

# Heritage Alteration Permit (Major)

HAP22-0010



This permit relates to land in the City of Kelowna municipally known as

**274 Lake Avenue**

and legally known as

**LOT B DISTRICT LOT 14 ODYD PLAN 42536**

and permits the land to be used for the following development:

**CONVERSION OF AN EXISTING GARAGE TO A CARRIAGE HOUSE**

The present owner and any subsequent owner of the above described land must comply with any attached terms and conditions.

**ATTACHMENT A**

This forms part of application  
# HAP22-0010

Planner Initials SS



City of Kelowna  
COMMUNITY PLANNING

**Date of Council Approval:** November 29, 2022  
**Development Permit Area:** Heritage Conservation Area  
**Existing Zone:** RU1 – Large Lot Housing  
**Future Land Use Designation:** C-NHD – Core Area Neighbourhood

**This Heritage Alteration Permit is valid for two (2) years from the date of approval, with no opportunity to extend.**

## **This is NOT a Building Permit.**

In addition to your Heritage Alteration Permit, a Building Permit may be required prior to any work commencing. For further information, contact the City of Kelowna, Development Services Branch.

## **NOTICE**

This permit does not relieve the owner or the owner's authorized agent from full compliance with the requirements of any federal, provincial or other municipal legislation, or the terms and conditions of any easement, covenant, building scheme or agreement affecting the building or land.

Owner: Aleksandra Dulic  
Applicant: Aleksandra Dulic

\_\_\_\_\_  
Terry Barton  
Development Planning Department Manager  
Planning & Development Services

\_\_\_\_\_  
Date of Issuance

## 1. SCOPE OF APPROVAL

This Heritage Alteration Permit applies to and only to those lands within the Municipality as described above, and any and all buildings, structures and other development thereon.

This Heritage Alteration Permit is issued subject to compliance with all of the Bylaws of the Municipality applicable thereto, except as specifically varied or supplemented by this permit, noted in the Terms and Conditions below.

The issuance of a permit limits the permit holder to be in strict compliance with regulations of the Zoning Bylaw and all other Bylaws unless specific variances have been authorized by the Heritage Alteration Permit. No implied variances from bylaw provisions shall be granted by virtue of drawing notations that are inconsistent with bylaw provisions and that may not have been identified as required Variances by the applicant or Municipal staff.

## 2. CONDITIONS OF APPROVAL

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 Avenue, Kelowna, BC, subject to the following:

- a) The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A";
- b) The exterior design and finish of the building to be constructed on the land be in accordance with Schedule "B";

AND THAT variances 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.

## 4. INDEMNIFICATION

Upon commencement of the works authorized by this Permit the Developer covenants and agrees to save harmless and effectually indemnify the Municipality against:

- a) All actions and proceedings, costs, damages, expenses, claims, and demands whatsoever and by whomsoever brought, by reason of the Municipality said Permit.

All costs, expenses, claims that may be incurred by the Municipality where the construction, engineering or other types of works as called for by the Permit results in damages to any property owned in whole or in part by the Municipality or which the Municipality by duty or custom is obliged, directly or indirectly in any way or to any degree, to construct, repair, or maintain.

