variance for the Rear Yard Setback from 7.5M to 4.67/4.57M (varies). This will bring the total square footage of the Suite to 882 SF.

The current North elevation has 1x8 beveled cedar siding painted white and is 25'-4" in width with two Bay windows. The addition would move this wall to the North 8'-0" with a 1'-8" offset on each side for a total width of 22'-0". The existing Bay windows would be re-used. Due to availability, the finish of the addition would be 1x8 Hardie Siding painted white which would look similar to the Cedar siding.

Several years ago a 20' x 50' piece was taken from this lot and the lot to the East to create a Hammerhead at the end of Doryan Street. The City does nothing to maintain this Hammerhead. When we moved into the property, the portion of the Hammerhead adjacent to our property was full of compost, piles of dirt and weeds. We paid to have this portion cleaned up, debris hauled away and paid to have crushed gravel spread over the 20' x 50' area. We shovel this area in the winter and control the weeds in the area in the summer. This is the portion of the lot that the Suite is adjacent to and requires the rear yard variance. The Suite setback to the most northerly neighbour's property line would be 10.668 M (the rear yard setback plus the width of the hammerhead). On the Northern property line we have a five foot black chain link fence and an eight foot Pyramidal Cedar hedge which screens the Suite from the northern neighbours.

The neighbour's to the East are undergoing a large addition/renovation to their house and requested and received a rear yard variance from 7.5M to 4.5M from this same hammerhead at the end of Doryan Street.

The neighbour's to the West of us also have an addition/renovation being constructed to their house and suite. They too requested and received a rear yard variance from the required 7.5M to 2.44M. This variance is adjacent to our side yard.

At the same time we want to adjust the fencing and landscaping to the North property line to have the parking stall, in the rear yard and behind an electronic gate. We have a serious issue with vehicle break-ins on Doryan. Late night miradors come down the street and enter vehicles parked on the street and in driveways. We have had our truck entered on three occasions and items stolen out of the truck.

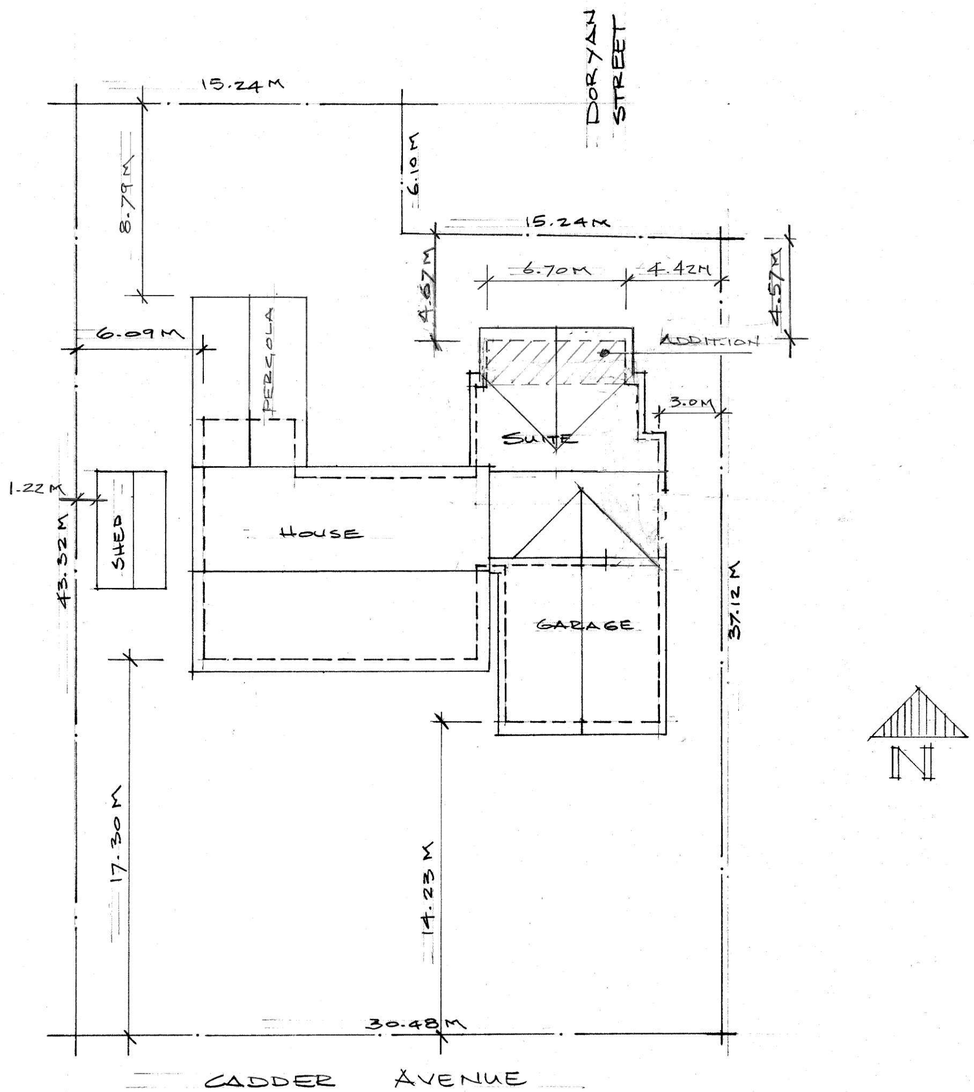
Our lot is very well landscaped. With this addition, the lot will have site coverage of 23.1% compared to the permitted 40% and a total lot coverage of 34% compared to the permitted 50%.

