

REPORT TO CHC



Date: October 2, 2014
RIM No. 0940-60
To: Community Heritage Committee
From: Urban Planning, Community Planning & Real Estate (LB)
Application: Z14-0039 / HAP14-0013 **Owners:** Jake Thiessen / Camara Ventures Ltd.
Address: 2046 Pandosy Street **Applicant:** Jake Thiessen
Subject: Rezoning Application and Heritage Alteration Permit
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

To consider:

- a. A rezoning from the RU1 - Large Lot Housing zone to the RU6 - Two Dwelling Housing zone to allow a second dwelling to be built on the subject property.
- b. A Heritage Alteration Permit for the second dwelling.

2.0 Urban Planning

The subject property is located in the Abbott Street Heritage Conservation Area, but is not listed on the City's Heritage Register. The Abbott Street Heritage Conservation Area Development Guidelines identifies the dominant style as "Arts & Crafts (early)" for both the block and the subject property.

This property has experienced significant change since the guidelines were prepared. A schoolhouse was constructed on this property in 1914 and was listed on the Kelowna Heritage Register. In 2002, it was demolished by a previous property owner without the appropriate permits. A single family dwelling was built at the rear of the property by the current owner in 2011 and currently functions as a bed and breakfast (the Chesterfield Inn). This dwelling reflects a "Victorian Revival" style rather than the "Arts & Crafts (early)" style of the original schoolhouse.

The proposed second dwelling does not have a distinct architectural style, taking some elements from “Victorian Revival” and others from a craftsman style. Some Victorian features, such as gable roof and dormer forms, and a large open porch with decorative detailing, tie in with the design characteristics of the existing dwelling.

The proposed exterior colours and materials (e.g. cedar shakes, copper roof feature) do not complement the existing dwelling or the original heritage characteristics for this property. Staff suggest changing these features to be more reflective of the existing dwelling to create a more unified look for the property as a whole. This could include decorative gable detailing and a more complementary colour scheme.

The east elevation fronting on Pandosy Street presents some concerns regarding the street interface. Staff requested the design be adjusted to have the front entry facing Pandosy Street with the garage towards the rear of the property, on the west side of the proposed dwelling. This is more in keeping with the existing streetscape along Pandosy Street, where adjacent properties have front doors facing the street. The applicant is concerned with noise and traffic volumes and would like to keep the garage as the street interface with the front entry facing north. If this orientation is retained, staff suggest a porch or similar front entry feature be added to the side door facing Pandosy Street to improve the east elevation.

Staff support the rezoning request to build a second dwelling on the property. The applicant must reside in the existing dwelling as long as the bed and breakfast is operational. Staff will work with the applicant to ensure the site coverage and open space requirements of the Zoning Bylaw are met, in addition to the design considerations for the Heritage Alteration Permit.

3.0 Proposal

3.1 Project Description

The applicant is seeking to build a second dwelling on the subject property with the intent of stratifying the property to two lots and residing in the new dwelling. The new dwelling will be located near the front of the property along Pandosy Street with the front entry and garage facing north, perpendicular to the street.

The design inspiration for the existing dwelling was taken from other dwellings in the surrounding area, including 2024 Pandosy Street, 545 Burne Avenue, 601 Burne Avenue, and 2079 Pandosy Street. These houses were generally built around 1910-1912 when revival architectural styles were popular. The applicant’s intent is to complement the heritage feel of the existing dwelling with the proposed dwelling at the front of the property.

