

REPORT TO CHC



Date: July 31, 2014
RIM No. 0940-60
To: Community Heritage Committee
From: Urban Planning Department, Community Planning & Real Estate (AC)
Application: HAP14-0011 **Owners:** Laura Thompson
Address: 1981 Knox Cr. **Applicant:** Laura Thompson
Subject: Heritage Alteration Permit
Existing Zone: RU1 - Large Lot Housing
Heritage Register: Not Included

1.0 Purpose

To permit the demolition and rebuild of a single family dwelling and detached garage.

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 existing dwelling is an example of the "Late Vernacular" architectural style which is consistent with the dominant style in the surrounding block. The applicant is seeking to build a new single family dwelling and detached garage on the property that is in keeping with the Official Community Plan future land use designation and policies.

The proposed building design reflects some characteristics of the Late Vernacular Cottage style, with some elements more in keeping with the "Late Arts & Crafts" style. The proposed design is not derived from the existing architectural elements or immediate context as per the Guiding Principles in the Abbott Street & Marshall Street Heritage Conservation Area Development Guidelines. The height and massing of the proposed dwelling will alter the streetscape; however, the dormer on the front façade makes a relatively sensitive transition to the surrounding single storey dwellings. The garage design should be more reflective of the architectural style for the single family dwelling.

The applicant has met with Staff to discuss the architectural detailing of the proposed new single family dwelling. Staff made a number of design suggestions but the owner wishes pursue the form as originally proposed. The following architectural features do not fit within "Late Vernacular" style:

- 1) The large dormer facing the lane is a shed style roof where only gable roof forms are recommended.
- 2) The medium sized dormer and the porch feature on the front elevation is more in character with the “Arts & Crafts” style but is not explicitly excluded within the vernacular style.
- 3) The upper storey material (shakes) is a modern craftsman style building material and is not in keeping with the Heritage Design Guidelines.

Staff recommends the applicant change the building materials to all stucco or all horizontal siding in keeping with the “Late Vernacular” style of the block. The dormer facing the lane has less impact on the form and character as it is not visible from the street. The dormer and porch feature on the front elevation are heritage features and mitigate the massing / scale of the roof however the dormer and porch are not completely congruent with the “Late vernacular” style. Staff notes that the applicant will be required to amend the drawings to incorporate the list of minor amendments (such as removal of the skylights) prior to final approval.

3.0 Proposal

3.1 Site Context

The subject property is located on the north-east side of Knox Crescent. The subject property is zoned RU1 - Large Lot Housing and designated as Single/Two Unit Residential in the Official Community Plan. The site is surrounded by an established RU1 single family zoning area, except for multi-family apartment buildings fronting onto Pandosy Street. The proposed application meets all of the requirements of the RU1- Large Lot Housing zone.

Subject Property Map: 1981 Knox Cr.



3.2 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RU1 ZONE REQUIREMENTS	PROPOSAL
Subdivision Regulations		
Lot Area	550 m ²	614 m ²
Lot Width	15.0 m	15.25 m
Lot Depth	30.0 m	40.3 m / 43.3 m
Development Regulations		
Max Height	9.5 m or 2.5 storeys	~ 7.0m & 2 storeys
Min Front Yard	4.5 m	7.3 m
Min Side Yard	2.3 m	2.4 m
Min Rear Yard	7.5 m	15.5 m
Max Site coverage of buildings	40 %	38.7 %
Max Site coverage of buildings, driveways & parking	50 %	50%
Other Regulations		
Min Parking Requirements	2 stalls	4 stalls
Min Private Open Space	30 m ² / dwelling	> 30 m ² / dwelling

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;

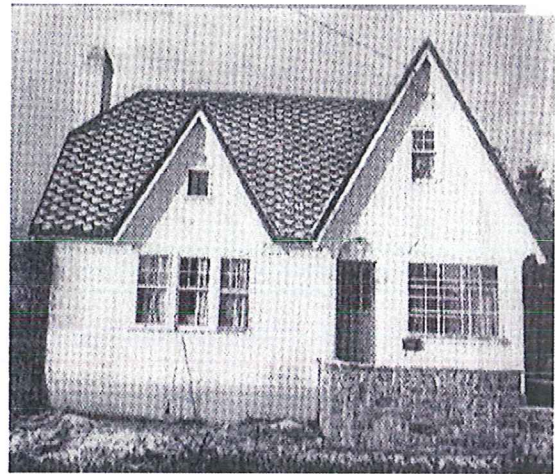
- Ensure that change to buildings and streetscapes will be undertaken in ways which offer continuity of the 'sense-of-place' for neighbours, the broader community; and
- Provide historical interest for visitors through context sensitive development.

4.2 Heritage Conservation Area Development Guidelines

The 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. Late Arts & Craft and Early Vernacular Cottage architectural styles characterize this period. However, other styles, such as Tudor Revival, did continue to be built as prestige homes within the Abbott Street Heritage Conservation Area.

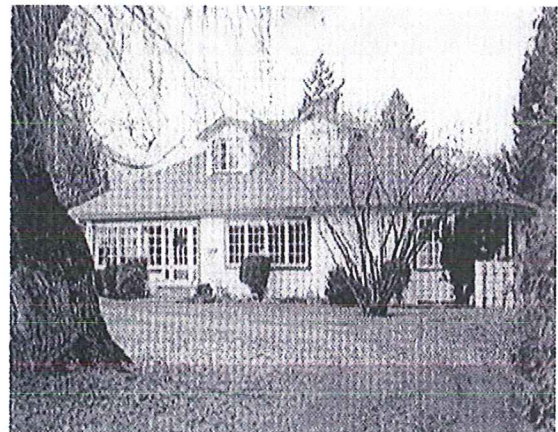
Early Vernacular Cottage Characteristics:

- Fanciful feel to the architecture
- Narrow eave verges
- Stucco cladding and detailing
- Stucco cove at soffit
- Up to 1 ½ storey massing
- Vertical window openings
- Balanced asymmetrical facade
- Porch or Portico at Front Entrance
- Arched transom & feature windows
- Multi-sash window assembly
- Gable roof forms
- Stucco 'tuck' at the foundation line
- Wood or interlocking asphalt shingle
- Side or rear yard parking



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



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.
- This property falls within the Mill Creek flood plain bylaw area and compliance is required. Minimum building elevations are required to be established prior to the release of the Development Permit. This building may be designed to low, which may affect the form and character of the building.
- Demolition permits are required for any existing structures
- Full Plan check for Building Code related issues will be done at time of Building Permit applications

5.2 Development Engineering

- See attached

Application Chronology

Date of Application Received: July 11th 2014

Report prepared by:

Adam Cseke, Urban Planner

Reviewed by:



Lindsey Ganczar, Urban Planning Supervisor

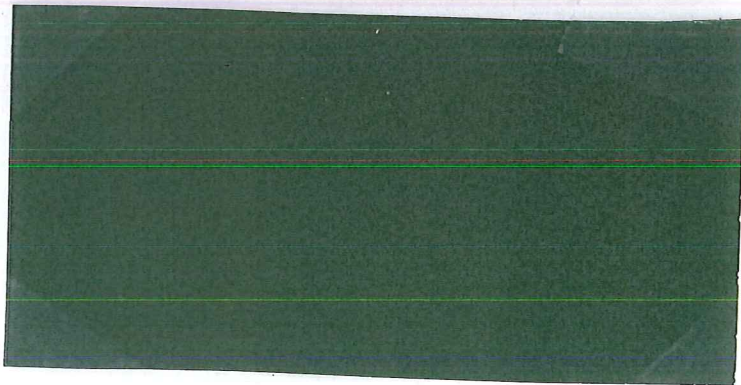
Attachments:

Proposal
Engineering Memo

Colour Board - 1981 Knox Crescent



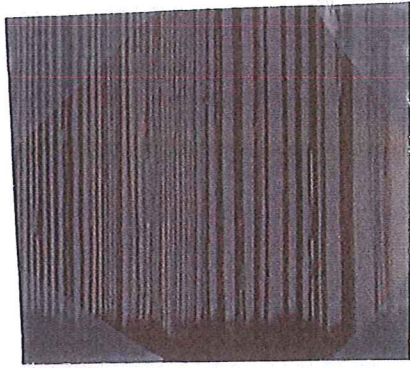
Roof



Main Exterior
Colour

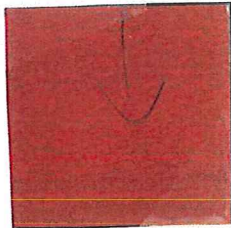


Horizontal Siding
CertainTeed product
painted with main
① exterior colour



Wall Shakes
CertainTeed Product
Painted with main
exterior colour

②



Trim Colour

- window trim
- door trim
- fascia
- front posts - upper portion

Material - Cedar



Windows - Vinyl



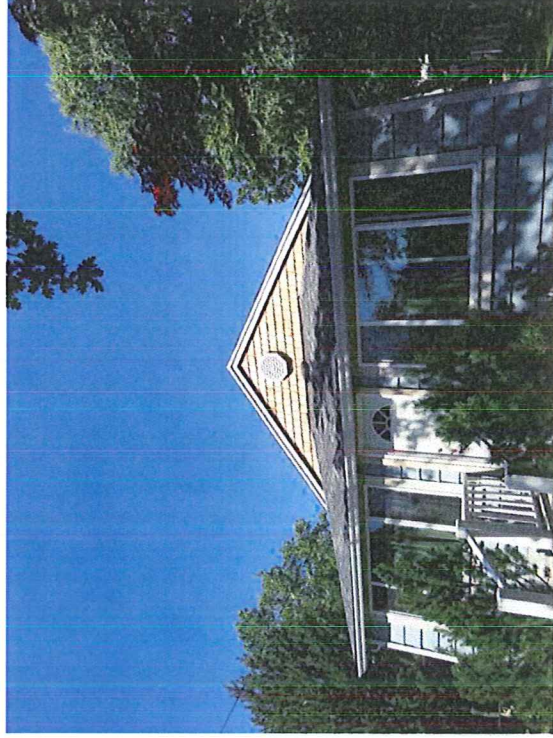
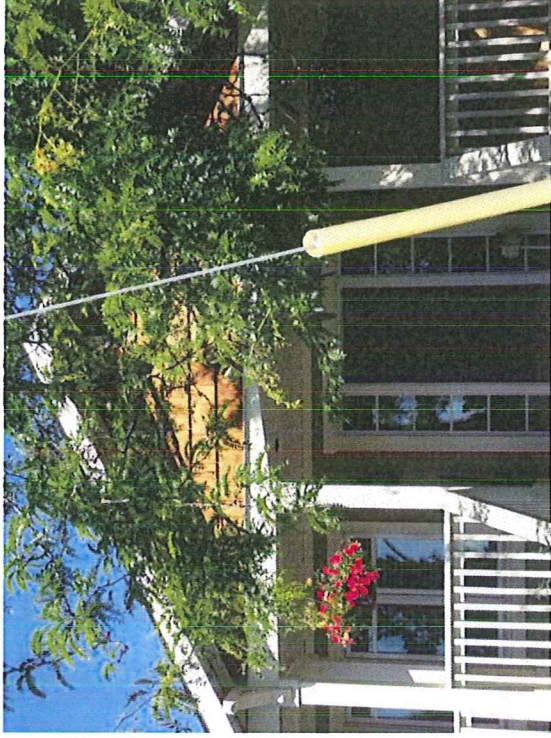
Front Entry Door

- same colour as
Trim

Picture
emailed to
Adam Cseke

- Front Porch Railings
- wood bottom + top rail
 - black metal spindles
 - color same as trim .

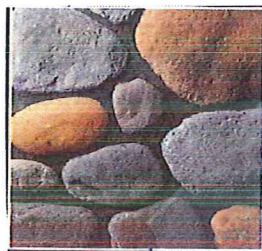
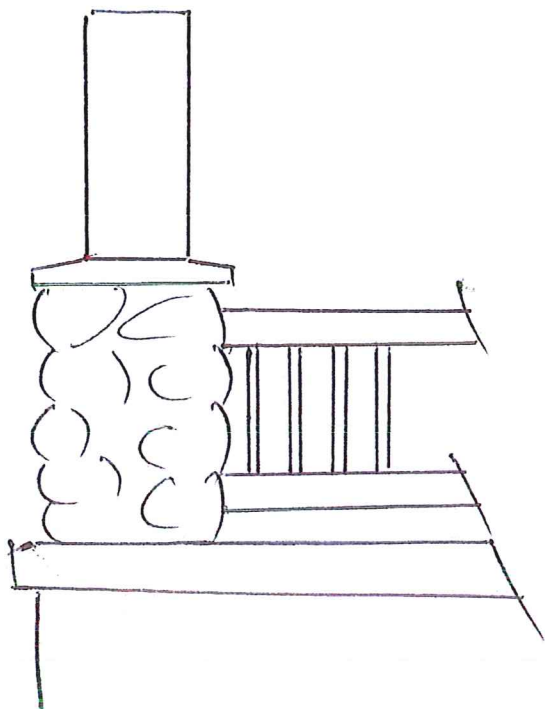
Picture examples of the materials the applicant would like to use:

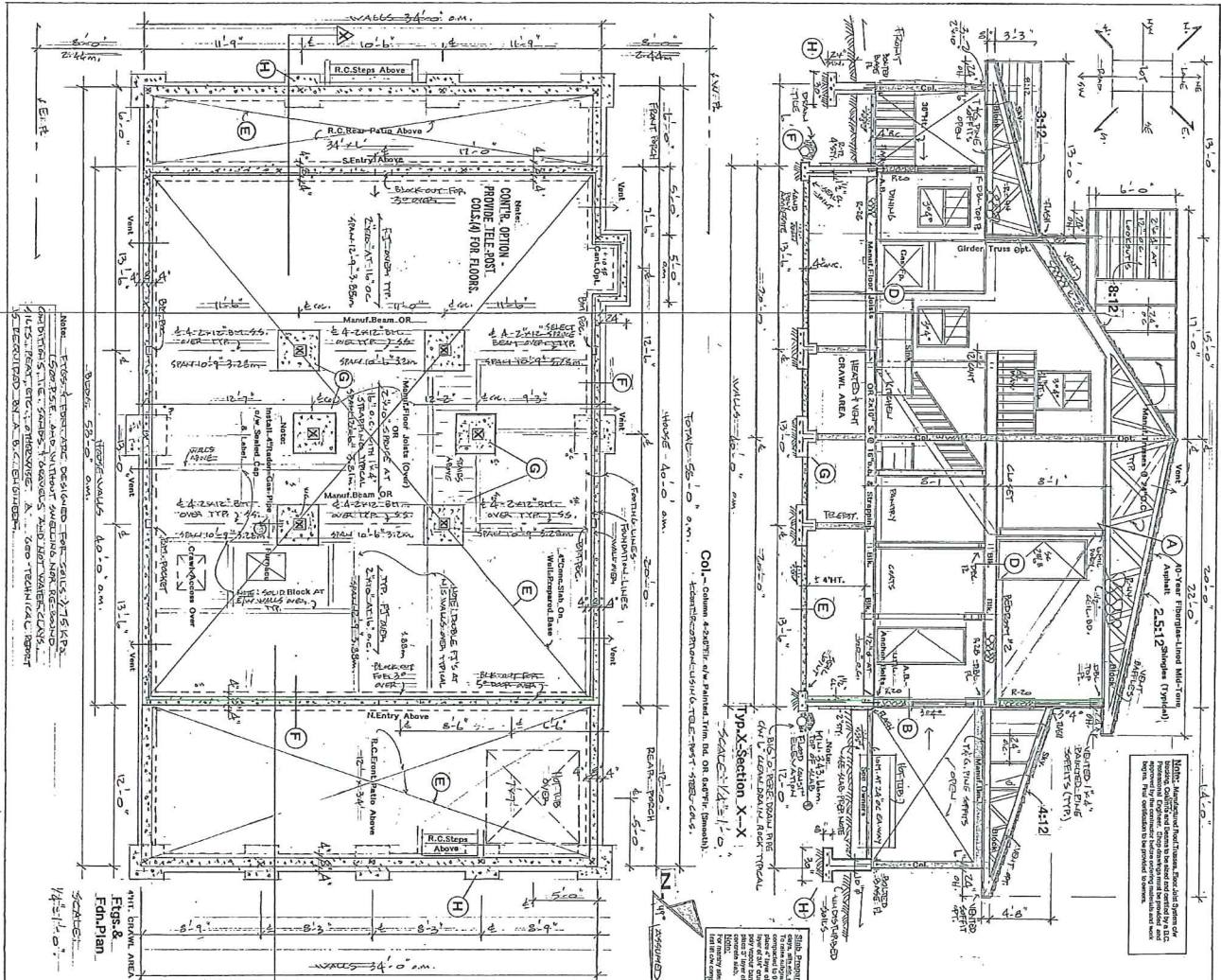


HAP14-0011

Changes + Omissions:

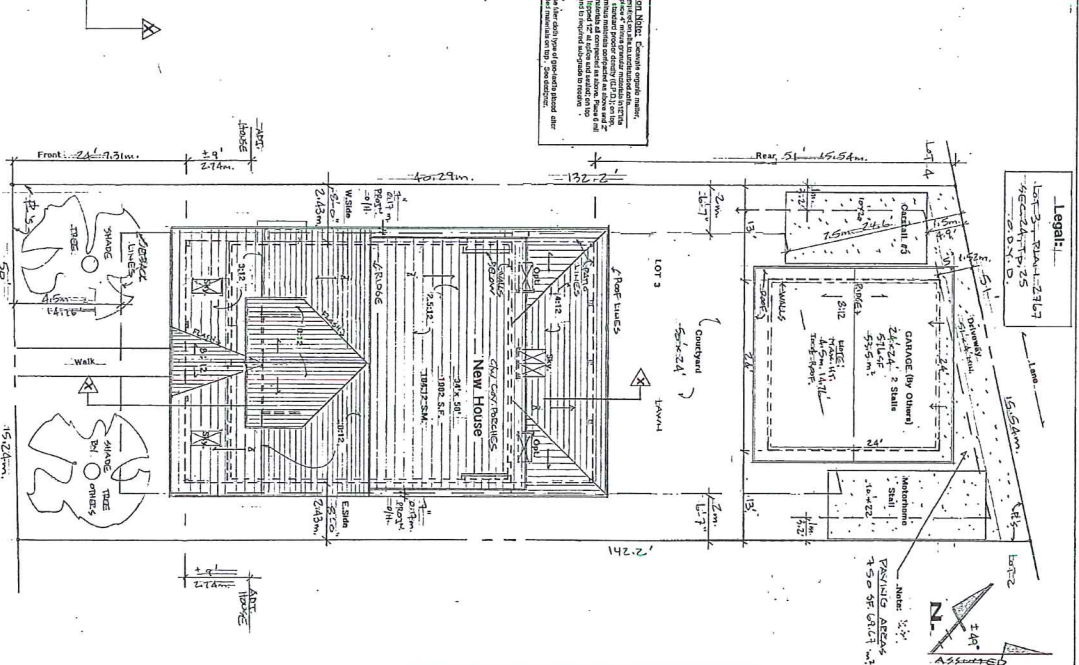
- Dormer roof on porch roof on front entrance omitted X
- Skylights - all omitted X
- Front door / windows - change to door on colour chart
- 2 Front windows - to have same appearance as side windows
- ③ Change windows - stained glass
- Front posts - change per diagram below





