



City of
Kelowna

HAP22-0010
274 Lake Ave
Heritage Alteration Permit

Proposal

- ▶ 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.

Heritage Alteration Permit Major - with variance

- ▶ “Does this proposed design meet the majority of the OCP Heritage Objectives and Design Guidelines in Chapter 23?”
 - ▶ Maintain residential and historical character of neighbourhood
 - ▶ Preserving character elements
 - ▶ Streetscape & architectural pattern
 - ▶ Building massing, roof forms, dormers, & chimneys
 - ▶ Doors, windows, cladding
 - ▶ Landscaping & fencing

- ▶ “Have the potential impacts of this variance been considered and/or mitigated?”

Development Process



Sept. 12, 2022

Development Application Submitted



Oct. 7, 2022

Staff Review & Circulation



Public Notification Received



Nov. 29, 2022

Heritage Alteration Permit & Variance



Council Approval

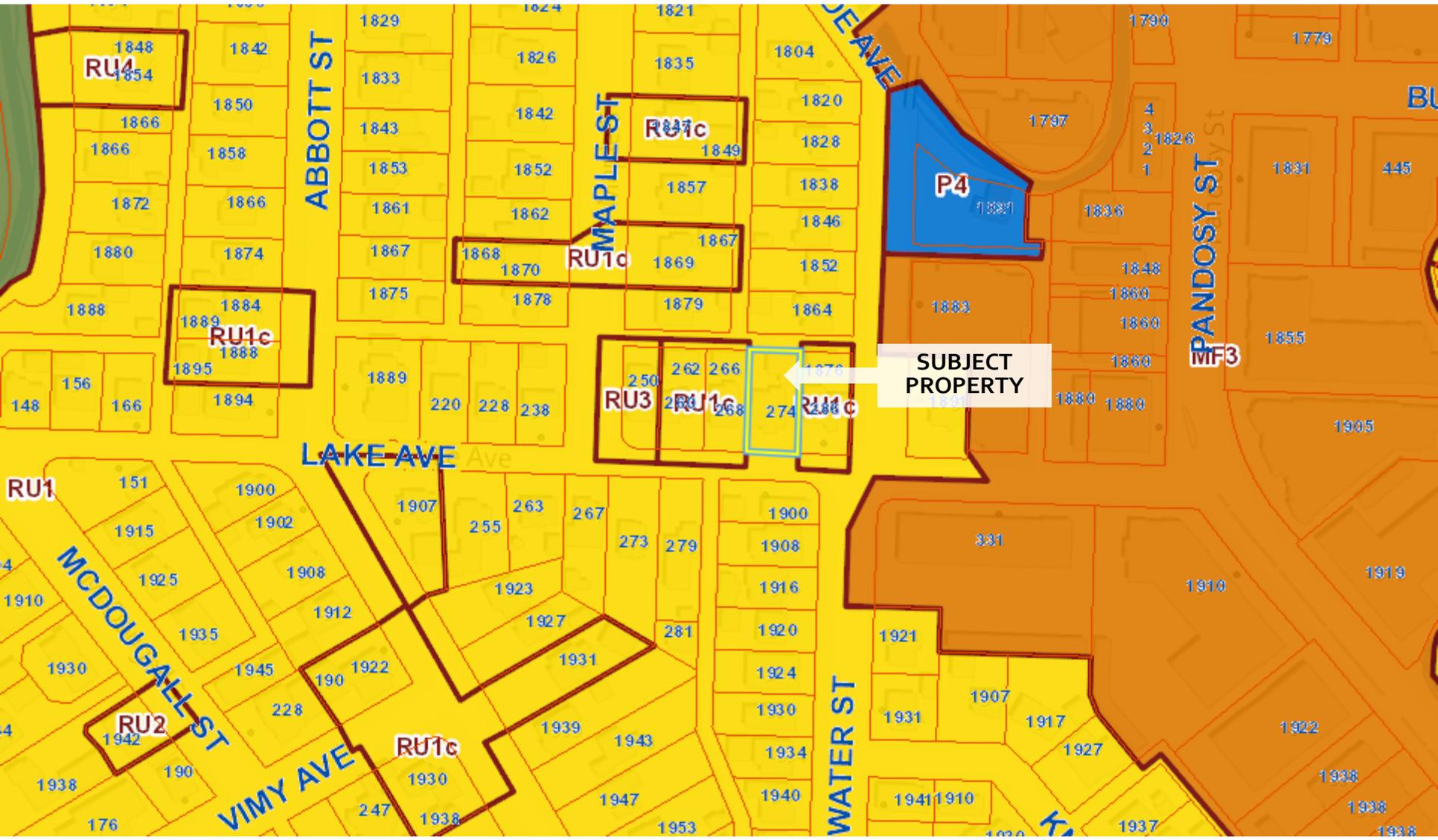


Building Permit

Context Map



OCP Future Land Use / Zoning



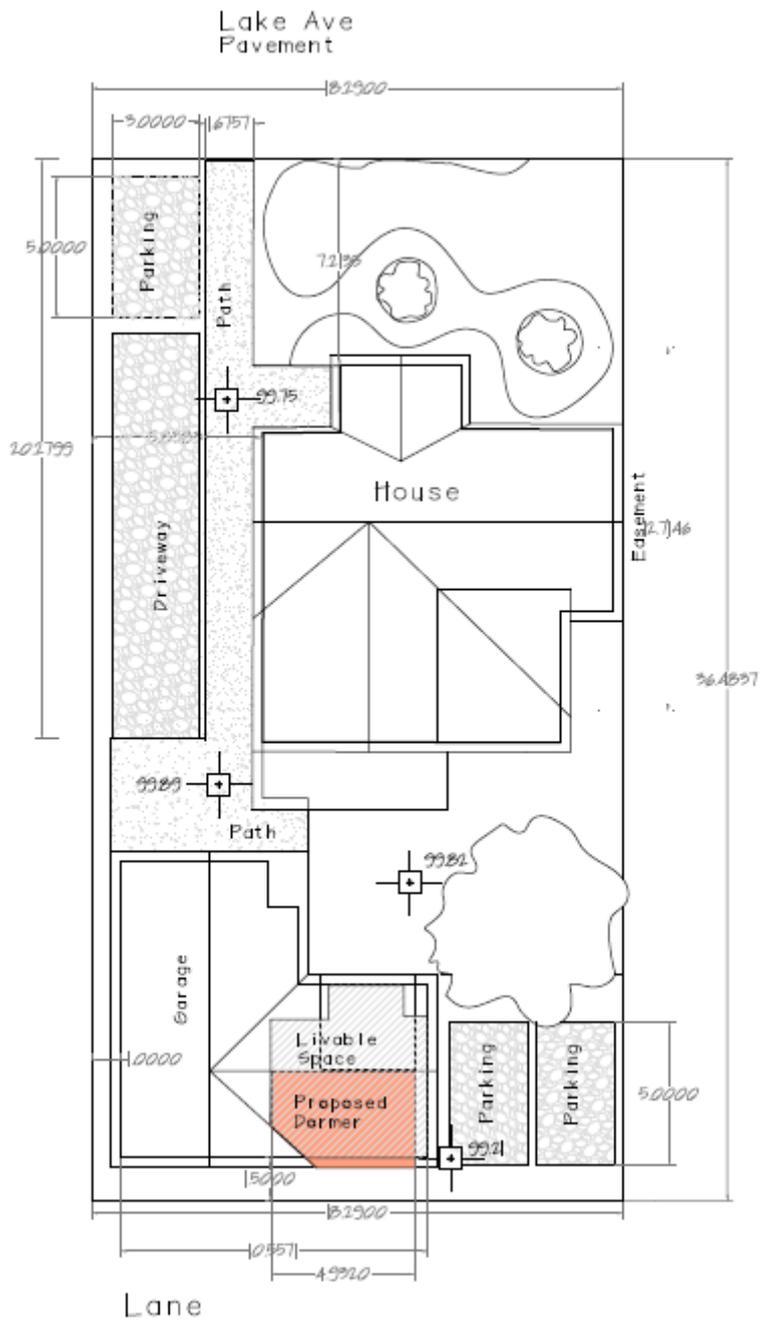
Subject Property Map



Project/technical details

- ▶ Conversion of existing garage to a carriage house
- ▶ Carriage house development regulations are met
- ▶ Addition to 2nd storey living space
- ▶ Variance required for the west side yard setback from 1.5 m permitted to 1.0 m proposed

