

REPORT TO BOARD



Date: September 22, 2016

RIM No. 0940-60

To: Board of Variance

From: Community Planning Department (LK)

Application: HAP16-0008 Owner: Gary Johnson & Edi Cote

Address: 2030-2032 Doryan Street Applicant: Fine Home Design

Subject: Heritage Alteration Permit

Existing OCP Designation: S2RES - Single / Two Unit Residential

Existing Zone: RU1 - Large Lot Housing

Heritage Conservation Area: Abbott Street

Heritage Register: Not Included

1.0 Recommendation

THAT the Board of Variance orders that a minor variance be permitted to the following section of Zoning Bylaw No. 8000 be granted:

Section 6.4.2: Projection Into Yards General Development Regualtions

To vary the required maximum eave projection from 0.60 m permitted to 1.86 m proposed.

AND THAT an exemption be granted from Section 531(1) of the Local Government Act to allow the expansion of the non-conforming Duplex Dwelling use for Lot 2 District Lot 14 ODYD Plan 5100, located at 2030-2032 Doryan Street, Kelowna, BC subject to the following:

1. The dimension 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";
3. Buiding Permit BP53522 as authorized by the City of Kelowna Building & Permitting Department.

2.0 Purpose

To consider a second storey addition to an existing non-conforming duplex dwelling on the subject property.

3.0 Community Planning

Community Planning Staff supports the Heritage Alteration Permit proposal to allow an addition to the existing dwelling, vary the maximum projection of an eave into the front yard setback and to allow an expansion of the existing non-conforming Duplex dwelling use on the subject property. The proposal is supported by Community Planning for the following reasons:

1. It ensures a building within the Heritage Conservation Area is retained rather than being demolished and replaced with entirely new construction.
2. With the exception of one variance, all other zoning bylaw requirements are met.
3. Meets the objectives of the Official Community Plan (OCP).
4. The form and character of the proposal is consistent with the neighbourhood and was supported by the Heritage Advisory Committee (HAC).
5. The duplex dwelling is to be a rental property and will add to Kelowna's available rental housing stock and the increased unit size is keeping with market demand.

The Duplex Dwelling use is existing non-conforming on the RU1 - Large Lot Housing zoned parcel, therefore, approval from the Board of Variance is required prior to issuance of the Heritage Alteration Permit, as per the Local Government Act:

Restrictions on alteration or addition to building or other structure:

- 531 (1) Subject to this section, a structural alteration or addition must not be made in or to a building or other structure while a non-conforming use is continued in all or any part of it.
- (2) Subsection (1) does not prohibit a structural alteration or addition that is required by an enactment or is permitted by a board of variance under section 542 (1) *[authority for variance or exemption to relieve hardship]*.
- (3) Subsection (1) does not apply to alterations or additions in or to a protected heritage property if the alteration or addition is authorized by a heritage alteration permit under section 617.

Heritage Advisory Committee

As the subject property is within the Abbott Street Heritage Conservation area, the application was required to be circulated to the Heritage Advisory Committee (HAC). The primary objective of the Committee is to advise on heritage-related development applications. The HAC was asked to provide feedback on three separate items:

1. To allow the existing non-conforming use to be expanded from a single storey dwelling to a two-storey dwelling;
2. To review the form and character of the proposed addition;
3. To review the requested variance to allow the building eave to project into the required front setback.

The above noted application was reviewed by the Community Heritage Committee at the meeting held on August 18, 2016 and the following recommendations were passed:

THAT the Heritage Advisory Committee recommends that the Board of Variance support the Heritage Alteration Permit No. HAP16-0008 on the subject property at 2030-2032 Doryan Street for a second storey addition to an existing non-conforming semi-detached dwelling on the subject property.

Anecdotal Comment:

The Heritage Advisory Committee conditionally supported this application and recommended that the Applicant standardize the dormers in order for the roof lines to be symmetrical. The Committee also recommended that the materials be streamlined to simplify the form to be in keeping with the characteristics of the neighbourhood.

The application was amended as per the above comments and plans were re-submitted on August 19, 2016.

