

Heritage Alteration Permit

HAP18-0012



This permit relates to land in the City of Kelowna municipally known as

418-422 Cadder Ave

and legally known as

Lot 7 Block 8, District Lot 14, ODYD Plan 348

and permits the land to be used for the following development:

An addition to the single family dwelling located on the subject property

The development has been approved subject to any attached terms and conditions, and to full compliance with the approved plans bearing the stamp of approval and the above described development permit number.

The present owner and any subsequent owner of the above described land must comply with any attached terms and conditions.

Date of Decision: May 21, 2019

Decision By: Council

Issued Date:

Development Permit Area: Floodplain Development Permit Area

This permit will not be valid if development has not commenced by

Existing Zone: RU1-Large Lot Housing
Residential

Future Land Use Designation: S2RES – Single / Two Unit

This is NOT a Building Permit.

In addition to your Development Permit, a Building Permit may be required prior to any work commencing. For further information, contact the City of Kelowna, Development Services Branch.

NOTICE

This permit does not relieve the owner or the owner's authorized agent from full compliance with the requirements of any federal, provincial or other municipal legislation, or the terms and conditions of any easement, covenant, building scheme or agreement affecting the building or land.

Owner: Geoffrey Couper, Michelle Couper, Friedrich Wille, and Evelyn Wille

Ryan Smith, Community Planning Department Manager
Community Planning & Strategic Investments

Date

1. SCOPE OF APPROVAL

This Development Permit applies to and only to those lands within the Municipality as described above, and any and all buildings, structures and other development thereon.

This Development Permit is issued subject to compliance with all of the Bylaws of the Municipality applicable thereto, except as specifically varied or supplemented by this permit, noted in the Terms and Conditions below.

The issuance of a permit limits the permit holder to be in strict compliance with regulations of the Zoning Bylaw and all other Bylaws unless specific variances have been authorized by the Development Permit. No implied variances from bylaw provisions shall be granted by virtue of drawing notations that are inconsistent with bylaw provisions and that may not have been identified as required Variances by the applicant or Municipal staff.

2. CONDITIONS OF APPROVAL

- a) The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A";
- b) 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.

This Development Permit is valid for two (2) years from the date of the Community Planning Department Manager approval, with no opportunity to extend.

3. Indemnification

Upon commencement of the works authorized by this Permit the Developer covenants and agrees to save harmless and effectually indemnify the Municipality against:

- a) All actions and proceedings, costs, damages, expenses, claims, and demands whatsoever and by whomsoever brought, by reason of the Municipality said Permit.

All costs, expenses, claims that may be incurred by the Municipality where the construction, engineering or other types of works as called for by the Permit results in damages to any property owned in whole or in part by the Municipality or which the Municipality by duty or custom is obliged, directly or indirectly in any way or to any degree, to construct, repair, or maintain.

**The PERMIT HOLDER is the CURRENT LAND OWNER.
Security shall ONLY be returned to the signatory of the
Landscape Agreement or their designates.**

PURPOSE

To consider the form and character of an addition to a single family dwelling.

PROPERTY INFORMATION

Applicant:	Geoffrey Couper
Owner:	Geoffrey Couper, Michelle Couper, Friedrich Wille, Evelyn Wille
Municipal Address:	418-422 Cadder Ave.
Legal Description:	Lot 7, Block 8 District Lot 14 ODYD Plan 348
Current Zone:	RU1–Large Lot Housing
Current OCP Designation:	S2RES – Single / Two Unit Residential
Development Permit Area:	Floodplain Development Permit Area
Current Use:	Large Lot Housing

Adjacent Uses:

PROPERTY	USE	ZONE	OCP DESIGNATION
North	Large Lot Housing	RU1	S2RES
East	Large Lot Housing	RU1	S2RES
South	Large Lot Housing	RU1	S2RES
West	Large Lot Housing	RU1	S2RES

ZONING BYLAW ANALYSIS

CRITERIA	RU1 ZONE REQUIREMENT	PROPOSAL
Subdivision or Existing Lot Regulations		
Minimum Lot Width	>20m	22.63m
Minimum Lot Depth	>30.0m	60.830m
Minimum Lot Area	>800m ²	1373.2m ²
Development Regulations		
Site Coverage	The maximum site coverage is 40% and together with driveways and parking areas, shall not exceed 50%.	38%
Maximum Height	<9.5 m stories	7.1m
Minimum Front Yard	6m	7.4m
Minimum Side Yard (street)	2.3m	6m
Minimum Side Yard	2.3m	2.5m
Minimum Rear Yard	7.5m	2.5m❶
❶Variance request for increase to rear yard setback.		