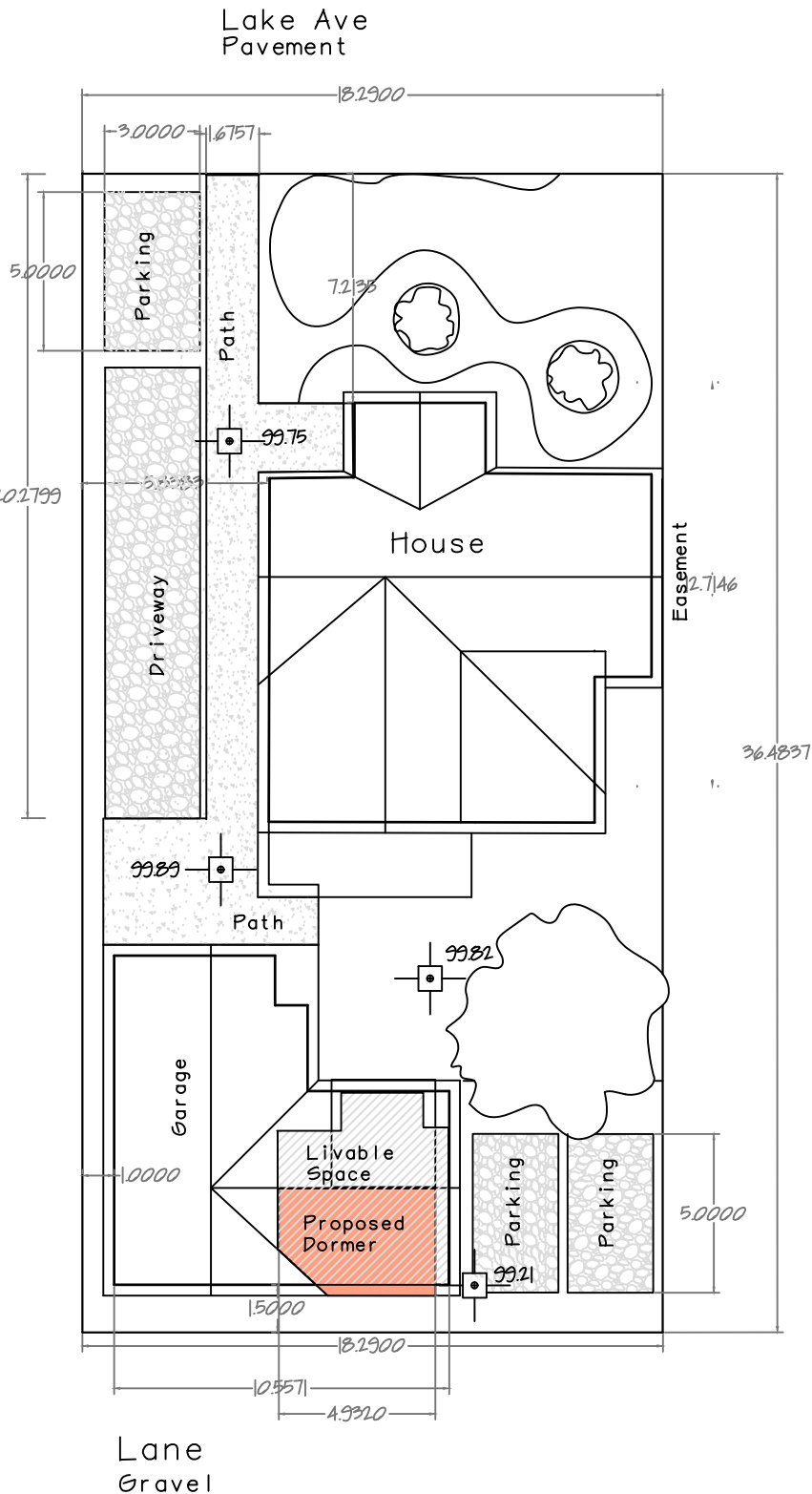
**The PERMIT HOLDER is the CURRENT LAND OWNER.  
Security shall ONLY be returned to the signatory of the  
Landscape Agreement or their designates.**

# Site Plan

Property Address 274 Lake Avenue, Kelowna, V1Y 5W7  
 Registered Owner Aleksandra Dulic  
 Legal Description LOT B, DISTRICT LOT 14, O.D.Y.D., PLAN 42536

