

# ATTACHMENT "A" – Heritage Guidelines

1 **Subject:** 2 418-422 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>	Planner Initials	YES	NO	
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?		✓		

**ATTACHMENT A**  
This forms part of application  
# **Z18-0083 HAP18-0012**

City of  
**Kelowna**  
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Development Guidelines  
Initials TA



**2.0 Abbott Street & Marshall Street Heritage Conservation Areas Development Guidelines**

**2.1 Third Civic Phase Architectural Styles (approx. 1933-1945)**

The third civic phase spans from the end of the Great Depression, about 1933, and continues to the end of World War II, 1945. This period is noted for a declining interest in traditional styles in favour of smaller, less ornately detailed housing development. The dominant styles of this period are the Late Vernacular Cottage and the 'forward looking' Moderne architecture. However, well-to-do members of Kelowna's leading civic and commercial families continued to build large homes of more traditional style.

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


**ATTACHMENT B**

This forms part of application  
Geoffrey & Michelle Couper  
# Z18-0083 HAP18-0012

422 Cadder Avenue  
Kelowna, BC  
V1Y 9J5

Planner Initials

**Kelowna**  
COMMUNITY PLANNING



July 01, 2018

City of Kelowna  
Urban Planning Department  
1435 Water Street  
Kelowna, BC

RE: Rezoning Application, Development Variance Permit and Heritage Alteration Permit at 422 Cadder Avenue

Dear Planning Staff:

We are seeking to rezone the subject property, 418-422 Cadder Avenue, from RU1 Large Lot Housing to RU6 Two Dwelling Housing in order to legalize an existing duplex.

City of Kelowna archives show that the original house [422 Cadder Ave.] was built in 1921. In 1946 the City issued a duplex building permit in order to construct the attached home [ 418 Cadder Ave.] on the west side of the lot and the residence has functioned as a duplex since that time.

The current owners of the duplex are a multi-generational family with strong ties to the neighbourhood and community at large. The main breadwinners within the family are fully cognizant of the environmental benefits of this central location with regard to GHG's. Both are ardent supporters of *Active Transportation* as they either walk or bike to their respective places of work while their children bike or take public transit to school.

In addition to the Abbott Street Heritage Conservation Area Guidelines, the proposed project is influenced from a number of sources. Among them the design philosophy of the architecture references, *The Timeless Way of Building* and *A Pattern Language*. Heeding the requisites of *Aging in Place* have also guided this undertaking.

The principles of *Cluster Housing* and *Food Security* both helped guide the final choice of location for the addition. Over 10% of the lot area [ 141 sq. m of 1373.2 sq. m total ] on the south-west end of the property is set aside and actively utilized for urban cultivation.

July 01, 2018

With regard to the Development Variance Permit, we are seeking to relax the rear yard setback from 7.5m to 2.5m to allow for the construction of an attached addition including a garage. The construction of the addition will require the removal of the existing garage which is situated directly on the lot lines at the north-east corner. Doing this will visually add a much more defined boundary between the two properties despite the variance.

The subject property is located on the north side of Cadder Avenue within the Abbott Street Heritage Conservation Area although it is not on the Kelowna Heritage Register. A Major Heritage Alteration Permit is requested to complete the proposed addition.

**Streetscape:** The buildings and neighbouring properties on the street exemplify a range of different styles. Late Vernacular Cottage, Mediterranean Revival, both Early and Late Arts & Crafts and Victorian Revival are all represented. The subject property is designated as Single/Two Unit Residential in the Official Community Plan and the Abbott/Marshall St. Heritage Conservation Areas Building Style Map designates the subject property as Late Vernacular Cottage. Surrounding land uses within a 2 block radius include a mix of RU1, RU1C, RU6 and RU6B.

The existing streetscape displays a variety of architectural styles and landscaping finishes reflecting a number of settlement periods. The predominant landscaping patterns on the street lean toward medium to high hedges partially obscuring the homes, while the property directly across from the subject site displays an open front yard landscape.

**Proposed Design:** The proposed addition will attach to the east side of the current duplex. The plan is to seamlessly incorporate the new portion into the existing building, therefore it will adhere to the characteristics of the Late Vernacular Cottage and be finished in the same colours and materials as outlined on the application. The lower half of the building will be finished in a light taupe stucco accented by gable shingles, a shade darker in tone. An asphalt shingle roof in Earthtone Cedar will be complemented by the white fascia and trim and will blend with the main dwelling palette.


Elements of the Late Vernacular Cottage design featured in the addition include 2 storey massing, gable roof forms, an asymmetrical façade, clustered vertical window sashes, stucco siding, interlocking asphalt shingles and rear yard parking. Taking a cue from the original building cladding, and to sustain the historical legacy of the neighbourhood, the gable ends will

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# Z18-0083 HAP18-0012  
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Planner Initials

**Kelowna**  
COMMUNITY PLANNING



July 01, 2018

be shingled with HardieShingle siding material. Door and window shape, sash design, trim, casements and sills will be of similar finish as the established architectural style.

