

Development rationale for 450 Cadder Avenue (Meugens House)

Project Overview & Key Goals

The current residential structure requires a major renovation to fully replace the foundation and update the electrical, plumbing, and energy efficiency. These improvements are needed to improve the longevity and livability of the residence, as much of the foundation is failing, plumbing and electrical problems are commonplace, and the residence is extremely drafty. We intend to double the living space (from ~2300 ft² to 4122 ft² + 575 ft² secondary suite) to accommodate our growing family, as well as open up the interior layout to improve functionality and flow (currently very maze-like).

In the process of the renovation, essential goals are to improve the exterior aesthetics of the residence with improved finishings and make the structure more prominent on Cadder Avenue, while honoring the significant heritage value.

Photos of the existing residence, trees, and neighborhood are provided at the end of the rationale. Design drawings and colour palates (two colours being considered for the horizontal siding and shingles) are provided after the photos.

Architecture

We intend to maintain the current overall character, form, and massing as observed from Cadder Avenue, including the following character defining elements:

- One and one-half storey vernacular Edwardian era wood-frame structure (Photos 1-4).
- Hipped roof with front gabled projections (Photo 1) and side shed dormers (Photo 3).
- Clad with horizontal wooden drop siding, custom-milled to match the existing unique profile (Photo 5).
- Wooden cornerboards.
- Decorative wooden corbels along horizontal eaves on the first and second floors (currently on the first floor only), refurbished and/or custom-milled (Photo 6).
- Front internal red brick chimney (unused rear chimney to be removed, with red bricks repurposed on the property) (Photo 1).
- Double-hung wooden sash windows (metal clad) (Photo 2).

- Early garage at the front of the property, re-clad with the same wooden siding that will be custom-milled for the residence (Photo 7).
- Protection of the large mature maple tree along the western property line (Photo 8), and the mature cedar tree facing Cadder Avenue (Photo 9) (birch trees to be removed, as over-mature and decaying).

Positioning

The existing residential structure will be moved south to more-or-less align with the residence to the east (Photo 10), and moved west to centre the residence on the property, giving it greater prominence along Cadder Avenue. In doing so, the main yard space will be flipped from the front (south) of the property to the back (north), making it quieter and more private.

Additions

To increase the living space, an addition will be constructed off the northwest corner of the existing residential structure. It will replicate the same form and character of the existing structure. While the peak will be slightly higher and the gable larger on the addition, compared to the existing structure, the addition will be set back (north) ~27 feet and partially obscured by a large maple tree, ensuring the addition appears subordinate to the existing structure when viewed from Cadder Avenue. The addition will be offset to the west of the existing structure to allow easy flow from the proposed kitchen area to the rear yard.

The rear addition will include a double garage (Photo 11) and a secondary suite (1 bedroom, 575 ft², separate smaller veranda). The location of the suite is designed to allow easy access for elderly residents (e.g., our parents and, eventually, ourselves).

We find the roof structure on the existing residence quite dominant in the overall appearance of the residence from Cadder Avenue. To break up the roofline, a second slightly larger gable will be added to the west of the existing gable, but set back slightly to ensure the existing gable is not overshadowed. This second gable will increase the living space on the second floor of the existing structure and facilitate easier second floor access between the existing structure and the rear addition.

Alterations to Existing Structure

The existing structure will be fully gutted to the studs and floorboards, and jacked up, for dropping it on a new foundation and updating the electrical, plumbing, energy efficiency, and interior layout. Approximately one-third of the rear of the existing structure will be removed to tie-in the addition and create efficient flow between the proposed kitchen area and the rear yard. The portions being removed include a bedroom that was an add-on, and a large rear porch that was

converted into living space – both completed many years after initial construction of the residence (Photo 4). The bedroom has a flat tar-and-gravel roof that does not fit the character of the residence. The converted porch has a sloping floor and no foundation under it. Both have ceiling heights that are ~2 feet lower than the main portion of the residence (9.5 feet). Thus, neither space is part of the original residence, nor is well suited to attaching an addition and/or creating a nice flow between the main living area and the rear yard.

Several homebuilders have raised significant concerns about satisfying the insulation and structural requirements of the BC Building Code with the existing roof structure. As a result, most or all of the roof structure will be replaced.

Accessory buildings

The property currently has two early accessory buildings – a shed in the northeast corner (Photo 12) and a small garage in the southeast corner (Photo 7). The northeast shed is dilapidated and will be removed. The southeast garage is structurally sound. It will be re-clad with the same wooden siding that will be custom-milled for the residence. This garage will be used as storage for bikes, garden tools, etc., as it is too small for parking most modern vehicles.

Parking

The new double garage off the northwest end of the rear addition will change our main property access to Doryan Street from Cadder Avenue (Photo 11). Suite parking will be provided to the west of the double garage, also off Doryan Street.

While Doryan is our preferred option for regular family access, we want to maintain guest parking for one vehicle in the current location off Cadder Avenue. We recognize the City wishes to reduce private access from arterial roads; however, Cadder Avenue is our actual street address and, therefore, most guests will continue navigating to our residence via Cadder, which is limited to 2 hour on-street parking. Moreover, access to the residence has been from Cadder Avenue for ~110 years. We would like to maintain continuity in this access for historical purposes.

Variances Requested

Rear Setback

A variance is requested for the rear setback between the double garage and Doryan Street. The proposed residence could fit fully between the front and rear setbacks if it is positioned further south. However, for street appeal, we want to avoid having the front (south) of the residence located substantially closer to Cadder Avenue than the neighbors' residences (Photos 10 & 13). As proposed, the front of the existing structure will be two feet further south than the residence

to the east, and ~20 feet further south than the residence to the west. The front of the suite will be ~7 feet further north than the residence to the west. Although our residence will be slightly closer to Cadder than the east residence, the presence of the early garage and a mature dogwood tree in the southeast corner of our property (Photo 7) will minimize any direct comparison between the two residences with respect to their proximity to Cadder.

