



### 3.0 Community Planning

Community Planning Staff supports the HAP application for an addition and variances to an existing Single Detached Dwelling. The subject property is located within the Abbott Street Conservation Area, but is not included on the Heritage Register. The existing dwelling is consistent with the Early Suburban Bungalow style. The Heritage Conservation Area Development guidelines suggest the design should be consistent with the immediate context and dominant style of the block, which is Late Vernacular Cottage.

The application is in keeping with heritage principles and policies to maintain the residential character of the area, and provides an example of sensitive development. In fulfillment of Council Policy No. 367 respecting public consultation, the applicant undertook neighbour consultation by individually contacting the neighbours. No concerns were identified during the consultation.

### 4.0 Proposal

#### 4.1 Project Description

The applicant is proposing an addition to the existing single detached house which will expand the current footprint and make it more functional. The house will be transformed from single storey into a 1½ storey dwelling.

A new covered patio on the south side of the house (See Fig. 1) provides an outdoor amenity area for the homeowners, while maintaining a flush front entry which is characteristic of the period. A new foyer area will provide a storage closet and primary entry to the house on the east side of the building (See Fig. 2). By constructing an addition in this area, the existing parking space and front driveway will be removed and rehabilitated. The two on-site parking stalls will be provided in a tandem configuration which is accessed from the rear lane.



Figure 1 – Covered Patio to be added.



Figure 2 – Area of addition and driveway to be removed.

The proposed second storey addition will provide two additional bedrooms and bathrooms along with a family lounge area. The exterior walls of the addition will match those of the existing main floor below on the south, east and west sides of the house. The north side steps back, therefore the second storey has a smaller footprint than that of the main floor.

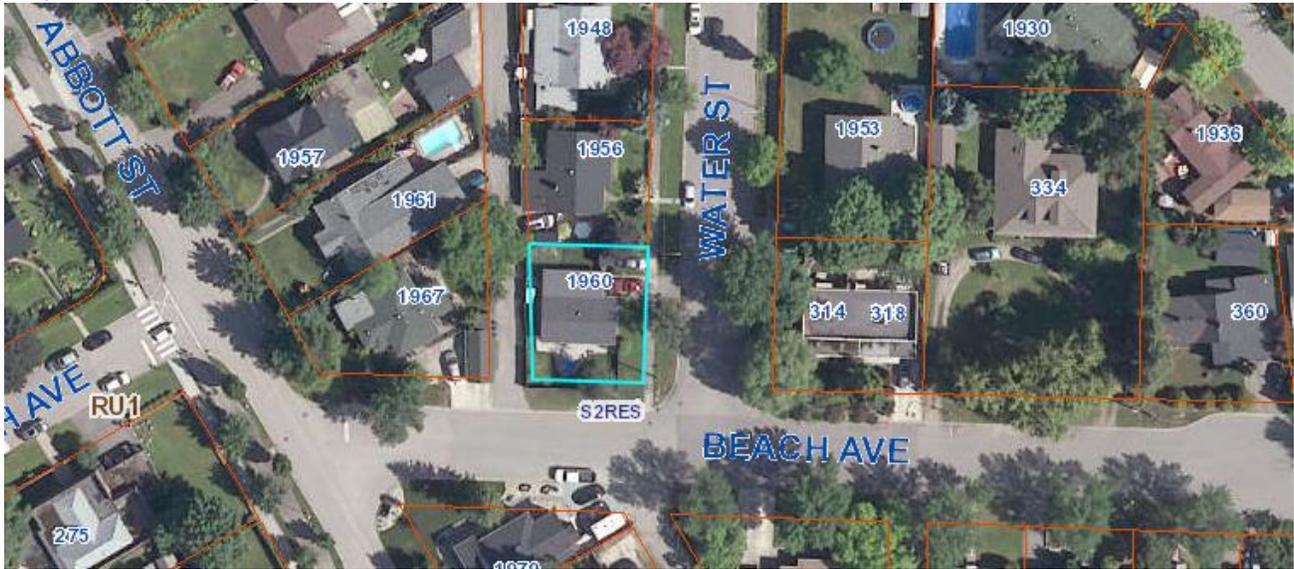
In matching the existing exterior wall location, a side setback variance is requested to the west side property line for the upper storey addition (See Fig. 3).

The Zoning Bylaw requires a 2.0 m setback for a 1½ storey building, while the proposed setback is 1.6 m to the side property line. This setback is generally required to provide a fire separation and privacy to the adjacent dwelling. As

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Subject Property Map: 1960 Water Street



4.3 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RU1 ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Minimum Lot Area	550 m <sup>2</sup>	378.5 m <sup>2</sup>
Minimum Lot Width	17 m	17.37 m
Minimum Lot Depth	30 m	21.12 m
Development Regulations		
Maximum Site Coverage (buildings)	40%	30.62%
Maximum Site Coverage (buildings, driveways and parking)	50%	48.30%
Maximum Height	9.5 m or 2 ½ stories	4.88 m & 2 stories
Minimum Front Yard	4.5 m	4.6 m
Minimum Side Yard (east)	4.5 m (flanking street)	4.5 m
Minimum Side Yard (west)	2.3 m	1.6 m <span style="color: red;">❶</span>
Minimum Rear Yard	7.5 m	4.2 m <span style="color: red;">❷</span>
Other Regulations		
Minimum Parking Requirements	2 stalls	2 stalls
Minimum Private Open Space	30 m <sup>2</sup>	78m <sup>2</sup>
<span style="color: red;">❶</span> Indicates a requested variance to the side setback. <span style="color: red;">❷</span> Indicates a requested variance to the rear setback.		

## **5.0 Current Development Policies**

### **5.1 Kelowna Official Community Plan (OCP)**

#### **Development Process**

**Heritage Conservation Area.**<sup>1</sup> Continue to recognize the established heritage conservation areas of Abbott Street and Marshall Street as identified on Map 9.1.

### **5.2 Abbott Street and Marshall Street Heritage Conservation Areas Development Guidelines**

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 facade design
- Flush front entrance
- Minor decorative detailing
- Gable roof forms
- Wood or interlocking asphalt shingle
- Side or rear yard parking

## **6.0 Technical Comments**

### **6.1 Building & Permitting Department**

- Full Plan check for Building Code related issues will be done at time of Building Permit applications.

### **6.2 Development Engineering Department**

- See Attachment A

## **7.0 Application Chronology**

Date of Application Received: November 5, 2015  
Date Public Consultation Completed: January 4, 2016

**Report prepared by:**

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Lydia Korolchuk, Planner

<sup>1</sup> City of Kelowna Official Community Plan, Policy 5.7.4 (Development Process Chapter).

**Reviewed by:**  Terry Barton, Urban Planning Manager

**Approved for Inclusion:**  Ryan Smith, Community Planning Department Manager

**Attachments:**

Schedule A: Site Plan & Conceptual Elevations

Attachment A: Subject Property Map

Attachment B: Development Engineering Memorandum dated November 20, 2015

Attachment C: Draft Heritage Alteration Permit No. HAP15-0012