
CITY OF KELOWNA

MEMORANDUM

DATE: December 12, 2006

TO: City Manager

FROM: Planning and Development Services Department

SUBJECT:

APPLICATION NO. HAP06-0011

OWNER: Robert and Mary Runnalls

AT: 2095 Abbott Street

APPLICANT: Robert and Mary Runnalls

PURPOSE: THE APPLICANT IS PROPOSING A SIDE YARD SETBACK VARIANCE FROM THE REQUIRED 6.0M TO 5.0M TO FACILITATE THE NEW CONSTRUCTION OF A 1 ½ STOREY DETACHED GARAGE WITH LOFT SPACE.

REPORT PREPARED BY: DANIELLE NOBLE

1.0 RECOMMENDATION

THAT Council authorize the issuance of Heritage Alteration Permit No. HAP06-0011 for Lot 4, D.L. 14, ODYD, Plan 2579, 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 FURTHER that the applicant be required to complete the above-noted conditions within 180 days of Council approval of the Heritage Alteration Permit application in order for the permit to be issued.

2.0 SUMMARY

Through the mechanism of a Heritage Alteration Permit, the applicant is proposing a variance to the side yard setback from a flanking street requirement from 6.0m to 5.0m proposed in order to allow for the construction of a detached accessory garage with a loft space.

3.0 BACKGROUND

The subject property is included in the Abbott Marshall Conservation Area. Accordingly, the conservation policies and guidelines apply to new development on existing properties. See policy section for further details.

4.0 COMMUNITY HERITAGE COMMISSION

At a meeting held on November 7, 2006, the Community Heritage Commission made the following recommendation:

THAT the Community Heritage Commission support HAP06-011 by Robert Runnals for property described as 2095 Abbott Street as presented to the CHC to add an addition to the rear of the existing house and to construct a new detached garage, which requires a variance to the Zoning setback requirement.

5.0 ADVISORY PLANNING COMMISSION

At a meeting held on November 21, 2006, the Advisory Planning Commission made the following recommendation:

THAT the Advisory Planning Commission supports Heritage Alteration Permit No. HAP06-0011, for 2095 Abbott Street, Lot 4, Plan2579, Sec. 24, Twp. 25, ODYD, by R. Runnalls, to obtain permission for a variance to the side yard setback from a flanking street from 6.0 m required to 5.0 m proposed to facilitate construction of a detached garage with a loft space.

6.0 PROPOSAL

Through the mechanism of a Heritage Alteration Permit, the applicant is proposing a relaxation to the setback standards of the RU1 – Large Lot Housing zone. This relaxation will facilitate the construction of a new “heritage-style” detached accessory garage with loft space. The applicant is proposing to relax the minimum side yard setbacks for a flanking street to a garage from 6.0m required to 5.0m proposed. Through this Heritage Alteration Permit, the applicant is also proposing a small addition to the rear of the existing heritage house at 2095 Abbott Street. This addition will create a more sizeable entry into the rear of the house that will be transitioned into a tiered deck structure.

The applicant has indicated that the reduced side yard setback for the proposed garage is being sought in order to preserve the minimal open space available for private enjoyment in the rear yard. The construction of the garage will necessitate the demolition of the existing carport, however the footprint for the proposed garage exceeds that of the carport and will further consume private open space of the rear yard (please see property photos referencing the open space in the rear yard).

The driveway access to the new garage will remain as it currently exists via Cadder Avenue. The detached garage proposed for the site is 1.5 storeys in height and would aim to emulate similar architectural features of the principal residence. The exterior material is proposed to be a stucco finishing to match the existing heritage house in the color of “Wheeling Neutral”, with trim colors of “Monterey White” and Black, finished with a asphalt shingle roof in “Dual Black” color. The garage floor plan will be 73.6 m² (792 ft²) supplemented by a loft area for a total of 116m² (1245 ft²) of floor area.

The application compares to the requirements of the City of Kelowna Zoning Bylaw No. 8000 for RU1 zones as follows:

CRITERIA	PROPOSAL	RU1 REQUIREMENTS
Lot Size (m ²)	626.99m ²	550m ²
Lot Width	18.53m	16.5m
Lot Depth	33.83m	30.0m
Site Coverage (%) (Buildings)	29%	40%
Maximum height (accessory bldg)	4.4m	4.5m
Site Coverage (%) (Including Parking)	36%	50%
Parking	2 (+2 garage stalls)	2 stalls
Setbacks		
Front	5.5m	4.5m
Side for Flanking Street (south)	5.0m ^①	6.0m
Side (north)	2.9m	2.0m
Rear (accessory bldg)	2.74m	1.5m

① The applicant is seeking to vary the southern side yard setback from a flanking street for a garage from 6.0m required to 5.0m proposed.

6.1 Site Context

The subject property is located in Abbott Street Heritage Conservation Area, which is included in the Central City Sector Plan. The property lies on the northern side of Cadder Avenue between Abbott Street and Long Street.