Side Yard Setback

A variance is requested regarding the side yard setback for the proposed covered patio. Our property consists of two land parcels. The main parcel is ~100 feet wide, and a ~10 foot wide parcel runs up the east side of the property. The covered patio fully satisfies the setback requirement of the eastern parcel, but not the main parcel, though it does not straddle the property boundary. The covered patio is positioned to maintain good sightlines between the proposed kitchen area of the residence and the pool, for safety reasons.

We have inquired about the feasibility of merging the two land parcels, but have not yet completed the process. If we succeed in having the parcels merged, there will no longer be a side yard setback issue. In the meantime, we need to request this variance.

Cadder Avenue Access

A variance is requested to maintain vehicle access from Cadder Avenue for one guest parking space. Additional details are provided under the *Parking* section above.

Photos



Photo 1. View of Smith residence from southwest (Cadder Avenue).



Photo 2. View of Smith residence from south (Cadder Avenue).



Photo 3. View of Smith residence from southeast (Cadder Avenue).



Photo 4. Rear view of Smith residence from northwest (Doryan Street). Flat roof bedroom add-on shown in foreground, with converted porch to the left of the bedroom.



Photo 5. Profile view of siding.



Photo 6. View of detail in the eaves, including corbels.



Photo 7. Early garage in southeast corner of property facing Cadder Avenue. Will be re-clad with same siding as the residence.



Photo 8. Large maple along west property line to be protected.



Photo 9. Large cedar along south property line facing Cadder Avenue to be protected.



Photo 10. Neighbor's residence directly to the east facing Cadder Avenue.



Photo 11. Entrance to rear of property from Doryan Street. Proposed double garage will be located near the rear of the blue truck.



Photo 12. Dilapidated shed in northeast corner of property to be removed.



Photo 13. Neighbor's residence directly to the west facing Cadder Avenue.



Photo 14. Neighbor's residence directly to the south across Cadder Avenue.



Photo 15. Neighbor's residence directly to the north, accessed from Doryan Street.



Photo 16. Neighbor's residence to the northwest across Doryan Street.



PROJECT NUMBER

DATE: JUNE 20, 2018
SCALE:

SMITH RESIDENCE - COLOUR BOARD

CB1

SMITH RESIDENCE
SHANNON MAZZEI
SMITH RESIDENCE

SMITH RESIDENCE

PRELIMINARY NOT FOR CONSTRUCTION

ATTACHMENT

B

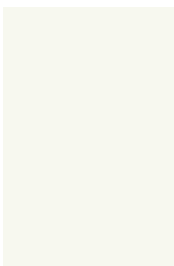
This forms part of application
HAP18-0011

Planner
Initials TA

City of
Kelowna
COMMUNITY PLANNING



ASPHALT SHINGLE ROOFING
- CHARCOAL GREY



PAINTED WOOD TRIM, FASCIA,
RAILINGS, POSTS & CORBELS
- WHITE



PAINTED WOOD
HORIZONTAL/SHINGLE SIDING
- CREAM



PROJECT NUMBER

DATE	JUNE 20, 2018
SCALE	

SMITH RESIDENCE - COLOUR BOARD

PRELIMINARY NOT FOR CONSTRUCTION

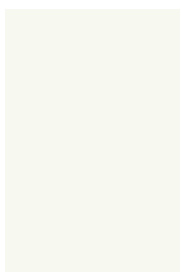
SMITH RESIDENCE

SHANNON MAZZEI

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ASPHALT SHINGLE ROOFING
- CHARCOAL GREY



PAINTED WOOD TRIM, FASCIA,
RAILINGS, POSTS & CORBELS
- WHITE



PAINTED WOOD
HORIZONTAL/SHINGLE SIDING
- BLUE



PROJECT NORTH

SCALE: As Indicated
A000

DATE: JUNE 28, 2018

SITE PLAN & NOTES

MUNICIPAL ADDRESS: 450 CADDER AVENUE, KELLOWA, B.C.
OWNER CONTACT:
RUSSEL SMITH 250-828-1075

PROJECT TITLE: SMITH RESIDENCE
SHANNON MAZZEI DESIGN & DRAFTING
148 SOUTHVIEW COURT, KELLOWA, B.C. V1V 1T6
PH: (250) 271-1866 EMAIL: SHANNON@SHANNONMAZZEI.COM

