
CITY OF KELOWNA

MEMORANDUM

DATE: September 19, 2007

TO: City Manager

FROM: Planning and Development Services Department

APPLICATION NO. HAP07-0008
AT: 385 Cadder Avenue

OWNER: Kenneth Andrew Fraser
APPLICANT: Lisa Wichers

PURPOSE: TO SEEK A HERITAGE ALTERATION PERMIT TO DEMOLISH THE EXISTING SINGLE FAMILY DWELLING AND CONSTRUCT A NEW SINGLE FAMILY DWELLING.

EXISTING ZONE: RU1 – LARGE LOT HOUSING

REPORT PREPARED BY: Alec Warrender

1.0 RECOMMENDATION

THAT Council authorize the issuance of Heritage Alteration Permit No. HAP07-0008; for Lot 2, District Lot 14, ODYD, Plan 3305, located at 385 Cadder Avenue, 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";
3. Landscaping to be provided on the land be in general accordance with Schedule "C".

2.0 SUMMARY

The applicant is seeking a Heritage Alteration Permit to authorize the demolition of the existing single family dwelling and the construction of a new single family dwelling. Under normal circumstances this Heritage Alteration Permit would not come before Council. The APC and Council only review Heritage Alteration Permits that require Variances to the Zoning Bylaw.

3.0 COMMUNITY HERITAGE COMMISSION

Due to complications with Community Heritage Commission (CHC) scheduling and the inability to secure a quorum for two consecutive CHC meetings, this application has been forwarded to Council without a formal recommendation. However, members of the CHC reviewed the application at an informal meeting that included Staff, CHC members

and the applicants. This provided the CHC with an opportunity to review the project with the applicant.

Notes taken at this meeting indicate that the CHC informally supported this application in its present form. The applicant had shown preliminary drawings for the proposed single family dwelling to the CHC at their July 5th, 2007 meeting. The CHC had made a number of suggestions and they were pleased to see that their comments had been incorporated into the final plans.

4.0 THE PROPOSAL

The subject property is not listed on the Heritage Register. The proposed single family dwelling will contain a two car garage with access coming from the rear lane. The proposed structure has a footprint of 245 m², while the proposed site coverage of 49.7% barely falls within the permitted 50%. The colour board provided by the applicant indicates that the siding will be "cromwell gray" and the trim will be "sandy hook gray".

The application conforms to the City's Zoning Bylaw No. 8000 as follows:

CRITERIA	PROPOSAL	BYLAW REQUIREMENTS
Subdivision Regulations		
Lot Area	880 m ²	550 m ²
Lot Width	23.7 m	16.5 m
Lot Depth	37.2 m	30 m
Development Regulations		
Site Coverage	49.69%	50% Incl. driveways and parking
Height	1 storey / 7.89 m (from grade to height of building)	2 ½ storeys / 9.5 m
Front Yard	4.67 m	4.5 m
Side Yard (West)	2.05 m	2.0 m
Side Yard (East)	4.54 m	4.5 m
Rear Yard	7.53 m	7.5 m
Other Regulations		
Minimum Parking Requirements	4 spaces	2 spaces