Sincerely,

Gerry Fee
440 Cadder Avenue
Kelowna, BVC
250-860-4672

ATTACHMENT A
This forms part of application
HAP19-0011
Planner Initials AJ
City of Kelowna
DEVELOPMENT PLANNING

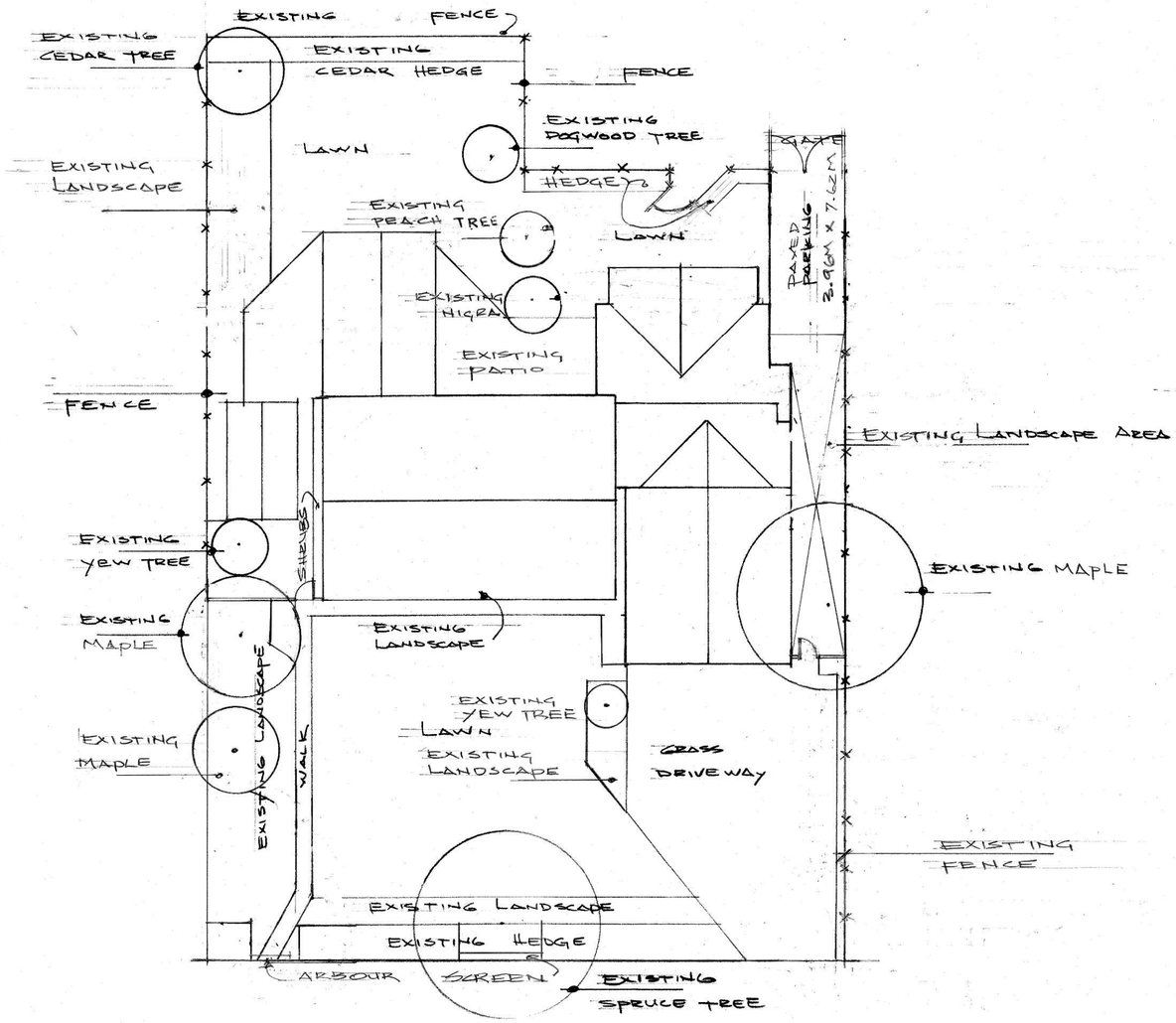
ATTACHMENT B
This forms part of application
HAP19-0011
Planner Initials AJ
City of Kelowna
DEVELOPMENT PLANNING



