
**CITY OF KELOWNA
MEMORANDUM**

DATE: April 16, 2008

TO: City Manager

FROM: Planning & Development Services Department

APPLICATION NO. DVP08-0035

APPLICANT: Porter Ramsey LLP

AT: 784 Elliot Avenue

OWNERS: Alphons Schoenherr

PURPOSE: TO OBTAIN A DEVELOPMENT VARIANCE PERMIT TO VARY THE HEIGHT OF THE EXISTING HERITAGE BUILDING IN ORDER TO ACCOMMODATE THE PROPOSED ROOF STRUCTURE .

EXISTING ZONE: RU6 – Two Dwelling Housing

REPORT PREPARED BY: Alec Warrender

1.0 RECOMMENDATION

THAT Council NOT authorize the issuance of Development Variance Permit No. DVP08-0035 for Lot 3, D.L. 138, ODYD, Plan 9360, located at 784 Elliot Avenue, Kelowna, B.C,

2.0 SUMMARY

The applicant has applied for a Development Variance Permit to vary the height of the existing heritage building in order to accommodate the recently constructed roof structure.

3.0 ADVISORY PLANNING COMMISSION

At a meeting held on April 8, 2007, the APC passed the following motions:

THAT the Advisory Planning Commission NOT support Development Variance Permit Application No. DVP08-0035, for 784 Elliot Avenue, Lot 3, Plan 9360, Sec. 19, Twp. 26, ODYD by Porter Ramsay (Schoenherr), to obtain a Development Variance Permit to vary the height of the existing heritage building in order to accommodate the proposed roof structure.

Concerns of the APC were that:

- Widow's Walk appears quite tall;
- Cosmetic aspects of the exterior (for example the windows) of the building do not match; and
- Structure on the roof is off-centre (not in sync) with the existing building.

4.0 THE PROPOSAL

The subject property is located on the City of Kelowna's Heritage Register. In response to Bylaw enforcement the applicant is seeking a variance to deal with the roof top structure that was constructed without a Building Permit. The existing Heritage building is a legal non-conforming structure that contains 10 apartment units. The existing Heritage building is presently 11 metres in height while the rooftop structure is an additional 2.4 metres.

CRITERIA	PROPOSAL	RU6 ZONE REQUIREMENTS
Development Regulations		
Height (Existing structure)	11 m ¹	9.5m / 2.5 storeys
Height (Addition)	2.5 m ²	

¹Existing non-conforming

²Variance required to permit addition (2.5m) to existing non-conforming structure

4.1 Site Location Map:

784 Elliot Avenue



4.2 Site Context

The surrounding area has been developed primarily as a single/two-family neighbourhood. More specifically, the adjacent land uses are as follows:

North	RU6 – Two Dwelling Housing - Residential
East	RU6 – Two Dwelling Housing - Residential
South	RU6 – Two Dwelling Housing - Residential
West	RU6 – Two Dwelling Housing - Residential

5.0 TECHNICAL COMMENTS

5.1 Inspections Services

Structural Concerns. Building permit c/w structural engineering required for all work done without valid building permit. The extra suite added is required to be removed so the number of suites does not exceed what is permitted by the business licence.

6.0 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

The existing addition was constructed without the required permits or any consultation with the City. Staff consulted the Community Heritage Commission (CHC) with regards to this application. Although unsure the CHC doubted that the "widow's walk" is an original feature of the Heritage building. The CHC further indicated that this addition did not add to the heritage value of the existing building. The Planning & Development Services department is not recommending support for this variance.

7.0 ALTERNATE RECOMENDATION

THAT Council authorize the issuance of Development Variance Permit No. DVP08-0035 for Lot 3, D.L. 138, ODYD, Plan 9360, located at 784 Elliot Avenue, Kelowna, B.C, subject to:

1. Building permit complete with structural engineering required for all work done without valid building permit. The extra suite added is required to be removed so the number of suites does not exceed what is permitted by the business licence.

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

Section 13.6.6 (b) Development Regulations – Height

Vary the height of the proposed single family dwelling from 9.5 metres permitted to 13.5 metres proposed.