4.1 Site Context

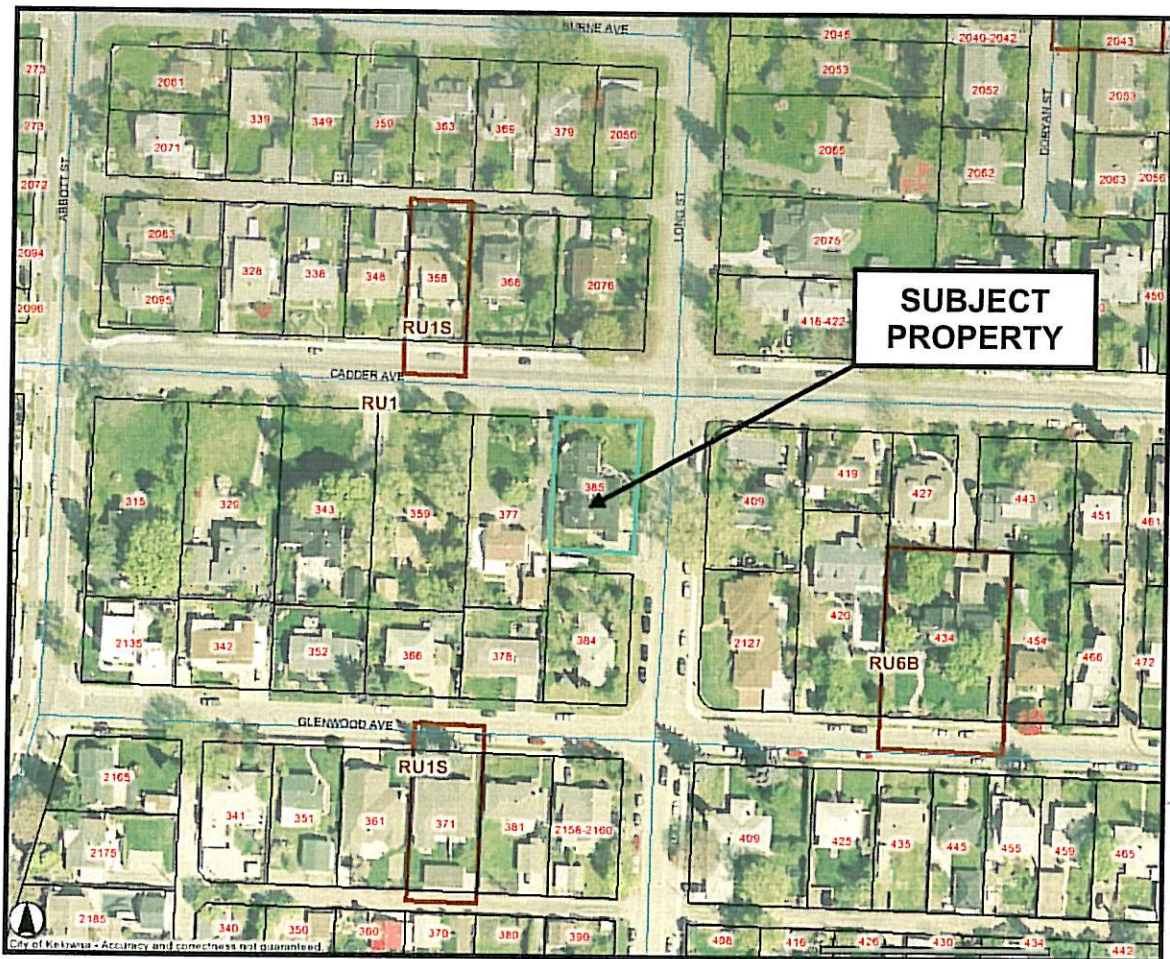
Although the subject property falls within the Abbott Street Heritage Conservation Area it is not included on the City's Heritage Register. The subject property is of the Late Vernacular Cottage architectural style.

Adjacent zones and uses are:

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

4.2 Subject Property Map

385 Cadder Avenue

5.0 TECHNICAL COMMENTS5.1 Inspections Department

Subject property is located within the flood plain construction area, no habitable space or mechanical equipment permitted below the elevation of 343.66m. Water table area, geotechnical engineer's report/supervision required for soil stability and ground bearing capacity. Demolition permit required for removal of existing building. Do not issue DP prior to submission of revised drawings for review and verification to assure underside of slab/floor is 343.66m.

5.2 Works & Utilities
See Attached.6.0 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

The applicant brought elevations of the proposed structure to the Community Heritage Commission's (CHC) July 5th, 2007 meeting. Although unable to provide concrete recommendations the CHC and staff made a few suggestions regarding the structures

design. It appears as though the applicant has updated the elevations and incorporated some of these suggestions.

