

3.2 Site Context

The subject property is located at the northwest corner of Cadder Avenue and Long Street within the Abbott Street Heritage Conservation Area. The subject property is zoned RU1 - Large Lot Housing and designated as Single/Two Unit Residential in the Official Community Plan. The site is bordered by established, RU1 single family development.

Subject Property Map: 2076 Long Street



3.3 Zoning Analysis Table

The proposed application meets the requirements of the RU1- Large Lot Housing zone as follows:

Zoning Analysis Table		
CRITERIA	RU1 ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Lot Area	550 m ²	955 m ²
Lot Width	15 m (with lane)	25.75 m
Lot Depth	30 m	37.10 m
Site Coverage (buildings)	40%	23.4 %
Site Coverage (buildings & parking)	50%	24.4 %

Zoning Analysis Table (cont.)		
CRITERIA	RU1 ZONE REQUIREMENTS	PROPOSAL
Development Regulations - Accessory Building		
Height	4.5 m	3.86 m
Separation from Principal Building	1.0 m	1.0 m
Site Coverage (accessory building)	14% or 90 m ²	6.4% and 61.3 m ²
Side Yard (west)	1.0 m	1.8 m
Side Yard (east)	1.0 m	17.1 m
Rear Yard (north)	1.5 m	1.5 m

4.0 Current Development Policies

4.1 Kelowna Official Community Plan (OCP)

Chapter 9 - Heritage Policies

Objective 9.2 Identify and conserve heritage resources.

Policy 9.2.4 Conservation Areas. 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 in Chapter 16.

Chapter 16 - Heritage Conservation Area

Objectives:

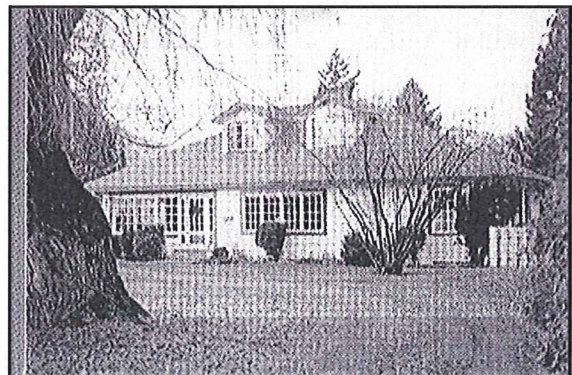
- Maintain the residential and historical character of the Marshall Street and the Abbott Street Heritage Conservation Areas;
- Encourage new development, additions and renovations to existing development which are compatible with the form and character of the existing context;
- Ensure that change to 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.

4.2 Heritage Conservation Area Development Guidelines

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 dominate 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.

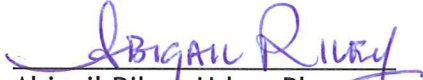
Late Vernacular Cottage Characteristics

- Less fanciful feel to the architecture
- Flush gable verges
- Stucco or horizontal siding
- Up to 2 storey massing
- Clustered vertical window sashes
- Asymmetrical facade design
- Flush front entrance
- Minor decorative detailing
- Gable roof forms



- Wood or interlocking asphalt shingle
- Side or rear yard parking

Report prepared by:


