

Heritage Advisory Committee

AGENDA



Thursday, February 15, 2018

12:00 pm

Knox Mountain Meeting Room (#4A)

City Hall, 1435 Water Street

Pages

1. Call to Order

THE CHAIR WILL CALL THE MEETING TO ORDER:

(a) The purpose of this Meeting is to consider certain Development Applications as noted on this meeting Agenda.

(b) The Reports to Committee concerning the subject development applications are available on the City's website at www.kelowna.ca.

(c) All representations to the Heritage Advisory Committee form part of the public record.

(d) As an Advisory Committee of Council, the Heritage Advisory Committee will make a recommendation of support or non-support for each application as part of the public process. City Council will consider the application at a future date and, depending on the nature of the file, will make a decision.

2. Applications for Consideration

2.1 Vimy Ave 176, HAP18-0002 - Terence & Carolanne Smyl 3 - 20

To consider the form and character of a new single detached house within the Abbott Street Heritage Conservation Area.

2.2 McDougall Street 1910, HAP18-0004 - Terry & Blair Squire 21 - 38

To consider the form and character of a second storey addition to an existing single family dwelling and existing carport conversion to an enclosed single car garage on the subject property within the Heritage Conservation Area.

2.3 Long Street 2050, HAP18-0001 - Shelly Davies & Gregory Andronik 39 - 58

To consider a Heritage Alteration Permit for a new Single Family Dwelling within the Heritage Conservation Area.

3. Minutes 59 - 61

Approve Minutes of the Meeting of December 14, 2017.

4. Update - Council Decisions

To provide the Committee with an update on heritage related Council decisions.

5. Next Meeting

Proposed Date - March 15, 2018

6. Termination of Meeting

REPORT TO COMMITTEE



Date: February 15, 2018

RIM No. 0940-60

To: Heritage Advisory Committee

From: Community Planning Department (EW)

Application: HAP18-0002

Owners: Terence Joseph Smyl & Carolanne Smyl

Address: 176 Vimy Ave

Applicant: Nesbitt Originals Ltd.

Subject: Heritage Alteration Permit

Existing OCP Designation: S2RES – Single/Two Unit Residential

Existing Zone: RU1 – Large Lot Housing

Heritage Conservation Area: Abbott Street

Heritage Register: Not Included

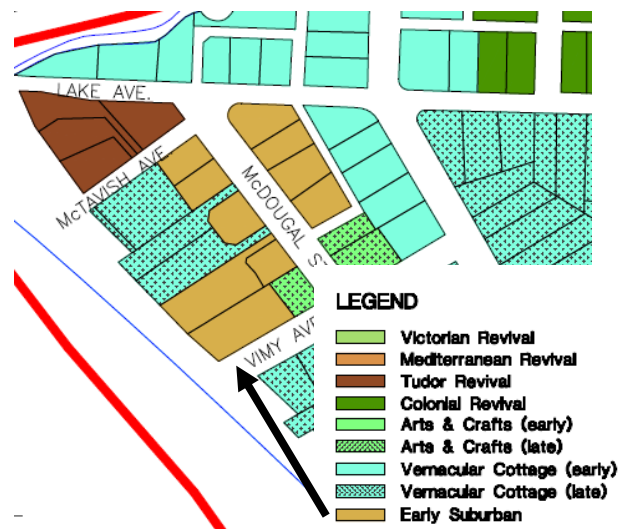
1.0 Purpose

To consider the form and character of a new single detached house within the Abbott Street Heritage Conservation Area.

2.0 Proposal

2.1 Background/Site Context

The subject property is a lakefront property, north of Vimy Avenue Beach Access Park and west of McDougall St. The 1344m² property is zoned RU1 – Large Lot Housing and is designated as S2RES – Single/Two Unit Residential in the Official Community Plan. The property is located on the Abbott Street Heritage Conservation area, but is not included on the Heritage Register. The Abbott Street Conservation Development Guidelines identify the building style and the dominant block style as 'Early Suburban'.



2.2 Project Description

The applicant intends on demolishing the existing structure and constructing a new single detached house on the property. As indicated in the applicant's design package (Attachment B) a two-storey dwelling with an attached garage on the east side of the property is proposed. The dwelling has front driveway access from Vimy Ave. The exterior materials include hardi-plank wall shingles, hardi-plank horizontal siding, and rock veneer. Proposing roofing material is asphalt shingles.

Subject Property Map: 176 Vimy Ave



2.3 Heritage Advisory Committee

Community Planning Staff are looking for comments regarding the form and character of the proposed dwelling and landscaping on the subject property. Staff would suggest that the two key considerations influencing form & character are the property's context within the Heritage Conservation Area and the property's proximity and relationship to Vimy Beach Access and the public realm.

Report prepared by: Emily Williamson, Planner
Approved for Inclusion: Terry Barton, Urban Planning Manager

Attachments:

Schedule 'A' – Heritage Guidelines
Attachment 'A' – Applicant's Rationale
Attachment 'B' – Applicant's Design Package

SCHEDULE A – Heritage Guidelines



Subject: HAP18-0002, 176 Vimy Ave

1.0 Heritage Conservation Area Guidelines (Kelowna Official Community Plan Chapter 16)

Objectives:

- Maintain the residential and historical character of the Marshall Street and the Abbott Street Heritage Conservation Areas;
- Encourage new development, additions and renovations to existing development which are compatible with the form and character of the existing context;
- Ensure that change to buildings and streetscapes will be undertaken in ways which offer continuity of the 'sense-of-place' for neighbours, the broader community; and
- Provide historical interest for visitors through context sensitive development.

Consideration has been given to the following guidelines as identified in Chapter 16 of the City of Kelowna Official Community Plan relating to Heritage Conservation Areas:

| HERITAGE CONSERVATION AREA | YES | NO | N/A |
|--|-----|----|-----|
| Site Layout and Parking | | | |
| Are established front yard setbacks maintained within 10% of neighbouring building setbacks? | ✓ | | |
| Are parking spaces and garages located in the rear yard? | | ✓ | |
| Are established building spacing patterns maintained? | ✓ | | |
| Does the carriage house complement the character of the principal dwelling? | | | ✓ |
| Are accessory buildings smaller than the principal building? | | | ✓ |
| Building Massing | | | |
| Is the established streetscape massing maintained? | ✓ | | |
| Is the massing of larger buildings reduced? | ✓ | | |
| Roof Forms, Dormers and Chimneys | | | |
| Is the roof pattern in keeping with neighbouring buildings? | ✓ | ✓ | |
| Are skylights hidden from public view? | | | ✓ |

| HERITAGE CONSERVATION AREA | YES | NO | N/A |
|---|------------|-----------|------------|
| Are high quality, low maintenance roofing materials being used? | ✓ | | |
| Are the roofing materials similar to traditional materials? | ✓ | | |
| Are the soffit, overhang and rain water drainage features in keeping with the building's architectural style? | ✓ | | |
| Do secondary roof elements have a similar pitch as the principal roof? | ✓ | | |
| Are chimneys in keeping with the building's architectural style? | ✓ | | |
| Cladding Materials | | | |
| Are low maintenance building materials being used? | ✓ | | |
| Are the building materials similar to traditional materials? | ✓ | | |
| Are exterior colours in keeping with the traditional colours for the building's architectural style? | ✓ | | |
| Doors and Windows | | | |
| Are established window placement, style and window-to-wall area ratios maintained? | ✓ | | |
| Are established door placement, style and door-to-wall area ratios maintained? | ✓ | | |
| Is the main entrance a dominant feature visible from the street? | ✓ | | |
| Is the main entrance in keeping with the building's architectural style? | ✓ | | |
| Are the door and window design details consistent with the building's architectural style? | ✓ | | |
| Landscaping, Walks and Fences | | | |
| Are existing healthy mature trees being retained? | ✓ | | |
| Is the front yard landscaping consistent with neighbouring properties? | ✓ | ✓ | |
| Is street facing fencing or screening landscaping no more than 1 m in height? | ✓ | | |
| Privacy and Shadowing Guidelines | | | |
| Are there clear sightlines from the street to the front yard and dwelling? | ✓ | | |
| Does the building location minimize shadowing on the private open space of adjacent properties? | ✓ | | |

2.0 Abbott Street & Marshall Street Heritage Conservation Areas Development Guidelines

2.1 Fourth Civic Phase Architectural Style (approx. 1946-1960)

The fourth civic phase follows the end of World War II, about 1946, and continues to about 1960 when the remaining lots in the Heritage Conservation Area were taken up with new housing. Traditional styles were not favoured in post-WWII society. The influence of the International Style of architecture and the advent of new construction materials, like thermo-pane picture windows, significantly changed the home building market and architectural style. The emergent style of this period is the Early Suburban Bungalow.

Early Suburban Bungalow Characteristics (Existing Building & Dominant Street Style)

- Horizontal feel to the architecture
- Low gable and hip roof form
- Plain soffit & brackets
- 1 & 2 storey massing
- Wide siding below belt-line / stucco above
- Horizontal multi-sash and picture windows
- Narrow window & door surrounds
- Asymmetrical front façade
- Side or front yard parking
- Asphalt shingle
- Front driveway access

Heritage Alteration Permit for 176 Vimy Avenue, Kelowna B.C.

Design Rationale for the Heritage Alteration Permit Application

The owners Terry & CarolAnne Smyl love the Early Suburban style as listed in the current Heritage Zone Bylaws for their property. Unfortunately the existing home is not what they envisioned and it's in a poor state especially after the summer floods. The design rationale conceptually comes from their desire to have a verandah that wraps around three sides of their home. A simple gable end roof line as outlined in the Heritage Zone Bylaw with exterior finishes that work well together to produce a home style that reflects a time where life and neighbors lived and communed together in a simpler way. The design plan is not too much different from the existing house and garage with key exterior design and energy technology improvements. All the wood roof fascias and the roof gable end details have been carefully thought through to keep the home in that Early Suburban fit and finish. The horizontal layering use of river rock, horizontal siding, and wall shingles compliment the Early Suburban architectural style. The wood fascias hide the roof drains with down chains that reflect a class of design style of times gone by. The Design Rationale is to replace the worn down existing home with a timeless piece of architecture that quietly fits into the neighborhood seamlessly while keeping it a bit understated.

Yours truly,

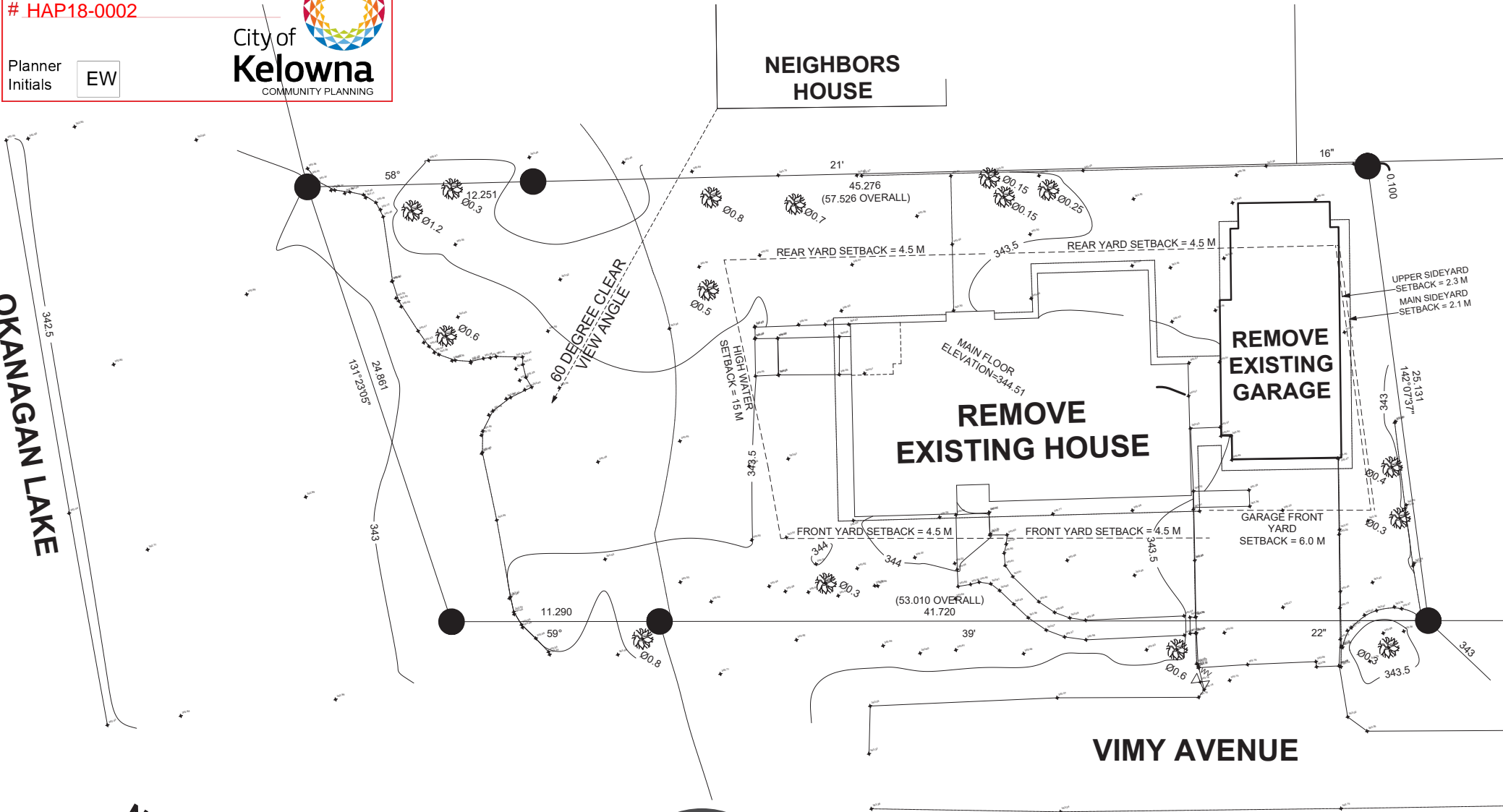
Paul Nesbitt Nesbitt Originals Ltd.

| | | |
|--------------------------------|----|--|
| ATTACHMENT | | A |
| This forms part of application | | |
| # HAP18-0002 | | |
| Planner Initials | EW |  City of Kelowna COMMUNITY PLANNING |

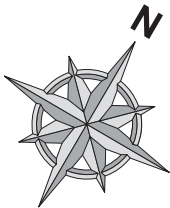


NEIGHBORS
HOUSE

OKANAGAN LAKE



VIMY AVENUE



1

SURVEYORS SITE PLAN

SHEET TITLE

SCALE:

DATE:

ISSUED FOR:

HERITAGE ALTERATION

PERMIT APPLICATION

LEGAL DESCRIPTION:

176 - VIMY AVENUE, KELOWNA, B.C.