## Site Data

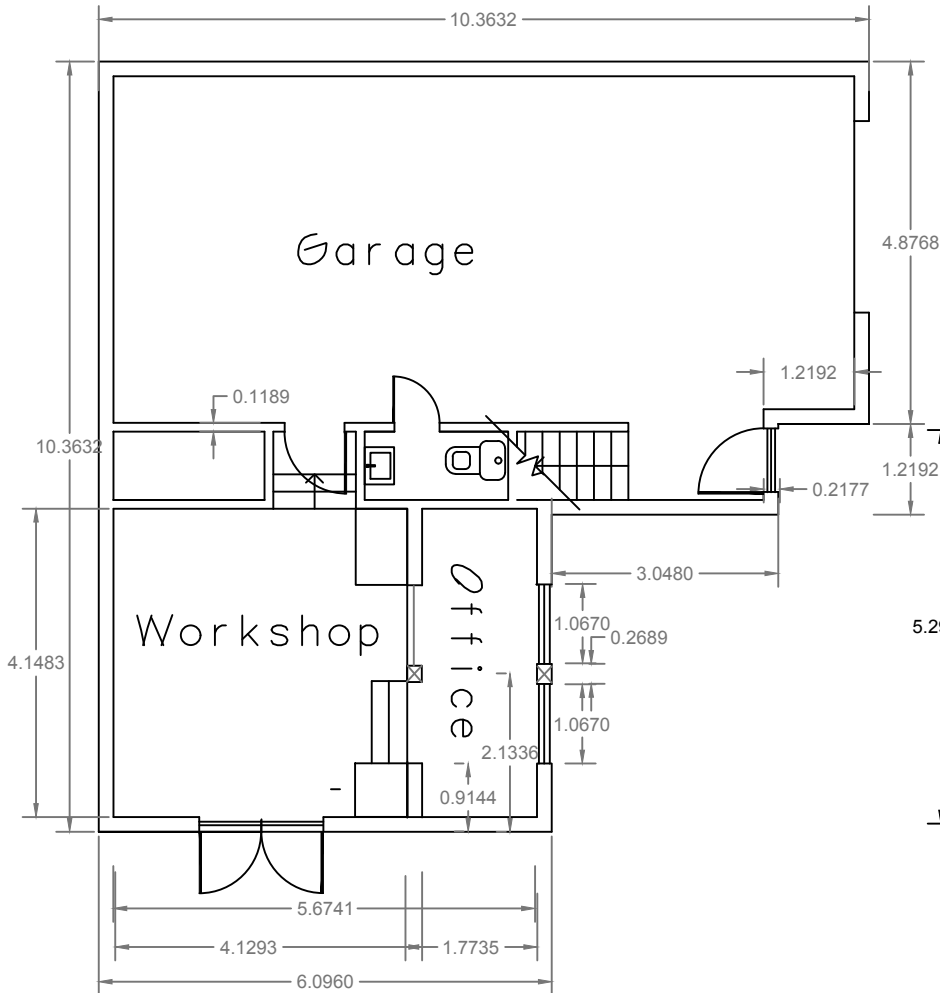
Total Lot Area	18.29 x 36.565	= 668.77 m <sup>2</sup>
Floor Area	House	= 142.38 m <sup>2</sup>
	Accessory Building	= 87.23 m <sup>2</sup>
	Gross Floor Area	= 229.55 m <sup>2</sup>
Private open space	Front Yard	= 108 m <sup>2</sup>
	Rear Yard	= 121 m <sup>2</sup>
	Gross Open Space	= 229 m <sup>2</sup>
Driveway & parking	Rear Yard	= 92 m <sup>2</sup>
Lot Coverage	Buildings	= 229.55m <sup>2</sup>
	Vehicular Use	= 92 m <sup>2</sup>
	Gross Lot Coverage	= 321.55 m <sup>2</sup>
Elevation Grades	Unchanged	
Driveway & parking	Gravel	
Exterior Treatment	Resemble existing house	