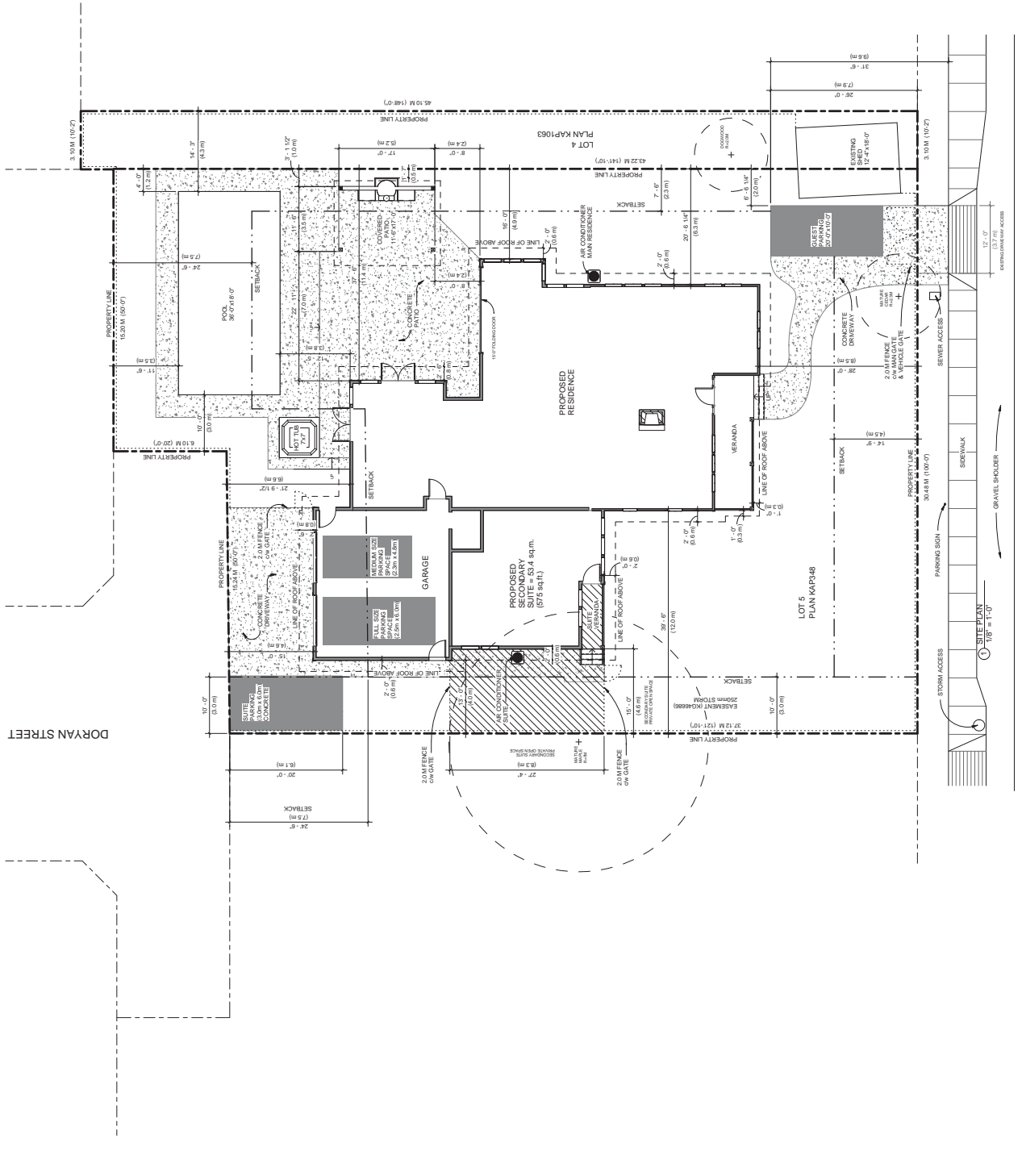
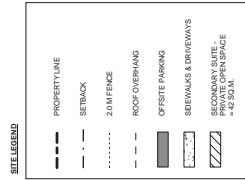
PRELIMINARY NOT FOR CONSTRUCTION

PROJECT DESCRIPTION
MUNICIPAL ADDRESS: 450 CADDER AVENUE, KELLOWA, B.C.
LEGAL ADDRESS: LOTS 4, PLAN KAP348
ZONING: R1

SITE COVERAGE
SITE AREA: 122,112 SQ.M. (13,200 SQ.FT.)
BUILDING FOOTPRINT: 37,063 SQ.M. (3,999 SQ.FT.)
SITE COVERAGE: 30.34%

AREAS
FRONT YARD: 1,221.12 SQ.M. (13,200 SQ.FT.)
UPPER FLOOR: 105.18 SQ.M. (11,298 SQ.FT.)
VERANDA: 15.51 SQ.M. (1,672 SQ.FT.)
COVERED PATIO: 18.16 SQ.M. (195 SQ.FT.)
SECONDARY SUITE VERANDA: 53.42 SQ.M. (575 SQ.FT.)
TOTAL BUILDING AREA: 230.27 SQ.M. (24,637 SQ.FT.)

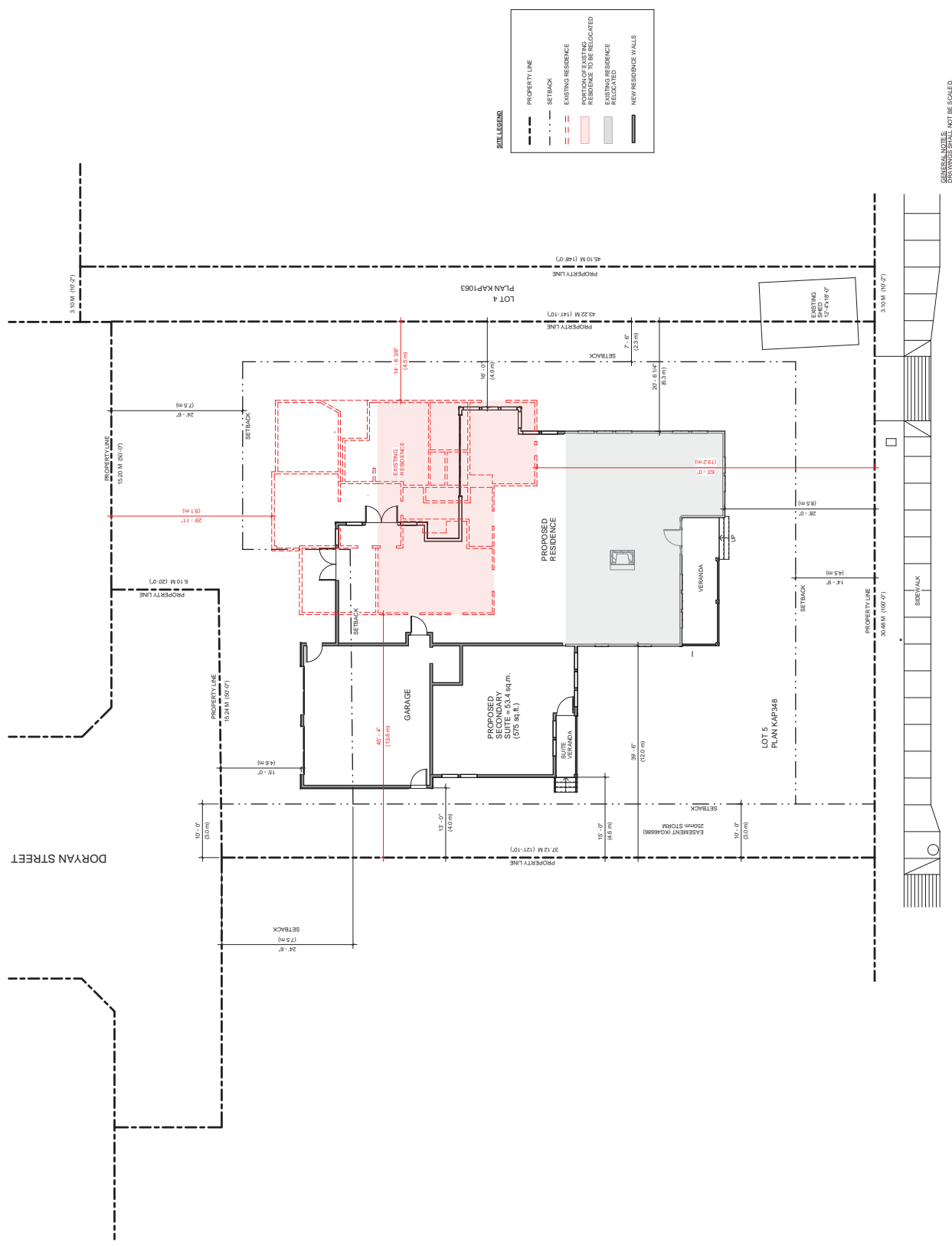
BUILDING SETBACKS - REQUIRED
FRONT YARD: 4.5M (14'-0")
EAST SIDE YARD: 2.3M (7'-6")
REAR YARD: 7.2M (23'-7")



