



# HAP20-0003 374 Park Ave.

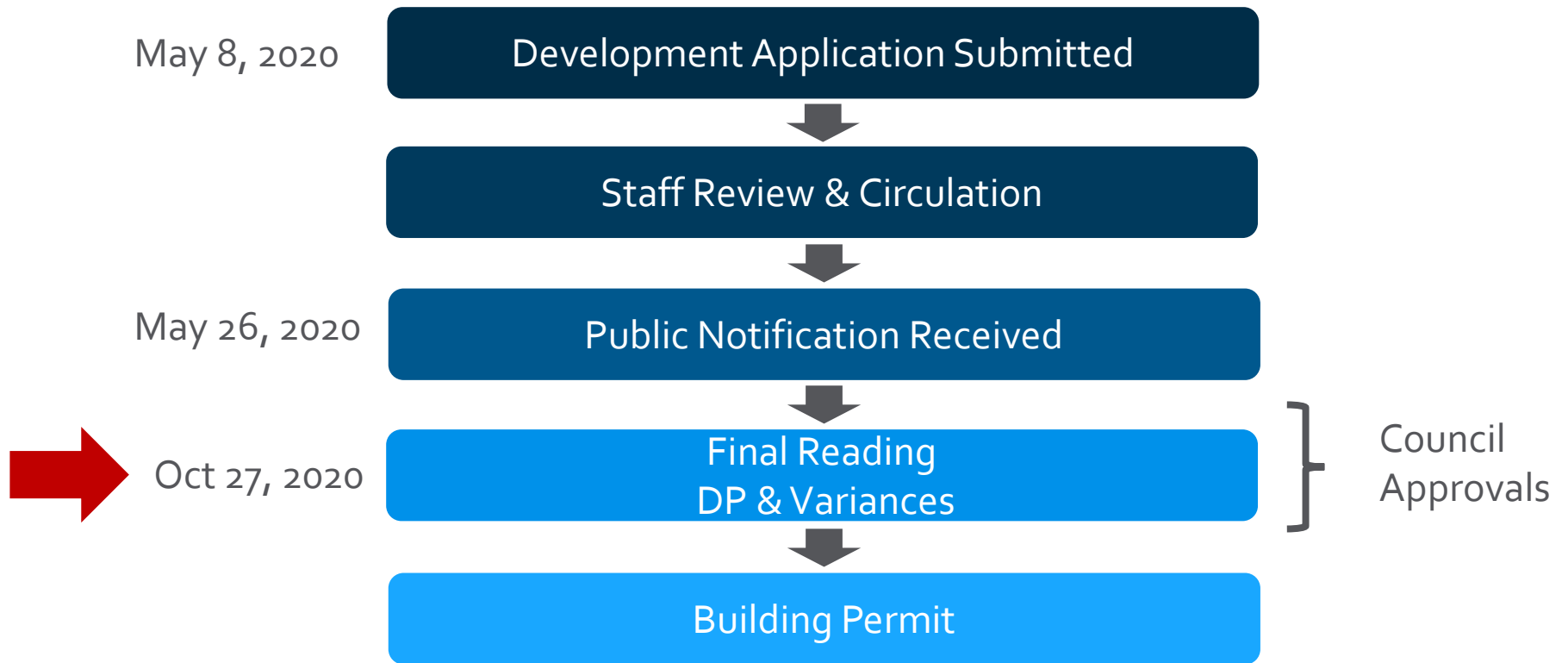
Heritage Alteration Permit (with Variance request)



