

# REPORT TO CHC



**Date:** 4/23/2014  
**RIM No.** 1250-30  
**To:** Community Heritage Committee  
**From:** Urban Planning, Community Planning & Real Estate (AC)

**Application:** HAP14-0005      **Owner:** Andrew Stewart & Lesley Ann Wilson  
**Address:** 385 Cadder Avenue      **Applicant:** Lesley Ann Wilson  
**Subject:** Rezoning Application

Existing OCP Designation: S2RES - Single / Two Unit Residential  
Existing Zone: RU1 - Large Lot Housing  
Proposed Zone: RU1c - Large Lot Housing with Carriage House  
Heritage Register: Not Included

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## 1.0 Purpose

The purpose of the application is to consider a rezoning to add the 'c' designation to the RU1 - Large Lot Housing zone in order to allow a carriage house to be built on the subject property.

## 2.0 Urban Planning

The subject property is located in the Abbott Street Heritage Conservation Area, but is not presently listed on the City's Heritage Register. The Abbott Street Heritage Conservation Area Guidelines identify the dominant style for the block as "Arts & Crafts (late)." The existing derelict building has a "Vernacular Cottage (late)" style and specific design of the subject property, as "Early Suburban."

The application does not require any variances to the Zoning Bylaw. The applicant has chosen the "Arts and Crafts" style as inspiration to the new design. Staff have worked with the applicant to address some of the design concerns which are mainly related to the limited "Arts and Crafts" features shown on the current design. Most "Arts and Crafts" designs include a more significant peaked roof similar to the proposed carriage house. However, this would add significantly to the massing and the height of the building. The applicant has produced two subsequent renderings to better illustrate the proposal.

## 3.0 Proposal

### 3.1 Project Description

The subject property presently contains one single detached dwelling that is in disrepair and contains boarded up windows. The applicant is proposing a rezoning to the RU1c - Large Lot Housing with Carriage House zone in order to allow a carriage house to be built. The existing

dwelling is to be demolished. The proposed single family dwelling and carriage house have limited “Arts and Crafts” features but the applicant has worked with Staff to apply more consistency to the design.

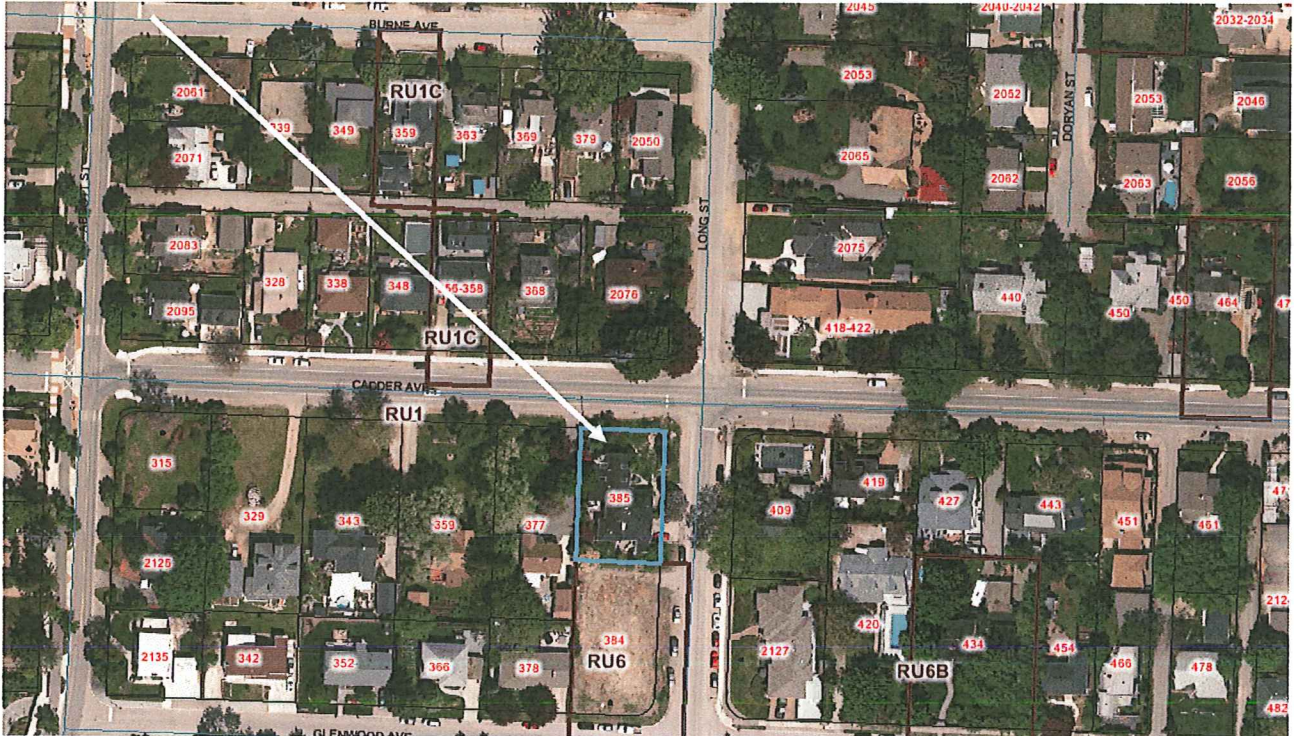
### 3.2 Site Context

The subject property is approximately 880 m<sup>2</sup> in area. The OCP designates the subject property S2RES - Single / Two Unit Residential, the lot is within the Permanent Growth Boundary, and the lot is within the Abbott Street Conservation Area.