HERITAGE ALTERATION PERMIT GUIDELINES

Heritage Conservation Area

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
Site Layout and Parking			
Are established front yard setbacks maintained within 10% of neighbouring building setbacks?	Yes		
Are parking spaces and garages located in the rear yard?		No	
Are established building spacing patterns maintained?	Yes		
Does the carriage house complement the character of the principal dwelling?			N/A
Are accessory buildings smaller than the principal building?			N/A
Building Massing			
Is the established streetscape massing maintained?	Yes		
Is the massing of larger buildings reduced?			N/A
Roof Forms, Dormers and Chimneys			
Is the roof pattern in keeping with neighbouring buildings?	Yes		
Are skylights hidden from public view?			N/A
Are high quality, low maintenance roofing materials being used?	Yes		
Are the roofing materials similar to traditional materials?	Yes		
Are the soffit, overhang and rain water drainage features in keeping with the building's architectural style?	Yes		
Do secondary roof elements have a similar pitch as the principal roof?	Yes		
Are chimneys in keeping with the building's architectural style?			N/A
Cladding Materials			
Are low maintenance building materials being used?	Yes		
Are the building materials similar to traditional materials?	Yes		
Are exterior colours in keeping with the traditional colours for the building's architectural style?	Yes		
Doors and Windows			

HERITAGE CONSERVATION AREA	YES	NO	N/A
Are established window placement, style and window-to-wall area ratios maintained?	Yes		
Are established door placement, style and door-to-wall area ratios maintained?	Yes		
Is the main entrance a dominant feature visible from the street?	Yes		
Is the main entrance in keeping with the building's architectural style?	Yes		
Are the door and window design details consistent with the building's architectural style?	Yes		
Landscaping, Walks and Fences			
Are existing healthy mature trees being retained?	Yes		
Is the front yard landscaping consistent with neighbouring properties?	Yes		
Is street facing fencing or screening landscaping no more than 1 m in height?	Yes		
Privacy and Shadowing Guidelines			
Are there clear sightlines from the street to the front yard and dwelling?	Yes		
Does the building location minimize shadowing on the private open space of adjacent properties?		No	

DISCUSSION

1.0 Proposal

1.1 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.

1.2 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



2.0 Discussion of Relevant Policies

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 Marshall Conservation Area Design Guidelines. The addition re-oriens 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.

3.0 Official Community Plan

3.1 Objectives (Ch.16.1)

- 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.

RECOMMENDATION

THAT the Community Planning Department Manager authorizes the issuance of Heritage Alteration Permit No. HAP18-0012 for Lot 7, Block 8 District Lot 14 ODYD Plan 348 located at 412-422 Cadder Ave Kelowna, BC to allow the construction of an addition and renovation 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";
3. Tree protection measure are erected onsite to protect existing mature trees from construction as specified in British Columbia Landscape Standards.

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

Application Chronology:

Date of Application Received: July 4, 2018

Date of Community Heritage Committee Consideration: September 20, 2018

Report prepared by:

☐

Levan King Cranston, Planner I

Reviewed by:

☐

Terry Barton, Urban Planning Manager

Approved by:

☐

Ryan Smith, Community Planning Department Manager

Attachments:

Attachment A: Development Engineering Memorandum

Schedule A: Site Plan

Schedule B: Elevations

Schedule C: Landscape Plan

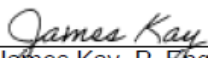
CITY OF KELOWNA**MEMORANDUM**

Date: April 04, 2019
File No.: HAP18-0012
To: Community Planning (TA)
From: Development Engineer Manager (JK)
Subject: 418-422 Cadder Ave REVISED Heritage Alteration

The Development Engineering comments and requirements regarding this HAP application are as follows:

1. **General.**

A Heritage Alteration permit for an addition to an existing semi-detached building with a variance to the rear yard setback does not trigger any offsite requirements.