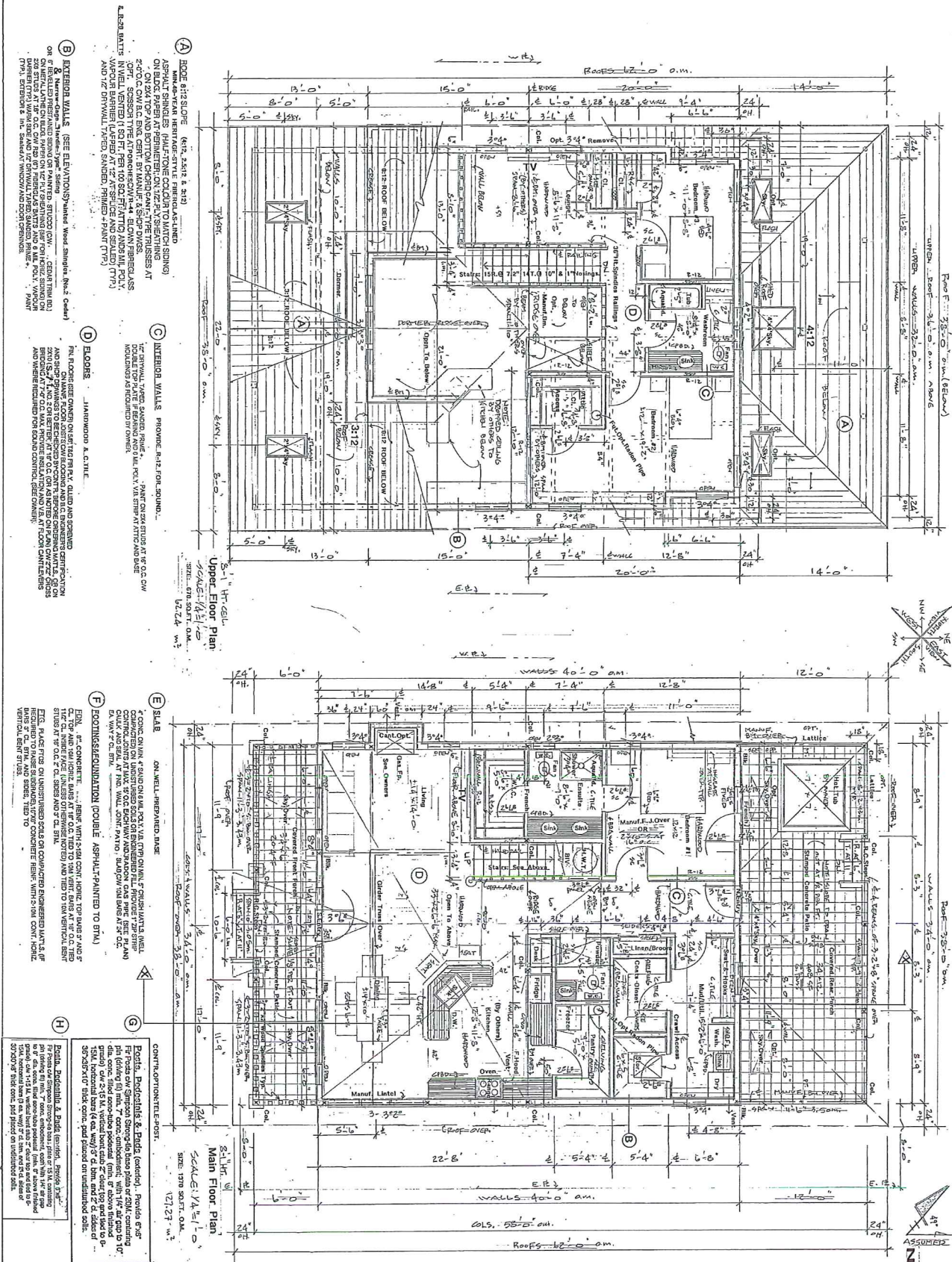
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<p>THOMSON/RANSETH HOUSE - New</p> <p>1091 KNOX CRESCENT, KELOWNA, B.C. V1Y 1K9</p> <p>SCALE: AS SHOWN</p> <p>DATE: MAY 16, 2014</p>	<p>PROJ. NO. 2014-02-01</p> <p>DATE: MAY 16, 2014</p> <p>DRG. P.C.</p>	<p>NOTES: R.C. REINFORCING</p> <p>1. MEAN HIGH, PLUMBING & ELECTRICAL TO BE PROVIDED BY CONTRACTOR 48 HOURS AS REQUIRED.</p> <p>2. ROOF LEADS FROM ROOF TO FLOORS TO BE BUILT BLOCKED & CARRIED TO CONC. BELOW.</p> <p>3. Note: Heritage Alteration Permit (H.A.P.) Required - By Others</p>	<p>Peter J. Chataway, B. Arch.</p> <p>368 Cadder Avenue</p> <p>Kelowna, B.C. V1Y 5N1</p> <p>Tel. 763-1334 Fax: House Plans & Design</p>	<p>MARK</p> <p>REVISIONS</p>	<p>DATE</p>
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A ROOF 6:12 SLOPE (4x12, 2x12 & 2x10)
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B EXTERIOR WALLS (SEE ELEVATIONS) - Veneer Wood Shingles (No. 2, Class 1)
 ON ALL EXTERIOR WALLS. ALL EXTERIOR WALLS TO BE FINISHED WITH VENEER WOOD SHINGLES (NO. 2, CLASS 1). ALL EXTERIOR WALLS TO BE FINISHED WITH VENEER WOOD SHINGLES (NO. 2, CLASS 1).

C INTERIOR WALLS - PROVIDE 1/2" GYPSUM BOARD ON ALL INTERIOR WALLS. ALL INTERIOR WALLS TO BE FINISHED WITH 1/2" GYPSUM BOARD. ALL INTERIOR WALLS TO BE FINISHED WITH 1/2" GYPSUM BOARD.

D FLOORS - JAMBWOOD 1/2" GYPSUM BOARD ON ALL FLOORS. ALL FLOORS TO BE FINISHED WITH JAMBWOOD 1/2" GYPSUM BOARD. ALL FLOORS TO BE FINISHED WITH JAMBWOOD 1/2" GYPSUM BOARD.

E SLAB - ON WELL REINFORCED BASE. ALL SLABS TO BE FINISHED WITH 4" THICK CONCRETE. ALL SLABS TO BE FINISHED WITH 4" THICK CONCRETE.

F FOUNDATION - FOUNDATION SHALL BE FINISHED WITH 12" THICK CONCRETE. ALL FOUNDATIONS TO BE FINISHED WITH 12" THICK CONCRETE. ALL FOUNDATIONS TO BE FINISHED WITH 12" THICK CONCRETE.

G ROOFING - PROVIDE 1/2" GYPSUM BOARD ON ALL ROOFS. ALL ROOFS TO BE FINISHED WITH 1/2" GYPSUM BOARD. ALL ROOFS TO BE FINISHED WITH 1/2" GYPSUM BOARD.