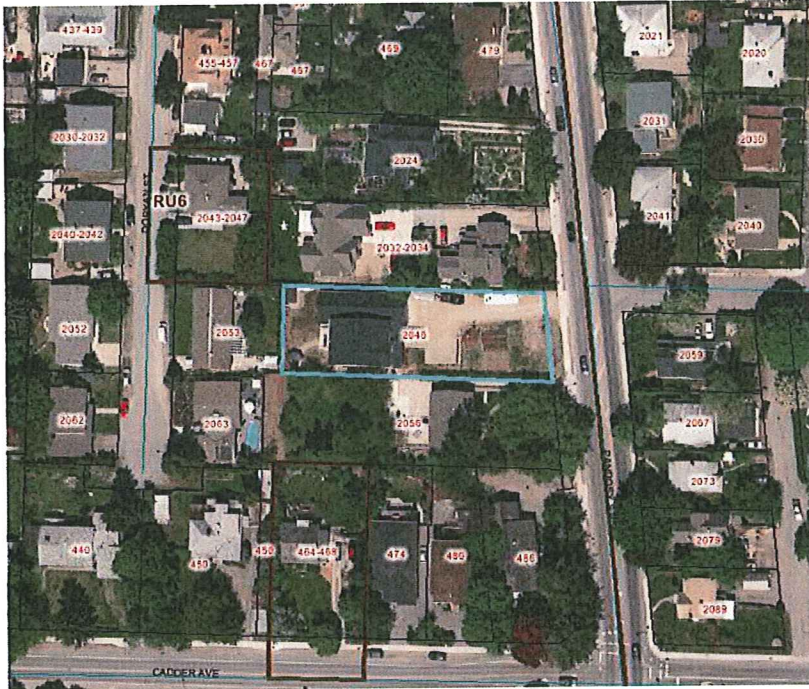
3.2 Site Context

The subject property has a lot area of approximately 1,570 m² and is located on the west side of Pandosy Street between Park Avenue and Cadder Avenue. The subject property is zoned RU1 - Large Lot Housing and is designated S2RES - Single / Two Unit Residential in the Official Community Plan (OCP). The property is within the Permanent Growth Boundary and the Abbott Street Heritage Conservation Area.

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

Orientation	Zoning	Land Use
North	RU1 - Large Lot Housing	Two Single Family Dwellings (HRA)
East	RU6 - Two Dwelling Housing	Single Family Dwelling
South	RU1 - Large Lot Housing	Single Family Dwelling
West	RU1 - Large Lot Housing	Single Family Dwellings

Subject Property Map: 2046 Pandosy Street



3.3 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RU6 ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Lot Area	700 m ²	Meets requirements
Lot Width	18.0 m	23.02 m
Lot Depth	30.0 m	67.63 m
Development Regulations		
Site Coverage (Buildings)	40%	Applicant to Confirm
Site Coverage (Buildings, Driveways & Parking)	50%	Applicant to Confirm
Height	9.5 m or 2 ½ storeys	9.034 m
Front Yard	6.0 m	6.0 m
Side Yard (south)	2.3 m	2.3 m
Side Yard (north)	2.3 m	5.58 m
Rear Yard	7.5 m	45.17 m
Other Regulations		
Private Open Space	60 m ² (30 m ² / dwelling)	Applicant to confirm
Minimum Parking	8 (2 stalls / dwelling + 4 stalls for B&B)	Meets requirements

4.0 Current Development Policies

4.1 Kelowna Official Community Plan (OCP)

Chapter 5 - Development Process

Policy 5.22.6 Sensitive Infill. Encourage new development or redevelopment in existing residential areas to be sensitive to or reflect the character of the neighbourhood with respect to building design, height and siting.

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 changes 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 first civic phase spans from the earliest urban subdivisions dating around 1904 and continues to the end of the Great War. This period is noted for the variety of revival architectural styles which were popular at the time.

Early Arts & Crafts Characteristics

- Stick-built feel to the architecture
- Medium gable & hip roof form
- Decorated soffit & brackets
- Open front verandah
- Up to 1 ½ storeys
- Horizontal wood siding and corner-boards
- Upper storey belting (cladding may vary)
- Ornamental crafted wood
- Vertical double-hung window openings
- Single and multi-sash window assembly
- Wide window and door surrounds
- Multiple pane windows



- Assymetrical front façade
- Side or rear yard parking

5.0 Technical Comments

5.1 Building & Permitting Department

- Development Cost Charges (DCCs) are required to be paid prior to issuance of any Building Permits.
- Operable bedroom windows are required as per the BC Building Code 2012.
- Full Plan check for Building Code related issues will be done at time of Building Permit applications.

5.2 Development Engineering

- No comments received to date.

