

REPORT TO CHC



Date: May 26, 2014
RIM No. 0940-60
To: Community Heritage Committee
From: Urban Planning Department, Community Planning & Real Estate (AC)
Application: HAP14-0008 **Owners:** Wendy & Lyle Muelled
Address: 440 Cadder Avenue **Applicant:** Gerry Fee
Subject: Heritage Alteration Permit
Existing Zone: RU1 - Large Lot Housing
Heritage Register Not Included

1.0 Purpose

The applicant is seeking a Heritage Alteration Permit to permit a small addition (190 ft²) for a secondary suite.

2.0 Urban Planning Department

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 identifies the dominant style for the block and for the subject property, as "Early Suburban". The suite access will be off Doryan and the addition will match the existing dwelling.

The owner wishes to remove the existing Douglas Fir tree in the rear yard because it conflicts with the location of the proposed addition. The Official Community Plan recommends retention of mature trees due to the environmental benefits of canopy cover. Tree canopy helps maintain temperatures in the shade during hot summers and trees mitigate the urban heat island effect. Additionally, the form and character of mature trees in the heritage conservation area provides an attractive setting for the architectural history. There is plenty of room in the rear yard to build an addition without removing the tree, however, the current proposed location of the addition is the most economical and least intrusive.

3.0 Proposal

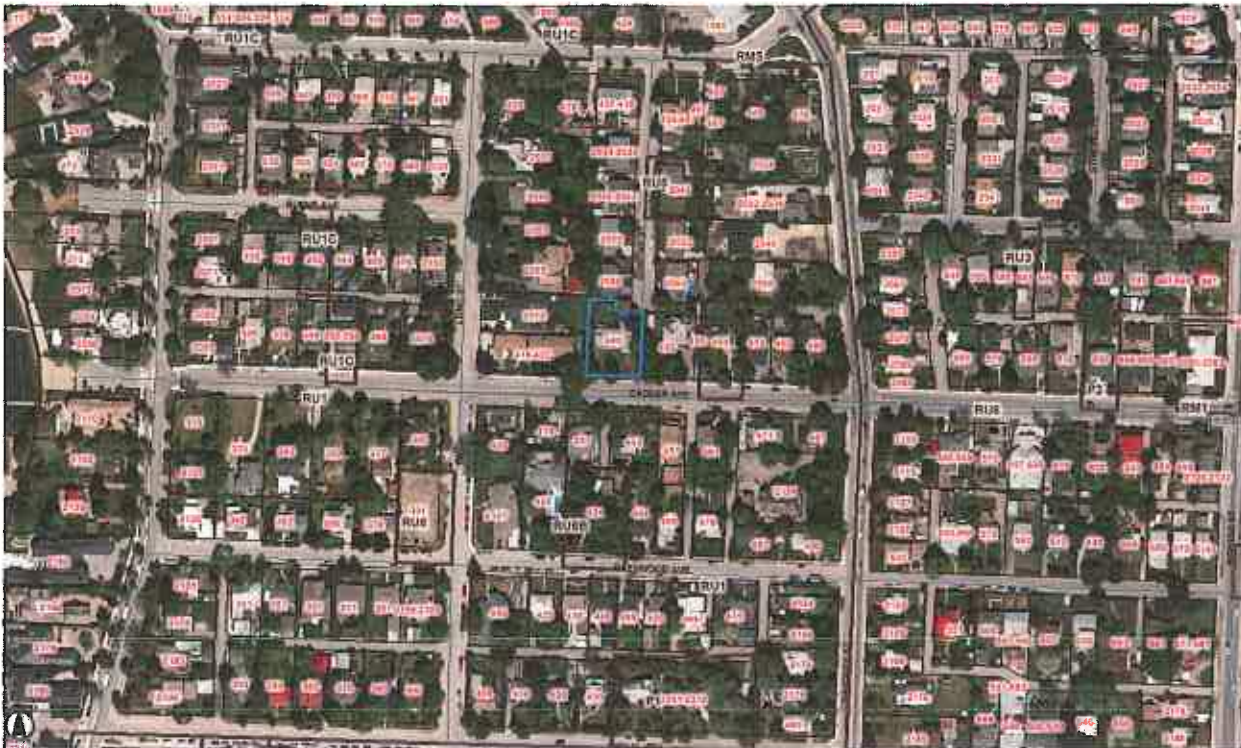
3.1 Site Context

The subject property is located at the north side of Cadder Avenue. The subject property is zoned RU1 - Large Lot Housing and designated as Single/Two Unit Residential in the Official

HAP14-0003

Community Plan. The site is bordered by established, RU1 single family development. The proposed application meets all the requirements of the RU1- Large Lot Housing zone.

Subject Property Map: 440 Cadder Ave.



3.2 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RU1 ZONE REQUIREMENTS	PROPOSAL
Subdivision Regulations		
Lot Area	550 m ²	1,227 m ²
Lot Width	15.0 m	30.5 m
Lot Depth	30.0 m	37.1 m / 43.3 m
Development Regulations		
Max Height	9.5 m or 2.5 storeys	<9.5m & 2 storeys
Min Front Yard	4.5 m	14.2 m
Min Side Yard (west)	2.3 m	6.1 m
Min Side Yard (east)	2.3 m	3.1 m
Min Rear Yard	7.5 m	7.2 m