The interior configuration of the lower level of the addition consists of a covered entrance, mudroom, family sitting/entertainment room, bedroom, bathroom and garage. The upper level contains a master bedroom, artist studio, home gym and bathrooms.

The proposed addition's street elevations comprise of a number of gable peaks and dormers echoing details of the existing duplex as well as those of neighbouring properties and are consistent with the building style. The varying south facing side yard setbacks of the residence work to create an inviting and interesting pedestrian level interface, with the existing mature landscape allowing intermittent views.

Our landscape design will continue the established street pattern with the proposed front, side and rear yard landscape plantings, walkways and other landscape installations derived from the context of the neighbouring sites. A pathway to the new south facing entrance will feature a mix of low ground cover plantings and shrubs in addition to the existing shade trees and hedges.

The property contains a number of healthy, mature trees which add great value to the streetscape. They will all be maintained and protected during and after construction.

With this proposal we have strived to ensure that any and all changes complement the established streetscape and maintain the integrity of traditional architectural forms. We trust this development finds a balance that is both sensitive and sensible to all residents of this unique neighbourhood.

Thank you in advance for your consideration and feedback.

Geoffrey & Michelle Couper



APPLICATION FOR BUILDING PERMIT  
422 CADDER ADDITION/RENOVATION

A101	SITE PLAN
A102	FOUNDATION PLAN
A103	MAIN FLOOR PLAN
A104	UPPER FLOOR PLAN
A105	ROOF PLAN
A106	ELEVATIONS

# Couper Residence

422 Cadder Avenue, Kelowna, BC – Exterior Finishes

**ATTACHMENT C**

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Planner Initials **TA**

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Hardie Shingles-Cobblestone



Roofing Colour – IKO Earthtone Cedar



Trim & Fascia Colour





# Couper Residence

422 Cadder Avenue, Kelowna, BC – Exterior Finishes



BC

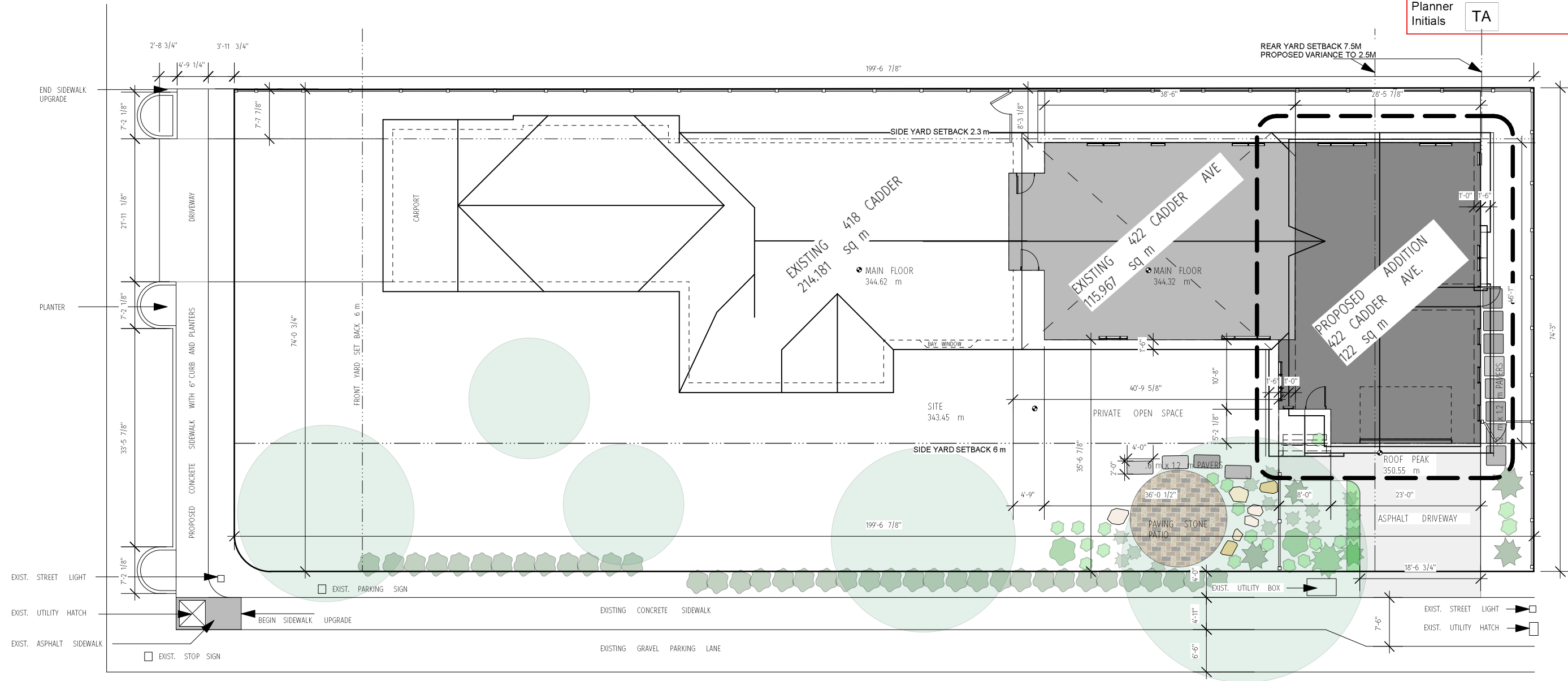
Exterior Stucco Colour & Texture

Starline Eclipse Windows

Wood Door Co.

