
CITY OF KELOWNA

MEMORANDUM

DATE: September 19, 2007

TO: City Manager

FROM: Planning and Development Services Department

APPLICATION NO. HAP07-0007

OWNER: John Paul Gorges &
Patricia Ann Gorges

AT: 1989 Knox Crescent

APPLICANT: Oasis Design (James Haasdyk)

PURPOSE: TO SEEK A HERITAGE ALTERATION PERMIT TO AUTHORIZE ALTERATIONS TO THE EXISTING SINGLE FAMILY DWELLING AND THE CONSTRUCTION OF A SECONDARY SUITE IN AN ACCESSORY BUILDING.

TO VARY THE HEIGHT OF THE PROPOSED ACCESSORY BUILDING FROM 4.56M PROPOSED TO 4.5M REQUIRED AND TO PERMIT AN ACCESSORY BUILDING THAT EXCEEDS THE HEIGHT OF THE EXISTING PRINCIPLE DWELLING BY 0.3M.

EXISTING ZONE: RU1 – LARGE LOT HOUSING

REPORT PREPARED BY: Alec Warrender

1.0 RECOMMENDATION

THAT Final Adoption of Zone Amending Bylaw No. 9864 be considered by Council;

THAT Council authorize the issuance of Heritage Alteration Permit No. HAP07-0007; for Lot 2, District Lot 14, ODYD, Plan 3878, located at 1989 Knox Crescent, 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".
4. Access from the front or street side of the property to the back building(s)/property line is not to be impeded at anytime. If a fence is ever constructed between the dwellings a six foot wide gate is required. Any gate is to open with out special knowledge

AND THAT a variance to the following section of Zoning Bylaw No. 8000 be granted:

Section 9.5.1 (e) Secondary Suites – Height.

To vary the permitted height for accessory buildings from 4.5m required to 4.56m proposed and to permit an accessory building that exceeds the height of the existing principle dwelling by 0.3m.

2.0 SUMMARY

The applicant is seeking a Heritage Alteration Permit to authorize the construction of a secondary suite located in an accessory building. The applicant has also requested permission for an addition of a master bathroom to the existing single family dwelling. It should be noted that the applicant has also applied to rezone the subject property from RU1 – Large Lot Housing to RU1s – Large Lot Housing with Secondary Suite.

3.0 ADVISORY PLANNING COMMISSION

The Advisory Planning Commission (APC) passed the following recommendations at their meeting of August 28, 2007:

THAT the Advisory Planning Commission support Heritage Alteration Permit Application No. HAP07-0007, for 1989 Knox Court, Lot 2, Plan 3878, Sec. 24, Twp. 25, ODYD by Oasis Design, to obtain a Heritage Alteration Permit to authorize alterations to the existing single family dwelling.

THAT the Advisory Planning Commission support Heritage Alteration Permit Application No. HAP07-0007, for 1989 Knox Court, Lot 2, Plan 3878, Sec. 24, Twp. 25, ODYD by Oasis Design, to construct a secondary suite in an accessory building.

THAT the Advisory Planning Commission support Heritage Alteration Permit Application No. HAP07-0007, for 1989 Knox Court, Lot 2, Plan 3878, Sec. 24, Twp. 25, ODYD by Oasis Design, to allow a relaxation to Zoning Bylaw No. 8000 is required as the height of the proposed accessory building is 4.56 m and is greater than the height of the existing single family dwelling.

4.0 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.

5.0 THE PROPOSAL

The subject property is not listed on the Heritage Register. The proposed accessory building will contain a two car garage and a secondary suite. A relaxation of Zoning Bylaw No. 8000 is required as the height of the proposed accessory building is 4.56m where 4.5m is the maximum permitted. The proposed accessory building also exceeds the height of the existing single family dwelling by approximately 0.3 m.

The applicant has indicated the existing driveway will be removed and access will be from the rear lane. The applicant has also indicated that an addition for a master bathroom will be added to the existing single family dwelling. A new veranda and entranceway will also be located at the front of the subject property, along Knox Crescent. In order to accommodate the proposed entranceway, a window will be removed and replaced with the front door. The remaining front window will be replaced with a new window.

