

REPORT TO CHC



Date: 4/23/2014
RIM No. 0940-60
To: Community Heritage Committee
From: Urban Planning, Community Planning & Real Estate (AC)
Application: HAP14-0006 **Owner:** Susan Bennett
Address: 2248 Abbott St. **Applicant:** Steven & Loretta Nicholson
Subject: Rezoning Application
Existing OCP Designation: S2RES - Single / Two Unit Residential
Existing Zone: RU1 - Large Lot Housing
Proposed Zone: RU6 - Two Dwelling Housing
Heritage Register: Not Included

1.0 Purpose

The purpose of the application is to consider a rezoning from RU1 - Large Lot Housing zone to the RU6 - Two Dwelling Housing which would allow a duplex 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)" and specific design of the subject property, as "Early Suburban." The dominant block style has changed since the map was produced as there is only one house that is designated as "Arts & Crafts (late)" and there are two houses that are designated as "Early Suburban."

The application does not require any variances to the Zoning Bylaw. The architecture is inspired by the Frank Lloyd Wright style and was brought as a referral to the Community Heritage Committee for design consideration on the April 3rd 2014 meeting. The design has some consistent elements with the heritage guidelines but does not fit the "Early Suburban" or "Arts & Crafts (late)" styles. However, there are other Frank Lloyd Wright style inspired buildings within the conservation area and would be an attractive architectural feature at the border of the conservation area.

3.0 Proposal

3.1 Project Description

The subject property presently contains one single detached dwelling. The applicant is proposing a rezoning of the property to RU6 - Two Dwelling Housing in order to allow a duplex be built. The existing dwelling is to be essentially demolished with the retention of the existing foundation only.

3.2 Site Context

The subject property is approximately 971 m² 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 with the Abbott Street Conservation Area.

The subject property is adjacent to residential areas to the north, hospital uses to the east and a park to the south which includes a parking lot immediately adjacent to the subject property. Specifically, the adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1 - Large Lot Housing	Single detached dwelling development
East	HD1 - Kelowna General Hospital	Institutional
South	P3 - Parks and Open Space	Park
West	City Park and Okanagan Lake	Future public trail

Subject Property Map: 2248 Abbott Street



3.3 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RU6 ZONE REQUIREMENTS	PROPOSAL
Development Regulations		
Height	9.5 m or 2.5 storeys	8.3 m
Front Yard	6.0 m	7.0 m
Side Yard	2.0 m for 1 / 1.5 storeys 2.3m for 2 / 2.5 storeys	Varies between 2.0 m & 7.0 m
Rear Yard	7.5 m	20.0 m
Site coverage of buildings	40 %	37.6 %
Site coverage of buildings, driveways & parking	50 %	49.9%
Lot Area	800 m ²	969.6 m ²
Lot Width	20.0 m	20.07 m
Lot Depth	30.0 m	48.3 m
Other Regulations		
Minimum Parking Requirements	2 stalls / Duplex Unit = 4 stalls	4
Private Open Space	30 m ² / dwelling unit	Greater than 30 m ² / 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:

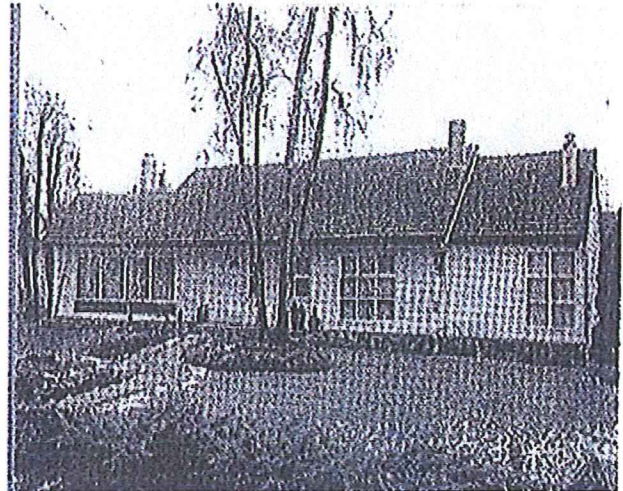
- Maintain the residential and historical character of the Marshall Street and the Abbott Street Heritage Conservation Areas;
- Encourage new development, additions and renovations to existing development which are compatible with the form and character of the existing context;
- Ensure that change to 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 fourth civic phase follows the end of the World War II, about 1946, and continues to about 1960 when the remaining lots in the Heritage Conservation Areas were taken up with new housing. Traditional styles were not favoured in post W.W.II society. The influence of the International Style of architecture and the advent of new construction materials, like thermopane 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 facade
- Side or front yard parking
- Asphalt shingle
- Front driveway access



