

REPORT TO COUNCIL



Date: August 29, 2017

RIM No. 0940-60

To: City Manager

From: Community Planning Department (EW)

Application: HAP17-0009

Owners: Nicholas James Broadfoot
Balfour & Patricia Marion
Balfour

Address: 2126 Long St

Applicant: Urban Options Planning &
Permits

Subject: Heritage Alteration Permit

Existing OCP Designation: S2RES- Single/Two Unit Residential

Existing Zone: RU6 – Two Dwelling Housing

1.0 Recommendation

THAT Council authorizes the issuance of Heritage Alteration Permit No. HAP17-0009 for Strata Lot 2 District Lot 14 ODYD Strata Plan EPS1754 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form V, located at 2126 Long St, 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. 8000 be granted as shown on Schedule "A":

Section 13.6.6 (h): RU6 – Two Dwelling Housing Development Regulations

To vary the required minimum rear yard from 7.5 m permitted to 2.1 m proposed.

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

2.0 Purpose

To consider the form and character of an attached garage addition and to vary the rear yard setback from 7.5m required to 2.1m proposed on the subject property.

3.0 Community Planning

Community Planning Staff support the proposed heritage alteration permit and associated rear yard setback variance for an attached garage addition. The proposal provides additional off-street parking/storage alleviating street parking issues in the neighbourhood. The proposal is not anticipated to have a negative impact on the streetscape and the addition will be in the same colours and materials as the existing building. While the proposal triggers a rear yard setback variance, because the subject property is a corner lot, when viewed from Long St the rear yard also acts as a side yard from the neighbouring property to the north. The proposed setback of 2.1m maintains the minimum side yard setback for a single storey portion of a building in the RU6 zone and will blend into the neighbourhood's established setbacks.

To fulfill the requirements of Council Policy No. 367, the applicant submitted a neighbour consultation summary form on July 5, 2017 outlining that neighbours within 50 m of the subject property were notified.

4.0 Proposal

4.1 Background

The subject parcel was rezoned to the RU6 zone in 2012 and has two single detached houses on the property, which were stratified in 2013. Owner's authorization from both owners of the units has been obtained for this application. Pending approval of this heritage alteration permit, the owners would be responsible for amending the strata plan.

4.2 Project Description

The applicant is proposing the construction of an attached garage on the north side of the north home to provide additional storage. When the two single detached houses were constructed one single car garage was provided per unit with the other required parking spaces provided on the driveways. The owners of the north unit would like to increase storage and provide additional parking off of their driveway.

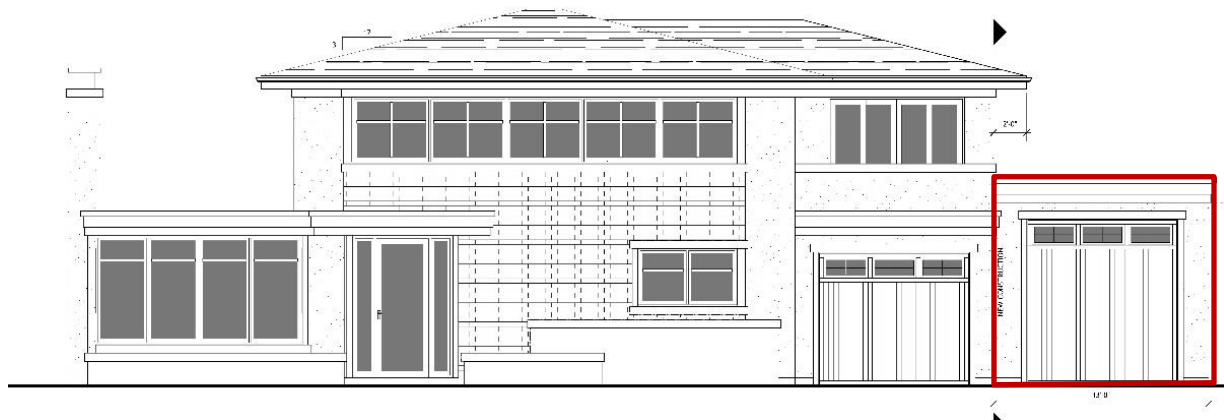
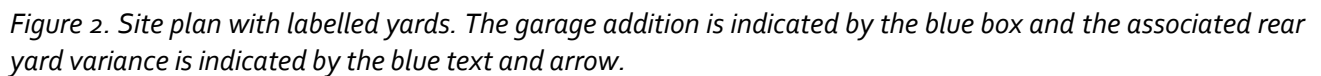
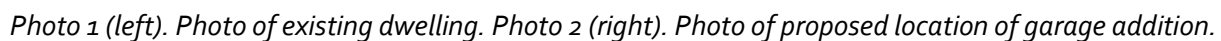