5.3 Fire Department

- Requirements of Section 9.10.19 Smoke Alarms of the BCBC 2012 are to be met.

5.4 Ministry of Transportation

- Preliminary approval is granted for the rezoning for one year pursuant to Section 52(3)(a) of the *Transportation Act*. The Ministry will be prepared to affix final signature after 3rd reading provided there are no significant changes.


5.5 Policy and Planning

- The subject property has a future land use designation of Single / Two Unit Residential and is zoned RU1. This property is in the Abbott Street Heritage Conservation Area but it is not located on the Heritage Register.
- In the Abbott Street and Marshall Street Heritage Conservation Areas Development Guidelines the dominant style of the dwelling at 2046 Pandosy is identified as Early Arts & Crafts. The application does not include any details with regards to the design features for the new dwelling making it difficult to determine if the design characteristics are consistent with the Early Arts & Crafts building style.
- The zoning is consistent with the land use designation and there are other sites currently zoned RU6 in the vicinity.

Application Chronology

Date of Application Received: September 12, 2014

Report prepared by:



Laura Bentley, Planner

Reviewed by:



Lindsey Ganczar, Urban Planning Supervisor

Z14-0039 / HAP14-0013

Attachments:

Site Plan

Floor Plans

Elevation Drawings

Colour Board

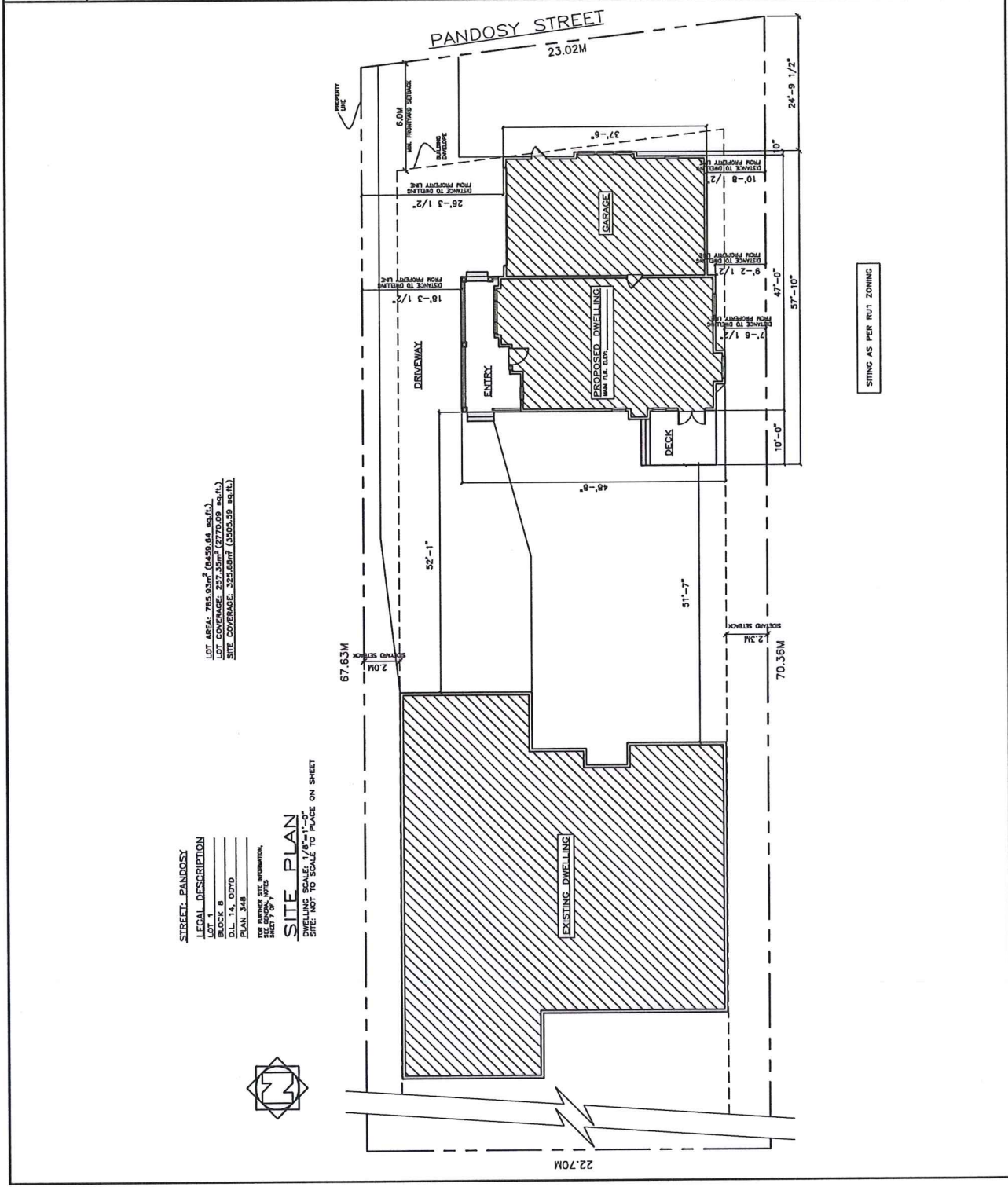
Site Photos

1650 GRTS.
1534-11 COLUMBIA AVE
TORONTO, ONT. M4W 1Y1
TEL: (416) 491-4545
FAX: (416) 491-4546

JENISH HOUSE DESIGN LIMITED



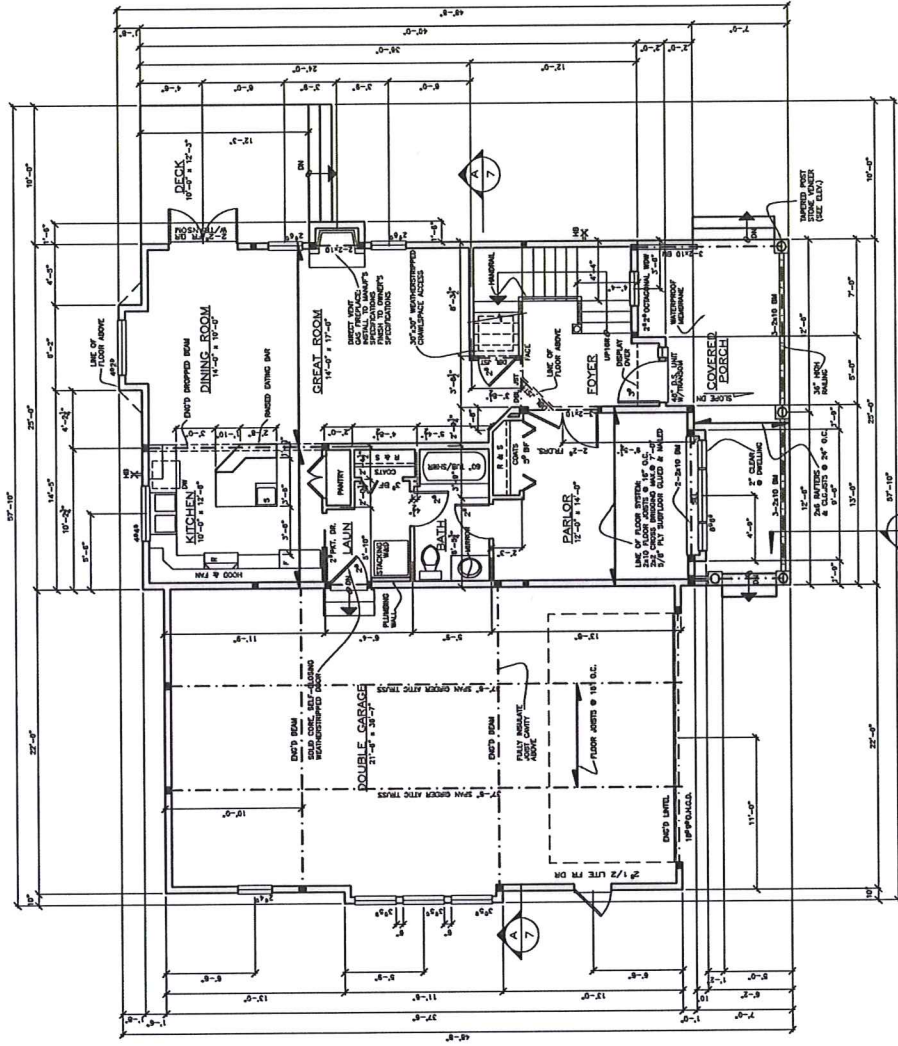
REFERENCE: 16-1-200
DESIGNER: JHD/JD
CHECKED: K/TE
DATE: JULY 14
SCALE: 1/8"=1'-0"
SHEET: SITE-ZONING
PLAN NUMBER: 16-1-272