NEBITT
ORIGINALS
LUXURY ESTATE HOMES
#300 - 1433 ST. PAUL STREET,
KELOWNA, B.C. V1Y 2E4
tel. (778)214-1177 Cellular - Paul
www.nesbittoriginals.com

PROJECT NAME:

SMYL LAKE HOUSE

PRELIMINARY AREA CALCULATIONS:

EXISTING RU1 ZONING

LEGAL DESCRIPTION:

LOT 1, D.L. 14, PLAN KAP51836, O.D.Y.D.



ATTACHMENT B

This forms part of application

HAP18-0002

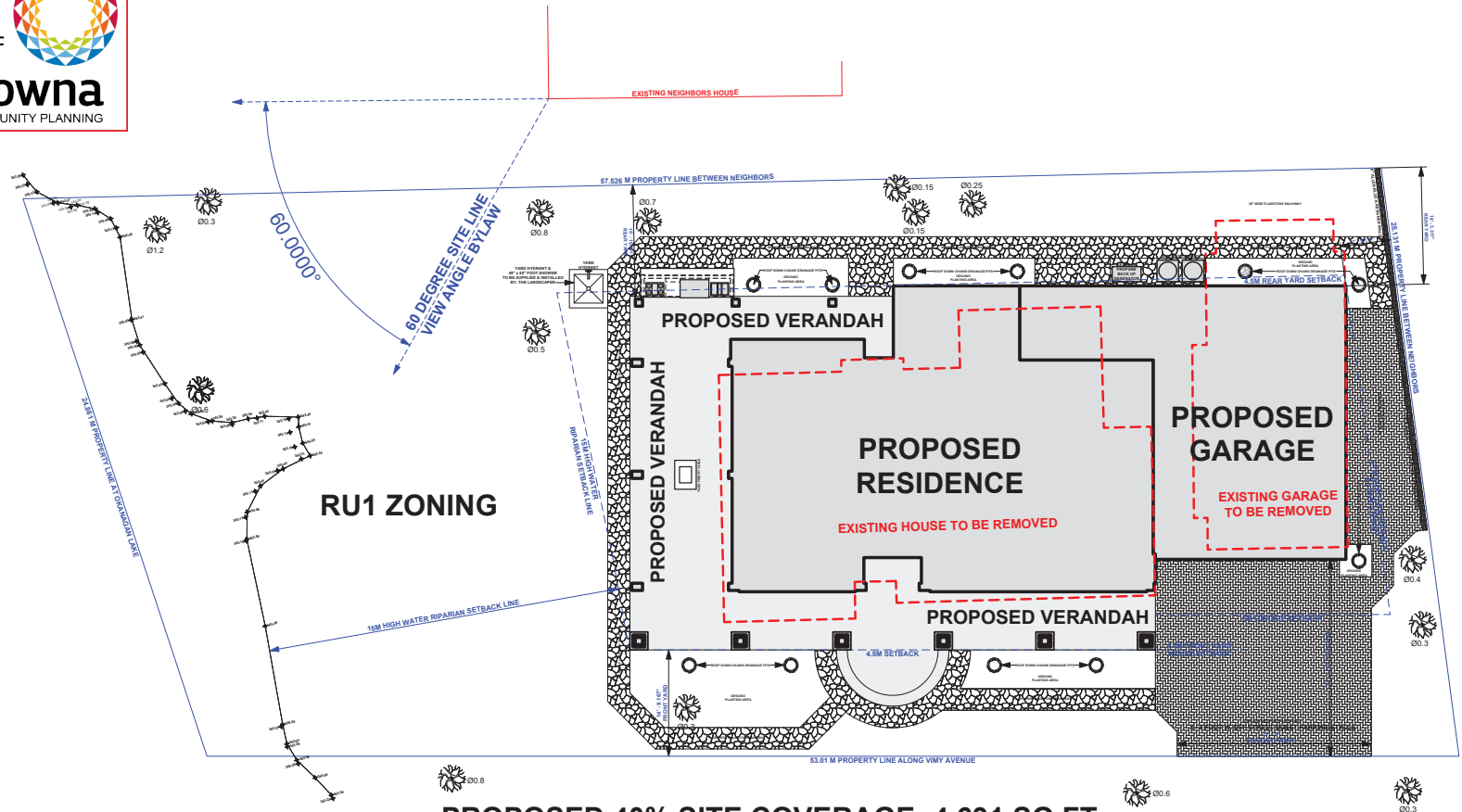
Planner
Initials

EW

City of
Kelowna
COMMUNITY PLANNING



OKANAGAN LAKE



PROPOSED 40% SITE COVERAGE: 4,691 SQ.FT.

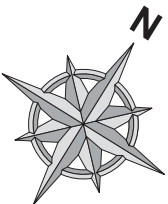
MAX. SITE COVERAGE 40%: 5,788 SQ.FT.

LOT AREA: 14,470 SQ.FT.

PROPOSED 50% SITE COVERAGE: 7,156 SQ.FT.

MAX. SITE COVERAGE 50%: 7,235 SQ.FT.

VIMY AVENUE



| | | | | | | |
|----------|---|-----------------------------|--|---|--|--|
| 2 | SHEET TITLE: PROPOSED SITE PLAN | | | NEBITT ORIGINALS LUXURY ESTATE HOMES #300 - 1433 ST. PAUL STREET, KELOWNA, B.C. V1Y 2E4 tel. (778)214-1177 Cellular - Paul www.nesbittoriginals.com | PROJECT NAME: SMYL LAKE HOUSE | |
| | SCALE: 1/16" = 1'-0" | DATE: 2017-DEC-18 | ISSUED FOR: HERITAGE ALTERATION PERMIT APPLICATION | | PRELIMINARY AREA CALCULATIONS: EXISTING RU1 ZONING | |
| | LEGAL DESCRIPTION: 176 - VIMY AVENUE, KELOWNA, B.C. | | | | LEGAL DESCRIPTION: LOT 1, D.L. 14, PLAN KAP51836, O.D.Y.D. | |
| | | | | | | |

HAP18-0002



City of Kelowna
COMMUNITY PLANNING

Planner
Initials

EW

PROPOSED EXTERIOR COLORS:

HARDI-PLANK WALL SHINGLES: PREPAINTED LIGHT MIST

HARDI-PLANK HORIZONTAL SIDING: PREPAINTED BOOTHBAY BLUE

FLASHINGS: CASCADIA METALS: OLD TOWN GREY - PVDF

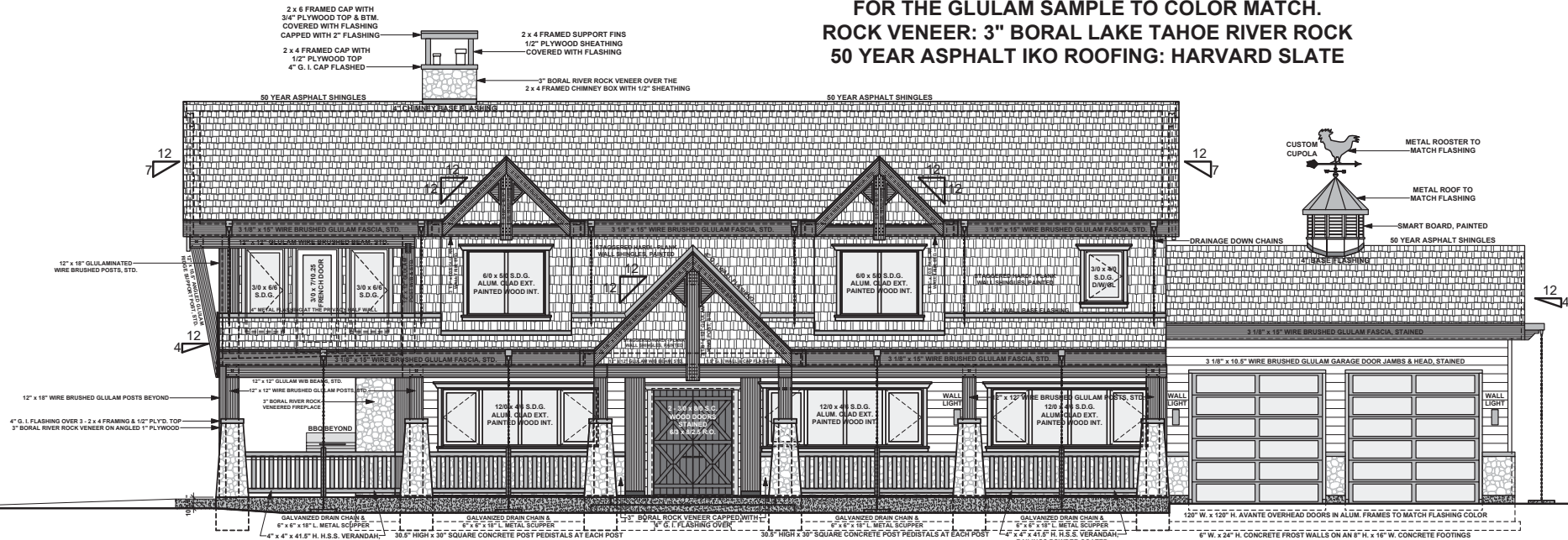
ARE TO BE STAINED A DARK BROWN.

ALL CEILING BEAMS INSIDE THE PERIMETER GLULAMS

ARE TO BE COLOR STAINED TRANSLUCENT WHITE

CALL PAUL AT: NESBITT ORIGINALS: 778-214-1117

ROCK VENEER: 3" BORAL LAKE TAHOE RIVER ROCK
50 YEAR ASPHALT IKO ROOFING: HARVARD SLATE



FRONT SOUTHEAST ELEVATION OFF VIMY AVENUE (PROPOSED EARLY SUBURBAN HERITAGE STYLE)

3

SHEET TITLE: **SOUTHEAST ELEVATION**

SCALE:

1/

DATE:

2017-DEC-18

ISSUED FOR:

HERITAGE ALTERATION
PERMIT APPLICATION

LEGAL DESCRIPTION:

176 - VIMY AVENUE, KELOWNA, B.C.



PROJECT NAME:

SMYL LAKE HOUSE

PRELIMINARY AREA CALCULATIONS

100

LEGAL DESCRIPTION:

LOT 1, D.L. 14, PLAN KAP51836, O.D.Y.D.



ATTACHMENT B

This forms part of application

HAP18-0002

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City of
Kelowna
COMMUNITY PLANNING



PROPOSED EXTERIOR COLORS:

HARDI-PLANK WALL SHINGLES: PREPAINTED LIGHT MIST

HARDI-PLANK HORIZONTAL SIDING: PREPAINTED BOOTHBAY BLUE

FLASHINGS: CASCADIA METALS: OLD TOWN GREY - PVDF

ALL GLULAM FASCIAS, POSTS, & BEAMS ON THE EXTERIOR ARE TO BE STAINED A DARK BROWN.

ALL CEILING BEAMS INSIDE THE PERIMETER GLULAMS

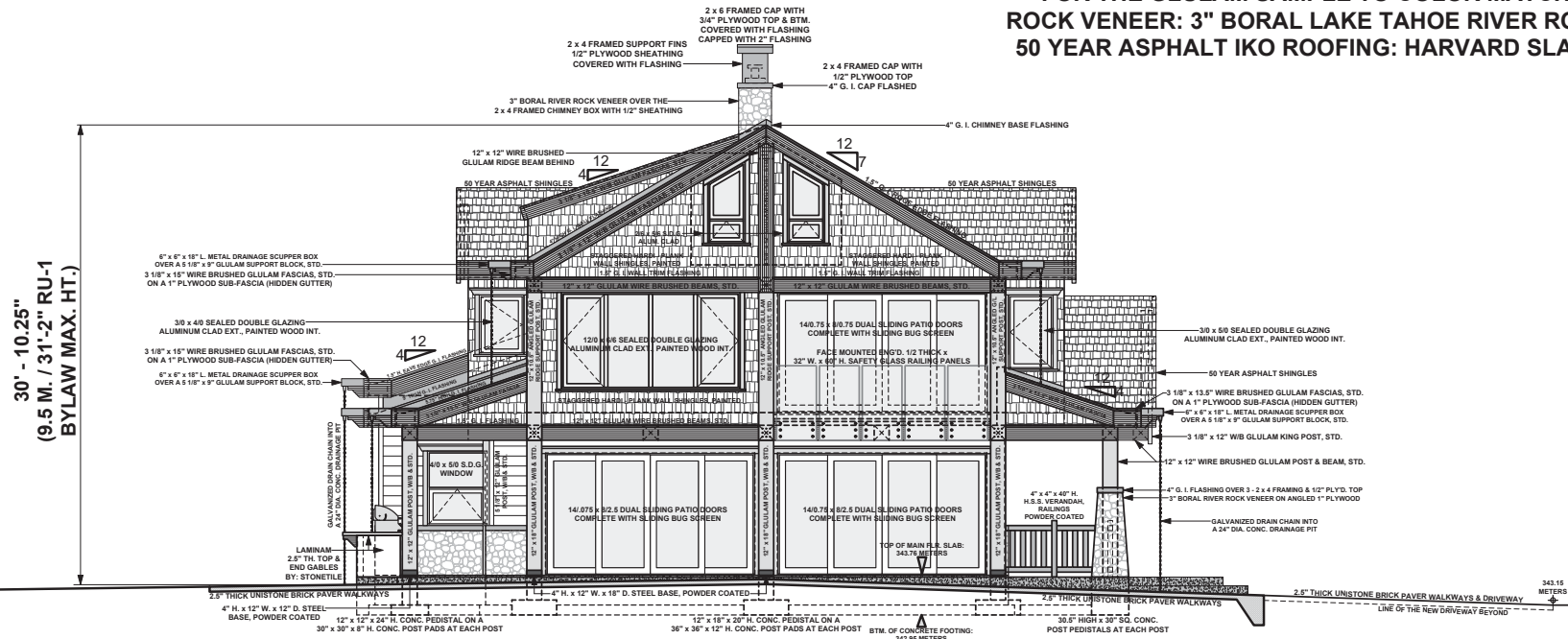
ARE TO BE COLOR STAINED TRANSLUCENT WHITE

CALL PAUL AT: NESBITT ORIGINALS: 778-214-1117

FOR THE GLULAM SAMPLE TO COLOR MATCH.

