

2.0 Purpose

To consider the form and character of an addition and to vary the side yard setbacks on the subject property.

3.0 Community Planning

Community Planning supports the Heritage Alteration Permit for the subject property as it is consistent with the Official Community Plan (OCP) heritage policies, is consistent with the Abbott Street and Marshall Street Heritage Conservation Area Guidelines, and is supported by the Heritage Advisory Committee.

4.0 Proposal

4.1 Site Context

The subject property is located on the north side of Burne Avenue between Abbott Street and Long Street.

The property is identified as Early Suburban, and the dominant style for the block is also Early Suburban under the Abbott Street and Marshall Street Heritage Conservation Area Development Guidelines. There are several other homes on the street that were constructed at the same time by the same builder in a similar flat-roofed, single storey style. The dwelling as it exists exhibits some of the Early Suburban characteristics such as a horizontal feel to the architecture and wide siding, however, the flat roof is somewhat of a departure from the typical characteristics of this style.



APR 1963

Figure 1: Historical Photograph 1963

Other properties on the same street are identified as Early Suburban, Arts and Crafts, or Vernacular Cottage. The established front yard setbacks on Burne Avenue are all similar, and the majority of homes

use stucco or horizontal siding as finishes. There are a variety of roof styles and window styles present on the street as well. Heights in the neighbourhood range from single storey flat roof dwellings, to 2 ½ storey gabled roofs with dormers.

4.2 Background

The existing wood framed single family dwelling was constructed in 1958. At some point a central courtyard and carport was enclosed to create an attached garage. The building as it exists today has vertical wood siding and two large windows flanked by a covered entryway.



Figure 2: Current Photograph 2017

4.3 Design Considerations

The proposed second storey addition resembles the design of the original single storey and maintains the flat roof, horizontality, and wide overhangs. The use of stucco and vertical wood siding is in keeping with the original home and others in the neighbourhood. The second storey incorporates floor to ceiling, wall to wall windows on the front façade and uses mullions to encourage the horizontal nature of the design.

Renovations to the existing main floor incorporate the addition of a suite with a front street entrance and canopies over both entrances for weather protection. Private outdoor space for the suite is achieved on the front porch and outdoor space for the main dwelling is in the rear yard and on the second level balcony.



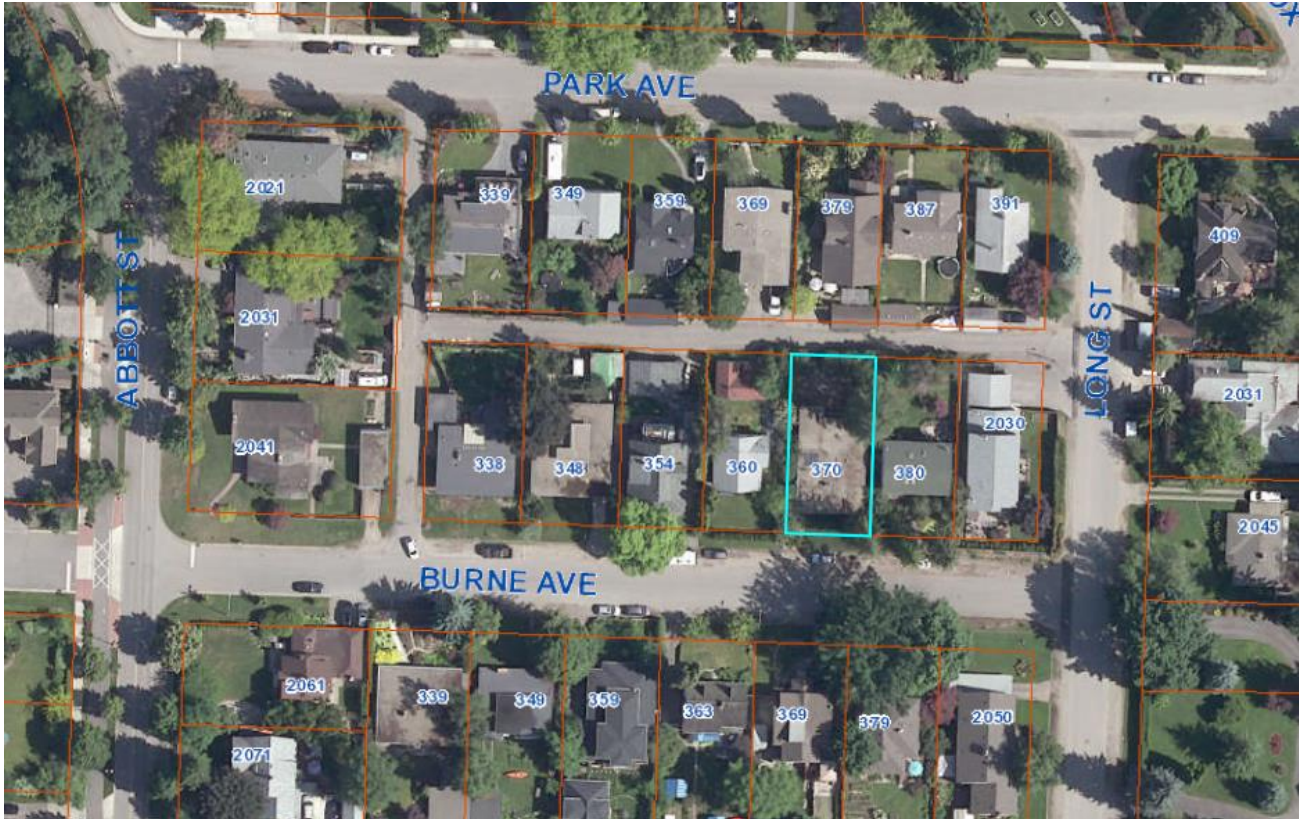
Figure 3: Conceptual Rendering of Front Elevation

The proposal also includes returning the garage back into a carport and re-creating the internal courtyard. Parking is achieved through a proposed two car garage accessed from the rear lane with gravel parking for the suite. The majority of existing mature trees and landscaping will be retained.