Heritage Collection

LONG STREET

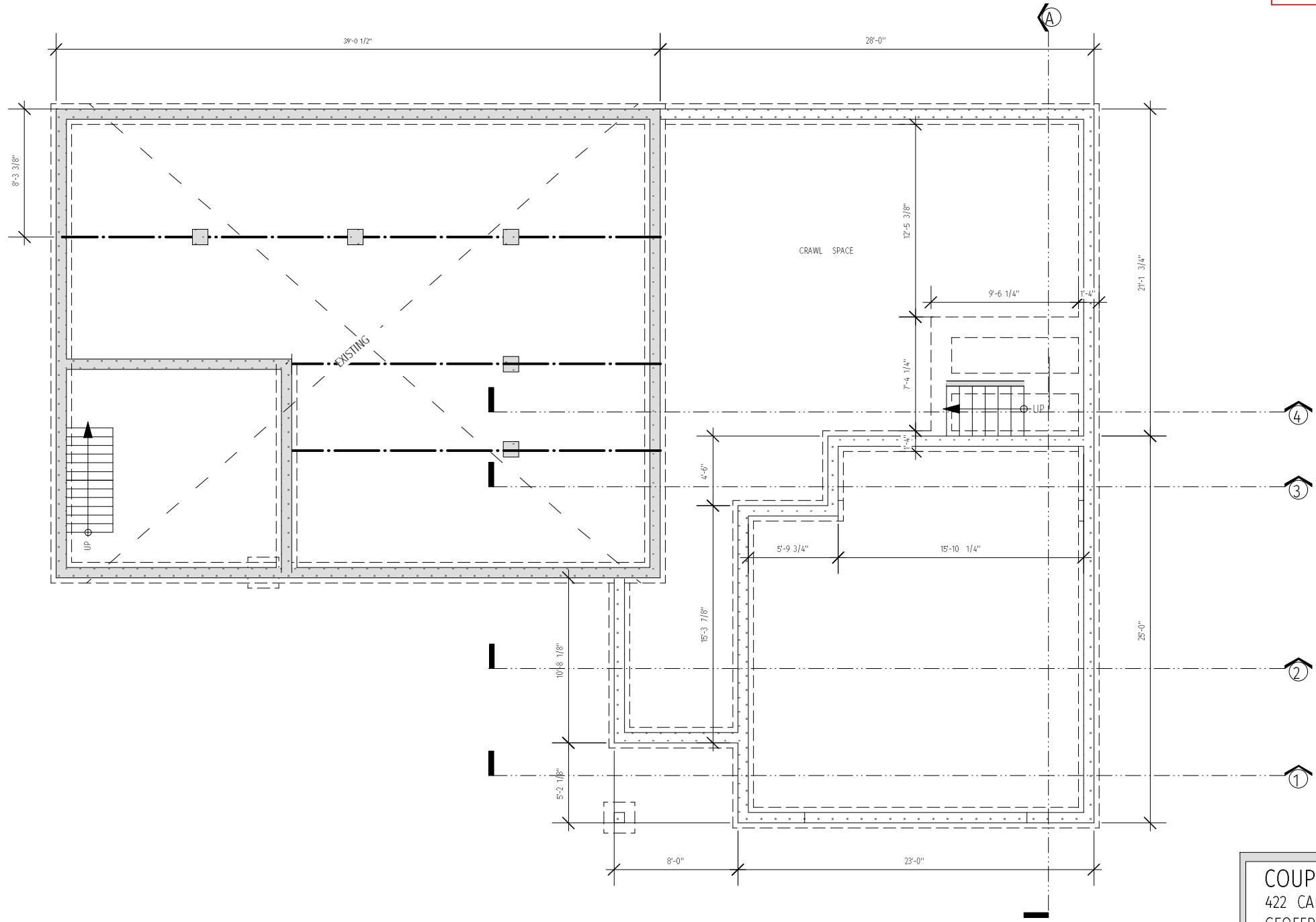


CADDER AVENUE

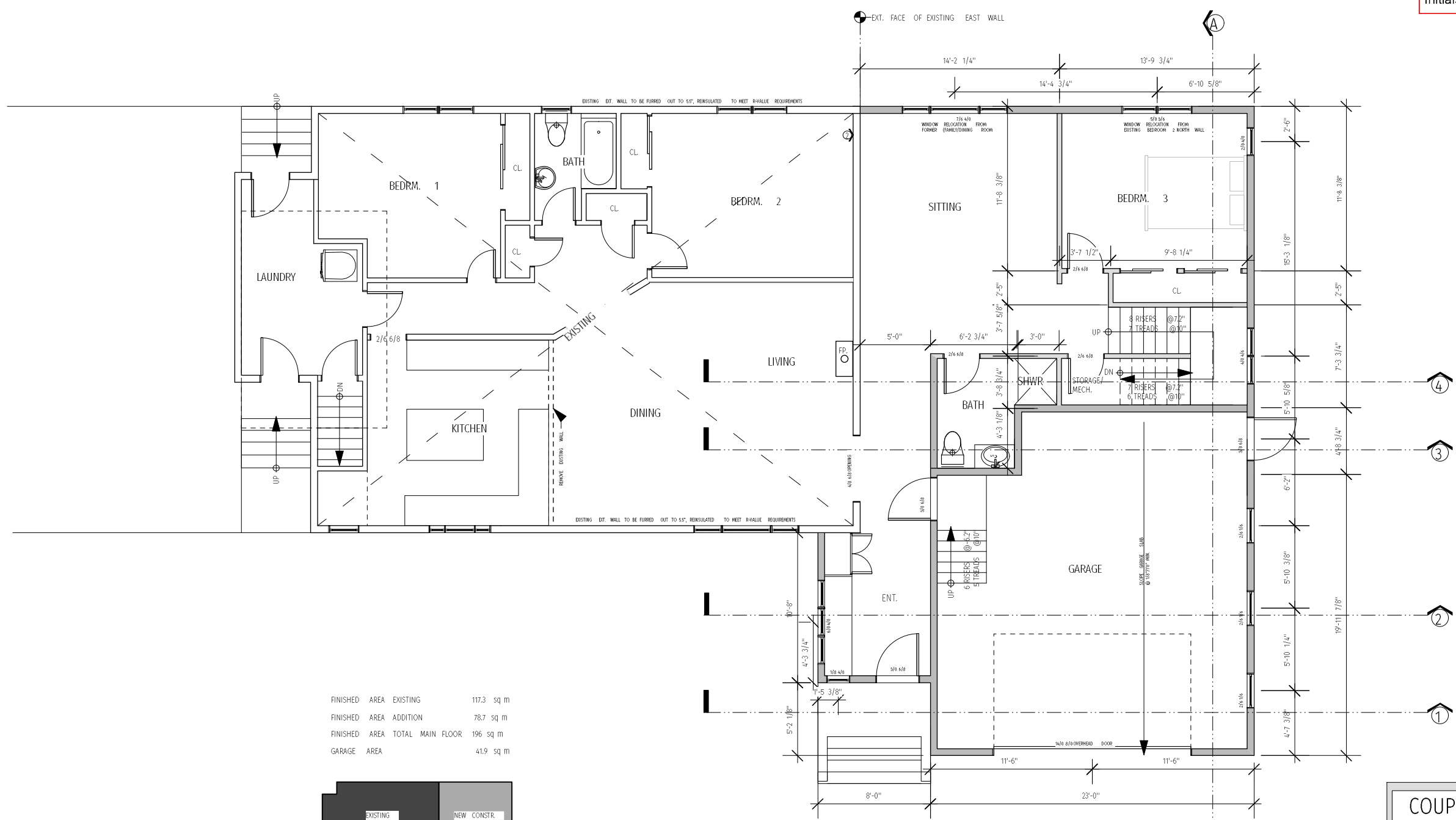
SITE AREA = 1373.2 sq m  
 TOTAL SITE COVERAGE OF BUILDINGS, DRIVEWAYS AND PARKING = 585 sq m

ON LOT 7, BLOCK 8, DISTRICT LOT 14,  
 O.D.Y.D., PLAN 348  
 PID: 012-494-534

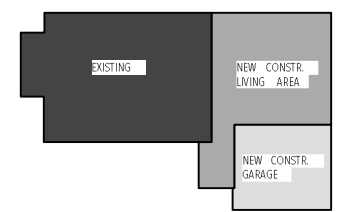
COUPER HOUSE 422 CADDER AVE., KELOWNA GEOFFREY & MICHELLE COUPER PH. 250 869 2265
SITE PLAN SCALE : 1 : 200
July 16, 2018
A101



<p><b>COUPER HOUSE</b>          422 CADDEN AVE., KELOWNA          GEOFFREY &amp; MICHELLE COUPER          PH. 250 869 2265</p>
<p>FOUNDATION PLAN          SCALE : 1 : 100</p>
<p>July 16, 2018</p>
<p>A102</p>



FINISHED AREA EXISTING	117.3 sq m
FINISHED AREA ADDITION	78.7 sq m
FINISHED AREA TOTAL MAIN FLOOR	196 sq m
GARAGE AREA	41.9 sq m



