

REPORT TO COUNCIL



Date: April 5, 2016
RIM No. 0940-60
To: City Manager
From: Community Planning Department (LK)
Application: HAP15-0012 **Owner:** Christina & Kelly Donovan
Address: 1960 Water Street **Applicant:** Peter Chataway
Subject: Development Permit & Development Variance Permit
Existing OCP Designation: S2RES - Single / Two Unit Residential
Existing Zone: RU1 - Large Lot Housing
Heritage Register: Not Included

1.0 Recommendation

THAT Council authorizes the issuance of Heritage Alteration Permit No. HAP15-0012 for Lot 11 District Lot 14 ODYD Plan 1406, located at 1960 Water Street, Kelowna, BC subject to the following:

1. The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A";
2. The exterior design and finish of the building to be constructed on the land, be in accordance with Schedule "B";

AND THAT variances to the following sections of Zoning Bylaw No. 8000 be granted as shown on Schedule "C":

Section 13.1.6 (d): RU1 - Large Lot Housing Development Guidelines

To vary the required minimum side yard from 2.3 m permitted to 1.52 m proposed.

Section 13.1.6 (e): RU1 - Large Lot Housing Development Guidelines

To vary the required minimum rear yard from 7.5 m permitted to 4.2 m proposed.

AND FURTHER THAT this Heritage Alteration Permit is valid for two (2) years from the date of Council approval, with no opportunity to extend.

2.0 Purpose

To consider a Heritage Alteration Permit application for an addition to an existing Single Detached House, and to vary the rear yard setback and the side yard setback to a Single Detached House on the subject property.

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 1 ½ 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

the side property line is adjacent to the lane, a large separation to the adjacent parcel is maintained. The adjacent parcel has a single car garage which runs parallel to the lane as well as protecting many mature trees. This will ensure the second storey addition will not infringe on the privacy of the adjacent parcel.

The second requested variance is for the rear yard setback to the proposed addition of the foyer area (See Fig. 3). The Zoning Bylaw rear yard setback requirement is 7.5 m. The proposed setback to the exterior wall will be 4.2 m, which will be flush with the exterior wall of the existing portion of the house along the north facade. As the addition is being constructed to match the original exterior wall locations, the non-conformity is not increasing. This area acts like that of a side setback and accommodates the required parking stalls in a tandem configuration.

The addition proposes features which meet several characteristics of Late Vernacular Cottage. This includes the new gable roof and dormers, a flush front entry, clustered window sashes and rear yard parking. The building finishes will match the existing with horizontal siding provided at the gable ends and wood shingles for the dormers.

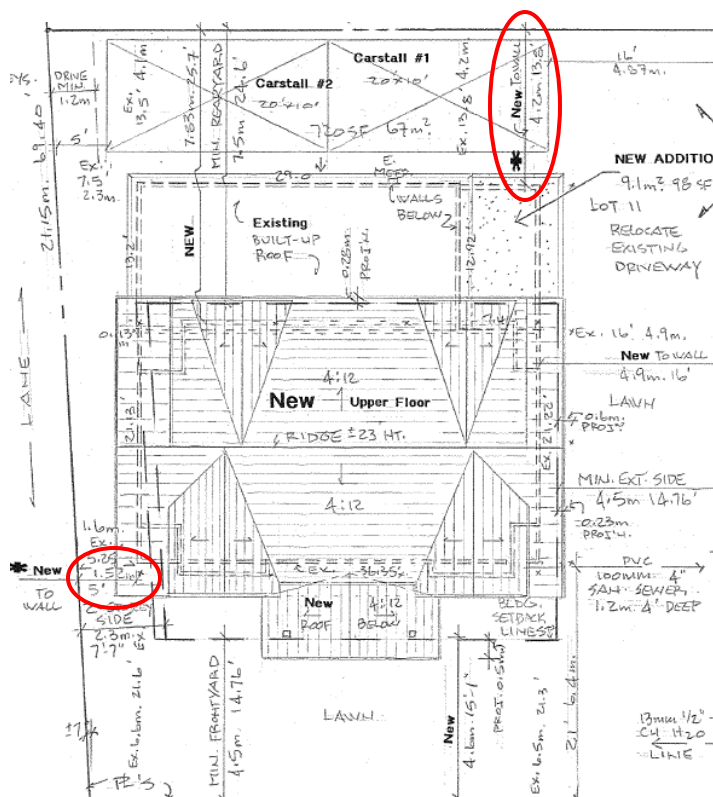


Figure 3 – Location of side and rear setback variances are indicated in red.

