

REPORT TO COUNCIL



Date: September 20, 2022
To: Council
From: City Manager
Department: Development Planning
Application: HAP22-0009
Address: 1978 McDougall St
Subject: Heritage Alteration Permit
Owner: Terry Gerald Jennens
Applicant: Terry Jennens
Existing OCP Designation: C-NHD – Core Area Neighbourhood, NAT – Natural Area
Existing Zone: RU1 – Large Lot Housing

1.0 Recommendation

THAT Council authorizes the issuance of Heritage Alteration Permit No. HAP22-0009 for LOT A DL 14 ODYD PLAN EPP38244, located at 1978 McDougall St, Kelowna, BC subject to the following:

1. The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A,"
2. The exterior design and finish of the building to be constructed on the land, be in accordance with Schedule "B";

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

Section 13.1.6(d): RU1 – Large Lot Housing Development Regulations

To vary the required minimum side yard from 2.0 m for a 1 or 1 ½ storey building permitted to 1.3 m 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.

Purpose

To issue a Heritage Alteration Permit to vary the side yard setback for a 1 or 1 ½ storey portion of a building for a garage and workshop addition on the subject property.

2.0 Development Planning

Staff recommend support for the Heritage Alteration Permit to facilitate the construction of a garage and workshop addition to the existing heritage home as it is consistent with the direction of a Heritage Consultant, Official Community Plan (OCP) Policies, and the Standards and Guidelines for the Conservation of Historic Places in Canada.

The proposed addition requires one variance to the north side yard setback from 2.0 m required to 1.3 m proposed to align with the existing home's non-conforming setbacks.

3.0 Proposal

3.1 Background

The Jennens house at 1978 McDougall St was constructed in 1930 by Oliver Jennens, the grandfather of the current owner and applicant. The home is noted on the City of Kelowna's heritage register as the Jennens House both for its architectural significance and the family history of social and economic contribution to the Kelowna community. Oliver Jennens (1890-1940) was a noted local businessman associated with B.C. Growers Ltd., and with B.C. Orchards of which he was managing director from 1927 to the late 1930s. Eric Gordon Jennens was well known for constructing a full-sized Viking Ship on the property, and for developing a harvester for Eurasian water milfoil weed that is still in use today.

The Jennens House is a large 2 ½ storey wood-frame British Arts and Crafts style residence with stucco cladding and half-timbered detail. It is distinguished by a high jerkin-headed roof with front and rear jerkin-headed gables. The front facade is dominated by a central projecting entrance bay while the lakefront facade has symmetrical projecting bays at each end. Notable multi-paned windows are featured on both the streetscape elevation and the lakefront elevation. The house is set on a large beachfront lot, fronting the east shore of Lake Okanagan. Located in Kelowna's historic Abbott Street neighbourhood, the site retains its original half-timbered garage, now converted for residential use, and is surrounded by mature coniferous trees. For a complete statement of significance, please refer to the Heritage Consultant Report (Attachment B).



At some point, the house sustained fire damage that was confined to the north-east corner of the home. Ongoing repairs to that damage as well as roof maintenance continue presently. The applicant received a Heritage Grant in Central Okanagan Heritage Society to complete the roof restoration with rare yellow cedar shingles that are only in production intermittently and are seasonally dependent. The grant has been extended and is currently valid for the ongoing repairs.