ROCK VENEER: 3" BORAL LAKE TAHOE RIVER ROCK

50 YEAR ASPHALT IKO ROOFING: HARVARD SLATE



EXISTING ASPHALT PAVEMENT
ELEVATION AT: VIMY AVENUE

SOUTHWEST ELEVATION FROM LAKE OKANAGAN (PROPOSED EARLY SUBURBAN HERITAGE STYLE)

| | | | | |
|---|---|-----------------------------|--|--|
| 4 | SHEET TITLE: SOUTHWEST ELEVATION | | PROJECT NAME: SMYL LAKE HOUSE | |
| | SCALE: 1/8" = 1'-0" | DATE: 2017-DEC-18 | PRELIMINARY AREA CALCULATIONS: | |
| | ISSUED FOR: HERITAGE ALTERATION PERMIT APPLICATION | | LEGAL DESCRIPTION: | |
| | LEGAL DESCRIPTION: 176 - VIMY AVENUE, KELOWNA, B.C. | | LOT 1, D.L. 14, PLAN KAP51836, O.D.Y.D. | |

NESBITT ORIGINALS
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tel. (778)214-1177 Cellular - Paul
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PROPOSED EXTERIOR COLORS:

HARDI-PLANK WALL SHINGLES: PREPAINTED LIGHT MIST
HARDI-PLANK HORIZONTAL SIDING: PREPAINTED BOOTHBAY BLUE

FLASHINGS: CASCADIA METALS: OLD TOWN GREY - PVDF
ALL GLULAM FASCIAS, POSTS, & BEAMS ON THE EXTERIOR
ARE TO BE STAINED A DARK BROWN.

ALL CEILING BEAMS INSIDE THE PERIMETER GLULAMS

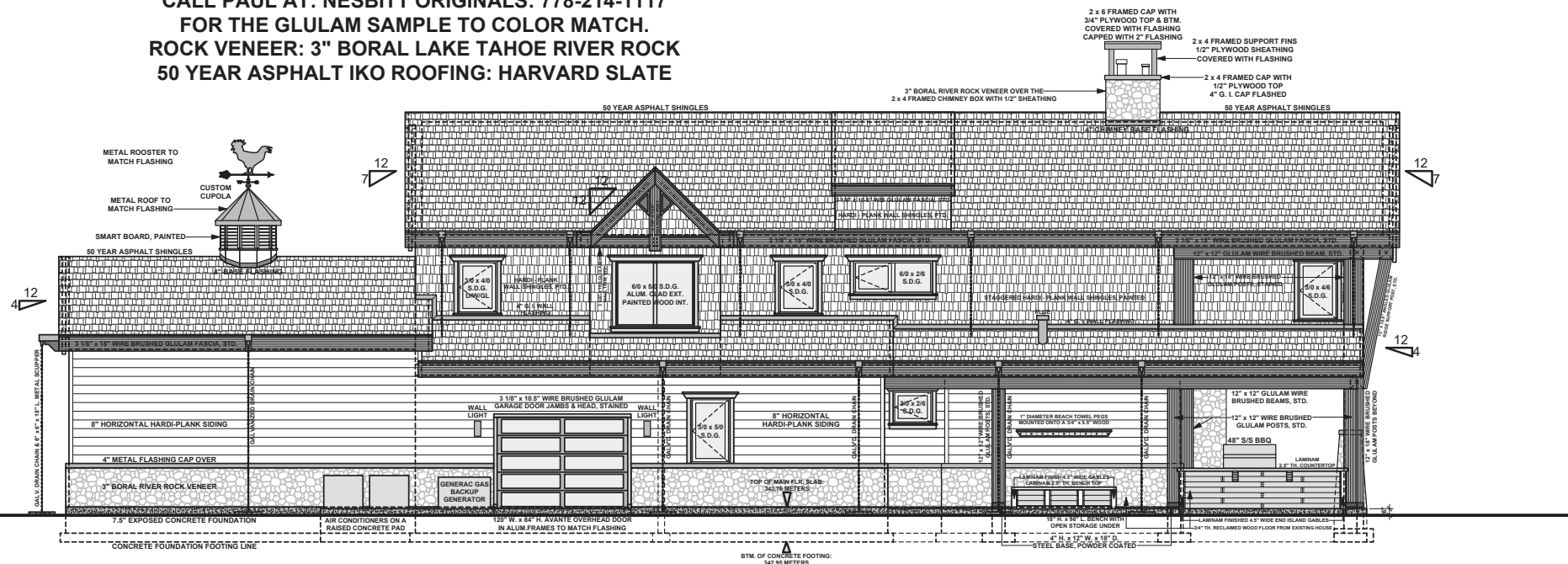
ARE TO BE COLOR STAINED TRANSLUCENT WHITE

CALL PAUL AT: NESBITT ORIGINALS: 778-214-1117

FOR THE GLULAM SAMPLE TO COLOR MATCH.

ROCK VENEER: 3" BORAL LAKE TAHOE RIVER ROCK

50 YEAR ASPHALT IKO ROOFING: HARVARD SLATE

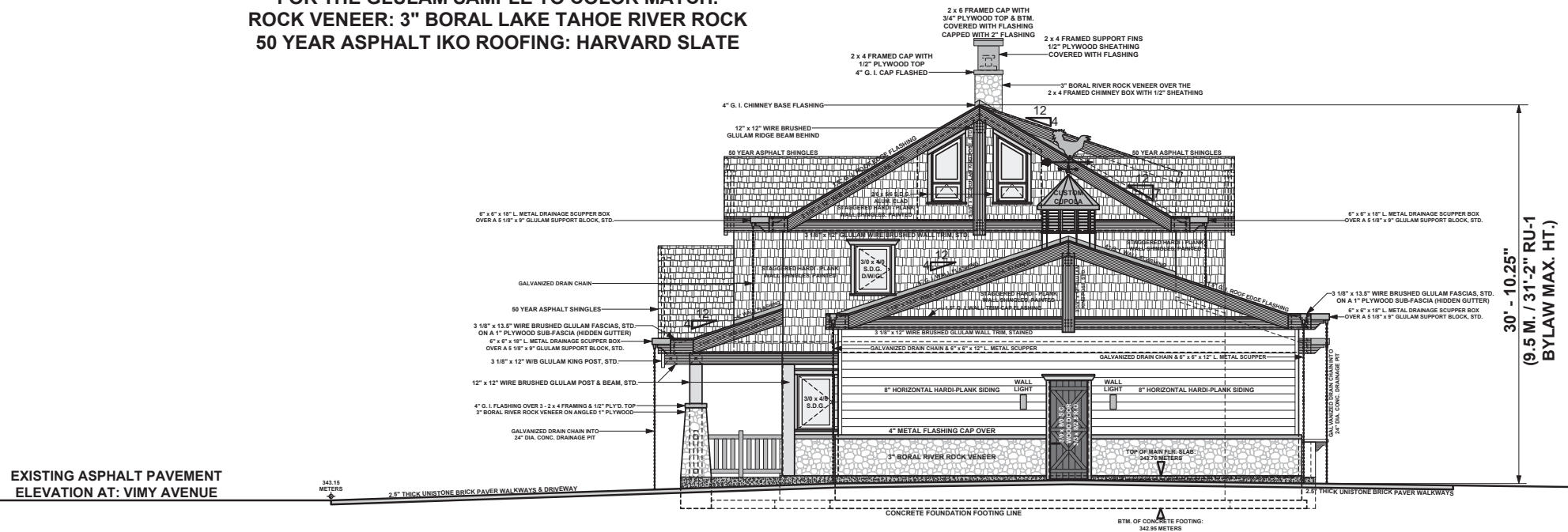


REAR NORTHWEST ELEVATION

(PROPOSED EARLY SUBURBAN HERITAGE STYLE)

| | | | | | | |
|---|---|-----------------------------|---|--|--|--------------------------------|
| 5 | SHEET TITLE: NORTHWEST ELEVATION | |  <p>NESBITT ORIGINALS LUXURY ESTATE HOMES #300 - 1433 ST. PAUL STREET, KELOWNA, B.C. V1Y 2E4 tel. (778)214-1177 Cellular - Paul www.nesbittoriginals.com</p> | PROJECT NAME: SMYL LAKE HOUSE | | |
| | SCALE: 1/8" = 1'-0" | DATE: 2017-DEC-18 | | ISSUED FOR: HERITAGE ALTERATION PERMIT APPLICATION | | PRELIMINARY AREA CALCULATIONS: |
| | LEGAL DESCRIPTION: 176 - VIMY AVENUE, KELOWNA, B.C. | | | LEGAL DESCRIPTION: LOT 1, D.L. 14, PLAN KAP51836, O.D.Y.D. | | |
| | | | | | | |

PROPOSED EXTERIOR COLORS:
HARDI-PLANK WALL SHINGLES: PREPAINTED LIGHT MIST
HARDI-PLANK HORIZONTAL SIDING: PREPAINTED BOOTHBAY BLUE
FLASHINGS: CASCADIA METALS: OLD TOWN GREY - PVDF
ALL GLULAM FASCIAS, POSTS, & BEAMS ON THE EXTERIOR
ARE TO BE STAINED A DARK BROWN.
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CALL PAUL AT: NESBITT ORIGINALS: 778-214-1117
FOR THE GLULAM SAMPLE TO COLOR MATCH.
ROCK VENEER: 3" BORAL LAKE TAHOE RIVER ROCK
50 YEAR ASPHALT IKO ROOFING: HARVARD SLATE



NORTHEAST ELEVATION

| | | | | | | | |
|----------------------------------|---|-------------|--|--|--------------------------------|--|--|
| 6 | SHEET TITLE: NORTHEAST ELEVATION | | <p>NESBITT ORIGINALS LUXURY ESTATE HOMES #300 - 1433 ST. PAUL STREET, KELOWNA, B.C. V1Y 2E4 tel. (778)214-1177 Cellular - Paul www.nesbittoriginals.com</p> | PROJECT NAME: SMYL LAKE HOUSE | | | |
| | SCALE: | DATE: | | ISSUED FOR: | PRELIMINARY AREA CALCULATIONS: | | |
| | 1/8" = 1'-0" | 2017-DEC-18 | | HERITAGE ALTERATION PERMIT APPLICATION | | | |
| | LEGAL DESCRIPTION: | | | LEGAL DESCRIPTION: | | | |
| 176 - VIMY AVENUE, KELOWNA, B.C. | | | LOT 1, D.L. 14, PLAN KAP51836, O.D.Y.D. | | | | |

SCHEDULE " "

This forms part of development

Permit # DPO -0

This forms part of application

HAP18-0002

Planner
Initials

EW

City of
Kelowna
COMMUNITY PLANNING



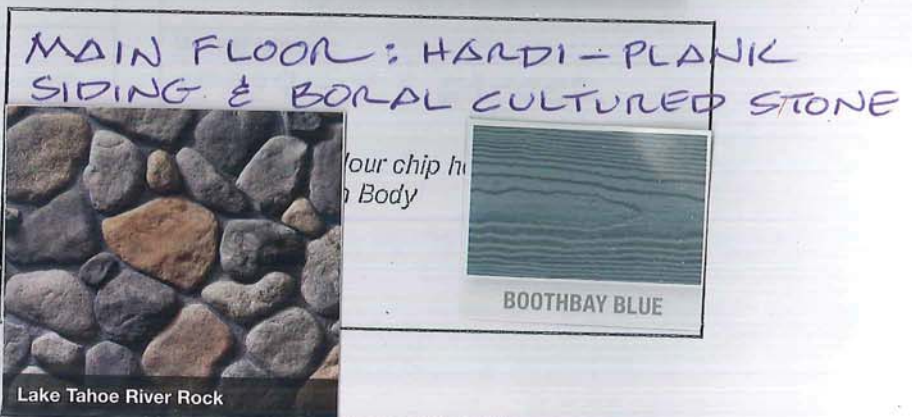
The following finishes are proposed for the Principal and Secondary Dwellings:

Roofing Material:
Colour:



Main Body:

Material:
Colour:



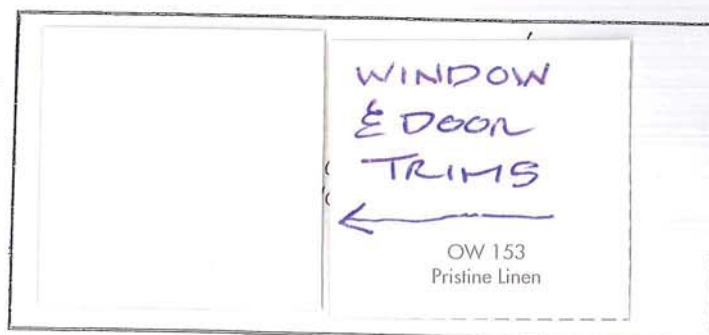
Second Colour/Accent Colour:
(If applicable):

