

REPORT TO COMMITTEE



Date: September 19, 2019

RIM No. 0940-60

To: Heritage Advisory Committee

From: Development Planning Department (AJ)

Application: HAP19-0011 **Owner:** Anita Catherine Fee & Leanne Marie Hopegood

Address: 440 Cadder Avenue **Applicant:** Gerald W. Fee

Subject: Heritage Alteration Permit

Existing OCP Designation: S2RES – Single / Two Unit Residential

Existing Zone: RU1 – Large Lot Housing

Heritage Conservation Area: Abbott Street Heritage Conservation Area

Heritage Register: Not Included

1.0 Purpose

To consider the form and character of a proposed addition to a secondary suite in a single detached house and to vary the minimum rear yard on the subject property.

2.0 Proposal

2.1 Background

The applicant is proposing a 16.35 m² addition to an existing secondary suite in the rear of the subject property. The applicant is seeking the addition to expand the living space in the secondary suite. To facilitate the addition, the applicant is proposing to expand the existing secondary suite by 2.4 m to the north. The proposed addition would change the roofline from sloping downward towards the rear property line to an open gable roof facing the rear property line, which is consistent with the architecture of the existing dwelling. The exterior façade of the addition is intended to match the façade of the existing house, with white Hardie Board siding to be used. The shingles are to match the existing shingles, and the suite's existing bay windows are to be reused.

2.2 Variance

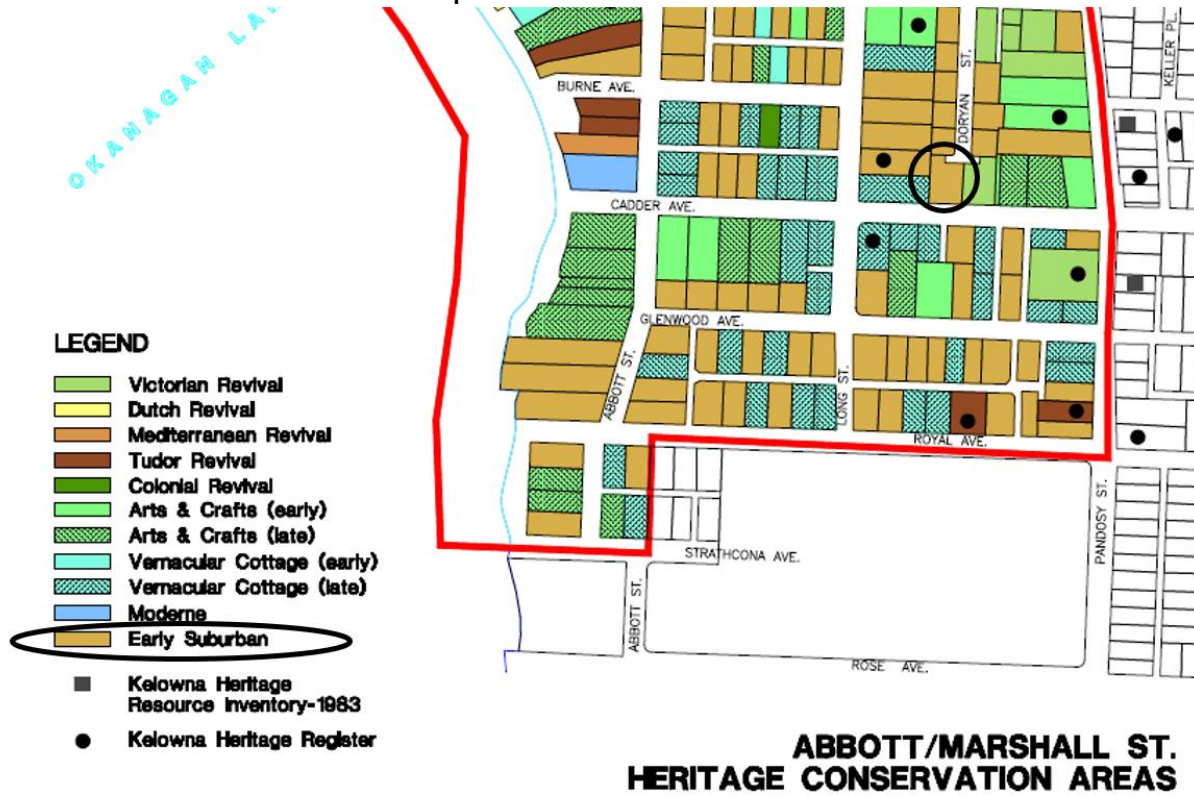
As proposed, the addition would extend into the required rear yard of the subject property; therefore, a variance to the required minimum rear yard from 7.5 m to 4.57 m is being requested. The addition would be visible from Doryan Street, but the Cadder Avenue façade would not be affected by this proposal. There is

existing landscaping and fencing on the north property line that is to be retained adjacent to the proposed addition.