Max Site coverage of buildings	40 %	23 %
Max Site coverage of buildings, driveways & parking	50 %	26 %
Other Regulations		
Min Parking Requirements	3 stalls	3 stalls
Min Private Open Space	30 m ² / dwelling	908.3 m ²

4.0 Current Development Policies

4.1 Kelowna Official Community Plan (OCP)

Chapter 14 Urban Design guidelines

- Retain existing, healthy, mature trees and vegetation both on site and adjacent to the street (including those with special character or historical and cultural significance);

Chapter 6 - Environment Policy .1 Tree Canopy Coverage.

- Set a target of 20% for tree canopy coverage through preservation measures and planting strategies (location and species), in accordance with City policy and plans.

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).
- Provide the City of Kelowna Bulletin #88-02 (Secondary Suites Requirements in a single family dwelling) for minimum requirements. The drawings submitted for Building Permit application is to indicate the method of fire separation between the suite and the main dwelling.
- Range hood above the stove and the washroom to vent separately to the exterior of the building. The size of the penetration for this duct thru a fire separation is restricted by BCBC 06, so provide size of ducts and fire separation details at time of Building Permit Applications.
- A fire rated exit stairwell is required from the suite to the exterior c/w fire rated doors that open into the stairwell and a fire rating on the bottom of the stairs. Please provide these details on the building permit drawing sets.
- The Building Code only allows for a secondary suite to be 40% of the main residence to a maximum of 90 sq. meters.
- Full Plan check for Building Code related issues will be done at time of Building Permit applications.

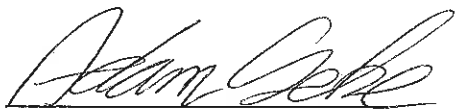
5.2 Policy and Planning

- The subject property is designated as Single / Two Unit Residential and as such the proposed use for a dwelling with a suite would be in compliance and could be supported.
- The drawings attached to the circulation do not provide enough detail to determine if the proposed addition is the dominant style of the neighbourhood or even the existing building as Medeterranian Revival. The most crucial element would be that the addition matches the existing dwelling.