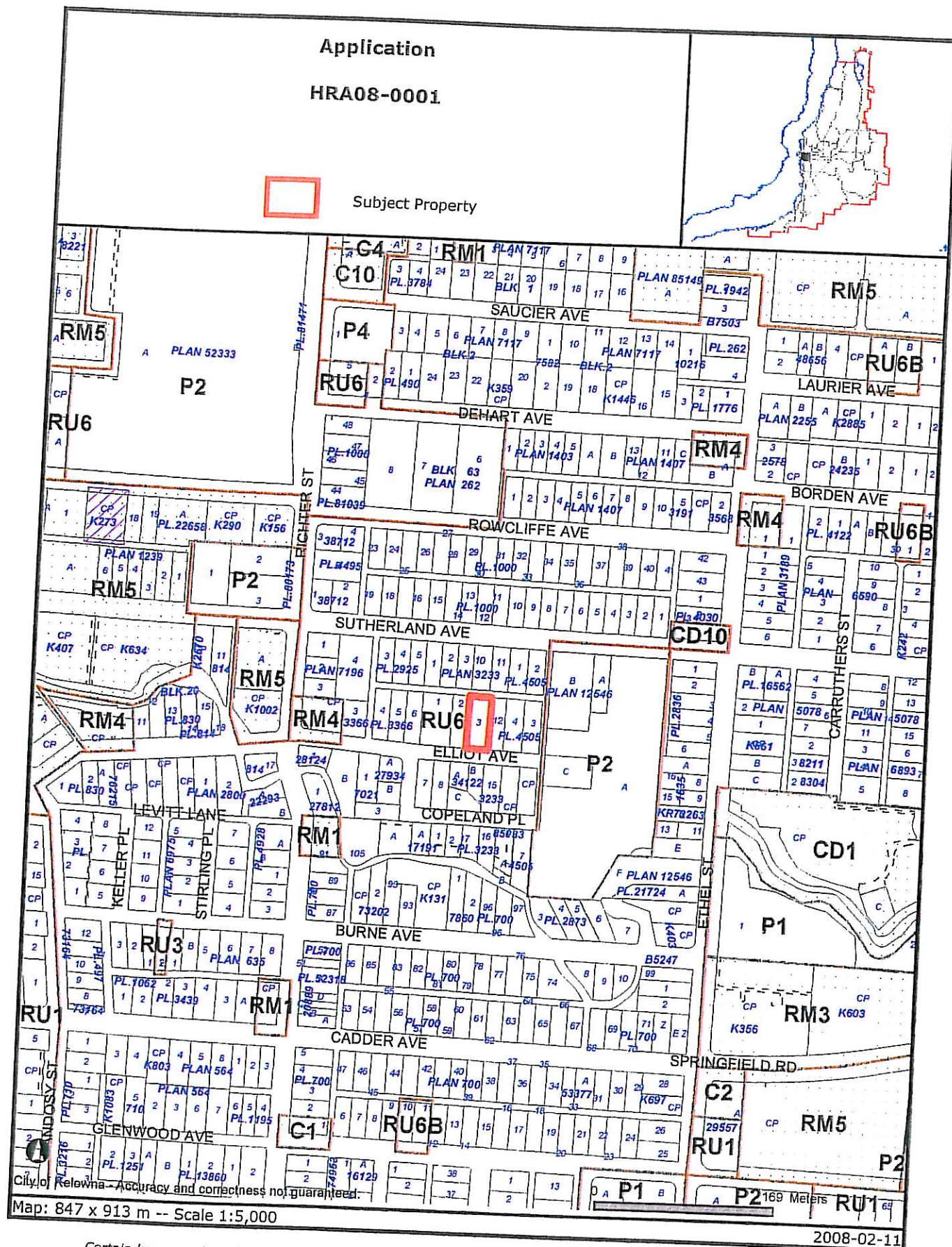


Shelley Gambacort
Current Planning Supervisor

SG/aw

ATTACHMENTS

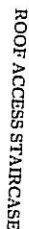
Location of subject property
Photographs
Site Plan
Elevations



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.

