

# HAP22-0009

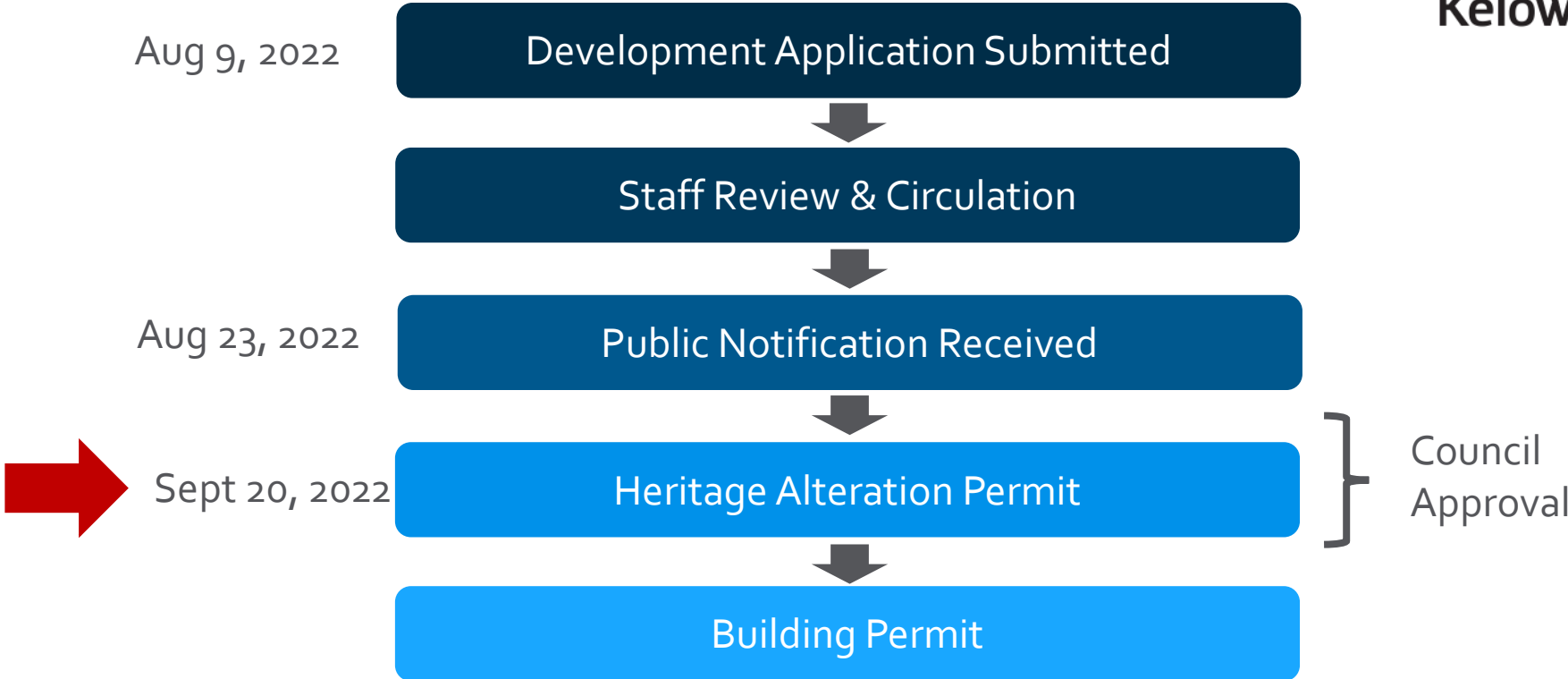
# 1978 McDougall St

Heritage Alteration Permit

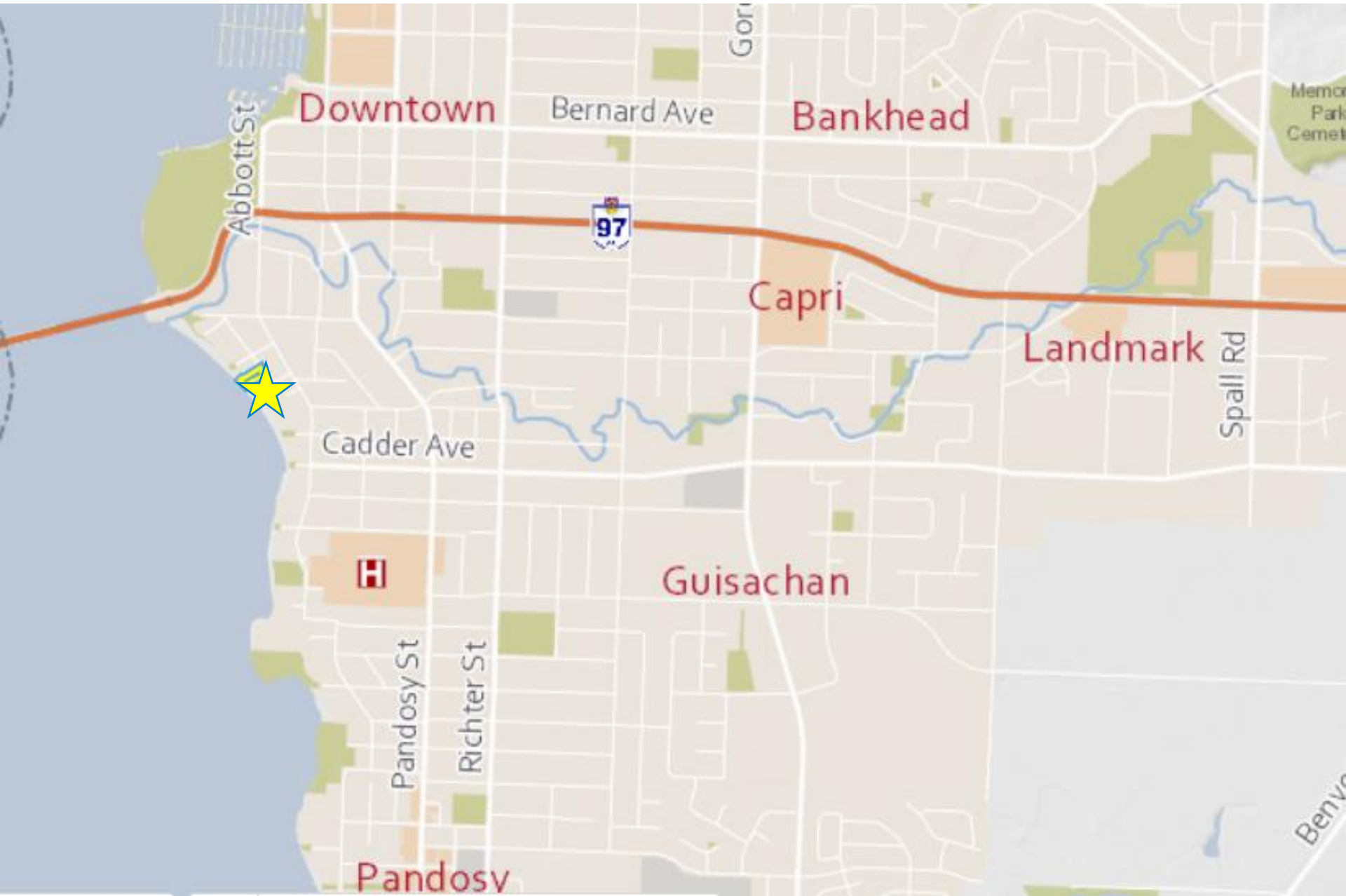
# Proposal

- ▶ To issue a Heritage Alteration Permit for the form and character of a garage and workshop addition with a side yard setback variance from 2.0 m required for a 1 or 1 ½ storey building to 1.3 m proposed.

