

AND THAT variances to the following section of Zoning Bylaw No. 8000 be granted:

Section 9.5b.1(e): Carriage House Regulations

To vary the upper floor area of the carriage house from 75% of the carriage house footprint (required) to 80% (proposed);

AND FURTHER THAT this Heritage Alteration Permit is valid for two (2) years from the date of Council approval, with no opportunity to extend.

2.0 Purpose

To consider the form and character of a renovation and addition to the primary dwelling, the form and character of a proposed carriage house, and to vary the upper floor area of the carriage house from 75% of the carriage house footprint (required) to 80% (proposed) on the subject property.

3.0 Community Planning

Community Planning supports the issuance of a Heritage Alteration Permit on the subject property as the proposed renovations and proposed carriage house meet the majority of the Official Community Plan design guidelines for a Heritage Conservation Area. Community Planning supports the variance to vary the upper floor area of the carriage house as there is no impact on adjacent properties.

Council Policy No. 367 with respect to public consultation was undertaken by the applicant. All adjacent neighbours within a 50m radius were provided with a circulation package that was delivered in person on April 5th, 2016.

4.0 Proposal

4.1 Background

In 1995 a 2 storey dwelling with walk-out basement was constructed in a style that had Late Vernacular Cottage Characteristics. The house was symmetrical in design with gabled roof forms, interlocking asphalt shingle, horizontal siding, two dormers and a wide porch.

The applicant applied to the City in January 2016 for a Rezoning, Heritage Alteration Permit (HAP), and Development Variance Permit to facilitate the development of Carriage House on the rear of the property. The rezoning has currently passed 3rd reading. In June 2016 the applicant provided additional building plans for the renovation and addition to the principal dwelling to be considered in conjunction with the HAP for the carriage house.

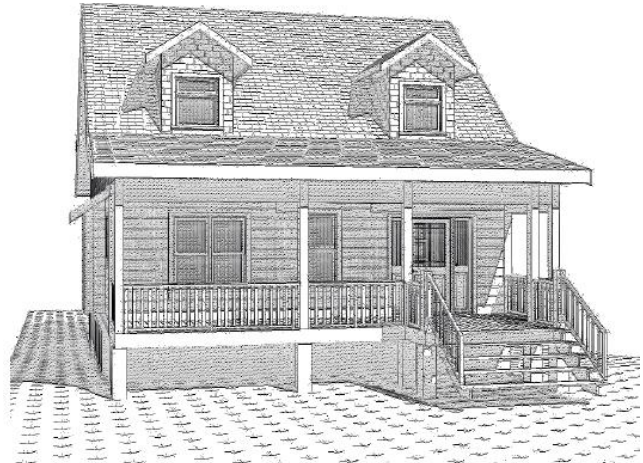
4.2 Project Description - Single Family Dwelling

The proposed renovations to the single family dwelling involve adding a 2 ½ storey addition to the rear of the dwelling with a series of patios and decks off the rear that are not visible from Lake Avenue. The increased habitable space of approximately 85m² will provide a rec-room with wet bar on the lower level, a redesigned kitchen and living area on the main floor, and a renovated master bedroom and bathroom on the upper level.

Changes to the front of the house are minimal as the main purpose of the renovation is for repair and maintenance. The cross-gabled roof will be replaced in the exact same style to bring the construction up to current building code standards. The dormers will be reconstructed in the same shape, style, and placement, with upgraded windows. The dormers will be finished in hardi-shingle siding and the roofing will be replaced with interlocking asphalt shingles.

The proposed renovation includes replacing the front porch and relocating the steps and the front entrance to the east side to improve the layout of the interior foyer. The siding will be replaced with horizontal hardi-plank siding. All of these characteristics are consistent with the Late Vernacular Cottage Style.