Abigail Riley, Urban Planner

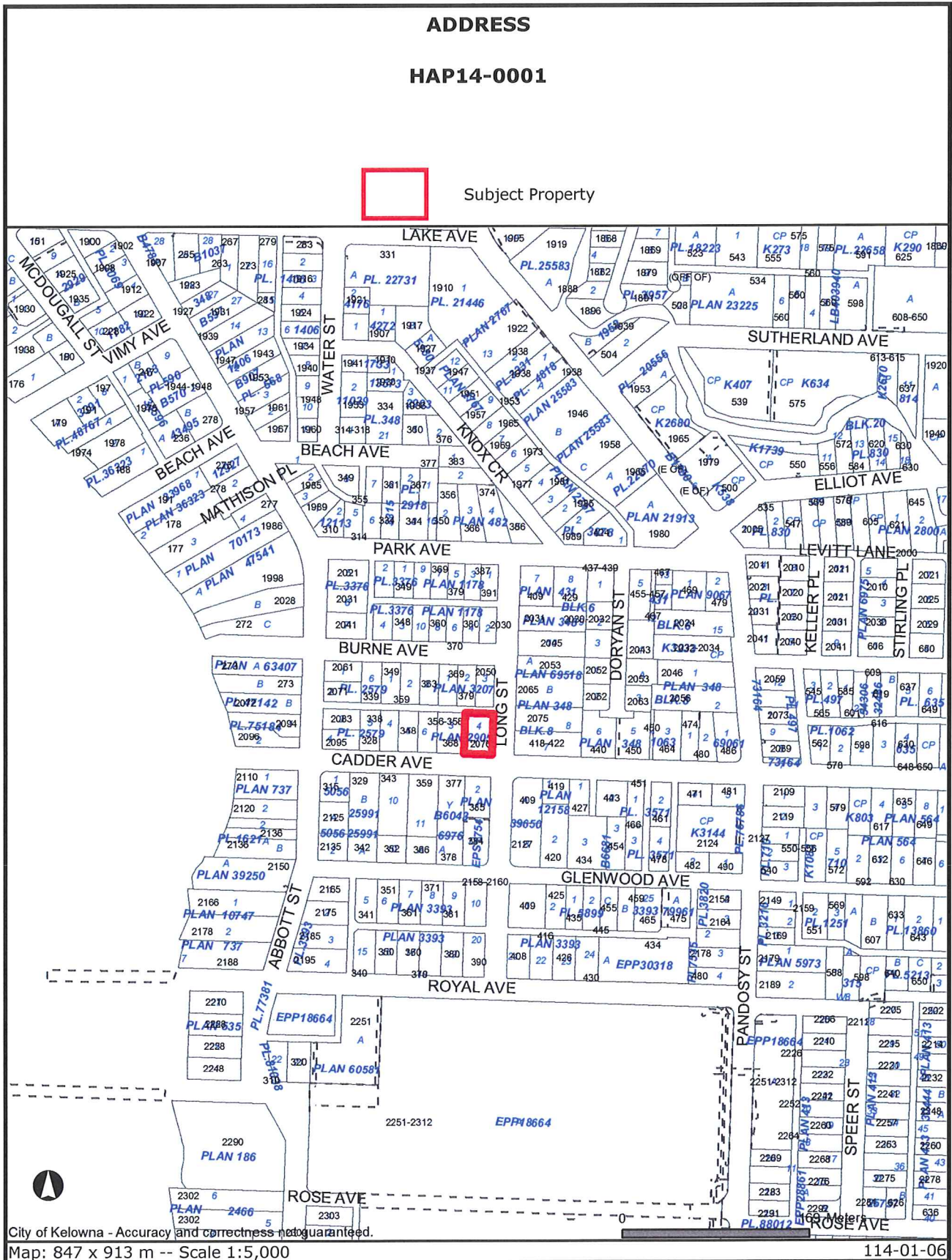
Reviewed by:



Ryan Smith, Urban Planning Manager

Attachments:

Subject Property Map
Site/Landscape Plan
Plan View
Proposed Elevations
Colour Board
Context Photos



Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only.
 The City of Kelowna does not guarantee its accuracy. All information should be verified.