GENERAL NOTES:
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CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND MATERIALS TO BE USED.
ALL DIMENSIONS ARE TO INTERIOR FACE OF CONCRETE / STUD UNLESS OTHERWISE NOTED.
ALL STRUCTURAL MEMBER SIZES BY OTHERS - SEE STRUCTURAL.

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CADDER AVENUE

PROJECT NORTH



PROJECT NO: A102

SCALE: 3/16" = 1'-0"

DATE: JUNE 28, 2018

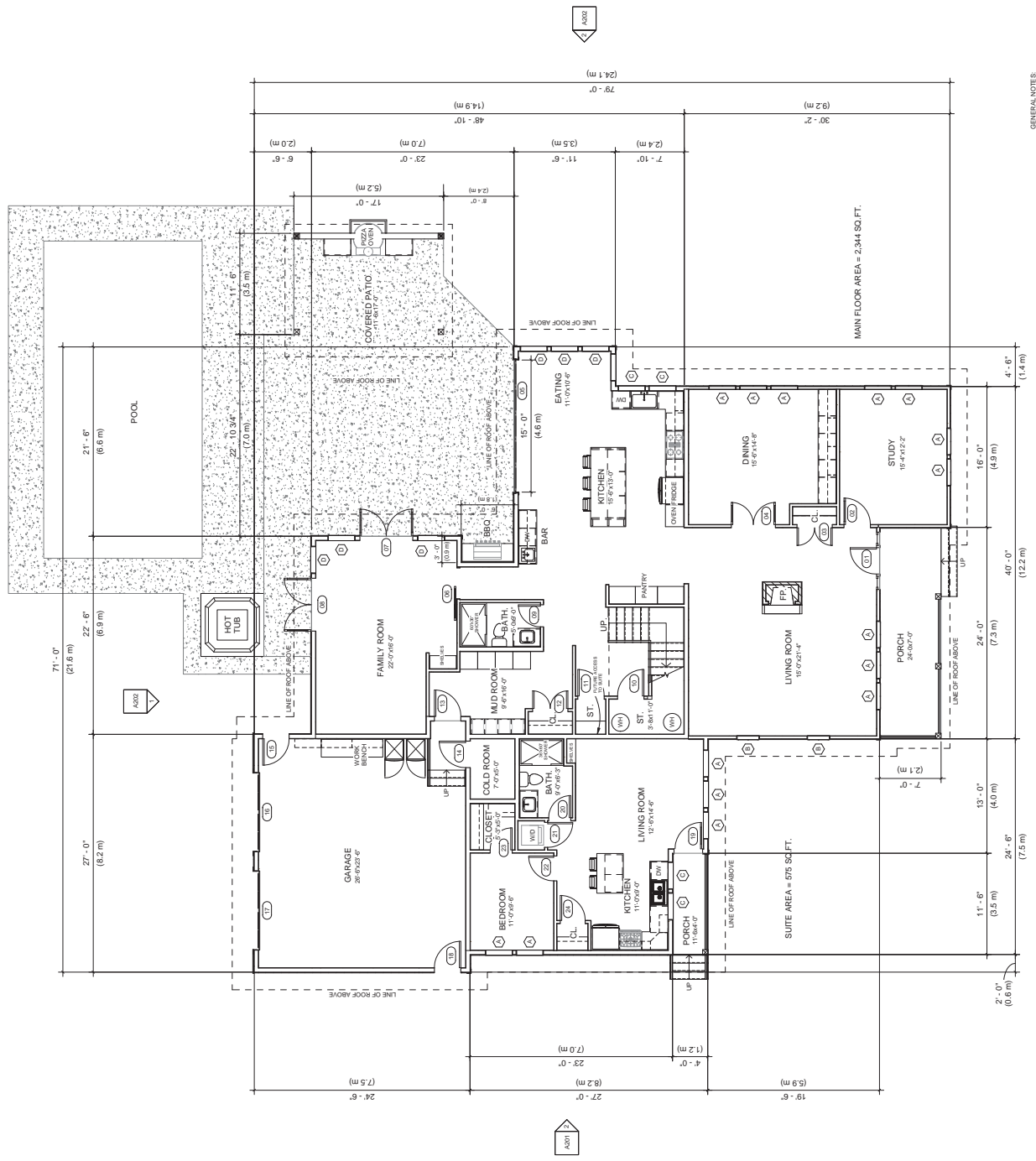
MAIN FLOOR PLAN

MUNICIPAL ADDRESS:
450 CROFT AVENUE, KENNESAW, BC
OWNER CONTACT:
RUSSEL SMITH 250-528-1075

SMITH RESIDENCE

PROJECT TITLE:
SHANNON MAZZEI
DESIGN & DRAFTING
148 SOUTHVIEW COURT, KENNESAW, BC V1V 1T6
PH: (250) 717-1856 EMAIL: SHANNON@SHANNONMAZZEI.COM

