



September 30, 2019

City Of Kelowna  
Urban Planning Department  
1435 Water Street  
Kelowna, BC

**RE: Proposed Rezoning and Heritage Alteration Permit at 338 Cadder Avenue**

Dear Urban Planner:

We are applying to rezone the subject property from the existing “RU1 - Large Lot Housing” zone to the “RU1c - Large Lot Housing with Carriage House” zone in order to permit the construction of new single-family dwelling and carriage house. The dwelling that is currently located on the property is to be moved off the site and relocated within the City.

The subject property is located within the Abbott Street Heritage Conservation area and thus also requires an application for a Heritage Alteration Permit to authorize construction of the new dwelling and carriage house. The existing dwelling is not listed on the Heritage Register but is identified as within the “Early Vernacular Cottage” dominant style in the “Abbott Street & Marshall Street Heritage Conservation Area Development Guidelines”.

The dwelling has been designed with elements reminiscent of the “Vernacular Cottage (late)” style in order to complement the heritage design elements of other dwellings located in the neighbourhood. The proposed home creates a transition from modern to the west and the basic 1950’s bungalow to the east. The building meets the following character defining qualities:

- Less fanciful feel to the architecture
- Flush gable verges
- Stucco or horizontal siding
- Up to 2 storey massing
- Clustered vertical window sashes
- Asymmetrical facade design
- Gable roof forms
- Side or rear yard parking

The new dwelling adjacent to the Cadder Avenue frontage is 2½ storeys in height incorporating a front veranda. Plenty of outdoor spaces are provided including a deck area within the attic roof structure oriented towards the rear yard, other small balconies located off bedrooms and the abundant gardens at the front and rear of the site. Although the

existing rear garden will be lost during the construction the landowner is planning on recreating it.

The carriage house will be located behind the new dwelling, adjacent to the lane. Three vehicle parking stalls are allocated within the lower floor of the building providing parking for both the principal dwelling and the residential portion of the carriage house. The proposed carriage house will incorporate design elements of the new principal dwelling, including the use of complementary building materials and colours for both buildings. The entrance to the carriage house is on the east side of the building, close to the private open space area.

The downtown area was developed with single unit dwellings on large lots dating back to the early 1900's, a time associated with the early incorporation of the City of Kelowna. The neighbourhood has seen a resurgence of development in the last 20 years. There are properties located to the north and east of the subject property that have the "c" designation. Further, the location of the subject property will provide walking access to many employment and commercial uses in the nearby downtown business district as well as to several beach accesses on Okanagan Lake.

We believe this proposal is a good fit within the fabric of the neighbourhood and will contribute to positive infill density in this area of Kelowna.

Regards

Birte Decloux on behalf of the owners



PROJECT INFORMATION

LEGAL DISCRIPTION: LOT 4, PLAN KAP3514, ODYD  
CIVIC ADDRESS: 338 CADDER AVENUE, KELOWNA, BC V1Y 5N1  
PID: 010-844-953

CURRENT ZONING: RU1 - LARGE LOT HOUSING  
PROPOSED ZONING: RU1c - LARGE LOT HOUSING WITH CARRIAGE HOUSE  
FUTURE LAND USE: S2RES - SINGLE / TWO UNIT RESIDENTIAL

OWNER INFORMATION

JEANINE & ALAN KONRAD  
PH 250.317.2275

CONTACT: JEANINE KONRAD  
j9k2011@gmail.com

ATTACHMENT B

This forms part of application  
# HAP19-0015

Planner  
Initials JB



338 CADDER AVENUE DEVELOPMENT



DRAWING LIST

ARCHITECTURAL DRAWING INDEX

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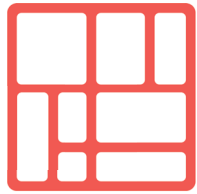
BUILDING DESIGN

IHS DESIGN  
#202 - 1470 ST. PAUL STREET  
KELOWNA, BC V1Y 2E6  
PH 250.212.7938

CONTACT: CHRIS VICKERY  
chris@ihdesign.com

URBAN PLANNING CONSULTANT  
URBAN OPTIONS PLANNING & PERMITS  
287 RIALTO DRIVE  
KELOWNA, BC V1V 1E9  
PH 250.575.6707

CONTACT: BIRTE DECLOUX  
birte@urbanoptions.ca



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250.212.7938  
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RESIDENTIAL DEVELOPMENT

338 CADDER AVENUE  
KELOWNA, BC V1Y 5N1

PROJECT INFO

DATE: 12-Dec-19

SCALE: AS NOTED

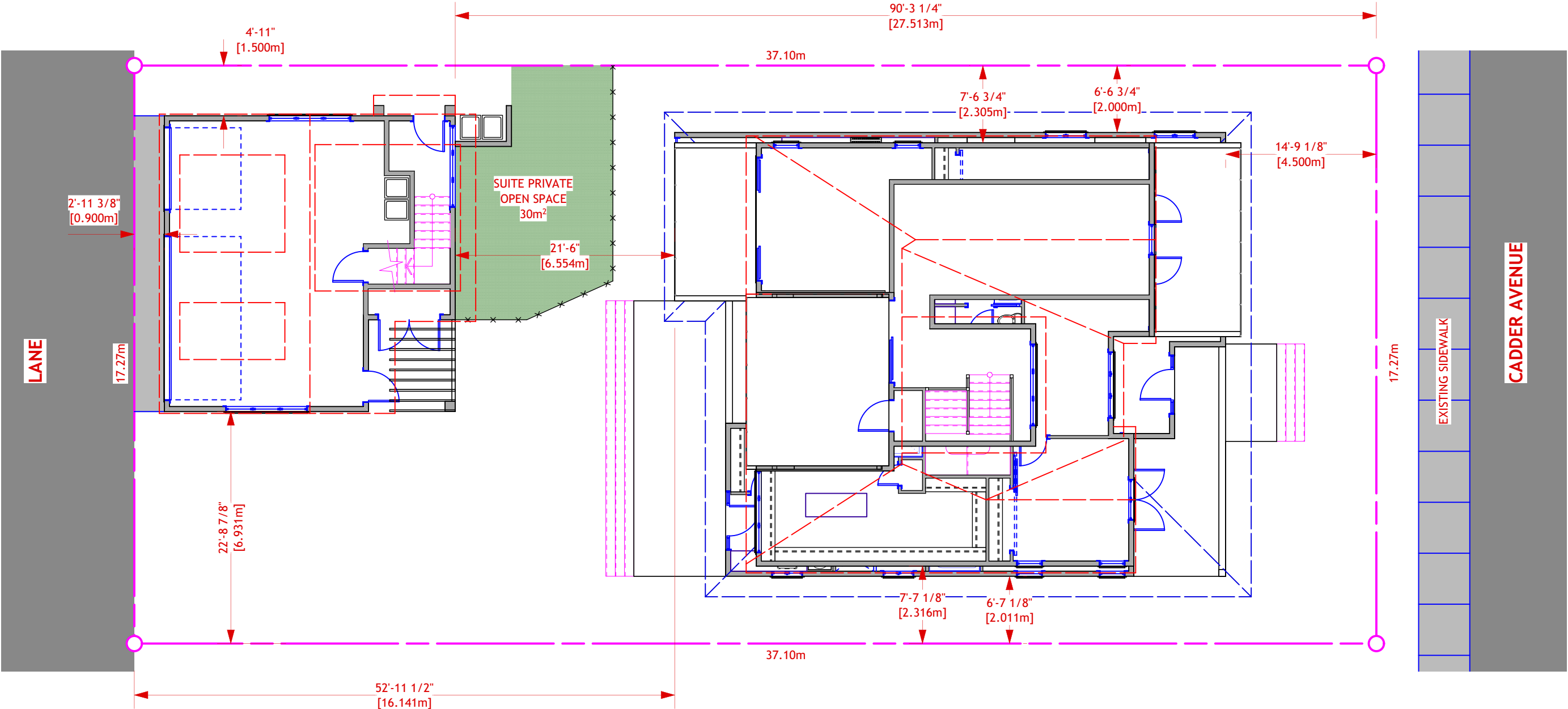
ISSUED FOR: DEVELOPMENT PERMIT  
SHEET: A1



