

# Heritage Alteration Permit

HAP19-0011



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

**440 Cadder Avenue, Kelowna, BC**

and legally known as

**Lot 6 Block 8 District Lot 14 ODYD Plan 348 Except Plan 10478**

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

**Single Family Dwelling with Secondary Suite**

with variances to the following sections of the Zoning Bylaw 8000:

**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.

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:**

**Decision By:** City Council

**Issued Date:**

**Development Permit Area:** Abbott Street Heritage Conservation Area

**This permit will not be valid if development has not commenced within two (2) years of the Council approval date.**

Existing Zone: RU1 Future Land Use Designation: S2RES

## **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: Anita Catherine Fee & Leanne Marie Hopegood



\_\_\_\_\_  
Terry Barton, Development 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 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.

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

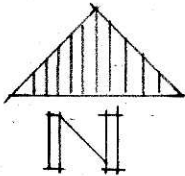
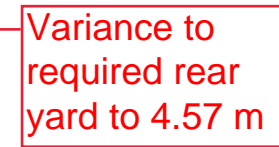
## **3. INDEMNIFICATION**

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.**

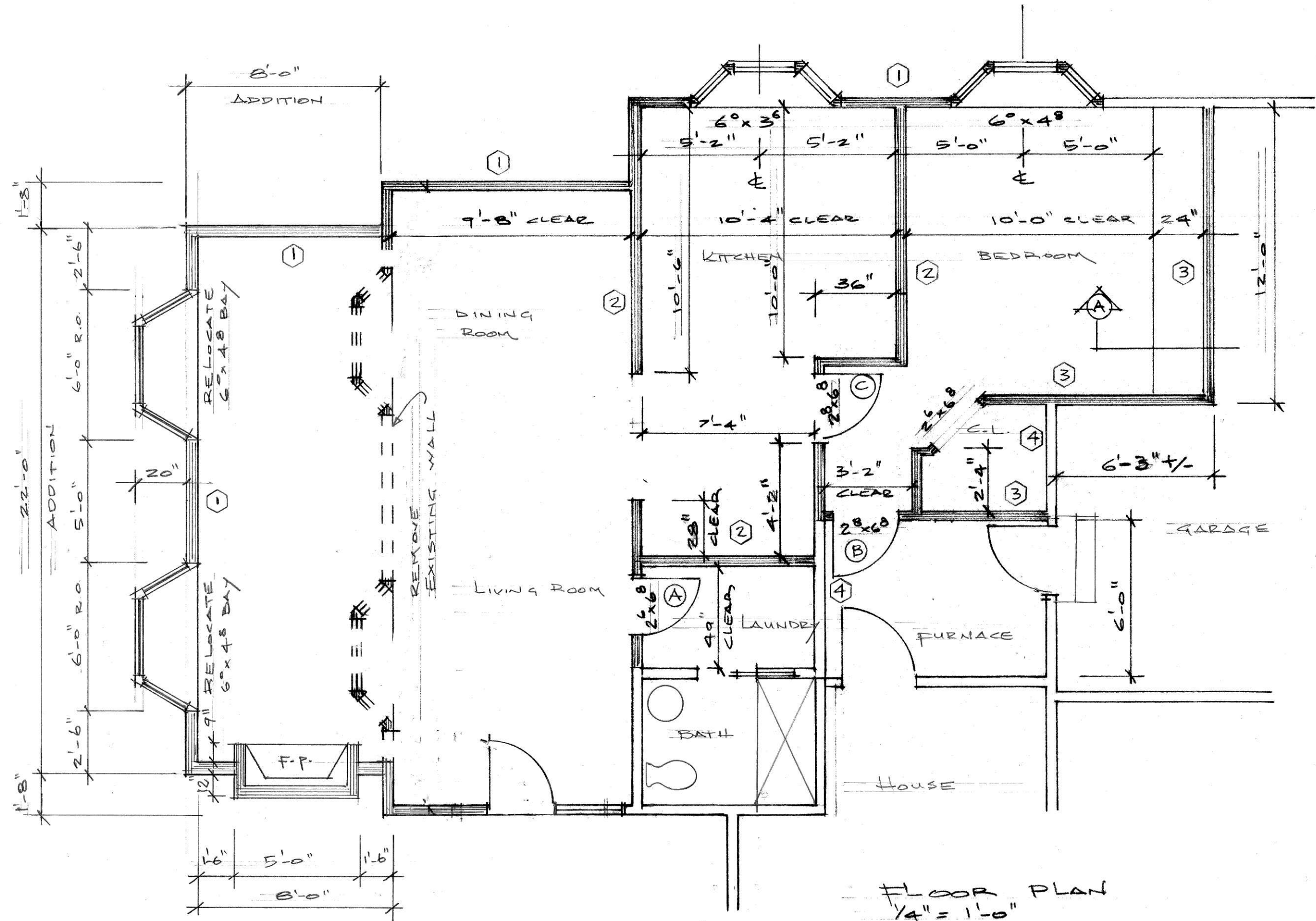
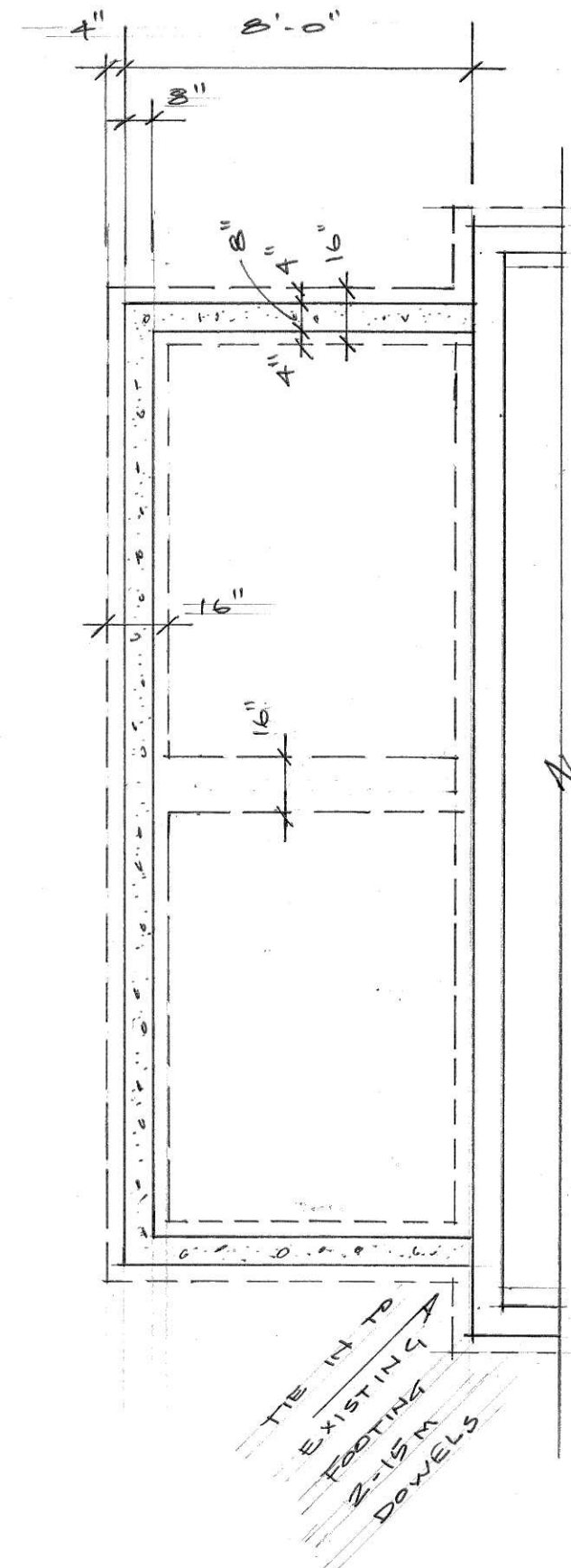
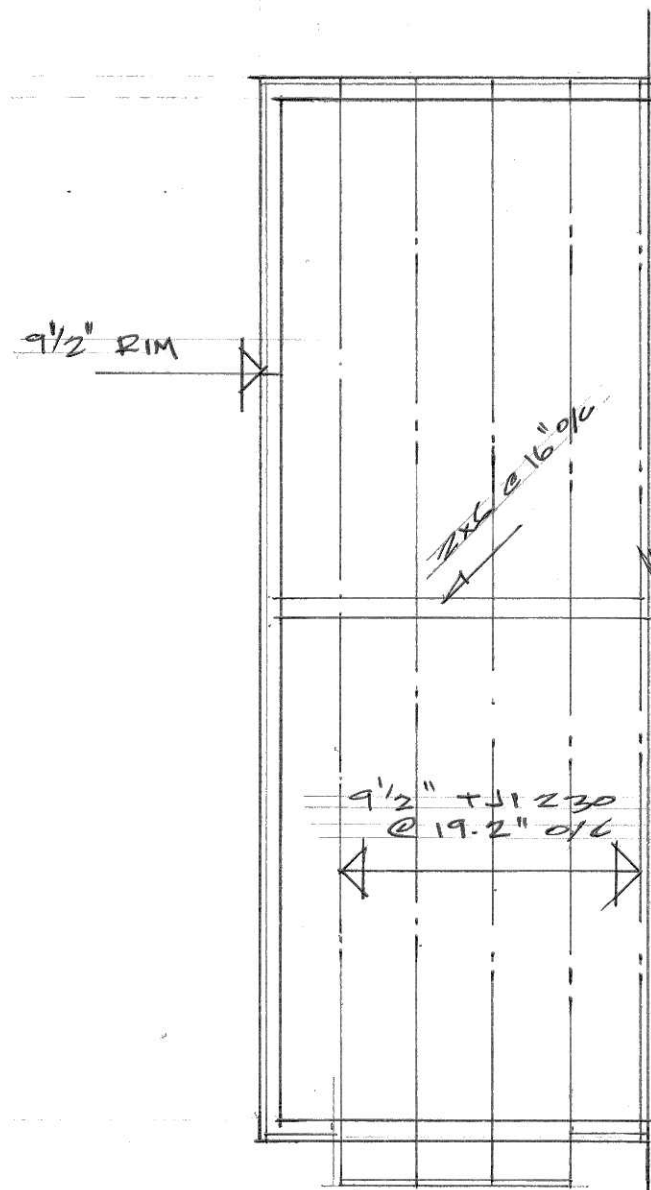
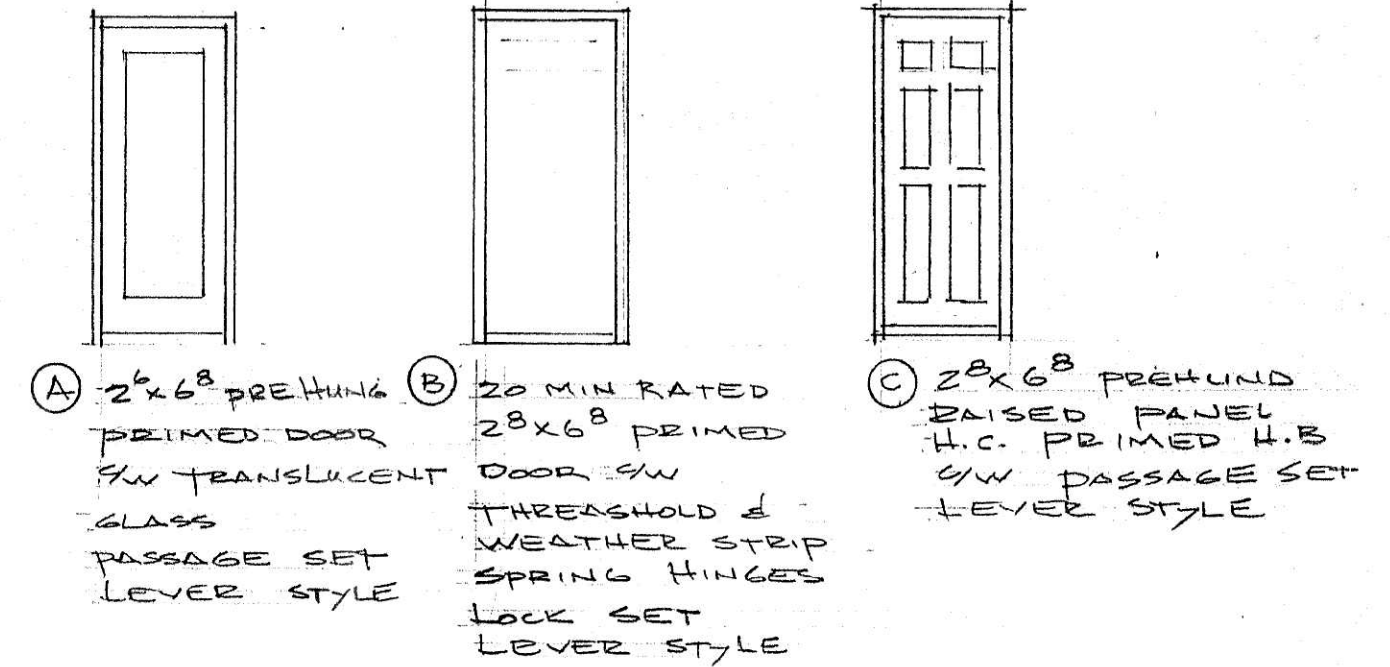
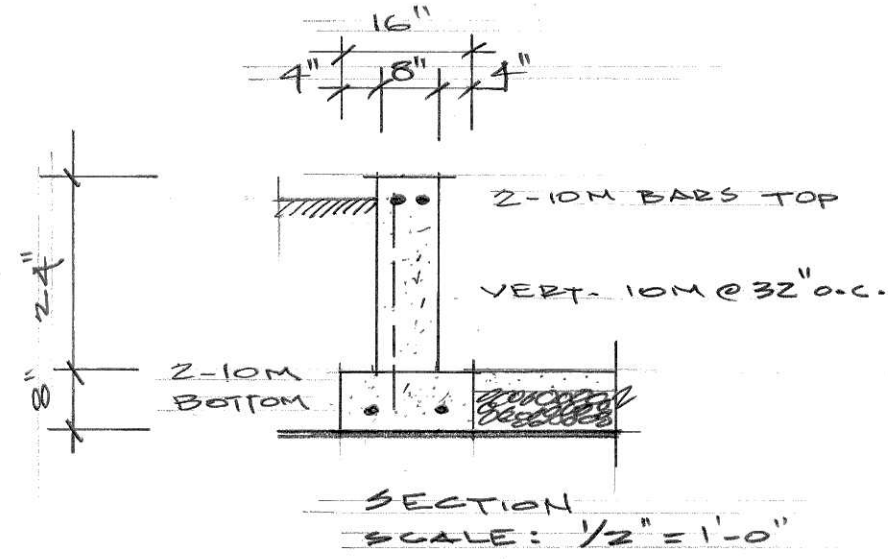