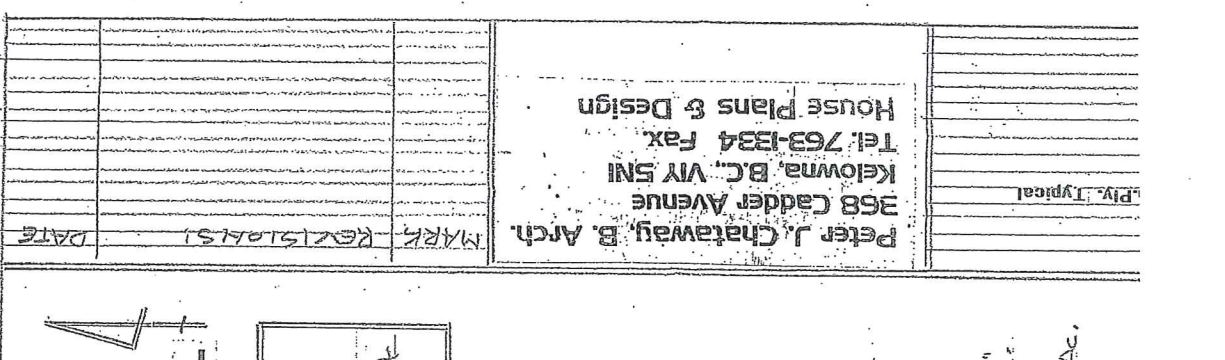
Zoning: RU-1 LARGE LOT HOUSING

- SINGLE DETACHED HOUSE (1) + ACCESSORY BUDS (1)
- SUB-DIV. REGS. - EXIST. ZONING
- DESIGN REGS. - SITE COV. MAX 40% 382.3 m²
- PROVIDED " 23.4% 223.6 m²
- SITE COV. FOR BUDS 55%
- 477.8 m² PROVIDED 24.4% 232.9 m²
- FOR ACCESSORY BUDS:
- MAX. HT. 4.5m. 14.76'
- PROVIDED HT. 3.86m. 12'-8"
- PROVIDED RED DIB m. PROVIDED 22.5 m.
- SIDEYARD " (GHT.) 1m. " 1.83m
- (CE) 4.5m. " 17.1m
- REAR YARD " 1.5m. PROVIDED 1.5m.
- OTHER REGS. SEC. 6. MIN. SEPARATION
- TO HOUSE 1m. PROVIDED 1m.
- POINT OF RE-ENTRY PROVIDED 0.6m (2.1')
- LOT COV. MAX 14% OF LOT 133.8 m²
- PROVIDED 6.4% OF LOT
- MAX. AREA 90m² PROVIDED AREA 61.31m²
- MAX. FENCE HT. 2.0m. 6.7'
- SEC. 8.2 GAR. STALLS PROVIDED 3 PROVIDED.

CONFORMING

Slab Preparation Note: Excavate organic matter, clays, silts etc. as required on site to undisturbed soils. To raise subgrade, place 4" minus granular materials in 12 lifts compacted to 95% standard proctor density (S.P.D.); on top, place 4" layer of 2" minus materials compacted as above and 2" layer of 3/4" crush materials all compacted as above. Place 6 mil poly vapour barrier lapped 12" at splice and sealed; on top place 3" layer of sand to required sub-grade to receive concrete slab.

Note: For marshy sites use filter cloth type of geo-textile placed after first lift c/w compacted materials on top. See designer.