ZONING INFORMATION

RU1-c - LARGE LOT HOUSING WITH CARRIAGE HOUSE	PERMITTED	PROPOSED
SITE AREA	550m2	640.7m2
PRINCIPAL BUILDING FOOTPRINT AT GRADE		186.9m2
CARRIAGE HOUSE FOOTPRINT AT GRADE	90m2	69.68m2
PROPOSED COVERED FRONT ENTRY		15.47m2
PROPOSED DRIVEWAY		7.96m2
SITE COVERAGE	40%	40%
SITE COVERAGE W/ HARDSURFACE	50.0%	41.3%
PRINCIPAL BUILDING HEIGHT	9.5m/2.5 STOREYS	9.40m/2.5 STOREYS
PRINCIPAL DWELLING SETBACKS		
FRONT (SOUTH) YARD SETBACK - CADDER AVE.	4.500m	4.500m
REAR (NORTH) YARD SETBACK - LANE	7.500m	16.141m
SIDE (EAST) YARD SETBACK - INTERIOR RU1	2.000m	2.000m
SIDE (EAST) YARD SECOND FLOOR SETBACK - INTERIOR RU1	2.300m	2.300m
SIDE (WEST) YARD SETBACK - INTERIOR RU1	2.000m	2.011m
SIDE (WEST) YARD SECOND FLOOR SETBACK - INTERIOR RU1	2.300m	2.316m

RU1-c - LARGE LOT HOUSING WITH CARRIAGE HOUSE	PERMITTED	PROPOSED
CARRIAGE HOUSE BUILDING HEIGHT	4.8m/1.5 STOREYS	4.549m/1.5 STOREYS
CARRIAGE HOUSE PEAK OF ROOF	10.533m	6.641m
CARRIAGE HOUSE TOTAL FINISHED FLOOR AREA		63.27m2
PRINIPAL DWELLING TOTAL FFA		341.59m2
PERCENTAGE CARRIAGE HOUSE FFA TO PRINCIPAL FFA	40.0%	18.5%
PERCENTAGE CARRIAGE HOUSE MAIN GFA TO SECOND GFA	75.0%	74.5%
TOTAL PRIVATE OPEN SPACE	30.00m2	42.00m2
CARRIAGE HOUSE SETBACKS		
FRONT (SOUTH) YARD SETBACK - CADDER AVE.	9.500m	27.513m
REAR (NORTH) YARD SETBACK - LANE	0.900m	0.900m
SIDE (EAST) YARD SETBACK - INTERIOR RU1	1.500m	1.500m
SIDE (WEST) YARD SETBACK - INTERIOR RU1	1.500m	6.931m
SETBACK BETWEEN BUILDINGS	4.500m	6.554m



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info@ihdesign.ca



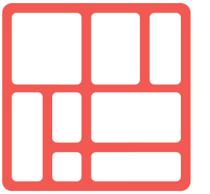
RESIDENTIAL DEVELOPMENT  
338 CADDER AVENUE  
KELOWNA, BC V1Y 5N1

SITE PLAN

DATE: 27-Sep-19

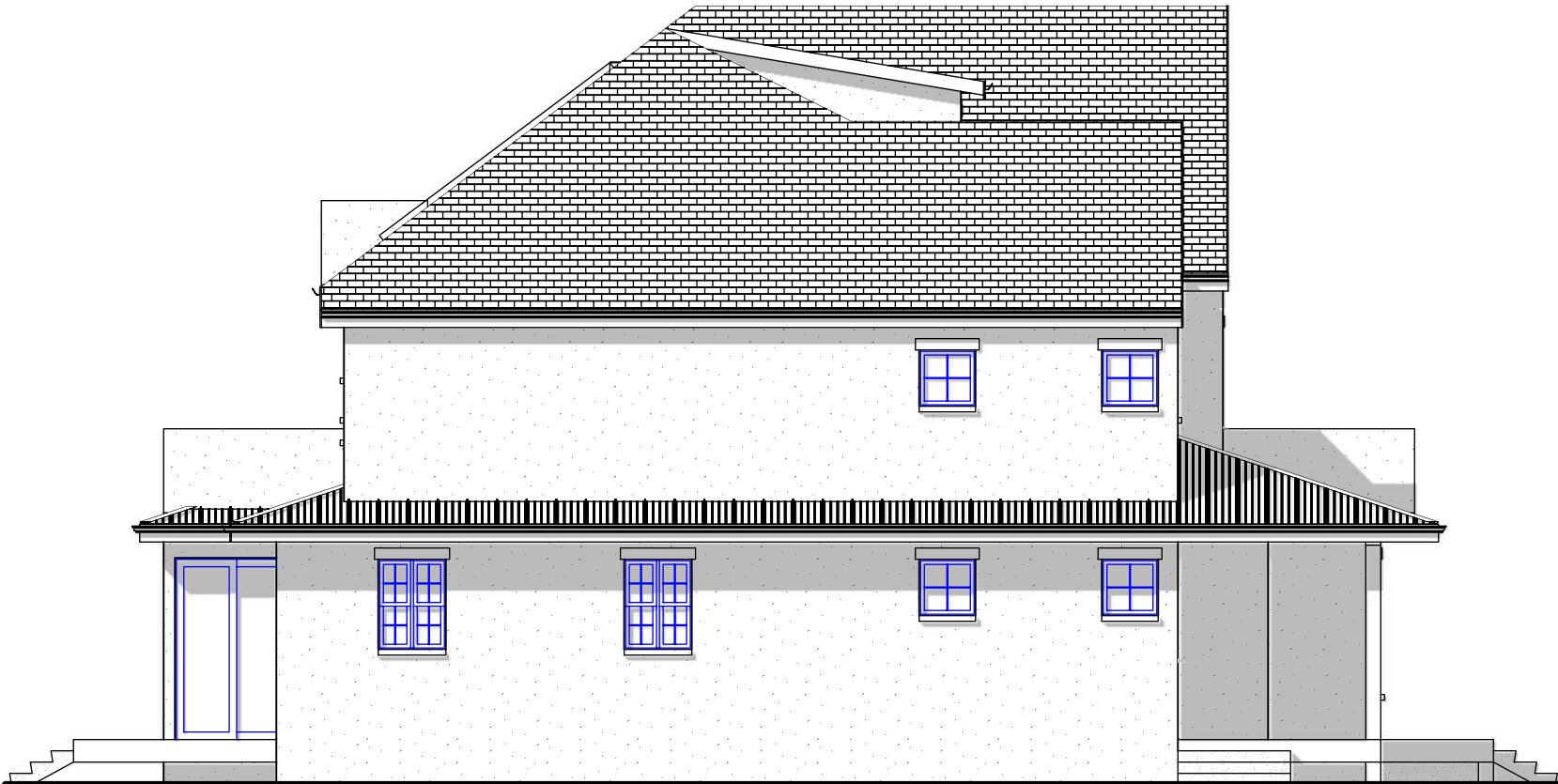
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ISSUED FOR: DEVELOPMENT PERMIT  
SHEET: A2





