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CITY OF KELOWNA

MEMORANDUM

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**DATE:** July 30, 2008

**TO:** City Manager

**FROM:** Planning and Development Services Department

**APPLICATION NO.** HAP08-0006  
**AT:** 2076 Long Street

**OWNER:** Ronald & Donna Rubadeau  
**APPLICANT:** Peter Chataway

**PURPOSE:** TO PERMIT THE ADDITION OF A NEW SUNROOM FACING THE LONG STREET FRONTAGE AND A GARAGE WITH A BEDROOM LOCATED AT THE REAR OF THE EXISTING HERITAGE HOME.

TO VARY THE REAR YARD SETBACK FROM 7.5M REQUIRED TO 3.5M PROPOSED TO ACCOMODATE THE PROPOSED GARAGE.

**EXISTING ZONE:** RU1 – LARGE LOT HOUSING

**REPORT PREPARED BY:** Alec Warrender

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1.0 RECOMMENDATION

THAT Council authorize the issuance of Heritage Alteration Permit No. HAP08-0006; for Lot 4, District Lot 14, ODYD, Plan 2905, located at 2076 Long 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"
3. Landscaping to be provided on the land be in general accordance with Schedule "C".

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

Section 13.1.6 (e) Development Regulations – Rear Yard Setback  
To vary the rear yard setback from 7.5m required to 3.5m proposed

2.0 SUMMARY

The applicant is seeking a Heritage Alteration Permit to authorize the addition of an 18m<sup>2</sup> sunroom on the eastern side facing Long Street and a 48m<sup>2</sup> double garage with a

bedroom above at the rear of the subject property. A relaxation to Zoning Bylaw No. 8000 is required as the garage as proposed shows a 3.5 m rear yard setback where 7.5 m is required.

### 3.0 COMMUNITY HERITAGE COMMISSION

The Community Heritage Commission (CHC) passed the following recommendations at their meeting of July 3, 2008:

THAT the Community Heritage Commission support Heritage Alteration Permit Application No. HAP08-0006, 2076 Long Street to obtain a Heritage Alteration Permit to permit the addition of a new sunroom facing the Long Street frontage and a garage with a bedroom located at the rear of the existing heritage home and to vary the rear yard setback from 7.5m required to 3.5 m proposed to accommodate the new garage.

### 4.0 ADVISORY PLANNING COMMISSION

The Advisory Planning Commission (APC) passed the following recommendations at their meeting of August 29, 2007:

THAT the Advisory Planning Commission support Heritage Alteration Permit Application No. HAP08-0006, 2076 Long Street to obtain a Heritage Alteration Permit to permit the addition of a new sunroom facing the Long Street frontage and a garage with a bedroom located at the rear of the existing heritage home and to vary the rear yard setback from 7.5m required to 3.5 m proposed to accommodate the new garage.

### 5.0 THE PROPOSAL

The subject property is located in the Abbott Street Heritage Conservation Area, but it is not on the Heritage Register. The property falls within the Late Vernacular Cottage phase.

The applicant has indicated that a two car garage will be constructed at the rear of the subject property, access will continue to be from the rear lane. As the garage is attached to the single family dwelling the setbacks for the home will apply. As there is not enough space to accommodate the garage the applicant has applied to relax the rear yard setback from 7.5m proposed to 3.5 m required. The applicant has also indicated that a sunroom will also be added to the existing single family dwelling.