Application Chronology

Date of Application Received: May 20th 2014

Report prepared by:



Adam Cseke, Urban Planner

Reviewed by:



Lindsey Ganzcar, Urban Planning Supervisor

Attachments:

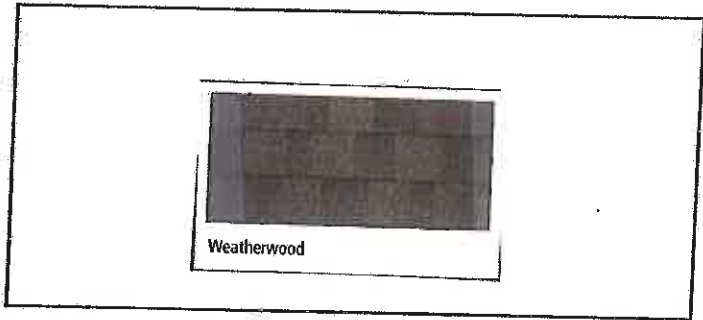
Proposal

SCHEDULE " "
This forms part of development
Permit # DPO__-0____

The following finishes are proposed for the Principal and Secondary Dwellings:

Roofing Material:
Colour:

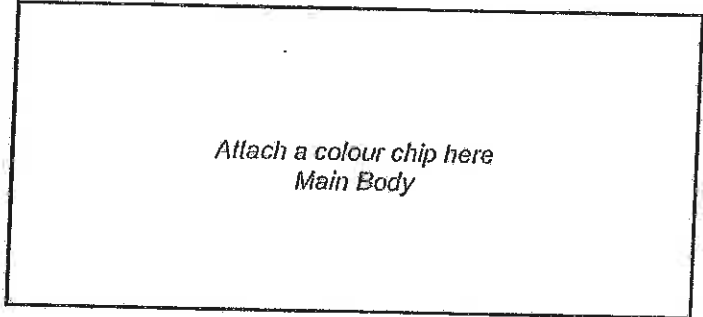
IKO - WEATHERWOOD



Main Body:

Material:
Colour:

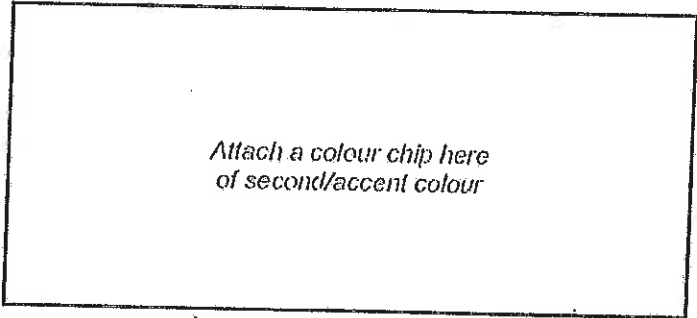
WHITE SIDING
TO MATCH
(SEE PICTURES)



Second Colour/Accent Colour:
(If applicable):

Material:
Colour:

GREEN Shutters
except on BAY
WINDOWS



Window/Door/Trim Colour:

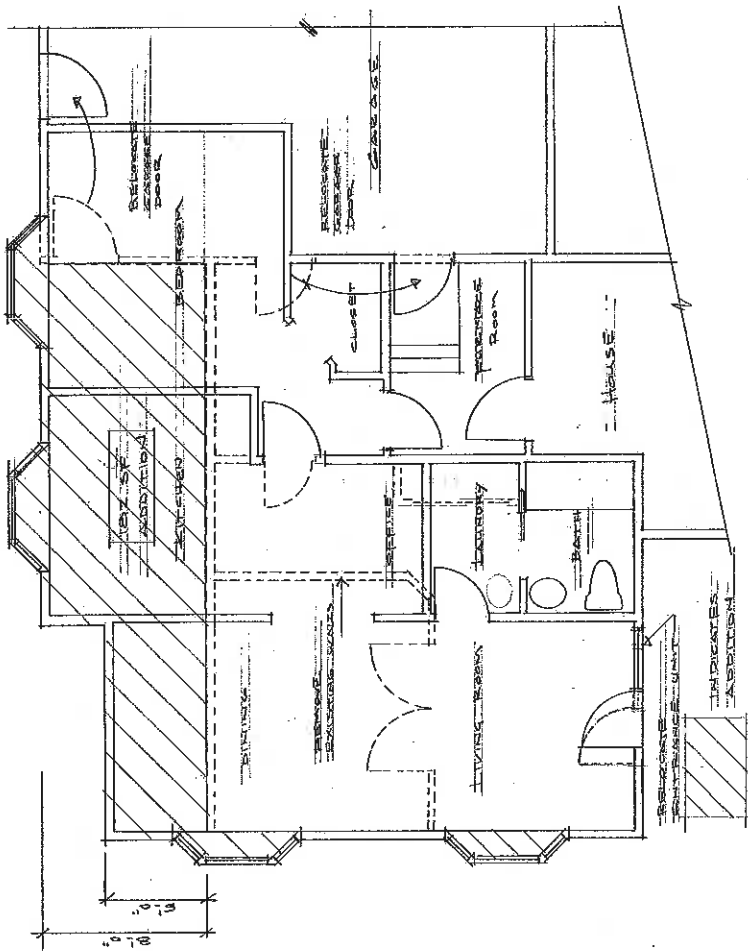
Material:
Colour:

WHITE



SCHEDULE 'A'
This forms part of development
Permit # HAP14-0007

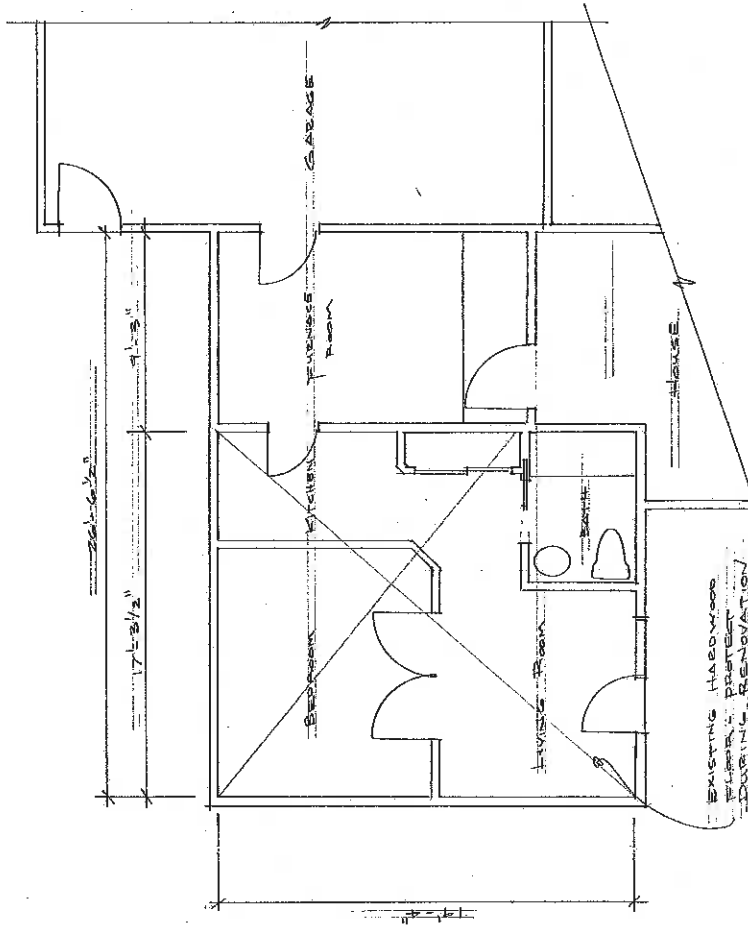
EXISTING GARAGE



SUITE FLOOR PLAN ADDITION & RENOVATION

SCALE: 1/4" = 1'-0"

AREA: 705 SF APPROX.