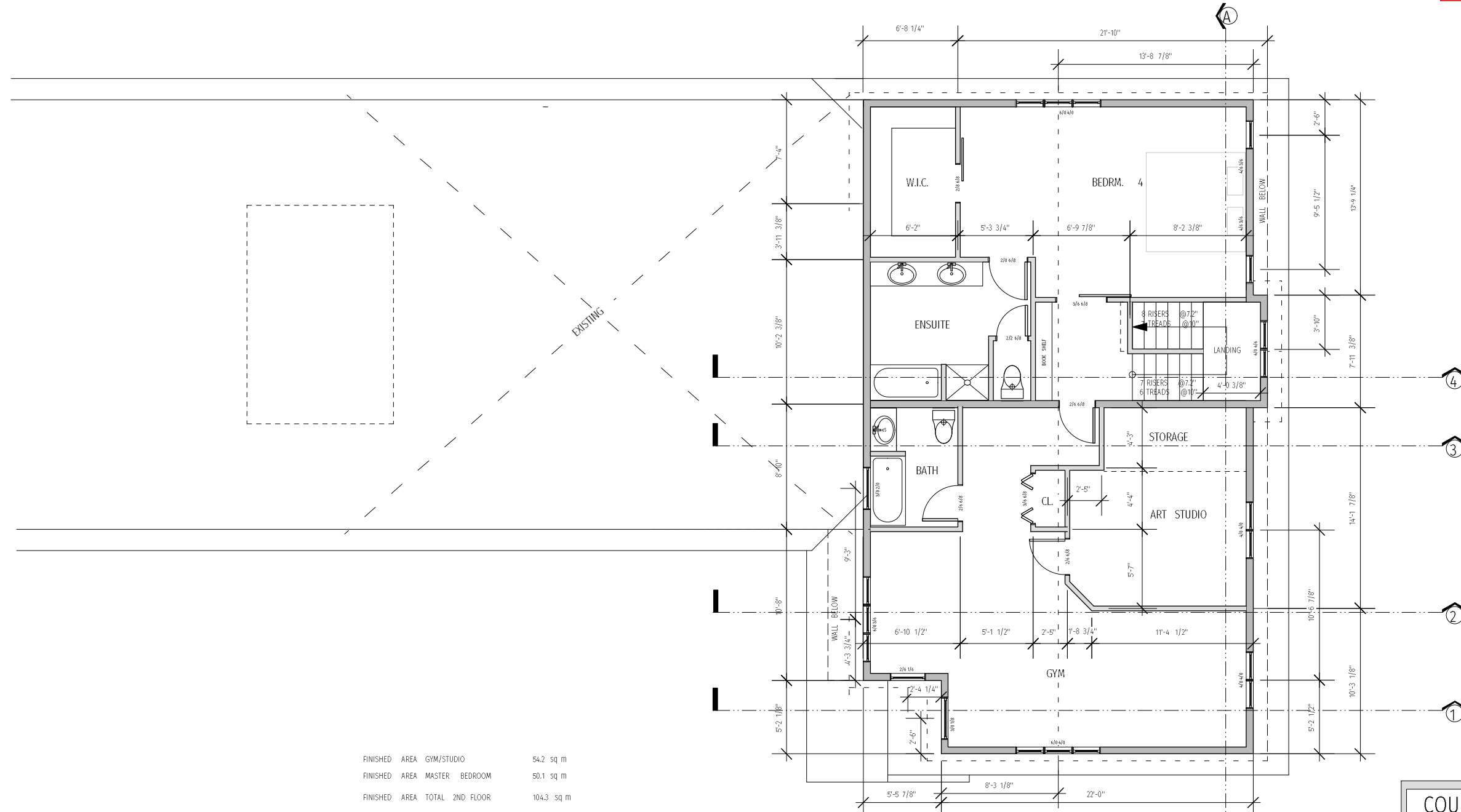
MAIN FLOOR PLAN

**COUPER HOUSE**  
422 CADDER AVE., KELOWNA  
GEOFFREY & MICHELLE COUPER  
PH. 250 869 2265

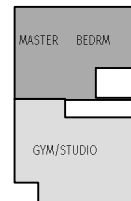
MAIN FLOOR PLAN  
SCALE : 1 : 100

July 16, 2018

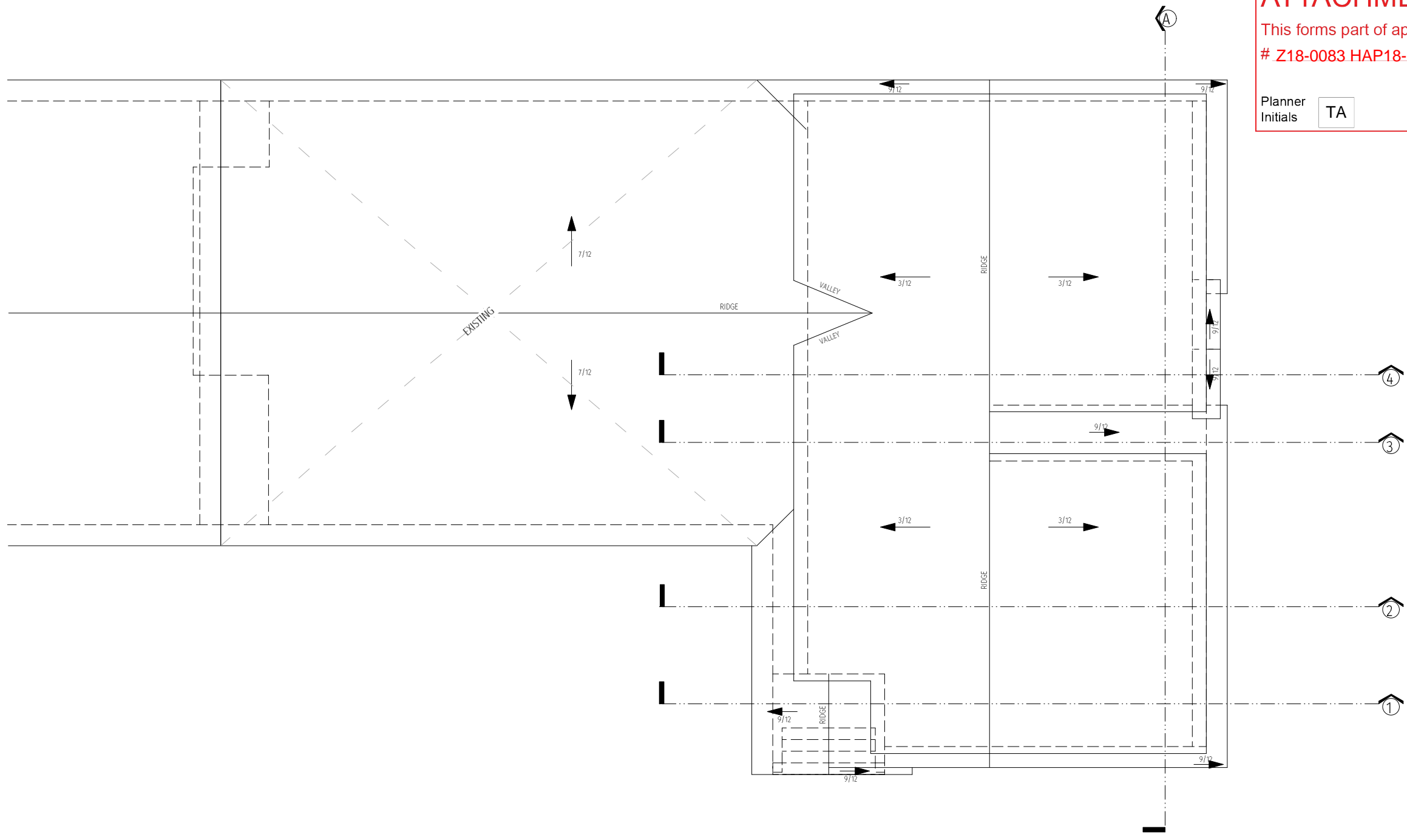
A103



FINISHED AREA	GYM/STUDIO	54.2 sq m