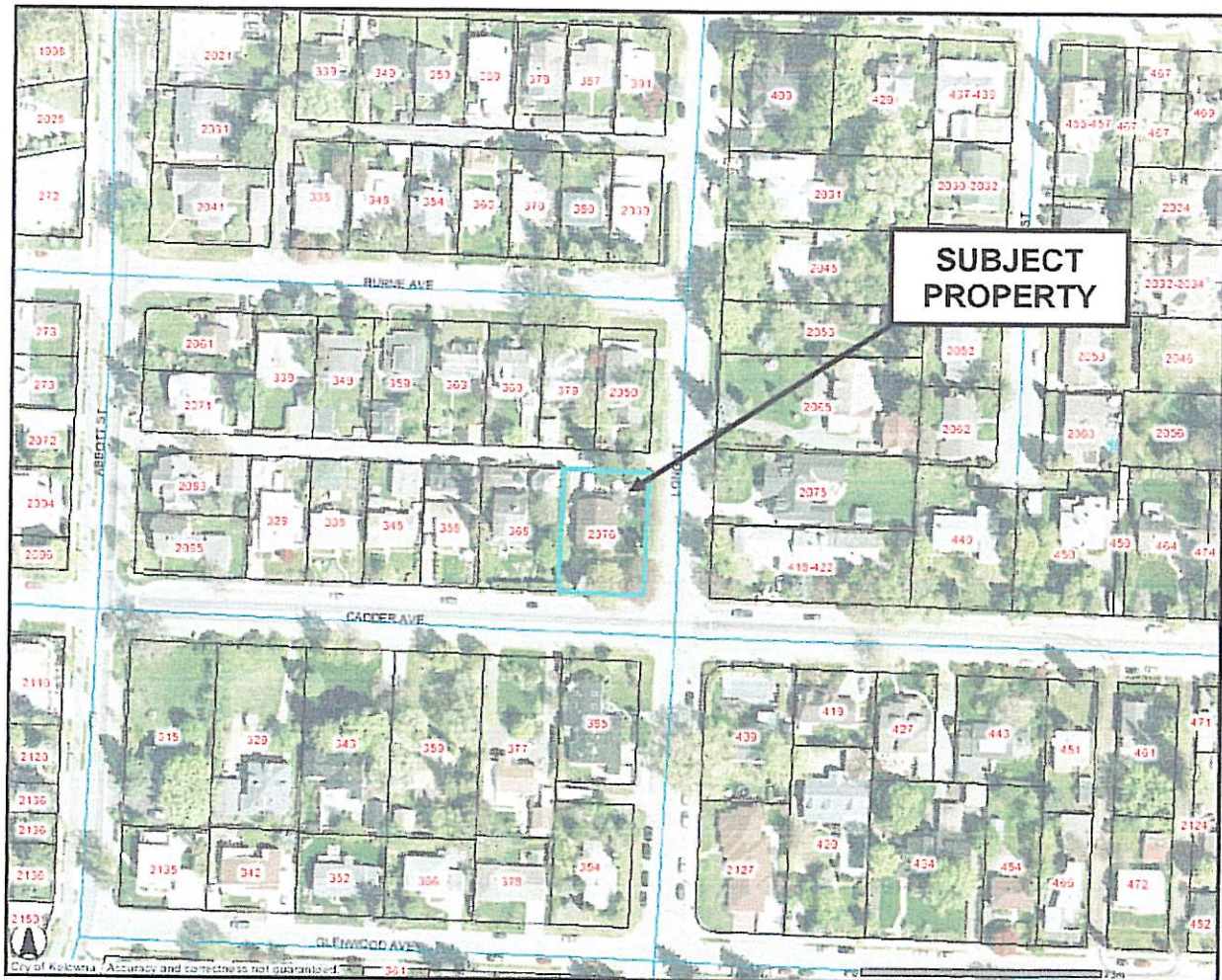
The colour of the proposed additions will match that of the existing single family dwelling. The roof shingles will match the asphalt shingles currently found on the existing single family dwelling.

#### 5.1 Site Context

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

5.2 South - RU1 – Large Lot Housing – Single Family Dwelling  
Subject Property Map 2076 Long Street



6.0 TECHNICAL COMMENTS

6.1 Inspections Services  
 No Comment

6.2 Works & Utilities  
 See Attached

7.0 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

In general, the proposed development is consistent with the features of the existing single family dwelling. Although the massing of the building will be increased, the garage addition has a roofline that is consistent with the existing heritage home. Further, as previously indicated the colours and roofing materials will be matched. The vertical and multi-sash windows fit within what would be anticipated by the Development Guidelines. While the home and the proposed garage have gabled roof forms the proposed sunroom introduces a new roofline to the building. The proposed relaxation to the Zoning Bylaw

for the proposed garage is not a significant concern. The applicant has provided a petition with nine signatures supporting the project.