H FINISH - PROVIDE 1/2" GYPSUM BOARD ON ALL FINISHES. ALL FINISHES TO BE FINISHED WITH 1/2" GYPSUM BOARD. ALL FINISHES TO BE FINISHED WITH 1/2" GYPSUM BOARD.

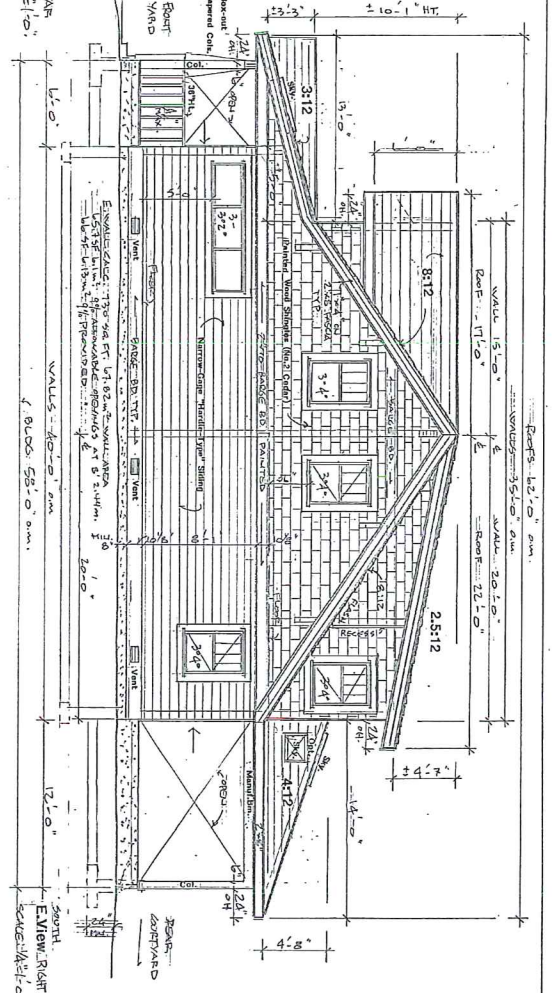
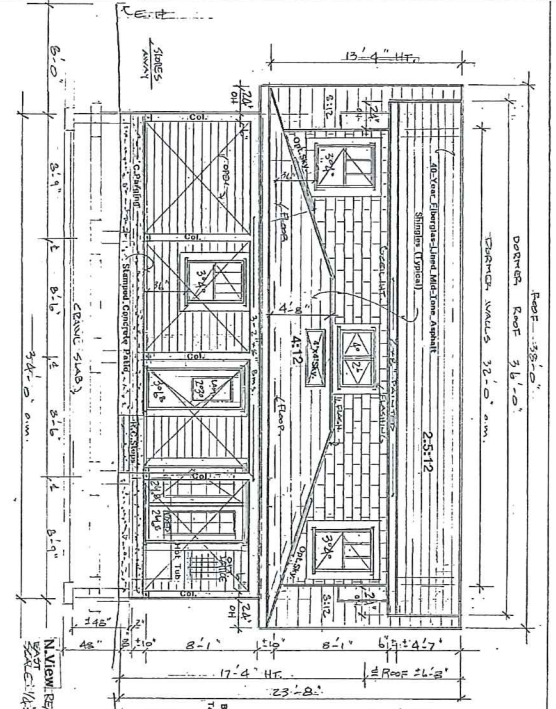
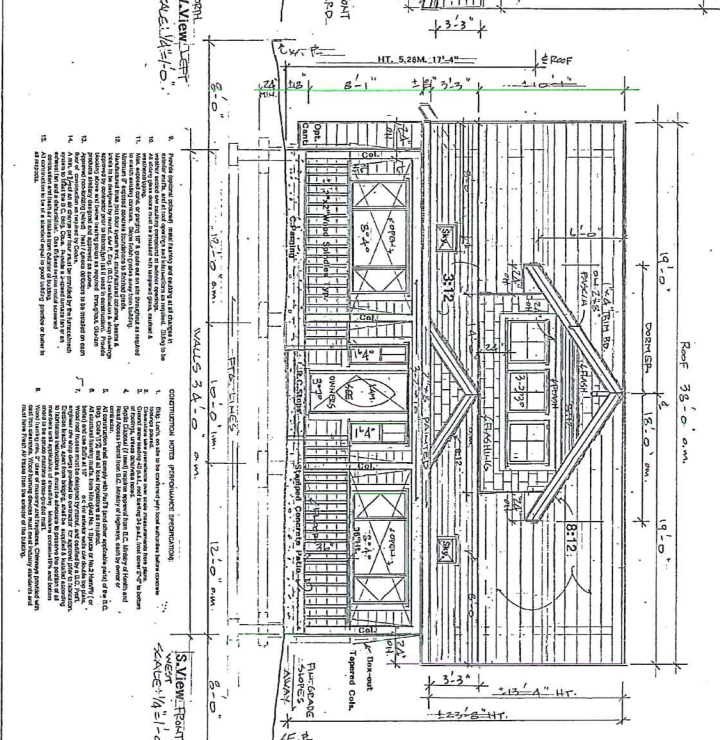
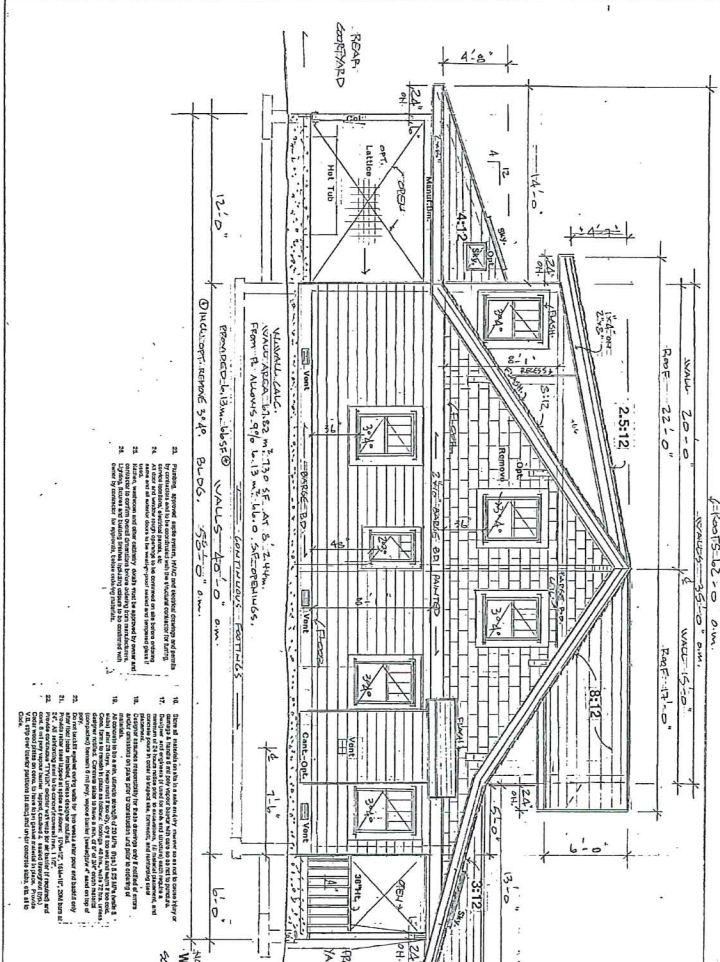
DATE	NO.	DESCRIPTION
MAY 16, 2014	2	REVISED PER COMMENTS

