

# REPORT TO COMMITTEE



**Date:** August 16, 2018  
**RIM No.** 0940-60  
**To:** Heritage Advisory Committee  
**From:** Community Planning Department (TA)  
**Application:** HAP18-0011 **Owner:** Laura Catherine Smith  
**Address:** 450 Cadder Avenue **Applicant:** Russell Stanley Smith  
**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: Included

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## 1.0 Purpose

To consider the form and character of an addition to a single family dwelling (Meugens House) in the Heritage Conservation Area.

## 2.0 Proposal

### 2.1 Site Context and Background

The subject property is located on Cadder Avenue between Long Street and Pandosy Street. The 1365m<sup>2</sup> property is zoned RU1 – Large Lot Housing and is designated as S2RES – Single/Two Unit Residential in the Official Community Plan. The property is located in the Abbott Street Conservation Area, and is on the Heritage Register (Meugens House) noted for several prominent families having owned the house. The property is identified as a well-maintained Early Arts and Crafts style, and the dominant block pattern is also Early Arts and Crafts.

The Canadian Register of Historic Place (CRHP) has identified the following key elements that define the heritage character of the Meugens House:

- Location on Cadder Avenue near Pandosy Street
- Residential form, scale, and massing expressed by one and a half storey high and irregular L-shaped foot print
- Hipped roof with front gabled projection and side shed dormer
- Concrete foundation and wood-frame construction

- Horizontal wooden drop siding and cornerboards
- Decorative details such as scroll-cut eave brackets and scroll-cut window aprons
- Single and double-assembly double hung wood sash windows
- Early garage at front of lot
- Mature trees and vegetation

## 2.2 Project Description

The Heritage Alteration Permit is to permit an addition on the rear of the house with a garage and secondary suite. This requires that the house be moved on the property and a portion demolished. The addition is two stories in height and is recessed compared to the original house. The applicant has indicated a 2.0m high fence around the perimeter of the subject property with a vehicle and man gate along Cadder Avenue for guest parking. The applicant has proposed to preserve the large Maple Tree along the west property line and the cedar tree at the front of the property.

Three variances are requested including a reduction in the rear yard setback to accommodate the attached garage from 7.5m required to 4.6m proposed; a reduction in the east side yard setback for a covered patio structure from 2.0m required to 0.5m proposed; and a variance to allow the front driveway to remain on Cedar Avenue to allow for guest parking in the front yard when the bylaw requires that all access is to be taken from the lower classification of road (Doryan Street).

The applicant has provided a thorough design rationale including photos and drawings (please see Attachment "A" attached to this report).

**Subject Property Map: 450 Cadder Avenue**



2.3 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RU <sub>1</sub> ZONE REQUIREMENTS	PROPOSAL
Development Regulations		
Maximum Site Coverage (buildings)	40%	30.2%
Maximum Site Coverage (buildings, driveways, and parking)	50%	37.8%
Maximum Height	2 ½ storeys / 9.0m	2 storeys / 9.2m
Minimum Front Yard	4.5m	8.5m
Minimum Side Yard (east)	2.0m	0.5m <sup>❶</sup>
Minimum Side Yard (west)	2.3m	4.0m
Minimum Rear Yard	7.5m	4.6m <sup>❷</sup>
Driveway Location	Doryan St Only	Doryan St and Cadder Ave <sup>❸</sup>
<p>❶ Indicates a requested variance to the minimum side yard setback from 2.0m required to 0.5m proposed</p> <p>❷ Indicates a requested variance to the minimum rear yard setback from 7.5m</p> <p>❸ Indicates a requested variance to allow driveway access from both Cadder Avenue and Doryan Street when the required location is on Doryan Street.</p>		

### **3.0 Heritage Advisory Committee**

Community Planning Staff are requesting comments and recommendations regarding the form and character, site layout, and requested variances of the proposed addition to Muegens House. Key considerations are the preservation of the existing heritage home and the interaction of the new addition, as well as fencing and driveway access.

**Report prepared by:** Trisa Atwood, Planner II

**Approved for Inclusion:** Terry Barton, Urban Planning Manager

**Attachments:**

- Schedule "A": Heritage Guidelines
- Attachment "A": Applicant Rationale
- Attachment "B": Plans & Drawings

# SCHEDULE A – Heritage Guidelines



1 **Subject:** Heritage Alteration Permit

2 HAP18-0011, 450 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
<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?		✓	
Does the carriage house complement the character of the principal dwelling?			✓
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?	✓		

<b>HERITAGE CONSERVATION AREA</b>	<b>YES</b>	<b>NO</b>	<b>N/A</b>
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?	✓		
<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 First Civic Phase Architectural Styles (approx. 1904-1918)

#### Early Arts & Crafts Characteristics

- Stick-built feel to the architecture
- Medium gable and hip roof form
- Decorated soffit & brackets
- Open front verandah
- Up to 1 ½ storeys
- Horizontal wood siding & corner-boards
- Upper storey belting (cladding may vary)
- Ornamental crafted wood
- Vertical double-hung window openings
- Single & multi-sash window assembly
- Wide window & door surrounds
- Multiple pane windows
- Asymmetrical front façade
- Side or rear yard parking