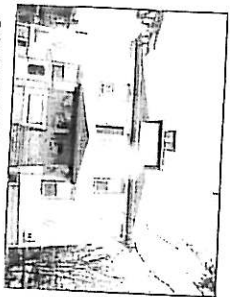
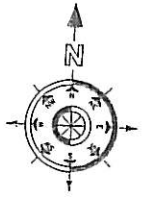






<p>LOFT PLAN</p> <p>A ROOM ACCESS SECTION</p>	<p>Room 9</p> <p>Room 10</p> <p>Room 11</p> <p>Room 12</p> <p>Room 13</p> <p>Room 14</p> <p>Room 15</p> <p>Room 16</p> <p>Room 17</p> <p>Room 18</p> <p>Room 19</p> <p>Room 20</p> <p>Room 21</p> <p>Room 22</p> <p>Room 23</p> <p>Room 24</p> <p>Room 25</p> <p>Room 26</p> <p>Room 27</p> <p>Room 28</p> <p>Room 29</p> <p>Room 30</p> <p>Room 31</p> <p>Room 32</p> <p>Room 33</p> <p>Room 34</p> <p>Room 35</p> <p>Room 36</p> <p>Room 37</p> <p>Room 38</p> <p>Room 39</p> <p>Room 40</p> <p>Room 41</p> <p>Room 42</p> <p>Room 43</p> <p>Room 44</p> <p>Room 45</p> <p>Room 46</p> <p>Room 47</p> <p>Room 48</p> <p>Room 49</p> <p>Room 50</p> <p>Room 51</p> <p>Room 52</p> <p>Room 53</p> <p>Room 54</p> <p>Room 55</p> <p>Room 56</p> <p>Room 57</p> <p>Room 58</p> <p>Room 59</p> <p>Room 60</p> <p>Room 61</p> <p>Room 62</p> <p>Room 63</p> <p>Room 64</p> <p>Room 65</p> <p>Room 66</p> <p>Room 67</p> <p>Room 68</p> <p>Room 69</p> <p>Room 70</p> <p>Room 71</p> <p>Room 72</p> <p>Room 73</p> <p>Room 74</p> <p>Room 75</p> <p>Room 76</p> <p>Room 77</p> <p>Room 78</p> <p>Room 79</p> <p>Room 80</p> <p>Room 81</p> <p>Room 82</p> <p>Room 83</p> <p>Room 84</p> <p>Room 85</p> <p>Room 86</p> <p>Room 87</p> <p>Room 88</p> <p>Room 89</p> <p>Room 90</p> <p>Room 91</p> <p>Room 92</p> <p>Room 93</p> <p>Room 94</p> <p>Room 95</p> <p>Room 96</p> <p>Room 97</p> <p>Room 98</p> <p>Room 99</p> <p>Room 100</p>
---	---