# Development Process



# Context Map





# Heritage Conservation Area



# Subject Property Map





# Background

- ▶ Heritage Register: Jennens House
  - ▶ Oliver Jennens constructed home in 1930
  - ▶ Social and economic contribution to Kelowna
  - ▶ BC Growers and BC Orchards (managing director)
  - ▶ Eric Gordon Jennens developing milfoil harvester
  - ▶ Architecturally significant
- ▶ Service Requests
  - ▶ Resolution to outdoor storage
  - ▶ Completion of roof maintenance & repair

# Existing Heritage Home



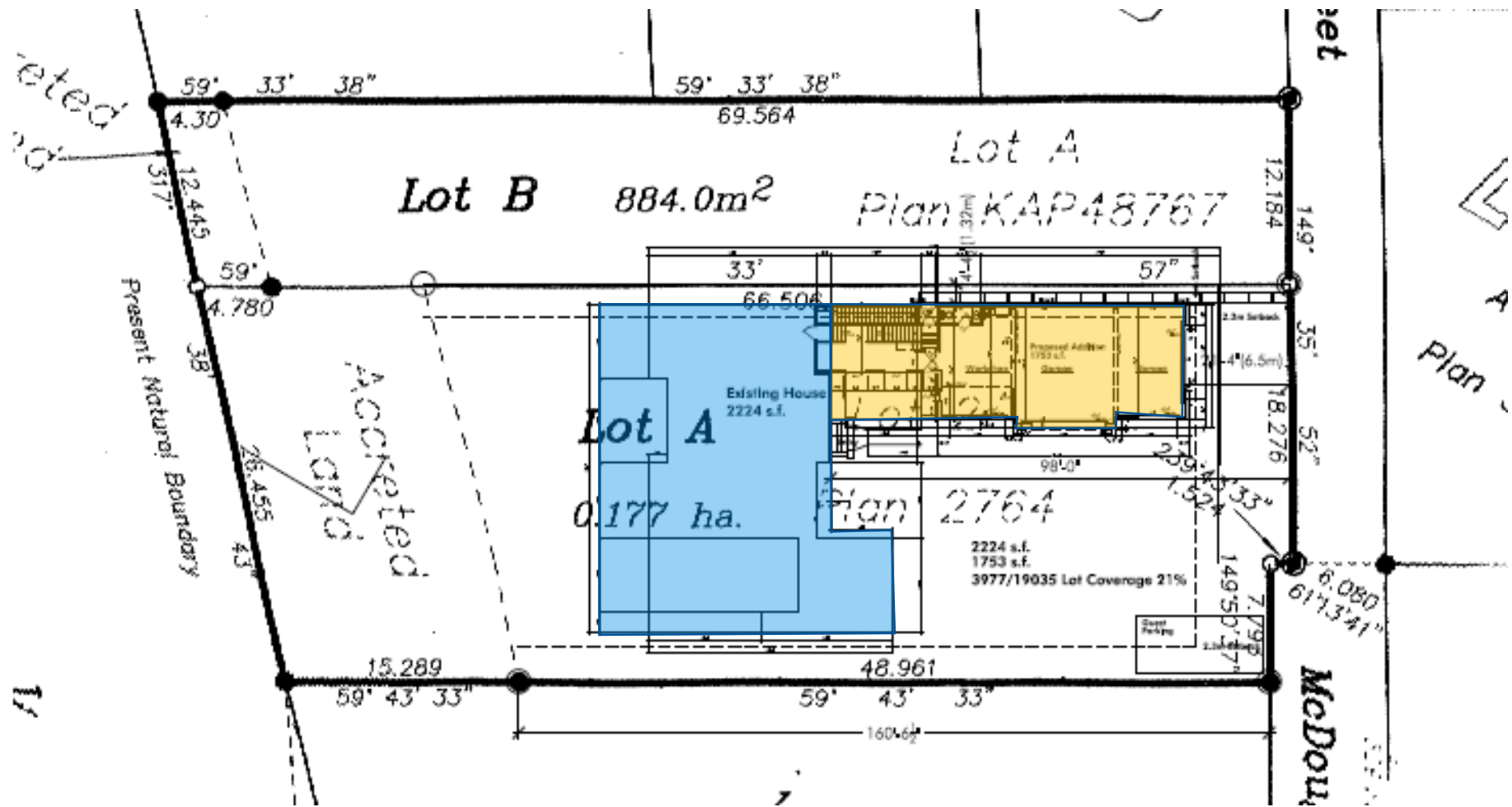
City of Kelowna



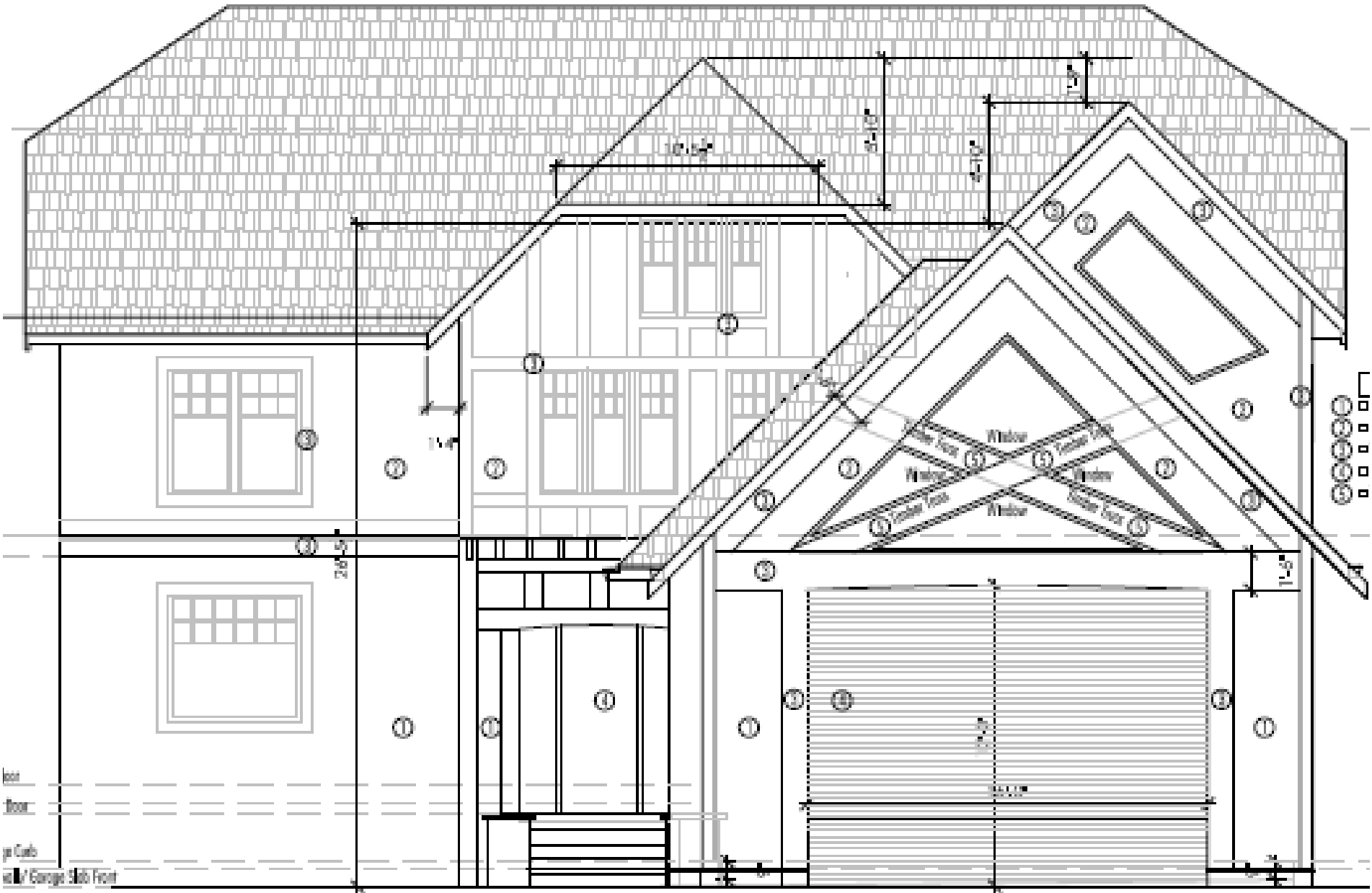
# Proposed Addition

- ▶ Garage & workshop space
- ▶ Designed in collaboration with Heritage Consultant
- ▶ Secondary to existing home
- ▶ 1 ½ storeys & mezzanine
- ▶ Simple gables
- ▶ Simple windows
- ▶ Variance to north side yard setback (legal non-conforming house setback)