Figure 1. Elevation of existing dwelling with proposed garage addition outlined in red.

The proposal triggers one variance to the rear yard setback. As per the Zoning Bylaw interpretation the rear lot line is most opposite/distant from the front lot line; the front lot line in this case is the frontage facing Glenwood Ave.



A two-story house with a brick facade. The ground floor features a central entrance with a glass door and a large window to the right. The second floor has a long, narrow window. A concrete planter box with flowers sits in front of the brick wall. A gravel walkway leads to the door. A dark car is parked on the right.



4.3 Site Context

The subject property is located at the corner of Long St and Glenwood Ave within the Abbott St Heritage Conservation Area. The property is 1017 m² and is located in a primarily single family neighbourhood.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1c – Large Lot Housing with Carriage House	Residential
East	RU1 – Large Lot Housing	Residential
South	RU1 – Large Lot Housing	Residential
West	RU1 – Large Lot Housing	Residential

Subject Property Map: 2126 Long St



4.4 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RU6 ZONE REQUIREMENTS	PROPOSAL
Existing Lot Regulations		
Lot Area	800m ²	1017m ²
Lot Width	20.0m	23.7m
Lot Depth	30.0m	43.3m
Development Regulations for Garage Addition		
Site Coverage of Buildings	40%	38.7%

Site Coverage of Buildings, Driveways, and Parking	50%	45.3%
Building Height	9.5m/ 2 ½ storeys	6.3m
Front Yard (Glenwood Ave)	4.5m	4.5m
Side Yard (east – Long St)	6.0m (garage setback)	6.2m
Side Yard (west)	2.0m	2.1m
Rear Yard	7.5m	2.13m ❶
Other Regulations		
Private Open Space	30m ²	97-112 m ²
Minimum Parking Requirements	4	4
❶ Indicates a requested variance to the rear yard setback from 7.5m required to 2.13m proposed.		

5.0 Technical Comments

5.1 Building & Permitting Department

- Full Plan check for Building Code related issues will be done at time of Building Permit applications.

5.2 Development Engineering Department

- See Attachment 'B' – memorandum dated June 14, 2017.
- **Staff Note:** The applicant is working with FortisBC to release the Statutory Right of Way which runs along the north property line. FortisBC has provided written confirmation that the applicant can build within the Statutory Right of Way while the paperwork for the release is being finalized.

6.0 Application Chronology

Date of Application Received: May 16, 2017

Date Public Consultation Completed: July 5, 2017

Heritage Advisory Committee (HAC)

As per the terms of reference for the HAC's Terms of Reference, applications that propose an addition less than 30m² visible from a street will not be forwarded to the HAC for consideration. As the new proposed garage addition is 25.5m² the application was not considered by the HAC.

Report prepared by:

Emily Williamson, Planner

Approved for Inclusion:

Ryan Smith, Community Planning Department Manager

Attachments:

Attachment 'A' – Applicant's Proposal Letter

Attachment 'B' – Development Engineering Memorandum dated June 14, 2017

Draft HAP17-0009