440 CADDER AVENUE
LOT 6, BLOCK 8, PLAN 348
EXCEPT PLAN 10478

SITE PLAN
SCALE: 1:200

SITE AREA - 1227.43 m^2
HOUSE - 111.85 m^2
SUITE - 65.58 m^2 + 16.35 m^2 = 81.93 m^2
GARAGE - 46.16 m^2
SHED - 18.39 m^2
PERGOLA - 25.39 m^2
SITE COVERAGE - 283.72/1227.43 = 23.11%



LANDSCAPE PLAN
SCALE: 1:200

PATIO - 50.54 M^2
WALKS - 60.16 M^2
PARKING - 22.30 M^2
TOTAL - 133 M^2
TOTAL SITE COVERAGE
283.72 + 133 = 416.72/1227.43 = 34%

SECONDARY SUITE
ADDITION
440 CADDER AVENUE

SHEET 1 of 3

ATTACHMENT B
This forms part of application
HAP19-0011
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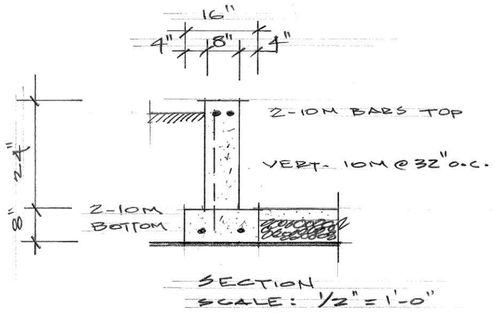
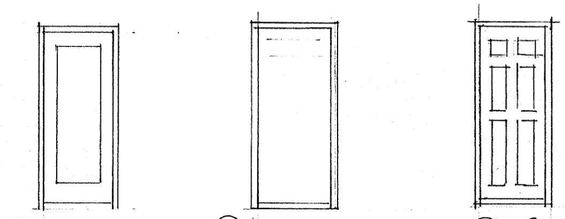
City of Kelowna
DEVELOPMENT PLANNING



SECTION
SCALE: 1/2" = 1'-0"

