

REPORT TO COUNCIL



Date: March 12, 2019

RIM No. 0940-60

To: City Manager

From: Community Planning Department (KB)

Application: HAP18-0008-01

Owner: Gordon Richard Lovegrove
Karen Lorraine Lovegrove

Address: 2195 Abbott Street

Applicant: Gordon Richard Lovegrove
Karen Lorraine Lovegrove

Subject: Heritage Alteration Permit

Existing OCP Designation: S2RES – Single / Two Unit Residential

Existing Zone: RU1c – Large Lot Housing with Carriage House

1.0 Recommendation

THAT Council authorizes the issuance of Heritage Alteration Permit No. HAP18-0008-01 for Lot 4 District Lot 14 Osoyoos Division Yale District Plan 3393, located at 2195 Abbott 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 in accordance with Schedules "A" and "B":

Section 6.4.2: Projections Into Yards

To vary the required maximum projection of an eaves into a required side yard from 0.6 m (permitted) to 1.22 m (proposed).

Section 9.5b.1(g): RU1 – Carriage House Regulations

To vary the required maximum height from 4.8 m or the height of the principal dwelling (permitted) to 6.1 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 a carriage house and to vary the maximum projection of an eaves into a required side yard and the maximum height of a carriage house on the subject property.

3.0 Community Planning

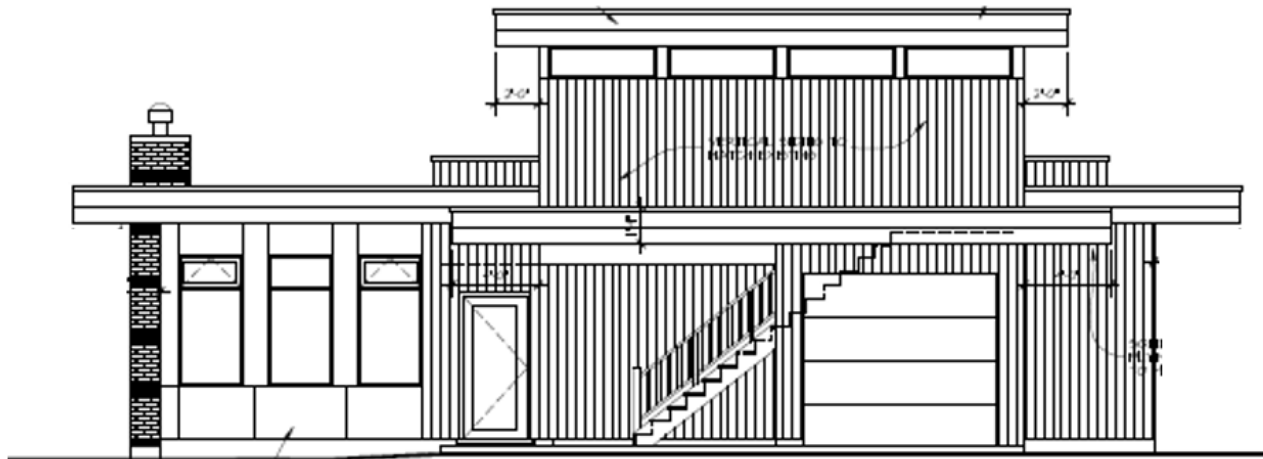
Community Planning Staff recommend support for the proposed Heritage Alteration Permit. The form and character is consistent with the existing dwelling on the property, and with the Heritage Alteration Permit Guidelines, as outlined in Attachment "A".

Variances

The application is requesting consideration for two variances, the distance that eaves project into the required south side yard setback, and for height. The variance requested for the projections into the south side yard setback allow the form of the proposed carriage house to be more consistent with the existing single family dwelling.

The majority of the carriage house will match the existing dwelling in height, except for a 10 m² portion of partially enclosed exterior stairs that lead to a rooftop patio. Community Planning Staff are supportive of a variance for height, as it will apply to this portion of the building only. Further, Staff acknowledge that large outdoor rooftop patios are becoming a growing trend in Kelowna and there is a need for additional Zoning Bylaw requirements to ensure fair and equitable rules are applied. The Community Planning Department will address this as part of future Zoning Bylaw amendments.