Legal:
 LOT 4, D.L. 14
 PLATS 2905
 TR 25 SEC 24
 R.D. 10

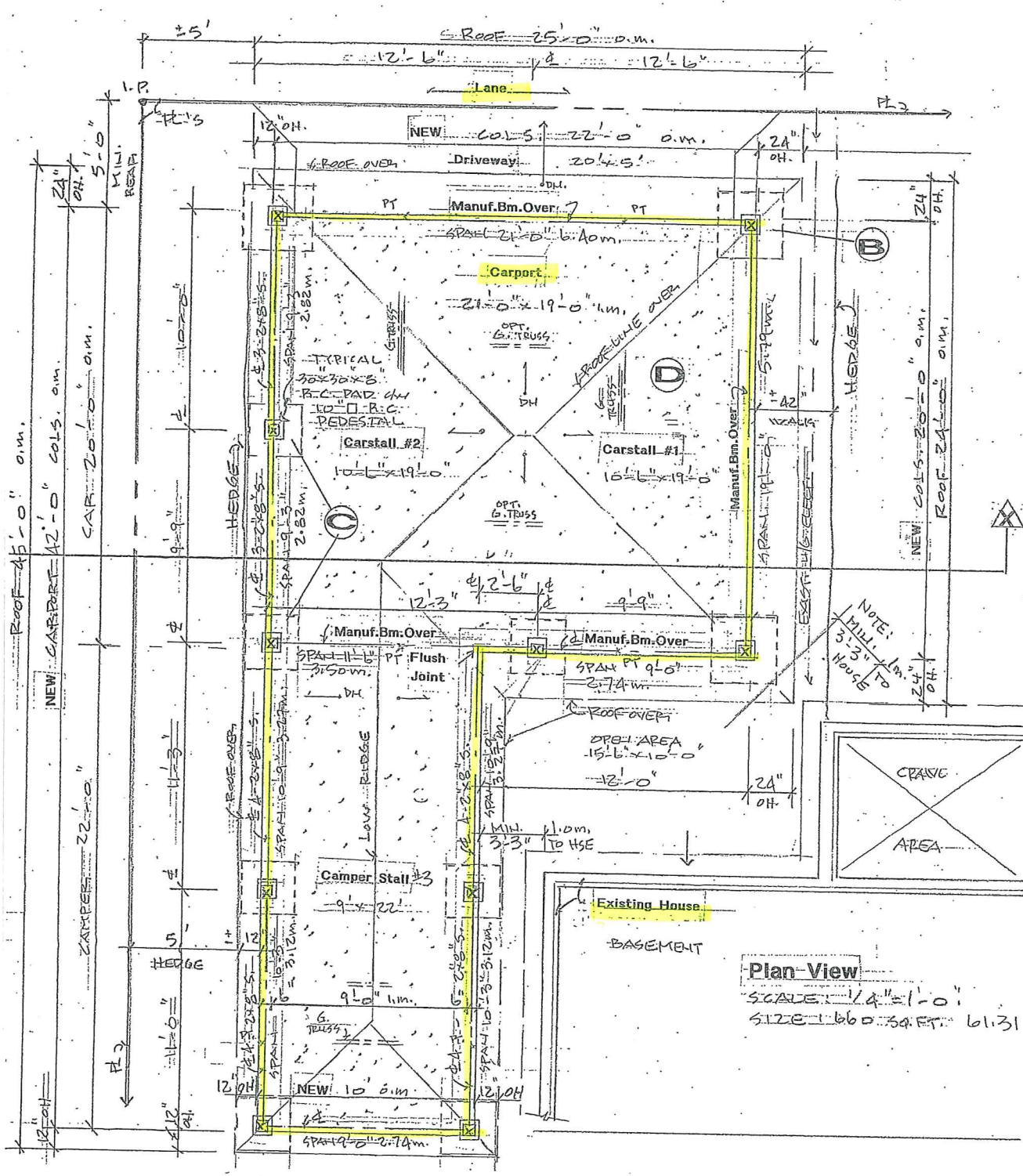
Site Plan
 SCALE 1/16" = 1'-0"
 LOT AREA 955.7 m²
 0.095 HA 0.236 AC

Peter J. Chataway, B. Arch.
 MARK KOSTLOSKI
 DATE

368 Cadder Avenue
 Kelowna, B.C. V1Y 5N1
 Tel. 763-1334 Fax

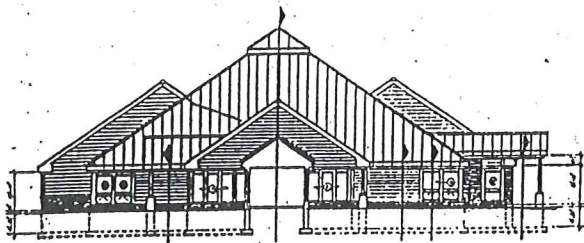
House Plans & Design

Priv. Typical



Plan View
 SCALE 1/4" = 1'-0"
 SIZE 1660 34 FT. 61.31

NOTE:
 MIN. 3'-3" TO HOUSE



Peter J. Chataway, B.Sc., B.Arch.

HOUSE PLANS AND DESIGN

368 Cadder Ave., Kelowna, B.C. V1Y 5N1

Office: (250) 763-1334

Home: 763-5367

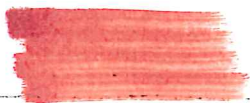
E-mail: muncha@cnx.net

RUBADEAU CARPORT

Colour Board

2076 LONG STREET

Roof :



Mid-Tone Brown (Asphalt) To Match Existing

Trim :