JENISH HOUSE DESIGN LIMITED



REFERENCE: 8-3-200
 DRAWN: DGL/AL
 CHECKED: CAC/CO
 DATE: 8/1/78
 SHEET: 2 OF 7
 PLAN NUMBER: 18-3-272



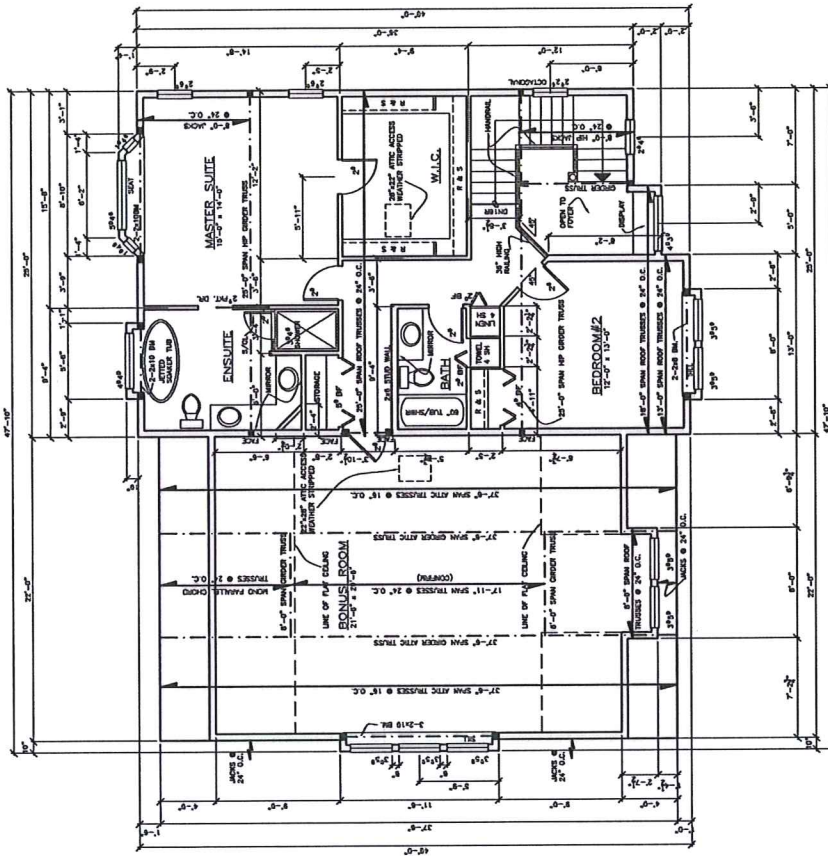
MAIN FLOOR PLAN
 FINISHED AREA = 978 SQ. FT.
 GARAGE AREA = 710 SQ. FT.
 9'-0" CEILING HEIGHT

JENISH HOUSE DESIGN LIMITED



1701 W. 12th St. Suite 100
 Vancouver, BC V6P 2C6
 Tel: 604-273-1111
 Fax: 604-273-1112
 Email: info@jenish.com

REFERENCE:	P-2-200
DRAWN:	JAD
CHECKED:	R/7/18
DATE:	
SCALE:	AS SHOWN
SHEET:	3 OF 7
PLAN NUMBER:	MP-3-272



SECOND FLOOR PLAN

FINISHED AREA = 904 SQ. FT.
 BONUS ROOM = 565 SQ. FT.