The applicant also plans on removing two trees. One tree will be removed for the construction of the accessory building and the second tree will be removed for the addition of the master bathroom. The proposed site plan also indicates that a trellis will be attached to the existing single family dwelling and a pool will be located between the single family dwelling and the accessory building.

The colour of the existing single family dwelling will be changed, and the proposed accessory building will use this new colour scheme. The proposed colour scheme includes "puritan gray" wall siding, "Boothbay gray" wall shingles, "ballet white" trim and "Hastings red" window cladding. The applicant has indicated that the proposed colours were taken from Benjamin Moore's heritage colour scheme. The roof shingles will match those currently found on the existing single family dwelling.

The proposed application meets the requirements of the RU1 Zone as follows:

CRITERIA	PROPOSAL	BYLAW REQUIREMENTS
Subdivision Regulations		
Lot Area	915 m ²	550 m ²
Lot Width	17.7 m	15 m
Lot Depth	46.8 m	30 m
Development Regulations		
Site Coverage (buildings)	310.4 m ² 33.9% / 41.6%	40% Buildings/50% Incl. driveways and parking
Existing House		
Height (existing house)	Existing – 1 storey / 4.26 m ¹	2 ½ storeys / 9.5 m
Front Yard Setback	Existing – 4.3 m	3.0 m
Side Yard (West)	Existing – 4.3m	2.0 m
Side Yard (East)	Existing - 3.3 m	2.0 m
Accessory Building / Suite		
Height	4.56 m ²	4.5 m
Distance between structures	10.6 m	5.0 m

Rear Yard	1.5 m	1.5 m
Side Yard (West)	2.0 m	2.0 m
Side Yard (East)	2.4 m	2.0 m
Size of Secondary Suite	88.3 m ² / 23.1%	90 m ² or 75% of the total floor area of the principal dwelling
Private Open Space	> 30 m ² Each	30 m ² per dwelling
Other Regulations		
Minimum Parking Requirements	3 spaces	2 spaces for the principal dwelling + 1 space for the suite

¹ Proposed accessory building exceeds height of existing single family dwelling by 0.3m

² Relax restrictions for height of accessory building from 4.5m required to 4.56m proposed

5.1 Subject Property Map

1989 Knox Crescent



5.2 Site Context

Although the subject property falls within the Abbott Street Heritage Conservation Area it is not included on the City's Heritage Register.

Adjacent zones and uses are:

North - RU1 – Large Lot Housing – Single Family Dwelling
East - RU1 – Large Lot Housing – Single Family Dwelling
West - RM5 – Medium Density Multiple Housing - Apartment
South - RU1 – Large Lot Housing – Single Family Dwelling

6.0 TECHNICAL COMMENTS

6.1 Fire Department

Fire fighter access appears to be impeded. Fire fighter access is never from a lane. Fire fighter access from the front or street side of the property to the back building(s)/property line is not to be impeded at anytime. If a fence is ever constructed between the dwellings a six foot wide gate is required. Any gate is to open with out special knowledge. The address for all residences are to be visible from the street. Maintain minimum 1100mm fire fighter access to the rear of the property. Fire department access, fire flows, and hydrants as per the BC Building Code and City of Kelowna Subdivision Bylaw.

6.2 Works & Utilities

See Attached.

7.0 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

The subject property is designated as Single / Two Unit Residential in the OCP and the proposed bathroom addition to the existing dwelling and the construction of a garage / secondary suite would be in compliance with the OCP.

While not all of the proposed alterations are consistent with the guidelines for the area, a number of improvements have been proposed. The applicant will be providing the existing single family dwelling with a discernable front entranceway while the existing parking will be removed from the front yard. This will help to create an environment that is welcoming to pedestrians. While front yard parking is typical for the Early Suburban Bungalow architectural style, the Principle Development Guidelines for the conservation areas indicate that parking should be relocated to the rear lane. In regards to the projects overall design, the accessory building appears to have taken inspiration from the existing single family dwelling (including proposed features).