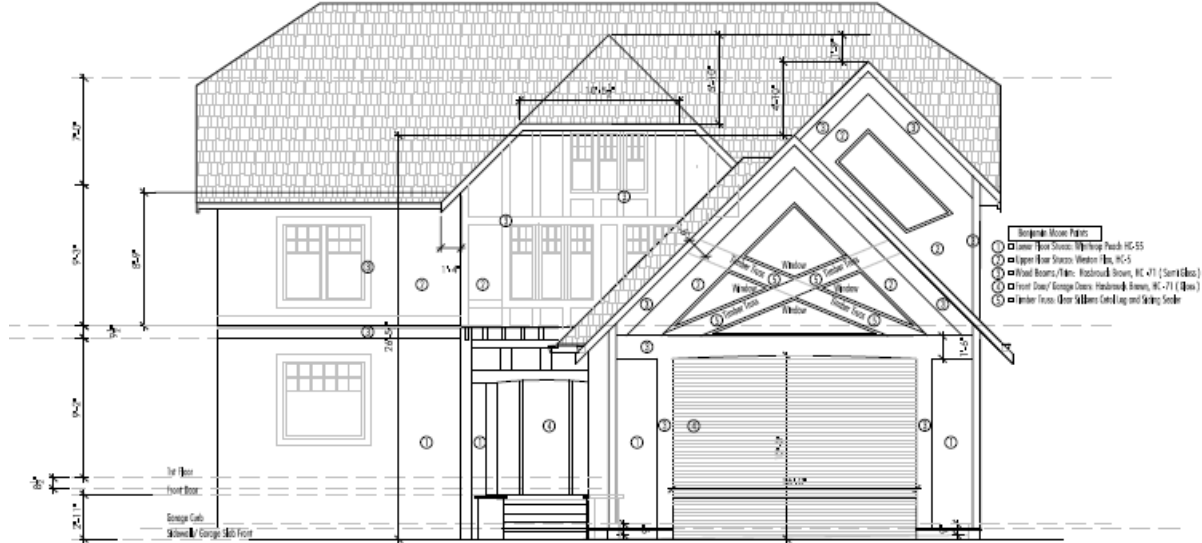
There have been service requests on this property due to the amount of construction material and other items being stored outdoors, causing a visual nuisance. The applicant continues to work with City staff to resolve these issues, and the proposed garage and workshop addition would assist to eliminate outdoor storage on the property.

3.2 Project Description

The applicant's design of the proposed addition was done in collaboration with a Heritage Consultant. Staff are supportive of the Heritage Alteration Permit in terms of massing, site layout, complimentary design elements, and materials. It is an addition that will compliment this historical building while representing current design trends and reflecting the current owner's needs and style.

Current direction from the Standards and Guidelines for the Conservation of Historic Places in Canada encourages additions to honestly reflect the time period they are constructed in by embracing contemporary design while not overpowering, mimicking, or eliminating the existing heritage elements. This conflicts with previous City of Kelowna historical guidelines which are undergoing review.

The addition features 3 large garage stalls with multiple vehicle access doors, and a mezzanine workshop that will connect to the second floor of the existing home. The completion of this addition will allow some of the owner’s outdoor storage to be relocated indoors, while providing space for personal vehicles and workshop use. There are no proposed changes to existing landscape on site, including retaining mature trees.



Massing

The proposed addition is 1 ½ storeys in height, which is secondary to the full 2 ½ storeys of the existing home. It is oriented toward the northeast corner of the property and is visible from the front street. The roof pitch has been designed to complement the existing home by maintaining a pitch of 12:12. The massing is appropriate for the uses proposed within the addition.

Site Layout

The proposed addition is located well away from Okanagan Lake, on the portion of the property that fronts McDougall St (east). This eliminates any Okanagan Site Line considerations and is well outside the riparian area setback. Locating the proposed garage and workshop along the north property line requires a variance to the side yard setback from 2.0 m required to 1.3 m proposed. This will allow the addition to effectively continue the current side wall of the home with legal non-conforming setbacks. This is a common siting variance in the Heritage Conservation Area as many of the existing homes were constructed in time periods when the zoning bylaw had different setback and subdivision regulations. It will have minimal impact on the adjacent property as there has been a shed along the property line historically and will be required to meet BC Building Code for fire separation.

Direct access to the garage will be from a front garage door facing McDougall St, as well as secondary accesses internal to the subject property for ease of use. The garage door facing the street has been designed to be subtle yet attractive along the streetscape and is appropriate for the Heritage Conservation Area. The front yard setback is maintained at 6.5 m and is relatively consistent with other setbacks on adjacent properties.

Locating the addition on the north side allows the owner to attach the new construction to the area of the roof that is currently under repair on the primary building. This will allow the addition to integrate seamlessly without requiring demolition of other areas of the building.

Gables

The existing heritage home has character defining jerkin-headed gables. Rather than replicate the gables, the proposed addition uses a simpler style of gables that are not clipped. This allows the original architecture to be on display and maintain the primary focus on the heritage home with its main front entrance and gables intact.