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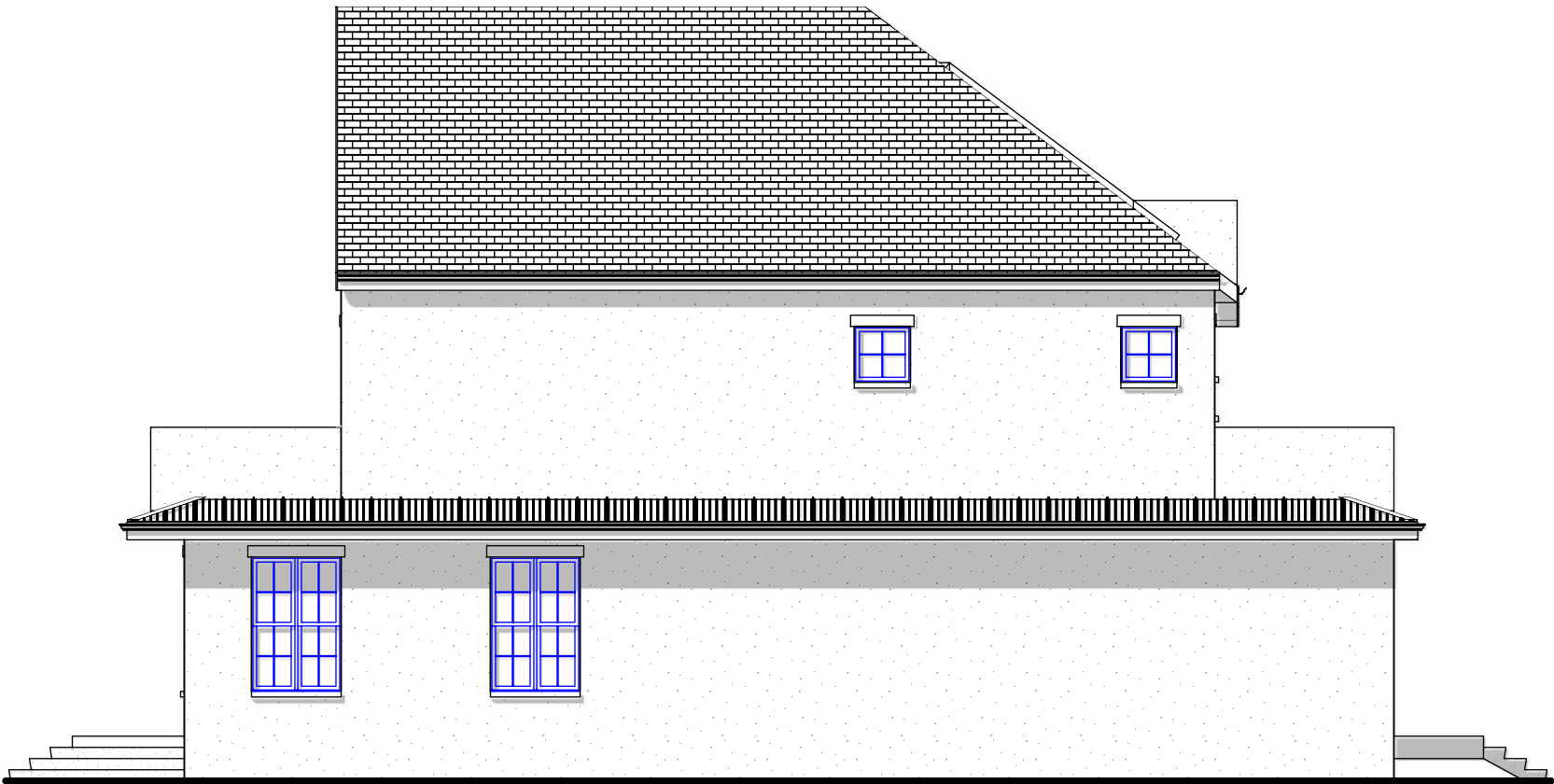
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WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

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338 CADDEN AVENUE  
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PRINCIPAL ELEVATIONS

DATE: 12-Dec-19

SCALE: 1/8" = 1'-0"  
ISSUED FOR: DEVELOPMENT PERMIT  
SHEET: A3





SOUTH ELEVATION



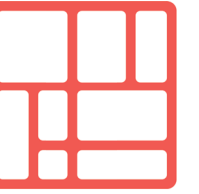
WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION



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CARRIAGE HOUSE ELEVATIONS

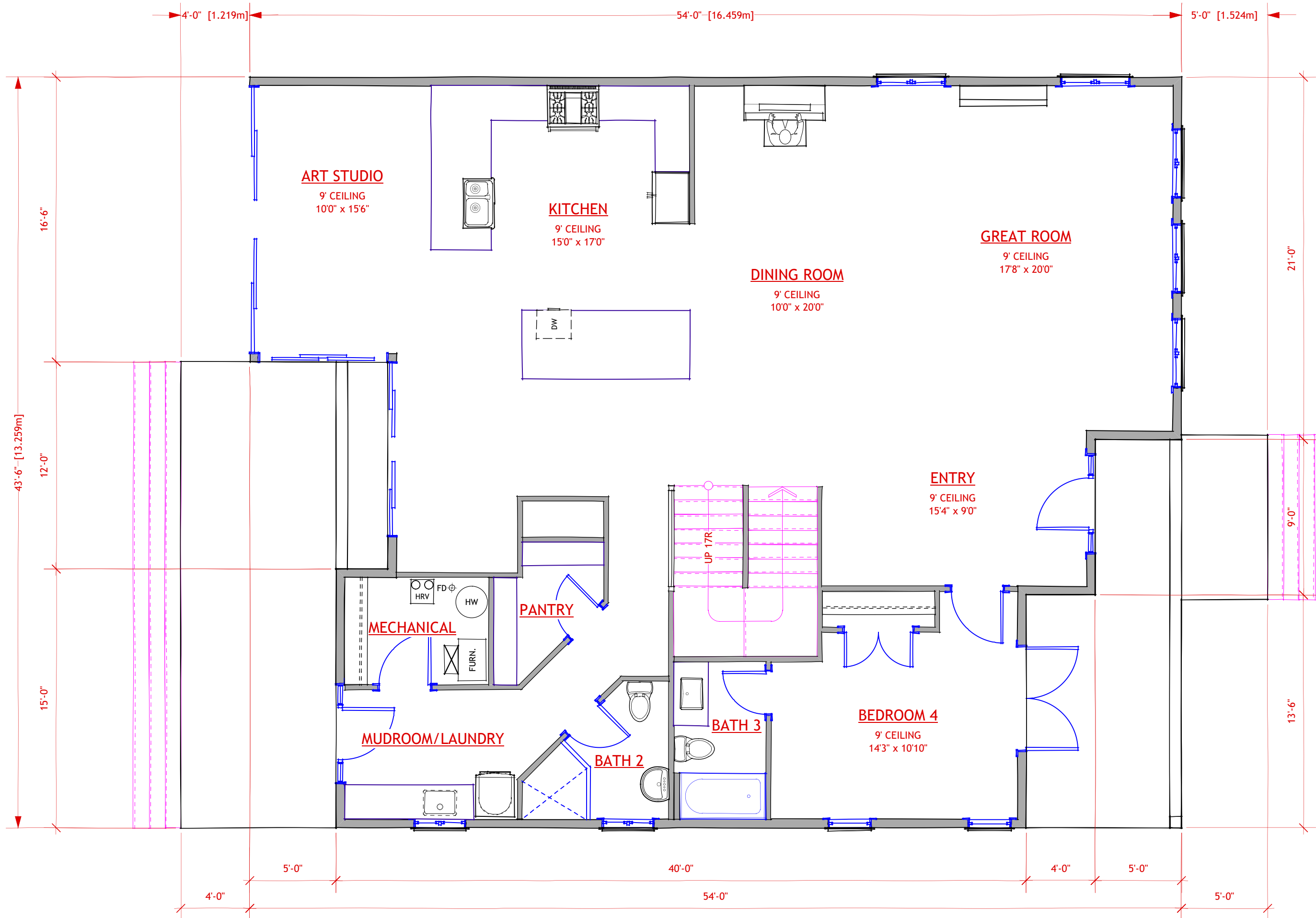
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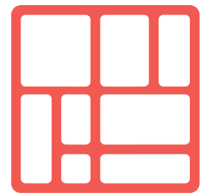
ISSUED FOR: DEVELOPMENT PERMIT