PROJECT	THOMSON/RANSETH - House
NO.	1981 KNOX CRESCENT, KELOWNA, B.C. V1Y 1K9
SCALE	AS SHOWN
DATE	MAY 16, 2014

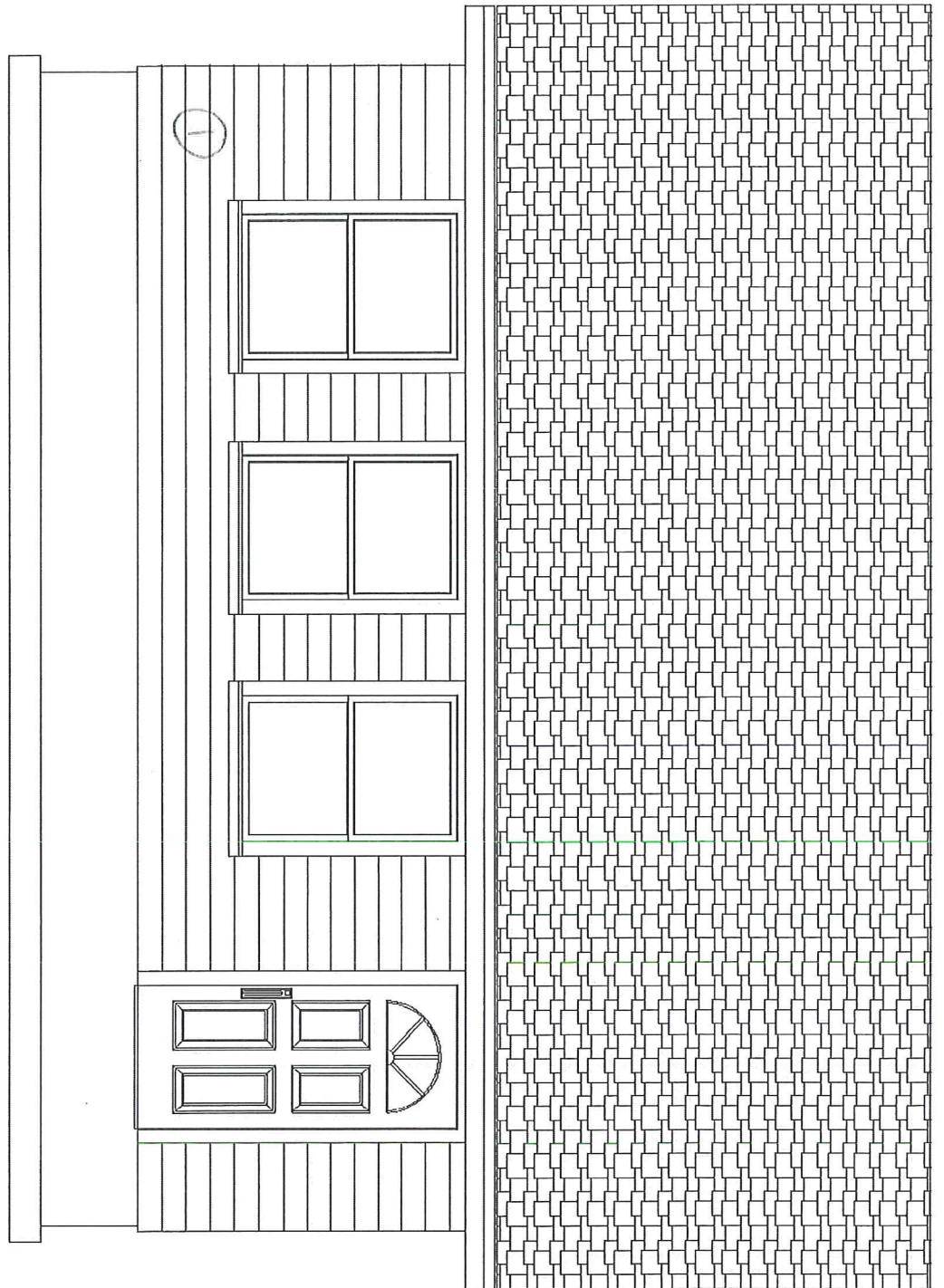
NOTES	1. 4" SOLID CORE ROOF
DATE	MAY 16, 2014