FINISHED AREA	MASTER BEDROOM	50.1 sq m
FINISHED AREA	TOTAL 2ND FLOOR	104.3 sq m



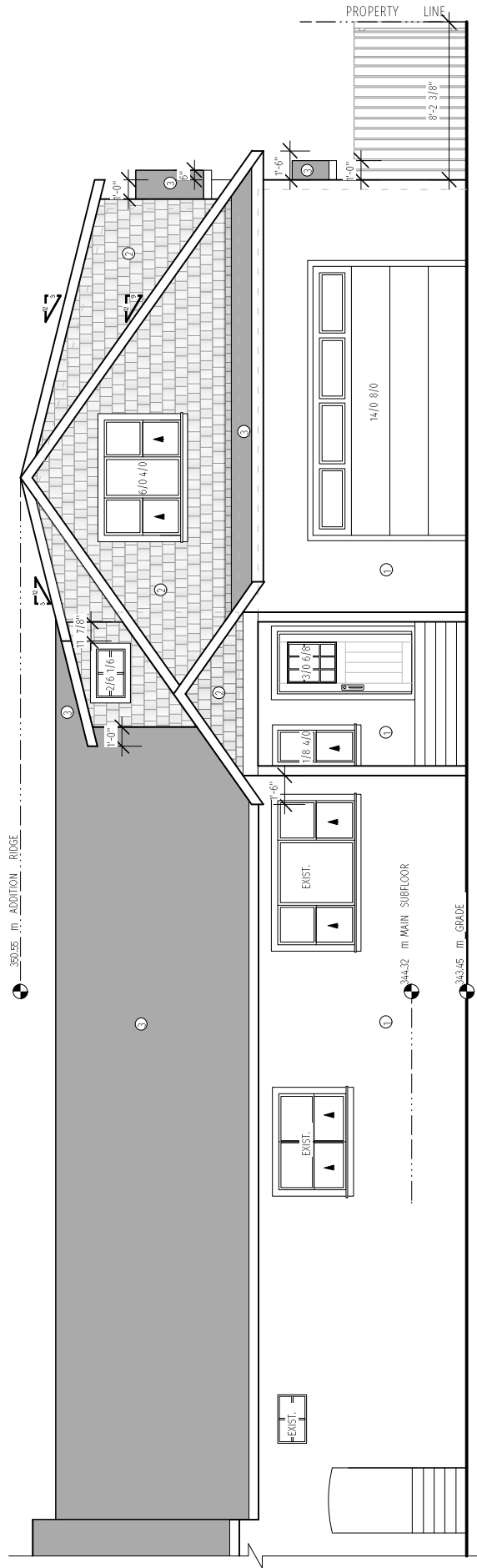
<p><b>COUPER HOUSE</b> 422 CADDER AVE., KELOWNA GEOFFREY &amp; MICHELLE COUPER PH. 250 869 2265</p>
<p>UPPER FLOOR PLAN SCALE : 1 : 100</p>
<p>July 16, 2018</p>
<p>A104</p>