SHEET: A4





FFA = 2011 SQ.FT. [186.87m<sup>2</sup>]



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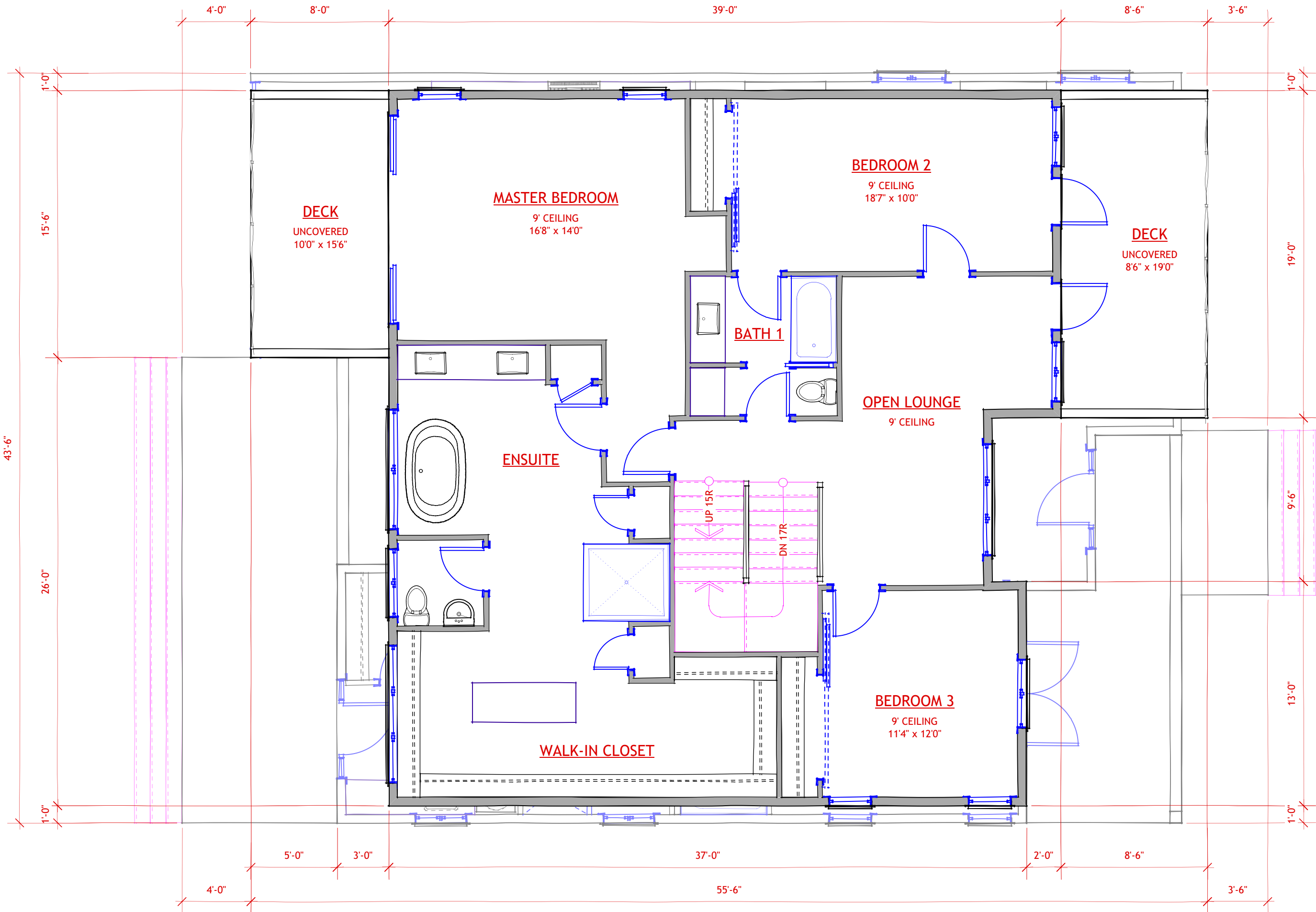
RESIDENTIAL DEVELOPMENT  
338 CADDEN AVENUE  
KELOWNA, BC V1Y 5N1

PRINCIPAL MAIN FLOOR

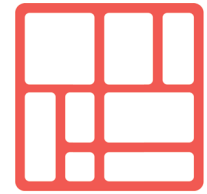
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SCALE: 3/16" = 1'-0"  
ISSUED FOR: DEVELOPMENT PERMIT  
SHEET: A5





FFA = 1555 SQ.FT. [144.42m<sup>2</sup>]



