



vernacular cottage (early and late), arts and crafts (early and late), and early suburban. The dominant style as per "Map 2- Dominant Style" is vernacular cottage (late).

### 2.3 Project Description

The subject property features front yard landscaping treatments, which will be maintained, that are characteristic of the Abbott Street Conservation Area. The existing landscaping features a meandering walkway to the front door, seating area and shade trees. In order to ensure the preservation of the landscaping, the applicant is proposing to increase the front yard setback from 4.5m permitted as per the Zoning Bylaw to 6.0m, which will locate the dwelling further back from the front property line. The proposed single family dwelling and carriage house are designed with elements of the "Vernacular Cottage" style, including:

- Flush gable verges
- Stucco or horizontal siding
- Up to two storey massing
- Clustered vertical window sashes
- Asymmetrical façade design
- Gable roof forms

#### Subject Property Map:



**Context Maps:**



*Cadder Ave facing west towards Okanagan Lake*



*Cadder Ave facing east*



*Existing homes to the west of the subject property*



Existing homes to the east of the subject property



Existing homes directly across from the subject property

2.4 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	ZONE REQUIREMENTS	PROPOSAL
Development Regulations		
Maximum Height	Principal Dwelling: 9.5m or 2 ½ storeys, whichever is the lesser Carriage House: 1 ½ storeys or 4.8 limited to the height of the principal dwelling	Principal Dwelling: 8.52m/2 ½ storeys Carriage House: 1 ½ storey or 4.55m
Minimum Front Yard	4.5m	6.0m
Minimum Side Yard (west)	2.0m (1-1 ½ storey) 2.3m (2-2 ½ storey)	2.0m (1-1 ½ storey) 2.3m (2-2 ½ storey)
Minimum Side Yard (east)	2.0m (1-1 ½ storey) 2.3m (2-2 ½ storey)	2.0m (1-1 ½ storey) 2.3m (2-2 ½ storey)
Minimum Rear Yard	0.9m with lane	0.9m from lane to carriage house

### 3.0 Heritage Advisory Committee Considerations

Development Planning Staff are requesting comments and recommendations regarding the form and character, site layout and context. Key considerations include:

- Compatibility, scale and massing of the proposed development within the neighbourhood context; and
- Design elements and proposed exterior in relation to the Vernacular Cottage building style

#### Report prepared by:

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Approved for Inclusion:



Terry Barton, Development Planning Department Manager

#### Attachments:

Schedule A – Heritage Guidelines  
Attachment A: Applicant Rationale  
Attachment B: Plans & Drawings  
Attachment C: Photos

# SCHEDULE A – Heritage Guidelines



HAP19-0015, 338 Cadder Ave

## 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?	√		
Does the carriage house complement the character of the principal dwelling?	√		
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 skylights hidden from public view?	√		
Are high quality, low maintenance roofing materials being used?	√		

<b>HERITAGE CONSERVATION AREA</b>	<b>YES</b>	<b>NO</b>	<b>N/A</b>
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?	√		
Do secondary roof elements have a similar pitch as the principal roof?	√		
Are chimneys in keeping with the building's architectural style?			√
<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 established door placement, style and door-to-wall area ratios maintained?	√		
Is the main entrance a dominant feature visible from the street?	√		
Is the main entrance in keeping with the building's architectural style?		√	
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?	√		

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

### 2.1 Second Civic Phase Architectural Styles (approx. 1918-1932)

The second civic phase spans from the end of the Great War, 1918, and continues through to the Great Depression, about 1932. This period is noted for traditional styles continuing to be favoured by builders and home buyers of the period. Late Arts & Crafts and Early Vernacular Cottage architectural styles characterize the period. However, other styles, such as Tudor Revival, did continue to be built as prestige homes within the Abbott Street Heritage Conservation Area.

#### *Late Arts & Crafts Style Characteristics*

- Stick-built feel to the architecture
- Medium gable and hip roof form
- Decorated soffit & brackets
- Enclosed front porch or portico
- Up to 2 ½ storeys
- Horizontal wood siding & corner-boards
- Upper storey belting (cladding may vary)
- Ornamental crafted wood
- Vertical double-hung window openings
- Multi-sash window assembly
- Wide window & door trim
- Multiple pane windows
- Asymmetrical front façade
- Wood shingle roofing
- Side or rear yard parking

#### *Early Vernacular Cottage Characteristics*

- Fanciful feel to the architecture
- Narrow eave verges
- Stucco cladding and detailing
- Stucco cove at soffit
- Up to 1 ½ storey massing
- Vertical window openings
- Balanced asymmetrical façade
- Porch or portico at front entrance
- Arched transom & feature windows
- Multi-sash window assembly
- Gable roof forms
- Stucco 'tuck' at the foundation line



- Wood or interlocking asphalt shingle
- Side or rear yard parking

### 2.1 Third Civic Phase Architectural Styles (approx. 1933-1945)

The third civic phase spans from the end of the Great Depression, about 1933, and continues to the end of World War II, 1945. This period is noted for a declining interest in traditional styles in favour of smaller, less ornately detailed housing development. The dominant styles of this period are the Late Vernacular Cottage and the 'forward looking' Moderne architecture. However, well-to-do members of Kelowna's leading civic and commercial families continued to build large homes of more traditional style.

#### *Late Vernacular Cottage Characteristics*

- Less fanciful feel to the architecture
- Flush gable verges
- Stucco or horizontal siding
- Up to 2 storey massing
- Clustered vertical window sashes
- Asymmetrical façade design
- Flush front entrance
- Minor decorative detailing
- Gable roof forms
- Wood or interlocking asphalt shingle
- Side or rear yard parking

### 2.2 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