Site Plan

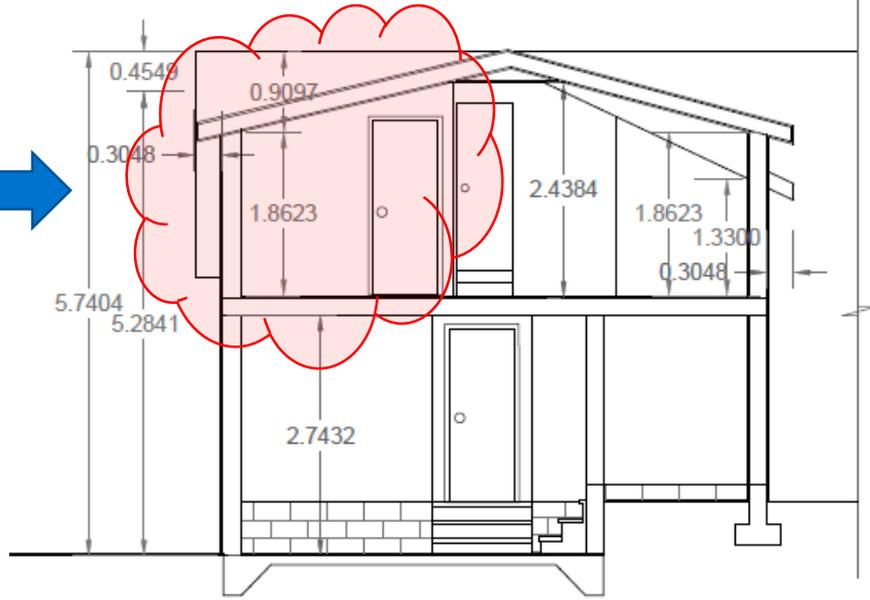


Elevations

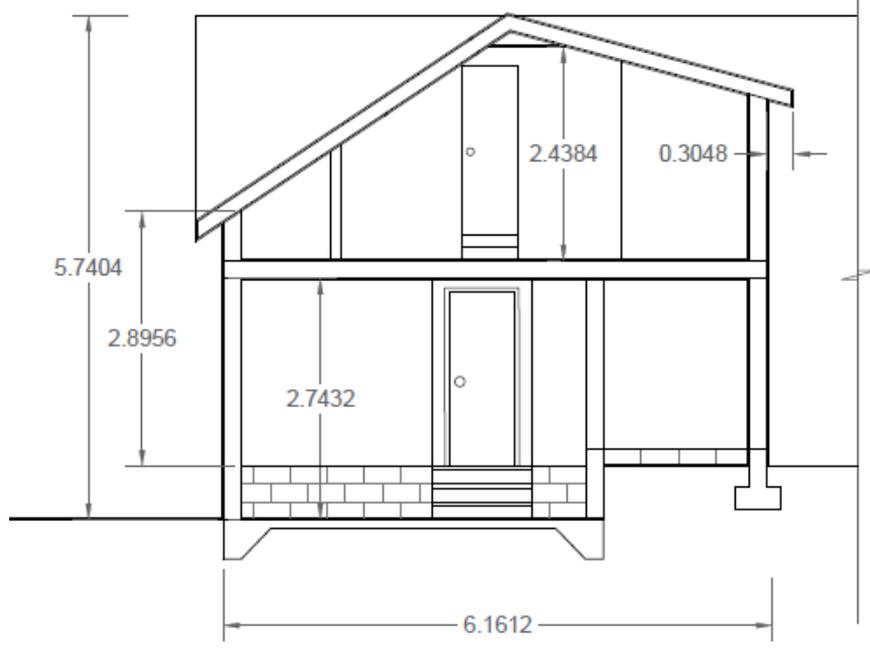
Proposed addition to the 2nd storey



Proposed Change



Before



Heritage Conservation Area

- ▶ Chapter 23 of the Official Community Plan, Heritage Alteration Permit Guidelines
 - ▶ Sensitive infill respecting the HCA
 - ▶ Established streetscape maintained
 - ▶ Roof pattern in keeping with neighbourhood buildings
 - ▶ Existing building conversion
 - ▶ Lane access
 - ▶ Healthy, mature trees being retained

Staff Recommendation

- ▶ Development Planning Staff recommend support of the proposed Heritage Alteration Permit
 - ▶ Subject property is within the Permanent Growth Boundary.
 - ▶ Meets the Future Land Use Designation of C-NHD – Core Area Neighbourhood.



Conclusion of Staff Remarks