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PROJECT NORTH

DATE: JUNE 28, 2018
SCALE: 3/16" = 1'-0"
A103

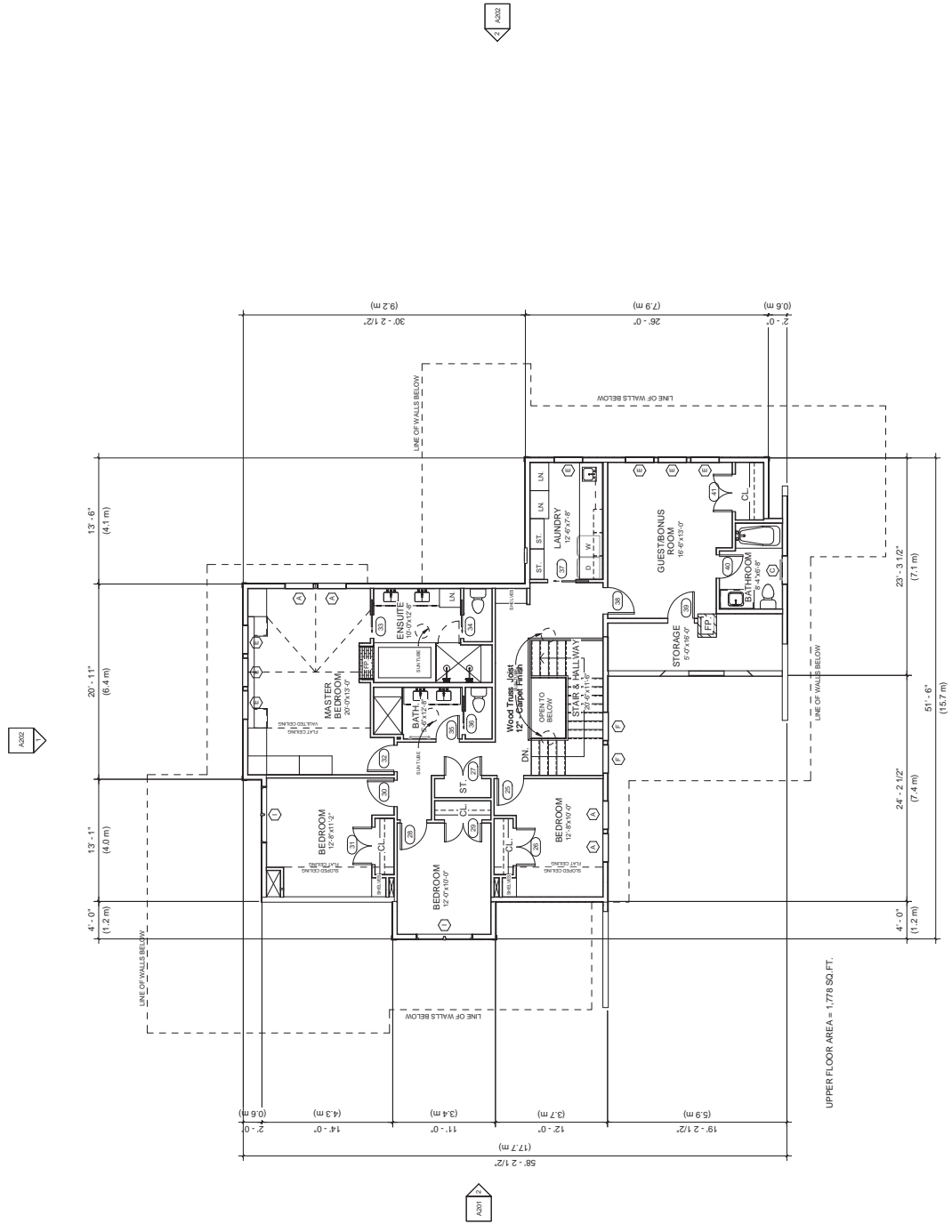
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MUNICIPAL ADDRESS:
450 CADDER AVENUE, KILBURN, BC
OWNER CONTACT:
RUSSEL SIMON 250-528-1075
DRAWING TITLE:
UPPER FLOOR PLAN

PROJECT TITLE:
SMITH RESIDENCE
SHANNON MAZZEI
DESIGN & DRAFTING
148 SOUTHVIEW COURT, KELOWNA, BC V1Y 1T6
PH: (250) 717-1856 EMAIL: SHANNON@SHANNONMAZZEI.COM

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ALL STRUCTURAL MEMBER SIZES BY OTHERS - SEE STRUCTURAL.



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SHANNON MAZZEI
DESIGN & DRAFTING
 148 SOUTHVIEW COURT KELOWNA, BC V1Y 1T6
 PH: (250) 717-1856 EMAIL: SHANNON@SHANNONMAZZEI.COM