* PROVIDE FOR FUTURE LOCATION OF
 110 SQ. FT. FOR BONUS ROOM INCL.

HEAD OFFICE:
 80-131 KAMLOOKA DRIVE
 VANCOUVER, B.C. V1R 7V2
 TEL: 604-273-1111
 FAX: 604-273-1112
 1-800-654-6333

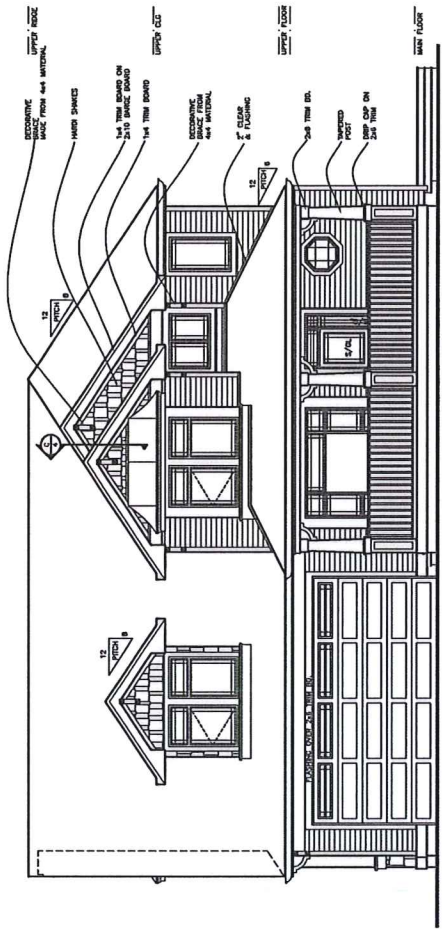
JENISH HOUSE DESIGN LIMITED



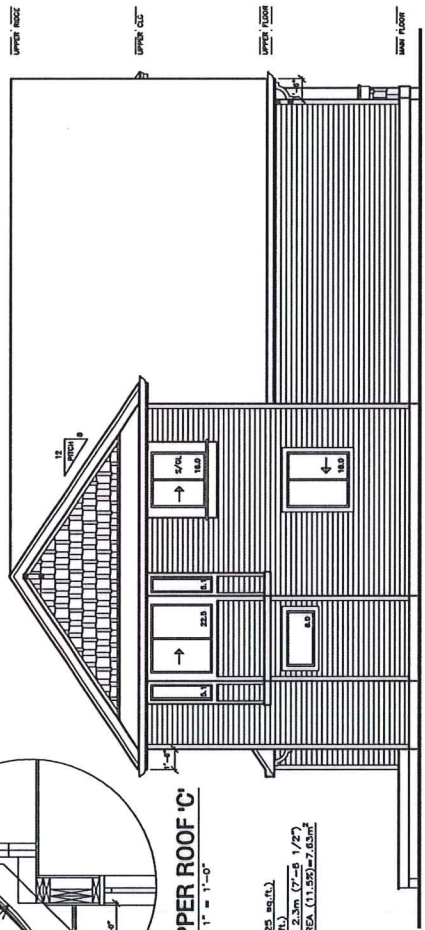
The Company is not
 responsible for the
 construction of the
 building or for the
 accuracy of the
 drawings or for the
 compliance with the
 building codes.
 The drawings are the
 property of the
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 remain confidential.
 No part of these
 drawings may be
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 form or by any
 means, electronic,
 mechanical, or
 otherwise, without
 the prior written
 permission of the
 company.