784 ELLIOT AVENUE
Kelowna, B.C.

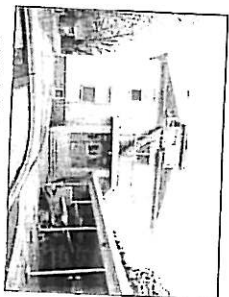


SOUTH ELEVATION

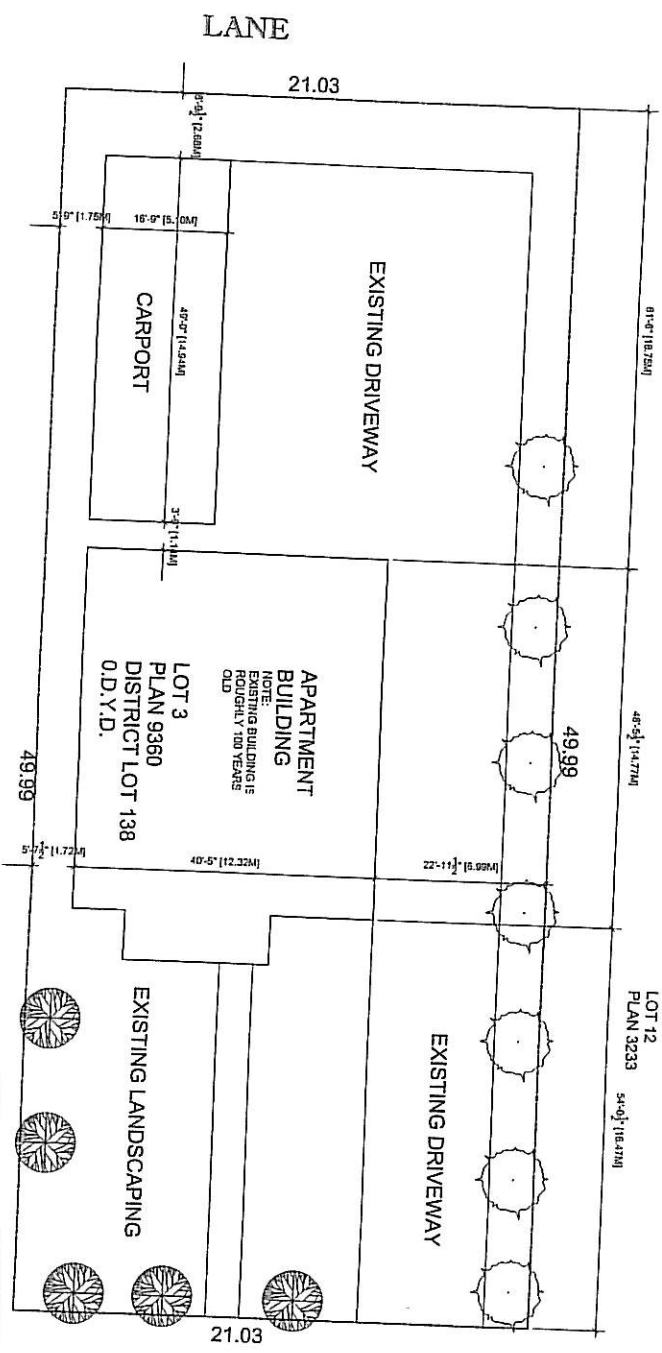


EAST ELEVATION

NOTE: THIS IS A SKETCH TO EAST ELEVATION



NORTH ELEVATION



NOTE:
SURVEY INFORMATION WAS OBTAINED FROM
T.E. FERGUSON LAND SURVEYING LTD.
SURVEY TAKEN MARCH 27, 2008
FILE NUMBER 16997

SITE INFORMATION:
LEGAL ADDRESS: 784 ELLIOT AVENUE
KELOWNA, B.C.
MUNICIPAL ADDRESS: LOT 3
PLAN 9360
DISTRICT LOT 138
O.D.Y.D.

784 ELLIOT AVENUE
Kelowna, B.C.

<p>DATE: 2008-03-27</p> <p>BY: T.E. FERGUSON</p>	<p>1</p>

NOTE:
ROOF IN EXISTING SLOPING ROOF
DO NOT EXIST IN EXISTING
SHINGLES TO MATCH EXISTING
42" HIGH PREFINISHED METAL
CLADDING - PAINTED TO MATCH
EXTERIOR CLADDING COLOUR

4:12 ROOF SLOPE
ASPHALT SHINGLES
TO MATCH EXISTING
1" x 6" FASCIA BOARD
1" x 6" TRIM BOARD

EXTERIOR FINISH
SIDING TO MATCH
EXISTING DOWNSPOUTS (BROWN)

EXISTING BUILDING

GREEN SHINGLES

BROWN
SIDING

36'-6" +/-

11'-0"

9'-11"

11'-1"

4'-6"

