

REPORT TO COMMITTEE



Date: August 20, 2020
RIM No. 0940-60
To: Heritage Advisory Committee
From: Development Planning Department (JB)
Application: HAP20-0005 **Owner:** Brenda Rusnak
Address: 409 Park Ave **Applicant:** Brenda Rusnak
Subject: Heritage Alteration Permit

Existing OCP Designation: S2Res- Single/Two Unit Residential
Existing Zone: RU1- Large Lot Housing
Proposed Zone: RU2- Medium Lot Housing
Heritage Conservation Area: Abbott St Conservation Area
Heritage Register: Not Included

1.0 Purpose

To consider a Heritage Alteration Permit (HAP) for a single-family dwelling on the subject property within the Heritage Conservation Area.

2.0 Proposal

2.1 Background

In February 2020, the applicant was granted approval by Council to remove the property from the Kelowna Heritage Registry. The existing dwelling was subsequently demolished and the property currently contains no structures.

The first step in the development process is for the subject property to receive zoning that will allow for a future subdivision. As such, the applicant has applied for rezoning from RU1- Large Lot Housing to RU2- Medium Lot Housing. The adoption of Zoning Bylaws are the authority of Council. Ultimately, if granted approval for rezoning, the applicant is proposing the subdivision of the subject property into two lots. Under the proposed RU2- Medium Lot Housing zone, a single-family dwelling may be developed on each lot.

The HAP for consideration by the Heritage Advisory Committee is for the subdivision (See Attachment A) and a single-family dwelling (See Attachment B) on proposed Lot A (located at the corner of Park Ave and Long St).

At the request of Development Planning, the applicant has engaged a Registered Heritage Professional. The report is provided in Attachment C.

2.2 Site Context

The subject property is located on the corner of Park Ave and Long St. The Abbott St recreational corridor and Okanagan Lake is located within close proximity to the west, and Pandosy St to the east.

The surrounding context has a variety of architectural styles that range from Early to Mid-Twentieth Century. The dominant styles within the block include Victorian Revival, Early and Late Arts & Crafts, Late Vernacular Cottage and Early Suburban.

As per "Map 2- Dominant Style" of the Abbott Street & Marshall Street Heritage Conservation Area Guidelines, directly adjacent property styles include:

- North (across Park Ave)- Victorian Revival
- East- Arts and Crafts (early)
- South- Early Suburban
- West (across Long St- Arts and Crafts (early).

The dwelling previously on the property was Arts and Crafts (early) style. For a detailed description of the identification of character defining elements of the neighbouring properties and neighbourhood, see page 4 of Heritage Report 409 Park Ave (Attachment C) attached to this report.

2.3 Project Description

The HAP application contains two components; subdivision and a new single-detached dwelling. The subdivision application proposes two lots at 593.1 m² and 504.6 m². The lot widths are 19.44m (Lot A) and 16.50m (Lot B). Driveway access to the lots are located off Long St. The proposed lot size and configuration is generally consistent with the existing lot pattern of the area, which varies greatly and does not follow a consistent overall pattern. Lot sizes in the immediate vicinity range in area from 495 m²- 1,378 m². The lot widths along Long St (Park Ave to Cadder Ave) range between 16.50m-37.1m, while the lot widths along Park Ave (Pandosy St to Abbott St) range between 15.24m-30.60m. The proposed subdivision size and lot configuration falls within a reasonable range given the existing lot pattern of the area.

The proposed dwelling references historic Kelowna Farmhouses from the twentieth century and is using heritage design elements with a more contemporary design. The house is two-storey's with an attached garage located at the front of the property off Long St. A small accessory structure is proposed in the rear yard.

At the request of Planning staff, the applicant has provided a Heritage Report prepared by a Registered Heritage Professional. Section 3- Design Strategies (page 7) of the report provides an analysis of the proposed dwelling based on heritage conservation principles. This includes the following four objectives:

1. Maintain the residential and historical character of the Abbott Street Heritage Conservation Areas
2. Encourage new development, additions and renovations which are compatible with the form and character of the existing context
3. Ensure that change to buildings and streetscapes will be undertaken in ways which offer continuity of the 'sense-of-place' for neighbours and the broader community
4. Provide historical interest for visitors through context sensitive development

The existing landscape on the subject property includes an existing chesnut tree (on site) and maple tree (on the City boulevard) that must be protected and incorporated into the site design. These landscape features are integral to maintaining heritage value of the property. The applicant has provided a Conceptual Landscape Plan (Attachment B).

Subject Property Map:

The subject property is located at the corner of Park Ave and Long St.



**Aerial image is from 2019.*

2.4 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RU ₂ ZONE REQUIREMENTS	PROPOSAL
Development Regulations		
Maximum Height	9.5m or 2 ½ storeys whichever is less	7.38m
Minimum Front Yard	6.0m to garage and 4.5m otherwise	6.0m
Minimum Side Yard (south)	1.5m	1.5m
Minimum Side Yard (north)	4.5m	4.5m
Minimum Rear Yard	7.5m	7.8m
Subdivision Regulations		
Lot Area	400m ²	593.1m ² and 504.6m ²
Lot Width	15.0m corner lot, 13.0m otherwise	16.50m and 19.33m
Lot Depth	30.0m	30.59m and 30.57m

3.0 Heritage Advisory Committee Considerations

Development Planning Staff are requesting comments and recommendations regarding the proposed subdivision configuration, form and character, site layout and context.

Key considerations include:

- i. Proposed lot configuration and dimensions;
- ii. Other subdivision related issuing including: driveway access, tree retention, siting of the future houses, etc.;
- iii. Compatibility, scale and massing of the single-family dwelling on proposed Lot A within the neighbourhood context; and
- iv. Design elements, proposed exterior of the single-family dwelling and landscaping on proposed Lot A.

Report prepared by: Jocelyn Black, Planner Specialist

Approved for Inclusion: Terry Barton, Urban Planning Manager

Attachments:

Attachment A: Proposed Subdivision Plan

Attachment B: Heritage Alteration Permit (Site Plan, Floor Plans, Elevations and Conceptual Landscape Plan)

Attachment C: 409 Park Heritage Report

Attachment D: Applicant Rationale