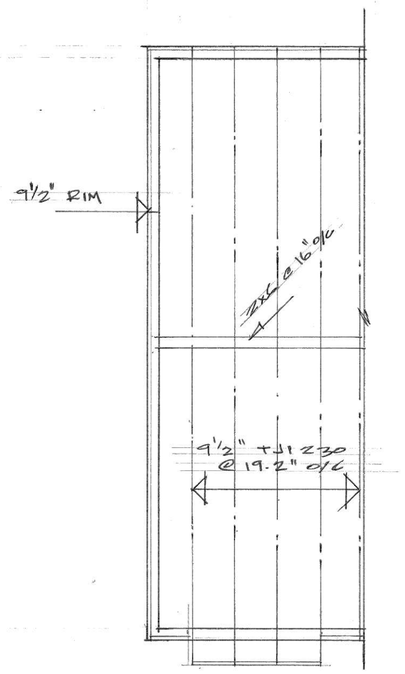


(A) 2'6"x6'8" PREHUNG PRIMED DOOR S/W TRANSLUCENT GLASS PASSAGE SET LEVER STYLE

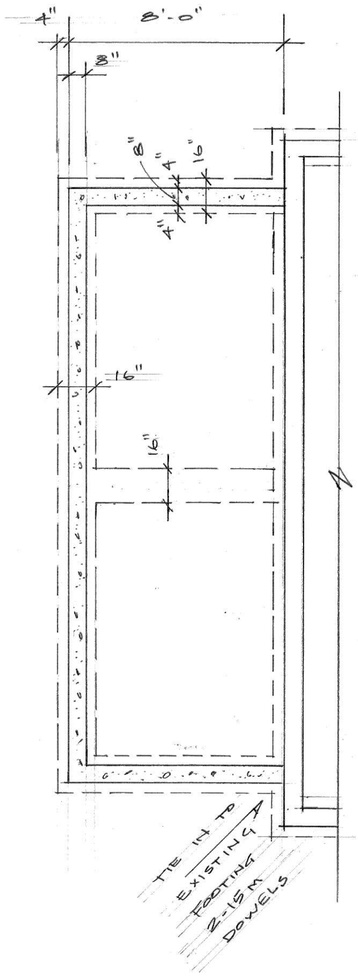
(B) 20 MIN RATED 2'8"x6'8" PRIMED DOOR S/W THREASHOLD & WEATHER STRIP SPRING HINGES LOCK SET LEVER STYLE