REFERENCE: 1-1-200
 DRAWN: DSD/AD
 CHECKED: M/TS
 DATE: JAN 14
 SCALE: 1/4"=1'-0"
 SHEET: OF 2
 PLAN NUMBER: HP-3-272

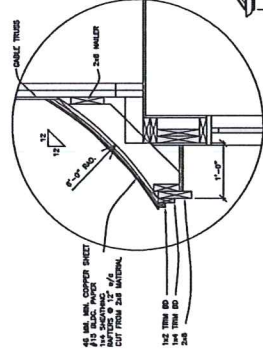
HEAD OFFICE:
 153-151 COMMERCIAL TOWER
 GROUND FLOOR
 178/179-181/182
 (770) 752-4234
 178/179-181/182
 TEL FAX 1-800-434-5134



FRONT ELEVATION



REAR ELEVATION



COPPER ROOF 'C'
SCALE: 1" = 1'-0"

BUILDING FACE: 86,366^{sq} (714,25 sq.ft.)
 GLASS AREA: 6,944^{sq} (74,7 sq.ft.)
 PROXIMITY TO PROPERTY LINE: 2.3m (7'-6 1/2")
 MAXIMUM ALLOWABLE GLASS AREA (11,559)=7,631^{sq}

GLASS AREA CORRECTED
 FOR SHADING
 LOCAL WEATHER INFORMATION
 TO CORRECT

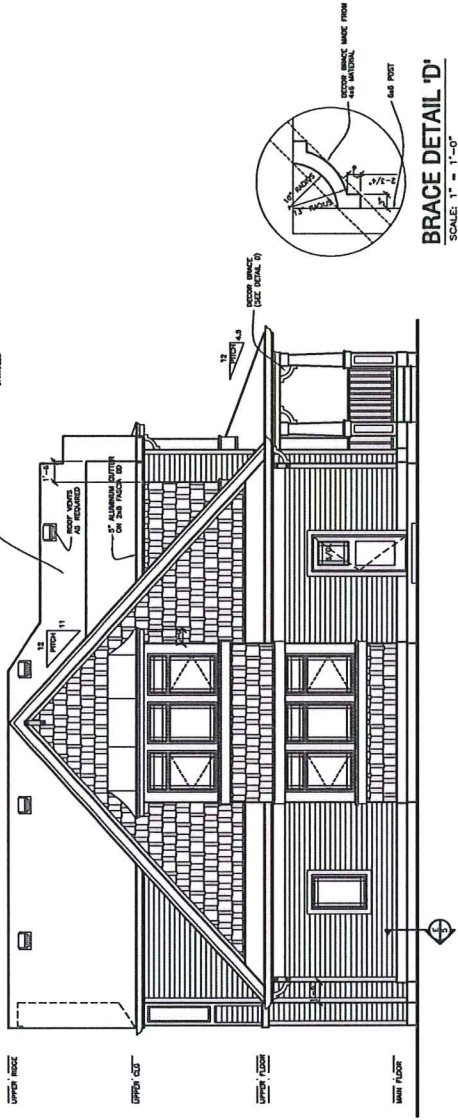
HEAD OFFICE:
 1500 - 111 COMMERCIAL DRIVE
 MISSISSAUGA, ONT. L4W 1M2
 (905) 276-2124
 FAX: (905) 276-2124
 TEL: (905) 276-2124

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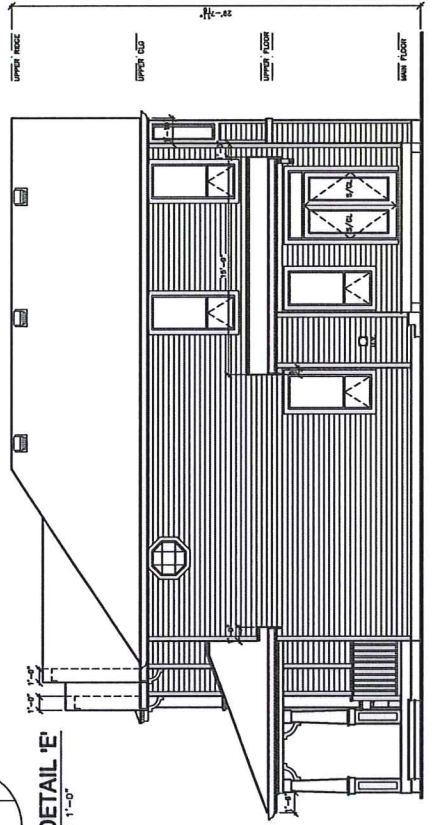
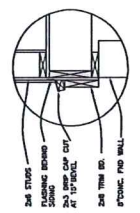