In of itself the proposed bathroom addition would not appear to be a significant impact to the character of the neighbourhood nor would the new garage / suite. As mentioned the proposed accessory building with secondary suite exceeds the height that is permitted in the zoning bylaw. Staff do not have any major concerns with this proposal. Given that

the proposed addition is at the rear with little visibility it is recommended that this 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
- Colour Board
- Photographs
- Works & Utilities - Comments

CITY OF KELOWNA
MEMORANDUM

Date: August 24, 2007
File No.: Z07-0065 HAP07-0007
To: Planning & Development Services Department (AW)
From: Development Engineering Manager
Subject: 1989 Knox Crescent Lot 2 Plan 3878 RU-1s Suite

The Works & Utilities Department comments and requirements regarding this application to rezone from RU-1 to RU-1s are as follows:

1. Domestic Water and Fire Protection

The existing lot is adequately serviced with a 19mm diameter copper water service.

Metered water from the main residence must be extended to supply the suite.
The meter shall be within the building on the water service inlet as required by the City Plumbing Regulation and Water Regulation bylaws.

2. Sanitary Sewer

The existing house is provided with a single 100mm-diameter sanitary sewer service, complete with I.C. that will be used to service the main residence and the proposed suite

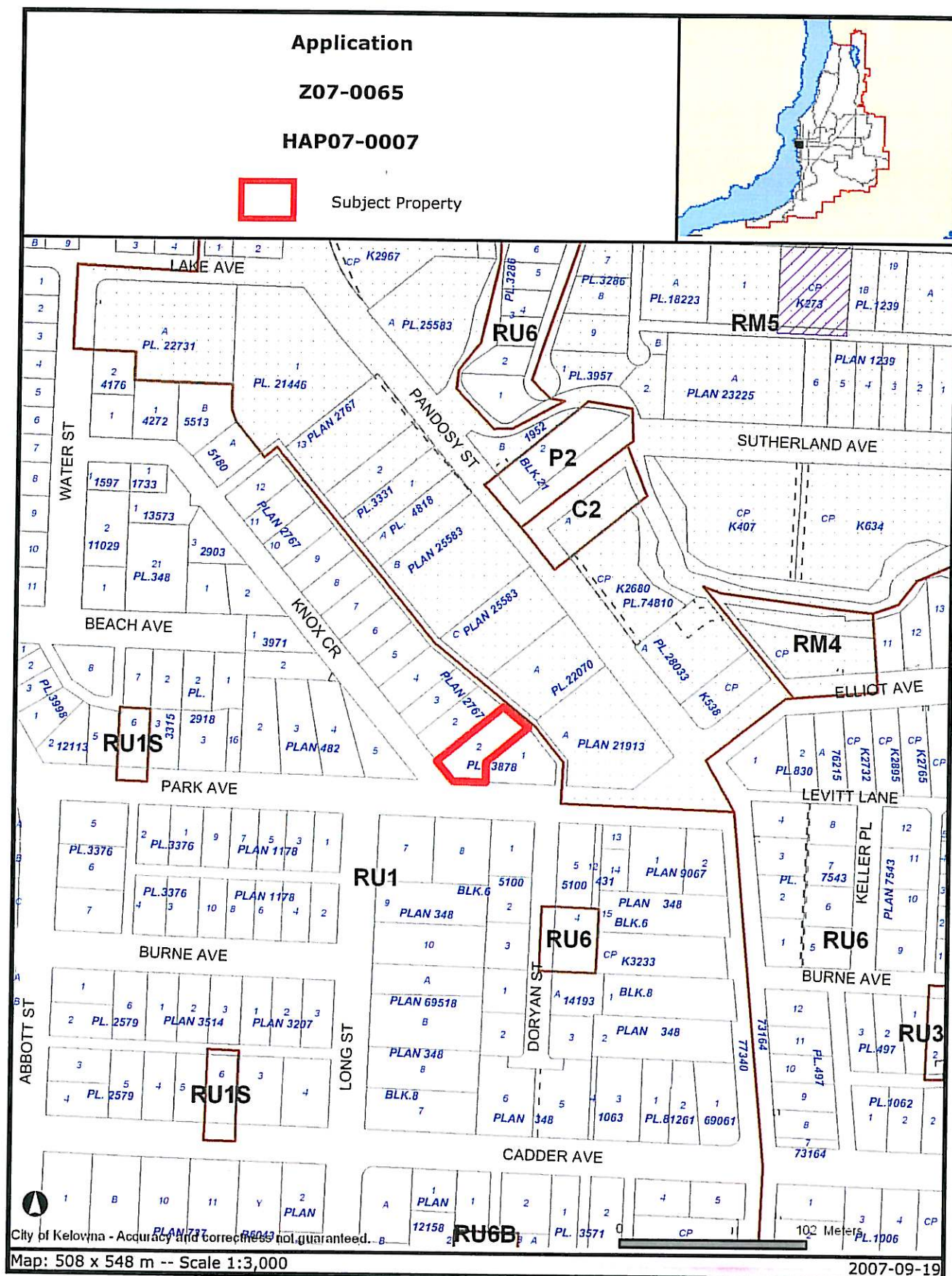
3. Development Permit and Site Related Issues