4.0 Proposal

4.1 Background

The subject property is located in the Abbott Street Conservation Area, but is not included on the Heritage Register. The Abbott Street Heritage Area Conservation Guidelines identify the dominant style for this block as 'Early Suburban'. The City of Kelowna issued a building permit to legally construct the duplex dwelling in 1951. The single storey two units are very modestly sized at 86.96 m² each, which is smaller than the maximum allowable area of a secondary suite.

4.2 Project Description

The proposal seeks to add a second storey with an additional area of 63.17 m² to each unit. The new second storey area will accommodate a master bedroom with ensuite and a second bedroom and bathroom. The new roof will have a steeper pitch with dormers in order to maximize the useable upper floor area, while minimizing the overall building massing.

The main floor footprint will remain unchanged as indicated in Figure 1 (red shading) but will undergo renovations to create better flow throughout with a larger kitchen/living area, den and third bedroom. Figure 1 (blue shading) indicates the proposed additions. The north unit will have a new side entry which includes a covered porch. The south unit will maintain the front entry and will have a new gable roof over. This ensures the entry is the dominant feature visible from the street. It also creates the appearance of the building being a single dwelling.

A new covered deck is proposed for the rear yards. This provides a shaded outdoor amenity space in addition to each units green space. The existing single car garages will remain along with the front driveway access as the parcel does not have rear lane access.

The requested variance is to allow the proposed front entry gable roof to project into the front setback area. This variance is due to the existing siting of the dwelling which does not meet the Zoning Bylaw required from setback of 4.5 m. The dwelling was constructed with a front setback of 3.24 m to the front façade. The gable roof provides a 0.60 m (two-foot) overhang. This creates the variance of the projection into the front setback area.

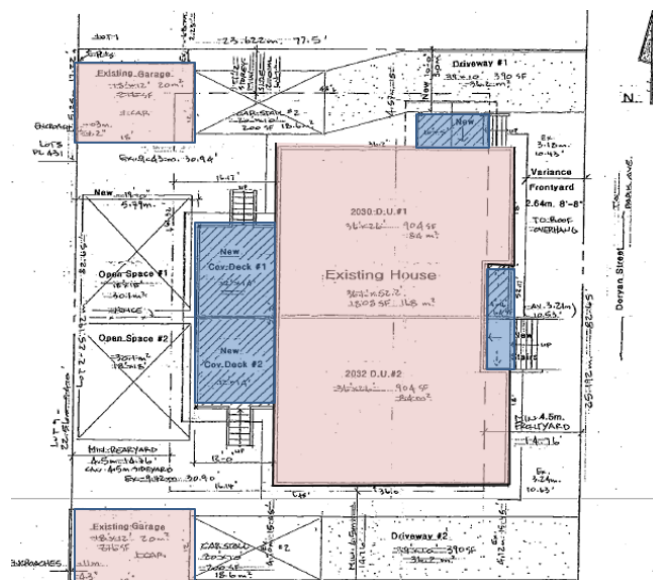
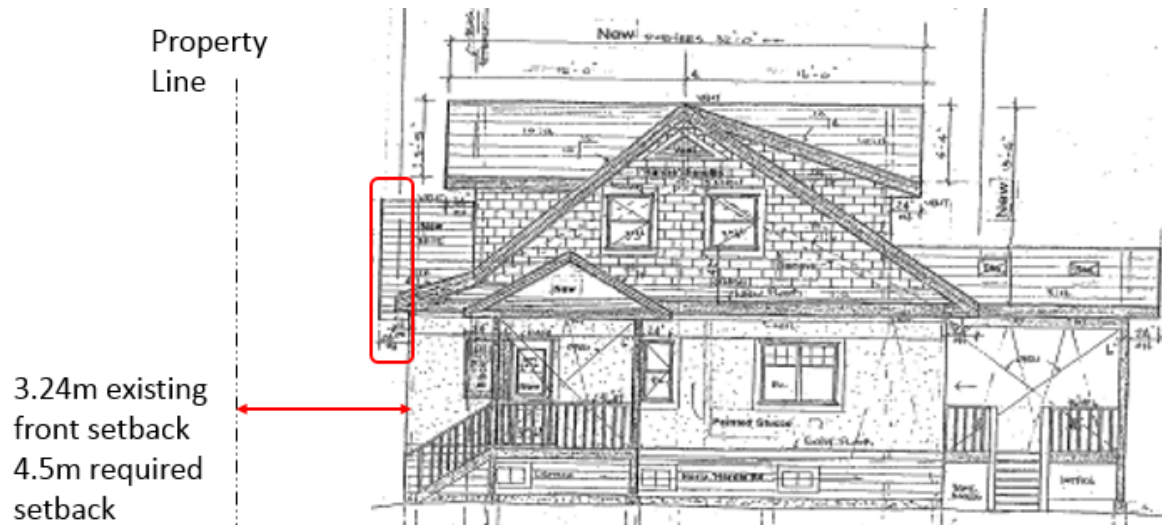