Fig. 2: Conceptual rendering of house after renovations



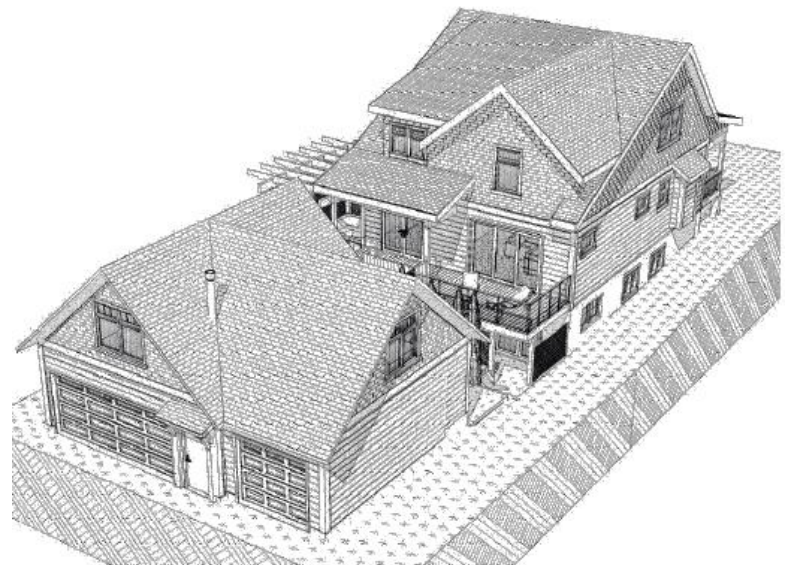
After the application was reviewed by the Heritage Advisory Committee the applicant agreed to use multi-paned windows for the dormers and enclose the stairs as per the Committee's suggestions.

4.3 Project Description - New Carriage House

The proposed 1 ½ storey carriage house will be located in the rear yard and will not be visible from the front street. With a three car garage on the lower floor all parking is screened from view. The upper floor features a 1-bedroom open concept suite. The cross-gabled roof is in keeping with the architectural style of the principal dwelling. The materials, finishes, and colours will match that of the primary dwelling in shades of grey and white.

The requested variance is to allow the upper storey of the carriage house to exceed 75% of the footprint to 80.5%. This variance has no impact on adjacent properties and creates a more usable living space by providing additional square footage on the upper floor while maintaining a full three car garage on the lower floor.

Fig. 3: Conceptual rendering of new carriage house



4.4 Site Context

Although the subject property was originally identified as an Early Arts and Crafts style in 1993, the existing dwelling was constructed in 1995 after that identification. It was constructed in a Late Vernacular Cottage style which is consistent with the dominant style of the block as identified in Map 2: Dominant Style Map from City of Kelowna Development Guidelines for Abbott Street & Marshall Street Heritage Conservation Areas.



LEGEND

- Victorian Revival
- Mediterranean Revival
- Tudor Revival
- Colonial Revival
- Arts & Crafts (early)
- Arts & Crafts (late)
- Vernacular Cottage (early)
- Vernacular Cottage (late)
- Early Suburban

268 Lake Ave
 Vernacular Cottage (late)
 ABBOTT/MARSHALL ST.
 HERITAGE CONSERVATION AREAS
 MAP2 - Dominant Style Map

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1 - Large Lot Housing	Residential
East	RU1 - Large Lot Housing	Residential
South	RU1 - Large Lot Housing	Residential
West	RU1 - Large Lot Housing with Carriage House	Residential

Subject Property Map: 268 Lake Avenue



4.5 Zoning Analysis Table

CRITERIA	RU1c ZONE REQUIREMENT	PROPOSAL
Subdivision or Existing Lot Regulations		
Minimum Lot Width	15.0 m	15.24 m
Minimum Lot Depth	30.0 m	36.55 m
Minimum Lot Area	550 m ²	556.66 m ²
Development Regulations		
Maximum Total Site Coverage (buildings)	40%	39.98%
Maximum Total Site Coverage (buildings, driveways & parking)	50%	41.89%
Carriage House Development Regulations		
Maximum Accessory Site Coverage	14%	14%
Maximum Accessory Building Footprint	90 m ²	77.92 m ²