James Kay, P. Eng.
Development Engineering Manager

JA

ATTACHMENT		A
This forms part of application		
# HAP18-0012		
Planner Initials	LKC	 City of Kelowna <small>COMMUNITY PLANNING</small>

SCHEDULE B

This forms part of application

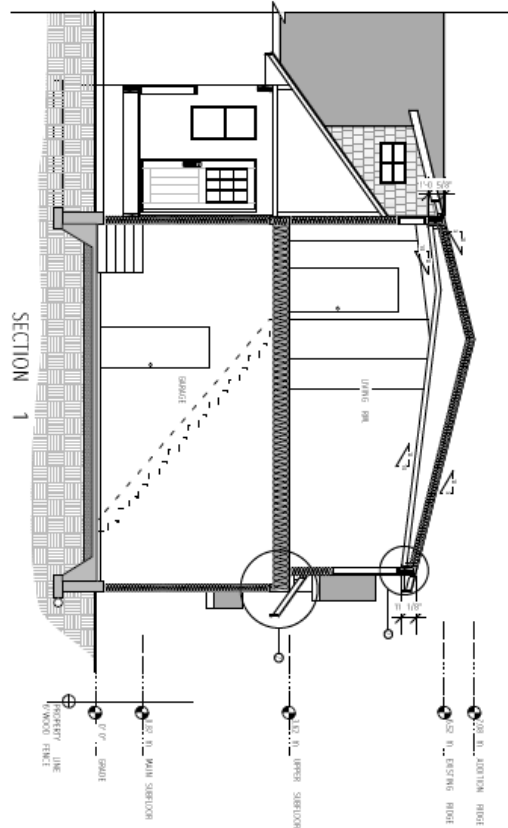
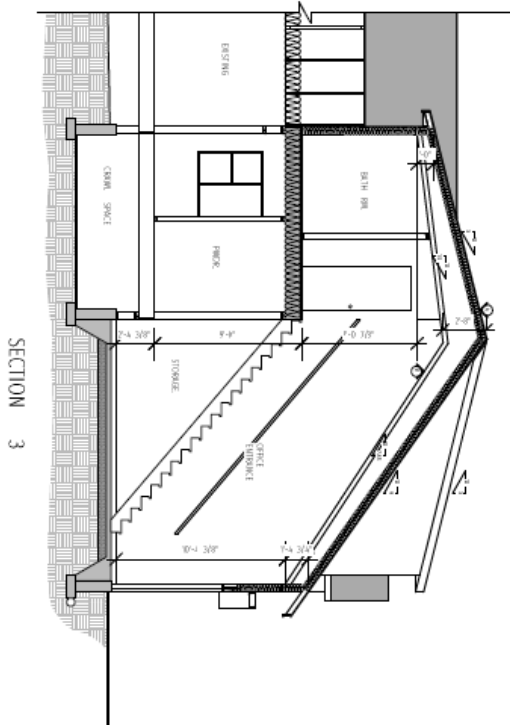
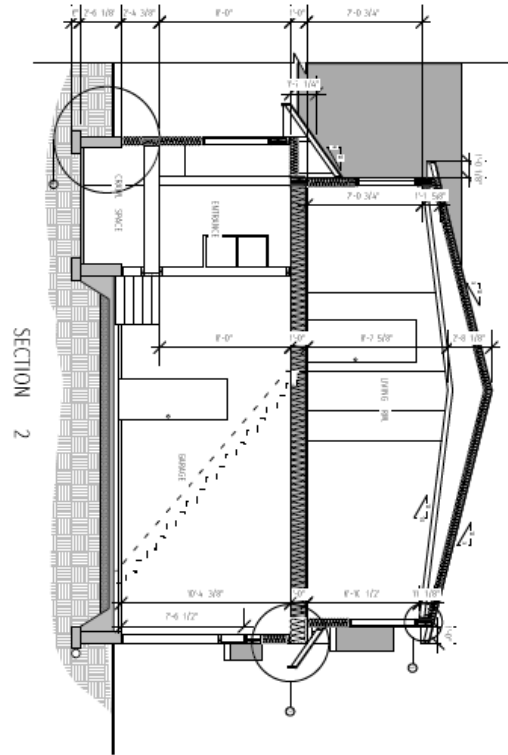
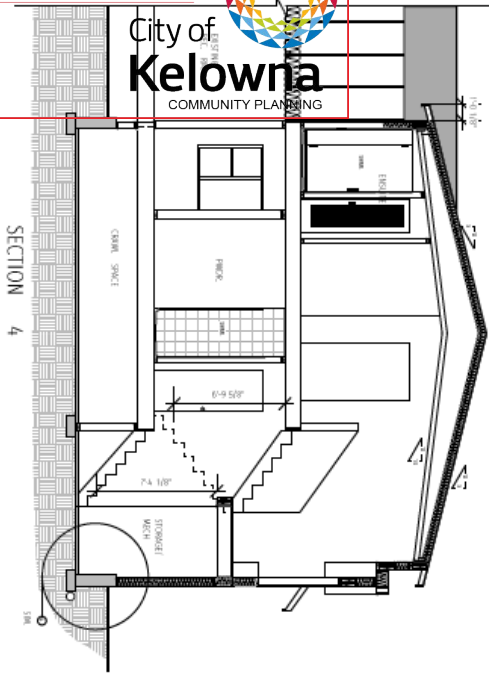
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Planner
Initials