The property is surrounded by residential uses. Specifically, the adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1 - Large Lot Housing	Residential
East	RU1 - Large Lot Housing	Residential
South	RU6 - Two Dwelling Housing	Residential
West	RU1 - Large Lot Housing	Residential

Subject Property Map: 385 Cadder Avenue



### 3.3 Zoning Analysis Table

Zoning Analysis Table				
CRITERIA	RU6 ZONE REQUIREMENTS		PROPOSAL	
Development Regulations				
	Principal Bldg	Carriage House	Principal Bldg	Carriage House
Height	9.5 m or 2.5 storeys	4.5 m & not higher than principal bldg.	7.76 m (2 stories)	4.5 m
Front Yard	4.5 m	9.0m	4.5 m	>9.0m
Side Yard	2.0 m for 1 / 1.5 storeys 2.3m for 2 / 2.5 storeys		5.15 m	2.74 m
Flanking Side Yard	4.5m for building / 6.0m for Garage		4.5m for building / 6.0m for Garage	
Rear Yard	7.5 m	1.5 m	12.0 m	1.9 m
Site coverage of buildings	40 %		39.7 %	
Site coverage of buildings, driveways & parking	50 %		46.0 %	
Lot Area	800 m <sup>2</sup>		880 m <sup>2</sup>	
Lot Width	20.0 m		23.7 m	
Lot Depth	30.0 m		37.2 m	
Other Regulations				
Minimum Parking Requirements	2 stalls for SFD/ 1 Stall for Carriage		3	
Private Open Space	30 m <sup>2</sup> / dwelling unit		Greater than 30 m <sup>2</sup> / dwelling unit	
*Variance Requested				

### 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

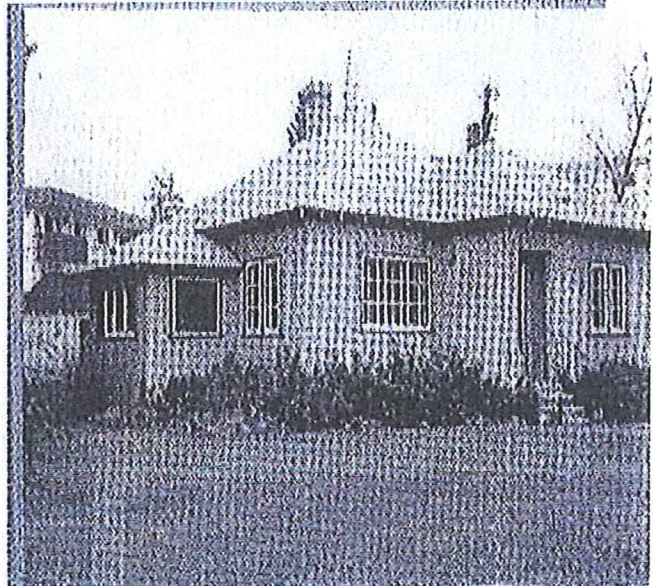
- Provide historical interest for visitors through context sensitive development.

#### 4.2 Heritage Conservation Area Development Guidelines

The second civic phase spans from the end of the Great War, 1918, and continues through to the Great Depression, about 1932. This period is noted for traditional styles continuing to be favoured by builders and home buyers of the period. However, other styles, such as Tudor Revival, did continue to be built as prestige homes within the Abbott Street Heritage Conservation Area.

##### *Late Arts & Crafts Style Characteristics:*

- Stick built feel to the architecture
- Medium gable and hip roof form
- Decorated soffit & brackets
- Enclosed front porch or portico
- Up to 2 ½ storeys
- Horizontal wood siding & corner-boards
- Upper storey belting (cladding may vary)
- Ornamental crafted wood
- Vertical double-hung window openings
- Multi-sash window assembly
- Wide window & door trim
- Multiple pane windows
- Asymmetrical front façade
- Wood shingle roofing
- Side or rear yard parking



#### 5.0 Technical Comments

##### 5.1 Building & Permitting Department

- Development Cost Charges (DCC's) are required to be paid prior to issuance of any Building Permits.
- Full Plan check for Building Code related issues will be done at time of Building Permit applications.

