

# REPORT TO COMMITTEE



**Date:** April 20, 2017

**RIM No.** 0940-60

**To:** Heritage Advisory Committee

**From:** Community Planning Department (TB)

**Application:** HAP17-0005      **Owner:** Sheldon Bruce Upshaw  
Heather Dale Upshaw

**Address:** 1983 - 1985 Knox Crescent      **Applicant:** Sheldon Bruce Upshaw

**Subject:** Heritage Alteration Permit

Existing OCP Designation: S2RES – Single/Two Unit Residential

Existing Zone: RU1c – Large Lot Housing with Carriage House

Heritage Conservation Area: Abbott Street

Heritage Register: Not Included

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## 1.0 Purpose

To make a recommendation to Staff regarding the Heritage Alteration Permit for the form and character of an addition to the single family dwelling.

## 2.0 Proposal

### 2.1 Background

The single storey bungalow was constructed in 1948 and there have been no major additions or renovations to the dwelling since that time. The dwelling currently features gables opened toward the street, horizontal siding, and a flush front entrance.

The applicant applied in 2016 to rezone the subject property to RU1c – Large Lot Housing with Carriage House, as well as add a second storey addition to the main dwelling. The Heritage Advisory Committee reviewed the application on October 20, 2016 and recommended support with some minor changes such as horizontal siding and multi-paned windows. Due to construction constraints, the applicant has revised the addition to a single storey and applied for a new Heritage Alteration Permit for the revised design. The carriage house is currently under construction.

## 2.2 Site Context

The property is identified as Late Vernacular Cottage in the Abbott Street & Marshall Street Heritage Conservation Areas Design Guidelines. The dominant style for the block is also Late Vernacular Cottage and there are no Heritage Registered properties on Knox Crescent.



*Figure 1: Site Context*

The streetscape of Knox Crescent is predominantly 1 storey or 1 ½ storey single family dwellings. Mature trees and vegetation are common on the block, and front yard setbacks range from approximately 4.5m to 9.0m. Many of the homes feature gables that are opened toward the street with stucco, horizontal siding, and cedar shingles.



*Figure 2: 1965 Knox Crescent and 1969 Knox Crescent*





Figure 3: Immediately adjacent neighbour at 1981 Knox Crescent

### 2.3 Project Description

The proposed addition to the single family dwelling is a single storey expansion to the side (east) and rear to provide increased living space on the main floor. The single storey addition maintains the established streetscape, height, and massing of the majority of the other homes on the block. The addition also includes a covered front verandah, with a portico style entrance. The gables are open toward the street and there are no proposed dormers. Horizontal hardie board siding is proposed with hardie board cedar shake siding on the gables and stone elements on the columns of the verandah. The proposed front yard setback is 8.175m which is consistent with several other properties on the block. The addition preserves two mature trees on site and there is no additional landscaping or fencing proposed. All parking is on the rear of the lot.

The addition was designed such that the carriage house which is currently under construction would still meet all of the zoning requirements for height and site coverage without triggering a variance.

### Subject Property Map: 1983-1985 Knox Crescent



## 2.4 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RU <sub>1c</sub> ZONE REQUIREMENTS	PROPOSAL
Development Regulations		
Maximum Height	9.5 m / 2.5 storeys	5.32 m / 1 storey
Minimum Front Yard	4.5 m	8.175 m
Minimum Side Yard (south)	2.0 m	2.5 m
Minimum Side Yard (north)	2.0 m	2.1 m
Minimum Rear Yard	7.5 m	>7.5 m

## 3.0 Heritage Advisory Committee Comments

Staff are seeking a recommendation from the Heritage Advisory Committee regarding the Heritage Alteration Permit for the form and character of an addition to the single family dwelling.