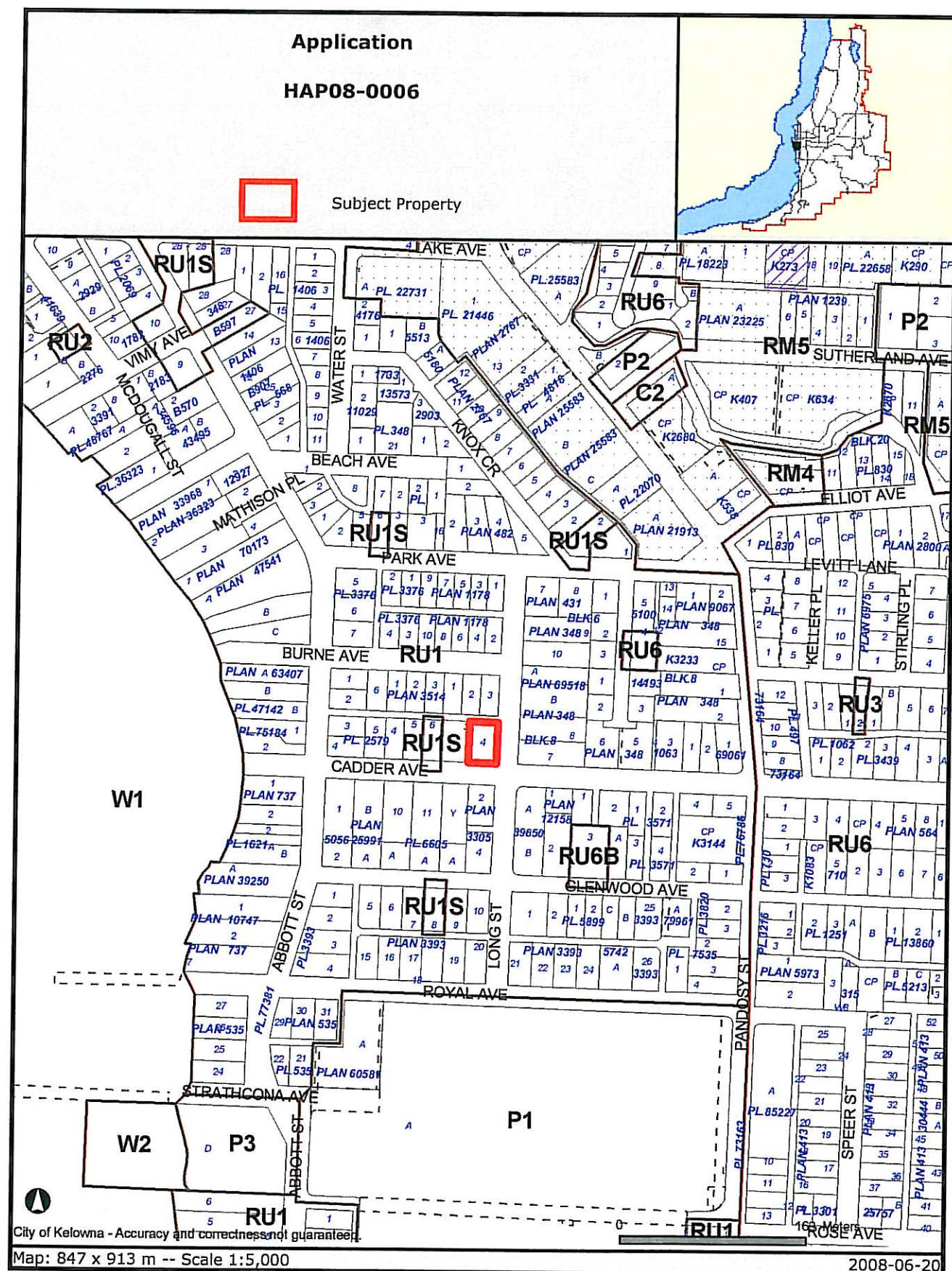
Shelley Cambacort  
Planning and Development Services