(C) 2'8"x6'8" PREHUNG RAISED PANEL H.C. PRIMED H.B S/W PASSAGE SET LEVER STYLE

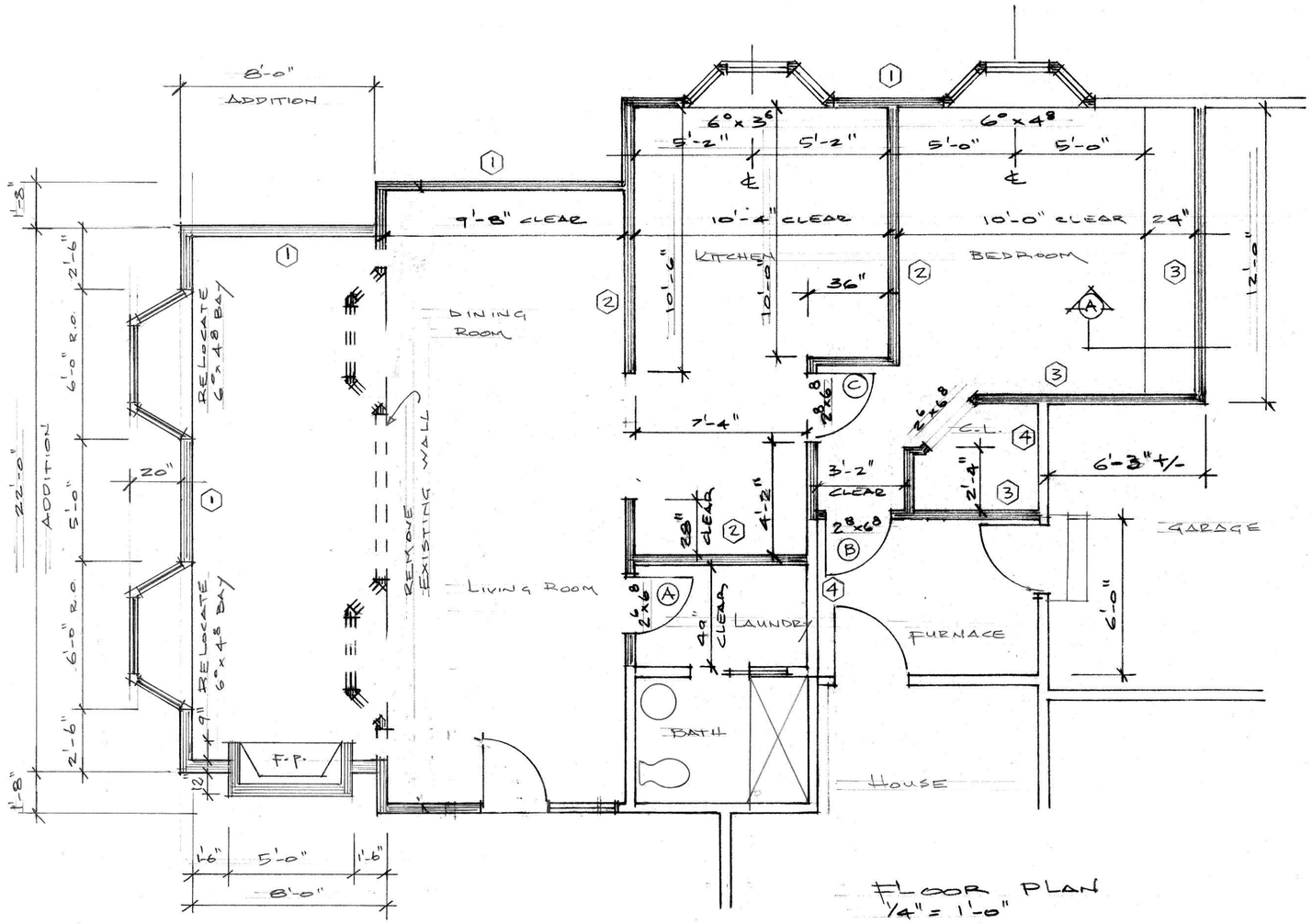
DOOR SCHEDULE



FLOOR FRAMING
SCALE: 1/4" = 1'-0"



FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



FLOOR PLAN
1/4" = 1'-0"

WALL SCHEDULE

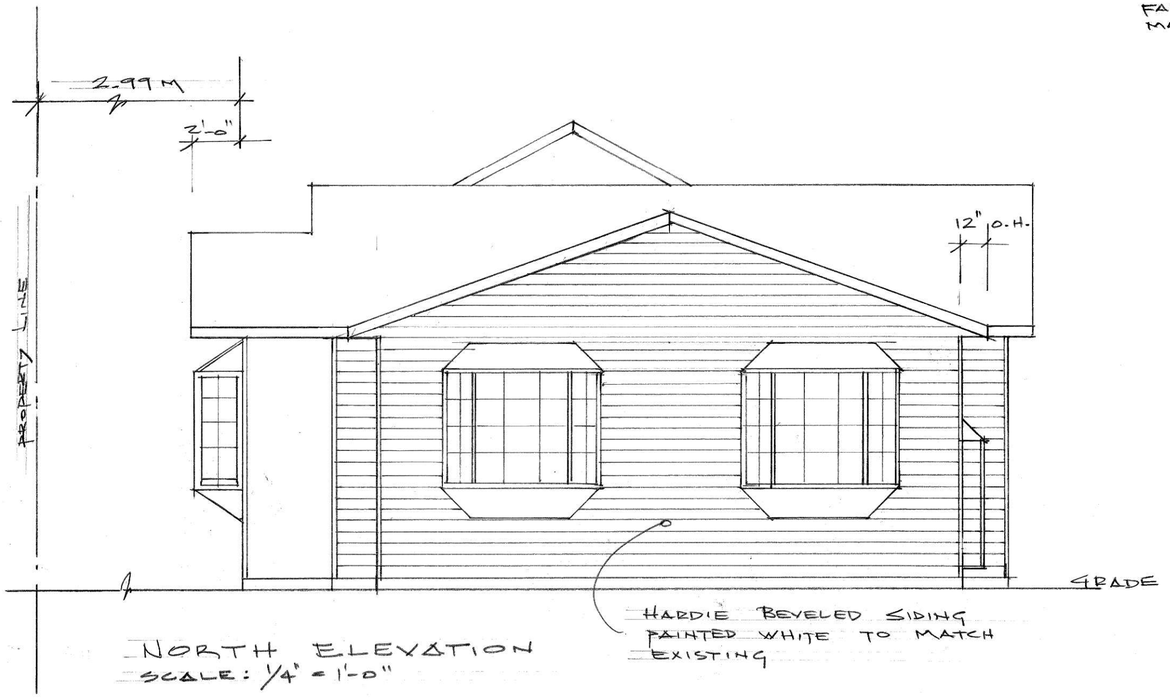
(1)
- 1x8 HARDIE SIDING
- BLDG. WRAP
- 7/16" OSB
- 2x6 @ 16" o.c.
- R20 BATT INSULATION
- V.B.
- 1/2" GYPSUM BOARD

EXISTING - 706 S.F.
ADDITION - 176 S.F.
TOTAL - 882 S.F.