LKC



City of Kelowna
COMMUNITY PLANNING



SCHEDULE

B

HAP18-0012

This forms part of application

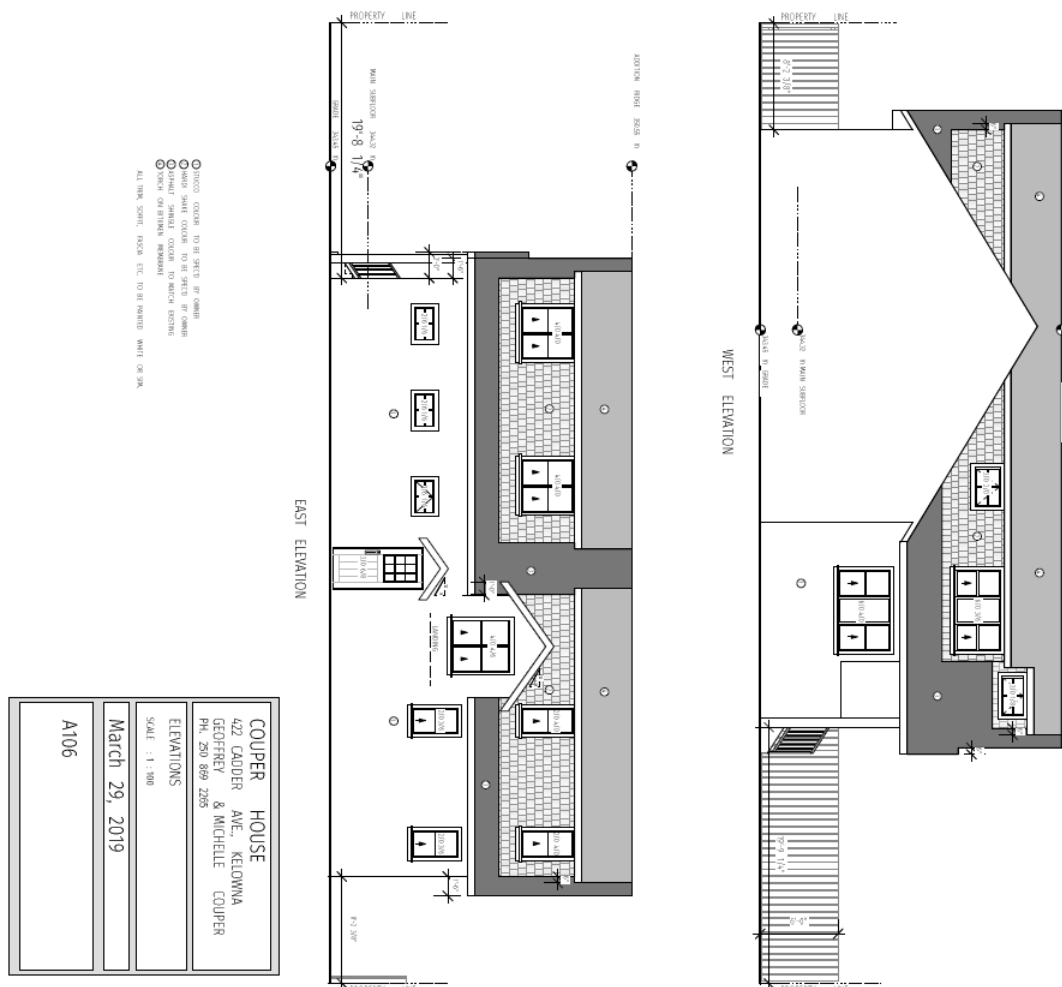
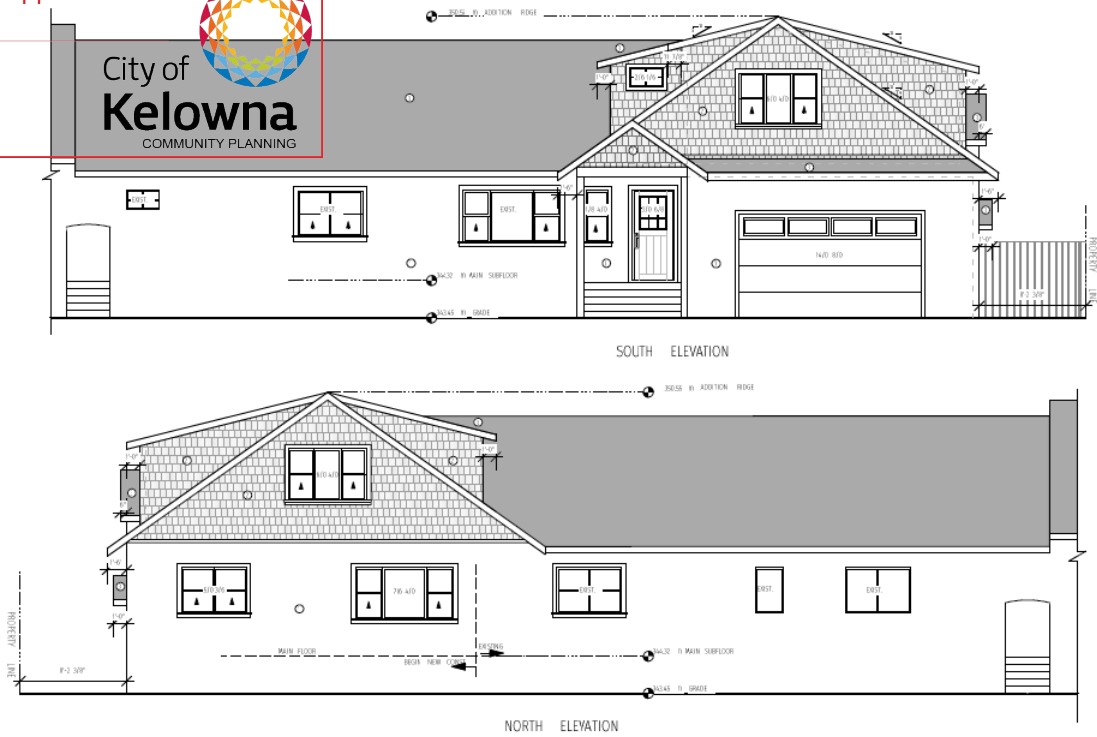
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Planner
Initials

LKC



City of Kelowna
COMMUNITY PLANNING



A106

March 29, 2019

SCALE : 1 : 100

ELEVATIONS

JEFFREY & MICHELLE LOOPER
PH. 250 869 2265

422 CADDER AVE., KELOWNA
BC V8Y 1A8

COUPER HOUSE

EAST ELEVATION

WEST ELEVATION