

# REPORT TO COMMITTEE



**Date:** February 7, 2016  
**RIM No.** 0940-60  
**To:** Heritage Advisory Committee  
**From:** Community Planning Department (AF)  
**Application:** HAP18-0004  
**Owner:** Terry & Blair Squire  
**Address:** 1910 McDougall Street  
**Applicant:** Fine Home Design  
**Subject:** Heritage Alteration Permit

Existing OCP Designation: S2RES – Single / Two Unit Residential

Existing Zone: RU1 – Large Lot Housing

Heritage Conservation Area: Abbott Street

Heritage Register: Not Included

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## 1.0 Purpose

To consider the form and character of a second storey addition to an existing single family dwelling and existing carport conversion to an enclosed single car garage on the subject property within the Heritage Conservation Area.

## 2.0 Proposal

### 2.1 Background

The subject property is located within the Abbott Street Conservation area, but is not included on the Heritage Register. The Abbott Street Heritage Area Conservation Guidelines identify the dominant style of the block as 'Early Suburban' on both the east and west sides of McDougall Street. The subject property is located on the west side of the street and is within the 'Early Suburban' style.

The proposal seeks to add a second storey addition to the rear half of the existing dwelling, convert the existing carport into an enclosed garage, add a rear deck and covered balcony and a new covered entry at the front of the house. Access to the proposed garage will be maintained directly off of McDougall Street.

A new two storey covered deck will add an additional 48.31 m<sup>2</sup> (520 sq ft) of area at the rear portion of the building subsequently increasing existing site coverage. The second storey addition proposes 70.28 m<sup>2</sup> (756

sq ft) of floor area added for a new master bedroom with ensuite bathroom and walk-in closet, and an entertainment room and bathroom.

The main floor will undergo renovations to accommodate the remodelled front entry, new kitchen and reconfigured open dining and living areas. A new two storey covered deck extends along the west side of the house. This area will provide a private amenity area for the dwelling along with a modest front yard. The existing shed in the rear yard is to be removed and relocated to the northwest portion of the rear yard. The proposed shed is to be 15.61 m<sup>2</sup> (168 sq ft) in size.

The exterior façade of the second storey addition is proposed to match the existing façade on the main floor by utilizing the same colour scheme and materials present in the existing dwelling. This will be achieved by using colours from the Benjamin Moore Historical colour pallet which includes 'Edwardian Buff' for the stucco and shakes, 'Strathcona Red' for the trim, and double gloss black accents. A living green roof and solar electric panels are proposed to be installed on both the upper and lower roofs. The mature tree located in the front yard will be maintained.

## 2.2 Site Context

The subject property is located on the west side of McDougall Street within the Abbott Street Heritage Conservation Area, but is not listed on the Heritage Register. The property is zoned RU1 – Large Lot housing as is designated as S2RES – Single / Two Unit Residential in the Official Community Plan. The building is one of six 'Early Suburban' homes on the block.



**Subject Property Map: 1910 McDougall Street****2.3 Zoning Analysis Table**

| Zoning Analysis Table                              |                                   |                       |
|--|-----------------------------------|-----------------------|
| CRITERIA   | RU <sub>1</sub> ZONE REQUIREMENTS | PROPOSAL              |
| Development Regulations                            |                                   |                       |
| Site Area (m <sup>2</sup> )                        | 550 m <sup>2</sup>                | 579.70 m <sup>2</sup> |
| Site Coverage of Building(s) (%)                   | 40%                               | 31.7%                 |
| Site Coverage buildings, driveways and parking (%) | 50%                               | 36.2%                 |
| Maximum Height                                     | 2.5 stories or 9.5 m              | 6.86 m                |
| Minimum Front Yard                                 | 4.5 m (house) / 6.0 m (garage)    | 7.3 m / 6.1 m         |
| Minimum Side Yard (south)                          | 2.0 m (lower) / 2.3 m (upper)     | 2.8 m / 2.8 m         |
| Minimum Side Yard (north)                          | 2.0 m (lower) / 2.3 m (upper)     | 2.03 m / 6.3 m        |
| Minimum Rear Yard                                  | 7.5 m                             | 7.62 m                |
| Number of Parking Stalls                           | 2                                 | 2                     |
| Development Regulations for Accessory Building     |                                   |                       |
| Total Floor Area (m <sup>2</sup> )                 | 90 m <sup>2</sup>                 | 15.61 m <sup>2</sup>  |
| Maximum Height                                     | 4.8 m                             | 3.35 m                |
| Minimum Front Yard                                 | 9 m                               | 25 m                  |
| Minimum Rear Yard                                  | 1.5 m                             | 1.5 m                 |
| Minimum Side Yard (south)                          | 1.5 m                             | 13.4 m                |
| Minimum Side Yard (north)                          | 1.5 m                             | 1.5 m                 |
| Minimum Distance to Principal Building             | 1.0 m                             | 2.74 m                |
| Site Coverage                                      | 14%                               | 2.7%                  |

### 3.0 Heritage Advisory Committee Comments

Staff are looking for comments from the Committee regarding form and character of the addition and its historical context.

#### **Report prepared by:**

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Andrew Ferguson, Planner

#### **Approved for Inclusion:**



Terry Barton, Urban Planning Manager

#### **Attachments:**

Schedule A – Heritage Guidelines  
Schedule B – Applicant Rationale  
Schedule C – Plans & Elevations  
Schedule D – Materials  
Schedule E – Site Photos

# SCHEDULE A – Heritage Guidelines



**Subject:** HAP18-0004, 1910 McDougall Street

## 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 |
|--|-----|----|-----|
| <b>Site Layout and Parking</b>   |     |    |     |
| 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?                                 | ✓   |    |     |
| <b>Building Massing</b>  |     |    |     |
| Is the established streetscape massing maintained?   |     | ✓  |     |
| Is the massing of larger buildings reduced?  |     | ✓  |     |
| <b>Roof Forms, Dormers and Chimneys</b>  |     |    |     |
| Is the roof pattern in keeping with neighbouring buildings?                                  |     | ✓  |     |
| Are skylights hidden from public view?   | ✓   |    |     |
| Are high quality, low maintenance roofing materials being used?                              | ✓   |    |     |
| Are the roofing materials similar to traditional materials?                                  | ✓   |    |     |

| <b>HERITAGE CONSERVATION AREA</b>   | <b>YES</b> | <b>NO</b> | <b>N/A</b> |
|---|------------|-----------|------------|
| 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?  |            |           | ✓          |
| <b>Cladding Materials</b>   |            |           |            |
| 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?          | ✓          |           |            |
| <b>Doors and Windows</b>  |            |           |            |
| 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?                    | ✓          |           |            |
| <b>Landscaping, Walks and Fences</b>  |            |           |            |
| 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?                                 |            |           | ✓          |
| <b>Privacy and Shadowing Guidelines</b>   |            |           |            |
| 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 the World War II, about 1946, and continues to about 1960 when the remaining lots in the Heritage Conservation Areas were taken up with new housing. Traditional styles were not favoured in post W.W.II society. The influence of the International Style of architecture and the advent of new construction materials, like thermopane 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 the 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