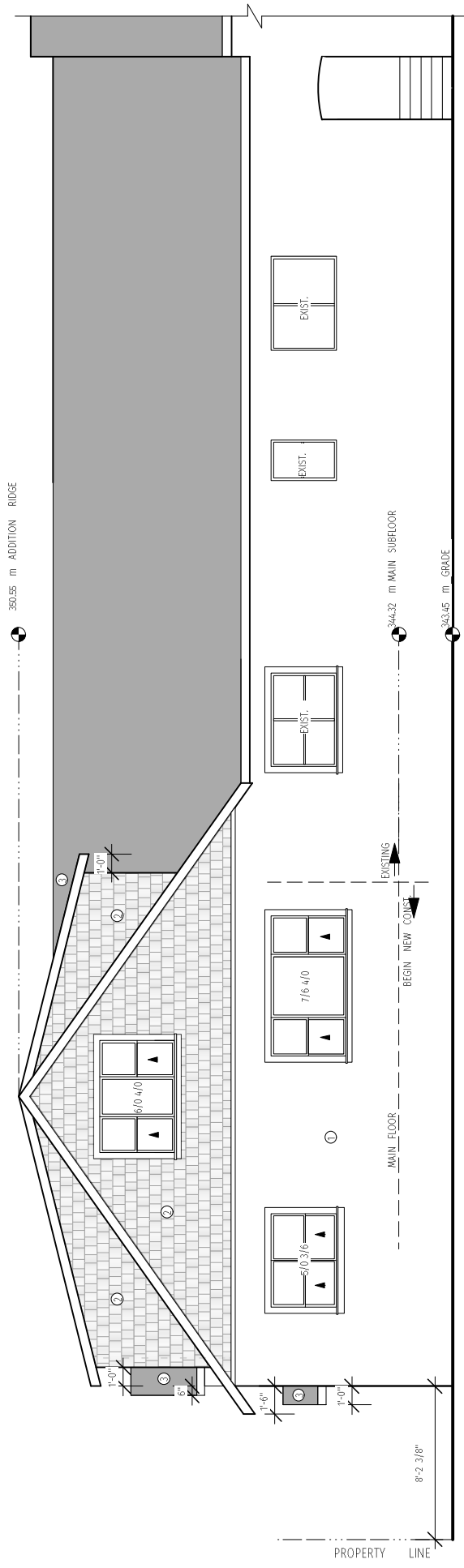
<p><b>COUPER HOUSE</b>                  422 CADDER AVE., KELOWNA                  GEOFFREY &amp; MICHELLE COUPER                  PH. 250 869 2265</p>
<p>ROOF PLAN &amp; SECTION A                  SCALE : 1 : 100</p>
<p>July 16, 2018</p>
<p>A105</p>