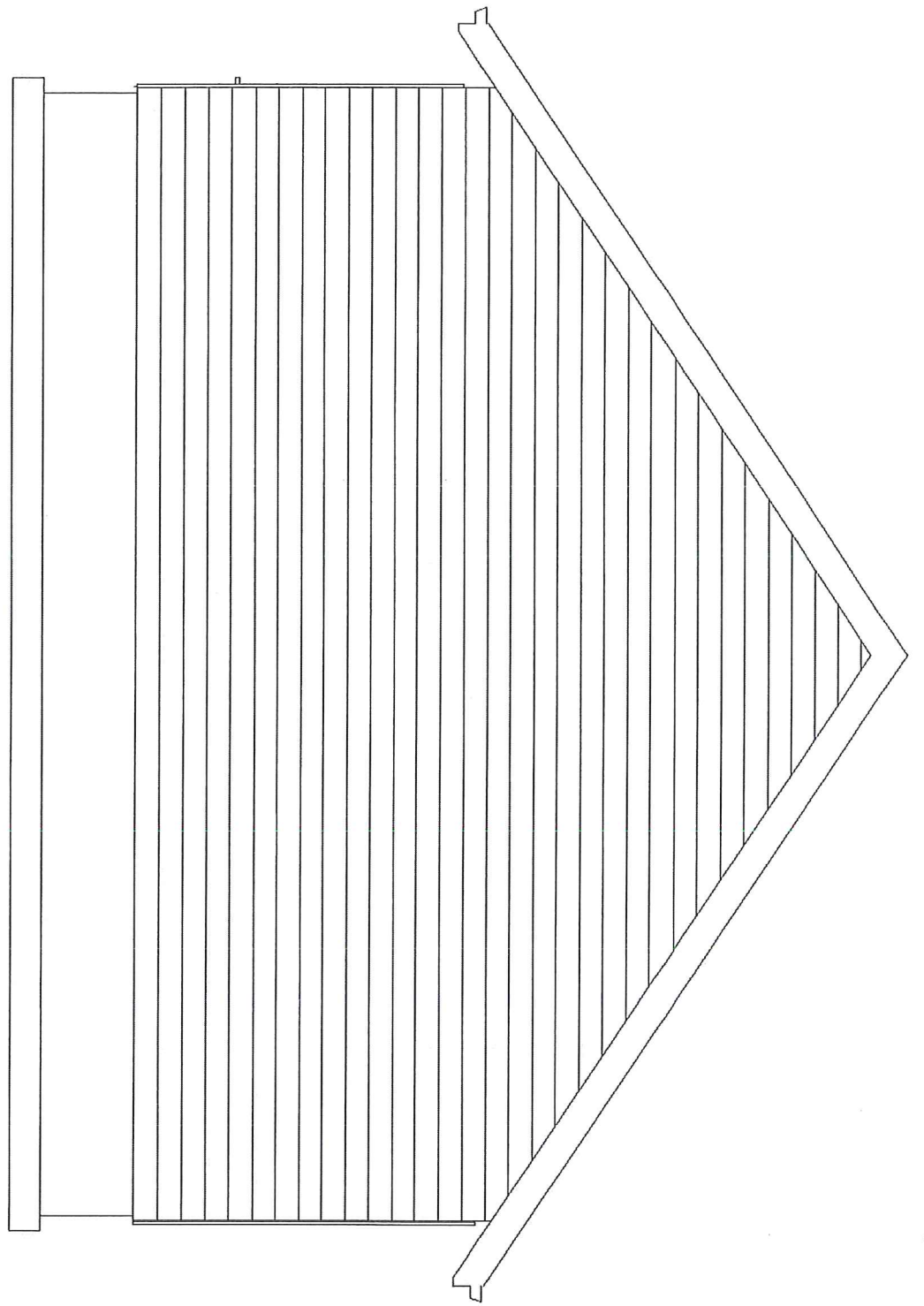
ARCHITECT	Peter J. Chataway, B. Arch.
ADDRESS	358 Cadder Avenue
CITY	Kelowna, B.C. V1Y 5N1
PHONE	Tel. 763-1334 Fax.
WEBSITE	House Plans & Design