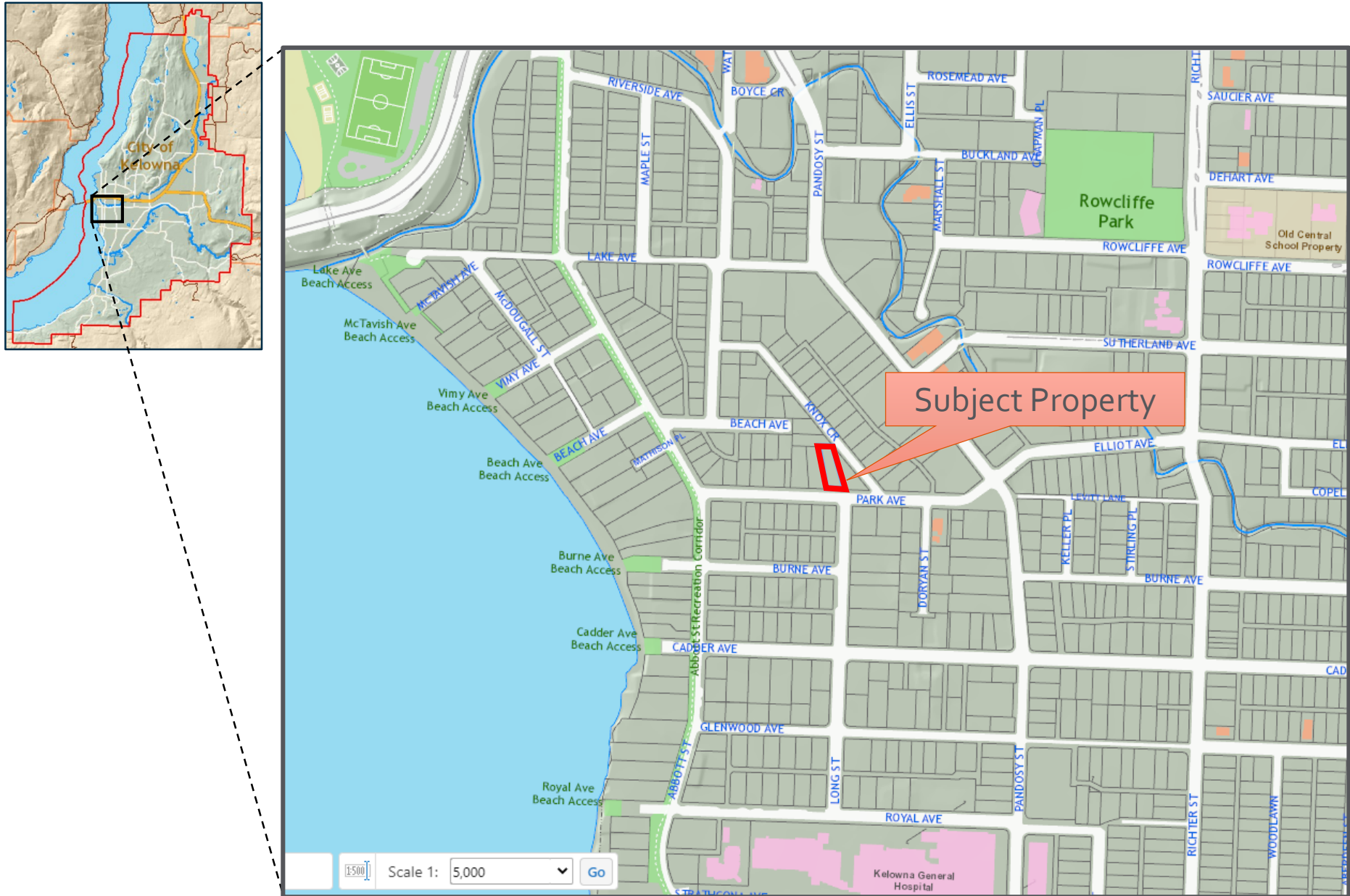
# Proposal

- ▶ To consider the form and character of a proposed single family home and detached garage in the City's Heritage Conservation Area; and to vary the minimum setback between a principal dwelling and an accessory building on the subject lot.