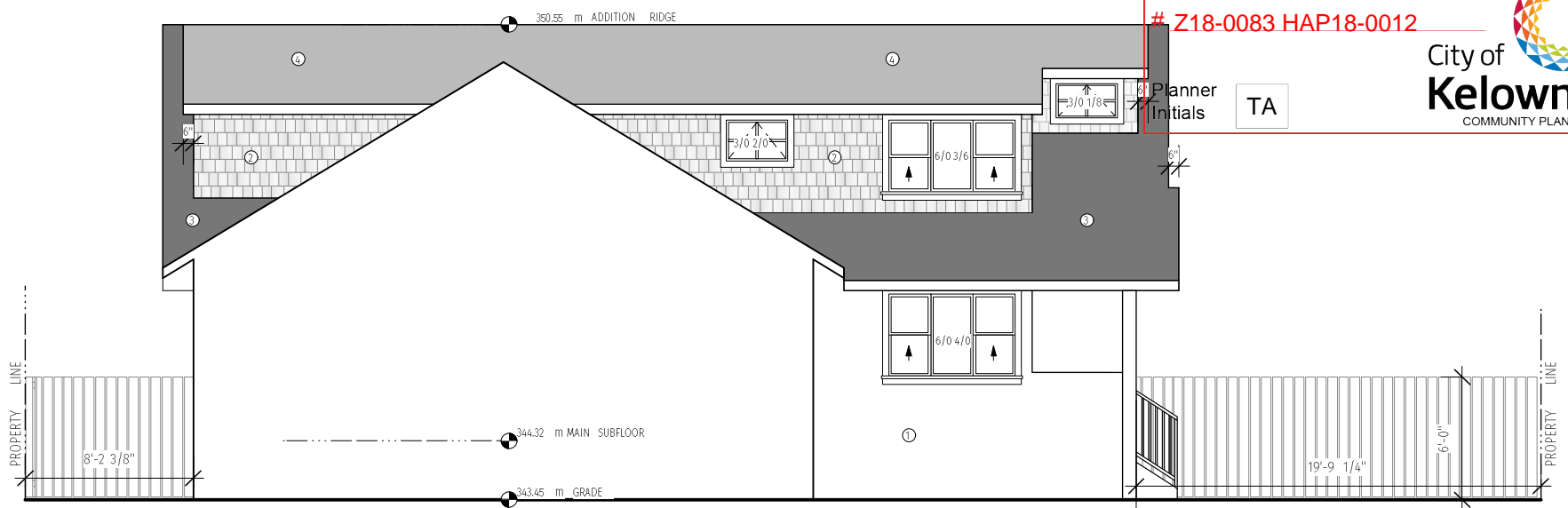
Planner Initials **TA**



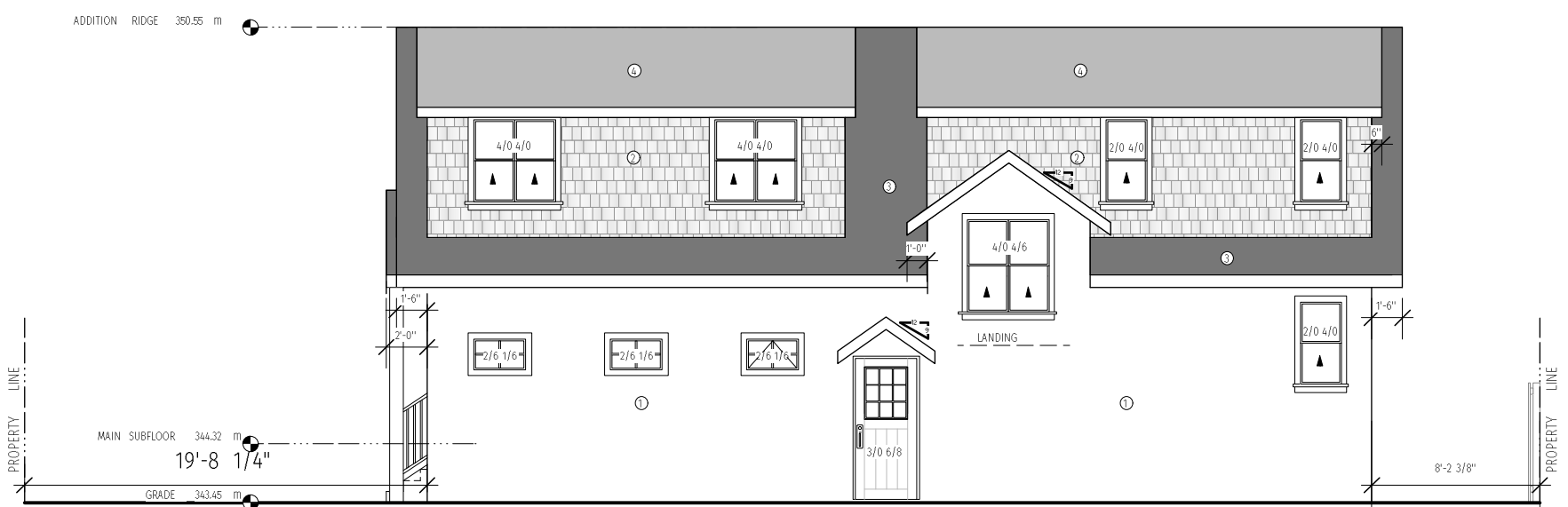
**SOUTH ELEVATION**



**NORTH ELEVATION**



**WEST ELEVATION**



**EAST ELEVATION**

- ① STUCCO COLOUR TO BE SPEC'D BY OWNER
  - ② HARDI SHAKE COLOUR TO BE SPEC'D BY OWNER
  - ③ ASPHALT SHINGLE COLOUR TO MATCH EXISTING
  - ④ TORCH ON BITUMEN MEMBRANE
- ALL TRIM, SOFFIT, FASCIA ETC. TO BE PAINTED WHITE OR SIM.

<p><b>COUPER HOUSE</b> 422 CADDER AVE., KELOWNA GEOFFREY &amp; MICHELLE COUPER PH. 250 869 2265</p>
<p>ELEVATIONS SCALE : 1 : 100</p>
<p>July 16, 2018</p>
<p>A106</p>

# Couper Residence

422 Cadder Avenue, Kelowna, BC – Street & Site Context Photos

ATTACHMENT **D**

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Planner  
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422 Cadder Ave.-Street View



418 Cadder Ave.-Street View



422 Cadder Ave.-Rear View



422 Cadder Ave.-Street View of Proposed Addition



# Couper Residence

422 Cadder Avenue, Kelowna, BC – Street & Site Context Photos

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Planner  
Initials **TA**



2075 Long St.-Street View



419 Cadder Ave.-Street View



440 Cadder Ave.-Street View



2076 Long St.-Street View



409 Cadder Ave.-Street View



377 Cadder Ave.-Street View

# Couper Residence

422 Cadder Avenue, Kelowna, BC – Street & Site Context Photos

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422 Cadder Ave.-Street View [ West ]