Adjacent zones and uses are:

- North - RU1 – Large Lot Housing – Single Family Dwelling
- East - RU1 – Large Lot Housing – Single Family Dwelling
- South - RU1 – Large Lot Housing – Single Family Dwelling
- West - RU1 – Large Lot Housing – Single Family Dwelling

6.2 Site Location Map

Subject Property: 2095 Abbott St.



7.0 CURRENT DEVELOPMENT POLICY

7.1 Kelowna Official Community Plan

The subject property is designated single/two unit residential by Kelowna's Official Community Plan. The Single/Two Family Residential designation covers single detached homes, single detached homes with a secondary suite, semi-detached buildings used for two dwelling units, and complementary uses (OCP, Chapter 8). The OCP also encourages a focus towards achieving more efficient use of land within single-detached neighbourhoods and supports land use approaches where residential densities increase as proximity to the core of Urban Centres increases.

The Kelowna Official Community Plan recommends the use of the Abbott Street Heritage Conservation Area Development Guidelines to provide for the continuation of the special contextual qualities of the neighbourhood by managing change in ways that complement the established streetscape and maintain the integrity of the architectural forms.

7.2 City of Kelowna Strategic Plan (2005)

The City of Kelowna Strategic Plan encourages the preservation of important heritage buildings and areas within the City (Objective 1.6). The Strategic Plan also encourages the development of a more compact urban form by increasing densities through infill and re-development within existing urban areas and providing for higher densities within future urban areas (Objective 1.1). The proposal is does not offer additional residential density, but aims to compliment the intent of these objectives by utilizing the site to accommodate more modern lifestyle elements.

7.3 Abbott Street and Marshall Heritage Conservation Area Development Guidelines (1997)

The purpose of these guidelines is to maintain the existing single or two family residential and historical character of the Abbott Street and Marshall Street Heritage Conservation Areas. They encourage new development or additions to existing development, which are compatible with the form and character of the existing context, and advocate retention and renovation of existing development.

8.0 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

While supportive of improvements and property enhancements to heritage properties, Staff is concerned that the proposed reduced driveway length may impede safe and functional use of the adjacent sidewalk fronting Cadder Avenue. Specifically, the Works and Utilities department has expressed non-support for the relaxed flanking sideyard setback requirement, given the likelihood that parked vehicles may overhang onto the sidewalk and create difficulties for pedestrian access. The minimum parking length required in the zoning bylaw is 6.0m. However, as noted on the site plan, the distance from the accessory garage to the back of sidewalk is measured at 6.5m.

However, equally as imperative is preserving open green space and related amenities for use of the property owners. Similar rationale was brought forward by previous owners of the property who appealed the sideyard setback from a flanking street provision. A Board of Variance decision stated that the appeal from Kevin Anderson, 2095 Abbott Street, dated November 6, 1985, be granted as per plans and specifications submitted to the Board of Variance, to waive the siting requirements for a residential accessory building from the side street property line, pursuant to the R-1a (Single Family Residential, Medium Density) zone. This decision permitted the existing carport to be situated closer to Cadder Avenue than the zoning bylaw of the day.

In general, the architectural form and finishing of the detached garage with loft space will compliment the existing house and be a modest addition to the neighbourhood. The colours and exterior finishing materials have been chosen to emulate and enhance the heritage value of the principal residence, and generally improve and enhance the streetscape appeal of the immediate neighbourhood.