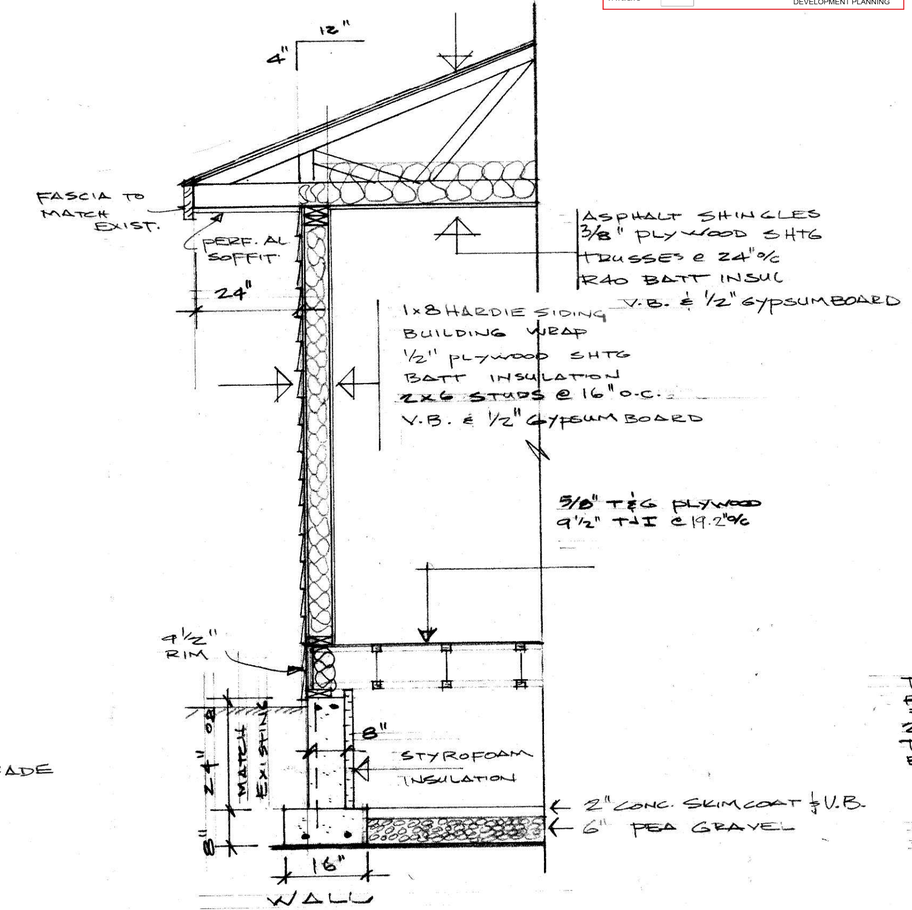
SECONDARY SUITE ADDITION

SHEET 2 of 3

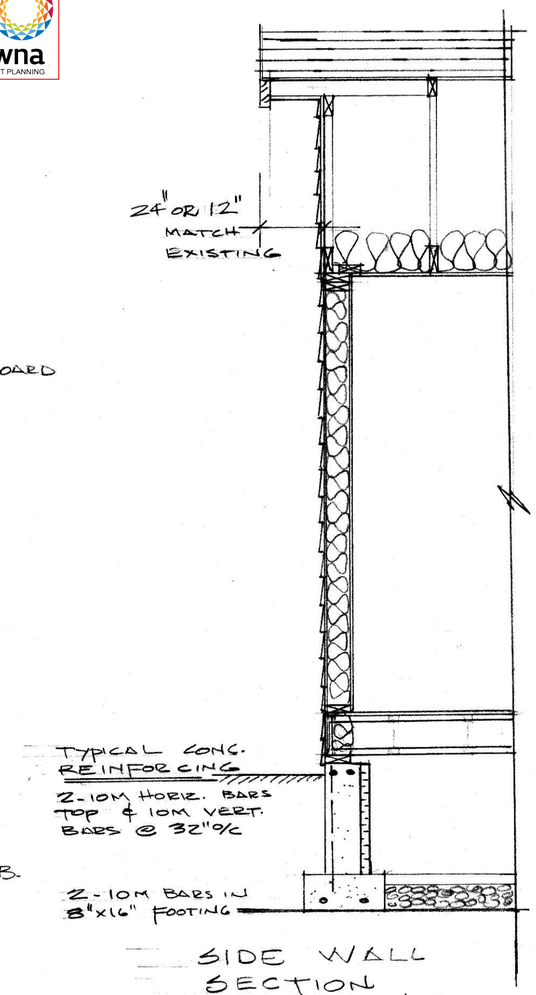
ATTACHMENT B
This forms part of application
HAP19-0011
Planner Initials AJ
City of Kelowna
DEVELOPMENT PLANNING



