
CITY OF KELOWNA

MEMORANDUM

Date: May 9, 2005
To: City Manager
From: Planning and Development Services Department
Subject:

APPLICATION NO. HAP05-0005

OWNER: Josephine Hessels
Eric Torstensen

AT: 1930-1938 Abbott Street

APPLICANT: RCI Interior Developments

PURPOSE: TO ADD A GARAGE ADDITION TO AN EXISTING SINGLE FAMILY DWELLING

TO VARY THE MINIMUM SETBACK BETWEEN THE PRIMARY DWELLING UNIT AND ACCESSORY BUILDING WITH SECONDARY SUITE FROM 5M REQUIRED TO 3.5M PROPOSED

EXISTING ZONE: RU1s – LARGE LOT HOUSING WITH SECONDARY SUITE

REPORT PREPARED BY: RYAN SMITH

SEE ATTACHED FACT SHEET FOR COMPLETE APPLICATION DETAILS

1.0 RECOMMENDATION

THAT Council not authorize the issuance of Heritage Alteration Permit No. HAP05-0005; for that part Lot 9, shown on Plan B2020, District Lot 14, ODYD Plan 1782, located on Abbott Street, Kelowna, B.C.,;

2.0 SUMMARY

The applicant is seeking Council support for the construction of a garage addition to existing single family dwelling. The applicant is also seeking Council support to vary the minimum required building setback between the proposed addition to the single family dwelling and the existing secondary suite from 5.0m required to 3.5m proposed.

3.0 COMMUNITY HERITAGE COMMISSION

At the regular meeting of April 5, 2005 it was resolved:

That the Community Heritage Commission not support Heritage Alteration Permit Application No.HAP05-0005 – 1930 Abbott Street: Application to vary the required distance between a single detached dwelling and suite in an accessory building in order to allow for a garage addition to a single detached dwelling. The Commission encourages the applicant to consider locating the proposed double garage on the site of the existing single detached garage and that it be accessed off Vimy Avenue, thus eliminating driveway access from Abbott Street. The Commission would support variances as required to achieve this.

AND That the Community Heritage Commission supports the retention of the current character of the enclosed porch of the accessory building at 1930 Abbott Street. The intact building is an outstanding example of a secondary suite appropriate to a Heritage Conservation Area and the cottage is an important landmark that is much appreciated by neighbourhood residents.

4.0 BACKGROUND

4.1 The Proposal

The applicant is seeking a heritage alteration permit for the building addition of a new two car garage to the existing single family dwelling. The subject property is located on the south-west corner of Abbott Street and Vimy Avenue in the Abbott Street Heritage Conservation Area. The applicant is proposing to attach the building addition to the east side of the existing principal dwelling which fronts onto Abbott Street. The proposed building addition would be constructed to match the existing dwelling with similar rooflines, finishing materials and a heritage style garage door facing onto Abbott Street.

The applicant is also proposing to remove the porch from the accessory building (containing secondary suite) which is located on the southern side of the property in order to increase the setback between the accessory building and the proposed addition to the single family dwelling.

A small single car garage currently exists on the western side of the property. The applicants are proposing to remove this garage in conjunction with this proposal.

The application meets the requirements of the proposed RU1s – Large Lot Housing with Secondary Suite zone as follows:

CRITERIA	PROPOSAL	RU1s ZONE REQUIREMENTS
Lot Area (m ²)	865m ²	550m ²
Lot Width (m)	27.43m	16.5m
Lot Depth (m)	31.4m	30.0m
Site Coverage Existing (%)	19%	40%
Site Coverage Proposed (%)	27%	40%
Height - Storeys (SFD existing)	2	2.5
Height - Storeys (secondary suite in accessory)	1	1.5
Height – Storeys (addition)	1	2.5
Setbacks-House (m)		
-Front	6.06m	4.5m but 6.0m to the front of a garage or carport
-Rear (to suite)	10.0m	5.0m
-West Side	5.48m	2.3m
-East Side (flanking)	6.0m	4.5m but 6.0m to the front of a garage or carport
Setbacks-Secondary Suite (m)		
-Front	3.5m❶	5.0m
-Rear	1.0m❷	1.5m
-East Side (flanking)	9.75m	4.5m
-West Side	6.7m	2.0m
Setbacks- Addition (m)		
- East Side (flanking)	6.0m	4.5m but 6.0m to the front of a garage or carport
- To Secondary Suite	3.5m❶	5.0m
Parking Spaces	3	3

❶Note: Applicant is seeking to vary the setback between the proposed addition single family dwelling and the existing secondary suite from 5.0m required to 3.5m proposed.

❷Note: The rear yard setback for the existing secondary suite in accessory building is legally non-conforming with regard to the rear yard setback.