Figure 1 – Red shading indicates the existing dwelling footprint and single car garages, Blue shading indicates additions.



Community Planning is supportive of this variance as the existing front setback is consistent with the front setbacks of the adjacent dwellings. The overhanging gable projection is required to ensure the architectural style of the building is compatible with the existing dwelling and the immediate neighbourhood.

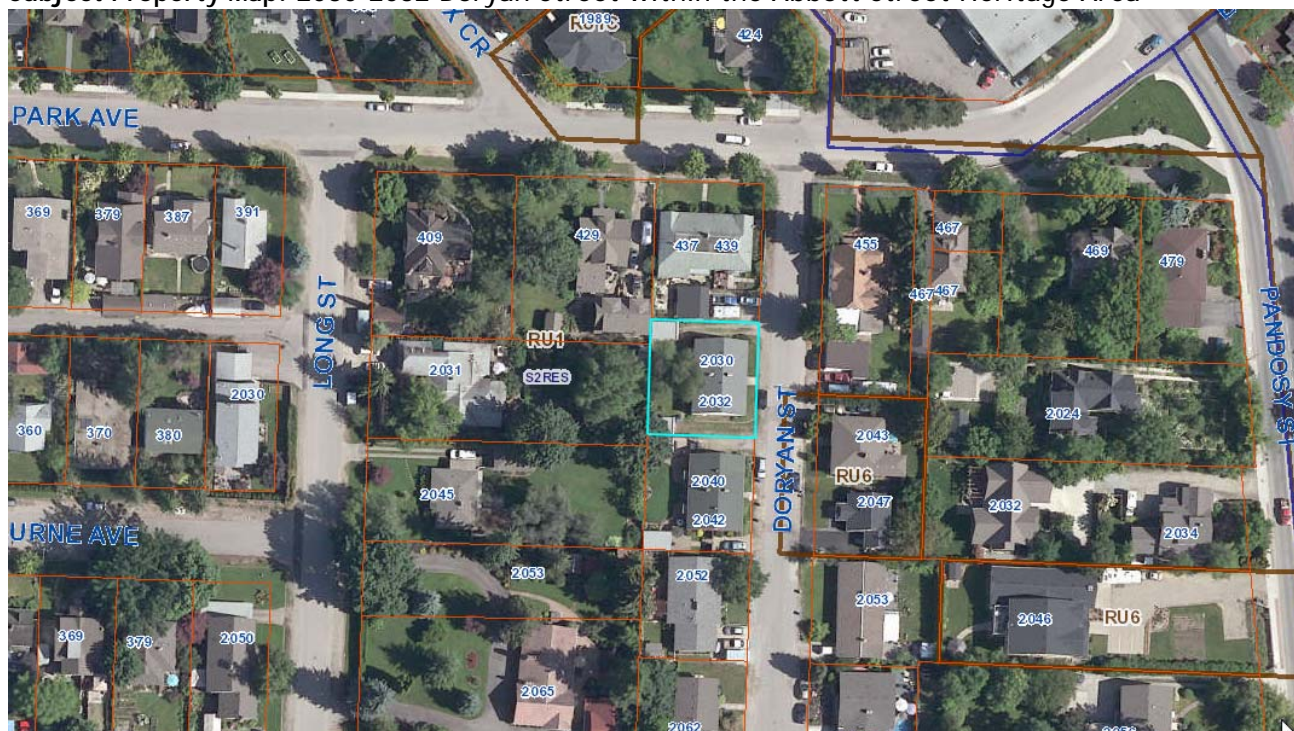
4.3 Site Context

The subject property is located mid-block on the west side of Doryan Street within the Abbott Street Conservation Area. The subject property is zoned RU1 - Large Lot Housing and is designated as S2RES - Single / Two Unit Residential in the Official Community Plan.

Adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1 - Large Lot Housing	Non-conforming Duplex Dwelling
East	RU1 - Large Lot Housing	Single Dwelling Housing
South	RU1 - Large Lot Housing	Non-conforming Duplex Dwelling
West	RU1 - Large Lot Housing	Single Dwelling Housing

Subject Property Map: 2030-2032 Doryan Street within the Abbott Street Heritage Area



4.4 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RU1 ZONE REQUIREMENTS	PROPOSAL
Development Regulations		
Maximum Height	2.5 stories or 9.5 m	6.2 m
Minimum Front Yard	4.5 m	2.64 m ●
Minimum Side Yard (north)	2.0 m	3.0 m
Minimum Side Yard (south)	4.5 m	4.7 m
Minimum Rear Yard	4.5 m	5.79 m

● Indicates a requested variance to the front setback from 4.5 m to 2.64 m to the proposed dormer edge.

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Development Process

Heritage Conservation Areas.¹ Encourage new development, additions and renovations to existing development which are compatible with the form and character of the existing context.

6.0 Application Chronology

Date of Application Received: July 12, 2016
 Date of HAC Review: August 18, 2016
 Date of Amended Plans Received: August 19, 2016

¹ City of Kelowna Official Community Plan, Objective 16.2 (Heritage Conservation Area Guidelines Chapter).

Report prepared by:

Lydia Korolchuk, Planner

Reviewed by:



Terry Barton, Urban Planning Manager

Attachments:

Schedule A - Heritage Guidelines

