

REPORT TO COUNCIL



Date: May 21, 2019

RIM No. 0940-60

To: City Manager

From: Community Planning Department (LKC)

Application: HAP18-0012 **Owner:** Geoffrey Couper & Michelle Couper
Friedrich Wille & Evelyn Wille

Address: 418-422 Cadger Ave. **Applicant:** Geoffrey Couper

Subject: Heritage Alteration Permit

Existing OCP Designation: S2RES – Single/Two Unit Residential

Existing Zone: RU1 - Large Lot Housing

Heritage Conservation Area: Abbott Street

Heritage Register: Not Included

1.0 Recommendation

THAT Council receives, for information, the report from the Community Planning Department dated May 21, 2019 with respect to Z18-0083 for the property located at 418-422 Cadger Ave.

AND THAT Bylaw No. 11736 be forwarded for rescindment consideration and the file be closed.

AND THAT Council authorizes the issuance of Heritage Alteration Permit No. HAP18-0012 for Lot 7, Block 8 District Lot 14 ODYD Plan 348 located at 418-422 Cadger Ave 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 section of Zoning Bylaw No. 8000 be granted as shown on Schedule "C":

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

To vary the required minimum rear yard setback from 7.5 m permitted to 2.5 m proposed.

AND THAT the applicant be required to complete the above noted conditions of Council's approval of the Heritage Alteration Permit Application in order for the permit to be issued;

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 rescind all three readings given to Rezoning Bylaw No. 11736 and direct staff to close the file and to consider a Heritage Alteration Permit to allow for an addition of a garage with a secondary suite located above and to consider a variance to the required rear yard setback from 7.5m to 2.5m.

3.0 Community Planning

Due to a redesign from the applicants to conform to the current RU1 zone, the rezoning (Z18-0083) application is no longer required and is why staff are requesting to rescind all three readings and close the file. Community Planning supports the proposed Heritage Alteration Permit application as it is in general accordance with the Abbott Marshal Heritage Conservation Area Design Guidelines (Attachment "A"). The application received a recommendation of support by the former Heritage Advisory Committee last fall that the proposed addition will fit well in the existing neighbourhood. The existing duplex is currently in non-conformance with the existing RU1 – Large Lot Housing zone and will be brought into conformance with this application. The property owner intends to convert to a single detached dwelling by removing the centre wall as indicated in "Schedule A" and a building permit will be required to ensure this work occurs. The proposed variance to reduce the rear yard setback from 7.5m to 2.5m is for the purpose of building a garage with a suite located above to add additional living space. The addition will contribute to the established streetscape pattern along this block of Cadder Avenue. The positioning of the proposed garage effectively uses the *rear yard* as a *side yard* and as a result should have minimal impact to the adjacent property.

4.0 Proposal

4.1 Background

The subject property is not on the Heritage Register; however, it is in the Abbott Street Heritage Conservation Area. The conservation area is meant to guide development to be consistent with the existing buildings and streetscape character of the area. The guidelines of the conservation area do encourage new development to occur however it is crucial that the context of the area assists as inspiration for development. The proposed development has received support from the Heritage Advisory Committee as the addition was deemed consistent with the character and heritage of the surrounding area. The existing duplex is being converted into a single detached home to conform with the existing RU1 – Large Lot Housing zone.

4.2 Project Description

The applicant has applied for a Heritage Alteration Permit to allow for the addition of a garage and secondary suite. The architectural style of the proposed addition is aligned with key characteristics of the Late Vernacular Cottage design as outlined in the Abbott Marshal Conservation Area Design Guidelines. The addition re-orientes the main entrance to look onto Cadder Ave rather than to the east. The material located on the exterior of the addition will be stucco and hardie shake with colours to match the existing dwelling. Elements extracted from the Late Vernacular Cottage design include gabled roof forms, an asymmetrical façade, and vertical windows. Low ground cover plantings are proposed for landscaping

along the pathway to the front entrance. The proposed renderings of the development identify that fencing will be put in place to help mitigate privacy issues between the addition and the property located to the east.



Figure 1: Conceptual Rendering

4.3 Site Context

The subject property is located in the Abbott Street Heritage Conservation Area and is located on a corner lot along Cadder Ave, and Long St. The front of the property has driveway access onto Cadder Ave.

Subject Property Map: 418-422 Cadder Ave.



4.4 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Lot Area	>800m ²	1373.2m ²
Lot Width	>20m	22.63m
Lot Depth	>30m	60.83m
Development Regulations		
Floor Area Ratio		
Height	<9.5m	7.1m
Front Yard	6m	7.4m
Side Yard (North)	2.3m	2.5m
Side Yard (South)	2.3m	6m
Rear Yard	7.5m	2.5m ❗
Side Coverage	The maximum site coverage is 40% and together with driveways and parking areas, shall not exceed 50%.	38%
❗ Variance request for increase to rear yard setback.		

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Development Process

Compact Urban Form.¹ Develop a compact urban form that maximizes the use of existing infrastructure and contributes to energy efficient settlement patterns. This will be done by increasing densities (approximately 75 - 100 people and/or jobs located within a 400 metre walking distance of transit stops is required to support the level of transit service) through development, conversion, and re-development within Urban Centres (see Map 5.3) in particular and existing areas as per the provisions of the Generalized Future Land Use Map 4.1.

Objectives.²

- 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.

¹ City of Kelowna Official Community Plan, Policy 5.2.3 (Development Process Chapter).

² City of Kelowna Official Community Plan, Policy 16.1 (Heritage Conservation Areas Chapter).

6.0 Technical Comments

6.1 Development Engineering Department

See Attachment A for development engineering memorandum

7.0 Application Chronology

Date of Application Received: July 4, 2018

Date Public Consultation Completed: August 2, 2018

Community Heritage Committee: September 20, 2018

The above noted application was reviewed by the Community Heritage Committee at the meeting held on September 20, 2018 and received support.

Report prepared by: Levan King Cranston, Planner I

Reviewed by: Terry Barton, Urban Planning Manager

Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:

Draft Heritage Alteration Permit

Attachment A: Development Engineering Memorandum

Attachment B: Renderings

Schedule A: Site Plan

Schedule B: Elevation Drawings

Schedule C: Landscape Plan