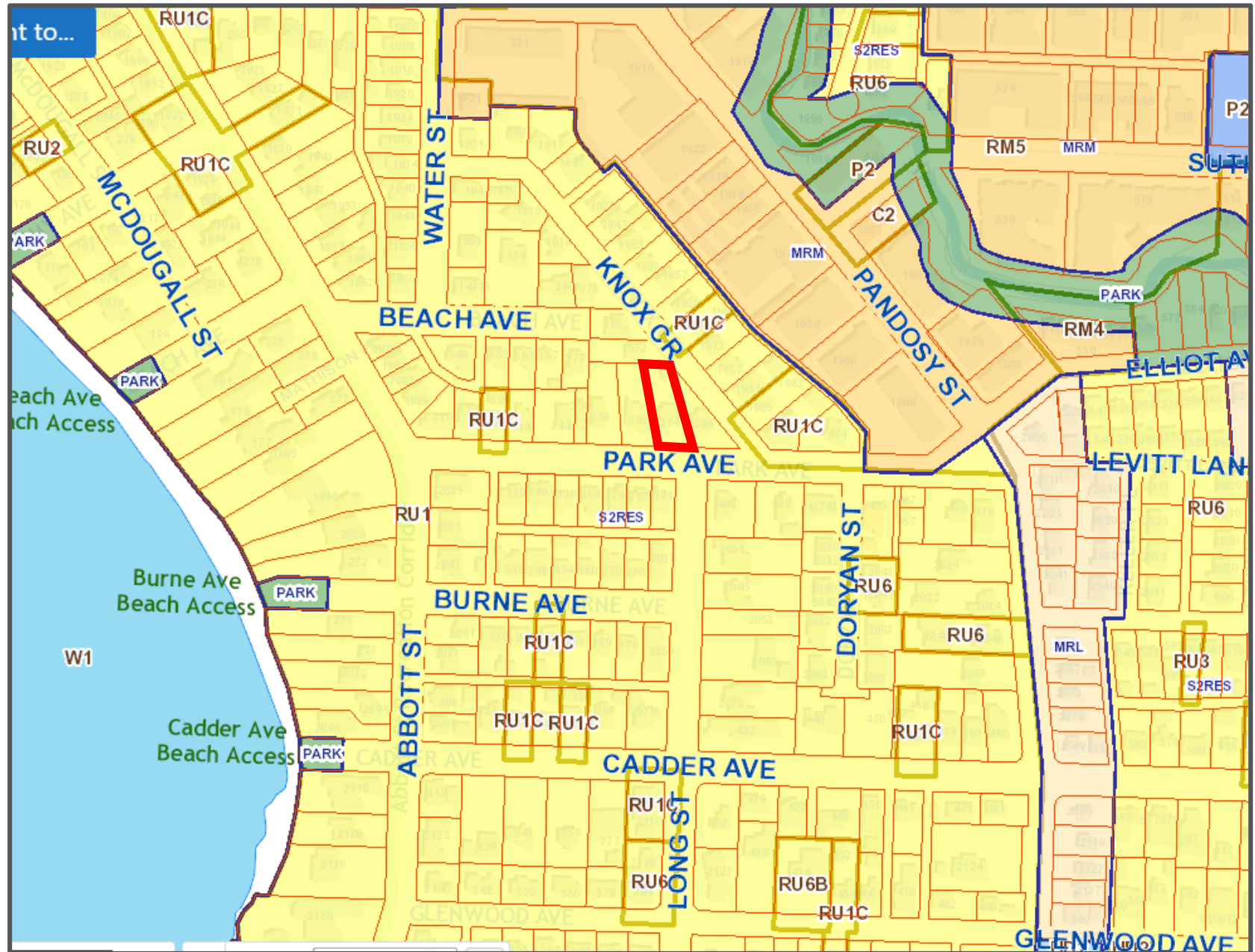
# Development Process



# Context Map

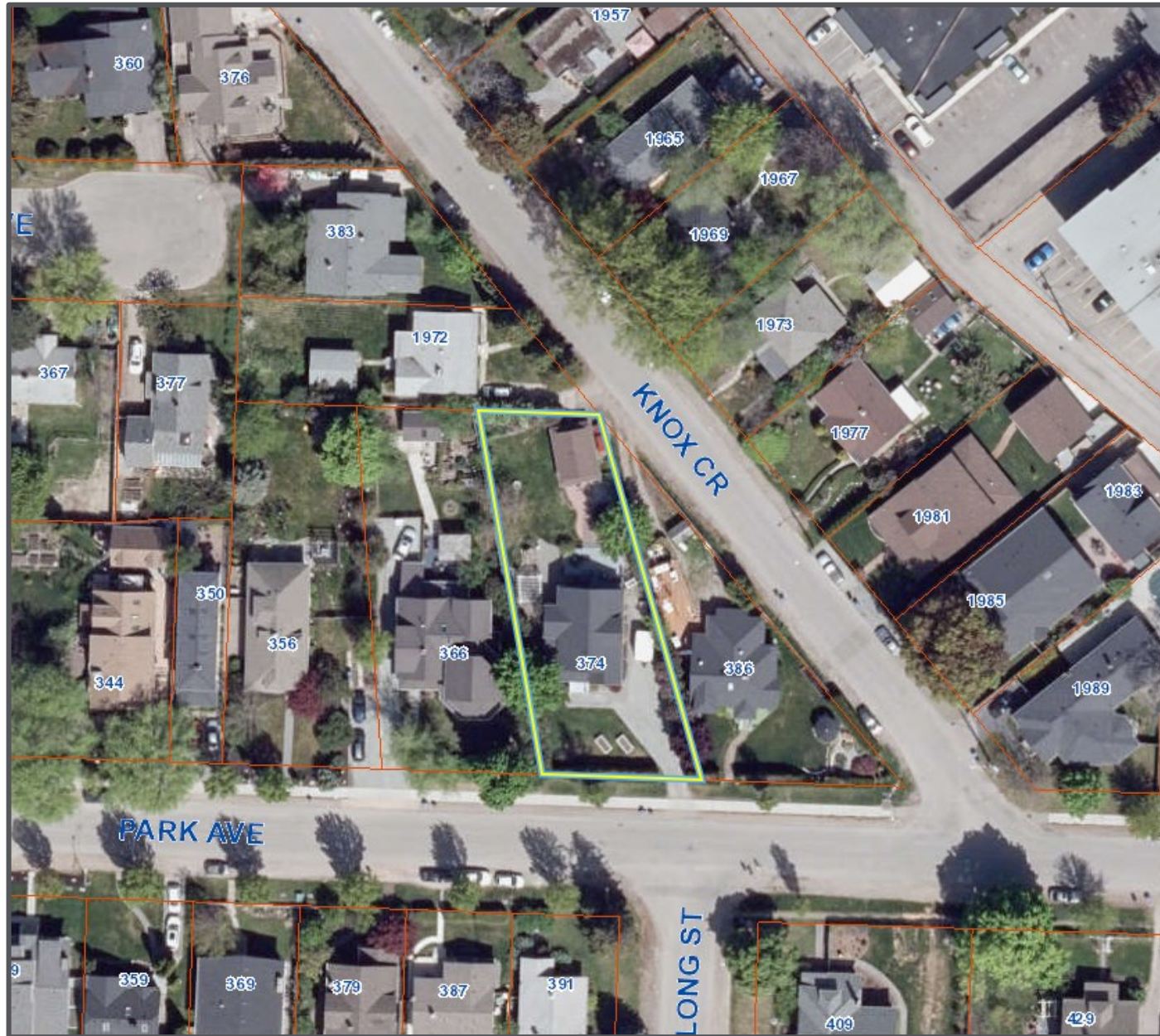


# OCP Future Land Use / Zoning





# Subject Property Map

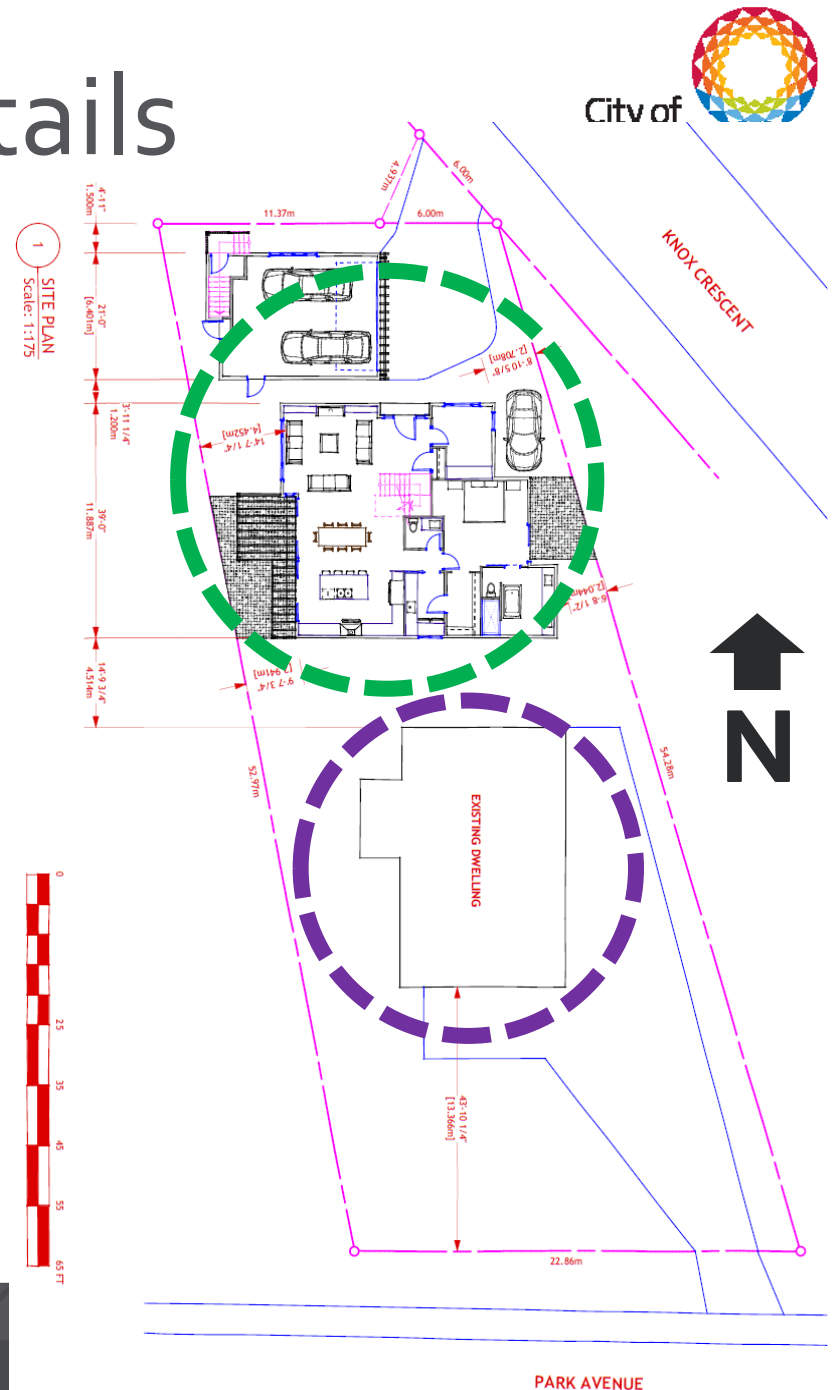


# Background

- ▶ The application would normally have been reviewed by the Heritage Advisory Committee (HAC) .
- ▶ At time of application the HAC was not in operation.
- ▶ Staff determined not to send the application to HAC but to require a Heritage Report by a Registered Heritage Professional to help determine whether the proposal is consistent with the City's Heritage Conservation Area Guidelines.