Applicant Rationale

Site Plan

Conceptual Elevations

Context/Site Photos

SCHEDULE A - Heritage Guidelines



Subject: HAP16-0008, 2030-2032 Doryan Street

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:

HERITAGE CONSERVATION AREA	YES	NO	N/A
Site Layout and Parking			
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?	✓		
Are accessory buildings smaller than the principal building?	✓		
Building Massing			
Is the established streetscape massing maintained?	✓		
Is the massing of larger buildings reduced?	✓		
Roof Forms, Dormers and Chimneys			
Is the roof pattern in keeping with neighbouring buildings?		✓	
Are skylights hidden from public view?			✓
Are high quality, low maintenance roofing materials being used?	✓		
Are the roofing materials similar to traditional materials?	✓		

HERITAGE CONSERVATION AREA	YES	NO	N/A
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?	✓		
Cladding Materials			
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?	✓		
Doors and Windows			
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?	✓		
Landscaping, Walks and Fences			
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?	✓		
Privacy and Shadowing Guidelines			
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 Fourth Civic Phase Architectural Style (approx. 1946-1960)

The fourth civic phase follows the end of World War II, about 1946, and continues to about 1960 when the remaining lots in the Heritage Conservation Area were taken up with new housing. Traditional styles were not favoured in post-WWII society. The influence of the International Style of architecture and the advent of new construction materials, like thermo-pane picture windows, significantly changed the home building market and architectural style. The emergent style of this period is the Early Suburban Bungalow.

Early Suburban Bungalow Characteristics

- Horizontal feel to the architecture
- Low gable and hip roof form
- Plain soffit & brackets
- 1 & 2 storey massing
- Wide siding below belt-line / stucco above
- Horizontal multi-sash and picture windows
- Narrow window & door surrounds
- Asymmetrical front façade
- Side or front yard parking
- Asphalt shingle
- Front driveway access