SG/aw

ATTACHMENTS

- Location Map
- Site Plan & Elevations
- Colour Board
- Photographs

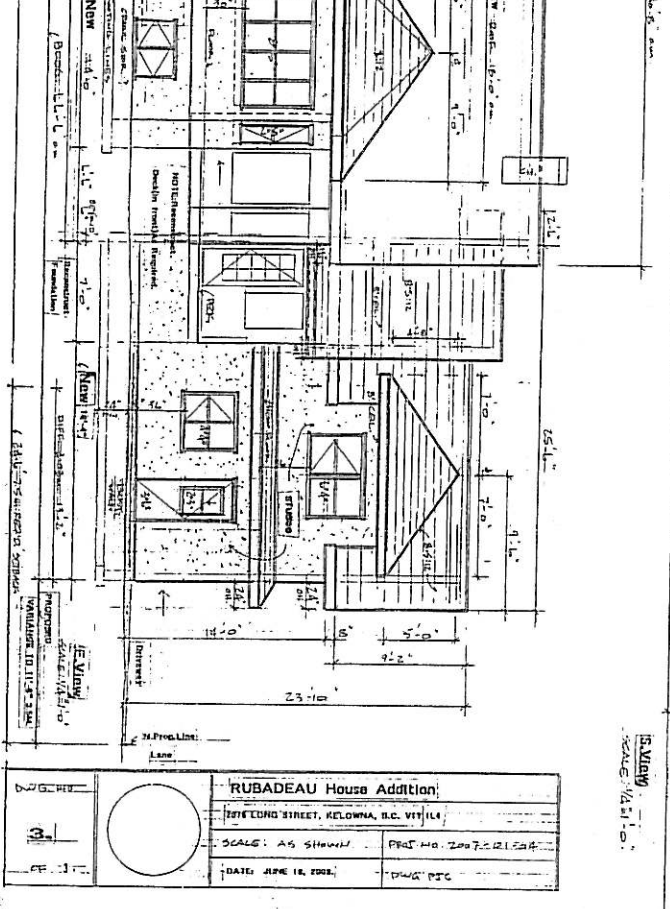
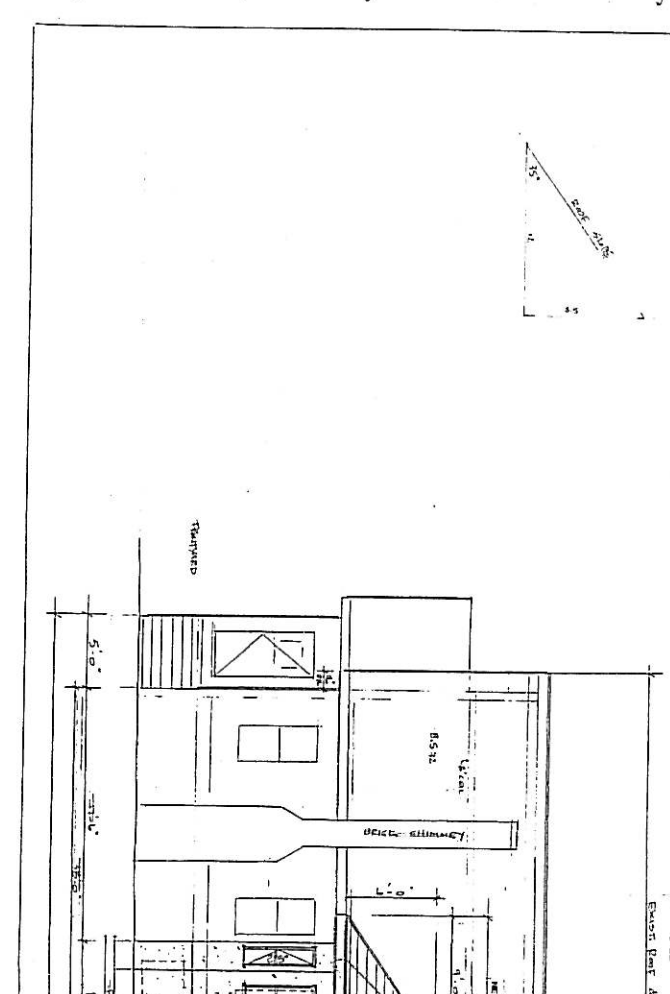
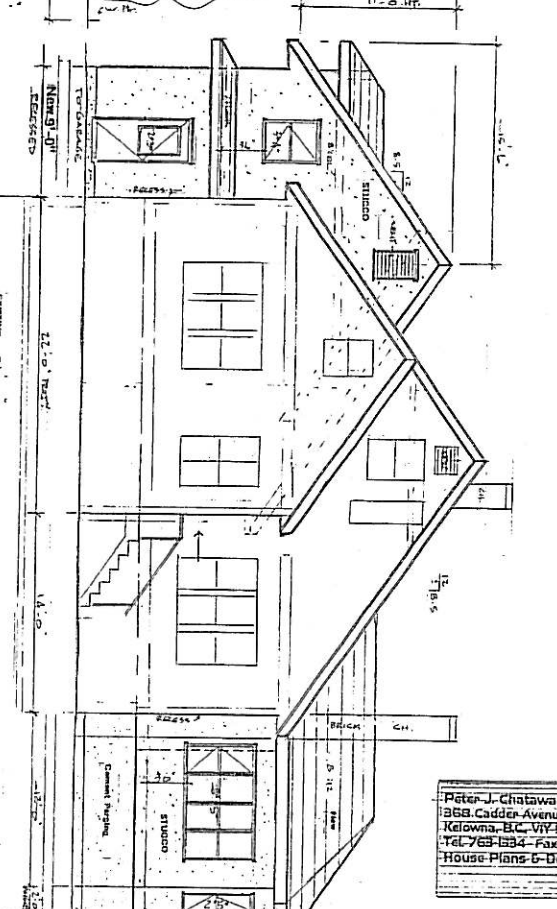
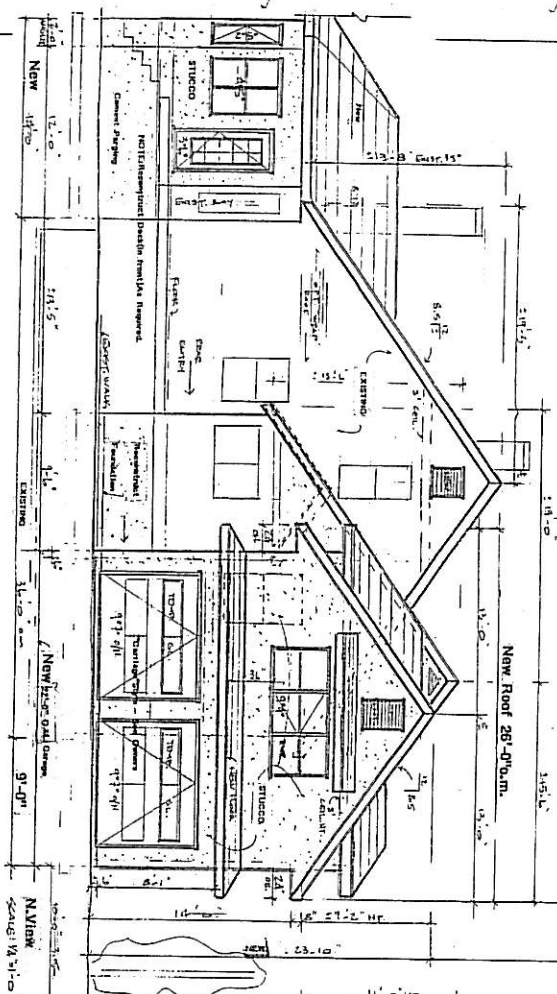




Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only.  
The City of Kelowna does not guarantee its accuracy. All information should be verified.

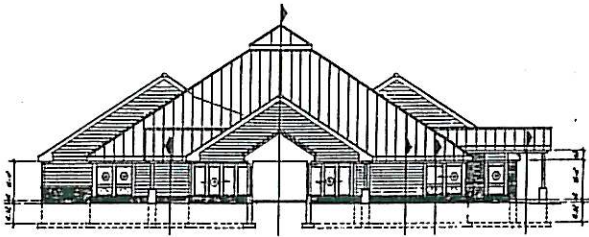






Peter J. Chataway - B.Arch.  
 1868 Cadden Avenue  
 Kelowna, B.C. V1Y 5N1  
 Tel: 763-1334 Fax:  
 House Plans & Design

RUBADEAU House Addition	
2122 LIND STREET, KELOWNA, B.C. V1Y 1L4	
SCALE: AS SHOWN	PROJ. NO. 2007-0212-004
DATE: APRIL 18, 2008	DRAWN BY: PJC



**Peter J. Chataway, B.Sc., B.Arch.**

HOUSE PLANS AND DESIGN

368 Cadder Ave., Kelowna, B.C. V1Y 5N1

Office: 763-1334

Home: (250) 763-5367

RUBADEAU HOUSE ADDITION

June 18, 2008.