The Abbott Street and Marshall Street Heritage Conservation Area Development Guidelines identify the existing residence as an example of the late Vernacular Cottage style. The dominant style of the neighbourhood or block is identified as late Arts and Crafts. While not all of the proposed single family dwelling's features are consistent with the guidelines for the area, the overall proposal is reasonable. It should be noted that horizontal siding would be more appropriate to the Late Vernacular Cottage architectural style. It is also noted that the windows in the protruding gables do not fit with traditional window shapes and styles.

As a result of the property's size and its location on the corner of Cadder Avenue and Long Street it is difficult to make comparisons with neighbouring properties. Having said this, the proposed single family dwelling will essentially occupy the same build site as the original single family dwelling. Further, while larger than neighbouring properties, the size and massing of the proposed single family dwelling is within reason. It is recommended that the application be supported.


Shelley Gambacort
Current Planning Supervisor

DS/SG/aw

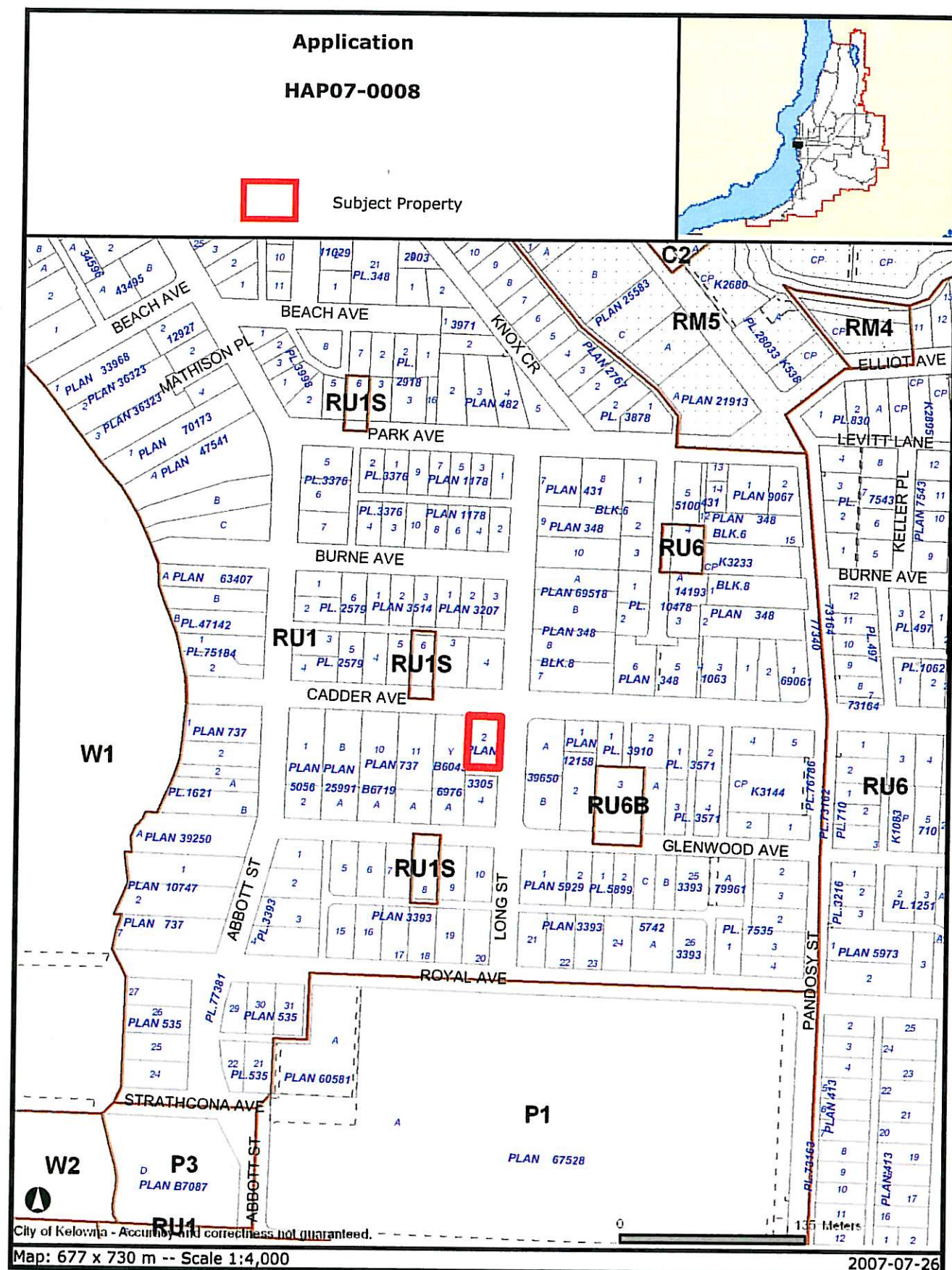
Approved for Inclusion




David L. Shipclark
Acting Director of Planning & Development Services

ATTACHMENTS

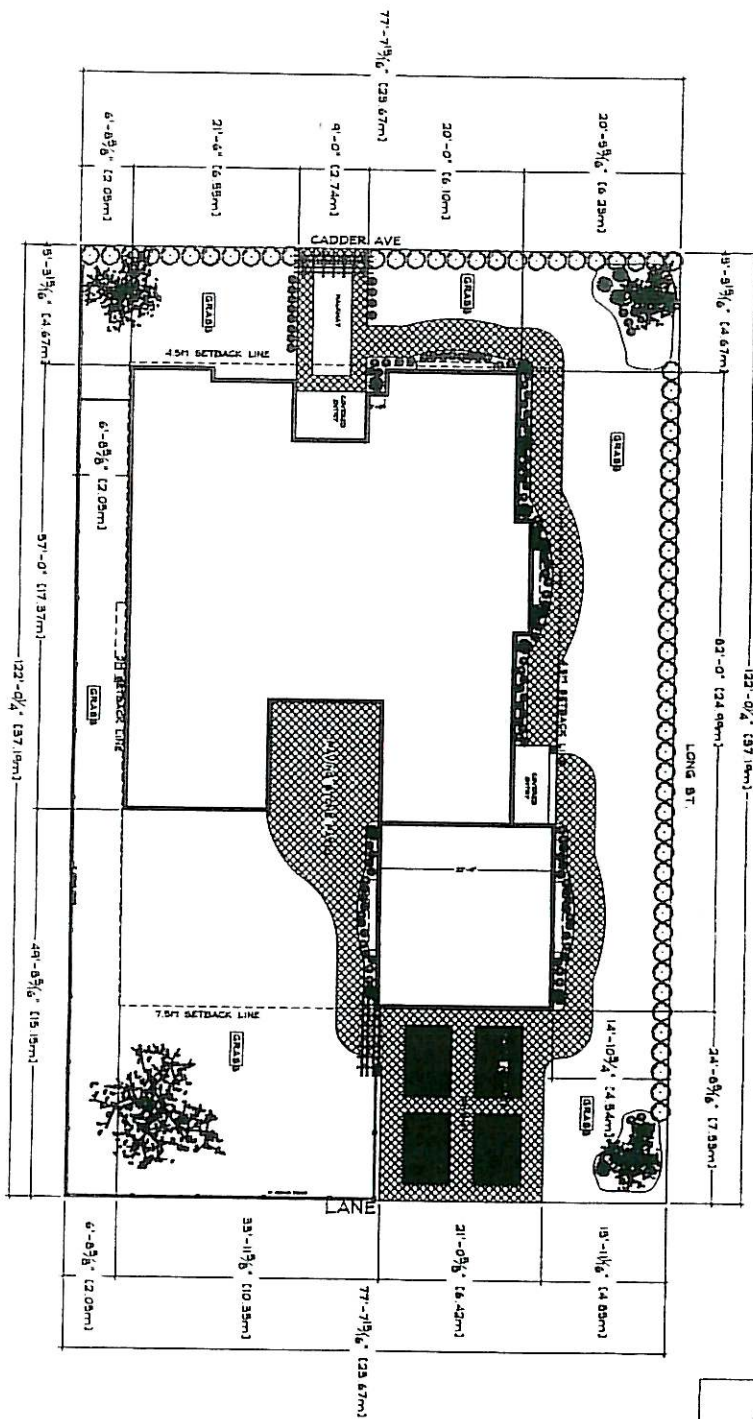
- Location Map
- Photographs



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.