4.2 Site Context

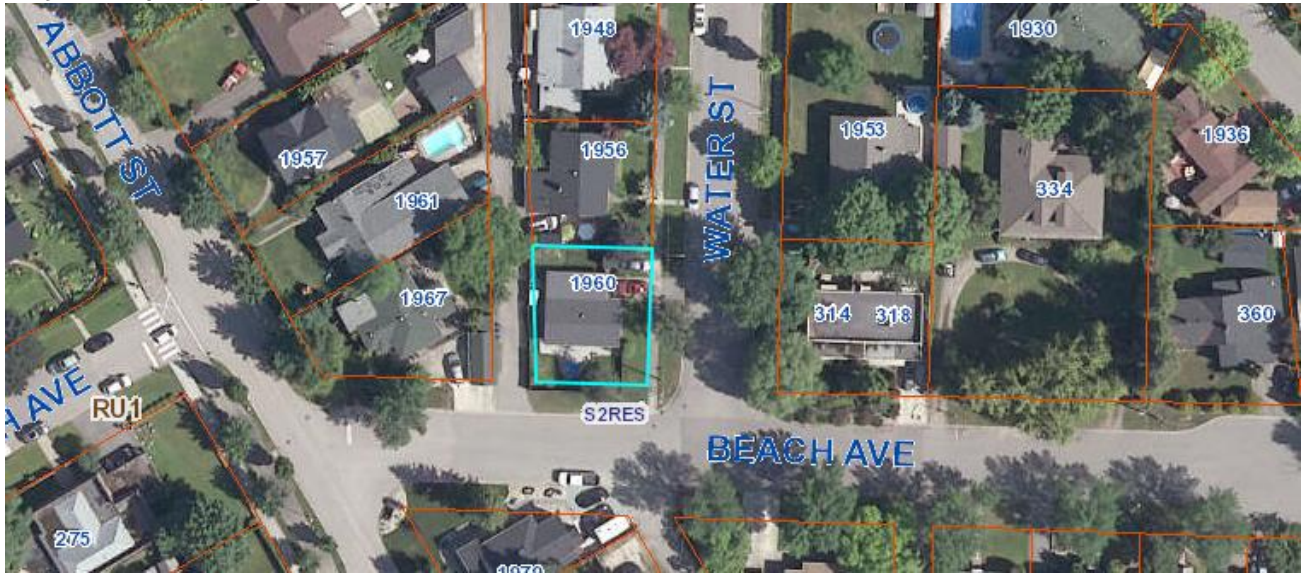
The subject property has a lot area of approximately 378 m² and is located at the northeast corner of Water Street and Beach Avenue. The subject property is zoned RU1 - Large Lot Housing and has a Future Land Use designation of S2RES - Single / Two Unit Residential in the Official Community Plan (OCP). The property is within the Permanent Growth Boundary and the Abbott Street Heritage Conservation Area.

The parcel is surrounded by residential development on all sides. The front property line faces Abbott Street with the east side facing Beach Avenue and the west side adjacent to the lane. The rear property line is shared with the adjacent parcel to the north.

Adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1 - Large Lot Housing	Single dwelling housing
East	RU1 - Large Lot Housing	Single dwelling housing
South	RU1 - Large Lot Housing	Single dwelling housing
West	RU1 - Large Lot Housing	Single dwelling housing

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 ²	378.5 m ²
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 ❶
Minimum Rear Yard	7.5 m	4.2 m ❷
Other Regulations		
Minimum Parking Requirements	2 stalls	2 stalls
Minimum Private Open Space	30 m ²	78m ²
❶ Indicates a requested variance to the side setback. ❷ 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.¹ 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:

Lydia Korolchuk, Planner

¹ 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