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RESIDENTIAL DEVELOPMENT

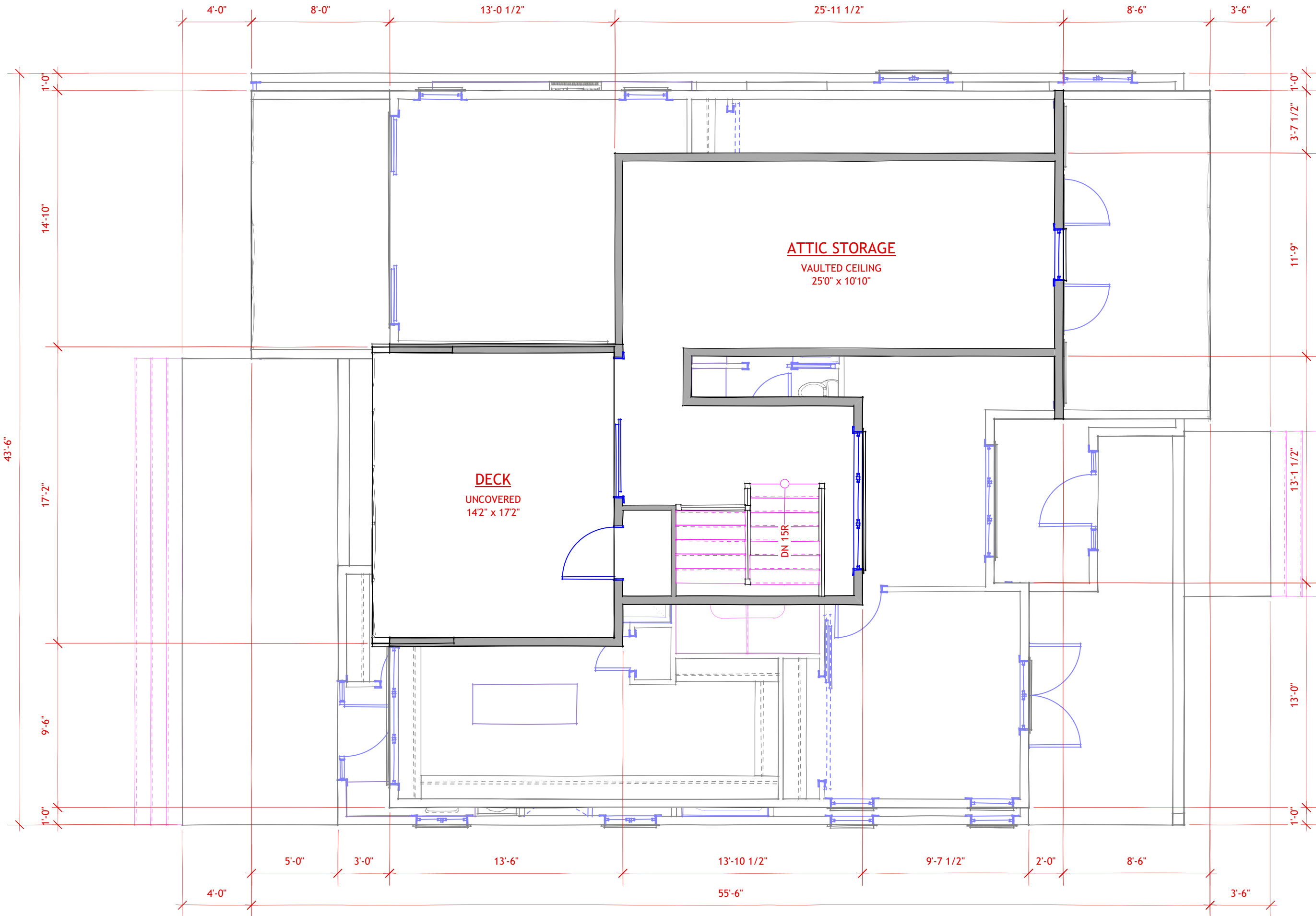
338 CADDEN AVENUE  
KELOWNA, BC V1Y 5N1

PRINCIPAL SECOND FLOOR

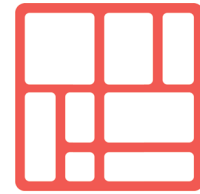
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ISSUED FOR: DEVELOPMENT PERMIT  
SHEET: A6





FFA = 488 SQ.FT. [45.35m<sup>2</sup>]



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RESIDENTIAL DEVELOPMENT

338 CADDEN AVENUE  
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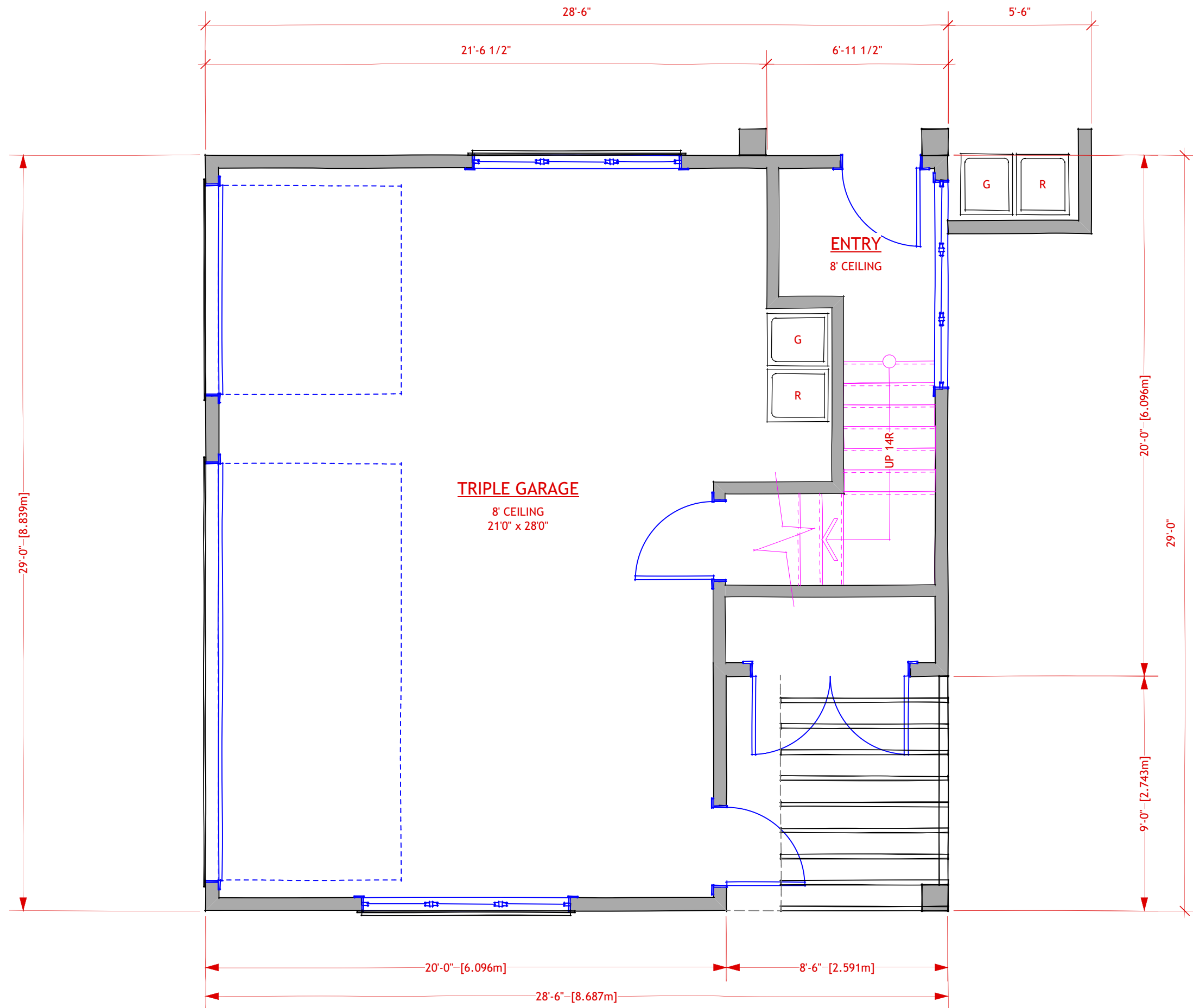
PRINCIPAL THIRD FLOOR