PROJECT TITLE:
SMITH RESIDENCE

MUNICIPAL ADDRESS:
 450 CADBOR AVENUE, KELOWNA, BC
 OWNER CONTACT:
 RUSSELL SMITH 250-528-1079

DRAWING TITLE:
ROOF PLAN

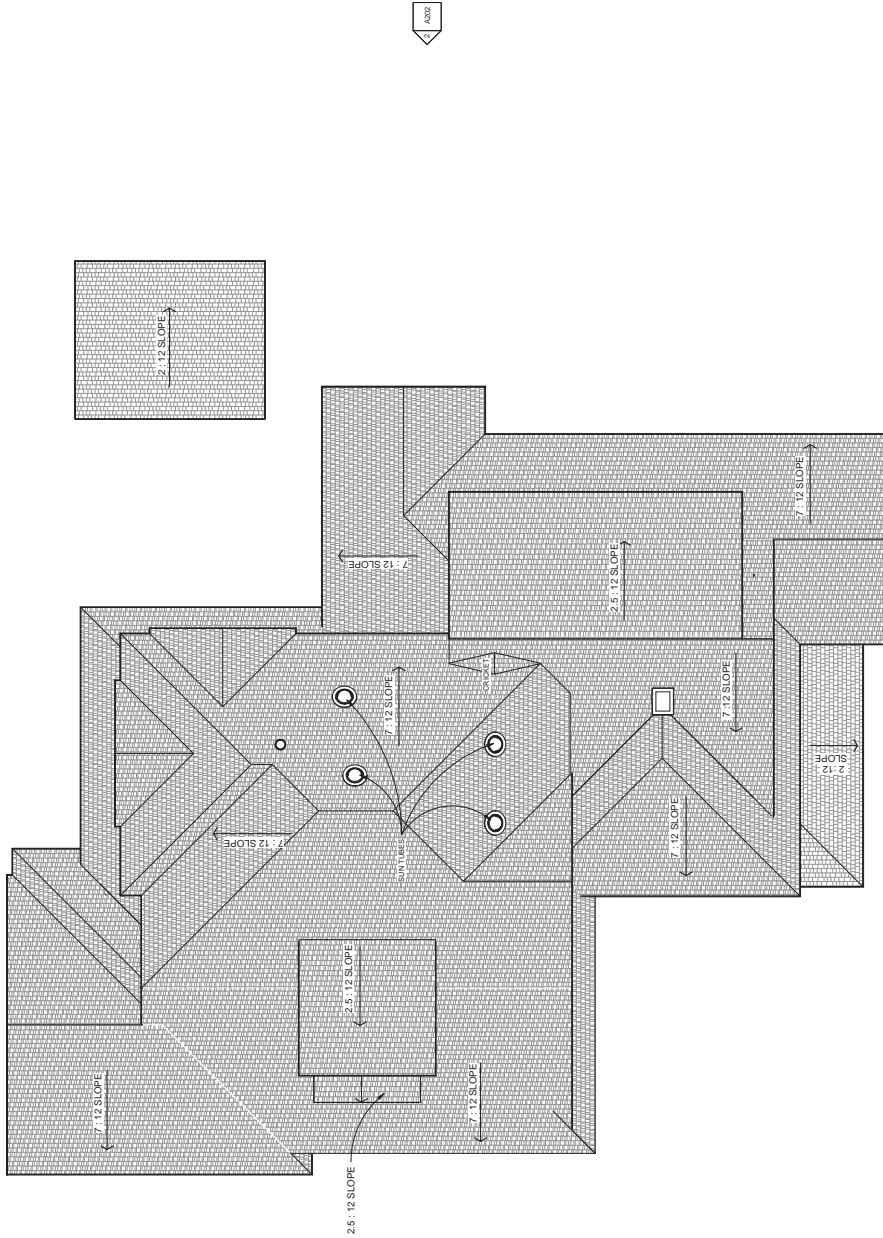
SCALE:
3/16" = 1'-0"