Exlins Heritage Home - 385 Casser





SITE PLAN

SCALE: 1/8" = 1'

SCHEDULE A & C

This forms part of development

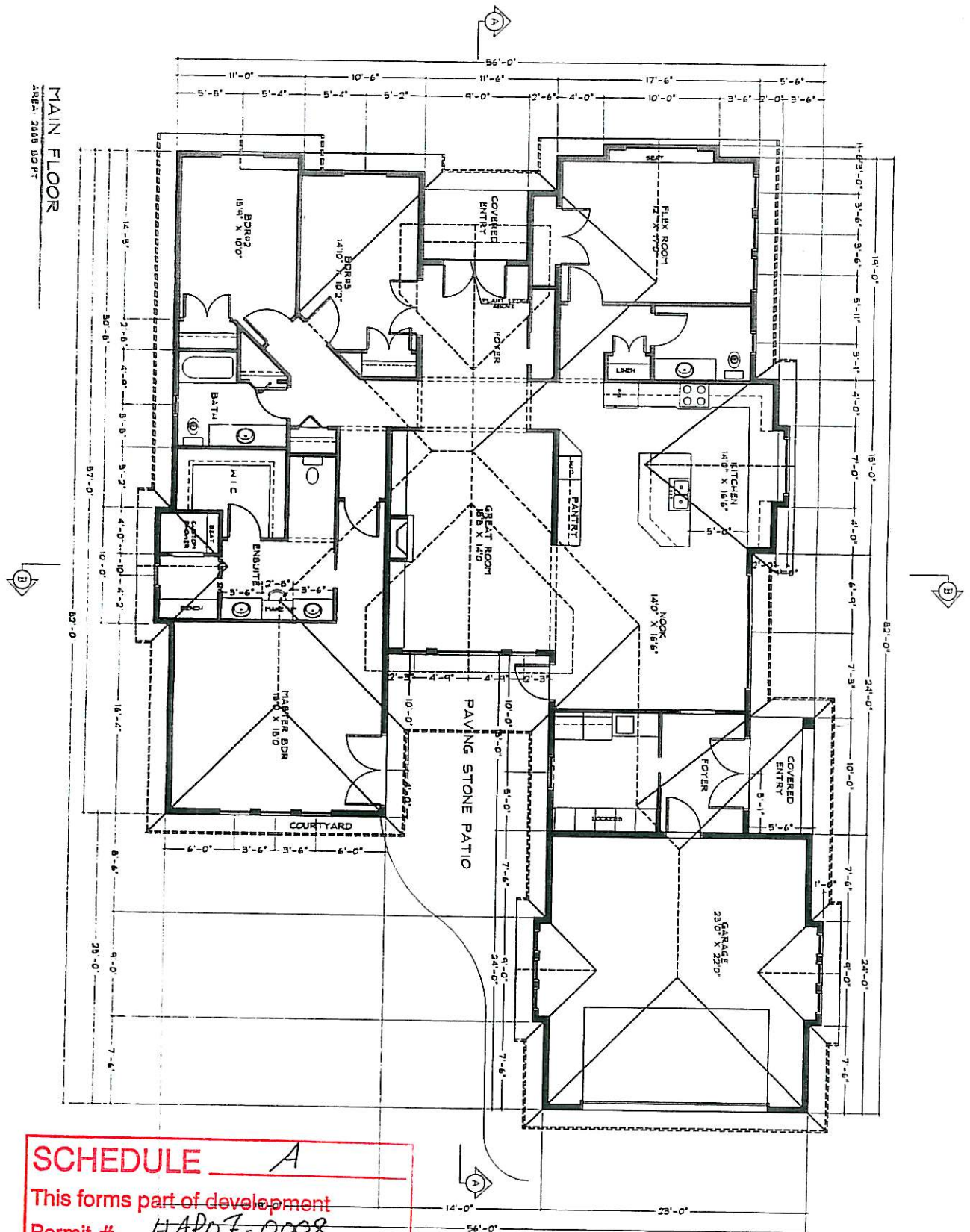
Permit # HAP07-0008

LOT COVERAGE

FOUNDATION FOOTPRINT	2,624 SQFT
DRIVWAY	343 SQFT
COVERED ENTRY (LONG)	31 SQFT
COVERED ENTRY (WIDE)	31 SQFT
TOTAL FOOTPRINT	3,288 SQFT
TOTAL LOT AREA	9,448 SQFT
TOTAL LOT COVERAGE	34.7%
DRIVWAY/PAVING/GRASS	1,425 SQFT
TOTAL FOOTPRINT	3,288 SQFT
TOTAL LOT AREA	9,448 SQFT
TOTAL LOT COVERAGE	34.7%

MAIN FLOOR
AREA 2665 DOPT

MAIN FLOOR
AREA 2665 DOPT



SCHEDULE A
This forms part of development
Permit # HAP07-0008

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SCHEDULE A