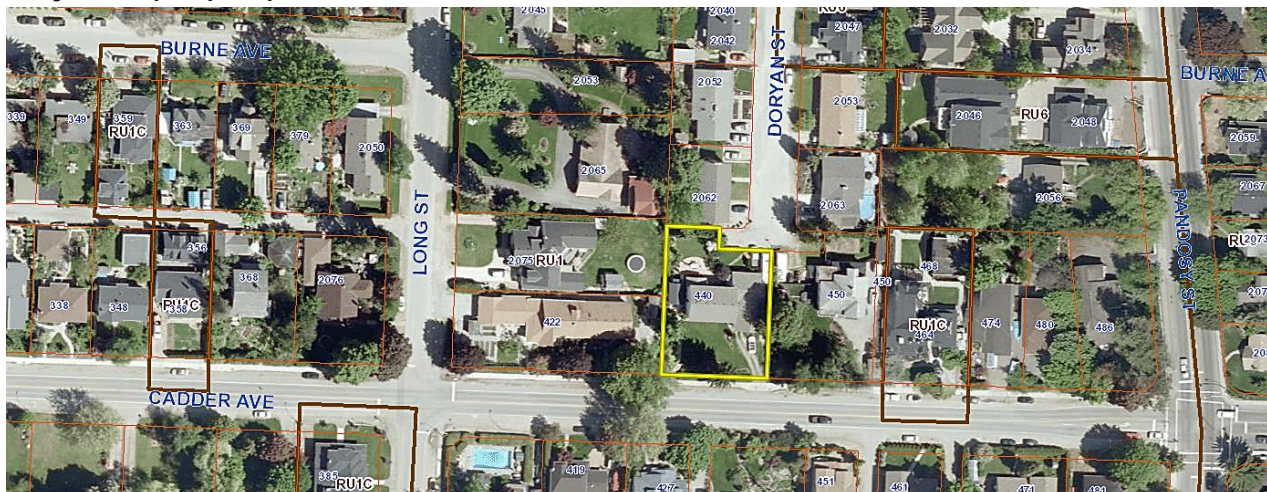
2.3 Site Context

The subject property is located within the Abbott Street Heritage Conservation area but is not included on the Heritage Register. There is a single-family dwelling on the subject property with an existing secondary suite. The dwelling is in the Early Suburban building style as per the Abbott Street Conservation Area Map below. The subject property is zoned is RU1 – Large Lot Housing and the Official Community Plan Future Land Use designation of the subject property is S2RES – Single / Two Unit Residential.

Abbott Street Conservation Area Map



Subject Property Map:



2.4 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RU ₁ ZONE REQUIREMENTS	PROPOSAL
Development Regulations		
Maximum Height	9.5 m / 2 storeys	6.7 m / 1 storey
Minimum Front Yard	6.0 m	14.2 m
Minimum Side Yard (west)	2.0 m	±19.0 m
Minimum Side Yard (east)	2.0 m	4.4 m
Minimum Rear Yard	7.5 m	4.57 m ❶
❶ Indicates a requested variance to the minimum required rear yard.		

Report prepared by: Arlene Janousek, Planner

Approved for Inclusion: Laura Bentley, Urban Planning & Development Policy Manager

Attachments:

Schedule A: Heritage Guidelines Checklist

Attachment A: Applicant Rationale

Attachment B: Drawing Package

Attachment C: Materials

Attachment D: Site Photos

SCHEDULE A – Heritage Guidelines



Subject: HAP19-0011, Cadder Avenue 44

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
Site Layout and Parking			
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?	✓		
Are accessory buildings smaller than the principal building?	✓		
Building Massing			
Is the established streetscape massing maintained?	✓		
Is the massing of larger buildings reduced?			✓
Roof Forms, Dormers and Chimneys			
Is the roof pattern in keeping with neighbouring buildings?	✓		
Are high quality, low maintenance roofing materials being used?	✓		
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?	✓		

HERITAGE CONSERVATION AREA	YES	NO	N/A
Do secondary roof elements have a similar pitch as the principal roof?	✓		
Cladding Materials			
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?	✓		
Doors and Windows			
Are established window placement, style and window-to-wall area ratios maintained?	✓		
Are the door and window design details consistent with the building's architectural style?	✓		
Landscaping, Walks and Fences			
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?		✓	
Privacy and Shadowing Guidelines			
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?	✓		

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

2.1 Fourth Civic Phase Architectural Style (approx. 1946-1960)

The fourth civic phase follows the end of World War II, about 1946, and continues to about 1960 when the remaining lots in the Heritage Conservation Area were taken up with new housing. Traditional styles were not favoured in post-WWII society. The influence of the International Style of architecture and the advent of new construction materials, like thermo-pane picture windows, significantly changed the home building market and architectural style. The emergent style of this period is the Early Suburban Bungalow.

Early Suburban Bungalow Characteristics

- Horizontal feel to the architecture
- Low gable and hip roof form
- Plain soffit & brackets
- 1 & 2 storey massing
- Wide siding below belt-line / stucco above
- Horizontal multi-sash and picture windows
- Narrow window & door surrounds
- Asymmetrical front façade
- Side or front yard parking
- Asphalt shingle
- Front driveway access