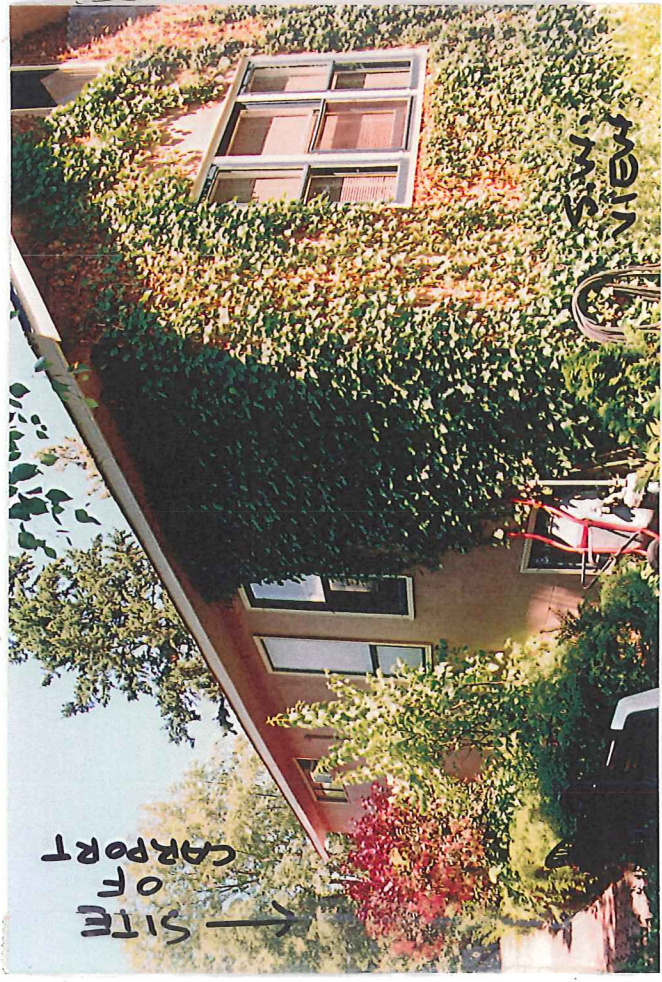


Benj.Moore VC-3 Pendrell Cream (To Match House)

Other :

COLUMNS TRIMMED-OUT & PAINTED VC-3 TO MATCH

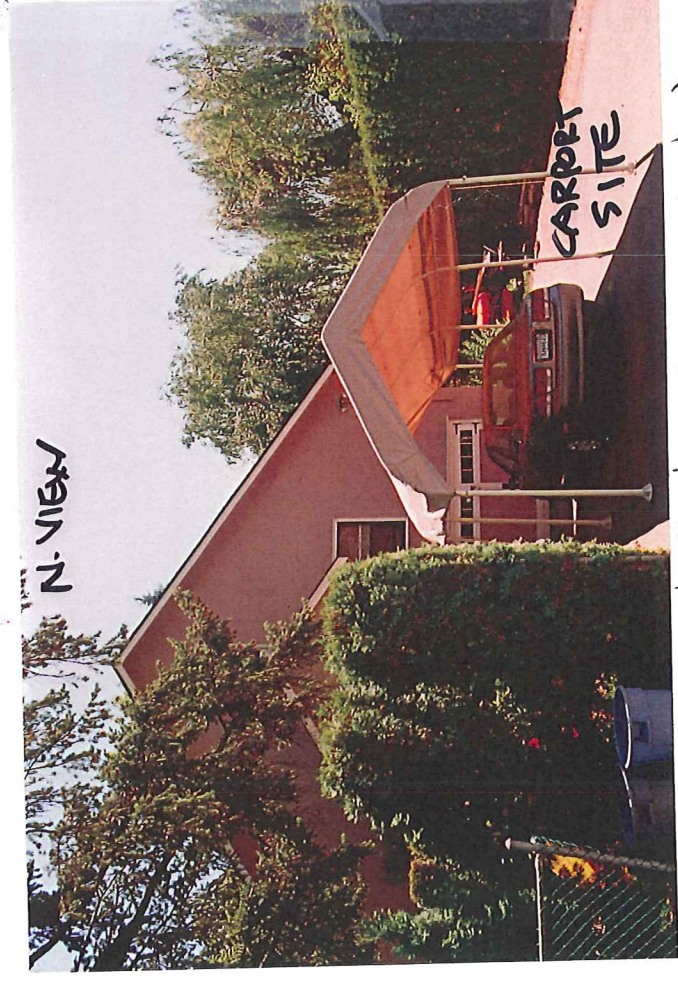
2076 Long St.