Shelley Gambacorti
Acting Manager of Development Services

for
Approved for inclusion

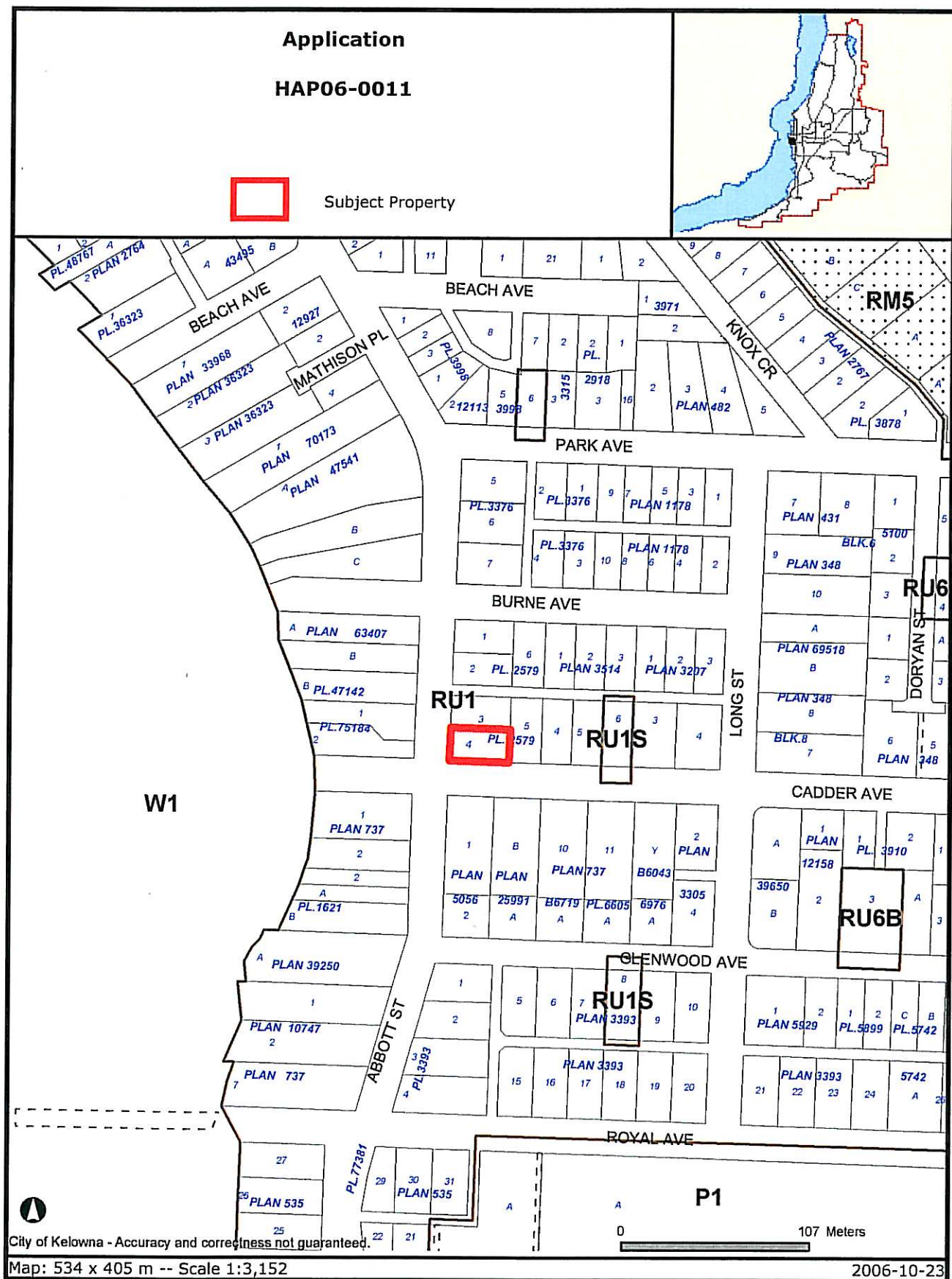


Mary Pynenburg, MRAIC MCIP
Director of Planning & Development Services

SG/dn
Attach.

ATTACHMENTS

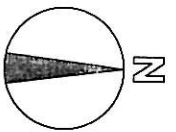
- Location of subject property
- Site plan
- Elevations
- Floor Plans
- Color Board
- Property Photos



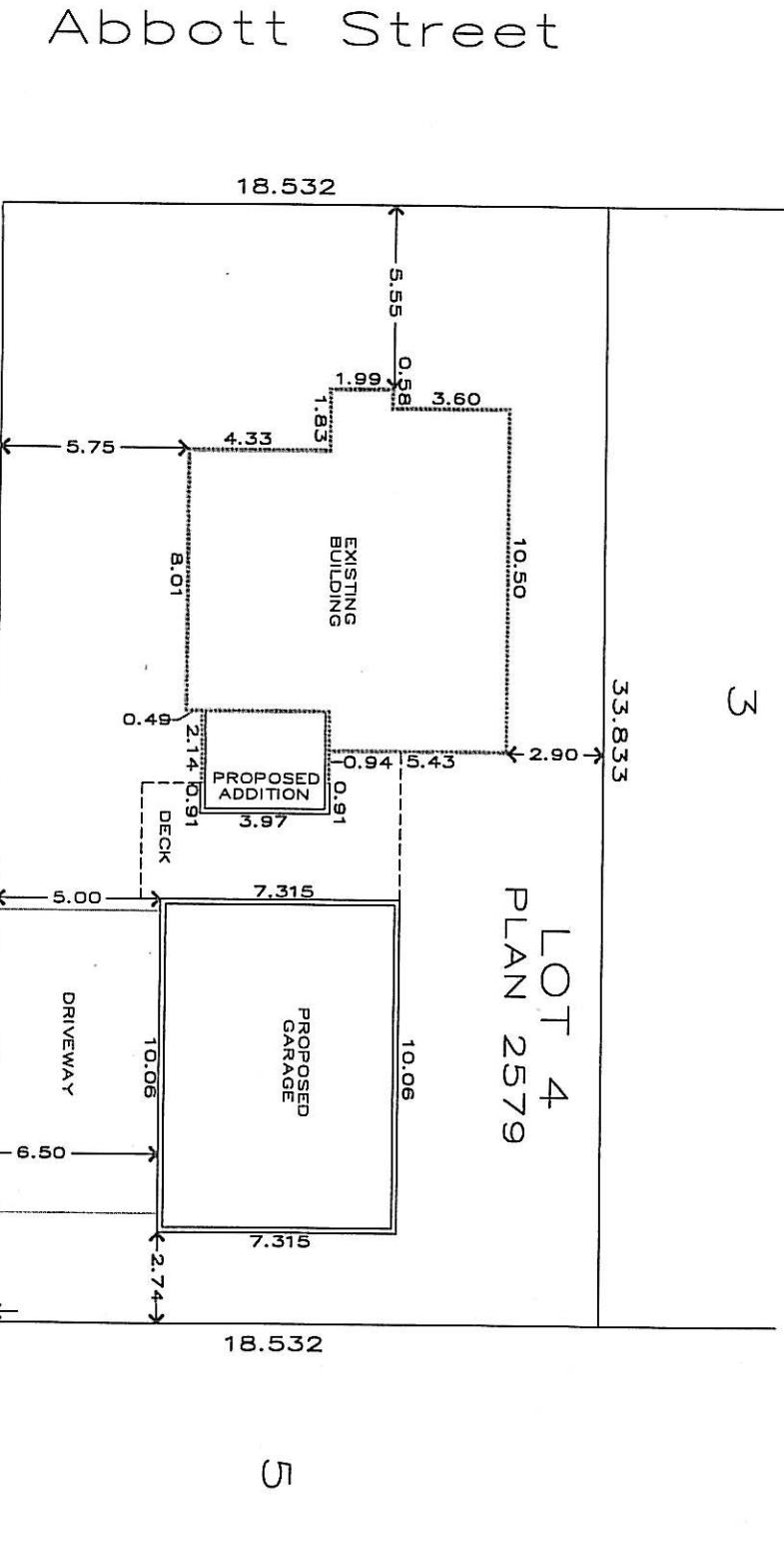
Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only.
The City of Kelowna does not guarantee its accuracy. All information should be verified.