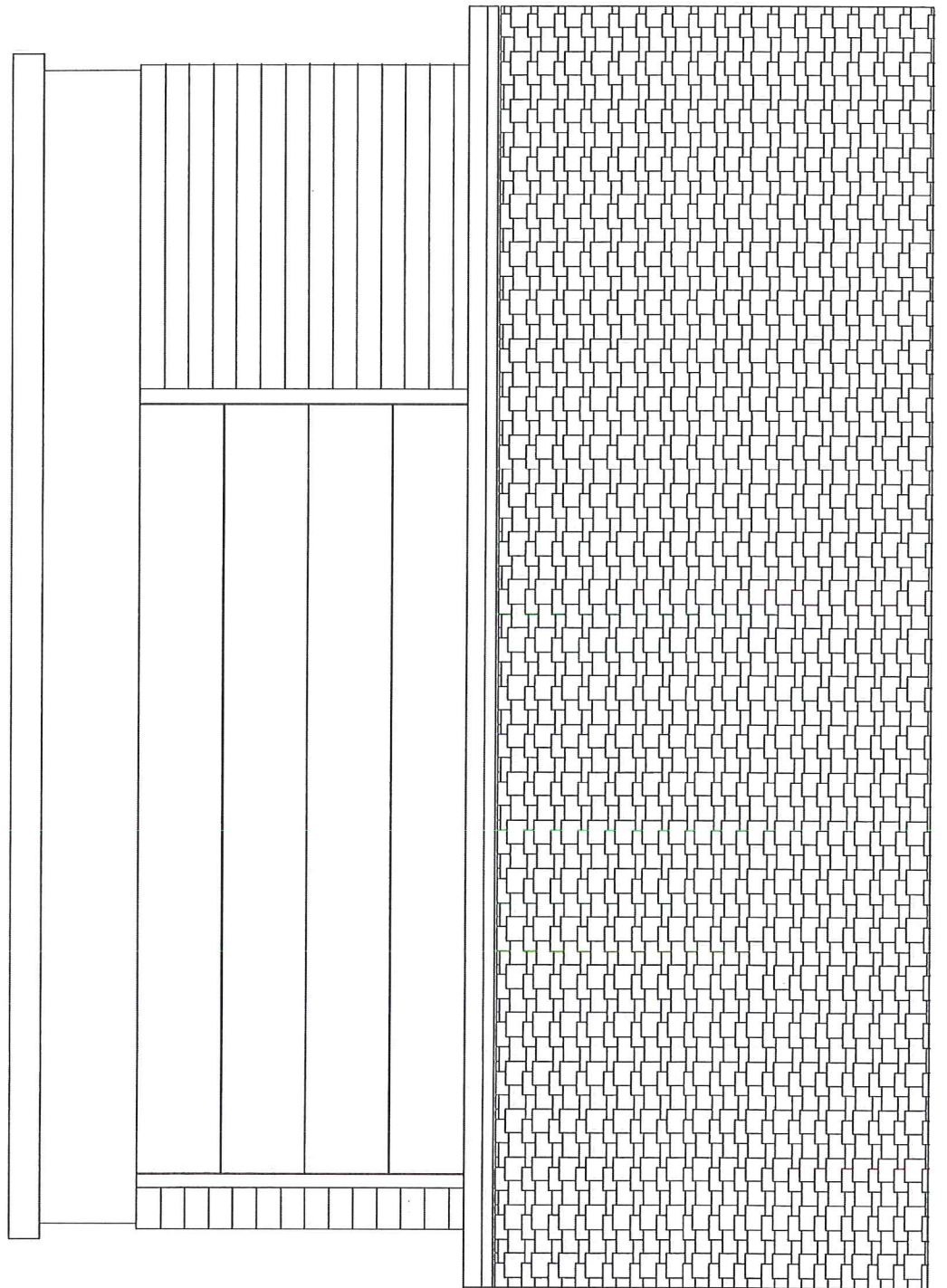
MARK	REVISIONS	DATE

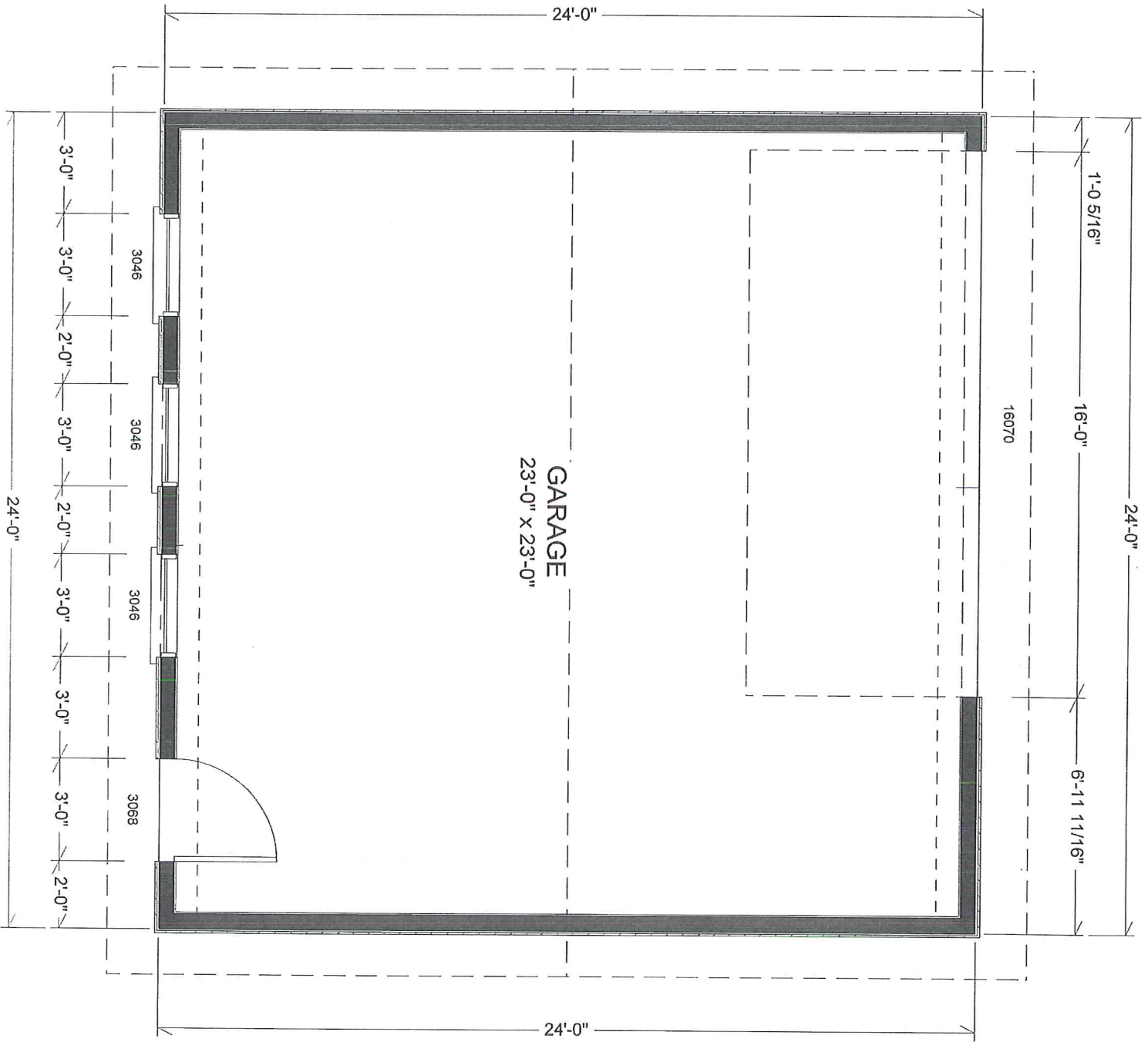


DWG. No. 3	THOMSON/RANSETH HOUSE New 1881 KNOX CRESCENT, KELDWINA, B.C. V1Y 1K8 SCALE: AS SHOWN DATE: MAY 16, 2014	NOTES: 1. ALL WORK TO BE ACCORDANCE WITH THE BC BUILDING CODE AND ALL APPLICABLE BY-LAWS. 2. ALL MATERIALS TO BE APPROVED BY THE LOCAL AUTHORITY. 3. ALL WORK TO BE COMPLETED WITHIN THE SPECIFIED TIME FRAME. 4. ALL WORK TO BE COMPLETED TO THE SATISFACTION OF THE ARCHITECT. 5. ALL WORK TO BE COMPLETED TO THE SATISFACTION OF THE LOCAL AUTHORITY. 6. ALL WORK TO BE COMPLETED TO THE SATISFACTION OF THE LOCAL AUTHORITY. 7. ALL WORK TO BE COMPLETED TO THE SATISFACTION OF THE LOCAL AUTHORITY. 8. ALL WORK TO BE COMPLETED TO THE SATISFACTION OF THE LOCAL AUTHORITY. 9. ALL WORK TO BE COMPLETED TO THE SATISFACTION OF THE LOCAL AUTHORITY. 10. ALL WORK TO BE COMPLETED TO THE SATISFACTION OF THE LOCAL AUTHORITY.	Peter J. Chataway, B. Arch. 359 Cadden Avenue Kelowna, B.C. V1Y 5N1 Tel. 763-1834 Fax. House Plans & Design	MARK REVISIONS: DATE









CITY OF KELOWNA
MEMORANDUM

Date: July 28, 2014
File No.: HAP14-0011

To: Urban Planning (AC)

From: Development Engineering Manager (SM)

Subject: 1981 Knox Crescent New SFD & Garage

Development Engineering has the following comments and requirements associated with this application. The utility upgrading requirements outlined in this report will be a requirement of this development.

1. Domestic Water and Fire Protection

The existing lot is serviced with a small diameter (13-mm) copper water service, which is substandard. Adequate metered water service should be provided to meet current by-law requirements. **The disconnection of the existing small diameter water service and the tie-in of a larger new service can be provided by City forces at the developer's expense. The applicant will be required to sign a Third Party Work Order for the cost of the water service upgrades.** For estimate inquiry's please contact Sergio Sartori, by email ssartori@kelowna.ca or phone, 250-469-8589.

2. Sanitary Sewer

Our records indicate that this property is currently serviced with a 100mm-diameter sanitary sewer service which is adequate for this application.

3. Development Permit and Site Related Issues

Direct the roof drains into on-site rock pits.

Access to this site is permitted from the lane only.

4. Electric Power and Telecommunication Services

It is the applicant's responsibility to make a servicing application with the respective electric power, telephone and cable transmission companies to arrange for service upgrades to these services which would be at the applicant's cost.

Steve Muenz, P. Eng.
Development Engineering Manager

SS