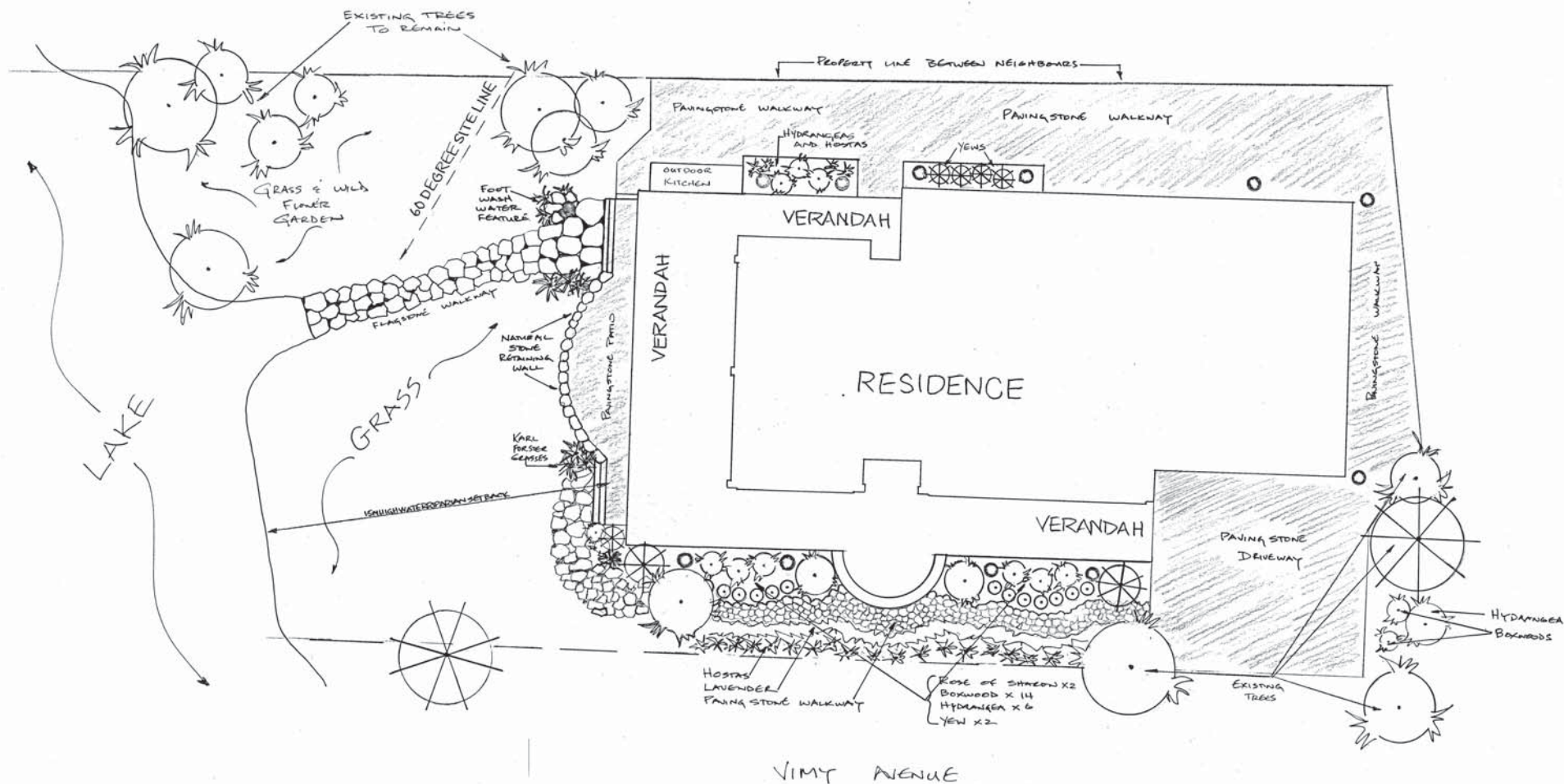
Material:
Colour:



Window/Door/Trim Colour:

Material:
Colour:







Existing Dwelling as viewed from Vimy Ave



ATTACHMENT B

This forms part of application
HAP18-0002

Planner
Initials EW



Neighbouring Dwelling to the East

REPORT TO COMMITTEE



Date: February 7, 2016
RIM No. 0940-60
To: Heritage Advisory Committee
From: Community Planning Department (AF)
Application: HAP18-0004
Owner: Terry & Blair Squire
Address: 1910 McDougall Street
Applicant: Fine Home Design
Subject: Heritage Alteration Permit

Existing OCP Designation: S2RES – Single / Two Unit Residential
Existing Zone: RU1 – Large Lot Housing
Heritage Conservation Area: Abbott Street
Heritage Register: Not Included

1.0 Purpose

To consider the form and character of a second storey addition to an existing single family dwelling and existing carport conversion to an enclosed single car garage on the subject property within the Heritage Conservation Area.

2.0 Proposal

2.1 Background

The subject property is located within the Abbott Street Conservation area, but is not included on the Heritage Register. The Abbott Street Heritage Area Conservation Guidelines identify the dominant style of the block as 'Early Suburban' on both the east and west sides of McDougall Street. The subject property is located on the west side of the street and is within the 'Early Suburban' style.

The proposal seeks to add a second storey addition to the rear half of the existing dwelling, convert the existing carport into an enclosed garage, add a rear deck and covered balcony and a new covered entry at the front of the house. Access to the proposed garage will be maintained directly off of McDougall Street.

A new two storey covered deck will add an additional 48.31 m² (520 sq ft) of area at the rear portion of the building subsequently increasing existing site coverage. The second storey addition proposes 70.28 m² (756

sq ft) of floor area added for a new master bedroom with ensuite bathroom and walk-in closet, and an entertainment room and bathroom.

The main floor will undergo renovations to accommodate the remodelled front entry, new kitchen and reconfigured open dining and living areas. A new two storey covered deck extends along the west side of the house. This area will provide a private amenity area for the dwelling along with a modest front yard. The existing shed in the rear yard is to be removed and relocated to the northwest portion of the rear yard. The proposed shed is to be 15.61 m² (168 sq ft) in size.

The exterior façade of the second storey addition is proposed to match the existing façade on the main floor by utilizing the same colour scheme and materials present in the existing dwelling. This will be achieved by using colours from the Benjamin Moore Historical colour pallet which includes 'Edwardian Buff' for the stucco and shakes, 'Strathcona Red' for the trim, and double gloss black accents. A living green roof and solar electric panels are proposed to be installed on both the upper and lower roofs. The mature tree located in the front yard will be maintained.

2.2 Site Context

The subject property is located on the west side of McDougall Street within the Abbott Street Heritage Conservation Area, but is not listed on the Heritage Register. The property is zoned RU1 – Large Lot housing as is designated as S2RES – Single / Two Unit Residential in the Official Community Plan. The building is one of six 'Early Suburban' homes on the block.



Subject Property Map: 1910 McDougall Street**2.3 Zoning Analysis Table**

| Zoning Analysis Table | | |
|--|-----------------------------------|-----------------------|
| CRITERIA | RU ₁ ZONE REQUIREMENTS | PROPOSAL |
| Development Regulations | | |
| Site Area (m ²) | 550 m ² | 579.70 m ² |
| Site Coverage of Building(s) (%) | 40% | 31.7% |
| Site Coverage buildings, driveways and parking (%) | 50% | 36.2% |
| Maximum Height | 2.5 stories or 9.5 m | 6.86 m |
| Minimum Front Yard | 4.5 m (house) / 6.0 m (garage) | 7.3 m / 6.1 m |
| Minimum Side Yard (south) | 2.0 m (lower) / 2.3 m (upper) | 2.8 m / 2.8 m |
| Minimum Side Yard (north) | 2.0 m (lower) / 2.3 m (upper) | 2.03 m / 6.3 m |
| Minimum Rear Yard | 7.5 m | 7.62 m |
| Number of Parking Stalls | 2 | 2 |
| Development Regulations for Accessory Building | | |
| Total Floor Area (m ²) | 90 m ² | 15.61 m ² |
| Maximum Height | 4.8 m | 3.35 m |
| Minimum Front Yard | 9 m | 25 m |
| Minimum Rear Yard | 1.5 m | 1.5 m |
| Minimum Side Yard (south) | 1.5 m | 13.4 m |
| Minimum Side Yard (north) | 1.5 m | 1.5 m |
| Minimum Distance to Principal Building | 1.0 m | 2.74 m |
| Site Coverage | 14% | 2.7% |

3.0 Heritage Advisory Committee Comments

Staff are looking for comments from the Committee regarding form and character of the addition and its historical context.

Report prepared by:

Andrew Ferguson, Planner

Approved for Inclusion:



Terry Barton, Urban Planning Manager

Attachments:

Schedule A – Heritage Guidelines
Schedule B – Applicant Rationale
Schedule C – Plans & Elevations
Schedule D – Materials
Schedule E – Site Photos

SCHEDULE A – Heritage Guidelines



Subject: HAP18-0004, 1910 McDougall Street

1.0 Heritage Conservation Area Guidelines (Kelowna Official Community Plan Chapter 16)

Objectives:

- Maintain the residential and historical character of the Marshall Street and the Abbott Street Heritage Conservation Areas;
- Encourage new development, additions and renovations to existing development which are compatible with the form and character of the existing context;
- Ensure that change to buildings and streetscapes will be undertaken in ways which offer continuity of the 'sense-of-place' for neighbours, the broader community; and
- Provide historical interest for visitors through context sensitive development.

Consideration has been given to the following guidelines as identified in Chapter 16 of the City of Kelowna Official Community Plan relating to Heritage Conservation Areas:

| HERITAGE CONSERVATION AREA | YES | NO | N/A |
|--|-----|----|-----|
| Site Layout and Parking | | | |
| Are established front yard setbacks maintained within 10% of neighbouring building setbacks? | ✓ | | |
| Are parking spaces and garages located in the rear yard? | | ✓ | |
| Are established building spacing patterns maintained? | ✓ | | |
| Are accessory buildings smaller than the principal building? | ✓ | | |
| Building Massing | | | |
| Is the established streetscape massing maintained? | | ✓ | |
| Is the massing of larger buildings reduced? | | ✓ | |
| Roof Forms, Dormers and Chimneys | | | |
| Is the roof pattern in keeping with neighbouring buildings? | | ✓ | |
| Are skylights hidden from public view? | ✓ | | |
| Are high quality, low maintenance roofing materials being used? | ✓ | | |
| Are the roofing materials similar to traditional materials? | ✓ | | |

| HERITAGE CONSERVATION AREA | YES | NO | N/A |
|---|------------|-----------|------------|
| Are the soffit, overhang and rain water drainage features in keeping with the building's architectural style? | ✓ | | |
| Do secondary roof elements have a similar pitch as the principal roof? | ✓ | | |
| Are chimneys in keeping with the building's architectural style? | | | ✓ |
| Cladding Materials | | | |
| Are low maintenance building materials being used? | ✓ | | |
| Are the building materials similar to traditional materials? | ✓ | | |
| Are exterior colours in keeping with the traditional colours for the building's architectural style? | ✓ | | |
| Doors and Windows | | | |
| Are established window placement, style and window-to-wall area ratios maintained? | ✓ | | |
| Are established door placement, style and door-to-wall area ratios maintained? | ✓ | | |
| Is the main entrance a dominant feature visible from the street? | ✓ | | |
| Is the main entrance in keeping with the building's architectural style? | ✓ | | |
| Are the door and window design details consistent with the building's architectural style? | ✓ | | |
| Landscaping, Walks and Fences | | | |
| Are existing healthy mature trees being retained? | ✓ | | |
| Is the front yard landscaping consistent with neighbouring properties? | ✓ | | |
| Is street facing fencing or screening landscaping no more than 1 m in height? | | | ✓ |
| Privacy and Shadowing Guidelines | | | |
| Are there clear sightlines from the street to the front yard and dwelling? | ✓ | | |
| Does the building location minimize shadowing on the private open space of adjacent properties? | ✓ | | |

2.0 Abbott Street & Marshall Street Heritage Conservation Areas Development Guidelines

2.1 Fourth Civic Phase Architectural Style (approx. 1946-1960)

The fourth civic phase follows the end of the World War II, about 1946, and continues to about 1960 when the remaining lots in the Heritage Conservation Areas were taken up with new housing. Traditional styles were not favoured in post W.W.II society. The influence of the International Style of architecture and the advent of new construction materials, like thermopane picture windows, significantly changed the home building market and architectural style. The emergent style of this period is the Early Suburban Bungalow.

Early Suburban Bungalow Characteristics

- Horizontal feel to the architecture
- Low gable and hip roof form
- Plain soffit & brackets
- 1&2 storey massing
- Wide siding below the belt-line / stucco above
- Horizontal multi-sash and picture windows
- Narrow window & door surrounds
- Asymmetrical front façade
- Side or front yard parking
- Asphalt shingle
- Front driveway access

Design Rationale
1910 McDougall Street
Squire House Addition

| | | |
|--|----|--|
| SCHEDULE | | B |
| This forms part of application # HAP18-0004 | | |
| Planner Initials | AF |  City of Kelowna COMMUNITY PLANNING |

The design rationale is to integrate three basic project objectives into a cohesive building solution.

The first objective is to provide floor plans and interior design that meet the owners' lifestyle expectations including a secure garage, a new kitchen / open plan to dining and living areas and a new primary bedroom and entertainment room all for enjoyable retirement living, i.e. basic but good architecture.

The second objective is to make changes to the exterior of the building that respect the mid 20th century (post-modern ?) existing house and improve its appearance without negatively impacting the neighbourhood, i.e. heritage context

The third objective is to construct innovative environmental aspects such as the living "green" roof and solar electric panels that contribute to sustainability, regarding climate change from global warming.

The project architecture (objective one) is pragmatic but will add quality to a building needing attention, **without** discarding the "look", the floor areas and the not so-out-of-date building materials.

The project heritage is essentially contextual maintaining the existing streetscape and respecting the conservation area guidelines for additions and remodeling.

The project's innovation adds community interest and long-term benefits without diminishing the architecture and heritage qualities of the proposal.

In summary, the project's form (massing), materials (painted stucco), context (heritage) and design solution are integrated and compatible to the adjacent properties.

Letter of Rationale - Addendum

1910 McDougall Street – Squire House Addition

The project heritage context is further explained with respect to the Abbott Street Heritage Conservation Area Guidelines as outlined in the Official Community Plan as follows:

1. Site Layout and Parking

The new front yard setback of 6.1 m. is within 5% of the adjacent houses which are 6.3 m. to the north and 5.3 m. to the south (with the pan handle lot not being considered) averaging 5.8 m. from the front lot line.

The parking space & garage are in the (front) existing locations as there is no vehicle access to the rear yard.

The main floor spacing patterns are existing and being maintained at separations of 3.53 m. to the north and 8.9 m. to the south (including the panhandle lot). The new upper floor spacing to the north is 8.1 m. reducing the overlook impact to next door.

The accessory building at the rear is ten times smaller (15.6 s.m.) than the house (167.5 s.m.).