EXISTING ROOF DECK

EXISTING SECOND FLOOR

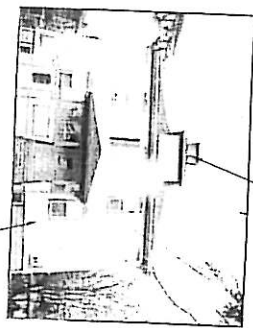
EXISTING MAIN FLOOR

DARK BROWN
PAINTED BRICK

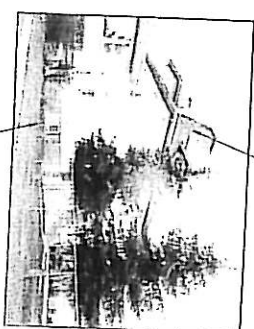
EAST ELEVATION

NOTE:
ALL ROOF DIMENSIONS ARE
CALCULATED OFF EXISTING
FIELD DIMENSIONS

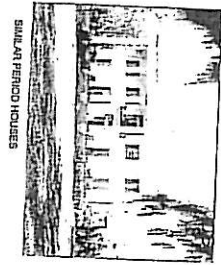
EXISTING ROOF ACCESS



EXISTING 100+ YEAR OLD
BUILDING



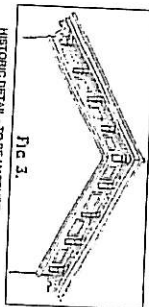
EXISTING 100+ YEAR OLD
BUILDING



SIMILAR PERIOD HOUSES

SIMILAR PERIOD HOUSES

NOTE:
GENERAL CONTRACTOR TO ENSURE
THAT NEW ROOF IS CONSTRUCTED TO
LEVEL AS ALLOWABLE BY CODE. TO FLOOR
GENERAL CONTRACTOR TO THE AND MATCH
HISTORIC DETAIL. (SEE 3.1) SUGGESTED:
2" x 6" DECORATIVE WOOD TRIM
1" x 6" DECORATIVE WOOD TRIM
DECORATIVE MOLDING



HISTORIC DETAIL - TO BE MATCHED

1" x 6" FASCIA BOARD
1" x 6" TRIM BOARD

EXTERIOR FINISH
SIDING TO MATCH
EXISTING DOWNSPOUTS
(BROWN)

4:12 ROOF SLOPE
ASPHALT SHINGLES
TO MATCH EXISTING
1" x 6" FASCIA BOARD
1" x 6" TRIM BOARD
2" x 6" ROOF TRIM @ 12" o.c.
BATT INSULATION
1" x 6" OVERLAP TYPICAL