This forms part of development
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to last working day of a calendar month is a calendar month. The calendar month is the calendar month in which the last working day of the calendar month is the last working day of the calendar month.

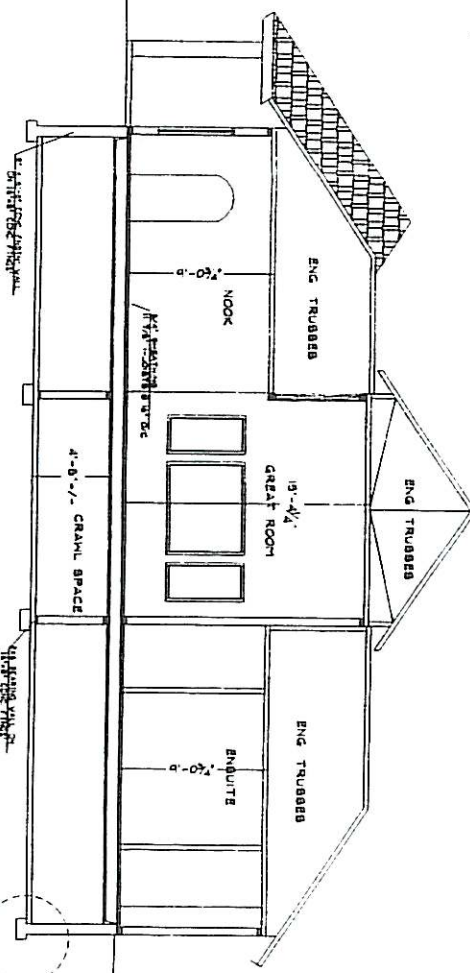
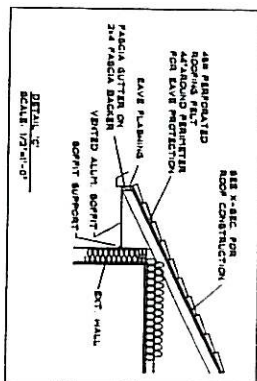
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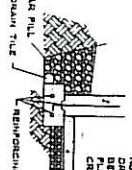
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the following table are a summary of the results of the study. The results are presented in the following table:

SEE
DETAIL A

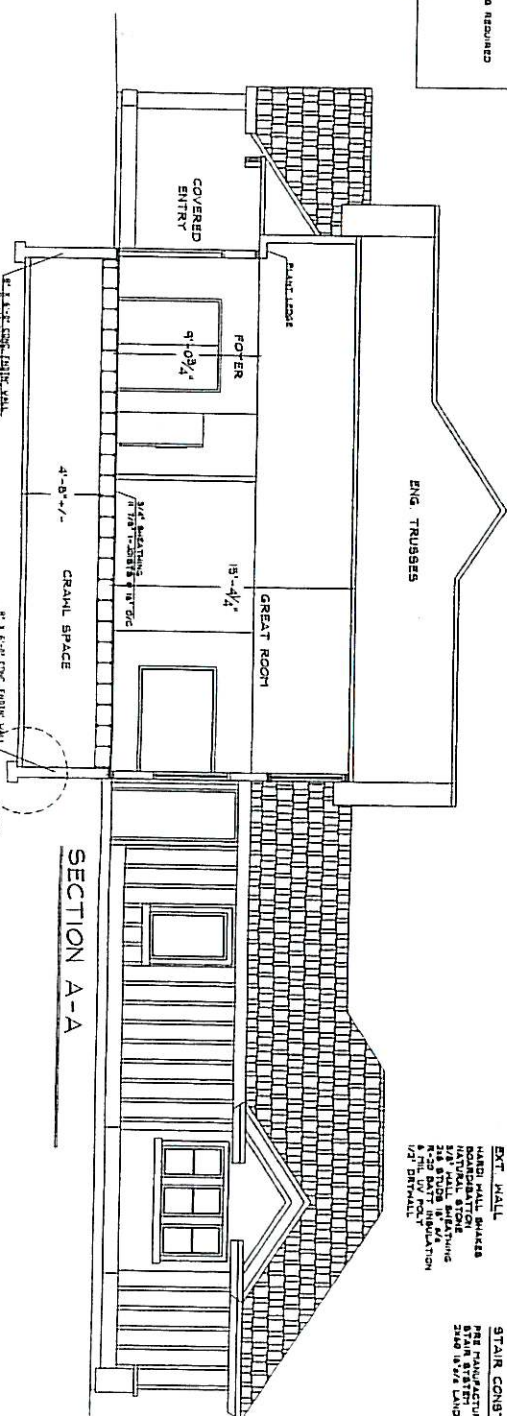
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NOTE:
DRAIN TILE TO BE
BELOW DTM. OF
FLOOR SLAB OR
CRAWL SPACE

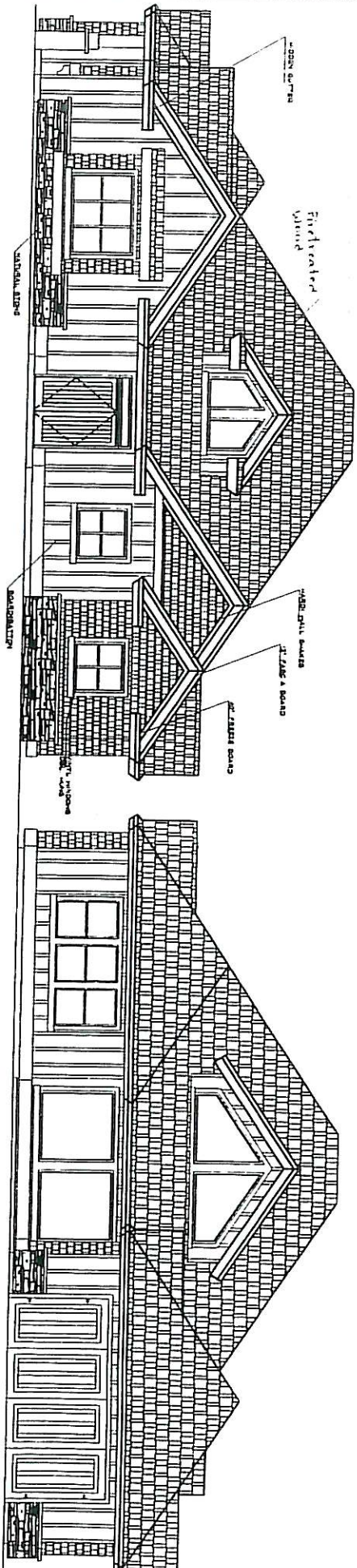


4" MIN. DRAIN TILE ✓ REINFORCING AS REQUIRED

SEE
DETAIL 'A'