DATE: 26-Sep-19

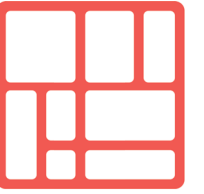
SCALE: 3/16" = 1'-0"

ISSUED FOR: DEVELOPMENT PERMIT

SHEET: A7



GFA = 750 SQ.FT. [69.68m<sup>2</sup>]



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RESIDENTIAL DEVELOPMENT

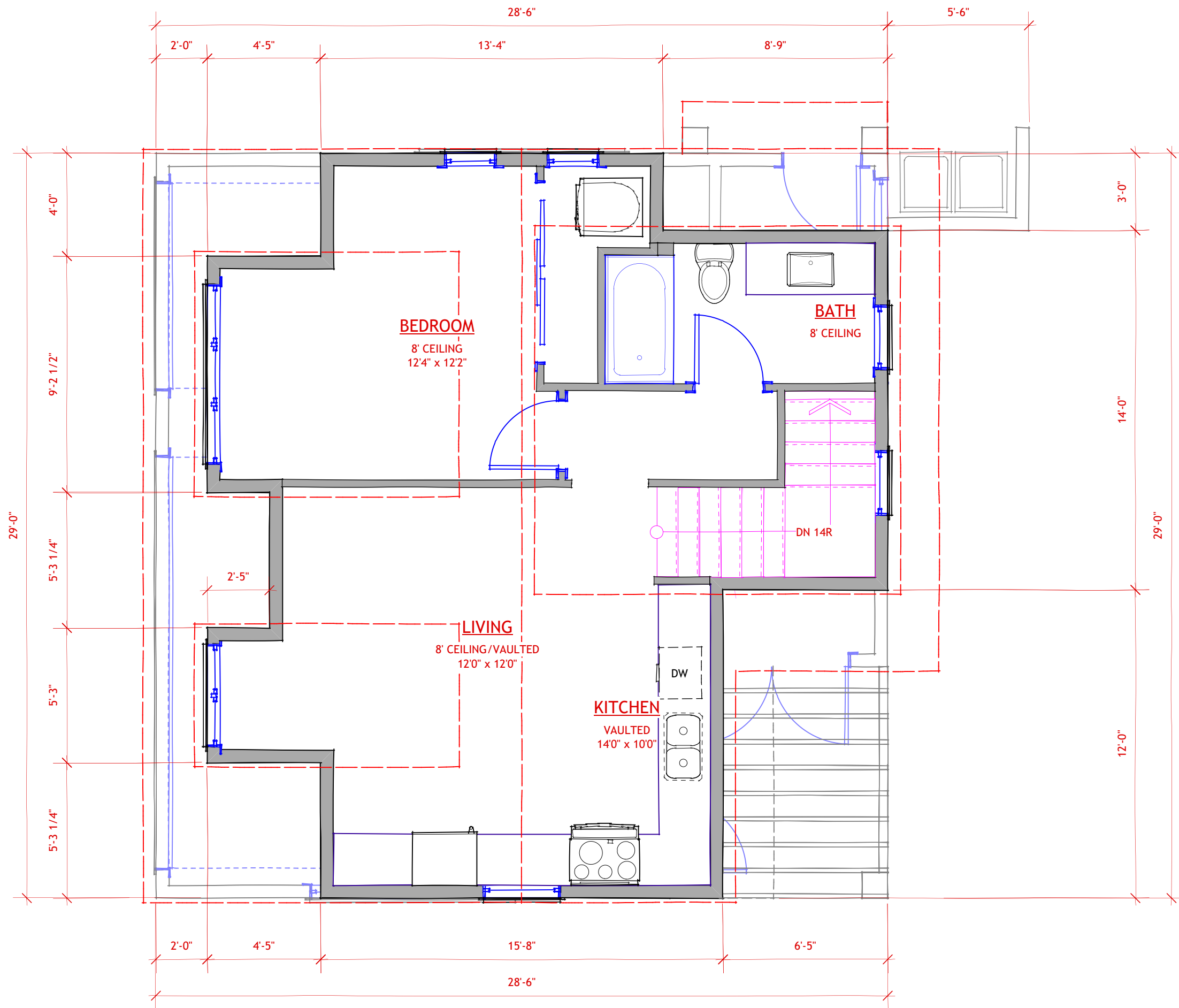
338 CADDEN AVENUE  
KELOWNA, BC V1Y 5N1

CARRIAGE MAIN FLOOR

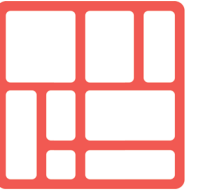
DATE:  
26-Sep-19

SCALE: 1/4" = 1'-0"  
ISSUED FOR: DEVELOPMENT PERMIT  
SHEET: A8





FFA = 559 SQ.FT. [51.90m<sup>2</sup>]



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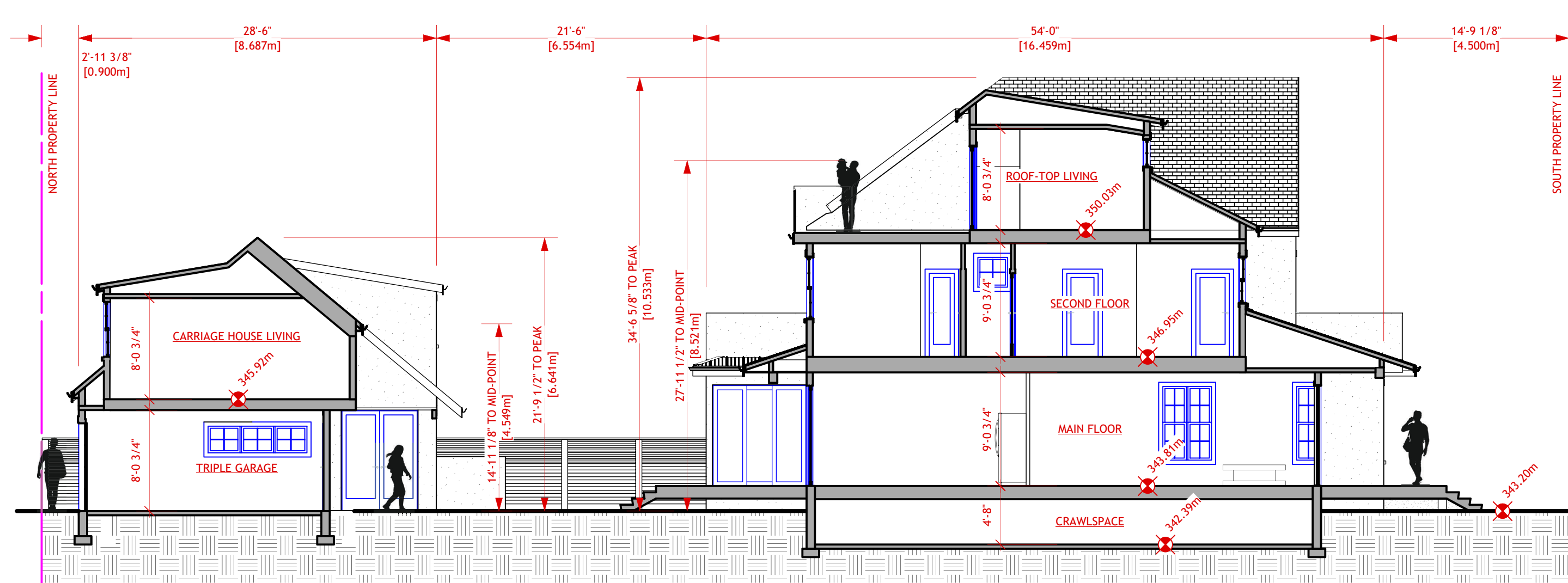
338 CADDEN AVENUE  
KELOWNA, BC V1Y 5N1