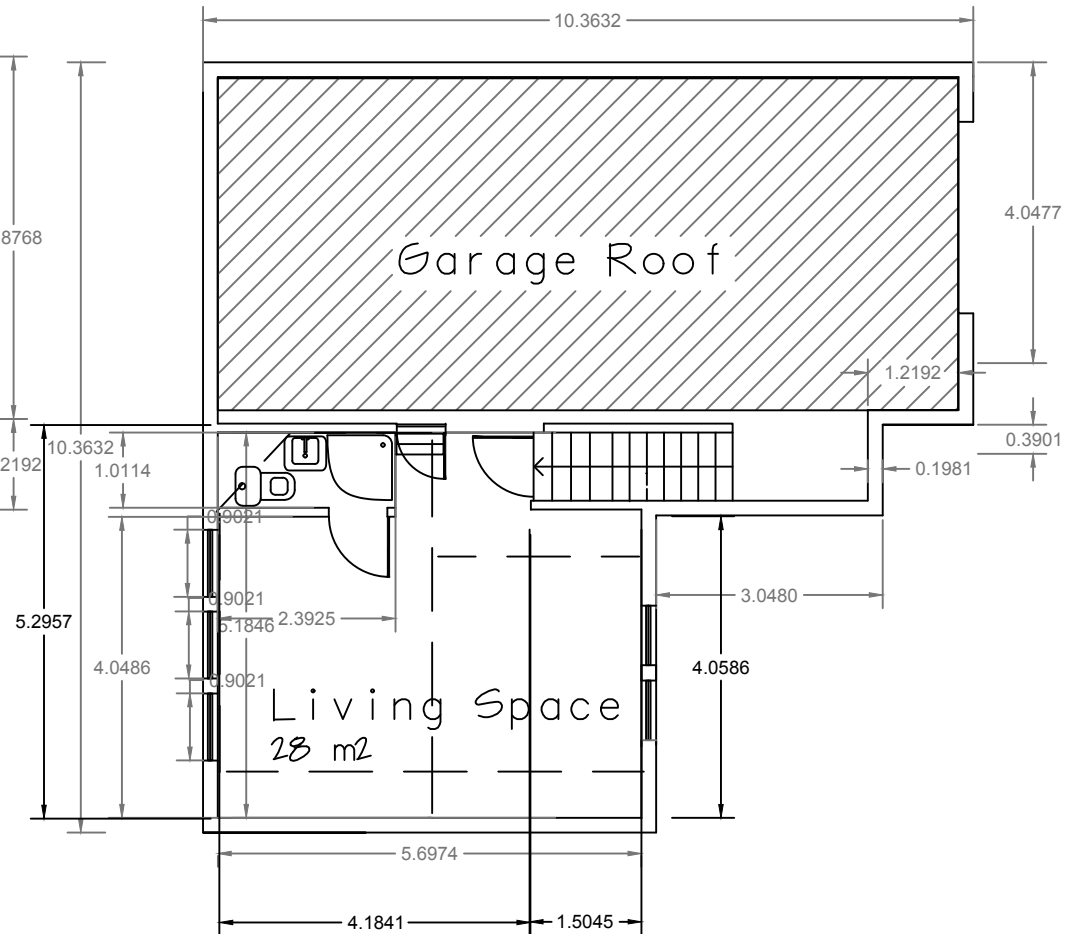
Lane  
Gravel



Ground Floor Plan



Top Floor Plan



Living Space = 28.02 m<sup>2</sup>