# Project/technical details

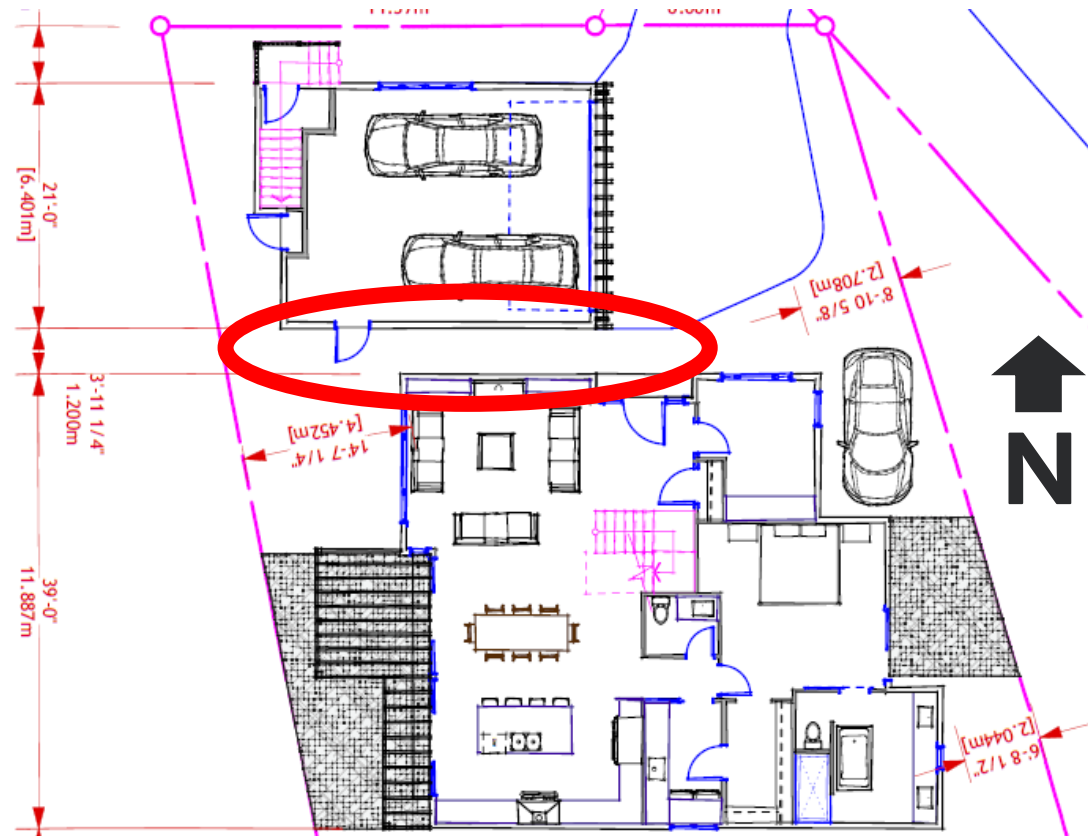
- ▶ Proposal is to keep the existing heritage home on the property and add second single family home and detached garage at the back of lot.
- ▶ Second home to have car access from Knox Cr. through an existing access easement on the adjacent property to the north.