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.
- Operable bedroom windows required as per the 2012 edition of the British Columbia Building Code (BCBC 12).
- Potential spatial separation issues with glazing at the decks which may affect form and character.
- Full Plan check for Building Code related issues will be done at time of Building Permit applications.

5.2 Development Engineering Department

- See attached

5.3 Fire Department

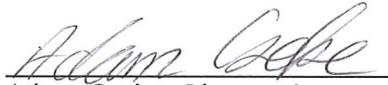
- Requirements of section 9.10.19 Smoke Alarms of the BCBC 2012 are to be met. Ensure proper addressing off of Abbott Street.

6.0 Application Chronology

Date of Application Received: April 15th 2014

Date of Public consultation: April 15th 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

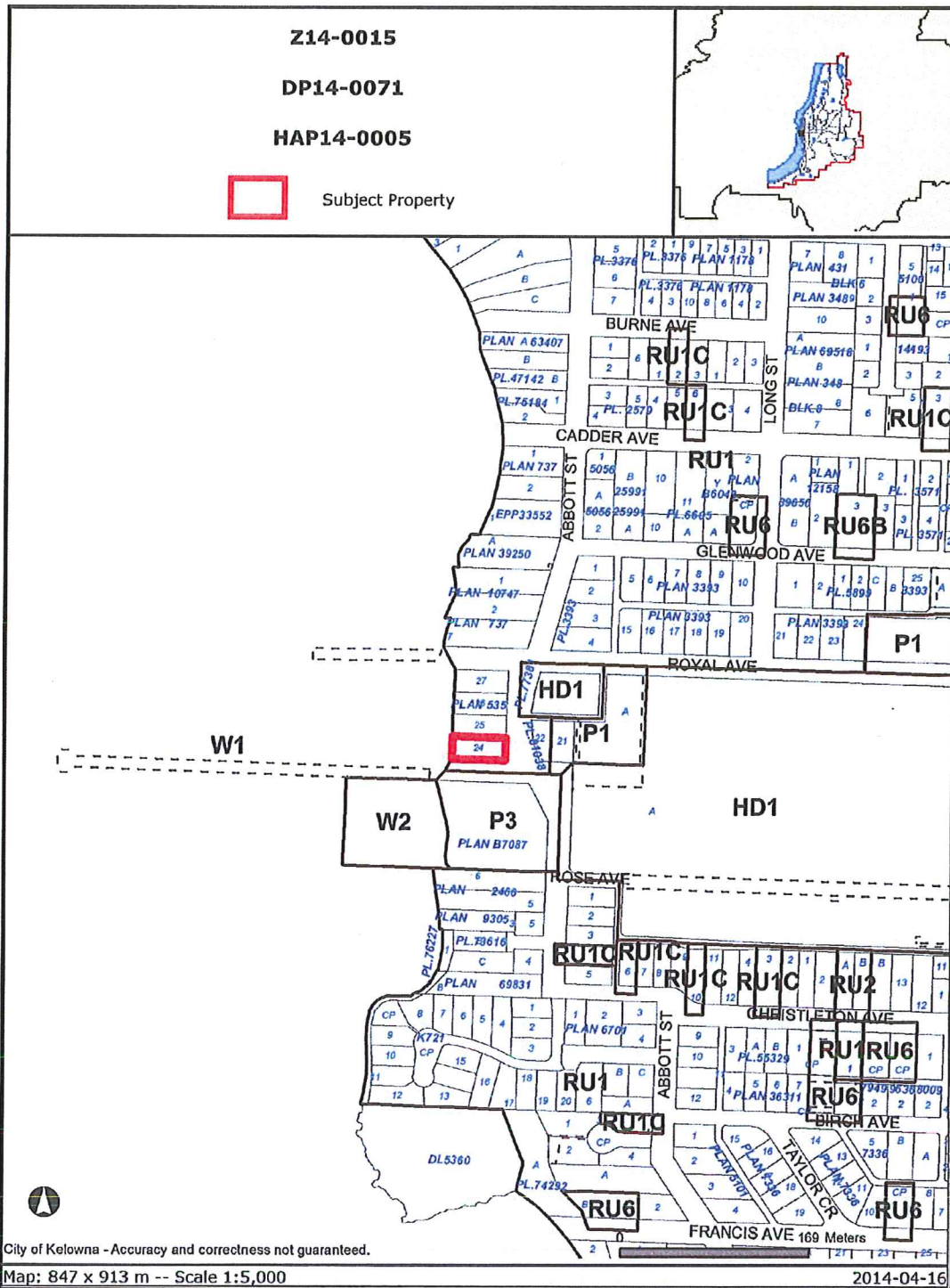
Attachments:

Site Plan / Landscape Plan

Colour Board

Conceptual Elevations

Development Engineering Comments



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.

This application is seeking to rezone the subject property from the RU-1 Large Lot Housing zone to the RU-6 Two Dwelling Housing zone to construct a Semi-Detached Two Unit Townhouse on the subject property. A Heritage Alteration Permit is required given that the existing building is proposed to be demolished to allow for the construction of a new Semi-Detached Two Unit Townhouse. The subject property is situated in the Abbott Street Conservation Area, but is not included on the Heritage Register. The applicant has worked with a local design firm and artist to create a building which will allow for the conveniences of a modern lifestyle yet still have a very traditional exterior. Ironically when completed, the proposed new construction will have more traditional lines than many of the existing neighbouring homes which appear to have been constructed since the 1960's.

Located on a corner, the site and configuration of the subject property is a departure from the small lots that used to be to the east and south. However, these properties have now been redeveloped in a combination of green space, park space and parking for the Kelowna General Hospital and no homes exist. The properties to the north are an existing single family home covering two large lots and a large home in a state of disrepair. However, the proposed Semi-Detached Townhouse will face both Abbott Street and Lake Okanagan and falls within the front yard siting distance of neighbouring properties and the 120 degree site line requirements, thereby continuing the rhythm of this portion of the street. Located within the Permanent Growth Boundary, the proposal allows for more efficient use of the subject property and helps to diversify the housing supply in an area close to many amenities including the Kelowna Downtown Core, Pandosy Village and the hospital complex.

The existing dwelling on the site is a large 70's home with a chaos of additions and will be demolished. The applicant is proposing to construct a Storey and a Half Semi-Detached Two Unit Townhouse in its place utilizing only 37% of the lot for the new construction. The Building has been designed to incorporate individual porch entries at both the Abbott Street facing frontage as well as the Lake Okanagan facing frontage. The Abbott St facing portion of the building has been deliberately reduced in width to reduce the massing of the home while the Lake Okanagan frontage has been asymmetrically designed to give the appearance of two single family detached homes on a traditional 33' lot. The proposal incorporates reducing the height of the wall on the Abbott St frontage to delineate the private space yet allow pedestrian activity to enjoy the property and provide an interface between the private and public spaces.

The flush gable verges, brick and stucco siding, clustered horizontal windows, asymmetrical facade design and gable roof form fit within the guideline characteristics of both the Late Vernacular Cottage and Arts and Craft Style. Additionally, some visual queues are drawn from the Frank Lloyd Wright Robie home constructed in 1909 and renowned as the greatest example of the Prairie School style, the first architectural style that was uniquely North American, including large overhangs, brick and stucco cladding and detailing, hidden front entrance and rear parking. The colour palette consist of neutral brick and off white stucco for the walls, concrete sills for the windows, grey trim colours and black roof shingles. A brick and textured stucco finish is proposed for the exterior walls.

Parking is achieved within two single garages and two open parking areas which are accessed off of a meandering driveway at the front of the site. The site meets the lot area requirements to accommodate Semi-Detached housing and required outdoor open space and on-site parking.

Visually interesting features such as planter boxes, arbors, hedges, tree plantings and water sensitive vegetation will be incorporated to create an area of socialization between the public beach (Lake Okanagan), the linear park (Abbott St) and the private home; a space for beach parties, family barbecues and neighbourly conversation.