**Report prepared by:** Trisa Brandt, Planner I

**Approved for Inclusion:** Terry Barton, Urban Planning Manager

**Attachments:**

Schedule A – Heritage Guidelines  
 Applicant Rationale  
 Plans & Drawings  
 Photos

# SCHEDULE A – Heritage Guidelines



1      **Subject:**    2      HAP17-0005, 1985 Knox Crescent

## 1.0      **Heritage Conservation Area Guidelines (Kelowna Official Community Plan Chapter 16)**

Objectives:

- Maintain the residential and historical character of the Marshall Street and the Abbott Street Heritage Conservation Areas;
- Encourage new development, additions and renovations to existing development which are compatible with the form and character of the existing context;
- Ensure that change to buildings and streetscapes will be undertaken in ways which offer continuity of the 'sense-of-place' for neighbours, the broader community; and
- Provide historical interest for visitors through context sensitive development.

Consideration has been given to the following guidelines as identified in Chapter 16 of the City of Kelowna Official Community Plan relating to Heritage Conservation Areas:

<b>HERITAGE CONSERVATION AREA</b>	<b>YES</b>	<b>NO</b>	<b>N/A</b>
<b>Site Layout and Parking</b>			
Are established front yard setbacks maintained within 10% of neighbouring building setbacks?	✓		
Are parking spaces and garages located in the rear yard?	✓		
Are established building spacing patterns maintained?	✓		
Does the carriage house complement the character of the principal dwelling?	✓		
Are accessory buildings smaller than the principal building?	✓		
<b>Building Massing</b>			
Is the established streetscape massing maintained?	✓		
Is the massing of larger buildings reduced?			✓
<b>Roof Forms, Dormers and Chimneys</b>			
Is the roof pattern in keeping with neighbouring buildings?	✓		
Are skylights hidden from public view?			✓
Are high quality, low maintenance roofing materials being used?	✓		

<b>HERITAGE CONSERVATION AREA</b>	<b>YES</b>	<b>NO</b>	<b>N/A</b>
Are the roofing materials similar to traditional materials?	✓		
Are the soffit, overhang and rain water drainage features in keeping with the building's architectural style?	✓		
Do secondary roof elements have a similar pitch as the principal roof?	✓		
Are chimneys in keeping with the building's architectural style?			✓
<b>Cladding Materials</b>			
Are low maintenance building materials being used?	✓		
Are the building materials similar to traditional materials?		✓	
Are exterior colours in keeping with the traditional colours for the building's architectural style?	✓		
<b>Doors and Windows</b>			
Are established window placement, style and window-to-wall area ratios maintained?	✓		
Are established door placement, style and door-to-wall area ratios maintained?	✓		
Is the main entrance a dominant feature visible from the street?	✓		
Is the main entrance in keeping with the building's architectural style?	✓		
Are the door and window design details consistent with the building's architectural style?		✓	
<b>Landscaping, Walks and Fences</b>			
Are existing healthy mature trees being retained?	✓		
Is the front yard landscaping consistent with neighbouring properties?	✓		
Is street facing fencing or screening landscaping no more than 1 m in height?			✓
<b>Privacy and Shadowing Guidelines</b>			
Are there clear sightlines from the street to the front yard and dwelling?	✓		
Does the building location minimize shadowing on the private open space of adjacent properties?	✓		

## 2.0 Abbott Street & Marshall Street Heritage Conservation Areas Development Guidelines

### 2.1 Third Civic Phase Architectural Styles (approx. 1933-1945)

The third civic phase spans from the end of the Great Depression, about 1933, and continues to the end of World War II, 1945. This period is noted for a declining interest in traditional styles in favour of smaller, less ornately detailed housing development. The dominant styles of this period are the Late Vernacular Cottage and the 'forward looking' Moderne architecture. However, well-to-do members of Kelowna's leading civic and commercial families continued to build large homes of more traditional style.

#### *Late Vernacular Cottage Characteristics*

- Less fanciful feel to the architecture
- Flush gable verges
- Stucco or horizontal siding
- Up to 2 storey massing
- Clustered vertical window sashes
- Asymmetrical façade design
- Flush front entrance
- Minor decorative detailing
- Gable roof forms
- Wood or interlocking asphalt shingle
- Side or rear yard parking