SITE AREA - 1227.43 m<sup>2</sup>  
HOUSE - 111.85 m<sup>2</sup>  
SUITE - 65.58 m<sup>2</sup> + 16.35 m<sup>2</sup> = 81.93 m<sup>2</sup>  
GARAGE - 46.16 m<sup>2</sup>  
DECK - 18.39 m<sup>2</sup>  
PERGOLA - 25.39 m<sup>2</sup>  
SITE COVERAGE - 283.72 / 1227.43 = 23.11%

PATIO - 50.54 M<sup>2</sup>  
WALKS - 60.16 M<sup>2</sup>  
PARKING - 22.30 M<sup>2</sup>  
TOTAL - 133 M<sup>2</sup>  
TOTAL SITE COVERAGE  
 $283.72 + 133 = 416.72 / 127.43 = 34\%$

SHEET 1 of 3





- WALL SCHEDULE**
- ① 1x8 HARDIE SIDING
  - BLDG. WRAP
  - 3/16" OSB
  - 2x6 @ 16" o.c.
  - R20 BATT INSULATION
  - V.B.
  - 1/2" GYPSUM BOARD

EXISTING - 706 S.F.  
ADDITION - 176 S.F.  
TOTAL - 882 S.F.

SECONDARY SUITE  
ADDITION



# SCHEDULE

B

This forms part of application

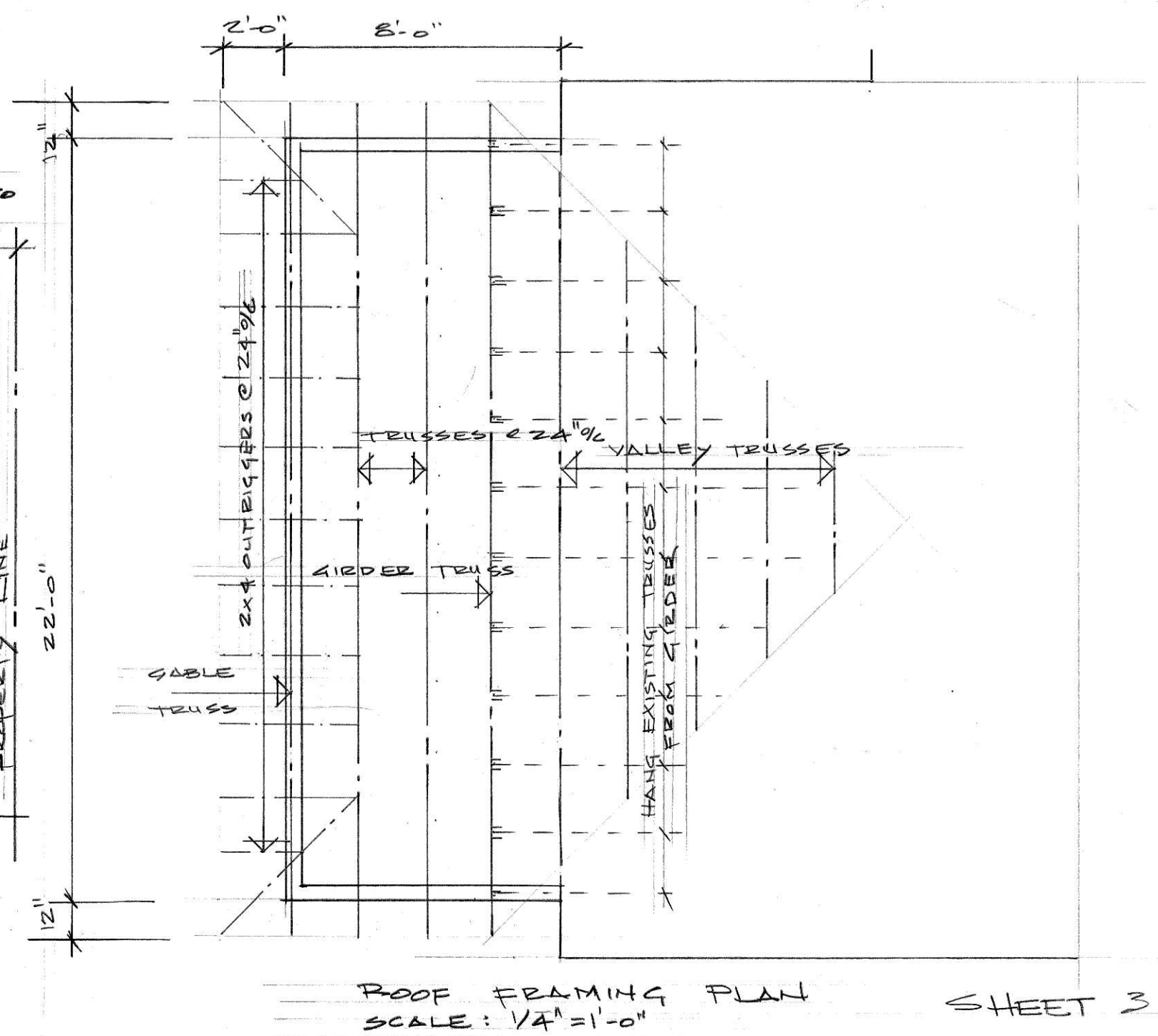