2. Building Massing

The established streetscape massing is being maintained at a combination of one, one and one-half and two storey houses. The project second storey is set 13.7 m. back from the front property line and 6.4 m. back from the lower front house wall. The latter provides a stepped-massing of the house facade (see north and south elevation drawings) reducing the massing impact from adding a second storey. Twelve of eighteen existing houses on the street are greater than one storey in height.

3. Roof Forms, Dormers and Chimneys

The new upper low- slope gable roof pattern is the same shape as the existing lower roof and the existing two-storey adjacent house, although both of these houses are different from the roof shapes of the houses on the remainder of the block. Skylights are located at the rear and upper floor – not visible from the street.

Roofing materials are high quality (40 year) low- slope application fiberglass-lined asphalt shingles combined with solar electric panels (not visible) on the upper south-facing roof and a living “green” roof (proposed) on the existing lower roofs which, although visible, will add

.../2

innovation and interest to the neighbourhood, as well as environmental sustainability to the project.

The new soffits and overhangs maintain the existing building style while the “green” roof mitigates rain water drainage and high water table issues on the site.

There are no secondary roof elements as all new roof construction is extensions of the existing main roofs. The pitch of the new upper roof is the same as the existing lower roof.

There are no new chimneys above the roof line although these (2) could be added as framed-in elements above the roof line and match the house siding.

4. Cladding Materials

Low maintenance, acrylic-painted, trowelled, California-style stucco, which is typical/traditional for this style of house, is being used. The colours are chosen from the Benjamin Moore historical true colours for western Canada and are similar to the existing house and compatible with the house style and neighbourhood.

5. Doors and Windows

The existing windows will be replaced with new wood (fir) products locally manufactured to match the existing openings (except kitchen) and to match the new windows throughout. Similarly, the existing and new exterior doors will be local wood products, each and all maintaining typical window-to-wall ratios and traditional style for the heritage area. The main entry is enhanced with a new neighbourly-friendly covered front porch visible to /from the street and consistent with the building style. The windows are single-lite casement openers in keeping with the post-modern (?) later 20th century style, including a “picture” window facing the street.

6. Landscaping, Walks & Fences

There is no existing mature landscaping on the site, however future planting and fences will ensure an open view to the street, without tall fencing of the front yard.

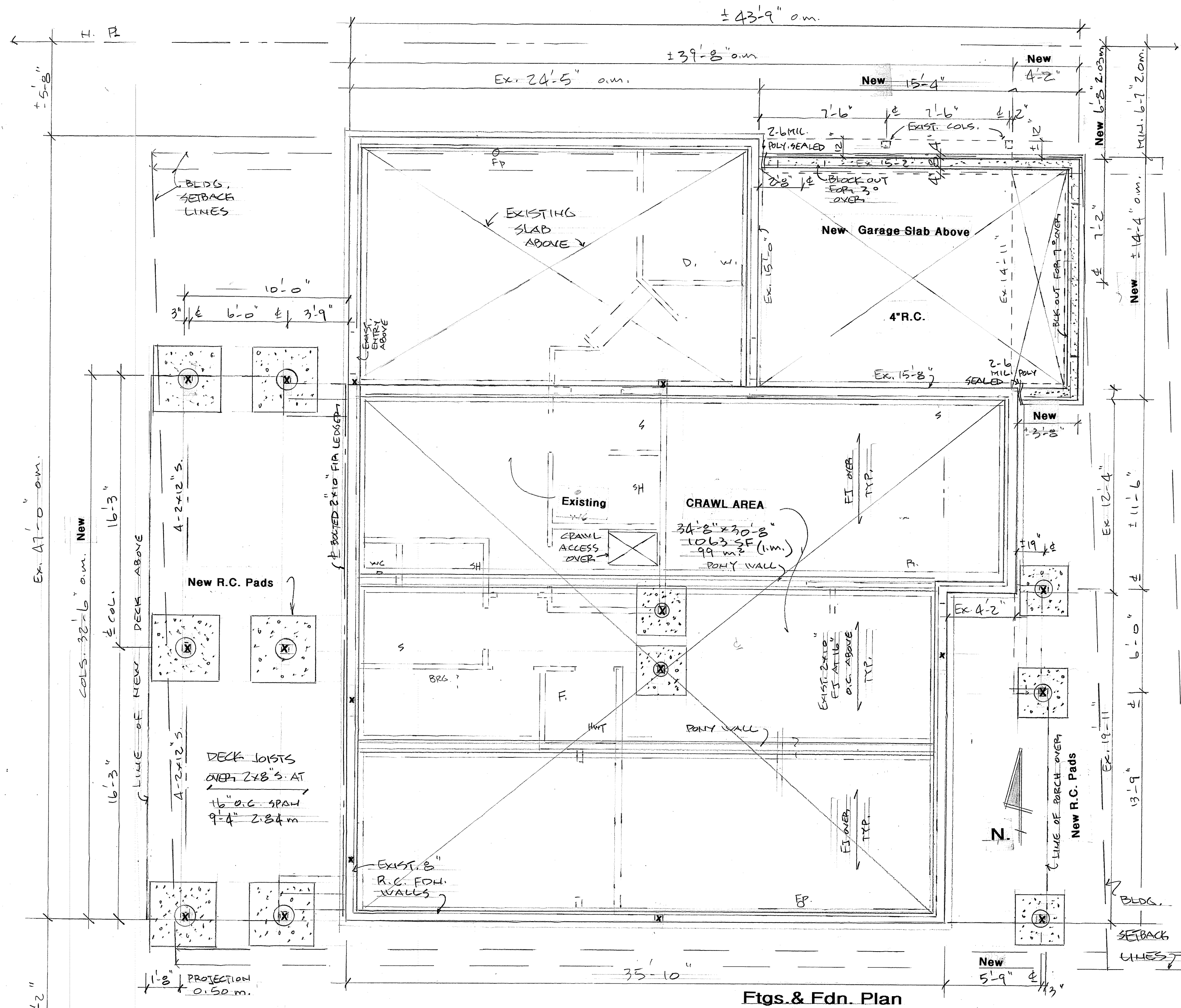
The new upper floor setback of 8.1 m. (26') to the adjacent house ensures moderate privacy from the two mid-sized windows located on the north wall of an occasionally used recreation room. This overlook is well within neighbourhoods standards and expectations.

In conclusion, the house rehabilitation meets most of the guidelines for construction in the Abbott Street Heritage Conservation Area. Further input to improve aspects of this project would be most welcome.

SCHEDULE C

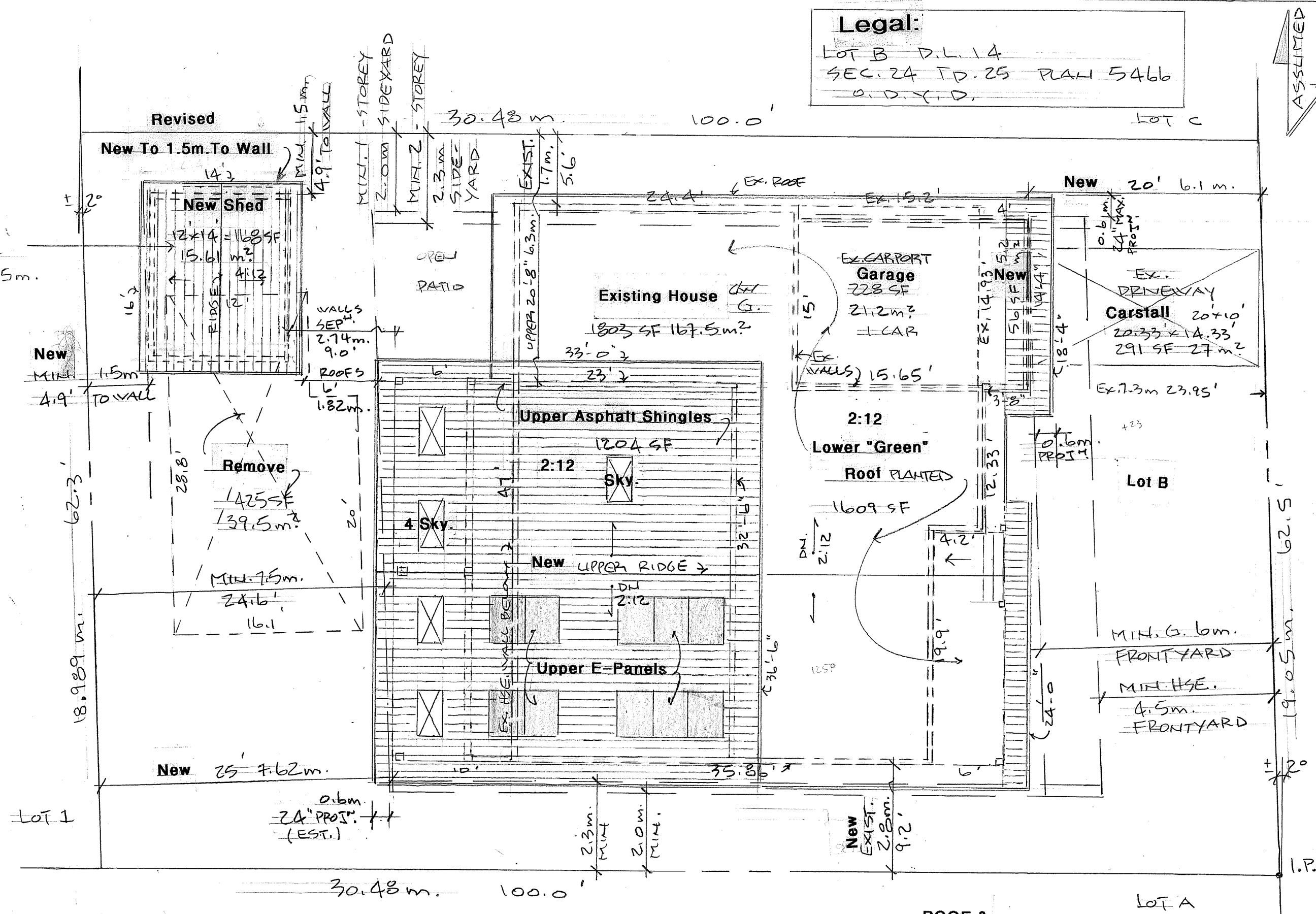
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HAP18-0004

Planner
Initials AF



Ftgs. & Fdn. Plan

SCALE: 1/4" = 1'-0"



Zoning: RU-1 LARGE LOT HOUSING

- USES: SINGLE DWELLING HOUSE + STORAGE SHED
- SUB-DIV. REGS: EXIST. CONFORMING
- DEV. REGS: SITE COV. BLDGS. MAX. 40% 231 m², 2497 SF.
PROVIDED 31.7% 183.1 m², 1971 SF.
- SITE COV. BLDGS. + PAVING MAX. 50% 290 m², 3120 SF.
PROVIDED 36.2% 210 m², 2262 SF.
- MAX. HT. HOUSE 2 1/2 STOREYS 9.5m - PROVIDED 2 STOREY 6.86m.
- HT. SHED 4.5m - PROVIDED HT. 3.25m (10'-8").
- MIN. FRONTYARD 6.0m (TO GARAGE) - PROVIDED 6.1m (20').
- MIN. SIDEYARD 2.0m + 2.3m - PROVIDED N. EXIST. 1.7m.
- MIN. REARYARD 7.5m - PROVIDED 7.62m.

Roof & Site Plan

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

LOT AREA 579.70 m², 6240 S.F.

- SEC. 6 - ACCESSORY SHED MIN. SIDEYARD 1.2m + REAR 1.5m.
MAX. 90 m² - PROVIDED 15.61 m², 271% COV.
- YARD PROT. MAX. 0.6m (2') - PROVIDED 0.6m (2').
- SEC. 7 - MAX. FENCE HT. 2.0m (6'-7").
- SEC. 8 - REQ'D. PARKING 2 STALLS - PROVIDED 2 STALLS (STACKED).
- CONFORMING - ABBOTT STREET HERITAGE GUIDELINES (SEE H.A.P. REPORT).

NOTES: R.C. Reinf. Conc.

- Upgrade Water Line to one inch (1").
- Re-wire & Upgrade HVAC throughout.

SQUIRE House Addition

1910 McDougall St., Kelowna, B.C. V1Y 1A2

SCALE: AS SHOWN

DATE: Jan. 18'18

PROJ. NO. 2017-09-08

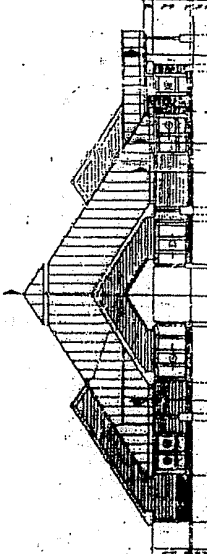
DWG. PJC

DWG. No.