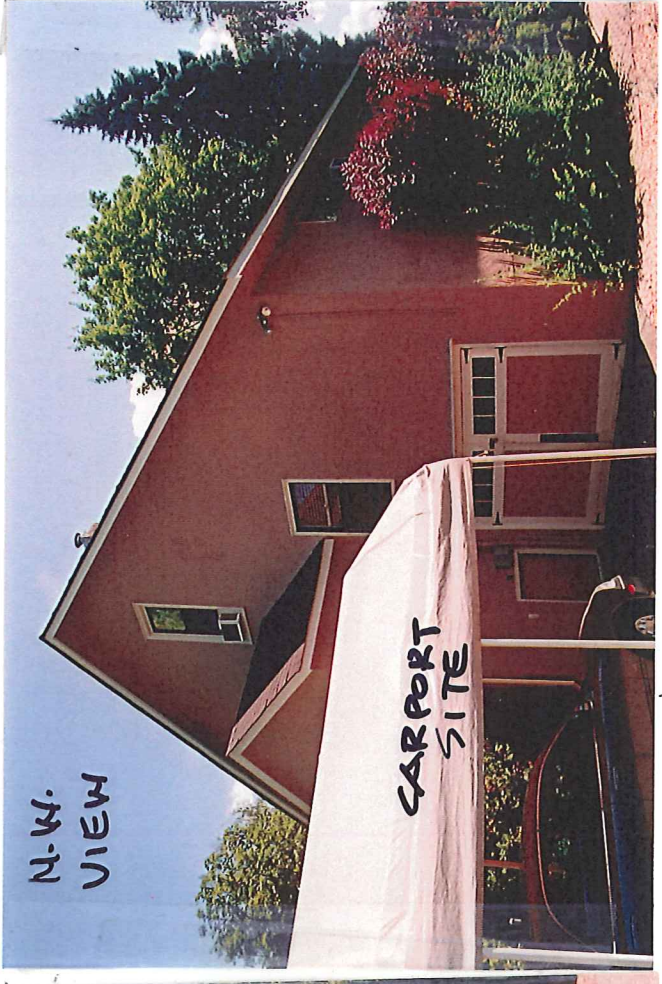
EXISTING S + W ELEVATIONS.