PROJECT INFORMATION

NO.	DATE	DESCRIPTION

PROJECT

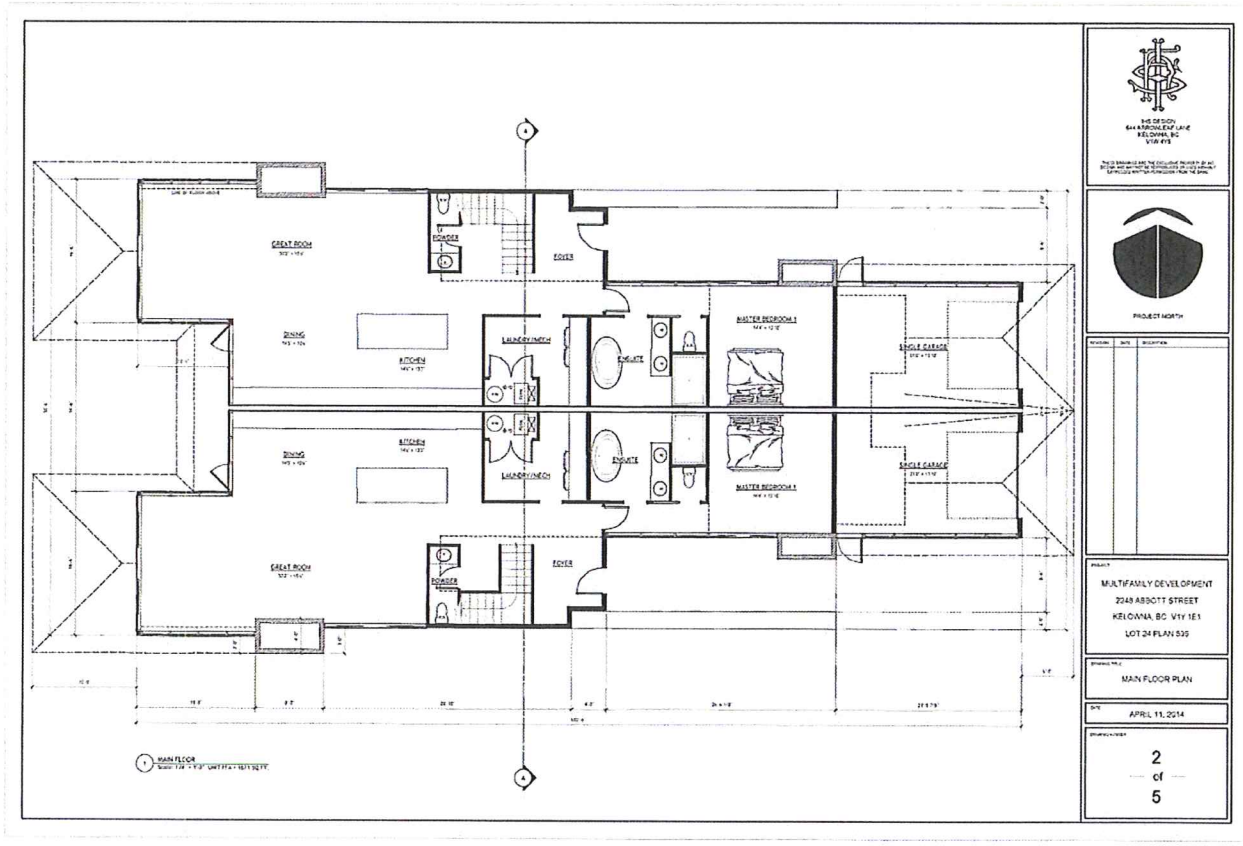
MULTIFAMILY DEVELOPMENT
2245 ABBOTT STREET
KELOWNA, BC V1Y 1E1
LOT 24 PLAN 535

DATE

APRIL 11, 2014

SCALE

1
of
5



Logo of the design firm: **THE DESIGN**
344 KINGSLEY DRIVE
KELOWNA, BC
V1W 4Y4

PROJECT NORTH

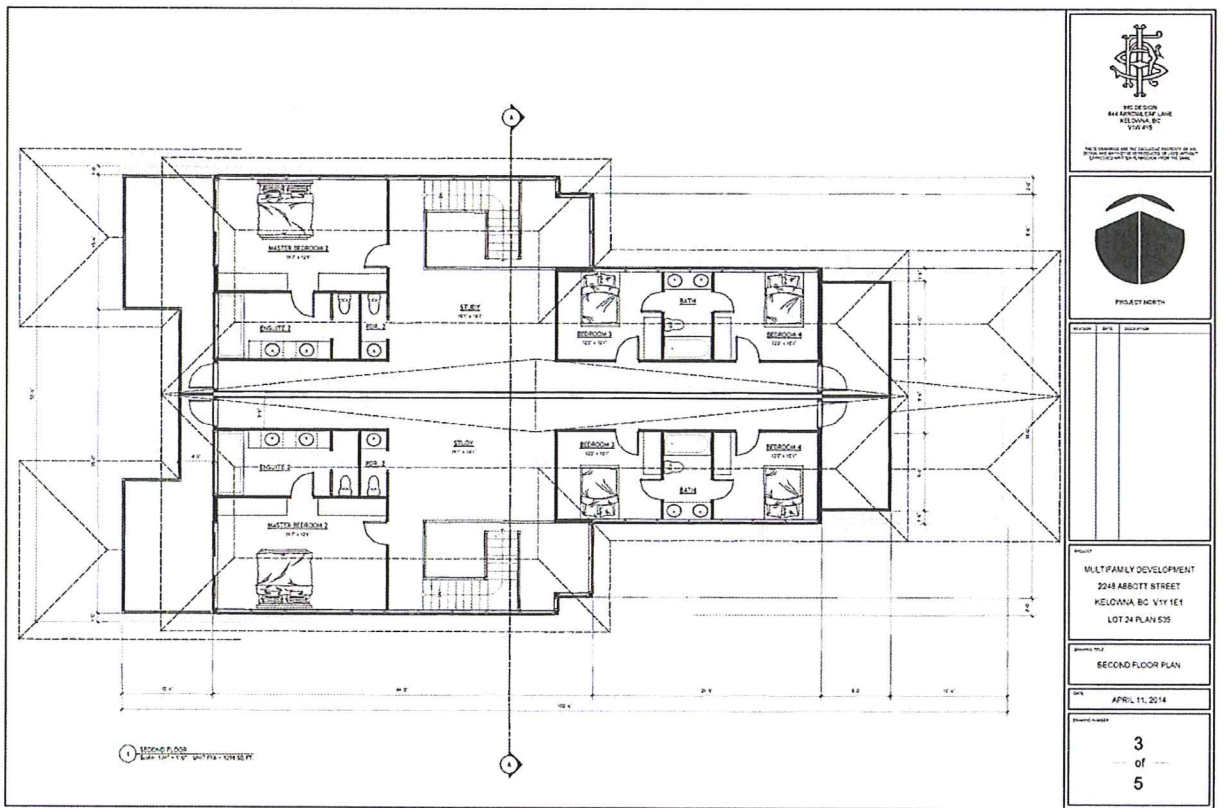
Revision	Date	Description

