

REPORT TO COUNCIL



Date: October 22, 2019

To: Council

From: City Manager

Department: Development Planning

Application: HAP19-0011

Owner: Anita Catherine Fee & Leanne
Marie Hopegood

Address: 440 Cadder Avenue

Applicant: Gerald W. Fee

Subject: Heritage Alteration Permit

1.0 Recommendation

THAT Council authorizes the issuance of Heritage Alteration Permit No. HAP19-0011 for Lot 6 Block 8 District Lot 14 ODYD Plan 348 Except Plan 10478, located at 440 Cadder Avenue, 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 a variance to the following section of Zoning Bylaw No. 8000 be granted as show on Schedule "A":

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

To vary the required minimum rear yard from 7.5 m permitted to 4.57 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 proposed addition to a secondary suite in a single detached house and to vary the minimum rear yard on the subject property.

3.0 Development Planning

Development Planning staff support this application for an addition to a single detached house with a variance to the required rear yard to increase the space in an existing secondary suite. The form and character of the proposed addition is aligned with the Early Suburban architecture of the existing house. The proposed

addition also fits within the context of the neighbourhood and will not impact the Cadder Avenue façade. The requested variance at the rear is proposed to be mitigated through landscaping and screening.

4.0 Proposal

4.1 Project Description

The applicant is proposing a 16.35 m² addition to a single detached house towards the rear of the subject property. The applicant is seeking the addition to expand the living space in an existing secondary suite. The proposed addition would change the roofline from sloping downward towards the rear property line to an open gable roof, which is consistent with the architecture of the existing house. 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.

Variance

The proposed 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 not from Cadder Avenue. Existing landscaping and fencing on the north property line is to be retained beside the proposed addition.

4.2 Site Context

The subject property is located within the Abbott Street Heritage Conservation area but is not included on the Heritage Register. 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. The surrounding area is characterized by single family residential development.

Abbott Street Conservation Area Map



Subject Property Map:**4.3 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.		

5.0 Current Development Policies**5.1 Kelowna Official Community Plan (OCP)****Chapter 16: Heritage Conservation Area Guidelines****Objectives:**

Encourage new development, additions and renovations to existing development which are compatible with the form and character of the existing context.

6.o Application Chronology

Date of Application Received: July 17, 2019

Date Public Consultation Completed: July 23, 2019

Heritage Advisory Committee: September 19, 2019

The above noted application was reviewed by the Heritage Advisory Committee at the meeting held on September 19, 2019 and the following recommendations were passed but have not yet been adopted:

THAT the heritage alteration permit HAP19-0011 be recommended to Council for approval.

The following anecdotal comments from the Heritage Advisory Committee were provided:

- *The committee recommends reusing as much of the cedar siding as possible and encourages the milling of new cedar to match the existing cedar versus using Hardie Board siding.*

Report prepared by: Arlene Janousek, Planner

Reviewed by: Laura Bentley, Urban Planning & Development Policy Manager

Approved for Inclusion: Terry Barton, Development Planning Department Manager

Attachments:

Attachment A: Draft Development Permit HAP19-0011

Attachment B: Heritage Guidelines Checklist