CARRIAGE SECOND FLOOR

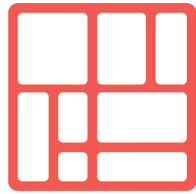
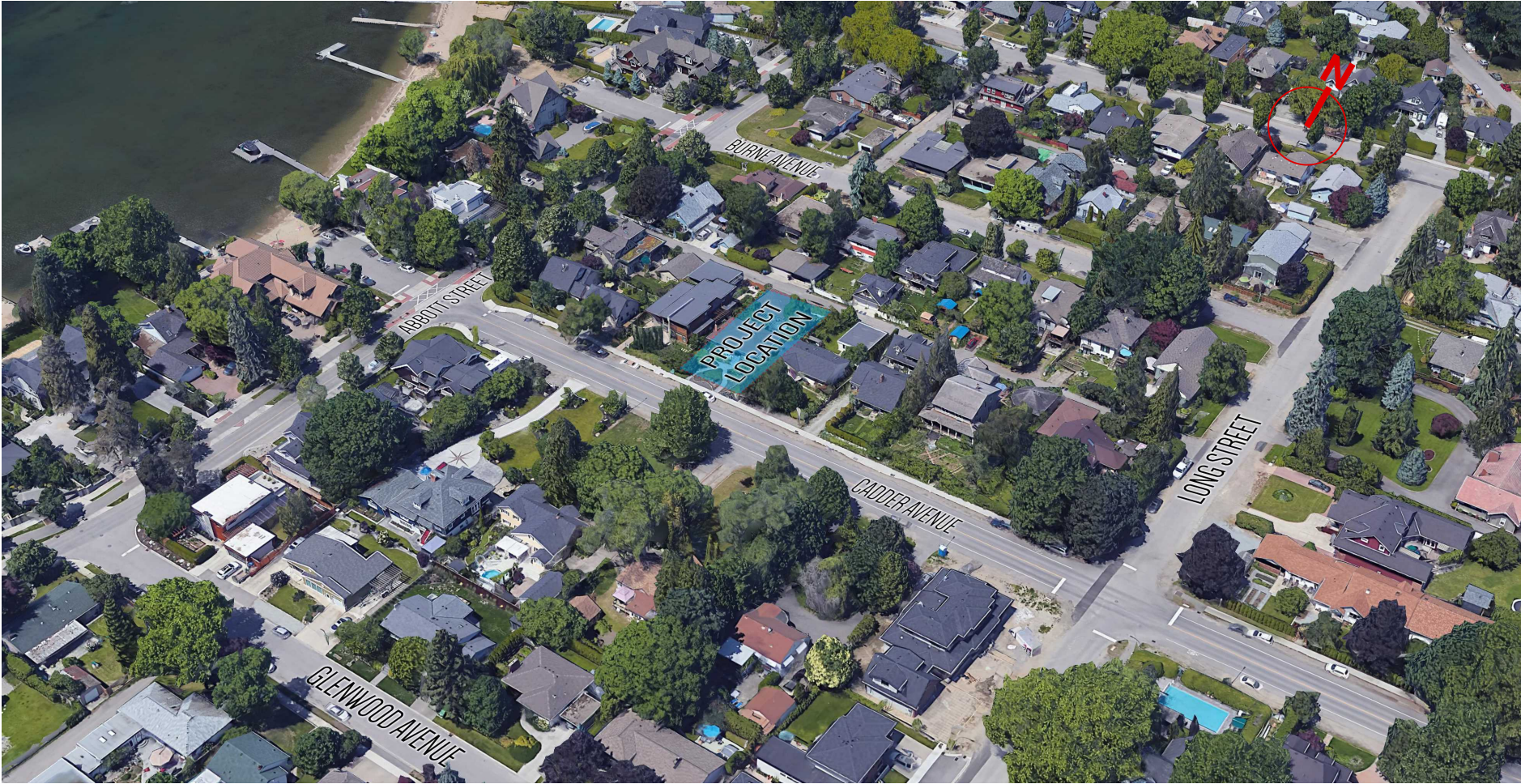
DATE:  
27-Sep-19

SCALE: 1/4" = 1'-0"  
ISSUED FOR: DEVELOPMENT PERMIT  
SHEET: A9





SITE SECTION



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RESIDENTIAL DEVELOPMENT

338 CADDER AVENUE  
KELOWNA, BC V1Y 5N1

SITE SECTION

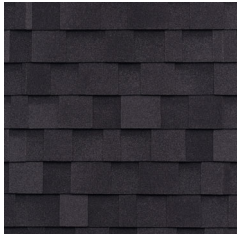
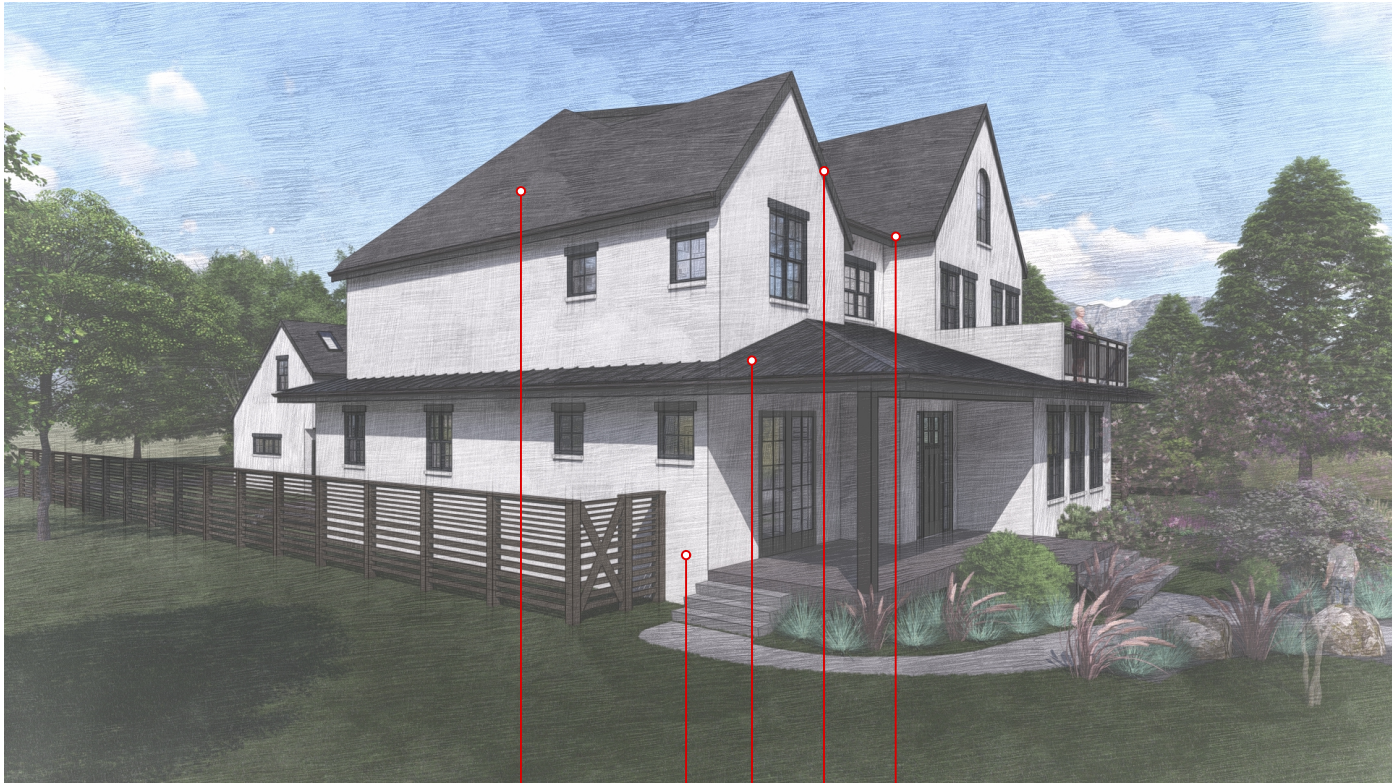
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ISSUED FOR: DEVELOPMENT PERMIT