Maximum Net Floor Area	90 m ²	62.70 m ²
Maximum Net Floor Area to Principal Building	75%	65.44 %
Maximum Upper Storey Floor Area to Building Footprint	75%	80.47% ●
Maximum Height (to mid-point)	4.8 m	4.77 m
Maximum Height (to peak)	Peak of principal dwelling (8.07m)	6.34 m
Minimum Side Yard (West)	2.0 m	2.31 m
Minimum Side Yard (East)	2.0 m	2.56 m
Minimum Rear Yard	0.9 m	1.50 m
Minimum Distance to Principal Building	3.0 m	5.8 m
Other Regulations		
Minimum Parking Requirements	3 stalls	3 stalls
Minimum Private Open Space	30 m ² per dwelling	40.48 m ² per dwelling
● Indicates a variance maximum upper storey floor area to building permit from 75% (required) to 80.5% (proposed).		

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Development Process

Compact Urban Form.¹ Develop a compact urban form that maximizes the use of existing infrastructure and contributes to energy efficient settlement patterns. This will be done by increasing densities (approximately 75 - 100 people and/or jobs located within a 400 metre walking distance of transit stops is required to support the level of transit service) through development, conversion, and re-development within Urban Centres (see Map 5.3) in particular and existing areas as per the provisions of the Generalized Future Land Use Map 4.1.

Sensitive Infill.² Encourage new development or redevelopment in existing residential areas to be sensitive to or reflect the character of the neighbourhood with respect to building design, height and siting.

5.2 Abbott Street & Marshall Street Heritage Conservation Areas Development Guidelines

Third Civic Phase Architectural Styles (1933 -1945 approx.)³

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.

¹ City of Kelowna Official Community Plan, Policy 5.2.3 (Development Process Chapter).

² City of Kelowna Official Community Plan, Policy 5.22.6 (Development Process Chapter).

³ City of Kelowna Abbott Street & Marshall Street Heritage Conservation Areas Development Guidelines, Section 4.4.

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 facade design
- Flush front entrance
- Minor decorative detailing
- Gable roof forms
- Wood or interlocking asphalt shingle
- Side or rear yard parking

6.0 **Technical Comments** Technical comments were provided on Z16-0005 and included in the Report to Council dated April 25, 2016.

7.0 **Application Chronology**

Date of Application Received: January 7, 2016
Date of Additional Information Received: July 4, 2016
Date Public Consultation Completed: April 5, 2016

Community Heritage Committee

The above noted application was reviewed by the Community Heritage Committee at the meeting held on August 18, 2016 and the following recommendations were passed:

“THAT the Heritage Advisory Committee recommends that Council support the Heritage Alteration Permit No. HAP16-0003 on the subject property at 268 Lake Avenue for the form and character of renovations on a single family dwelling and the new construction of a carriage house within the Abbott Conservation Area.

ANECDOTAL COMMENT:

The Heritage Advisory Committee supported the application and recommended that the Applicant incorporate multi-paned windows, especially for the dormers, to be in keeping with the late Vernacular characteristics. The Committee commented that the colour palette of medium to dark gray is too severe and suggested the use of more heritage muted hues. The Heritage Advisory Committee commended the Applicant for the amount of detail submitted with their Application.”

Report prepared by:

Trisa Brandt, Planner I

Reviewed by:



Ryan Smith, Community Planning Department Manager

Approved for Inclusion:



Doug Gilchrist, Divisional Director, Community Planning &
Real Estate

Attachments:

Attachment "A": Heritage Guidelines

Draft Heritage Alteration Permit HAP16-0003

Schedule "A": Site Plan and Floor Plans for Primary Dwelling

Schedule "B": Elevations and Colour Board for Primary Dwelling

Schedule "C": Site Plan and Floor Plans for Carriage House

Schedule "D": Elevations and Colour Board for Carriage House