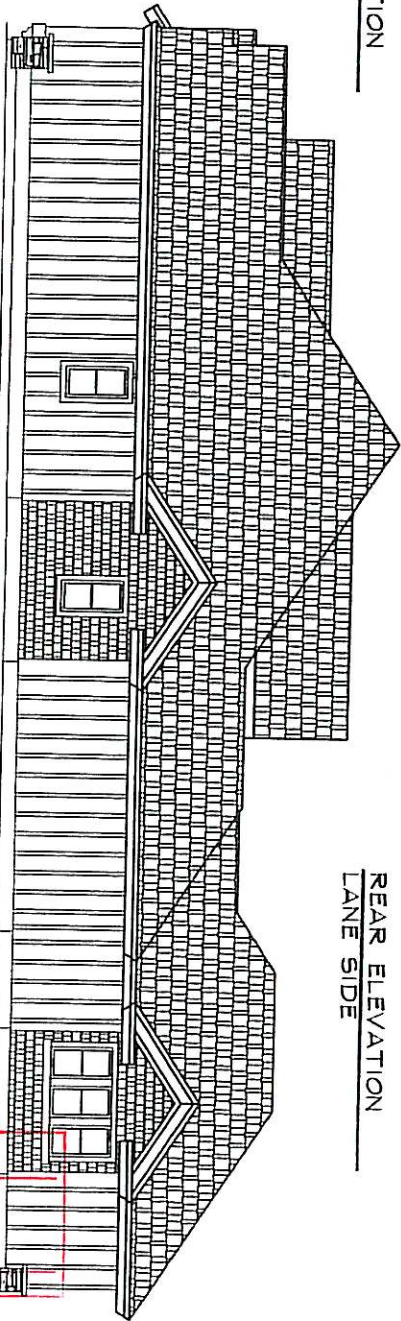


This forms part of development
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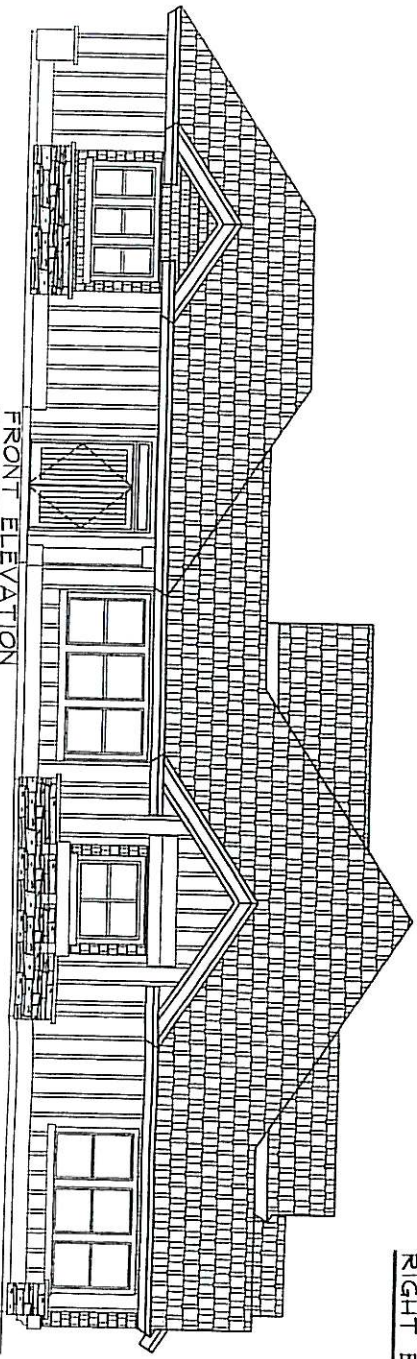


FRONT ELEVATION
CADDER AVE

REAR ELEVATION
LANE SIDE



RIGHT ELEVATION



FRONT ELEVATION
LONG STREET

SCHEDULE 13

This forms part of development

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