
CITY OF KELOWNA

MEMORANDUM

Date: September 1, 2005
File No.: HAP05-0007

To: City Manager

From: Planning and Corporate Services Department

Subject:

APPLICATION NO. HAP05-0007

OWNER: ROBERT & BENIGNA
CUMMINGS

AT: 2034 PANDOSY STREET

APPLICANT: AS ABOVE

PURPOSE: THE APPLICANT IS SEEKING A HERITAGE ALTERATION PERMIT TO AUTHORIZE THE ALTERATION OF A HERITAGE BUILDING (THE FORMER DR. J.W.N. SHEPHERD HOUSE) TO PERMIT THE PROPOSED WIDENING OF THE EXISTING DRIVEWAY

EXISTING ZONE: RU1 – LARGE LOT HOUSING (HRA03-0002)

REPORT PREPARED BY: PAUL McVEY

1.0 RECOMMENDATION

THAT Council authorize the issuance of Heritage Alteration Permit No. HAP05-0007; for Lot A, DL 14, ODYD Plan KAP75636, located on Pandosy 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".

2.0 COMMUNITY HERITAGE COMMISSION

The above-noted application (HAP05-0007) was reviewed by the Community Heritage Commission at the meeting of May 3, 2005 and the following recommendation was passed:

THAT the Community Heritage Commission NOT support Heritage Alteration Permit Application HAP05-0007 – 2034 Pandosy Street: Application to alter the north side of a heritage building to allow widening of a driveway leading to a new building under construction for the following reasons:

- Alteration would detract from heritage values of the home;
- The street exposure of the new building under construction at the rear of the property, approval of which was partly based on an obscured view of the new house, would be greatly increased – alteration of the heritage building runs counter to the previous approvals understanding that the new house would not be visible from the street;
- Sewer line work can be done without removing a portion of the heritage building; and
- The CHC supports the completion of the exterior restoration of the Shepherd House

3.0 SUMMARY

The applicants are seeking a heritage alteration permit to authorize the alteration for a heritage building, known as the Dr. J.W.N. Shepherd house. The applicants wish to remove a 2.13 m (7'-0") portion of the existing storage room located at the north end of the building in order to widen the driveway located at that side of the heritage building. This driveway provides access to parking for both the J.W.N. Shepherd house and the recently constructed dwelling located at the rear of the subject property.

In 2003, there had been a Heritage Revitalization Agreement (HRA03-0002) created which permitted the property to be used as if zoned RU6 – Two Dwelling Housing zone, which allowed the addition of a second dwelling to the rear of the property.

As this Heritage Authorization Permit application requests a change to a Heritage Revitalization Agreement, it is necessary for this application to be considered by City Council.

The proposal as compared to the existing RU6 zoning requirements (as per the Heritage Revitalization Agreement) is as follows:

CRITERIA	PROPOSAL	RU6 ZONE REQUIREMENTS
Site Area (m ²)	1,671m ²	700 m ²
Site Width (m)	22.7 m	18 m
Site Depth (m)	73.8 m	30 m
Site Coverage (%)	19% buildings	40% Buildings 50% Bldgs, driveways & Parking
Total Floor Area (m ²)	318 m ²	
F.A.R.		
Storeys (#)	1 ½ storeys	2 ½ Storeys (9.5 m)
Setbacks (m)		
- Front	11.4 m	4.5 m 6.0 m to garage or carport
- Rear	10.6 m	The minimum site rear yard is 6.0 m for a 1 or 1½ storey portion of a building and 7.5 m for a 2 or 2½ storey portion of a building
- North Side (existing) (proposed) for the Dr. J.W.N. Shepherd house	3.5 m 5.6m	The minimum site side yard is 2.0 m for a 1 or 1½ storey portion of a building and 2.3 m for a 2 storey portion of a building
- South Side	3.0 m	The minimum site side yard is 2.0 m for a 1 or 1½ storey portion of a building and 2.3 m for a 2 storey portion of a building
Parking Stalls (#)	6 stalls proposed	2 per dwelling

Notes;

Existing dwelling	153 m ²
Proposed new dwelling	165 m ²
Total building area	318 m ²

The existing home is to remain as is shown by the survey certificate, except for the removal of the deck addition located at the rear of the existing home, and the removal of a portion of the storage shed.

4.0 SITE CONTEXT

The subject property is located on the west side of Pandosy Street at Burne Avenue.

Adjacent zones and uses are:

- North - RU1 – Large Lot Housing – Single Family Dwelling
- East - RU1 - Large Lot Housing – Single Family Dwelling
- West - RU6 – Two Dwelling Housing – Single Family Dwelling with suite
- South - RU1 - Large Lot Housing - vacant

The subject property is listed on the heritage register. HRA03-0002 permits the use of the property as if zoned the RU6 – Two Unit Residential zone to allow the construction of a second dwelling on the property which is currently under construction .

7.0 PLANNING AND CORPORATE SERVICES DEPARTMENT

The Planning and Corporate Services Department does not have concerns with this heritage alteration permit application.

The proposed changes to the storage portion of the existing heritage building are not anticipated to alter the appearance of the building, provided the existing gable trim and details to the north elevation are replicated.

The Community Heritage Commission has expressed concerns that the alterations to the storage wing of the existing Shepherd house will increase the visibility of the “new” second dwelling located at the rear of the property. The landscape drawing that was part of the issued Heritage Revitalization Agreement indicated a fence and hedge plantings between the two buildings which will provide a visual buffer to minimize the visibility of the rear dwelling from Pandosy Street.

It should be noted that this proposed widening of the driveway will improve the functioning of the driveway, and should improve the safety of the driveway which now serves 2 households.

In light of the above, the Planning and Corporate Services Department supports this application, and recommends for positive consideration by Council.

Andrew Bruce
Manager of Development Services

Approved for inclusion

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

Attach.