RUNNALLS

LOT 4, PLAN 2579
DISTRICT LOT 14, O.D.Y.D.
CIVIC ADDRESS: 2095 ABBOTT ST.

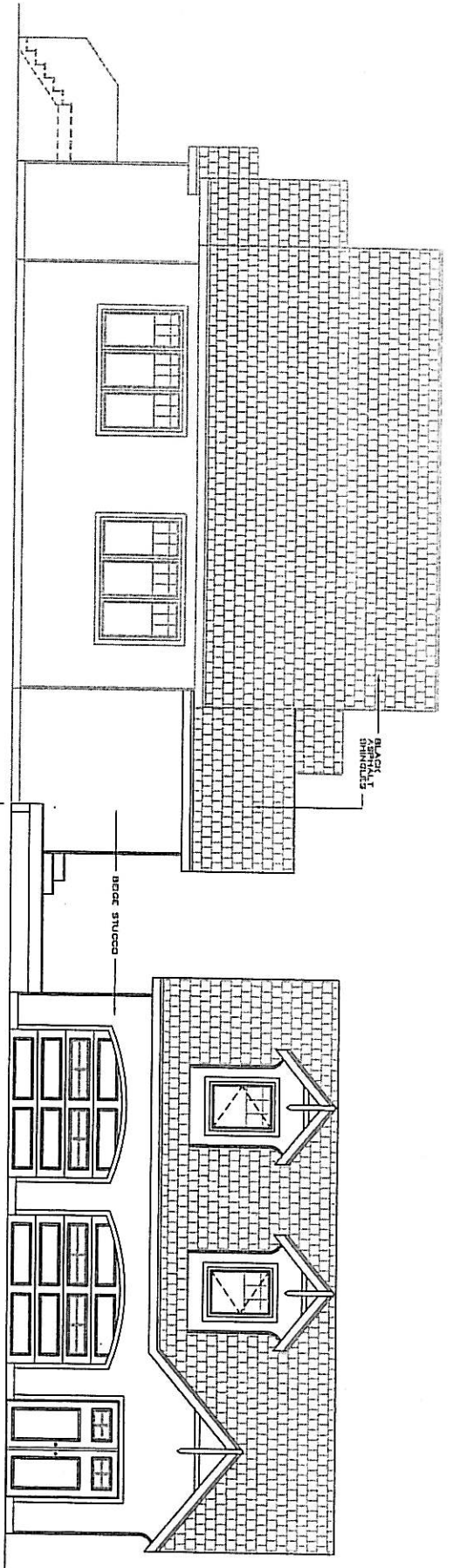


3



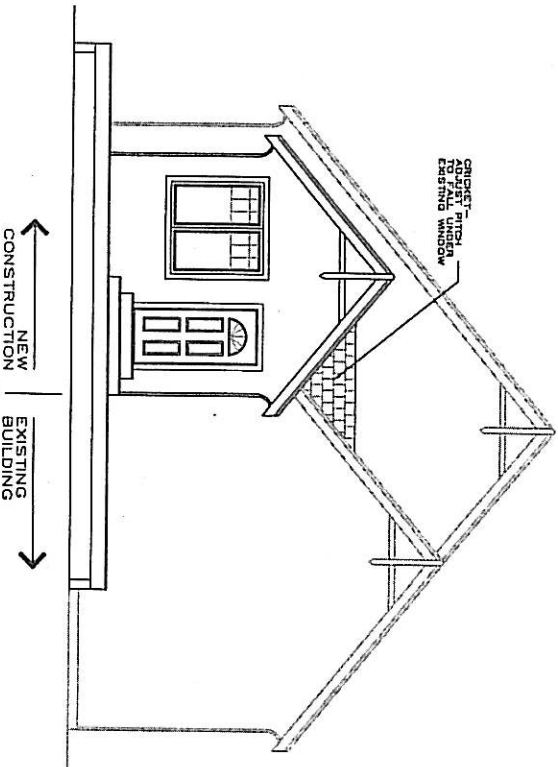
Cadder Avenue

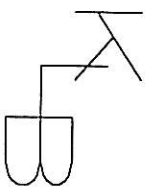
RIGHT HOUSE ELEVATION

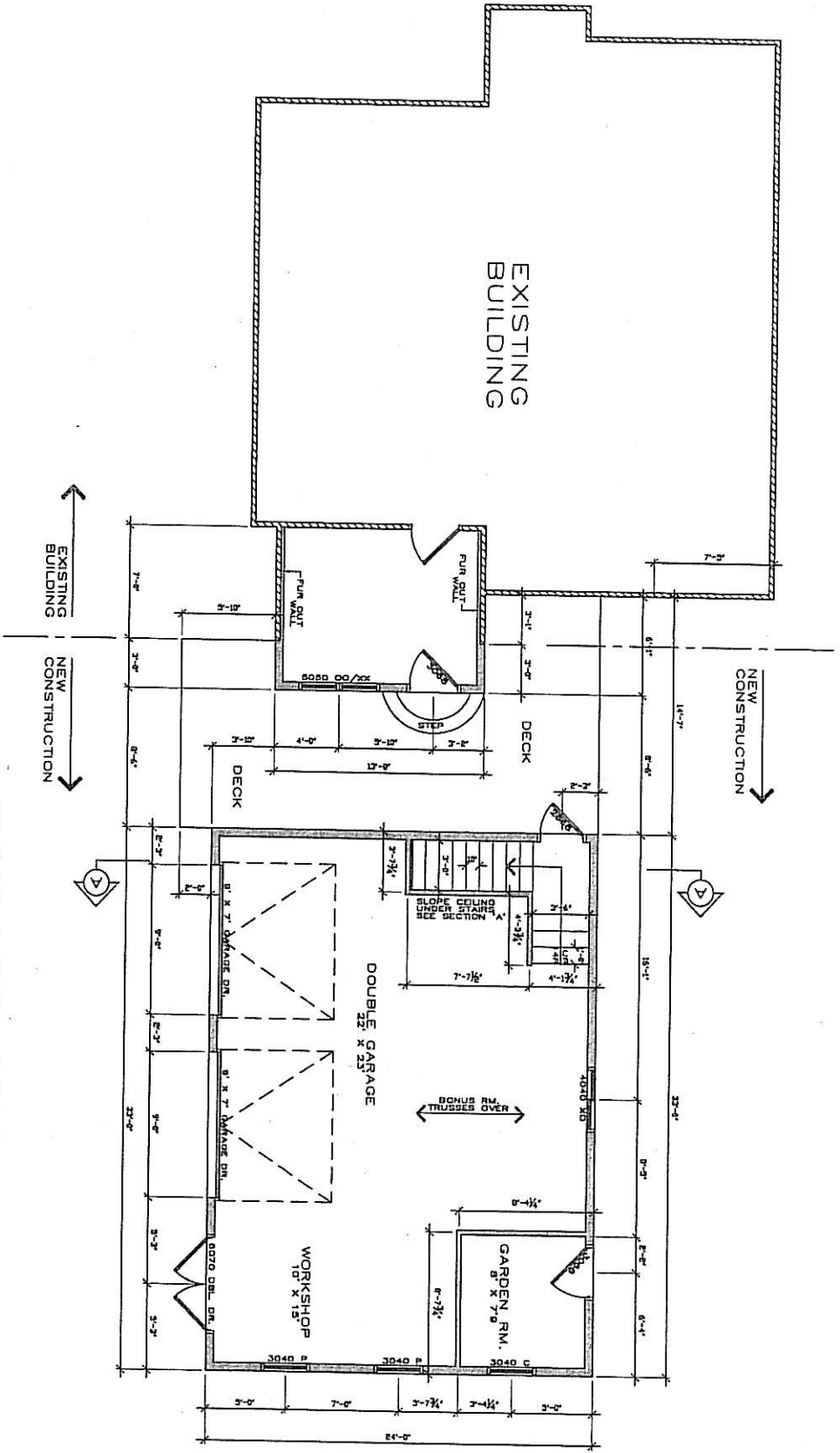


FRONT GARAGE ELEVATION

REAR HOUSE ELEVATION

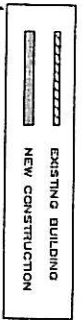


		APT. 203 510 BUCKLAND AVE. KELOWNA, BC. V1Y 8B4 PHONE: (250) 215-4165 bower.k@hotmail.com	
PROPOSED PROJECT FOR:	DATE:	OCT-10-06	SCALE:
RUNNALLS RESIDENCE	1/8"=1'-0"		