Workshop unchanged = 17.13 m<sup>2</sup>

Garage unchanged = 7.5 m<sup>2</sup>

Office = 6.15 m<sup>2</sup>

Upper Storey Gross Floor Area = 32%

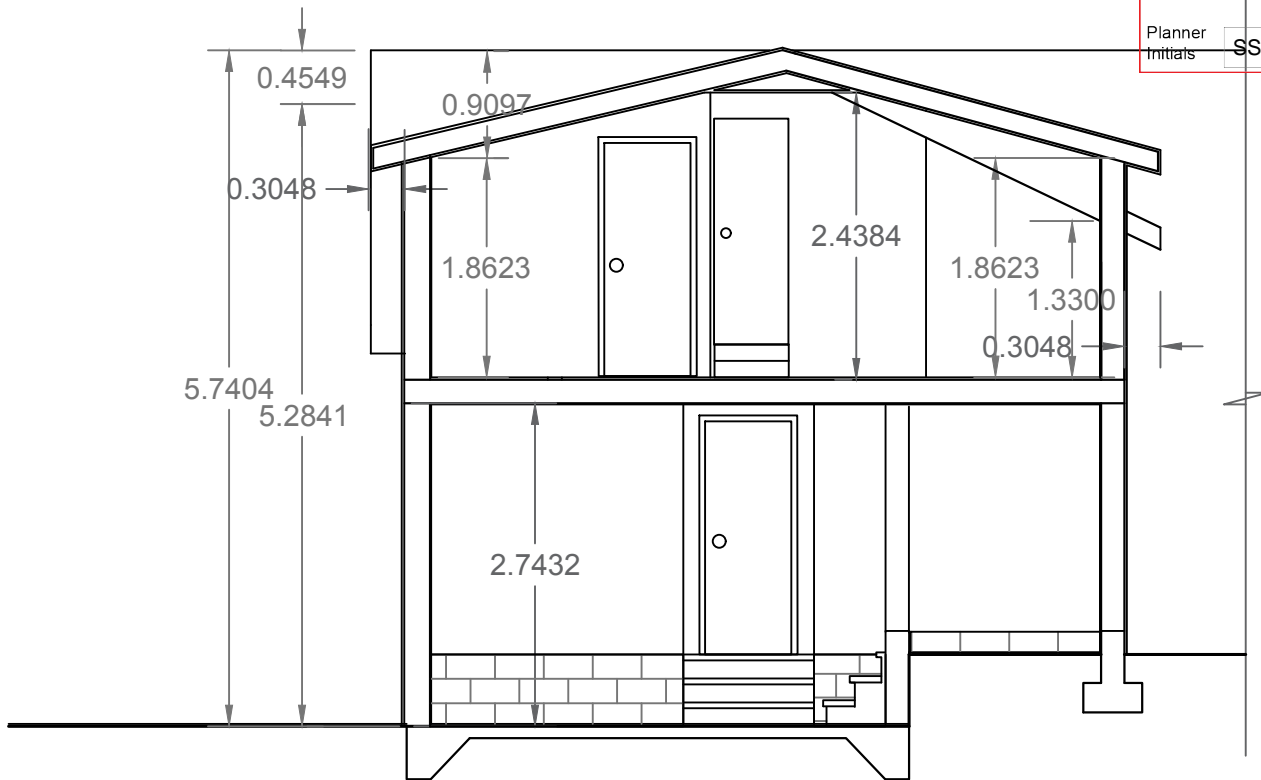