##### 5.2 Development Engineering Department

- See attached

#### 6.0 Application Chronology

Date of Application Received: April 14<sup>th</sup> 2014  
Date of Public consultation: April 14<sup>th</sup> 2014

**Report prepared by:**

  
Adam Cseke, Planner I

**Reviewed by:**



Ryan Smith, Manager - Urban Planning

**Approved for Inclusion:**



D. Gilchrist, Divisional Director -  
Community Planning & Real Estate

**Attachments:**

Site Plan / Landscape Plan  
Colour Board  
Conceptual Elevations



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Kelowna, BC V1W 4B8  
Phone|Fax: 250 764 9697  
Cell: 250 317 8991  
Email: info@designbylesley.ca

April 14, 2014

TO: The City of Kelowna  
From: Steve and Lesley Wilson  
Re: 385 Cadder Avenue

The subject property is situated in the Abbott Street Conservation Area but is not included on the Heritage Registry.

The existing dwelling on the current site is a small home in disrepair and will be demolished. The purpose of this letter is to describe the plans for a new single dwelling family home on the subject property. We have worked with a Kelowna architect, Shane Baxter, to create a home which will allow for the convenience of a timeless lifestyle yet still have a very traditional exterior that would fit in this neighbourhood.

Located on a corner, the home has been designed to incorporate two porch entries with a wrap around porch. The home is raised about 3.5 to 4ft from ground level so as to conform to the requirements of the Mill Creek Flood Plain. The proposed brick accents, hardieplank horizontal sidings and black wrought iron railings, showcases pedestrian activity to enjoy the property. The color palette consists of hardieplank in neutral greens for the walls, white stucco posts, black and grey roof shingles and white trim colors.

The proposed design fits within the guidelines of the early and late Arts and Crafts. Attached are copies of images from the early and late Arts and Crafts Archive for your reference. The home has a stick built feel to the architecture with a hip gable roof, and enclosed front porch. Additionally, some queues are drawn from the early Vernacular characteristics such as stucco cladding and detailing, porch front entrance, and rear parking.

Parking is achieved within the detached double garage that is accessed off at Long Street. The site meets the lot area requirements to accommodate a single family dwelling and the required outdoor open space and onsite parking.



## From The Archives

### c. 1930 Arts & Crafts (Craftsman) Blackridge Pittsburgh, Pennsylvania

Craftsman  
Heaven!

Beautifully preserved and restored home with wood trim everywhere. Many modern conveniences like Integral garage and inground pool.

Listing #: 1238

- Attic
- Finished Basement
- Den
- Dining room
- Entry Hall
- Foyer
- Kitchen
- Laundry Room
- Living room
- 2 Car Garage
- Dormers
- Driveway - Paved
- Fenced Yard
- Fresh paint
- Garden
- Patio
- Pool - In Ground
- Porch
- Rear Deck
- Restored exterior
- Storm Windows
- Built-in Bookcases
- Built-in Cabinets
- Ceiling Fans
- Fireplace(s)
- Stained Glass
- Windows
- Vinyl floors
- Wood floors
- City sewer
- City water supply
- Dishwasher
- Disposal
- Gas heating
- Range
- Refrigerator
- Security System
- Steam Radiators
- Master bedroom upstairs
- Shingle Roof



Welcome to 2600 Graham Boulevard!

Sooooo close to everything, but with a 1% Wage Tax. Save 2% of your salary compared to the city!

[View X-Large image](#)



#### Living Room

The living room is so charming and spacious! It is full of original built-ins and great light fixtures. Just behind the fireplace there is a light-filled Den/Office space.  
[View Large](#) or [X-Large](#)

#### Dining Room

Very elegant and spacious!  
[View Large](#) or [X-Large](#)

#### Bathroom

The bathroom is beautifully vintage and tastefully painted. Plenty of room with a vintage medicine chest and large linen closet.  
[View Large](#) or [X-Large](#)

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Arts and Crafts House Styles and Examples  
Displaying listing 228 of 295  
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- Virginia A.

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## From The Archives

### 1914 Arts & Crafts (Craftsman) Winslow, Maine

#### Arts & Crafts Home

Bedrooms: 4  
Full Bath(s): 2  
Half Bath(s): 1

Heated Sq. Ft.:  
**3476**  
Stories: 2

Acres: **1.000**

Listing #: **4880**

Stunning Arts & Crafts Home! Period woodwork, 4 fireplaces with unique mantels/hearths. Built-in Butler's pantry, dining room buffet w/lead glass doors, wood/tilled flrs. Architectural design by H E Knapp. Words can not describe all the extraordinary features of this home.

[Read More...](#)



**Front view**  
Landscaped one acre lot  
[View X-Large Image](#)



**Formal living room**  
Original wallpaper, window nooks, beautiful woodwork and floors.  
[View Large](#) or [X-Large](#)



**Formal dining room**  
Wonderful buffet, wood floors, original lighting and large windows for light and plant area  
[View Large](#) or [X-Large](#)



**Foyer entry**  
Large open entry with pocket door to a fireplaced library and stunning staircase to 2nd floor landing  
[View Large](#) or [X-Large](#)

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Arts and Crafts House Styles and Examples  
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- Shelyne P.