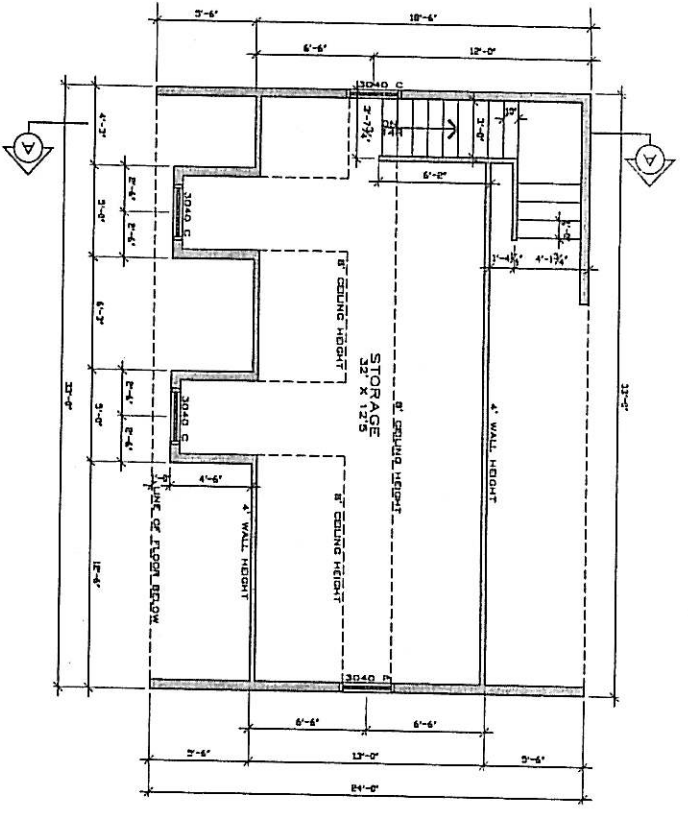


GARAGE FLOOR PLAN

GARAGE: 792 SQ.FT.



SCALE:
1/8" = 1'-0"