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REFERENCE:	8-1-2008
DRAWN:	COL/PJ
CHECKED:	MJ/MS
DATE:	JULY 14
SCALE:	1/4"=1'-0"
SHEET:	6 OF 7
PLAN NUMBER:	WB-3-277



LEFT ELEVATION



RIGHT ELEVATION

COLOUR BOARD FOR 2046 PANDOSY ST

Jake Thiessen

SIDING



ROOF



Teak'

RAILINGS and TRIM

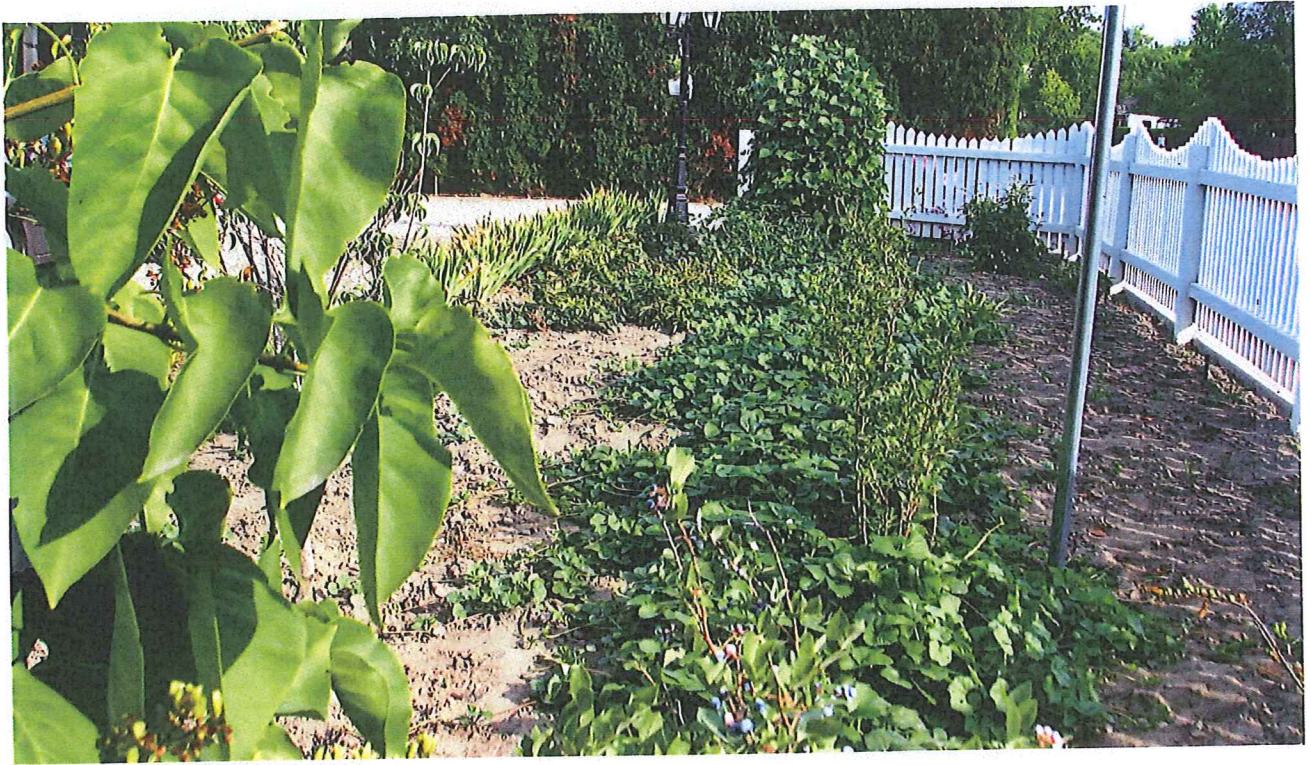




2046 Pandosy St



site for our retirement home
side yard lilac hedge
yard lights as per photo



Garden front on Pandosy St
Yard light as above photo



Rear lawn/ flowers and parking



side yard driveway & garden