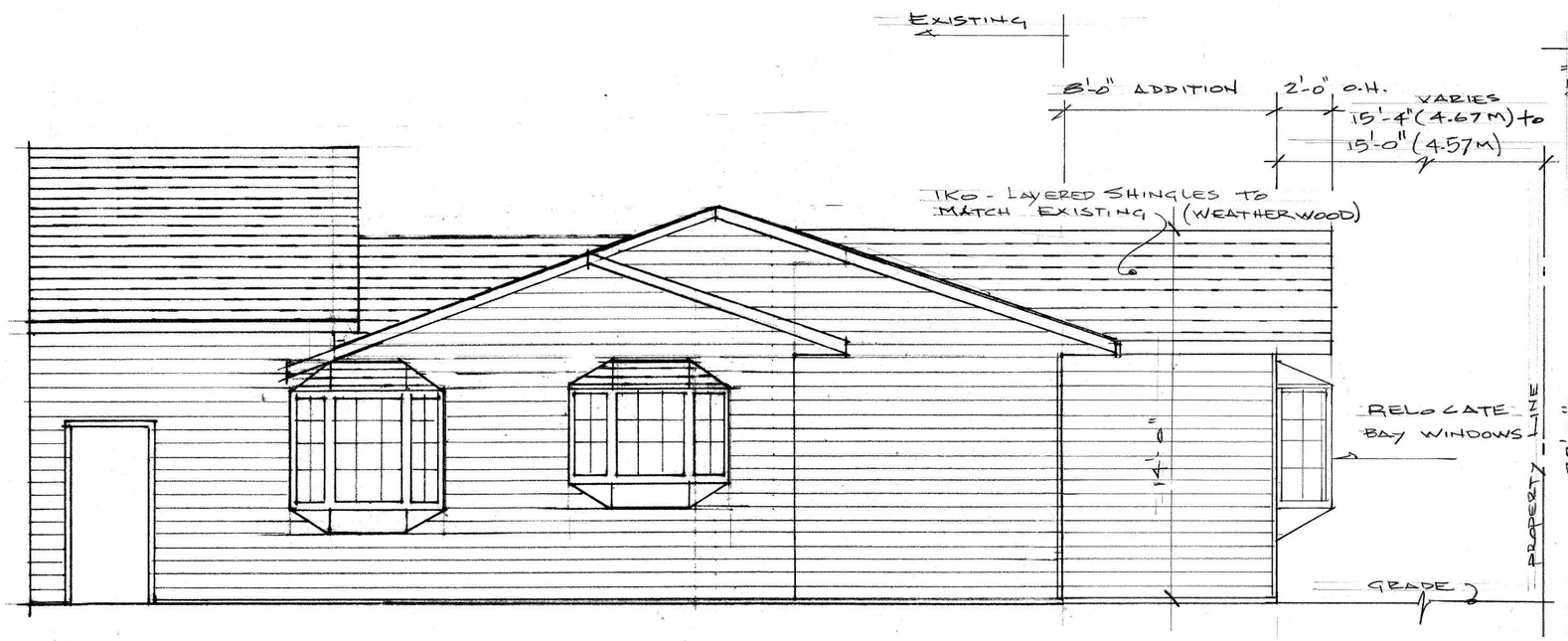
NORTH ELEVATION
SCALE: 1/4" = 1'-0"