# Proposed Change

**SCHEDULE A**  
This forms part of application  
# HAP22-0010

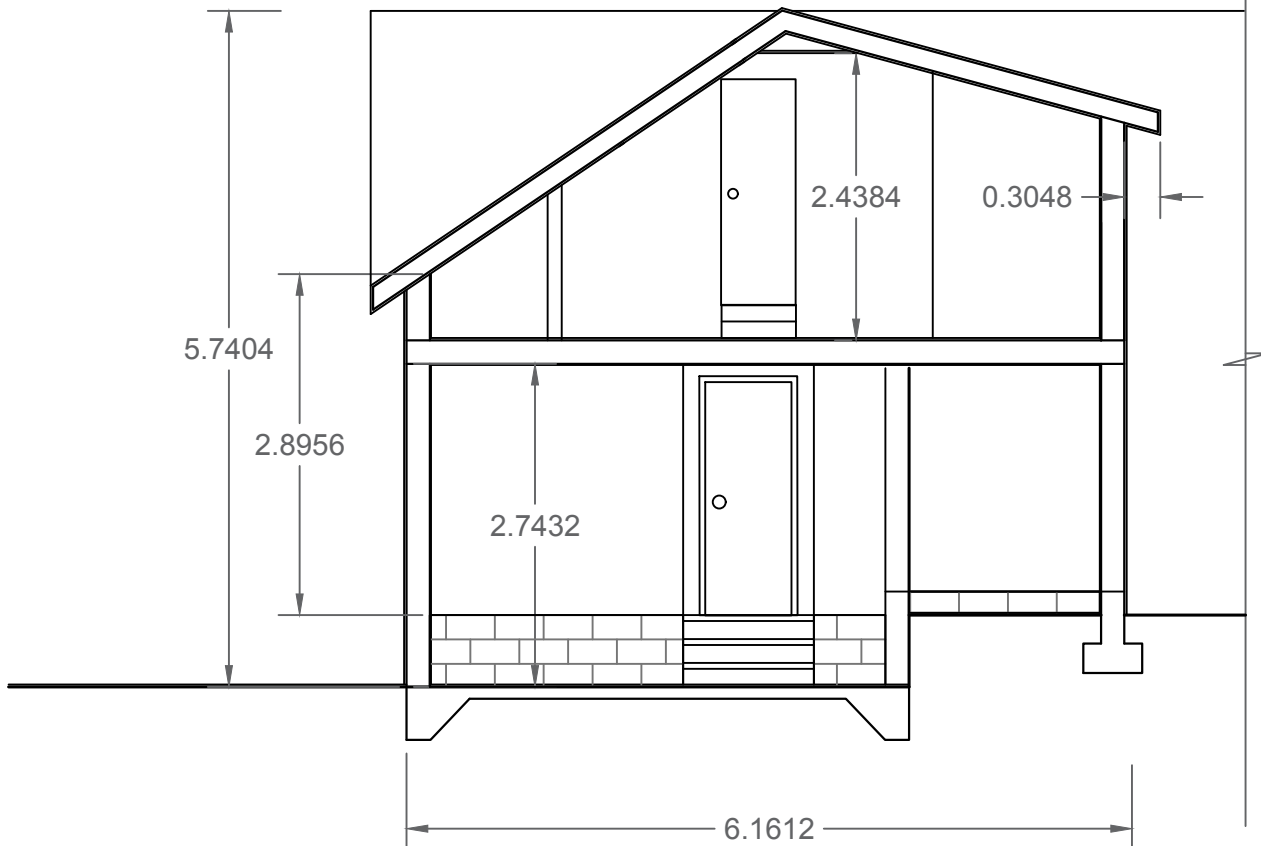
