

REPORT TO COUNCIL



Date: October 9, 2018

RIM No. 0940-60

To: City Manager

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

1.0 Recommendation

THAT Council authorizes the issuance of Heritage Alteration Permit No. HAP18-0011 for Lot 4, District Lot 14, ODYD, Plan 1063 and Lot 5, Block 8, District Lot 14, ODYD, Plan 348 except Plan 10478, located at 450 Cadder Avenue, 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:

Section 13.1.6(d): RU1 – Large Lot Housing Development Regulations

To vary the required minimum side yard from 2.0 m permitted to 0.5 m proposed;

Section 13.1.6(e): RU1 – Large Lot Housing Development Regulations

To vary the required minimum rear yard from 7.5 m permitted to 4.6 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 the form and character of an addition to a home on the Heritage Register (Meugens House); and to vary the side yard setback from 2.0 m permitted to 0.5m proposed, and the rear yard setback from 7.5 m permitted to 4.6 m proposed on the subject property.

3.0 Community Planning

Community Planning supports the proposed Heritage Alteration Permit application as it is in general accordance with the Abbott Marshall Heritage Conservation Area Design Guidelines (Attachment "A") and the Heritage Conservation Area Guidelines. In addition, the application preserves a home on the Heritage Register (Meugens House), and the application received a recommendation of support by the Heritage Advisory Committee.

The side yard variance will have minimal impact on the adjacent neighbour, and the rear yard variance preserves the established streetscape of this block of Cadder Avenue.

4.0 Proposal

4.1 Background

The Canadian Register of Historic Places (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



Figure 1: Existing Home

4.2 Project Description

The Heritage Alteration Permit is to permit an addition on the rear of the house with a garage and secondary suite. The applicants have proposed to preserve the majority of the key elements as defined by the CRHP and intend to refurbish the home and small garage as necessary. The addition will use materials and elements that resemble original materials and will provide a transition between the old and the new.

To accommodate the proposed addition, 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 1.2m fence along the front property line with a gate across the driveway on 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, as well as to refurbish and maintain the existing historical garage along Cadder Avenue. The driveway on Cadder Avenue was determined to have heritage value and therefore will be maintained through this application. The applicants have agreed to maintain a light colour palette as recommended by the Heritage Advisory Committee.



Figure 2: Conceptual Rendering

Two variances are requested including a reduction in the rear yard setback to accommodate the attached garage from 7.5m required to 4.6m proposed, and a reduction in the east side yard setback for a covered patio structure from 2.0m required to 0.5m proposed. The rear yard setback variance allows the house to be positioned on the property such to maintain the desired streetscape as per the Heritage Conservation Area Guidelines. The side yard setback will have minimal impact on the adjacent neighbour as there is a small remnant parcel that belongs to the applicants separating the two neighbours.

4.3 Community Heritage Committee

The above noted application was reviewed by the Community Heritage Committee at the meeting held on August 16, 2018 and the following recommendations were passed:

Moved by Amanda Snyder/Seconded by Stoke Tonne

THAT the Heritage Advisory Committee recommends that Council supports Heritage Alteration Permit Application No. HAP18-0011 for the property located at 450 Cadder Avenue, Kelowna, BC in order to permit an addition on the rear of the house with a garage and secondary suite within the Heritage Conservation Area.

Carried

ANECOTAL COMMENTS:

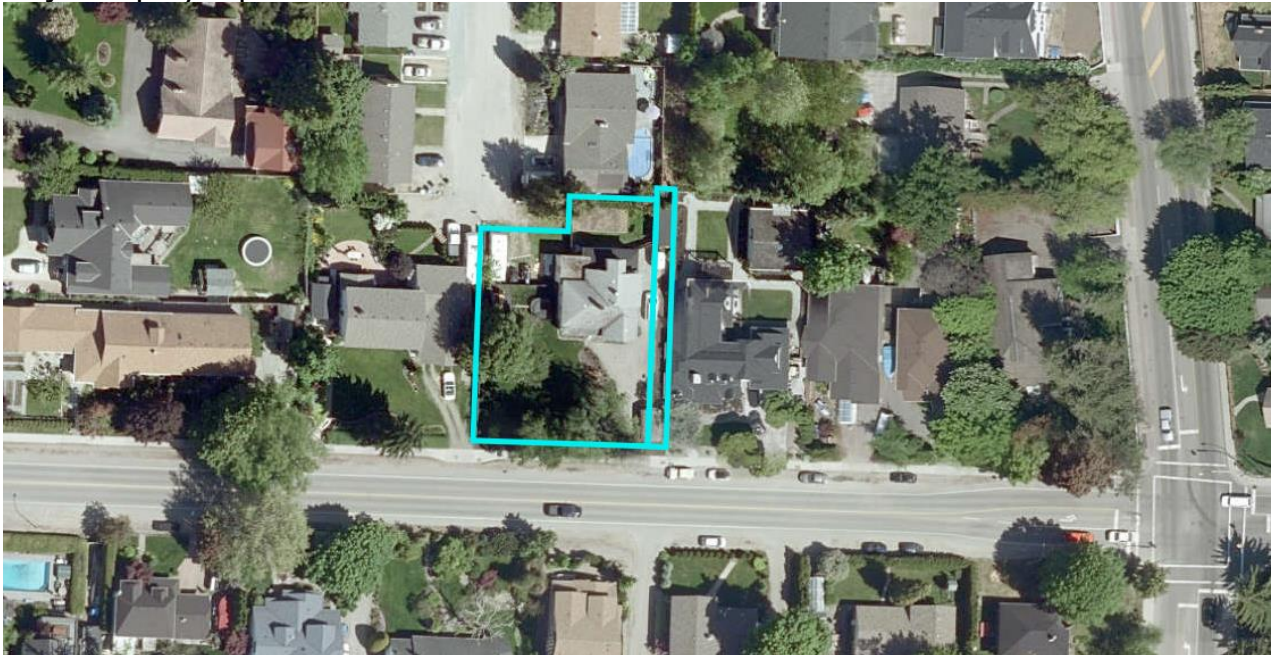
The Heritage Advisory Committee provided the following comments with respect to this application:

- impressed with use of the real wood siding and commended applicant for their efforts to retain the original home.
- encouraged the applicant to retain as many elements of the original home as possible;
- detailing of the addition should be complimentary yet simple;
- encouraged the retention of as many of the original windows as possible;
- recommended the use of the lighter colour scheme from Benjamin Moore True Colours.

4.4 Site Context

The subject property is located in the Abbott Street Heritage Conservation Area along the north side of Cadder Avenue between Long Street and Pandosy Street. The back of the property has access off of Doryan Avenue, and the front of the property has driveway access onto Cadder Avenue.

Subject Property Map:



4.5 Zoning Analysis Table

Zoning Analysis Table

CRITERIA	RU ₁ 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 / 9.5m	2 storeys / 9.5m
Minimum Front Yard	4.5m	8.5m
Minimum Side Yard (east)	2.0m	0.5m ^①
Minimum Side Yard (west)	2.3m	4.0m
Minimum Rear Yard	7.5m	4.6m ^②
① Indicates a requested variance to the minimum side yard setback from 2.0m required to 0.5m proposed		
② Indicates a requested variance to the minimum rear yard setback from 7.5m		

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Chapter 9: Arts, Culture and Heritage

Policy 1: Heritage Register. Use the Kelowna Heritage Register for fully informed decision-making regarding land use of heritage properties.

Policy 2: Conservation Areas. Development in the Abbott Street and Marshall Street Heritage Conservation Area outlined on Map 9.1 will be assessed using the Abbott Street and Marshall Street Heritage Conservation Area Guidelines (see Attachment “A”).

6.0 Technical Comments

6.1 Development Engineering Department

Please see Attachment “B”: Development Engineering Memorandum dated August 28, 2018.

7.0 Application Chronology

Date of Application Received:	June 28, 2018
Date Public Consultation Completed:	August 9, 2018
Date of Review by Heritage Advisory Committee:	August 16, 2018

Report prepared by: Trisa Atwood, Planner II

Reviewed by: Terry Barton, Urban Planning Manager

Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:

Attachment “A”: Heritage Guidelines
Attachment “B”: Development Engineering Memorandum
DRAFT Heritage Alteration Permit HAP18-0011
Schedule “A”: Dimensions and Siting
Schedule “B”: Exterior Design and Finish