GLASS BLOCK (8' x 50')
42" HIGH PREFINISHED METAL
CLADDING - PAINTED TO MATCH
EXTERIOR CLADDING COLOUR

EXISTING ROOF DECK

EXTERIOR CLADDING

GREEN SHINGLES

EXISTING BUILDING

EXISTING SECOND FLOOR

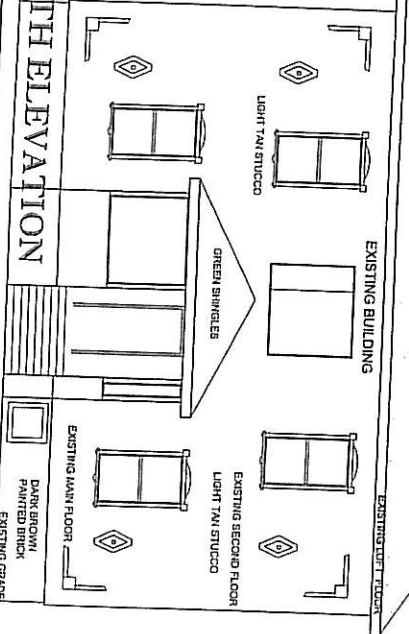
EXISTING MAIN FLOOR

LIGHT TAN STUCCO

GREEN SHINGLES

LIGHT TAN STUCCO

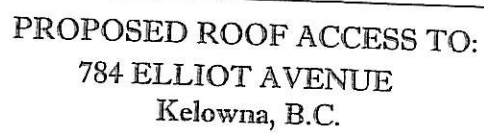
SOUTH ELEVATION



EXISTING ROOF ACCESS

DATE	BY	REVISION
10/1/12	AS	1. INITIAL DESIGN
10/1/12	AS	2. EXISTING PHOTO
10/1/12	AS	3. EXISTING PHOTO
10/1/12	AS	4. EXISTING PHOTO
10/1/12	AS	5. EXISTING PHOTO
10/1/12	AS	6. EXISTING PHOTO
10/1/12	AS	7. EXISTING PHOTO
10/1/12	AS	8. EXISTING PHOTO
10/1/12	AS	9. EXISTING PHOTO
10/1/12	AS	10. EXISTING PHOTO
10/1/12	AS	11. EXISTING PHOTO
10/1/12	AS	12. EXISTING PHOTO
10/1/12	AS	13. EXISTING PHOTO
10/1/12	AS	14. EXISTING PHOTO
10/1/12	AS	15. EXISTING PHOTO
10/1/12	AS	16. EXISTING PHOTO
10/1/12	AS	17. EXISTING PHOTO
10/1/12	AS	18. EXISTING PHOTO
10/1/12	AS	19. EXISTING PHOTO
10/1/12	AS	20. EXISTING PHOTO
10/1/12	AS	21. EXISTING PHOTO
10/1/12	AS	22. EXISTING PHOTO
10/1/12	AS	23. EXISTING PHOTO
10/1/12	AS	24. EXISTING PHOTO
10/1/12	AS	25. EXISTING PHOTO
10/1/12	AS	26. EXISTING PHOTO
10/1/12	AS	27. EXISTING PHOTO
10/1/12	AS	28. EXISTING PHOTO
10/1/12	AS	29. EXISTING PHOTO
10/1/12	AS	30. EXISTING PHOTO
10/1/12	AS	31. EXISTING PHOTO
10/1/12	AS	32. EXISTING PHOTO
10/1/12	AS	33. EXISTING PHOTO
10/1/12	AS	34. EXISTING PHOTO
10/1/12	AS	35. EXISTING PHOTO
10/1/12	AS	36. EXISTING PHOTO
10/1/12	AS	37. EXISTING PHOTO
10/1/12	AS	38. EXISTING PHOTO
10/1/12	AS	39. EXISTING PHOTO
10/1/12	AS	40. EXISTING PHOTO
10/1/12	AS	41. EXISTING PHOTO
10/1/12	AS	42. EXISTING PHOTO
10/1/12	AS	43. EXISTING PHOTO
10/1/12	AS	44. EXISTING PHOTO
10/1/12	AS	45. EXISTING PHOTO
10/1/12	AS	46. EXISTING PHOTO
10/1/12	AS	47. EXISTING PHOTO
10/1/12	AS	48. EXISTING PHOTO
10/1/12	AS	49. EXISTING PHOTO
10/1/12	AS	50. EXISTING PHOTO
10/1/12	AS	51. EXISTING PHOTO
10/1/12	AS	52. EXISTING PHOTO
10/1/12	AS	53. EXISTING PHOTO
10/1/12	AS	54. EXISTING PHOTO
10/1/12	AS	55. EXISTING PHOTO
10/1/12	AS	56. EXISTING PHOTO
10/1/12	AS	57. EXISTING PHOTO
10/1/12	AS	58. EXISTING PHOTO
10/1/12	AS	59. EXISTING PHOTO
10/1/12	AS	60. EXISTING PHOTO
10/1/12	AS	61. EXISTING PHOTO
10/1/12	AS	62. EXISTING PHOTO
10/1/12	AS	63. EXISTING PHOTO
10/1/12	AS	64. EXISTING PHOTO
10/1/12	AS	65. EXISTING PHOTO
10/1/12	AS	66. EXISTING PHOTO
10/1/12	AS	67. EXISTING PHOTO
10/1/12	AS	68. EXISTING PHOTO
10/1/12	AS	69. EXISTING PHOTO
10/1/12	AS	70. EXISTING PHOTO
10/1/12	AS	71. EXISTING PHOTO
10/1/12	AS	72. EXISTING PHOTO
10/1/12	AS	73. EXISTING PHOTO
10/1/12	AS	74. EXISTING PHOTO
10/1/12	AS	75. EXISTING PHOTO
10/1/12	AS	76. EXISTING PHOTO
10/1/12	AS	77. EXISTING PHOTO
10/1/12	AS	78. EXISTING PHOTO
10/1/12	AS	79. EXISTING PHOTO
10/1/12	AS	80. EXISTING PHOTO
10/1/12	AS	81. EXISTING PHOTO
10/1/12	AS	82. EXISTING PHOTO
10/1/12	AS	83. EXISTING PHOTO
10/1/12	AS	84. EXISTING PHOTO
10/1/12	AS	85. EXISTING PHOTO
10/1/12	AS	86. EXISTING PHOTO
10/1/12	AS	87. EXISTING PHOTO
10/1/12	AS	88. EXISTING PHOTO
10/1/12	AS	89. EXISTING PHOTO
10/1/12	AS	90. EXISTING PHOTO
10/1/12	AS	91. EXISTING PHOTO
10/1/12	AS	92. EXISTING PHOTO
10/1/12	AS	93. EXISTING PHOTO
10/1/12	AS	94. EXISTING PHOTO
10/1/12	AS	95. EXISTING PHOTO
10/1/12	AS	96. EXISTING PHOTO
10/1/12	AS	97. EXISTING PHOTO
10/1/12	AS	98. EXISTING PHOTO
10/1/12	AS	99. EXISTING PHOTO
10/1/12	AS	100. EXISTING PHOTO

PROPOSED ROOF ACCESS TO:
784 ELLIOT AVENUE
Kelowna, B.C.



**WEST & NORTH
ELEVATIONS**