1-1

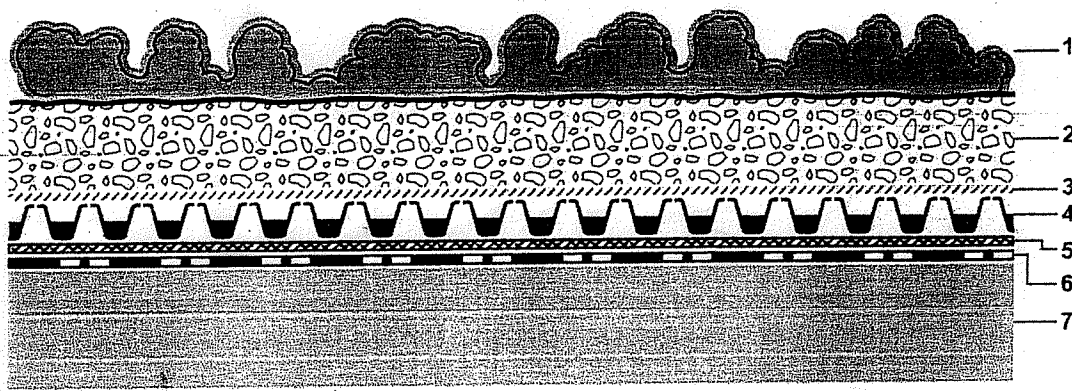
3

Peter J. Chataway, B.Sc., B.Arch.
HOUSE PLANS AND DESIGN 368 CADDEN AVE.
Kelowna, B.C. V1Y 5N1
Office: (250) 763-1334
Home: (250) 763-5367
Email: muncha@cnx.net



HAP Print

- 1 Plant Material
- 2 Growing Medium ZinCo Extensive, Depth 6-8 cm
- 3 Filter Sheet ZinCo SF
- 4 Drainage element ZinCo Floradrain® FD 25
- 5 Moisture & Protection ZinCo Mat SSM 45
- 6 Root protected waterproofing
- 7 Roof Construction

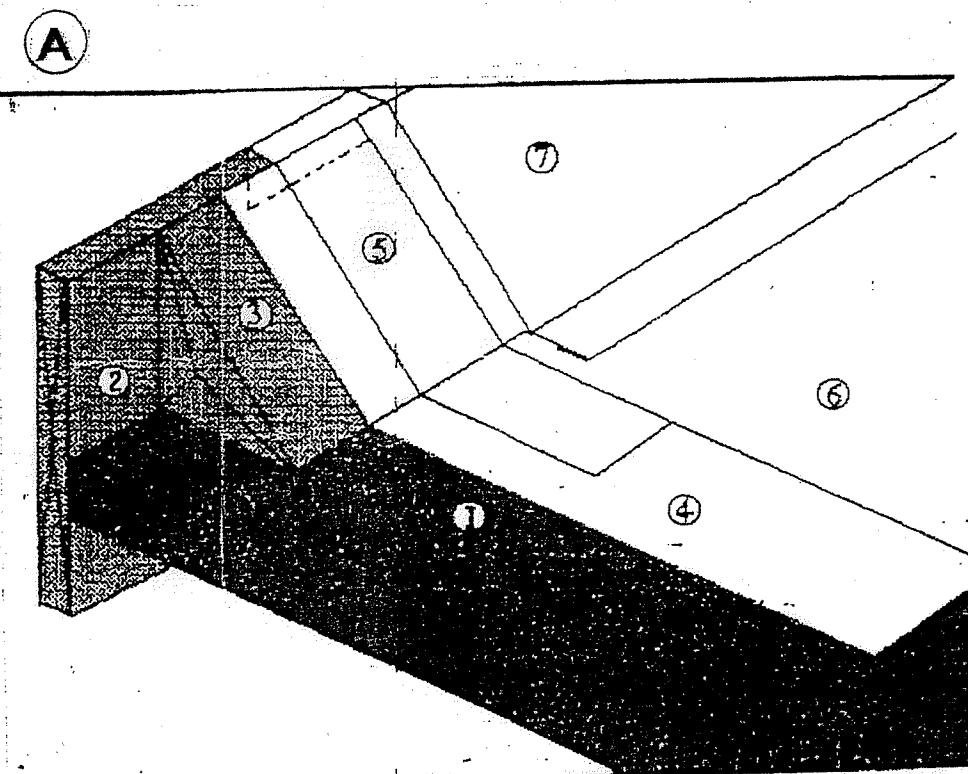


Notes:
When the waterproofing is not root protected an additional root barrier ZinCo WSF 40 is required between the membrane and the protection mat.
This detail is particular for the ZinCo Green Roof system to use. The roof construction and the waterproofing are not specified as this can vary.
For Sedum Carpet PLUS an additional layer of 20 mm growing medium is required.

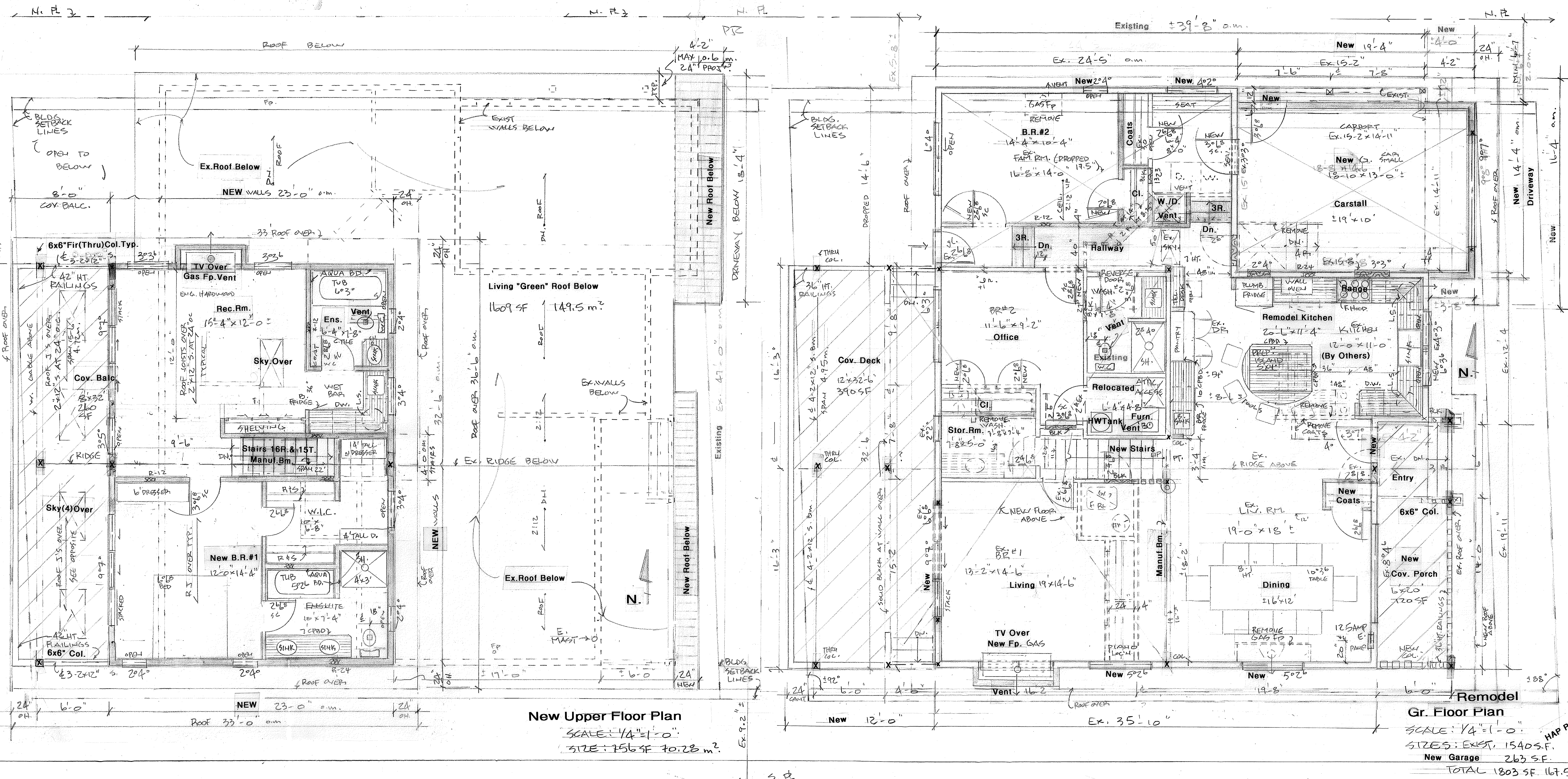
| | | | |
|--------------------------------|--|--|----------------------|
| Scale: 1/4" = 1'-0" | System: Sedum Carpet | Title: System Build-up | Drawn by: ZinCo GmbH |
| Date: 02.08.2009 | Floradrain® FD 25 | Company: ZinCo Canada Inc., P.O. Box 23 Carlisle, ON, Canada L0R 1H0 Phone: 905-890-1891 E-mail: greenroof@zinco.ca | |
| Project: Systembuild-up025.dwg | This drawing is an extension of service and the property of ZinCo Canada Inc. The use of this drawing is restricted to the design and specification of Green Roofs with the ZinCo Green Roof system. Measures are strictly prohibited. | | |

RON SCHWENGER, ARCHITEK

3715 Puget Drive, Vancouver B.C., V6L 2T8
T: 604-732-1141, M: 604-861-9446



- Roofing Detail**
1. WOOD DECK Sloped To Drain
 2. FACIA BOARD
 3. 1" WOOD CANT
 4. BASE SHEET (NAILED & TORCHED SEAMS)
 5. BASE SHEET STRIPPING TORCHED
 6. CAP SHEET TORCHED
 7. PREFINISHED METAL FLASHING (25 GA.) Cont'r. Option TO COVER WOOD ALL OF WOOD FACIA



SQUIRE House Addition

1910 McDougall St., Kelowna, B.C. V1Y 1A2

SCALE: AS SHOWN

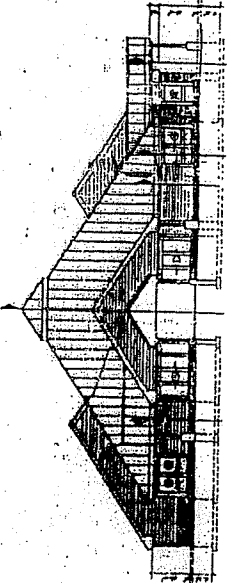
DATE: Jan. 18'18.