4.2 Site Context

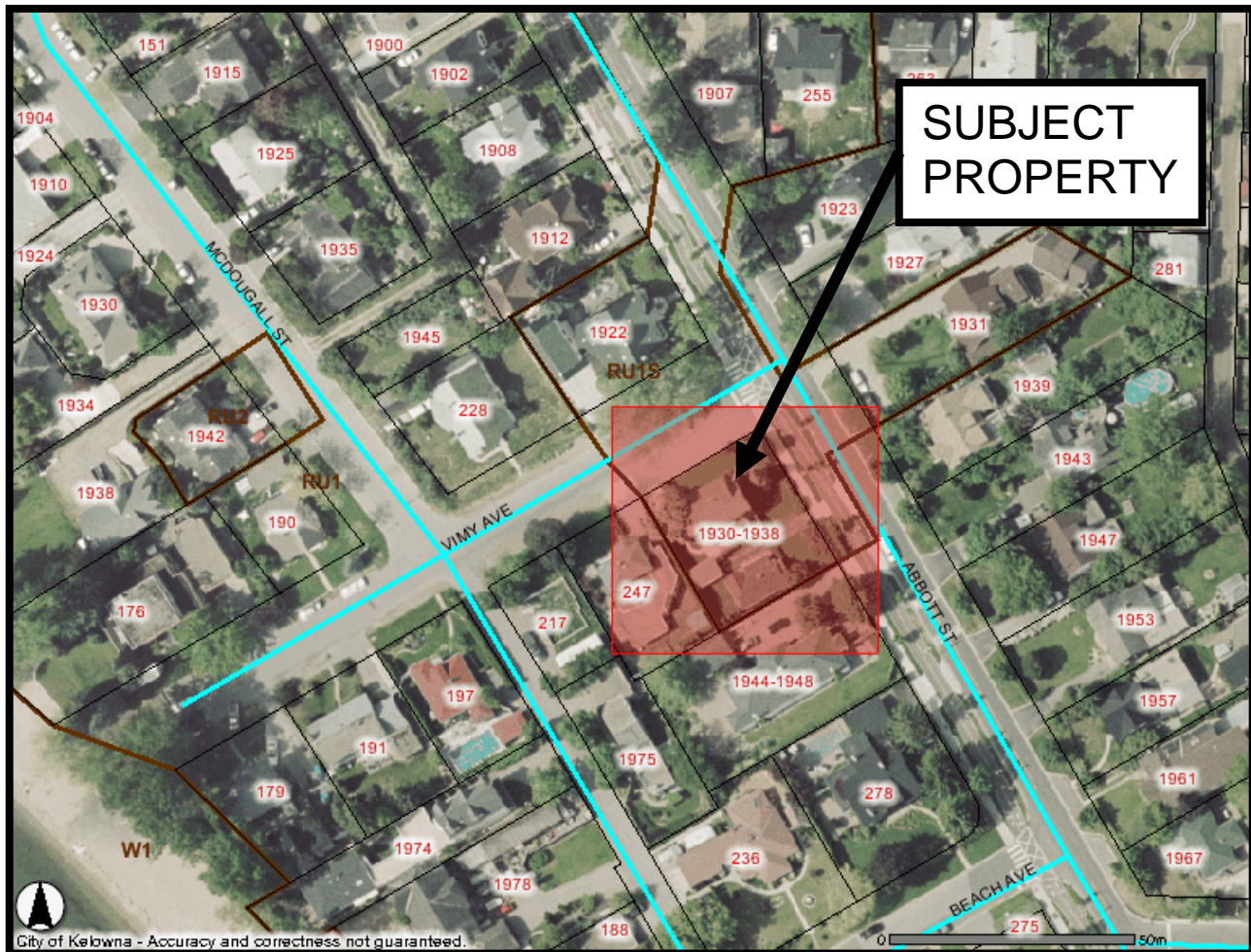
The subject property is located in the Abbott Street Heritage Conservation Area on the south-western corner of Vimy Avenue at Abbott Street.

Adjacent zones and uses are:

- North - RU1s – Large Lot Housing with Secondary Suite – SFD with Suite
- East - RU1 - Large lot housing – single family dwelling
- South - RU1 - Large lot housing – single family dwelling
- West - RU1 - Large lot housing – single family dwelling

Site Location Map

Subject Property: 1930-1938 Abbott Street



4.3 Existing Development Potential

The property is zoned RU1 – Large Lot Housing. The purpose of this zone is to provide for single detached housing as a principal use, and compatible secondary uses, such as bed and breakfast homes, minor care centres and group homes, as well as home based businesses.

Secondary suites are allowed on lots with RU1s – Large Lot Housing with Secondary Suite zoning.

4.4 Current Development Policy

3.4.1 Kelowna Official Community Plan

The proposal is consistent with the designation of Single/Two Family Residential in the Official Community Plan future land use designation. The Single/Two Family Residential designation covers single detached homes for occupancy by one family, single detached homes with a secondary suite, semi-detached buildings used for two dwelling units, and complementary uses (OCP, Chapter 15).