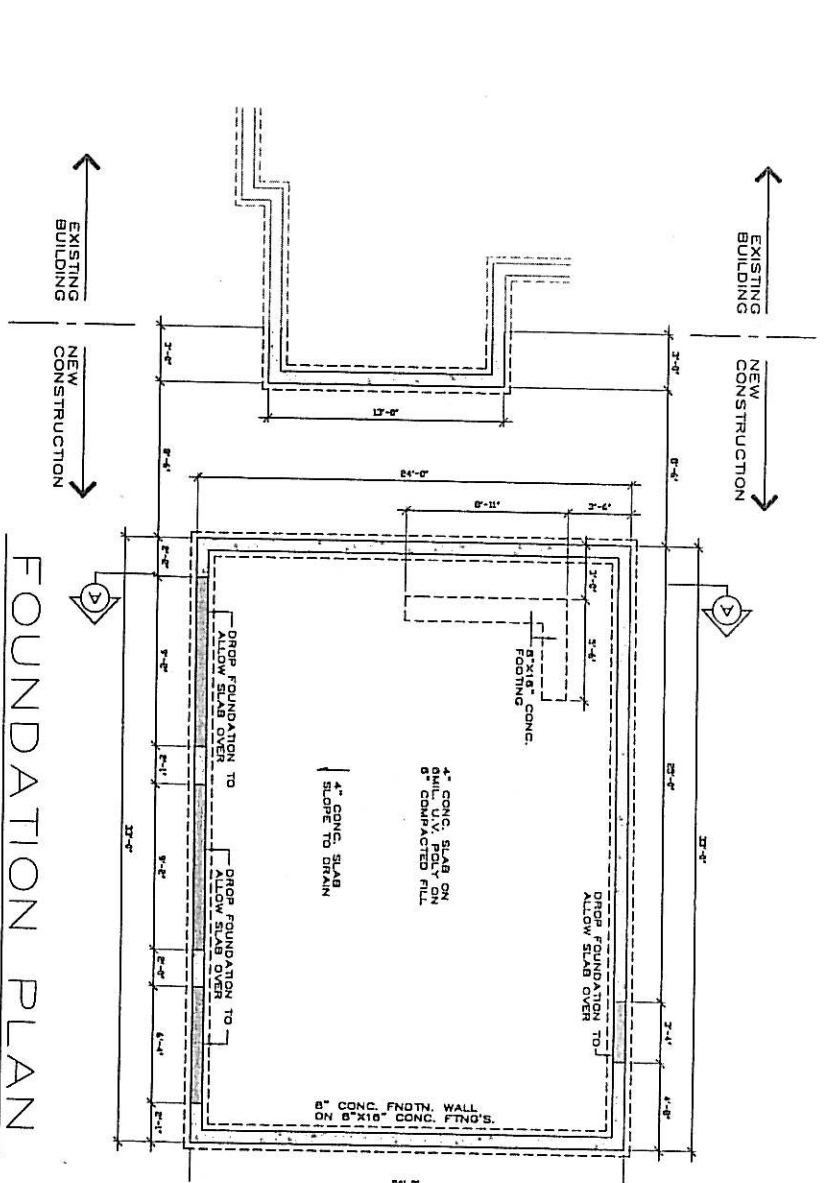


UPPER FLOOR PLAN
UPPER FLOOR: 453 SQ.FT.

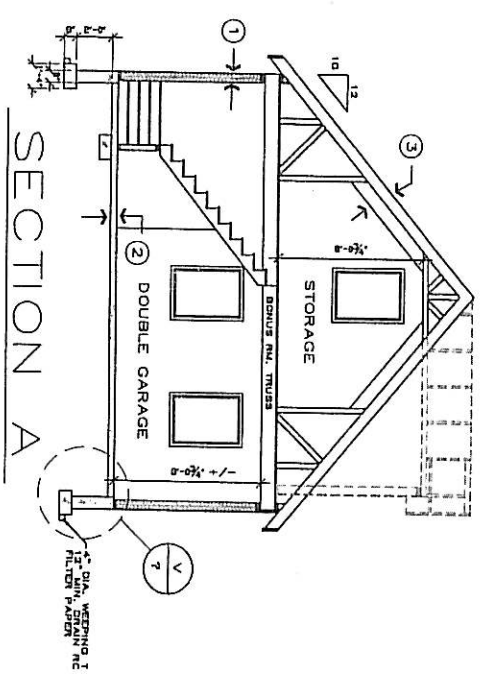
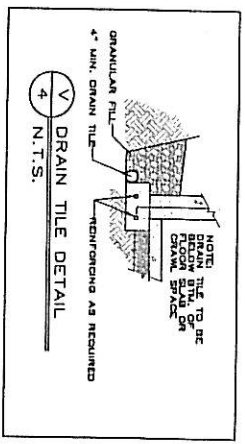
EXISTING BUILDING
NEW CONSTRUCTION

SCALE:
1/8" = 1'-0"

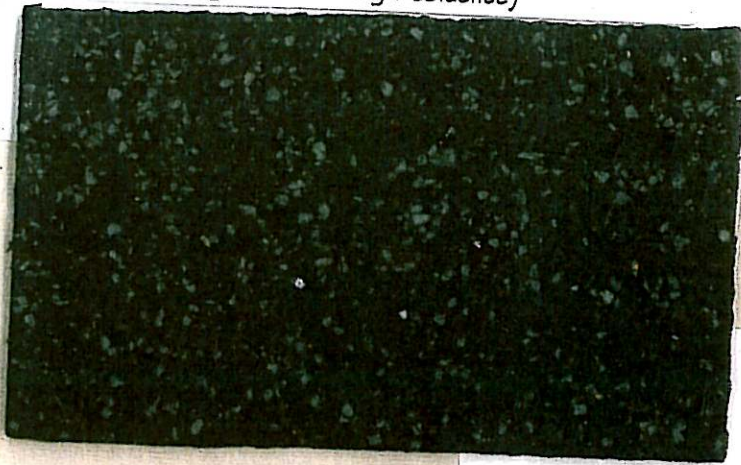
- ① EXTERIOR WALLS
STUCCO
WIRE LATH
BUILDING PAPER
3/8" EXTERIOR SHEATHING
2X6 STUDS @ 16" O/C
R-20 BATT INSULATION
6 MIL POLY
1/2 DRYWALL FINISH
- ② SLAB
4" CONCRETE SLAB
6 MIL RADON BARRIER
5" LAYER 3/8" ROCK
- ③ ROOF
LAMINATE SHINGLES
WOOD JOIST
7/16" OSB SHEATHING
ENGINEERED TRUSSES
@ 24" O/C
R-140 INSULATION BARRIER
1/2" CEILING BOARD



FOUNDATION PLAN



IKO Asphalt Shingle - "Dual Black"
(Garage and Existing Residence)