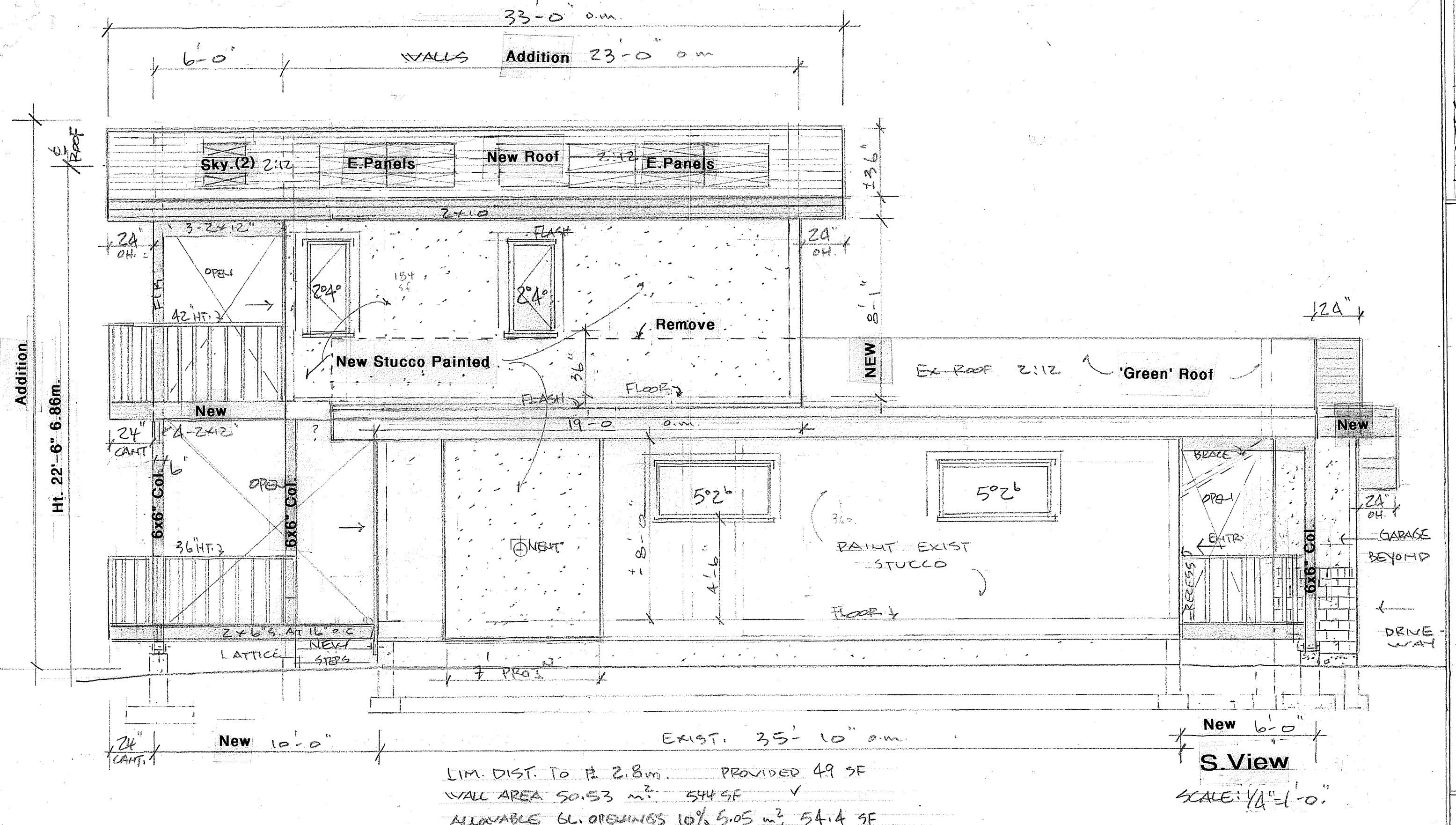
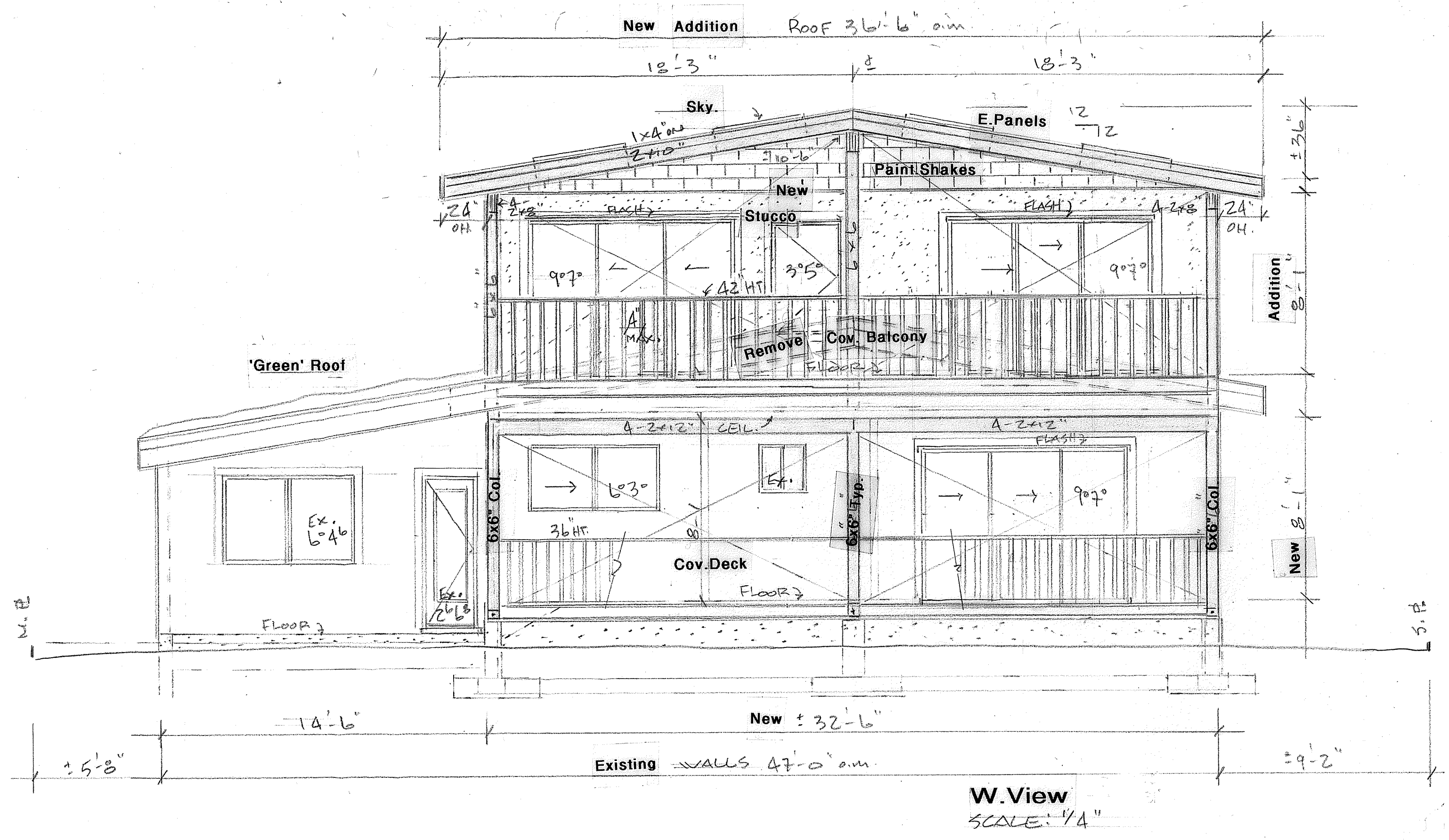
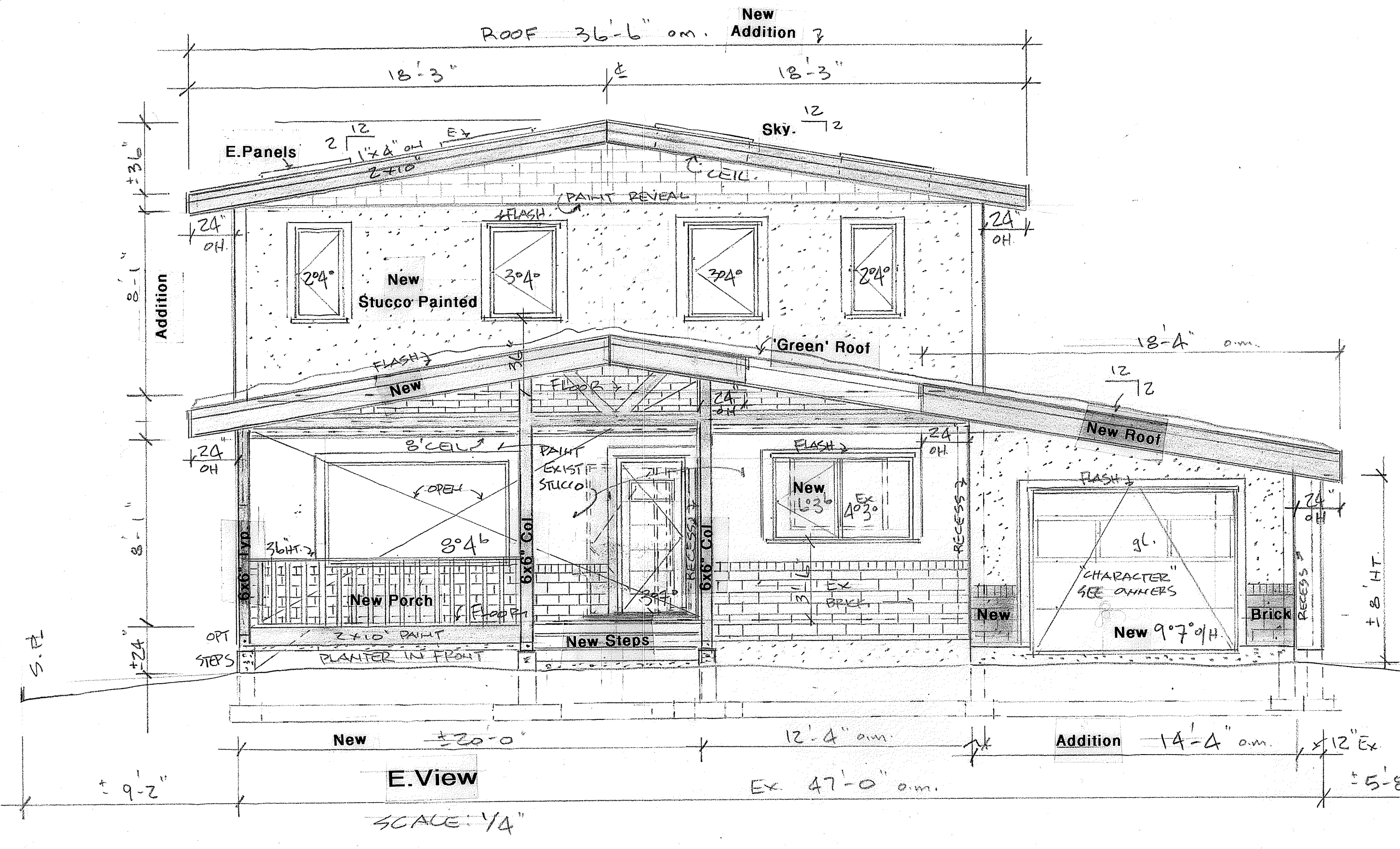
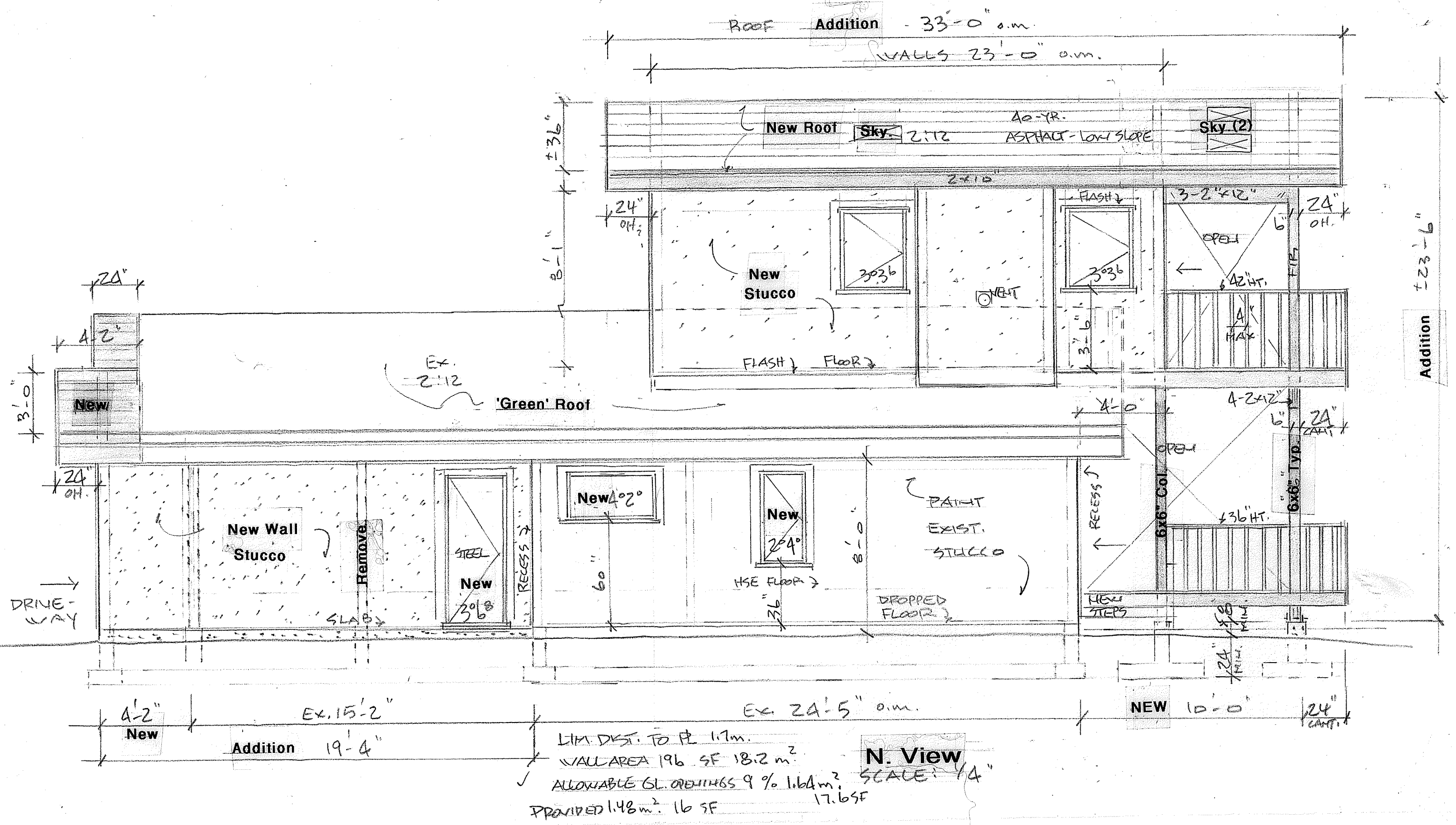
DWG No. 2

OF 3

NOTES:

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HOUSE PLANS AND DESIGN 388 CADDEN AVE.
Kelowna, B.C. V1Y 5N1
Office: (250) 763-1334
Home: (250) 763-5367
E-mail: muncha@cnr.net





NOTES:
1. Wood (Fir) Windows Throughout.

SQUIRE House Addition

1910 McDougall St., Kelowna, B.C. V1Y 1A2

SCALE: AS SHOWN PROJ. NO. 2017-

DATE: Jan. 18/18.

DWG. PIC

DWG. No.

3.

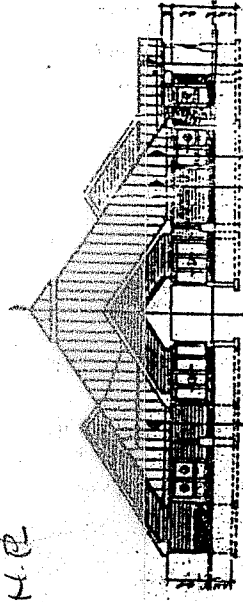
OF 3.

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HAP Print

SCHEDULE

D

This forms part of application

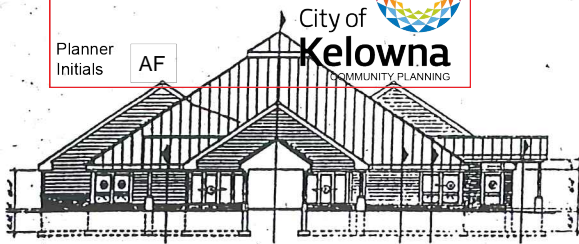
HAP18-0004



Planner
Initials

AF

City of
Kelowna
COMMUNITY PLANNING



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

HOUSE PLANS AND DESIGN

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

Office: (250) 763-1334

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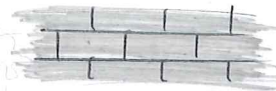
E-mail: muncha@cnx.net

Squire House

Colour Board

HAP - 1910 McDougall Street

Roof : Upper: Silver Birch Asphalt 'Low Slope' Shingles.



Lower: "Living Green" Sedums & Fescue Grasses.



Walls : Calif. Trowelled Painted Stucco VC-6



VC-6
Edwardian Buff

Trim : VC-27



VC-27
Strathcona Red

Sash : VC-35 Impervex High Gloss Black



Other : Gables - "Hardie-Shake"
VC-6

Base - Existing "Red" Brick.

Note: Paint from Benjamin Moore Historical True Colours Collection.

mbia

2017

SCHEDULE

E

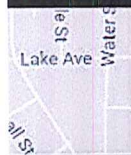
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HAP18-0004

Planner
Initials

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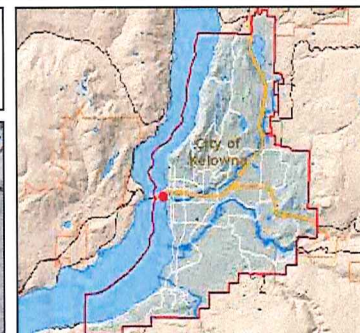
City of
Kelowna
COMMUNITY PLANNING



Google

SITE -
FRONT(E.)
VIEW

Image capture: Jul 2017 © 2018 Go



Legend

- Easements
- Lot Lines
- Lot Dimensions Leader
- Map 4.1 Future Land Use Text
- Zoning



Notes

0 13 25Meters

January 9, 2018

This map is for general information only. The City of Kelowna does not guarantee its accuracy, currency or completeness. All information should be verified.





REPORT TO COMMITTEE



Date: February 15, 2018

RIM No. 0940-60

To: Heritage Advisory Committee

From: Community Planning Department (TA)

Application: HAP18-0001 **Owner:** Shelly Kathleen Davies
Gregory Alan Andronik

Address: 2050 Long Street **Applicant:** Westerkamp Design Inc.

Subject: Heritage Alteration Permit

Existing OCP Designation: S2RES – Single/Two Unit Residential

Existing Zone: RU1 – Large Lot Housing

Heritage Conservation Area: Abbott/Marshall Heritage Conservation Area

Heritage Register: Not Included

1.0 Purpose

To consider a Heritage Alteration Permit for a new Single Family Dwelling within the Heritage Conservation Area.