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## From The Archives

## c. 1922 Arts & Crafts (Craftsman)

Valle Crucis  
Valle Crucis, North Carolina

### Listing Navigator

Arts and Crafts House Styles and

Examples

Displaying listing

187 of 295



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- Whitney W.

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### The Alta Vista Gallery

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Bedrooms: 4  
Full Bath(s): 3  
Half Bath(s): 1

Heated Sq. Ft.: 3003  
Stories: 2

Acres: 1.026

Listing #: 3118

- 1st Floor Bath
- Attic
- Bonus Room
- Breakfast Room
- Dining room
- Kitchen
- Laundry Room
- Living room
- Unfinished Basement
- Utility Room
- 1 Car Garage
- Driveway - Paved
- Fenced Yard
- Garden
- Guest House
- Patio
- Porch
- Rear Deck
- Ceiling Fans
- Fireplace(s)
- Gas Logs
- Wood floors
- Dishwasher
- Gas heating
- Range
- Refrigerator
- Septic Tank
- Water Heater - Gas
- Master bedroom upstairs
- Tin Roof



Front Porch  
[View X-Large image](#)



[View Large](#) or [X-Large](#)



[View Large](#) or [X-Large](#)



[View Large](#) or [X-Large](#)



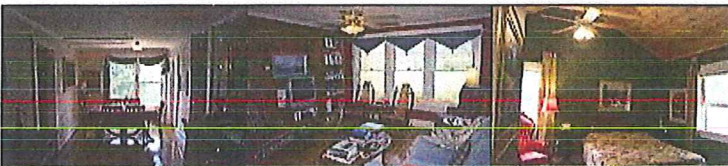
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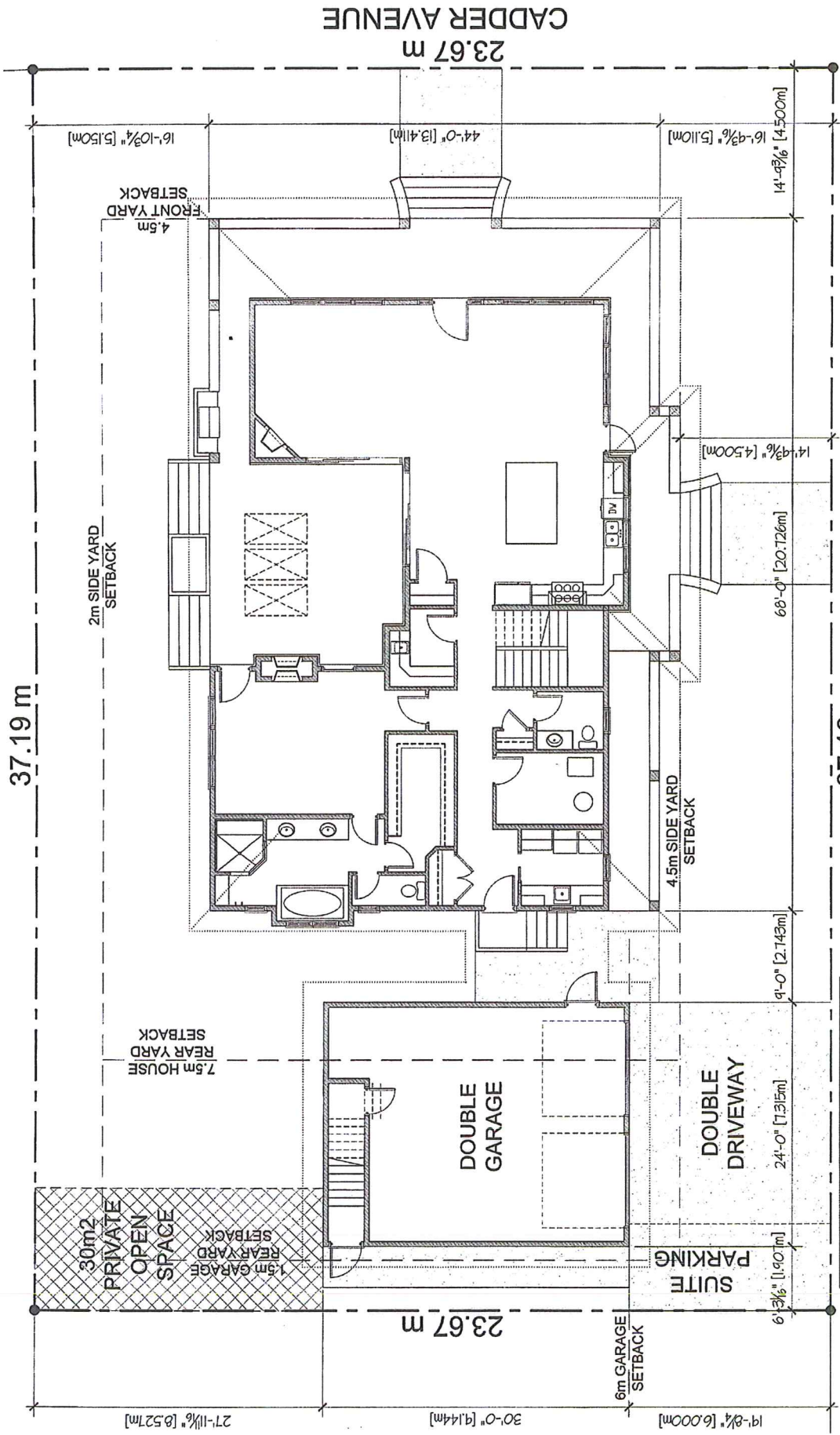
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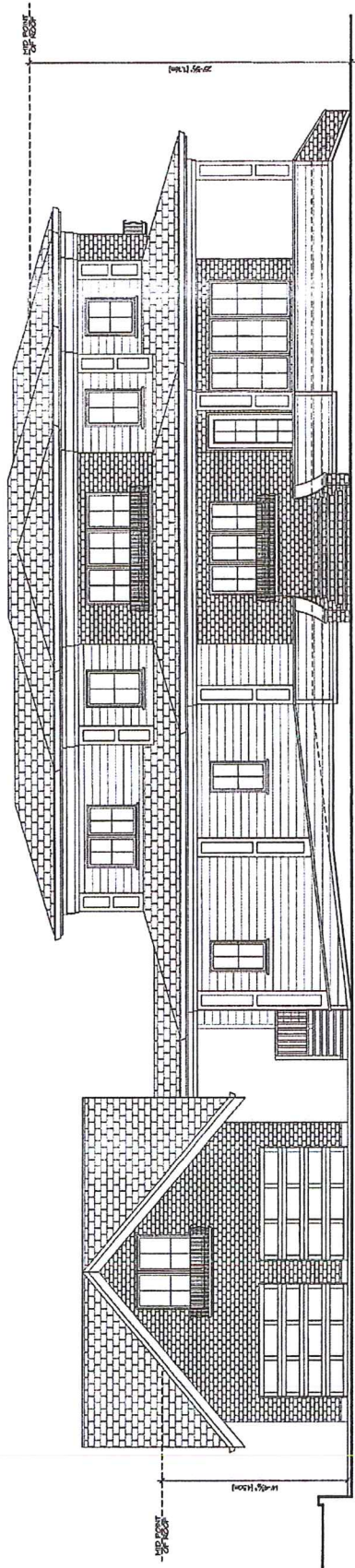
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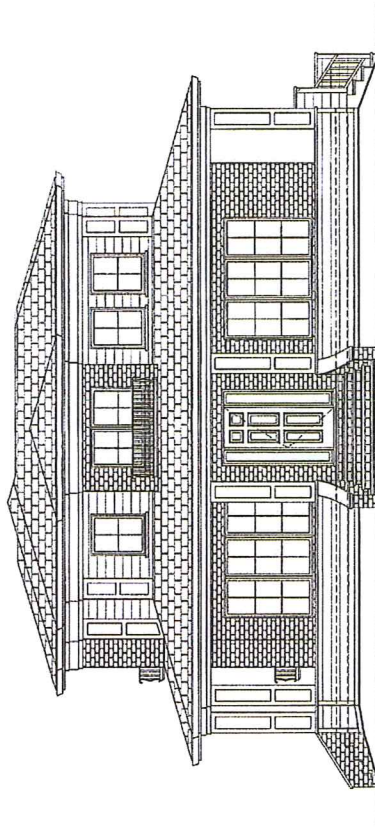
**385 CADDER AVE.  
SITE PLAN**

**385 CADDER SITE COVERAGE CALCULATION**

Site Area =	880.29 m <sup>2</sup> (9472 sq.ft.)
House Coverage =	262.71 m <sup>2</sup> (3042 sq.ft.)
Garage Coverage =	66.91 m <sup>2</sup> (720 sq.ft.)
Driveway & Parking Coverage =	55.30 m <sup>2</sup> (595 sq.ft.)
House & Garage Coverage =	39.7%
House, Garage & Parking Coverage =	46.0%




EAST ELEVATION  
(LONG STREET)



NORTH ELEVATION  
(CADDIS AVE.)

**ERRORS AND OMISSIONS**

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 <b>BAXTER DESIGN</b> ARCHITECTURE & INTERIOR DESIGN 1000 W. 32nd St. Kelowna, B.C.	CLIENT: 10111 32nd St. PROPOSED RESIDENCE OF: 323 CADDIS AVE. KELOWNA, B.C.
	DATE: MARCH 21/14 REV. DATE(S): DRN. BY: S.H.B.