Image 1 – East (lane) facing elevation of the proposed carriage house, showing the partially enclosed exterior stairs



4.0 Proposal

4.1 Background

The subject property has a single family dwelling that will be retained through this development. The original dwelling was constructed in 1956, in Frank Lloyd Wright styling. The applicant has indicated there a garage was later constructed around 1990, not in keeping with the style of the house. This garage is proposed to be removed, to allow the construction of the carriage house, which would be more in keeping with the form and character of the original residence.

4.2 Project Description

The property is identified as Early Suburban in the Abbott Marshall Heritage Conservation Area Development Guidelines. Characteristics identified in these design guidelines that the existing dwelling and proposed carriage house meet include a horizontal feel to the architecture, one storey massing, and asymmetrical facades. The proposed carriage house was designed to mimic the Frank Lloyd Wright style as closely as possible. The applicant is also striving for a Net Zero design, to incorporate energy efficient features in to the carriage house.

Exterior materials of the carriage house include wooden, flat panels with verticals, with finish and paint colour to match the existing residence. A flat roof with large overhangs is proposed to match the existing residence fascia and overhang. They will be using 'torch-on' roofing in place of the original tar and gravel roof in accord with modern standards. This is outlined in the Applicant's Rationale Letter and Photos of the Existing Dwelling in Attachment "A".

Site Context

The 1,093 m² subject property is located at the corner of Abbott Street and Royal Avenue. It is in close proximity to the Kelowna General Hospital, several waterfront parks and is located on the Abbott Street Recreation Corridor. It is within the Permanent Growth Boundary and has a walk score of 54, which means it is somewhat walkable.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1 – Large Lot Housing	Residential
East	RU1 – Large Lot Housing	Residential
South	HD1 – Kelowna General Hospital	Current Parking Lot, Development application currently in-stream for Congregate Housing
West	RU1 – Large Lot Housing	Residential

Subject Property Map: 2195 Abbott Street



4.3 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RU1c ZONE REQUIREMENTS	PROPOSAL
Development Regulations		
Maximum Total Site Coverage (buildings)	40%	25 %
Maximum Total Site Coverage (buildings, driveways & parking)	50%	30.6 %
Single Storey Carriage House Development Regulations		
Maximum Accessory Site Coverage	20%	12 %
Maximum Accessory Building Footprint	100 m ² (carriage house) 50 m ² (accessory buildings) 130 m ² (total)	99 m ² (carriage house) 31 m ² (accessory buildings) 130 m ² (total)
Maximum Net Floor Area	100 m ²	99 m ²
Maximum Net Floor Area to Principal Building	75 %	56 %
Maximum Height (to mid-point)	4.8 m	6.1 m ^❶
Maximum Height (to peak)	N/A	N/A
Minimum Front Yard (west)	9.0 m	> 9.0 m
Minimum Flanking Side Yard (south)	1.5 m	4.5 m
Minimum Side Yard (north)	1.5 m	2.8 m
Minimum Rear Yard (east)	0.9 m	2.15 m
Minimum Distance to Principal Building	3.0 m	4.2 m
Other Regulations		
Maximum projection distance of unenclosed steps, eaves, awnings, decks, canopies, balconies and porches	0.6 m	1.22 m ^❷
Minimum Parking Requirements	3 stalls	3 stalls
Minimum Private Open Space	30 m ² per dwelling	> 30 m ² per dwelling
^❶ Indicates a requested variance to the maximum height ^❷ Indicates a requested variance to the maximum projection distance of unenclosed steps, eaves, awnings, decks, canopies, balconies and porches		

5.0 Application Chronology

Date of Application Received: November 2, 2018
Date Public Consultation Completed: November 24, 2018
Date of Heritage Alteration Committee Consideration: N/A

Report prepared by: Kimberly Brunet, Planner
Reviewed by: Terry Barton, Urban Planning Manager
Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:

Draft Heritage Alteration Permit No. HAP18-0008-01
Heritage Alteration Permit Guidelines
Schedule A – Site Plan
Schedule B – Elevations
Attachment A - Applicant's Rationale, including description of colour board, and photos of existing dwelling