The proposed building addition is subject to the Abbott Street and Marshall Street Heritage Conservation Areas Development Guidelines set out in the Official Community Plan. The intent of the Development Guidelines is to give consideration to the form, character and landscaping of all new development within the Heritage Conservation Areas.

The applicant has incorporated design features that are consistent with the Development Guidelines, including the proposed roof forms, siding material, doors and windows of the proposed addition which are of a similar pattern, finish and shape as the roof form, siding material and windows of the existing house. The massing of the building addition is also subordinate to the massing of the existing house. To improve the design, the building addition should incorporate curved eaves and a concrete base similar in style to the eaves and concrete base found on the existing house.

The placement of the proposed addition is not entirely consistent with the Development Guidelines. The Guidelines encourage applicants to maintain the established front yard setback by placing additions within 10% of the adjacent or average building setback.

The subject property is not listed on the Kelowna Heritage Register. It has never been evaluated for potential inclusion. The principal house on the property was built in 1935 and the suite sometime prior. The properties status on the Register would not limit the potential to construct an addition. Regardless of the property's Kelowna Heritage Register status, it is suggested that the placement of the building addition compromises the heritage value of the property and the streetscape.

5.0 TECHNICAL COMMENTS

The application has been submitted to various technical agencies and City departments, and the following relevant comments have been submitted:

5.1 Inspection Services Department

No concerns.

5.2 Works and Utilities Department

The Works & Utilities Department has the following requirements associated with this application.

5.2.1 Domestic Water and Fire Protection

This property is currently serviced with 2 - 19mm-diameter copper water services. The services should be adequate and no changes are anticipated.

5.2.2 Sanitary Sewer

The 100mm-diameter sanitary sewer service should be adequate for the proposed application.

5.2.3 Road Dedication and Subdivision Requirements

Provide corner rounding dedication of 6m radius at the intersection of Abbott Street and Vimy Avenue.

5.2.4 Site Related Issues

No driveway access changes are anticipated.

6.0 PLANNING AND CORPORATE SERVICES DEPARTMENT

The Planning and Corporate Services Department has concerns with the proposed building addition and associated request for a variance for the setback from the accessory building with secondary suite. As previously noted, the placement of the proposed addition is not entirely consistent with the Development Guidelines. The Guidelines encourage applicants to maintain the established front yard setback by placing additions within 10% of the adjacent or average building setback. The addition does not maintain the average front yard setback established by other buildings fronting Abbott Street. The Guidelines state that garage doors facing the street are discouraged in areas where they are not common. Where no lane is available, front drives with rear garages are encouraged. As noted in a staff report to Council (September 7, 2001) on a previous application to construct a garage addition on this property, most of the 83 properties between Harvey Ave and Strathcona Park with front access to Abbott Street have either no garage fronting Abbott St or a single car garage in the rear of the lot. Of these properties, only 13 have double-car garages, of which only four are located close to Abbott Street. All four are located south of the subject property and were built prior to the HCA being established.

Having noted the above, staff have examined a variety of other options with the applicant with regard to the placement of the proposed addition on the property. While there appears to be other options for the garage addition on-site, none appear to meet the objectives of the applicant who is seeking to further enclose the rear yard in order to create a safe area for his children to play. The location proposed is also the most logical when the existing floor plan of the house is considered. One of the options would also mean the remove of a very large tree on the property which the applicant is seeking to protect.

At this time staff must recommend against this application due to inconsistencies with the relevant design policy for the Abbott Street Heritage Conservation area; however, would like to point out that the applicant is seeking to place the garage in this location for safety and interior design related purposes.

7.0 ALTERNATE RECOMMENDATION

THAT Council authorize the issuance of Heritage Alteration Permit No. HAP05-0005; for that part Lot 9, shown on Plan B2020, District Lot 14, ODYD Plan 1782, located on Abbott Street, Kelowna, B.C., subject to the following:

1. The dimensions and siting of the building to be constructed on the land be in general accordance with Schedule "A";
2. The exterior design and finish of the building to be constructed on the land be in general accordance with Schedule "B".

AND THAT variances to the following sections of Zoning Bylaw No. 8000 be granted:

Section 13.1.7(c):

Vary the setback between the principal building and the accessory building containing the secondary suite from 5.0m require to 3.5m proposed.

AND THAT the applicant be required to provide a corner rounding dedication of 6m radius at the intersection of Abbott Street and Vimy Avenue.

Andrew Bruce
Development Services Manager

Approved for inclusion ☐

R.L. (Ron) Mattiussi, ACP, MCIP
Director of Planning & Corporate Services

RM/AB/rs
Attach.

ATTACHMENTS

(not attached to the electronic version of the report)

- Location of subject property
- Site plan and main floor plan
- Plan of upper floor with suite
- Elevations
- Photos of existing house