Adequate, hard surface on-site parking must be provided. The parking modules must meet by-law requirements.
Direct the roof drains into on-site rock pits. This will help dissipate the roof drain water and prevent additional concentrated flows onto the road right-of-way.

4. Electric Power and Telecommunication Services

It is the applicant's responsibility to make a servicing application with the respective electric power, telephone and cable transmission companies to arrange for service upgrades to these services which would be at the applicant's cost.

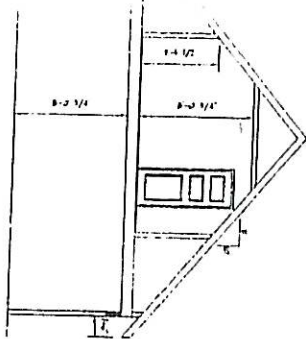
Steve Muenz, P. Eng.
Development Engineering Manager
JF/



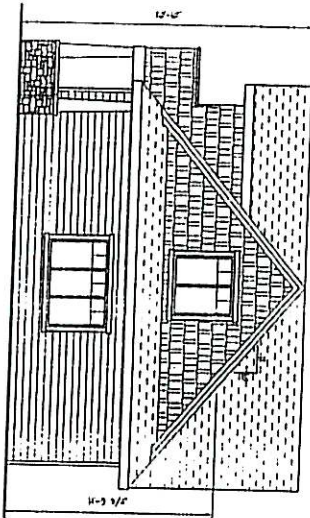
Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only.
The City of Kelowna does not guarantee its accuracy. All information should be verified.

SCALE: AS NOTED | DRAWING NUMBER: 07-691-001 | REVISION:

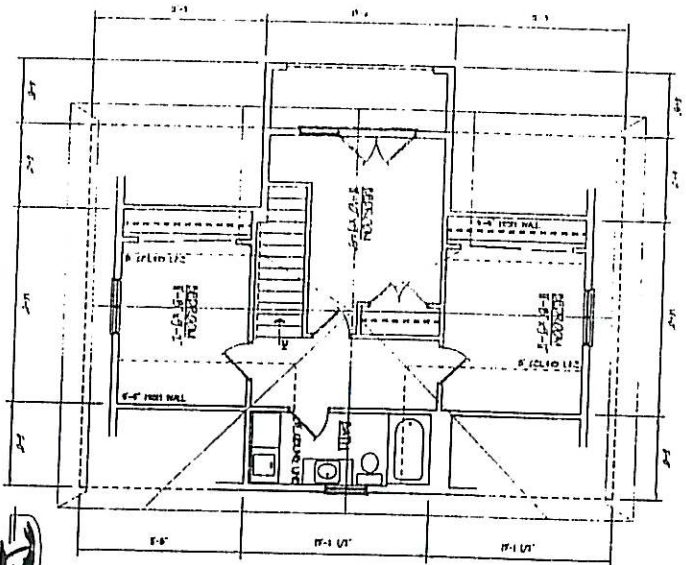
CROSS SECTION
1/4" = 1'-0"



SIDE ELEVATION
1/4" = 1'-0"



UPPER FLOOR
1/4" = 1'-0" (SEE 307)