Windows

A key feature of the heritage home is the multi-paned windows that are noted on both the lake elevation and the street facing elevation. In early design concepts, the applicant had proposed to mimic these intricate windows on the garage workshop addition. However, after consultation with the Heritage Consultant, a simpler window form was selected so as not to detract from the original architecture. There are minimal windows on the north elevation to maintain privacy for the adjacent neighbour.

Materials

Common materials from the original home are carried through to the proposed addition including stucco, wood, and cedar shake shingles. The materials and colours are consistent with the original elements of the heritage home and are appropriate for this addition. Wood truss structural elements have been showcased on the front facing exterior of the proposed addition creating visual interest and reflecting the current owner's wood working hobby.

3.3 Site Context

The subject property is located lake front on McDougall St between Vimy Ave and Beach Ave. It is in the Heritage Conservation Area and is adjacent to other RU₁ – Large Lot Housing properties. The neighbourhood is comprised of primarily single-family dwellings, with some carriage homes, some two-dwelling properties, and a few Heritage Revitalization Agreement properties.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU ₁ – Large Lot Housing	Single Dwelling Residential
East	RU ₁ – Large Lot Housing	Single Dwelling Residential
South	RU ₁ – Large Lot Housing	Single Dwelling Residential
West		Okanagan Lake

Subject Property Map: 1978 McDougall St



3.4 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RU ₁ ZONE REQUIREMENTS	PROPOSAL
Development Regulations		
Max. Site Coverage (buildings)	40%	22%
Max. Height	9.5 m or 2 ½ storeys	9.1 m to peak of addition
Min. Front Yard	6.0 m	6.5 m
Min. Side Yard (south)	2.0 m	> 2.0 m
Min. Side Yard (north)	2.0 m	1.3 m ❶
Min. Rear Yard	NA	NA
❶ Indicates a requested variance to the side yard setback from 2.0 m required for a 1 or 1 ½ storey building to 1.3 m proposed.		

4.0 **Current Development Policies**

4.1 [2040 Official Community Plan Policy:](#)

4.1.1 Policy 5.3.7: **Respect the Heritage Conservation Area.** Consider more limited opportunities for infill, such as carriage homes, two dwelling housing, subdivisions, and the conversion of existing single detached homes into suites in the Abbott Street and Marshall Street Heritage Areas only when consistent with the guidelines outlined in Chapter 23.

1.1.1 Policy 11.2.1: **Heritage Conservation.** Conserve historic places in a manner consistent with the *Standards and Guidelines for the Conservation of Historic Places in Canada* under the guidance of registered heritage professionals of the BC Association of Heritage Professionals (BCAHP). Work with consistent conservation documents and planning tools to make decisions about historic places and manage

heritage projects including Heritage Reviews, Statements of Significance, Heritage Conservation Plans and Heritage Alteration Permit.

- 1.1.1 Policy 11.2.2: **Kelowna Heritage Register**. Use the Kelowna Heritage Register as the primary tool to identify heritage buildings. Continue to maintain and update the Heritage Register in accordance with provisions of the *Local Government Act* and *Heritage Conservation Act*.

1.2 [OCP Design Guidelines Chapter 23: Heritage Conservation Area](#)

- 1.2.1 Please refer to Attachment D.

1.3 [Heritage Review Terms of Reference](#)

- 1.3.1 Please refer to Attachment E.

1.4 [Standards and Guidelines for the Conservation of Historic Places in Canada](#)

- 1.4.1 Please refer to www.historicplaces.ca for a full copy of the Standards and Guidelines Manual.

2.0 Application Chronology

Date of Application Received: August 9, 2022
Date Public Consultation Completed: August 23, 2022

Report prepared by: Trisa Atwood, Planner II
Reviewed by: Lydia Korolchuk, Urban Planning Manager
Reviewed by: Terry Barton, Development Planning Department Manager
Approved for Inclusion: Ryan Smith, Divisional Director, Planning & Development Services

Attachments:

Attachment A: Draft Heritage Alteration Permit HAP22-0009
Schedule A: Site Plan and Floor Plans
Schedule B: Elevations
Attachment B: Heritage Consultant Report
Attachment C: Site Photographs
Attachment D: Chapter 23 OCP Design Guidelines
Attachment E: Heritage Review Terms of Reference