1B

monterey white
blanc os

HC-27

Trim Colors
Garage & Residence

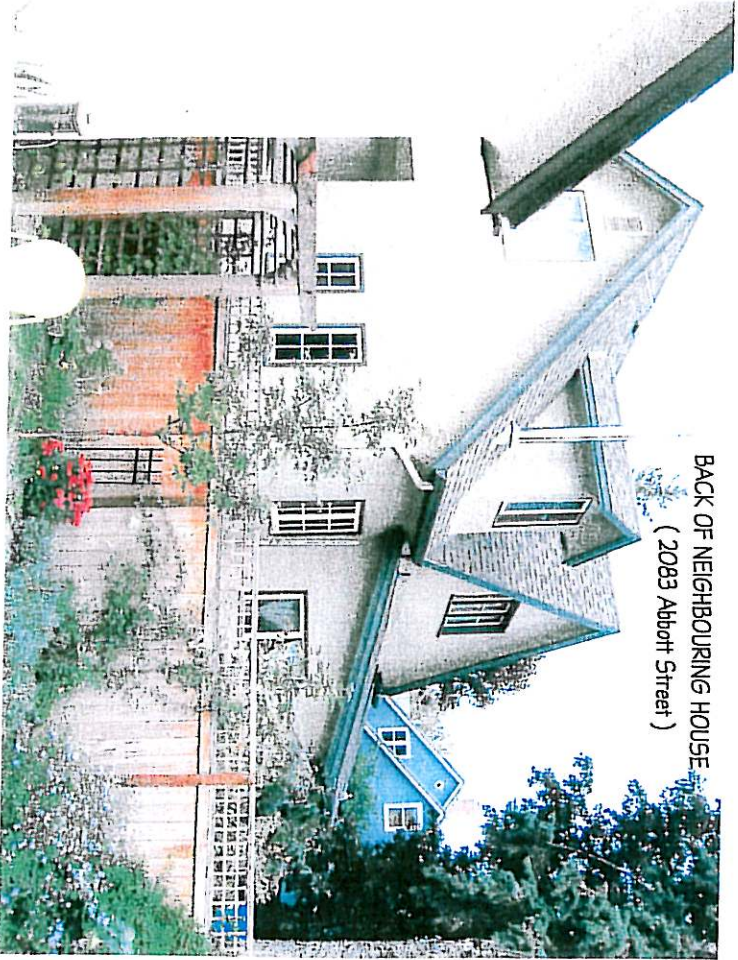
240-53

Benjamin Moore "Wheeling Neutral"
(Garage and Existing Residence)

Stucco Exterior to match Existing House



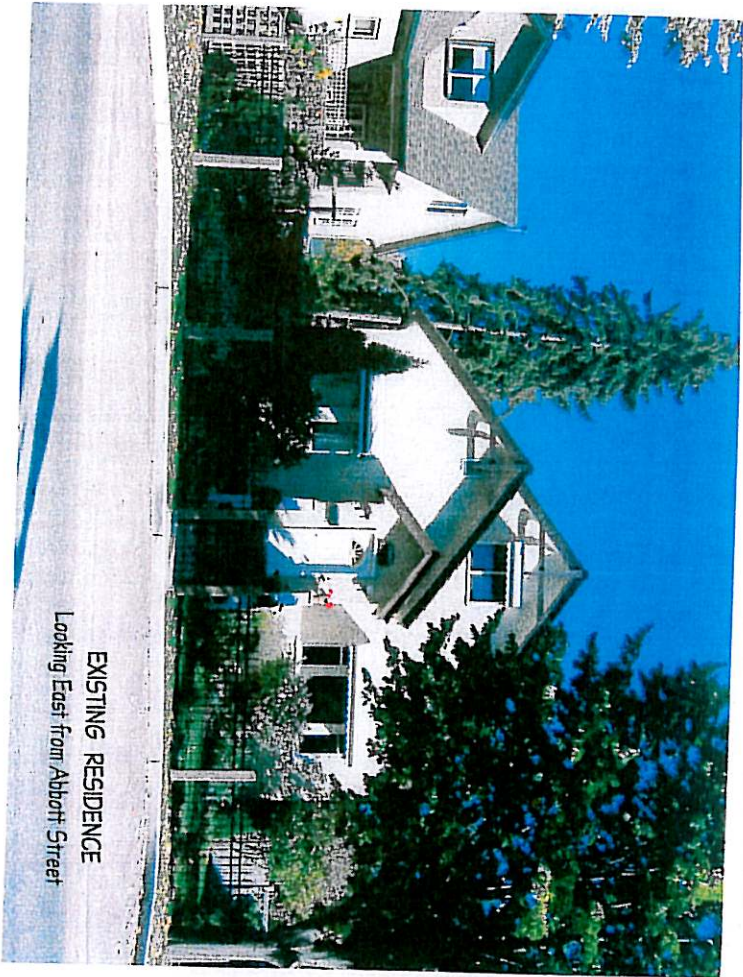
328 CADDER AVENUE
Next door (East) of Proposed Garage



BACK OF NEIGHBOURING HOUSE
(2083 Abbott Street)



BACK OF HOUSE & CARPORT
Showing Proposed Garage Layout



EXISTING RESIDENCE
Looking East from Abbott Street



EXISTING RESIDENCE
Side View from Cadder



FORD SUV IN PARKING AREA
(Existing Carport @ 4.5m Setback)



EXISTING CARPORT
Looking North from Cadder Avenue