The massing of the second storey is somewhat of a departure from the Early Suburban style, however the applicant has provided examples of similar designs in the nearby vicinity. Due to site coverage restrictions in the zoning bylaw, the only option for providing an addition on this dwelling is a second storey. By maximizing the second storey the proposal achieves a full-sized secondary suite within the first floor.

The Heritage Advisory Committee recommended support for this Heritage Alteration Permit with an anecdotal comment that the east elevation be reviewed and vertical wood siding be added. The applicant agreed with this request and made the changes to the east elevation prior to Council consideration.

Subject Property Map: 370 Burne Avenue



4.4 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RU ₁ ZONE REQUIREMENTS	PROPOSAL
Development Regulations		
Maximum Height	2 ½ Storeys / 9.5 m	2 Storeys / 6.3 m
Minimum Front Yard	4.5 m	5.72 m
Minimum Side Yard (east)	2.0 m	1.73 m (existing non-conforming) ❶
Minimum Side Yard (west)	2.0 m	1.82 m (existing non-conforming) ❷
Minimum Rear Yard	7.5 m	10.99 m
❶ Indicates a requested variance to the side yard setback for the second storey addition. ❷ Indicates a requested variance to the side yard setback for the second storey addition.		

4.5 Variances

The applicant is requesting two variances be approved by Council to accommodate the second storey over an existing non-conforming condition. The east and west side yards for the second story portion each require a variance from 2.0m required to 1.73 m (east) and 1.82 m (west) in order to match up with the existing non-conforming first floor. Staff are recommending support for these requested variances, as the existing first floor is non-conforming and therefore the variance will allow continuity between the first and second floors.

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Development Process

Compact Urban Form.¹ Develop a compact urban form that maximizes the use of existing infrastructure and contributes to energy efficient settlement patterns. This will be done by increasing densities (approximately 75 - 100 people and/or jobs located within a 400 metre walking distance of transit stops is required to support the level of transit service) through development, conversion, and re-development within Urban Centres (see Map 5.3) in particular and existing areas as per the provisions of the Generalized Future Land Use Map 4.1.

Conservation Areas.² Development in the Abbott Street and Marshall Street Heritage Conservation Area outlined on Map 9.1 will be assessed using the Abbott Street and Marshall Street Heritage Conservation Area Guidelines.

6.0 Technical Comments

6.1 Building & Permitting Department

- Development Cost Charges (DCC's) are required to be paid prior to issuance of any Building Permits.
- Operable bedroom windows required as per the 2012 edition of the British Columbia Building Code (BCBC 12).
- Provide the City of Kelowna Bulletin #88-02 (Secondary Suites Requirements in a single family dwelling) for minimum requirements. The drawings submitted for Building Permit application is to indicate the method of fire separation between the suite and the main dwelling.
- Range hood above the stove and the washroom to vent separately to the exterior of the building. The size of the penetration for this duct thru a fire separation is restricted by BCBC 12, so provide size of ducts and fire separation details at time of Building Permit Applications.
- A fire rated exit stairwell is required from the suite to the exterior. Please provide these details on the building permit drawing sets.
- The Building Code only allows for a secondary suite to be 40% of the main residence to a maximum of 90 sq. meters.
- Full Plan check for Building Code related issues will be done at time of Building Permit applications

6.2 Policy and Planning

The proposed alterations must be in accordance with the Heritage Conservation Area guidelines in Chapter 16 of the OCP. Consideration should also be given to the Abbott Street & Marshall Street Heritage Conservation Areas Development Guidelines and the characteristics of the architectural style identified for the property.

¹ City of Kelowna Official Community Plan, Policy 5.2.3 (Development Process Chapter).

² City of Kelowna Official Community Plan, Policy 9.2.4 (Arts, Culture, & Heritage Chapter)

7.0 Application Chronology

Date of Application Received: May 20, 2016
Date of Heritage Advisory Committee: January 19, 2017
Date Public Consultation Completed: February 2, 2017

Heritage Advisory Committee:

The above noted application was reviewed by the Community Heritage Committee at the meeting held on January 19, 2016 and the following recommendations were passed:

THAT the Heritage Advisory Committee recommends that Council supports Heritage Alteration Permit Application No. HAP16-0005 for the property located at 370 Burne Avenue for the form and character of the proposed second storey addition as it relates to the Heritage Conservation Area Guidelines.

The Heritage Advisory Committee recommended support for the Heritage Alteration Permit with the following anecdotal comment; harmonize the two stories with particular attention to the east elevation through the introduction of vertical wood siding.

Report Prepared by: Trisa Brandt, Planner I
Reviewed by: Terry Barton, Urban Planning Manager
Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:

Draft Heritage Alteration Permit HAP16-0005
Schedule "A": Site Plan and Floor Plans
Schedule "B": Elevations and Conceptual Renderings