Planner Initials **SS**

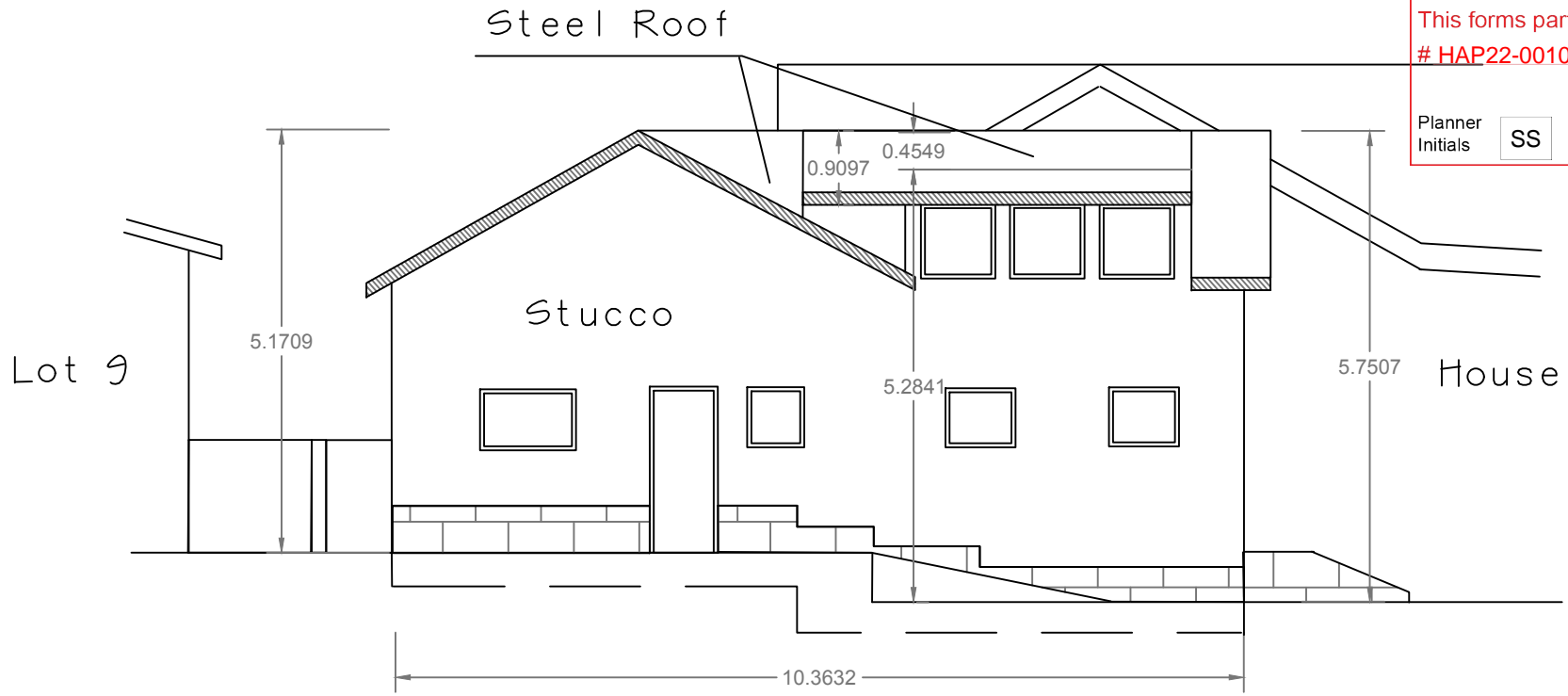


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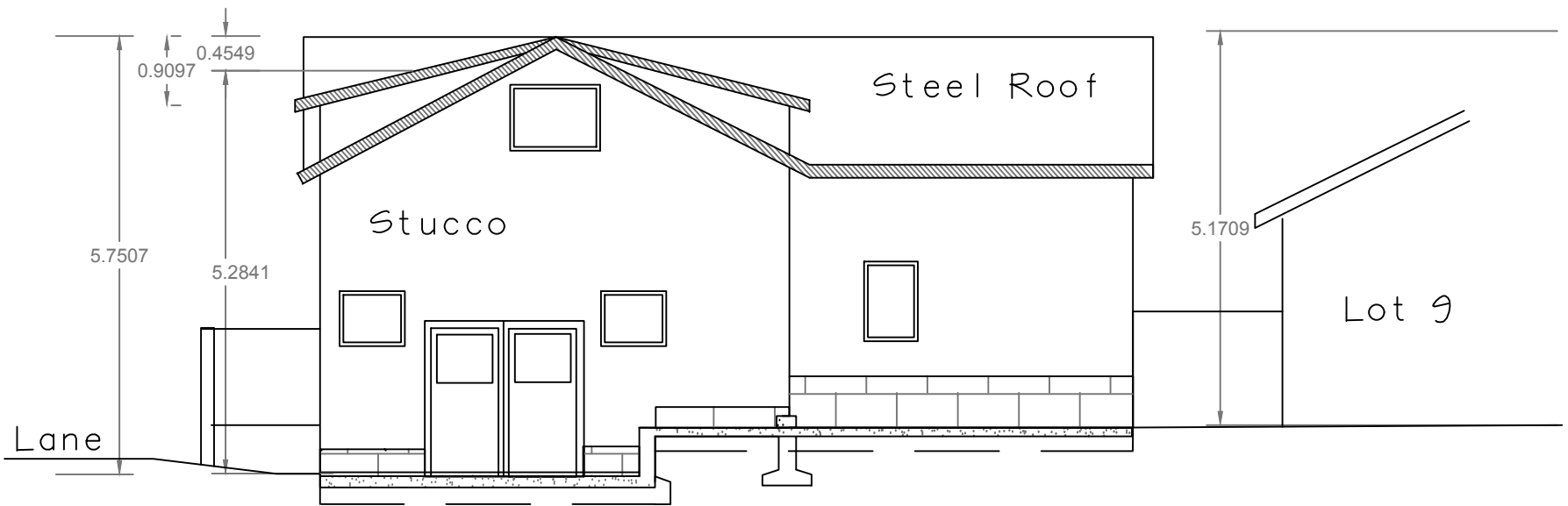