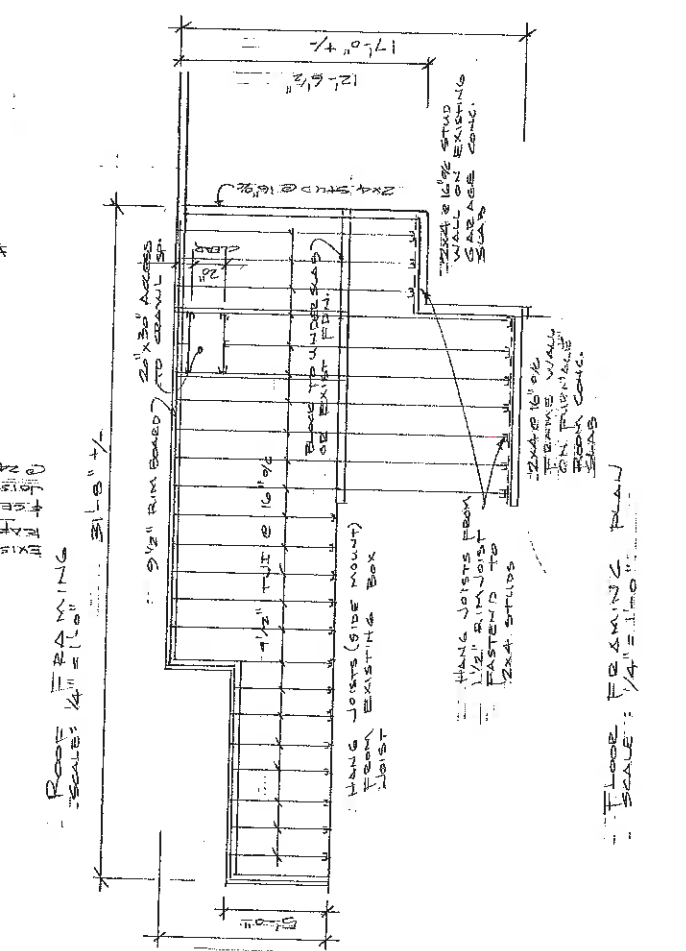
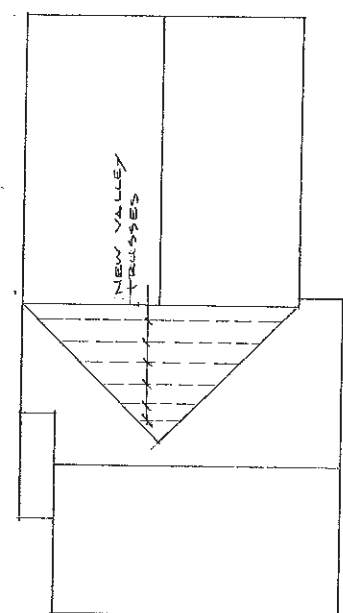
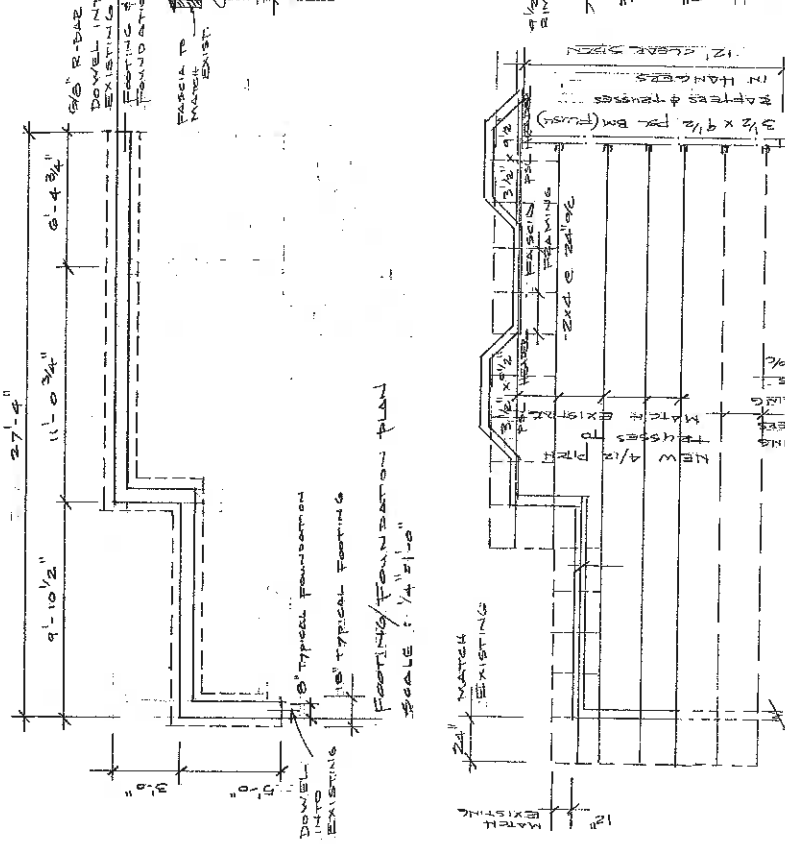
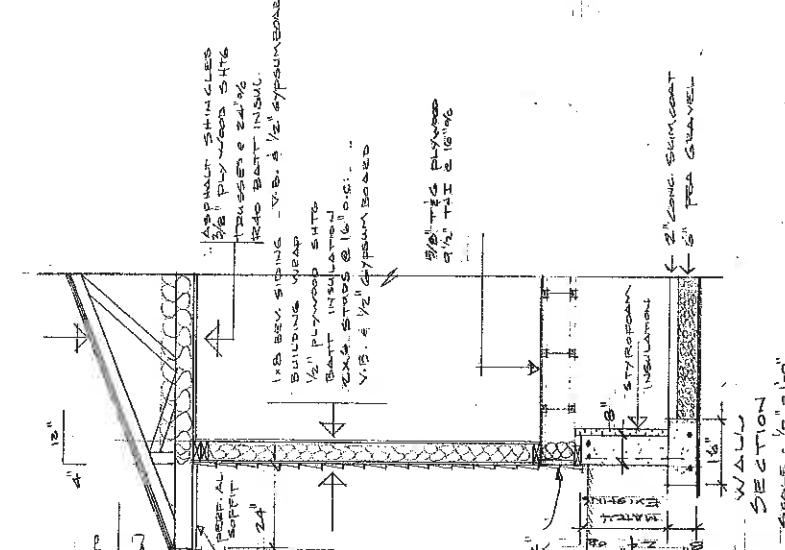
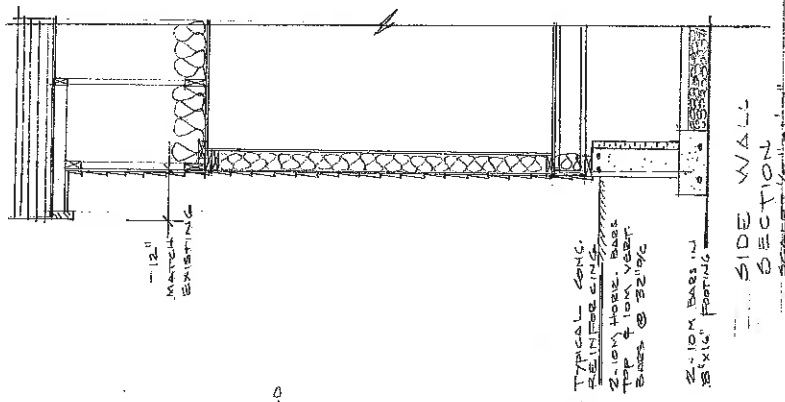
EXISTING SUITE FLOOR PLAN

SCALE: 1/4" = 1'-0"

AREA: 347 SF APPROX.

SCHEDULE 'A'
 This forms part of development
 Permit # **HAP14-0007**

SECONDARY SUITE
 ADDITION & RENOVATION
 440 CADDEN AVENUE





SCHEDULE 'A'
This forms part of development
Permit # HAB14-0017

SCHEDULE 'A'
This forms part of development
Permit # HAP14-0007