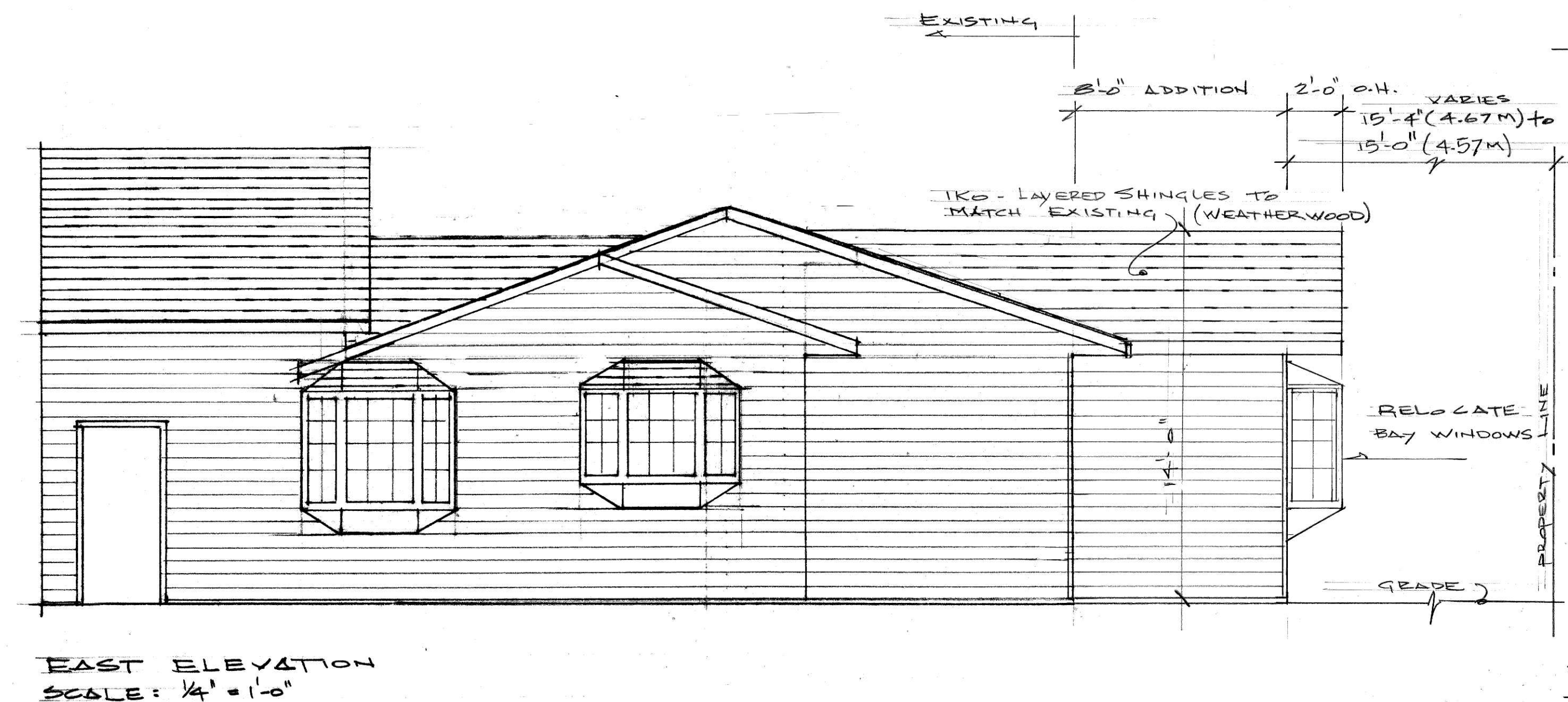
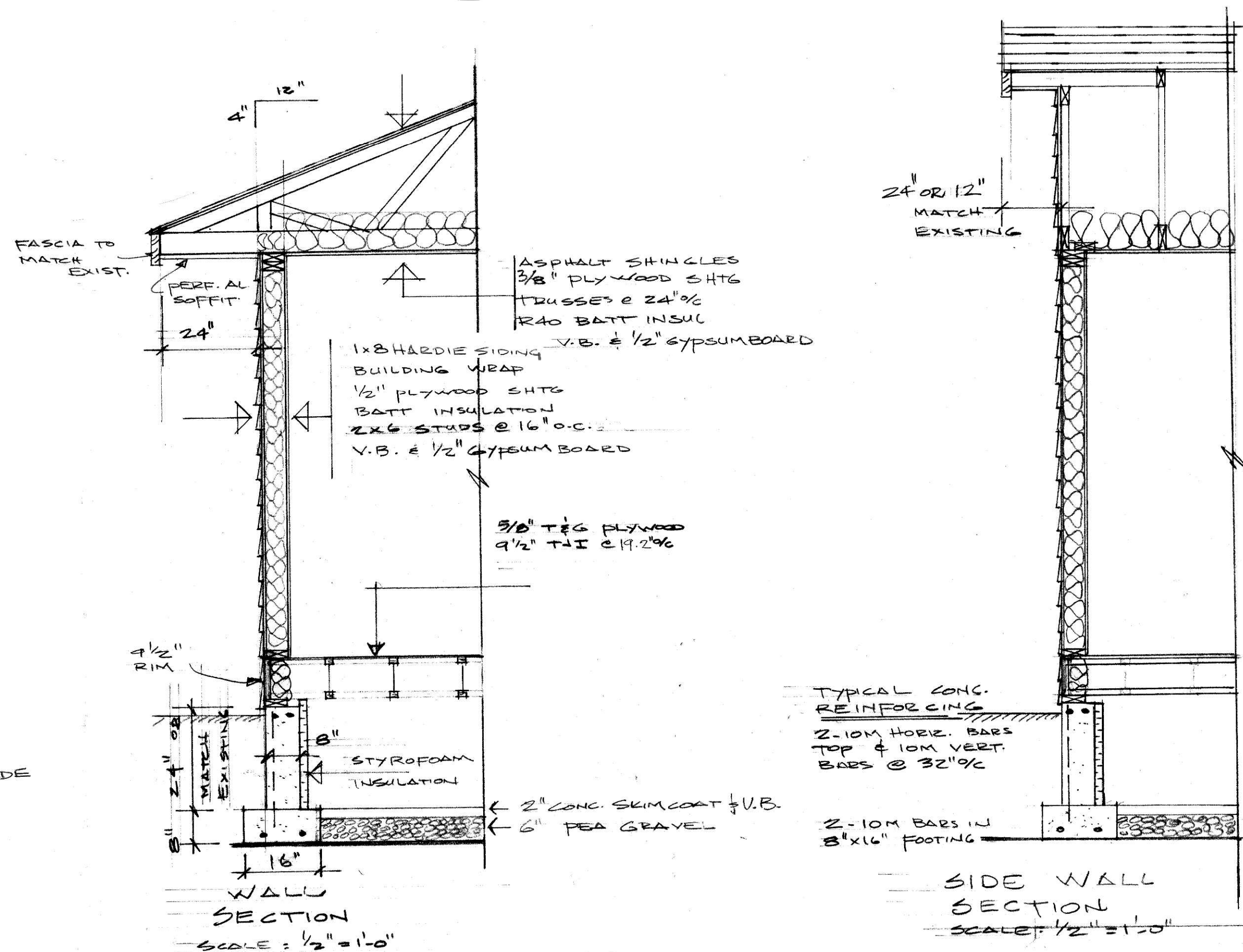
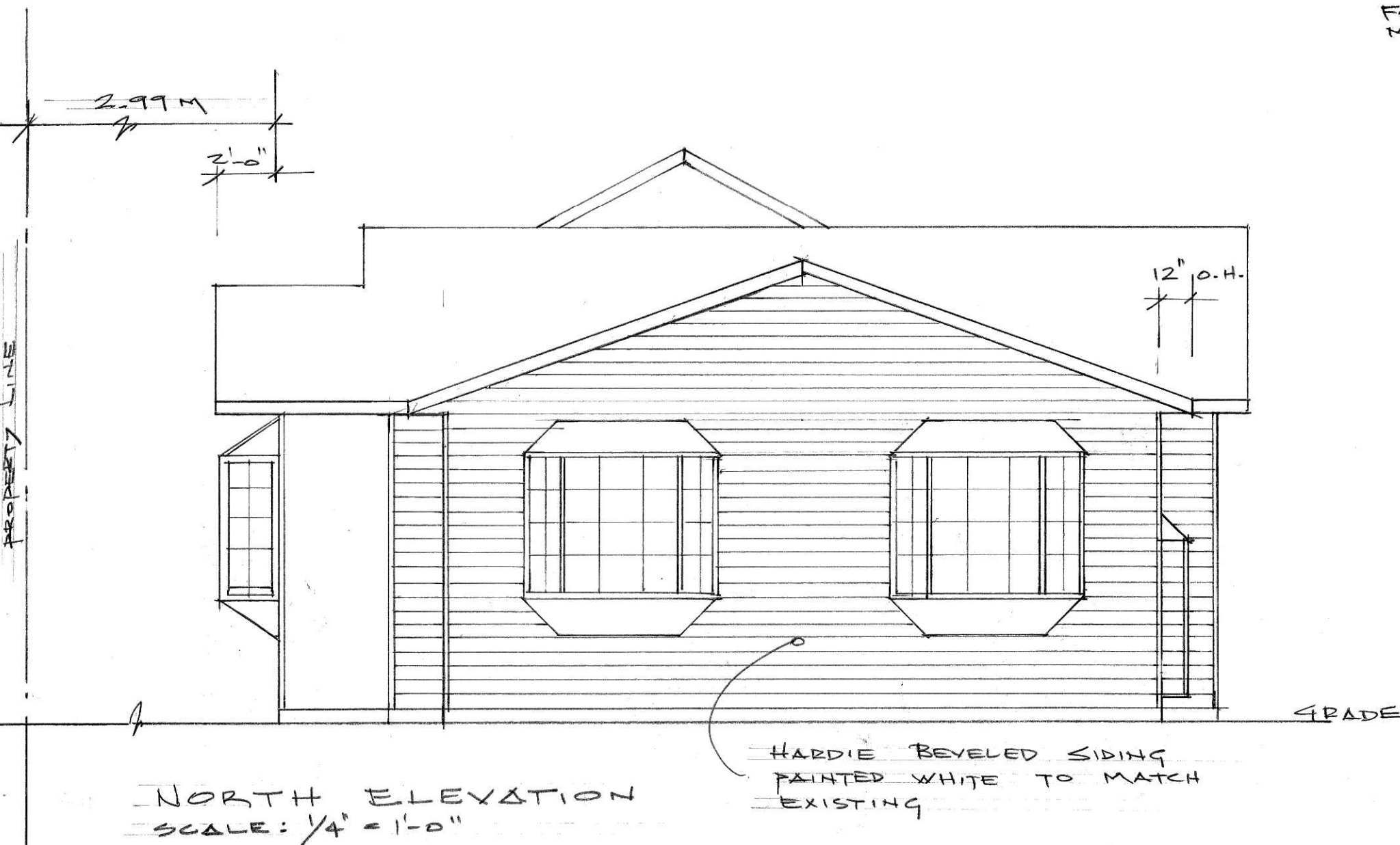
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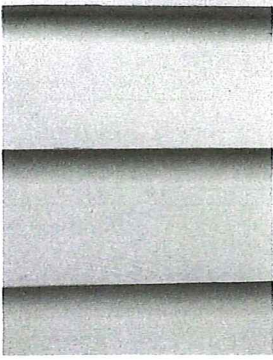
City of  
**Kelowna**  
DEVELOPMENT PLANNING