2076 LONG STREET

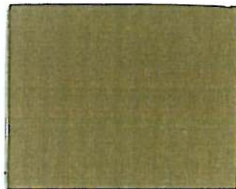
## Colour Board

**Roof :**



Mid-Tone Brown (Asphalt) To Match Existing

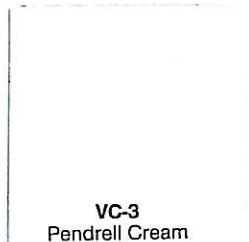
**Walls :**



Acrylic-Painted Stucco To Match Existing

VC-12  
Mount Pleasant Tan

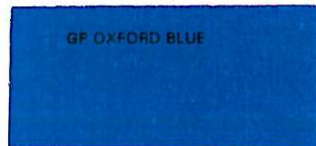
**Trim :**



To Match Existing

VC-3  
Pendrell Cream

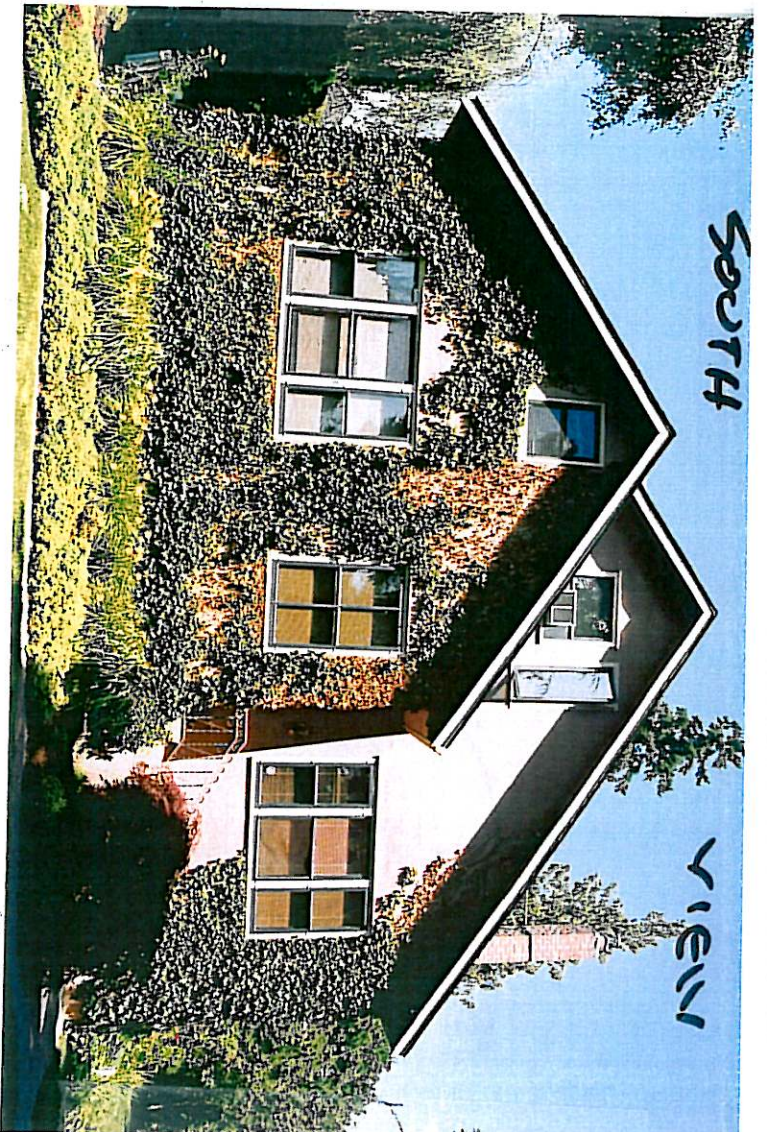
**Sash :**



Gloss "OXFORD"Blue

To Match Existing

**HISTORICAL TRUE COLOURS**



SOUTH

VIEW



S.W.