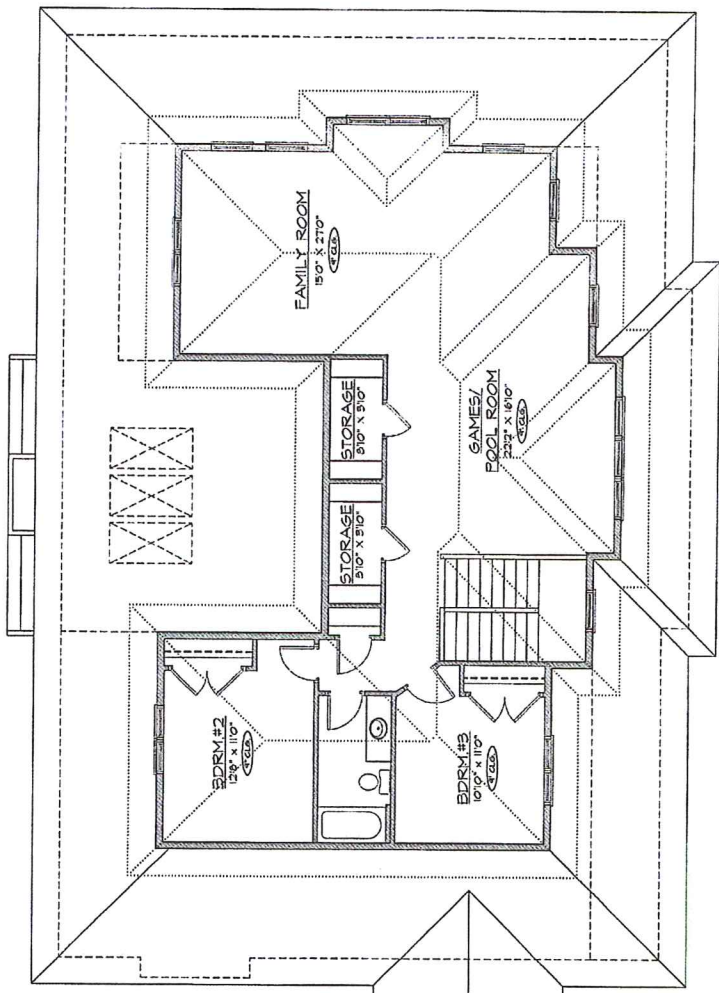


**BAXTER DESIGN**  
 ARCHITECTS  
 4215 MARIONA DR.  
 KELONNA, B.C.  
 TEL: (250) 882-9462  
 email: baxterdesign@shaw.ca

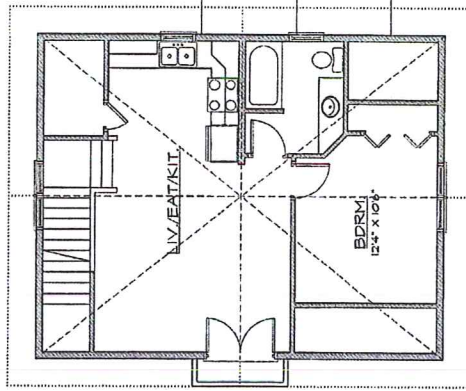
PROPOSED RESIDENCE OF:  
 MR. & MRS. JAMES  
 KELONNA, B.C.

DRAWING SCALE: 1/4" = 1'-0"  
 DATE: MARCH 31/14  
 REV. DATES:  
 DRN. DT. S.H.L.

4  
4



UPPER FLOOR PLAN 1343 SQ. FT.



ONE BDRM SUITE 546 SQ. FT.