DATE: JUNE 28, 2018
A104

PROJECT NUMBER



PRELIMINARY NOT FOR CONSTRUCTION

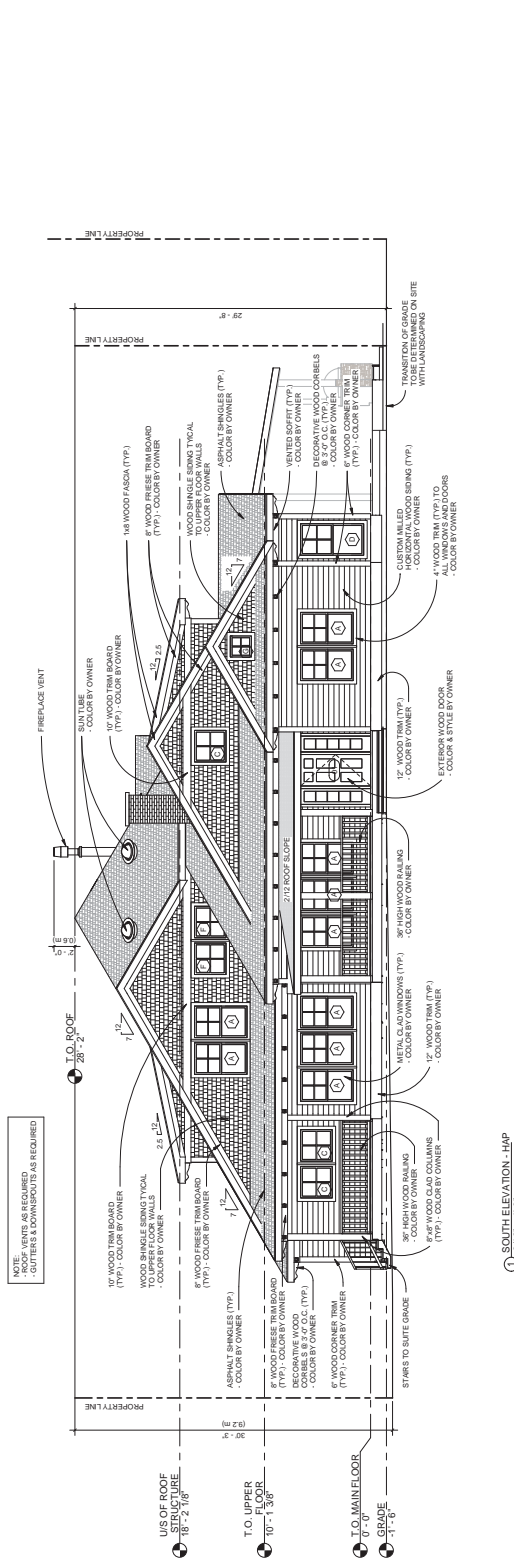


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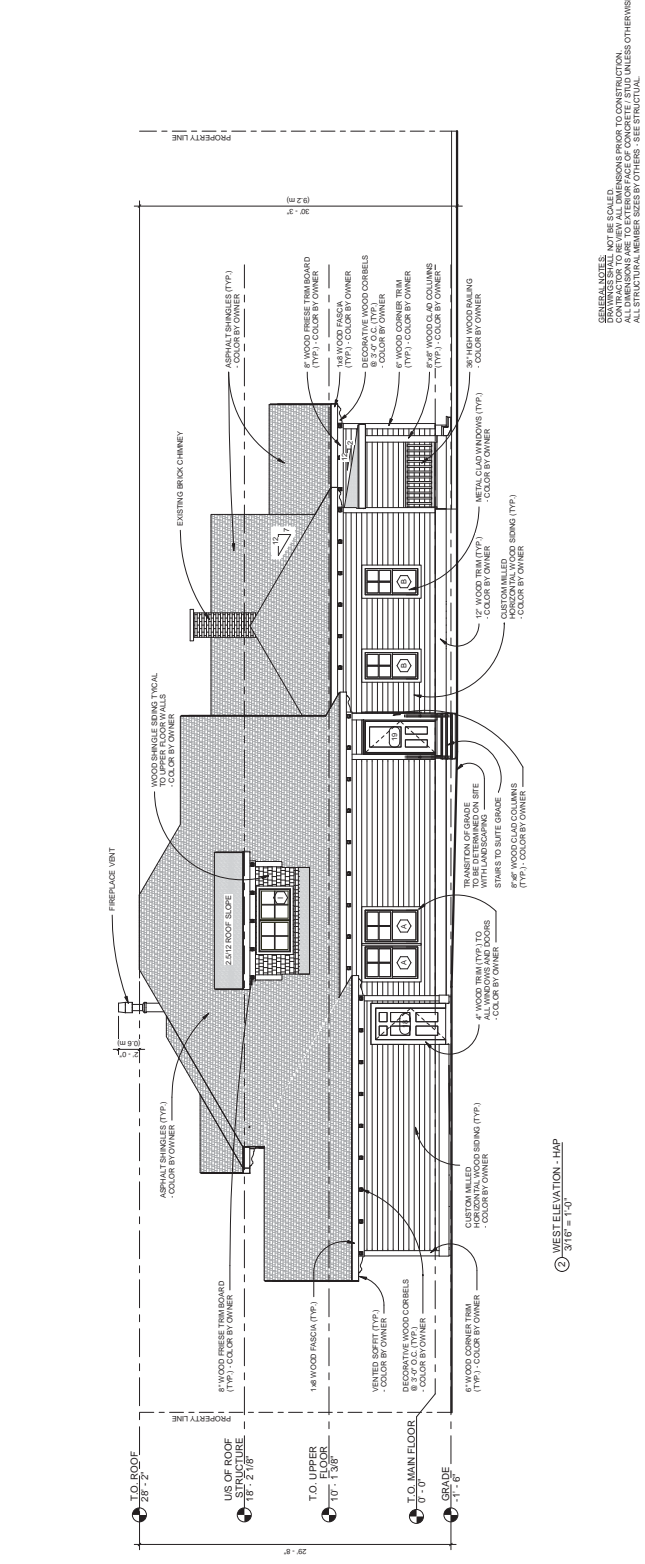
SHANNON MAZZEI DESIGN & DRAFTING
 148 SOUTHVIEW COURT, KELOWNA, BC V1Y 1T6
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1 SOUTH ELEVATION - HAP
 3/16" = 1'-0"



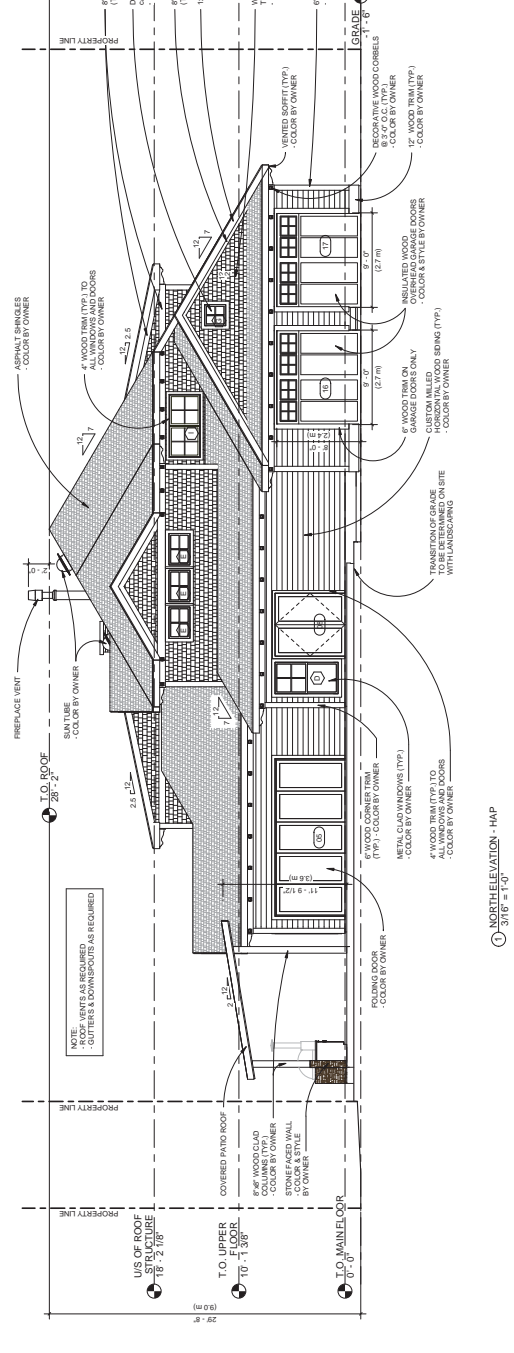
2 WEST ELEVATION - HAP
 3/16" = 1'-0"