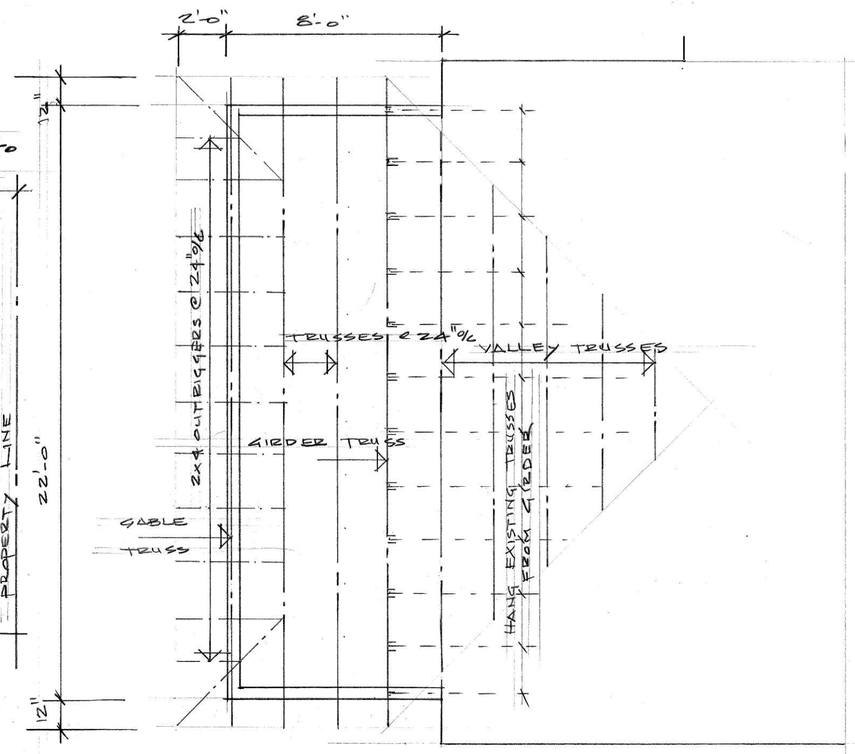
WALL SECTION
SCALE: 1/2" = 1'-0"



SIDE WALL SECTION
SCALE: 1/2" = 1'-0"

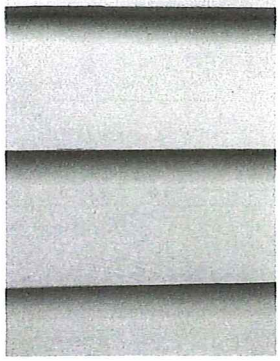


EAST ELEVATION
SCALE: 1/4" = 1'-0"



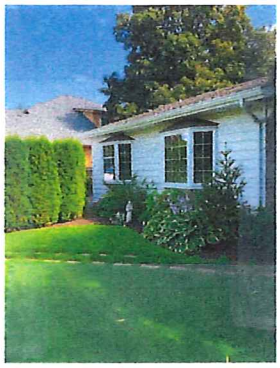
ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"

SHEET 3 of 3



WALL FINISH
1x8 HARDIE
SIDING - PAINTED
WHITE TO MATCH
EXISTING.

ROOFING -
IKO LAYERED
SHINGLES TO
MATCH
EXISTING



EXISTING NORTH
ELEVATION OF
SUITE. ADDITION
TO LOOK SIMILAR.

NORTH PROPERTY
LINE AT SUITE.
FIVE FOOT BLACK
CHAIN LINK
FENCE & EIGHT
FOOT CEDAR
HEDGE.

EXISTING BAY
WINDOWS TO
BE RELOCATED
TO ADDITION

VIEW OF SUITE
FROM NORTH

ATTACHMENT C

This forms part of application

HAP19-0011

City of Kelowna
DEVELOPMENT PLANNING

Planner Initials AJ

ATTACHMENT D
This forms part of application
HAP19-0011
Planner Initials AJ
City of Kelowna
DEVELOPMENT PLANNING
PW754N

ATTACHMENT C
This forms part of application
HAP19-0011
Planner Initials AJ
City of Kelowna
DEVELOPMENT PLANNING

ATTACHMENT C

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HAP19-0011

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