**ERRORS AND OMISSIONS**

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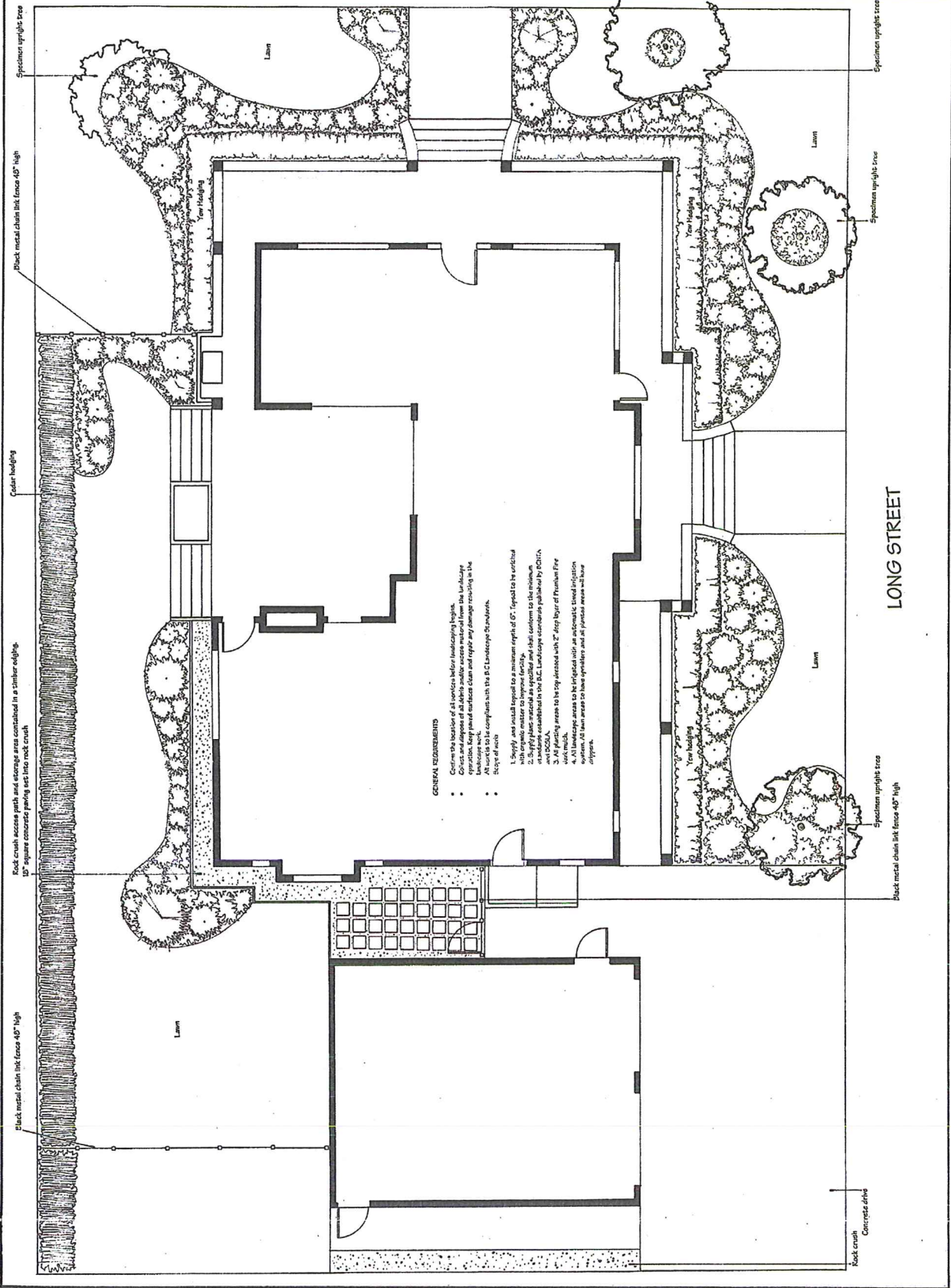
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DATE	APRIL 2014
SCALE	1/4" = 1'-0"
DESIGN	MASTRELLAN
DRAWN	REYNOLDS
JOB NO.	00101
PROJECT	3845 GARDNER AVE RELDONIA

CLIENT  
WILSON RESIDENCE

CONSULTANT  
**Acton**  
LANDSCAPE DESIGN DIVISION  
1004 SPRINGFIELD ROAD  
SUITE 200  
WYOMING, PA 19383  
(610) 850-8333 FAX (610) 850-7172

REVISIONS	



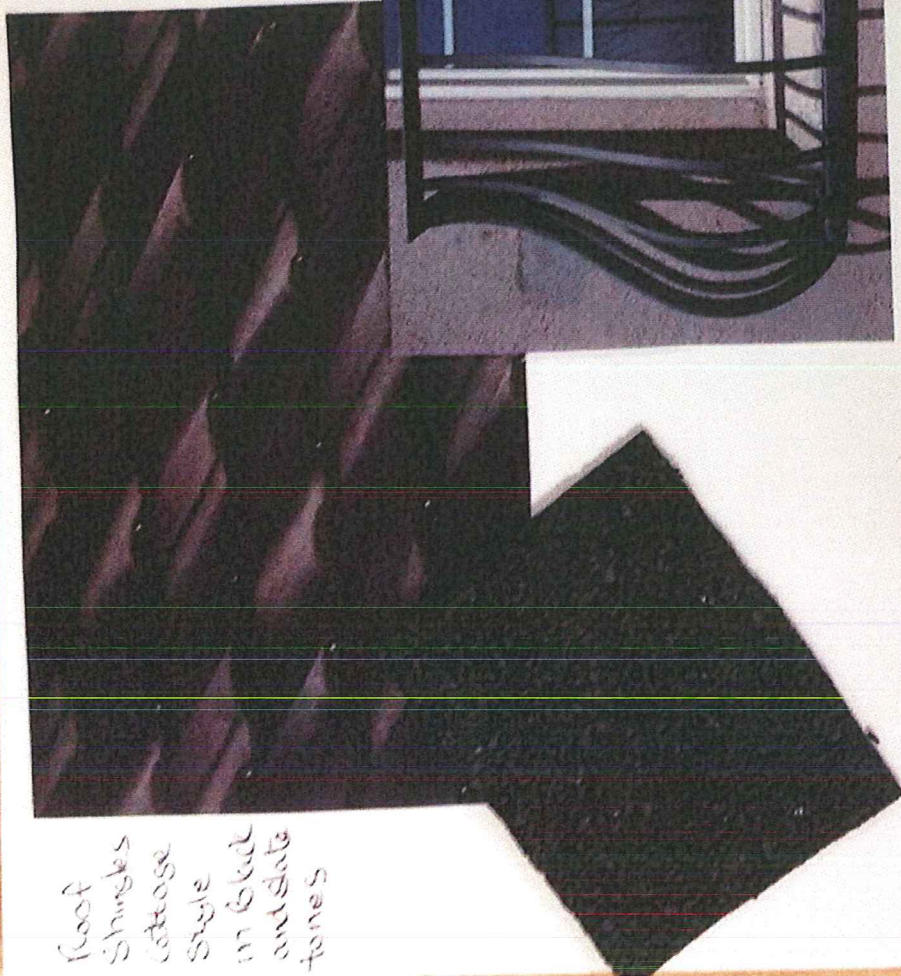
- GENERAL REQUIREMENTS**
- Confirm the location of all services before landscaping begins.
  - Correct and replace all debris and/or access material from the landscape operation. Keep paved surfaces clean and repair any damage resulting in the landscape.
  - All work to be completed in accordance with the B & C Landscape Network.
  - Slope of all earth
    1. Supply and install topsoil to a minimum depth of 6". Topsoil to be enriched with organic matter to improve fertility.
    2. Supply plants material as specified and shall conform to the minimum standards established in the B & C Landscape conditions published by B & C and B & C S.A.
    3. All planting areas to be top dressed with 2" deep layer of Premium Tree and Shrub mulch.
  - All new areas to be planted with an automatic timing irrigation system. All lawn areas to have sprinklers and all finished areas will have irrigation.