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1 NORTH ELEVATION - HAP
 3/16" = 1'-0"



2 EAST ELEVATION - HAP
 3/16" = 1'-0"



NOTE:
 - ROOF VENTS AS REQUIRED
 - GUTTERS & DOWNSPOUTS AS REQUIRED

**SHANNON MAZZEI
DESIGN & DRAFTING**

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PH: (250) 717-1826, EMAIL: SHANNON@SHANNONMAZZEI.COM

SMITH RESIDENCE

MUNICIPAL ADDRESS:
4520 CROSBY AVENUE, KILGORN, BC
OWNER CONTACT:
RUSSELL SMITH 250-528-1079

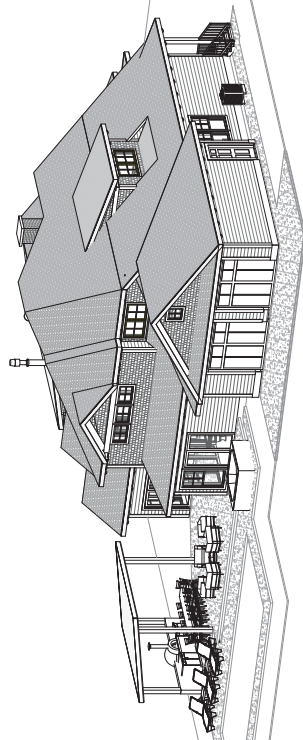
3D VIEWS

DATE: JUNE 28, 2018	SCALE:
A203	

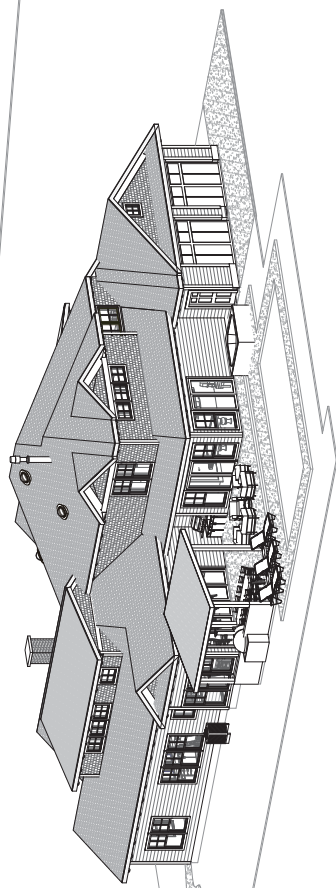
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RESPONSIBILITY FOR THE SAME. REPORT ANY DISCREPANCIES OR SITE CONDITIONS TO
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PROJECT WITHOUT WRITTEN CONSENT OF SHANNON MAZZEI IS PROHIBITED.

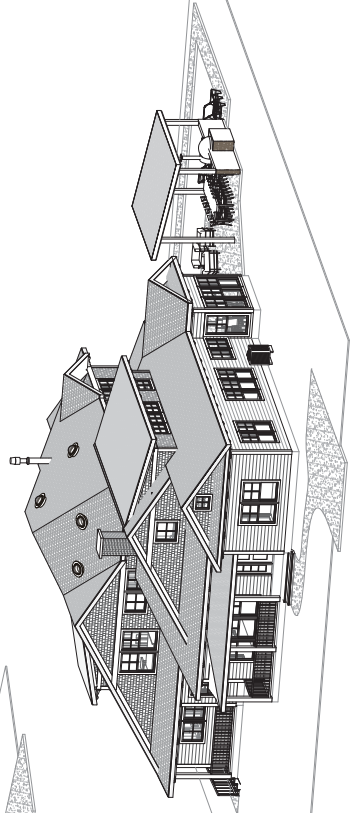
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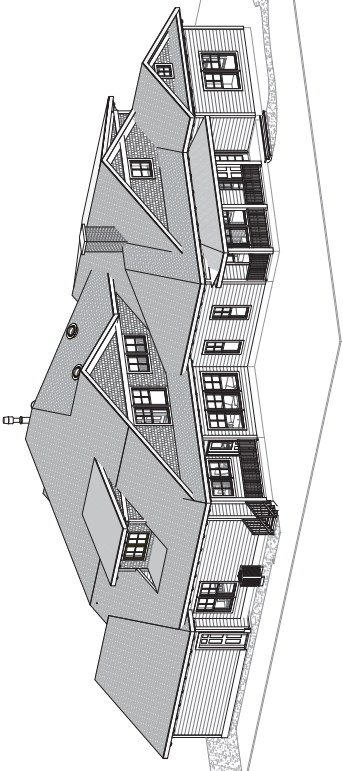
④ 3D NORTH-WEST VIEW



③ 3D NORTH-EAST VIEW



② 3D SOUTH-EAST VIEW



① 3D SOUTH-WEST VIEW

PROJECT NUMBER

PROJECT MARK TITLE

A204

DATE: JUNE 28, 2018

SCALE: DOOR & WINDOW SCHEDULES

DRAWING TITLE: SMITH RESIDENCE

PROJECT TITLE: SHANNON MAZZEI DESIGN & DRAFTING

MUNICIPAL ADDRESS: 450 CADBOR AVENUE, KENYON, BC

OWNER CONTACT: FISSAL SHIBU 250-628-1075

PHONE: 250-717-1858 EMAIL: SHANNON@SHANNONMAZZEI.COM

PRELIMINARY NOT FOR CONSTRUCTION

Table with columns: Mark, Level, Width, Height, Operation, Finish, Description. Rows include items like T.O. MAIN FLOOR, INTERIOR DOOR, EXTERIOR DOOR, etc.

Table with columns: Mark, Level, Width, Height, Operation, Count, Comments. Rows include items like A, B, C, D, E, F, G, H, I, T.O. MAIN FLOOR, etc.

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SHANNON MAZZEI DESIGN & DRAFTING 148 SOUTHVIEW COURT, KELOWNA, BC V1Y 1T6