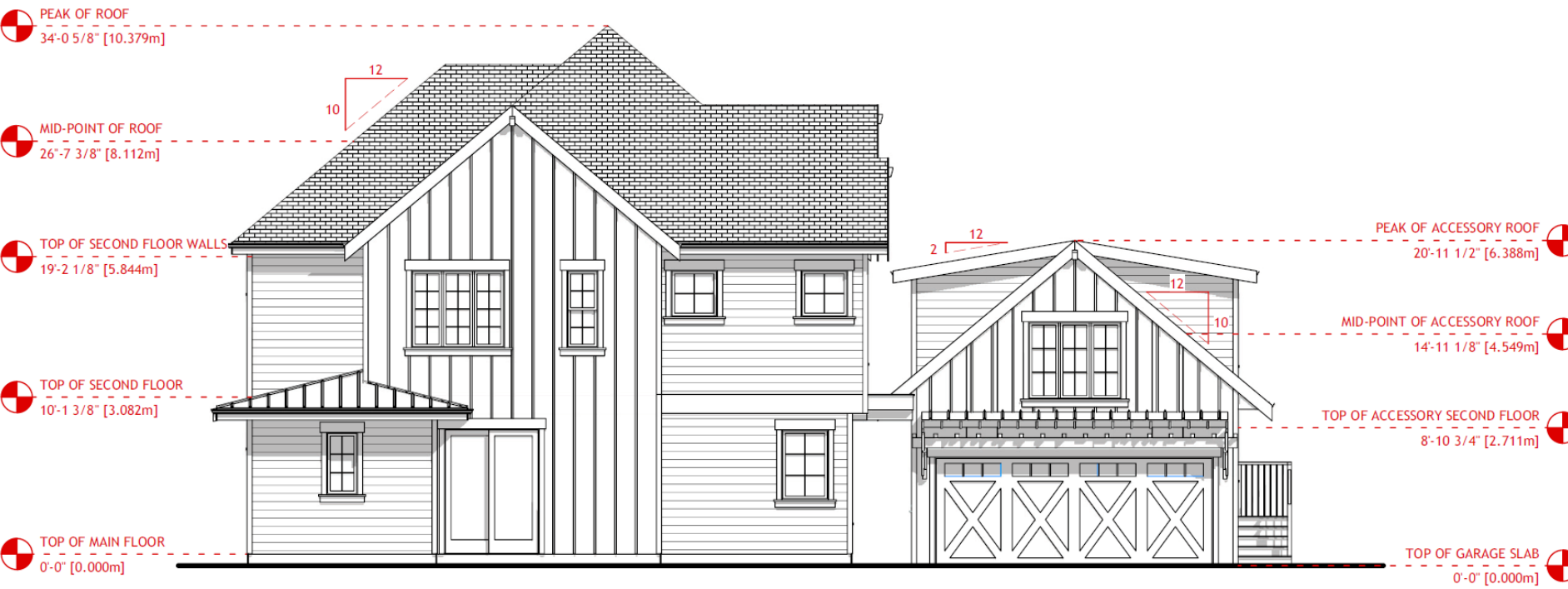


# Proposed Variance

- ▶ Reduce min. setback b/w new home and new detached garage from required 3m to 1.2m.
- ▶ BC Building Code requirements regarding fire safety will be enforced.