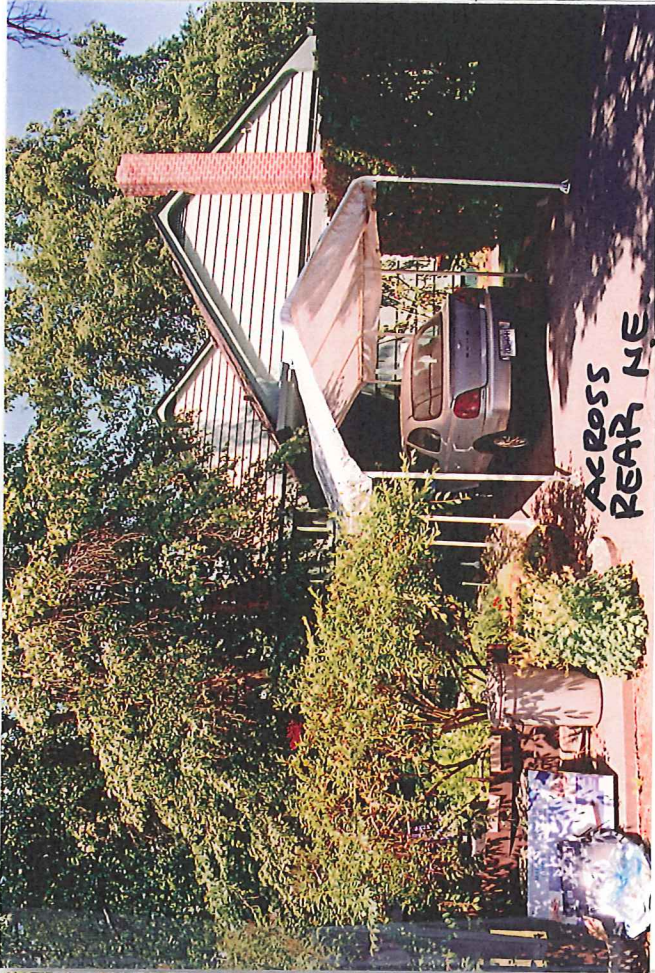
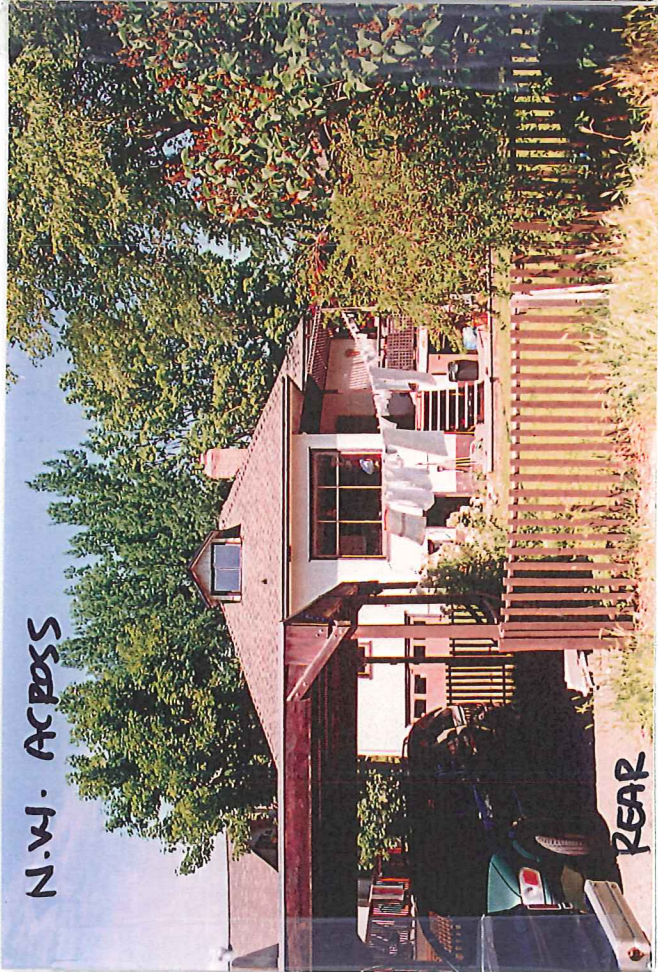
EXISTING SITE AT NW CORNER OF CADDER + LONG.



EXISTING N. ELEVATION. (REAR @ LANE)



EXISTING N + W ELEVATIONS.



EXISTING RESIDENTIAL ACROSS REAR LAWF (LOOKING NORTH)

TITLE SEARCH PRINT

2014-01-21, 15:58:11

Requestor: PM76528

Folio/File Reference:

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN****

Land Title District

KAMLOOPS

Land Title Office

KAMLOOPS

Title Number

KC15107

From Title Number

V30239

Application Received

1989-02-24

Application Entered

1989-02-24

Registered Owner in Fee Simple

Registered Owner/Mailing Address:

RONALD JAMES RUBADEAU, SCHOOL SUPERVISOR
DONNA CANDY RUBADEAU, HIS WIFE
2076 LONG STREET
KELOWNA, BC
V1Y 1L4
AS JOINT TENANTS

Taxation Authority

CITY OF KELOWNA

Description of Land

Parcel Identifier:

010-936-823

Legal Description:

LOT 4 DISTRICT LOT 14 OSOYOOS DIVISION YALE DISTRICT PLAN 2905

Legal Notations

NONE

Charges, Liens and Interests

Nature:

MORTGAGE

Registration Number:

CA2658372

Registration Date and Time:

2012-07-16 10:39

Registered Owner:

THE BANK OF NOVA SCOTIA

Duplicate Indefeasible Title

NONE OUTSTANDING

Transfers

NONE

Pending Applications

NONE