# Site Layout

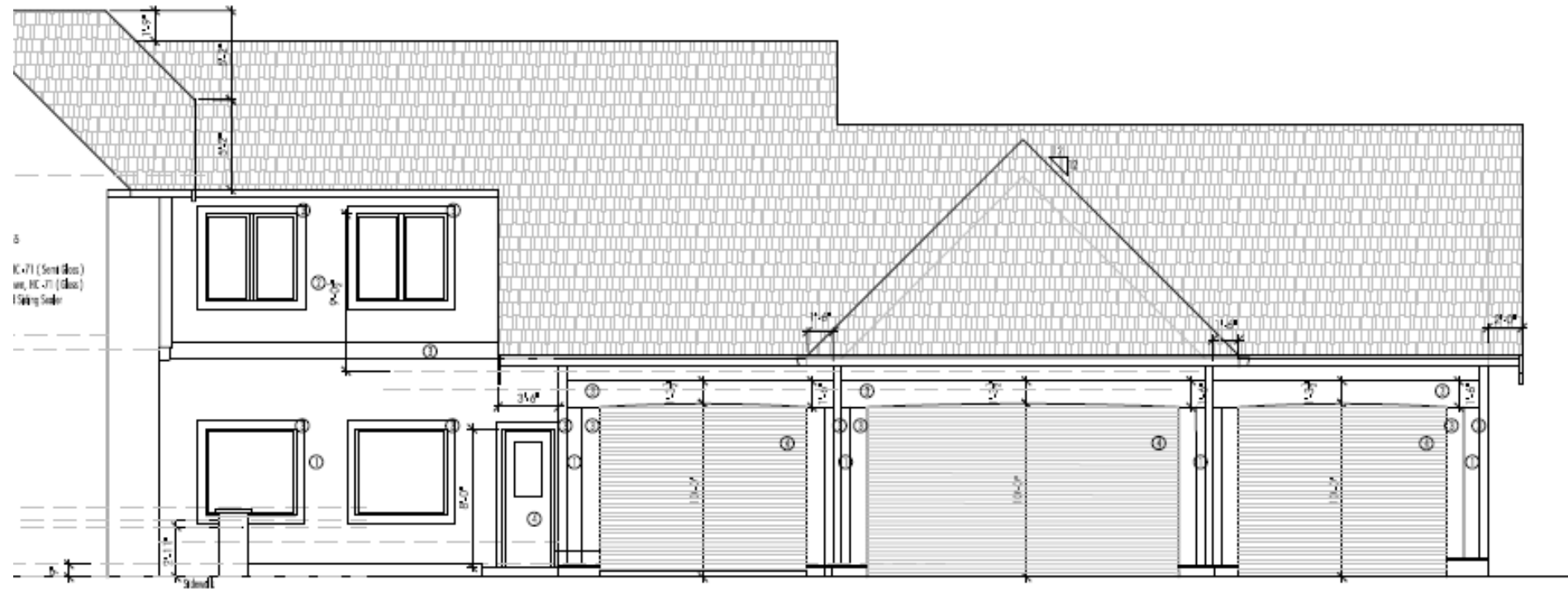


# Street Elevation





# South Elevation



# North Elevation



# OCP Policy

- ▶ **Policy 5.3.7: Respect the Heritage Conservation Area**
  - ▶ Consider more limited opportunities for infill
- ▶ **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).
- ▶ **Policy 11.2.2: Kelowna Heritage Register**
  - ▶ Use the Kelowna Heritage Register as the primary tool to identify heritage buildings.



# Development Policy

- ▶ OCP Design Guidelines Chapter 23:
  - ▶ Meets majority of design guidelines
  - ▶ Massing
  - ▶ Site layout
  - ▶ Windows
  - ▶ Materials
- ▶ Heritage Review by Registered Professional
- ▶ Standards and Guidelines for Conservation of Historic Places Canada

# Public Notification Policy #367

- ▶ Neighbours within a 50m radius
  - ▶ Door-to-door
  - ▶ Mail-outs
  - ▶ Notification received on August 23, 2022

# Staff Recommendation

- ▶ Staff recommend **support** for the Heritage Alteration Permit for the workshop and garage space:
  - ▶ Meets intent of OCP Design Guidelines
  - ▶ Designed with Heritage Professional
  - ▶ Alleviate current outdoor storage on property





*Conclusion of Staff Remarks*