# Before

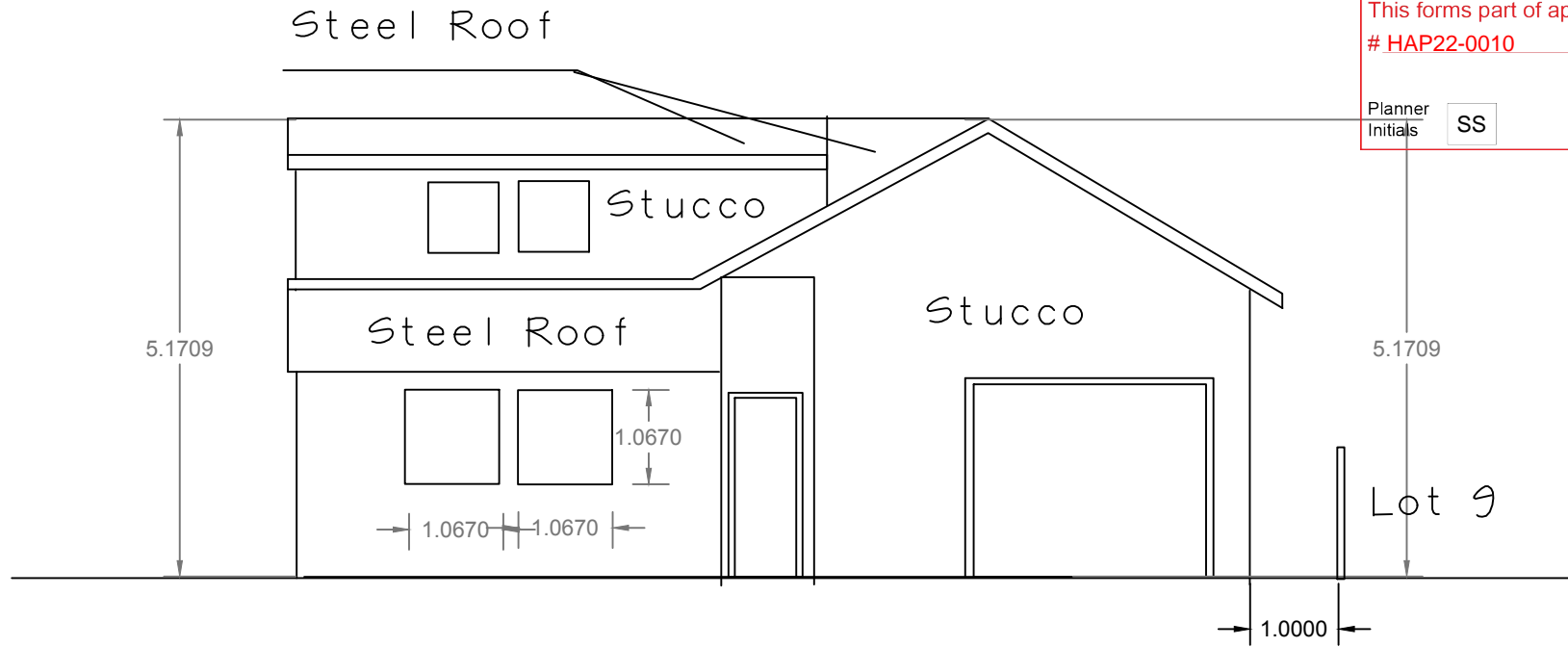




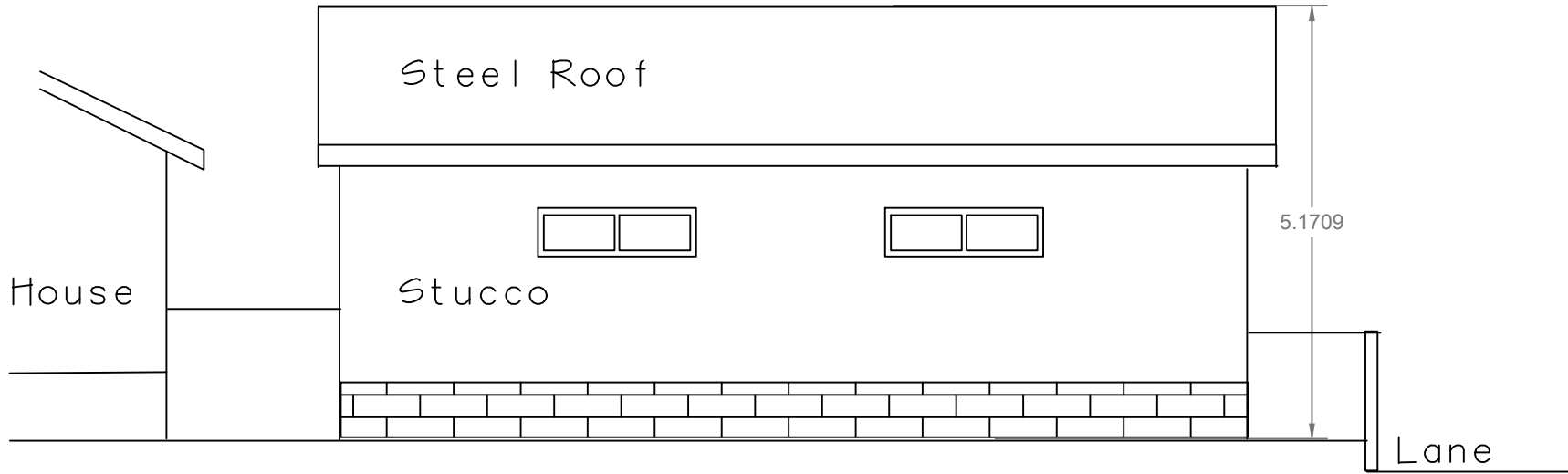
North View



West View



South View



East View

**274 Lake Ave.**  
**Material and Colours Sheet**

**SCHEDULE B**

This forms part of application

# HAP22-0010



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**Outside walls stucco finish:** Heavy broom dash stucco

**Roofing:** Aluminum and galvanized steel

**Main stucco colour:**

picante 006

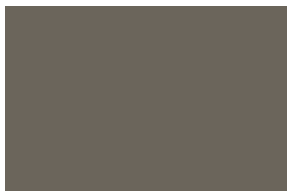
<https://www.benjaminmoore.com/en-us/paint-colors/color/006/picante>



**Trim colour 1:**

Deep Creek 1477

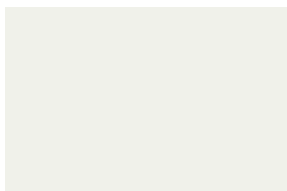
<https://www.benjaminmoore.com/en-us/paint-colors/color/1477/deep-creek>



**Trim colour 2:**

Stone White 2120-70

<https://www.benjaminmoore.com/en-us/paint-colors/color/2120-70/stone-white>



**Roofing colour:**

Anodized Bronze