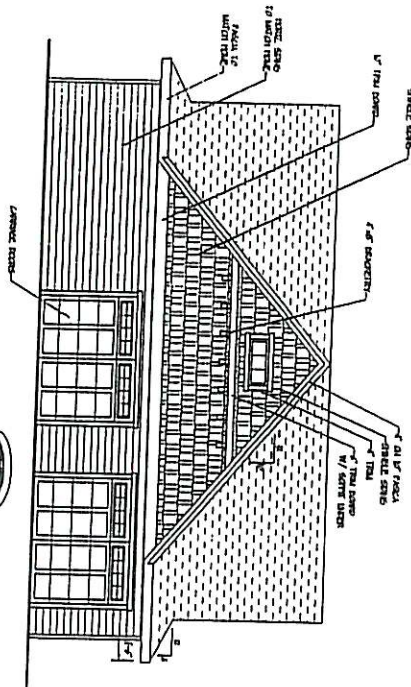


SCHEDULE A & B

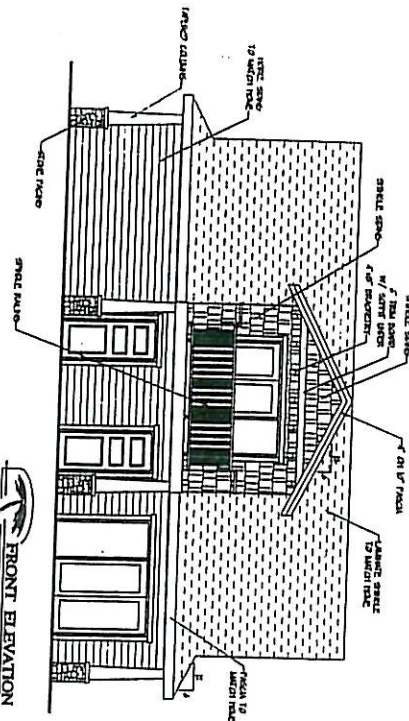
This forms part of development

Permit # HAP07-0007

REAR ELEVATION
1/4" = 1'-0"



FRONT ELEVATION
1/4" = 1'-0"