SHEET: A10

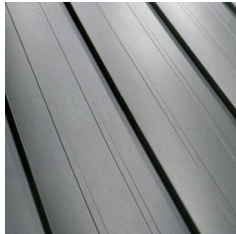




SHINGLES  
IKO CAMBRIDGE  
DUAL BLACK



TRIM/FIR TRELLIS  
EXTERIOR STAIN  
CHARCOAL



STANDING SEAM  
METAL ROOF  
INTERLOCK  
BLACK



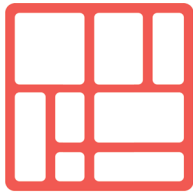
ACRYLIC STUCCO  
BENJAMIN MOORE  
SIMPLY WHITE OC-117



ALUMINUM GUTTERS  
GENTEK  
BLACK

**EXTERIOR MATERIAL LEGEND**

1. ACRYLIC STUCCO
2. 6" LINTEL FIR TRIM BOARD (STAINED)
3. 8" SMART BOARD FASCIA
4. ALUMINUM GUTTERS & DOWNSPOUTS
5. STANDING SEAM METAL ROOF
6. FIBERGLASS REINFORCED LAMINATE SHINGLES
7. ALUMINUM FRAME GLASS RAIL - BLACK
8. ALUMINUM PICKET RAIL - BLACK
9. FIR TRELLIS (STAINED)



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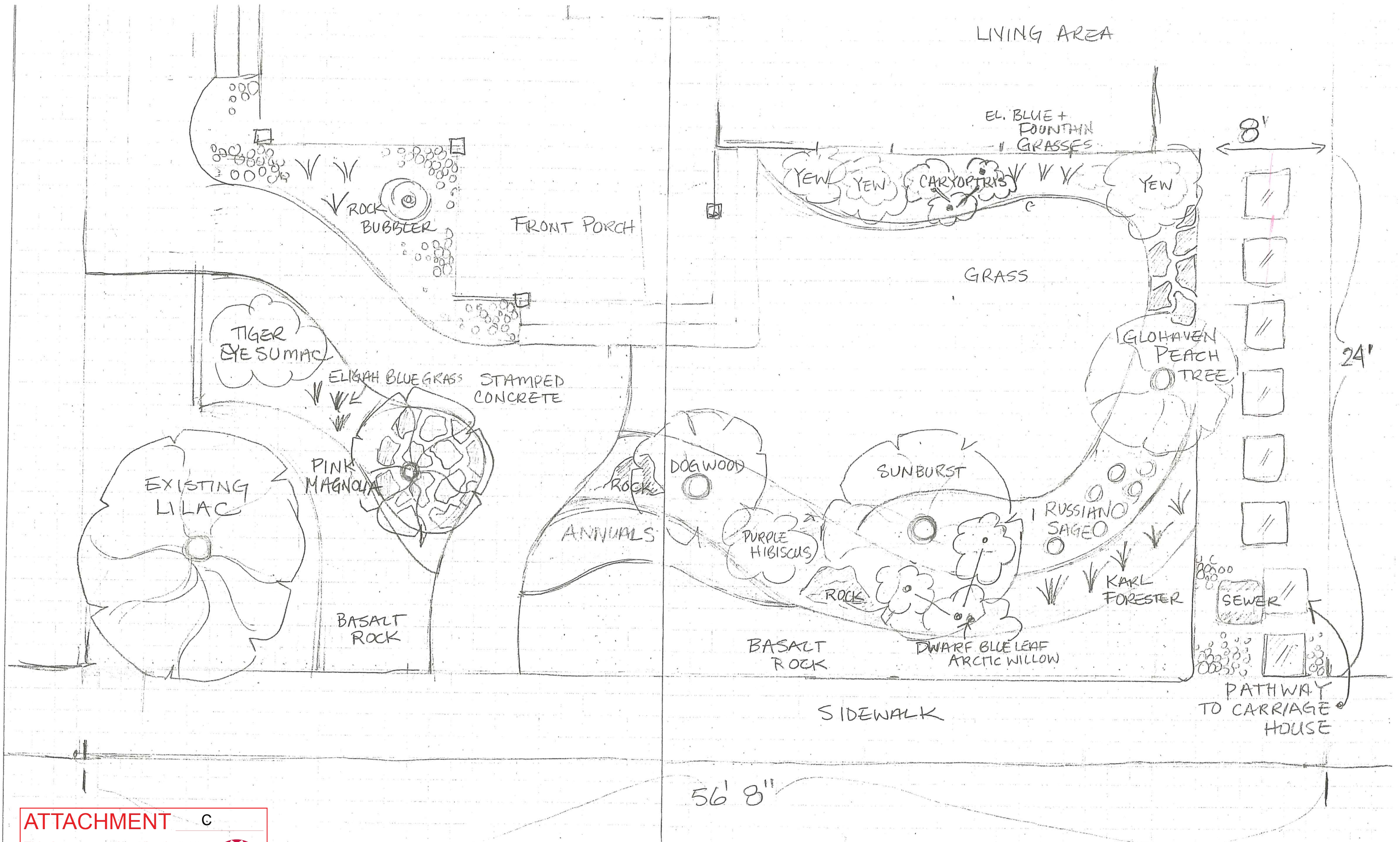
RESIDENTIAL DEVELOPMENT  
338 CADDEN AVENUE  
KELOWNA, BC V1Y 5N1

**EXTERIOR MATERIALS**

DATE: 12-Dec-19

SCALE: AS NOTED  
ISSUED FOR: DEVELOPMENT PERMIT  
SHEET: A11





# ATTACHMENT C

This forms part of application  
# HAP19-0015

Planner  
Initials JB

City of  
**Kelowna**  
DEVELOPMENT PLANNING

338 CADDERS AVE. KELOWNA



## 338 Cadder Ave. —Current conditions and curb appeal



**ATTACHMENT**

This forms part of application

# HAP19-0015



City of  
**Kelowna**  
DEVELOPMENT PLANNING

Planner  
Initials

JB



## Neighbourhood context



Looking down west lot line



View to north across existing garden



Across the lane to north



View down the lane to east



### 338 Cadder—existing rear yard



Existing rear garden which will be recreated once construction is completed.