Planner  
Initials

AJ







WALL FINISH  
1x8 HARDIE  
SIDING - PAINTED  
WHITE TO MATCH  
EXISTING.



ROOFING -  
1x6 LAYERED  
SHINGLES TO  
MATCH  
EXISTING



EXISTING NORTH  
ELEVATION OF  
SUITE. ADDITION  
TO LOOK SIMILAR.



NORTH PROPERTY  
LINE AT SUITE.  
FIVE FOOT BLACK  
CHAIN LINK  
FENCE & EIGHT  
FOOT CEDAR  
HEDGE.



EXISTING BAY  
WINDOWS TO  
BE RELOCATED  
TO ADDITION



VIEW OF SUITE  
FROM NORTH

## SCHEDULE

B

This forms part of application

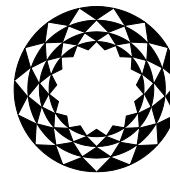
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City of  
**Kelowna**  
DEVELOPMENT PLANNING





# 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
<b>Site Layout and Parking</b>			
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?	✓		
<b>Building Massing</b>			
Is the established streetscape massing maintained?	✓		
Is the massing of larger buildings reduced?			✓
<b>Roof Forms, Dormers and Chimneys</b>			
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?	✓		

<b>HERITAGE CONSERVATION AREA</b>	<b>YES</b>	<b>NO</b>	<b>N/A</b>
Do secondary roof elements have a similar pitch as the principal roof?	✓		
<b>Cladding Materials</b>			
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?	✓		
<b>Doors and Windows</b>			
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?	✓		
<b>Landscaping, Walks and Fences</b>			
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?		✓	
<b>Privacy and Shadowing Guidelines</b>			
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?	✓		