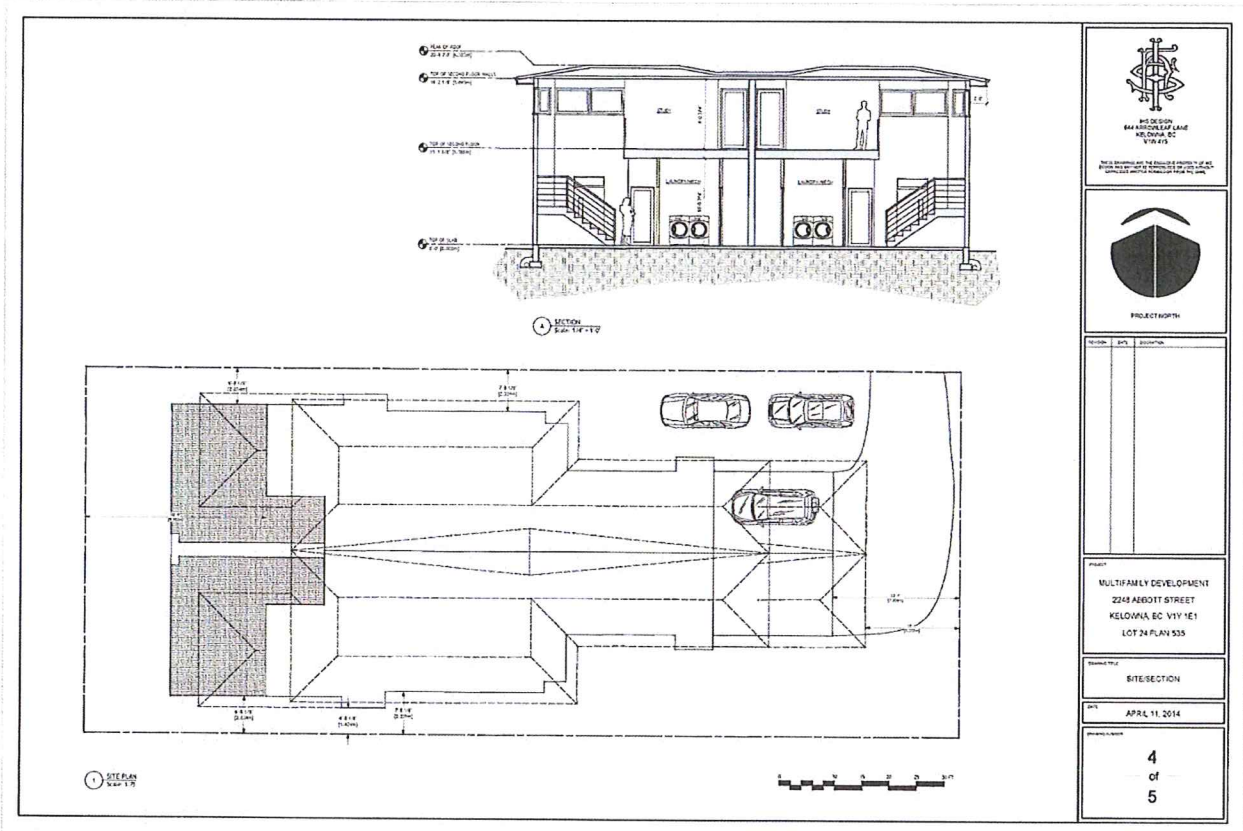
Project: **MULTIFAMILY DEVELOPMENT**
2548 ABBOTT STREET
KELOWNA, BC V1Y 1E1
LOT 24 PLAN 535


Project No.: **MAIN FLOOR PLAN**


Rev: **APRIL 11, 2014**

Sheet No.: **2**
of
5






THE DESIGN
 844 ARBONNAY BLVD
 KELOWNA, BC
 V1Y 1Y1


 PROJECT NORTH

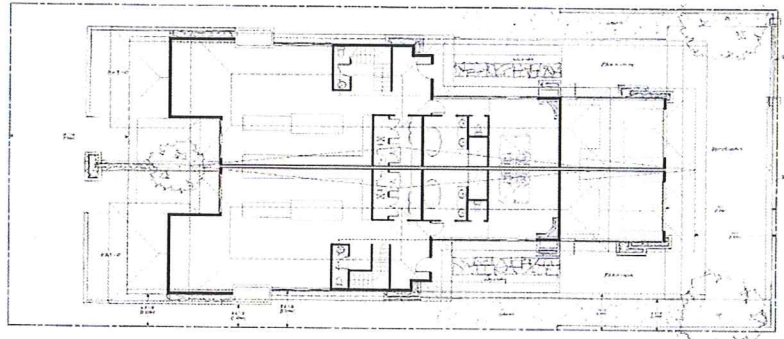
NO.	DATE	REVISION



PROJECT:
 MULTIFAMILY DEVELOPMENT
 2248 ABBOTT STREET
 KELOWNA, BC V1Y 1E1
 LOT 24 PLAN 535

DRAWING TITLE:
 SITE SECTION

DATE:
 APRIL 11, 2014

SHEET NUMBER:
 4
 of
 5



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 PROJECT NAME		
NO.	REV.	DESCRIPTION
PROJECT MULTIFAMILY DEVELOPMENT 2348 ABBOTT STREET REGINA, BC S4T 1E1 LOT 24 PLAN 515		
DRAWING TITLE LANDSCAPE PLAN		
DATE APRIL 11, 2014		
SHEET NUMBER 5 of 5		