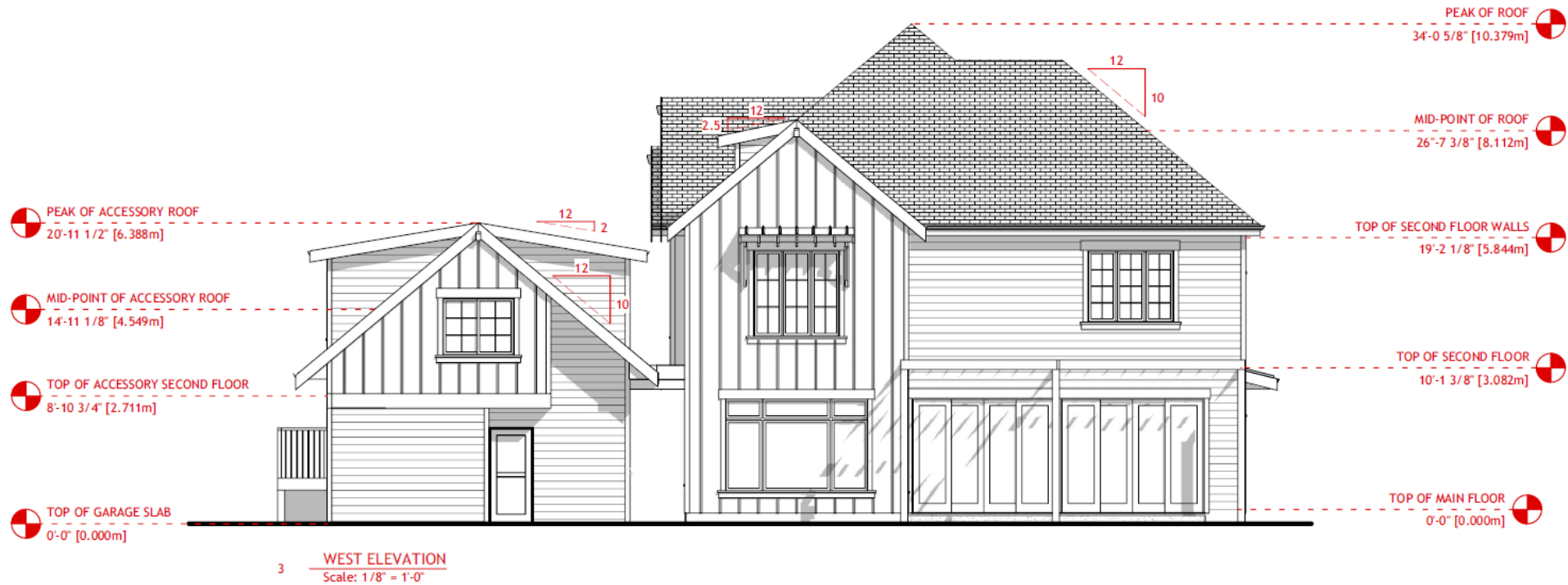


# East Elevation

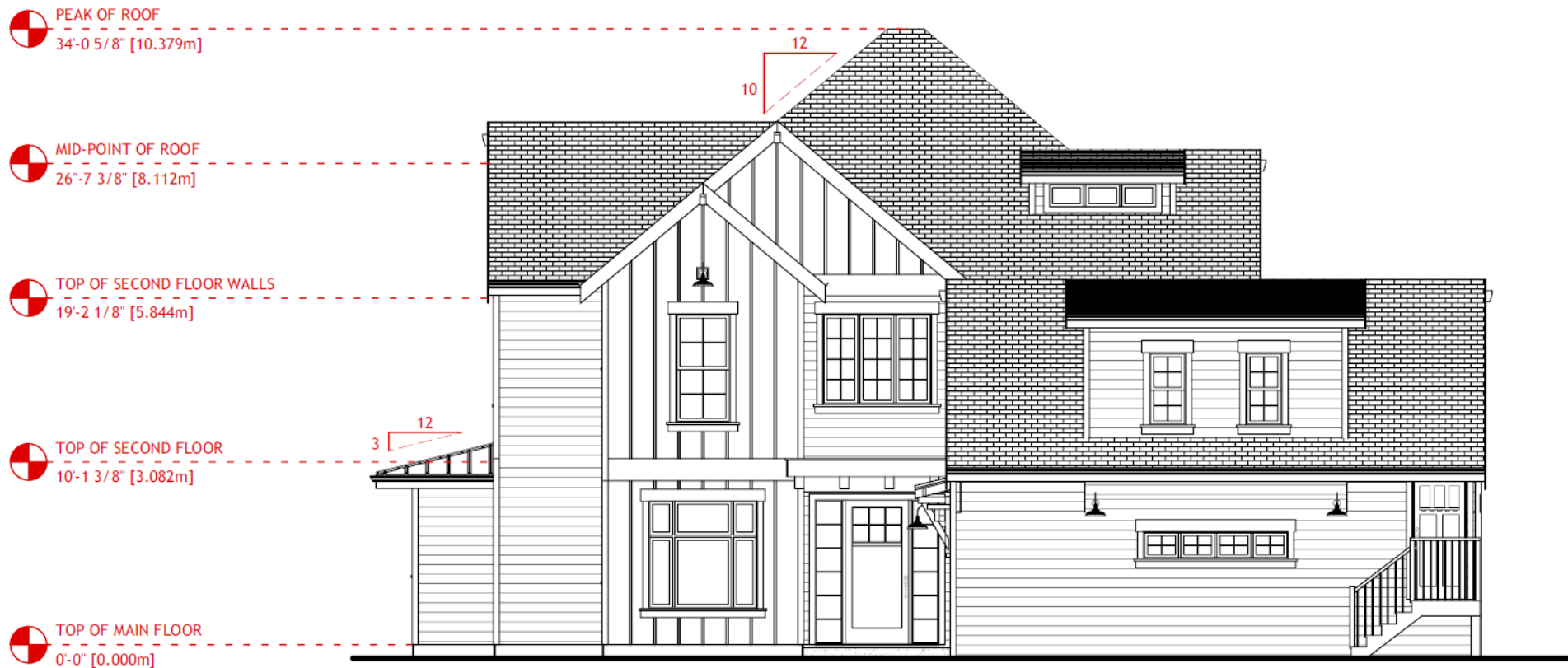


4 EAST ELEVATION  
Scale: 1/8" = 1'-0"

# West Elevation



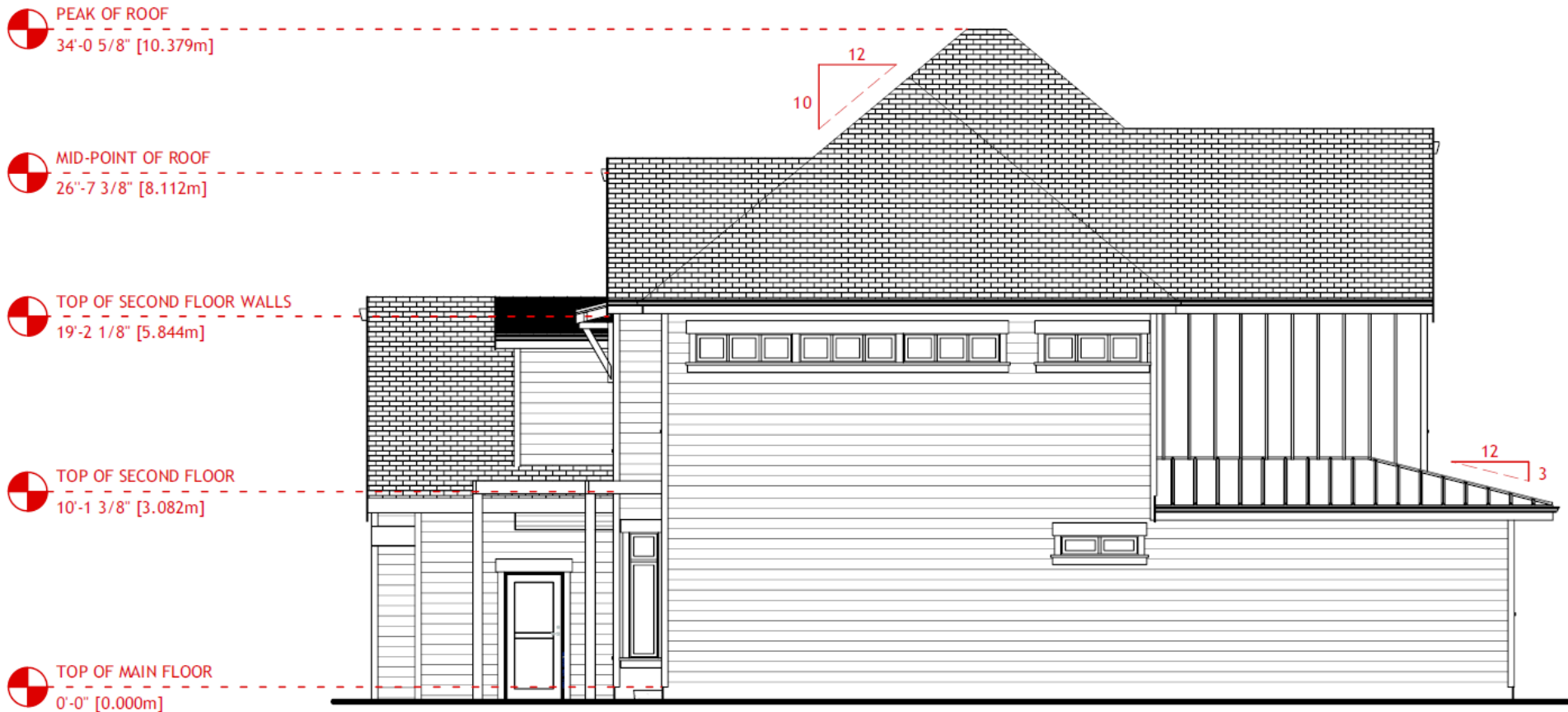
# North Elevation



2 NORTH ELEVATION  
Scale: 1/8" = 1'-0"



# South Elevation



1

SOUTH ELEVATION

Scale: 1/8" = 1'-0"

# Rendering



City of Kelowna



# Materials



1

2

8

3

5

6



SHINGLES  
IKO CAMBRIDGE  
DUAL BLACK



FIR KNEE BRACE  
EXTERIOR STAIN  
CHARCOAL



STANDING SEAM  
METAL ROOF  
INTERLOCK  
BLACK



6

7

1

3

2

BOARD & BATTEN/  
HORIZONTAL SIDING  
HARDIEPLANK  
ARCTIC WHITE



ALUMINUM GUTTERS  
GENTEK  
WHITE

## EXTERIOR MATERIAL LEGEND

1. BOARD & BATTEN SIDING
2. HARDIEPLANK LAP SIDING (HORIZONTAL)
3. 9.25" SMART BOARD FASCIA
4. ALUMINUM GUTTERS & DOWNSPOUTS
5. STANDING SEAM METAL ROOF
6. FIBERGLASS REINFORCED LAMINATE SHINGLES
7. FIR KNEE BRACE (STAINED)
8. BLACK VINYL WINDOWS



5

8

3

6

4

8

2

3



2

8

1

5

1

6

7



# Existing Home to Remain





# Development Policy

- ▶ Heritage Report submitted to help determine whether the proposal is consistent with the City's Heritage Conservation Area Guidelines.
  - ▶ New home and detached garage draw inspiration from but do not mimic the Victorian Revival style of the existing home (an approach considered valid under the City's Heritage Conservation Area Guidelines)
    - ▶ Elements such as façade materials, roof form, doors, windows, soffits and fascia boards are similar to and borrow the architectural language of the existing home, but do not copy these features

# Heritage Report (cont'd)

- ▶ Massing of new home is comparable with that of the existing home and not out of context on the street.
- ▶ Location of new build on the lot preserves general street pattern found on the west side of Knox Cr.
  - ▶ Most homes are pushed up within a few meters of the street and have their car access from the street.
- ▶ Overall, proposal substantially meets the Heritage Conservation Area Guidelines

# Staff Recommendation

- ▶ Staff recommend support for the HAP and associated variance
  - ▶ Proposal substantially meets the City's Heritage Conservation Area Guidelines



## *Conclusion of Staff Remarks*