Accent  
Brick in  
Old  
University  
Colors

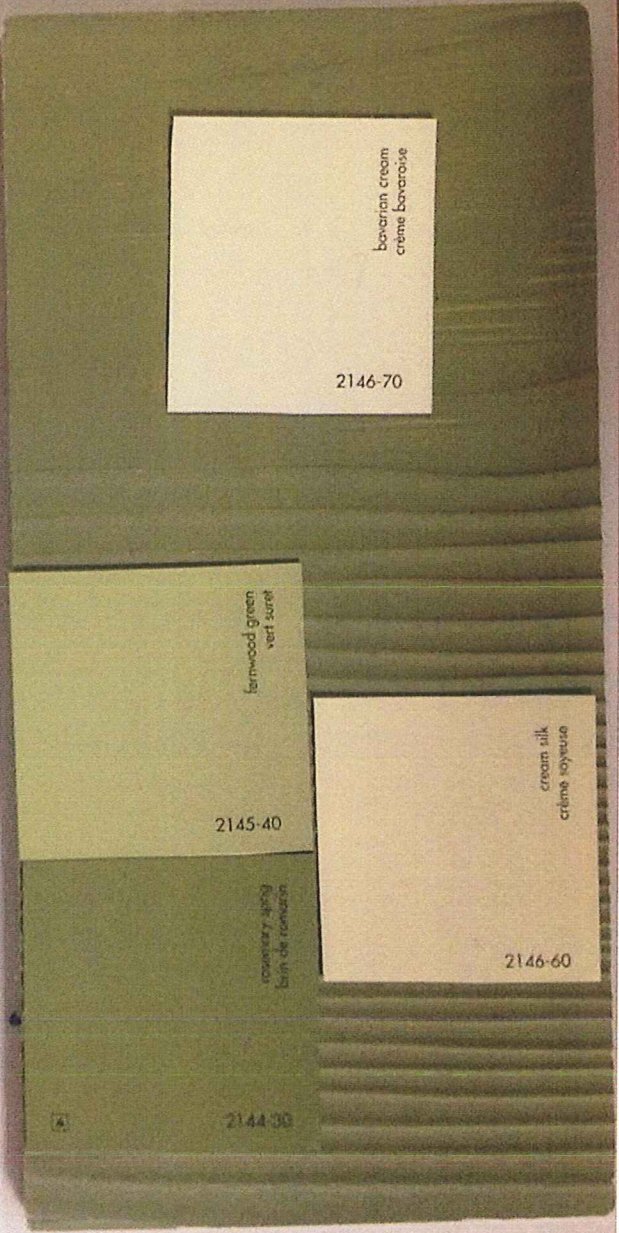


wrought iron window boxes  
in decorative black tones



Roof  
Shingles  
Cottage  
Style  
in bold  
antique  
tones

Columns and Posts  
Stucco and Painted  
wood in Bavarian  
Cream  
Window and Door  
TRIMS in Bavarian  
Cream



Horizontal Siding  
Hardie Plank in  
Shades of  
Rosemary Spring and  
Ferrowood green

Decorative  
FASCIA in Colors  
of Cream Silk

