

REPORT TO COUNCIL



Date: November 29, 2022

To: Council

From: City Manager

Department: Development Planning

Application: HAP22-0010

Owner: Aleksandra Dulic

Address: 274 Lake Avenue

Applicant: Aleksandra Dulic

Subject: Heritage Alteration Permit

Existing OCP Designation: C-NHD – Core Area Neighbourhood

Existing Zone: RU₁ – Large Lot Housing

1.0 Recommendation

THAT Council authorizes the issuance of Heritage Alteration Permit No. HAP22-0010 for Lot B District Lot 14 ODYD PLAN 42536, located at 274 Lake Ave, 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. 12375 be granted:

Section 11.5: RU₁ – Large Lot Housing, Development Regulations

To vary the required minimum side yard from 1.5 m permitted to 1.0 m proposed;

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

2.0 Purpose

To issue a Heritage Alteration Permit for the conversion of an existing garage to a carriage house with a variance to the west side yard setback from 1.5 m permitted to 1.0 m proposed.

3.0 Development Planning

Development Planning Staff recommend support for the Heritage Alteration Permit for the conversion of an existing garage to a carriage house. The application includes a variance to the west side yard setback. The

required side yard setback is 1.5 m for a carriage house, which cannot be met as the existing building has a sideyard setback of 1.0 m to the west. The west side of the building has two rectangular privacy windows and is screened with fencing and mature landscaping. The proposal includes a small addition to the 2nd storey on the east side of the building. There is limited impact to the adjacent neighbours as the existing structure is located at the rear of the property and abutting a lane. Neighbourhood Notification as per Council Policy 367 was completed by mailing out letters to all neighbours within 50 m on October 7, 2022.

4.0 Proposal

4.1 Project Description

This Heritage Alteration Permit is to facilitate the conversion of an existing garage to a carriage house. The property is developed with an existing single detached dwelling and the garage is located at the rear abutting a lane. The proposal also includes a small addition on the east side of the garage and is intended to expand the 2nd floor living space. The proposed addition will be constructed to match the form and character of the existing building. A variance is required for the west side yard setback, as the existing building is within the 1.5 m permitted setback.

4.2 Site Context

The subject property is within the Central City neighbourhood and is surrounded by RU1 – Large Lot Housing, RU1c – Large Lot Housing with Carriage House, and MF3 – Apartment Housing. The surrounding area has a Future Land Use Designation of C-NHD – Core Area Neighbourhood. The property is in the Heritage Conservation Area; however, the home is not on the Kelowna Heritage Register or designated by any other heritage bylaw. The neighbourhood is primarily composed of single detached dwellings, and some properties have a carriage house or secondary suite.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1 – Large Lot Housing	Single Detached Dwelling
East	RU1c – Large Lot Housing with Carriage House	Single Detached Dwelling and Carriage House
South	RU1 – Large Lot Housing	Single Detached Dwelling
West	RU1c – Large Lot Housing with Carriage House	Single Detached Dwelling and Carriage House

Subject Property Map: 274 Lake Ave



4.3 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RU1c ZONE REQUIREMENTS	PROPOSAL
Development Regulations		
Max. Site Coverage (buildings)	40 %	34 %
Max. Site Coverage (buildings, structures, impermeable surfaces)	70 %	49 %
Max. Height	5.4 m	5.2 m
Min. Front Yard	9.0 m	> 9.0 m
Min. Side Yard (East)	1.5 m	> 1.5 m
Min. Side Yard (West)	1.5 m	1.0 m ●
Min. Rear Yard	0.9 m	1.5 m
Net Floor Area for Two (2) Storey Carriage House	90 m ²	51.3 m ²
Max. Building Footprint for Two (2) Storey Carriage House	90 m ²	87.23 m ²
Max. Upper Storey Gross Floor Area for Two (2) Storey Carriage House	70% of the carriage house footprint	28.02 m ² (32%)
● Indicates a requested variance to the West side yard setback for the 2 storey carriage house.		

5.0 **Current Development Policies**

5.1 2040 Official Community Plan

Objective 5.3 Design residential infill to be sensitive to neighbourhood context (Chapter 5: Core Area)	
Policy 5.3.7	<p>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: Heritage Conservation Area. Discourage stacked row housing, apartment housing, and larger infill projects where lot consolidations are required, even where located along a Transit Supportive Corridor.</p> <p><i>The proposal is for the conversion of an existing garage to a carriage house, and is considered sensitive infill within the Heritage Conservation Area. The proposed addition is intended to match the sloping roofstyle of the existing building.</i></p>

5.2 2040 Official Community Plan: Chapter 23 Heritage Conservation Area

Consideration has been given to the following guidelines as identified in Chapter 23 of the City of Kelowna Official Community Plan relating to Heritage Conservation Areas (see Attachment B).

6.0 **Application Chronology**

Date of Application Received: September 12, 2022
 Date Public Consultation Completed: October 7, 2022

Report prepared by: Sara Skabowski, Planner I
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

Schedule A: Site Plan and Floor Plans

Schedule B: Elevations and Colour Board

Attachment B: Heritage Alteration Permit Guidelines