CARRIAGE HOME
* GORGES *

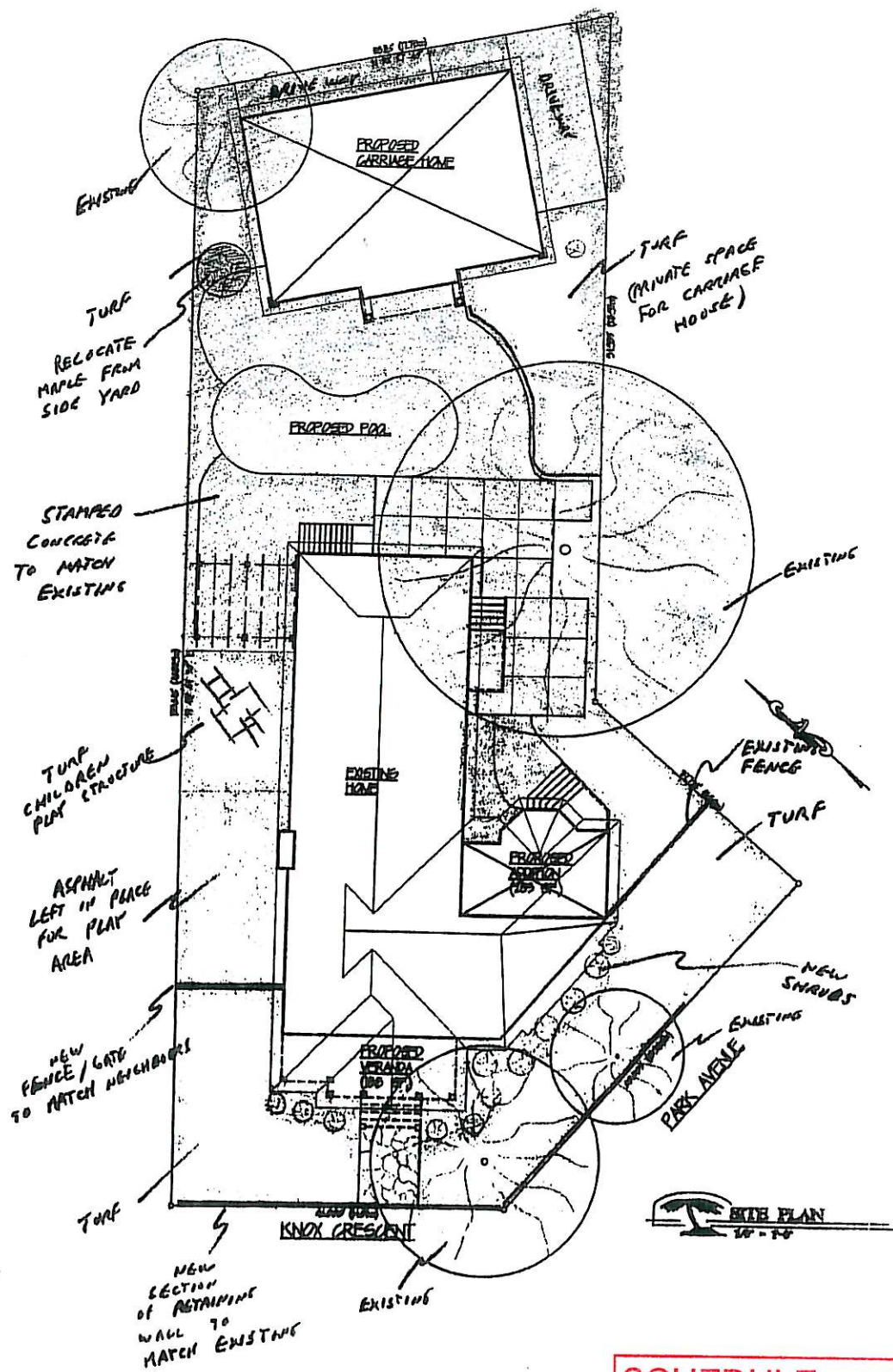
OASIS DESIGN

DESIGNED BY: JAMES W. BASDYK

DATE: JULY 18, 2007

**CARRIAGE HOME PLAN,
ELEVATIONS, AND SECTION
1489 KNOX CRESCENT**

SCALE: AS NOTED | DRAWING NUMBER: 07-01-003 | REVISION:



SCHEDULE C

This forms part of development

Permit # HAP07-0007

CARRIAGE HOME
* GORGES *

OASIS DESIGN
DESIGNED BY: **JAMES W. BLANDYK**
DATE: **JULY 12, 2007**

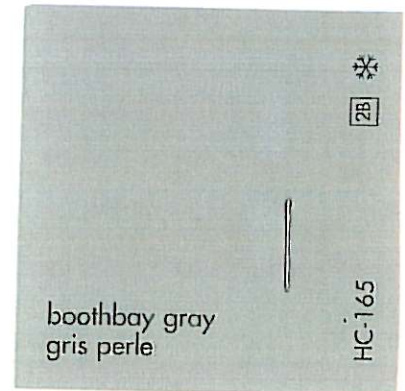
LANDSCAPE PLAN
1489 KNOX CRESCENT
SCALE: AS NOTED | DRAWING NUMBER: 07-001-004 | REVISIONS

Colours

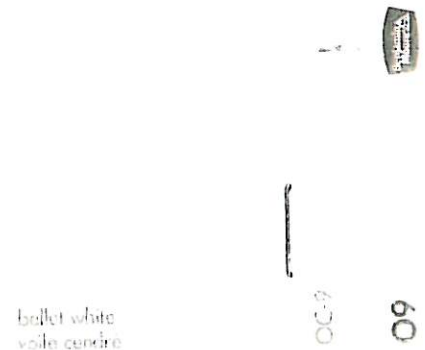
Exterior wall siding
HC-164
(Puritan Gray)



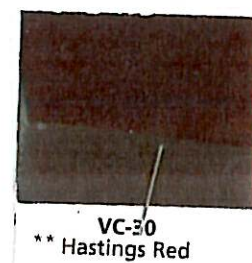
Exterior wall shingles
HC-165
(Boothbay Gray)



Exterior Trim
OC-9
(Ballet White)



Window cladding option
VC-30
Hastings Red



Roof shingles to match existing roof of main building.



FRONT ELEVATION OF SUBJECT PROPERTY



1985 KNOX CRESCENT



VIEW FROM KNOX/PARK INTERSECTION