2.0 Proposal

2.1 Site Context

The subject property is located on the south-east corner of Long Street and Burne Avenue. The neighbouring properties along Long Street between Cadder Avenue and Park Avenue feature a mix of open front yards, and substantially landscaped front yards with dense hedges where the buildings are only semi-visible to the street. The styles within this block display a mix of Early Suburban, Late Vernacular Cottage and Early Arts and Crafts.

The neighbouring properties along Burne Avenue also present a mix of open front yards and substantially landscaped front yards, however the open front yards are more prevalent on the streetscape. The styles along Burne Avenue also display a mix of the Late Vernacular Cottage and Early Suburban Style.

The subject property is identified as Early Suburban on the Abbot Mashall St Heritage Conservation Area Map 1: Building Style Map. The dominant style for the block is identified as Late Vernacular Cottage on Map 2: Dominant Style Map. Most of the neighbouring homes are 1-2 storeys in height with foundations approximately 2 feet above grade. The roof slopes along this block vary from approximately 20 – 45 degrees with one exception across the street along Burne Ave having a flat roof.

2.2 Background

The existing single storey single family dwelling will be demolished as a function of this development.



2.3 Proposed Design

The proposed 2 ½ storey design meets several guidelines for the “Late Vernacular Cottage” Style with an asymmetrical façade design, clustered vertical window sashes, gable roof forms, horizontal siding, and minor decorative detailing. It also integrates itself into the variation of architectural styles along Long Street from Royal Avenue to Park Avenue.



Located on the corner of Long Street and Burne Ave the proposed landscape design continues the established street pattern with open front yards on both streets and a small picket fence. Wide porches are integrated on both facades creating a strong interaction between the public and private realms. While the additional half-storey is not consistent with the Late Vernacular Cottage characteristics, the streetscape massing on the nearby blocks varies considerably. The foundation has been kept to the existing grade to minimize the impact of the additional half storey.

Parking is accessed from the lane which is visually protected to Long Street by tall hedges and shrubs. The amount of parking stalls meets the zoning requirements for the operation of a 4 bedroom Bed & Breakfast.

There are no variances requested, therefore with support from the Heritage Advisory Committee the Heritage Alteration Permit could be issued at a Staff level.

Subject Property Map: 2050 Long Street



3.0 Community Planning

Community Planning staff is seeking a recommendation of support or non-support from the Heritage Advisory Committee to issue the Heritage Alteration Permit based on the form and character of the single family dwelling as it relates to the Heritage Conservation Area Guidelines.

Report prepared by: Trisa Atwood, Planner II

Approved for Inclusion: Terry Barton, Urban Planning Manager

Attachments:

Attachment A: Heritage Guidelines

Attachment B: Applicant Rationale

Attachment C: Plans & Drawings

ATTACHMENT A – Heritage Guidelines



Subject: HAP18-0001

Address: 2050 Long Street

1.0 Heritage Conservation Area Guidelines (Kelowna Official Community Plan Chapter 16)

Objectives:

- Maintain the residential and historical character of the Marshall Street and the Abbott Street Heritage Conservation Areas;
- Encourage new development, additions and renovations to existing development which are compatible with the form and character of the existing context;
- Ensure that change to buildings and streetscapes will be undertaken in ways which offer continuity of the 'sense-of-place' for neighbours, the broader community; and
- Provide historical interest for visitors through context sensitive development.

Consideration has been given to the following guidelines as identified in Chapter 16 of the City of Kelowna Official Community Plan relating to Heritage Conservation Areas:

| HERITAGE CONSERVATION AREA | YES | NO | N/A |
|--|-----|----|-----|
| Site Layout and Parking | | | |
| Are established front yard setbacks maintained within 10% of neighbouring building setbacks? | ✓ | | |
| Are parking spaces and garages located in the rear yard? | ✓ | | |
| Are established building spacing patterns maintained? | ✓ | | |
| Does the carriage house complement the character of the principal dwelling? | | | ✓ |
| Are accessory buildings smaller than the principal building? | | | ✓ |
| Building Massing | | | |
| Is the established streetscape massing maintained? | | ✓ | |
| Is the massing of larger buildings reduced? | ✓ | | |
| Roof Forms, Dormers and Chimneys | | | |
| Is the roof pattern in keeping with neighbouring buildings? | ✓ | | |
| Are skylights hidden from public view? | | ✓ | |
| Are high quality, low maintenance roofing materials being used? | ✓ | | |

| HERITAGE CONSERVATION AREA | YES | NO | N/A |
|---|------------|-----------|------------|
| Are the roofing materials similar to traditional materials? | ✓ | | |
| Are the soffit, overhang and rain water drainage features in keeping with the building's architectural style? | ✓ | | |
| Do secondary roof elements have a similar pitch as the principal roof? | ✓ | | |
| Are chimneys in keeping with the building's architectural style? | | | ✓ |
| Cladding Materials | | | |
| Are low maintenance building materials being used? | ✓ | | |
| Are the building materials similar to traditional materials? | ✓ | | |
| Are exterior colours in keeping with the traditional colours for the building's architectural style? | ✓ | | |
| Doors and Windows | | | |
| Are established window placement, style and window-to-wall area ratios maintained? | ✓ | | |
| Are established door placement, style and door-to-wall area ratios maintained? | ✓ | | |
| Is the main entrance a dominant feature visible from the street? | ✓ | | |
| Is the main entrance in keeping with the building's architectural style? | ✓ | | |
| Are the door and window design details consistent with the building's architectural style? | ✓ | | |
| Landscaping, Walks and Fences | | | |
| Are existing healthy mature trees being retained? | | ✓ | |
| Is the front yard landscaping consistent with neighbouring properties? | ✓ | | |
| Is street facing fencing or screening landscaping no more than 1 m in height? | ✓ | | |
| Privacy and Shadowing Guidelines | | | |
| Are there clear sightlines from the street to the front yard and dwelling? | ✓ | | |
| Does the building location minimize shadowing on the private open space of adjacent properties? | ✓ | | |

2.0 Abbott Street & Marshall Street Heritage Conservation Areas Development Guidelines

Third Civic Phase Architectural Styles (1933 -1945 approx.)

The third civic phase spans from the end of the Great Depression, about 1933, and continues to the end of World War II, 1945. This period is noted for a declining interest in traditional styles in favour of smaller, less ornately detailed housing development. The dominate styles of this period are the Late Vernacular Cottage and the 'forward looking' Moderne architecture. However, well-to-do members of Kelowna's leading civic and commercial families continued to build large homes of more traditional style.

Late Vernacular Cottage Characteristics

- Less fanciful feel to the architecture
- Flush gable verges
- Stucco or horizontal siding
- Up to 2 storey massing
- Clustered vertical window sashes
- Asymmetrical facade design
- Flush front entrance
- Minor decorative detailing
- Gable roof forms
- Wood or interlocking asphalt shingle
- Side or rear yard parking





2050 Long Street - Design Rationale

Streetscape:

The properties along Long Street between Cadder Ave and Park Ave present a mix of open front yards and substantially landscaped front yards with dense hedges, where the buildings are only semi-visible to the Street.

The Styles within this block display a mix of Early Suburban, late Vernacular cottage and Early Arts and Crafts.

The properties along Burne Ave also present a mix of open front yards and substantially landscaped front yards where the open front yards do dominate the street scape.

The styles along Burne Ave also display a mix of the late Vernacular cottage and Early Suburban Style.

The dominating style for the block of the subject property is the late Vernacular Cottage Style.

Most of the neighboring buildings are 1-2 storeys in height with the foundations being generally around 2 feet above the grade.

The roof slopes along this block vary approximately between 20 – 45 degrees with one exception across the street along Burne Ave having a flat roof.

Proposed Design:

The proposed design supports the domineering “Late Vernacular Cottage” Style with its asymmetric façade design, a variation of clustered vertical window sashes and gable roof forms, but it also integrates itself into the variation of architectural styles along Long Street from Royal Ave to Park Ave.

Being located on the corner of Long Street and Burne Ave the proposed landscape design continues the established Street pattern with open front yards and a small picket fence.

The proposed design represents a strong architectural statement for a corner lot in the neighborhood.

We decided to keep the foundation height lower to the existing grade in order to support visual integration.



WESTERKAMP DESIGN INC.

#201 – 1690 Water Street

KELOWNA, B.C. V1Y – 8T8

(250) 878-7846

bauhaus1@shaw.ca

Parking and Driveways

Parking is serviced from the lane which is visually protected to Long Street by tall hedges and shrubs.

The amount of parking stalls allows for an operation of a B&B.

ATTACHMENT

C

This forms part of application

HAP18-0001

Planner
Initials

TB

City of
Kelowna

COMMUNITY PLANNING



View from Burne Ave. & Long St. Intersection

OPTIONAL WINDOW STYLE
AS PER OWNERS'
PREFERENCE



View from Long Street

Fw

esterkamp

custom building design

dipl.-ing.(FH)

FELIX WESTERKAMP, dipl.-ing.(FH)

1690 WATER STREET
KELOWNA, B.C. V1Y - 8T8
(250) 878-7846

e-mail: bauhaus1@shaw.ca
web: www.bauhausdesigns.com

| | |
|---|--|
| PROJECT : | |
|---|--|

DP-001

48



Long Street View



Front View



Rear View



Side View



FELIX WESTERKAMP, dipl-ing(FH)

1690 WATER STREET
KELOWNA, B.C. V1Y - 8T8
(250) 878-7846

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web: www.bauhausdesigns.com

PROJECT : 2050 LONG STREET
KELOWNA, BC
TITLE : Renderings

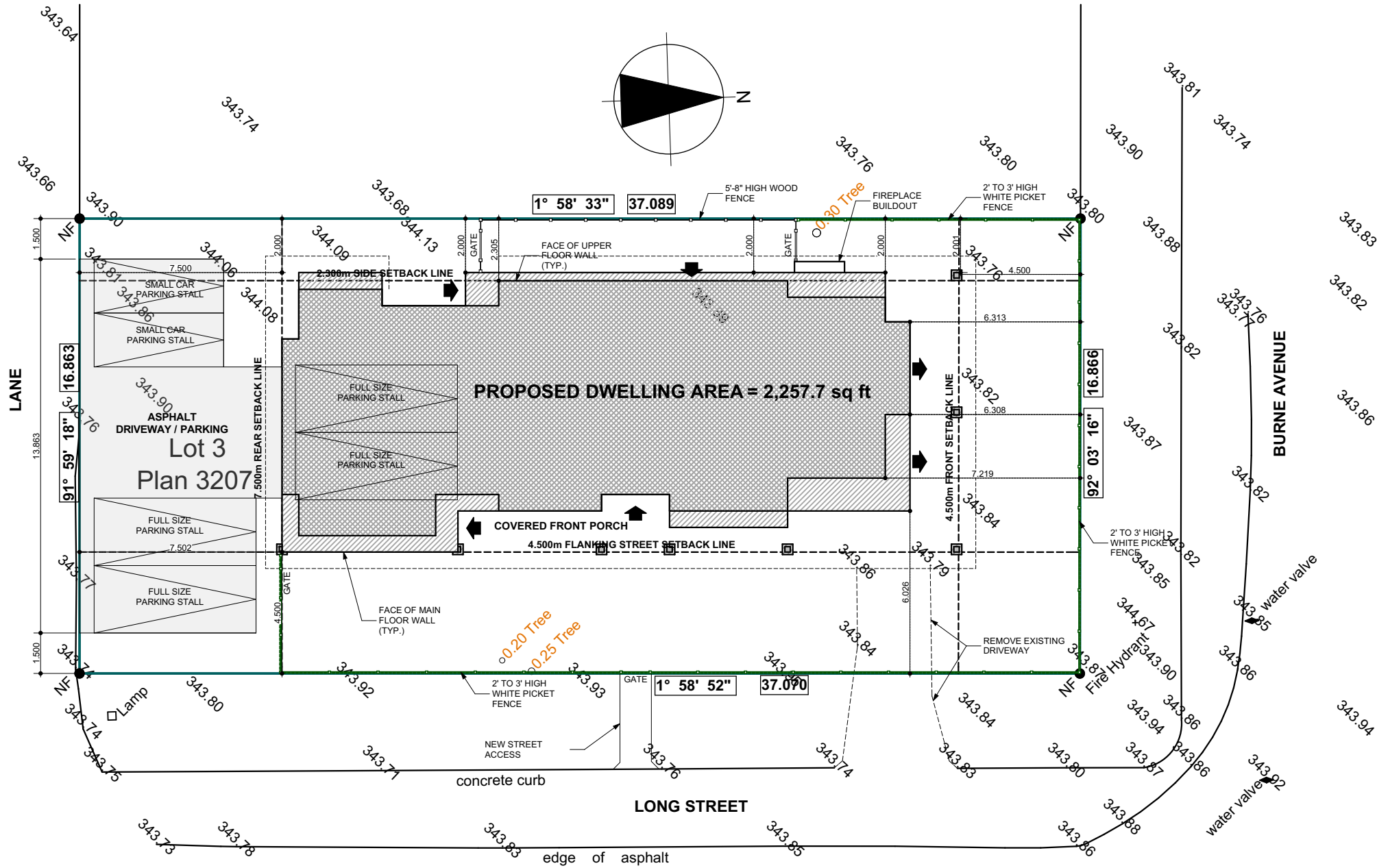
CUSTOMER : SHELLY DAVIES AND
GREGORY ANDRONIK
CIVIC : 2050 LONG STREET, KELOWNA, BC
LEGAL : LOT 3, D.L. 14, O.D.Y.D., PLAN 3207

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SCALE : AS NOTED
DATE : 1/25/2018

SHEET :
DP-002

DP Site Plan

SCALE: 1/16" = 1'-0"



2050 LONG STREET, KELOWNA, BC

LEGAL DESCRIPTION: LOT 3, D.L. 14, O.D.Y.D. PLAN 3207

ZONING: RU1 - LARGE LOT HOUSING

PRINCIPAL USE: SINGLE FAMILY DWELLING
SECONDARY USE: BED AND BREAKFAST SUITES

SITE DETAILS:

| | | | |
|------------|------------------------|------------------------|-----------|
| LOT AREA: | 625.330 m ² | 550m ² MIN. | |
| LOT WIDTH: | 16.866 m | 15m MIN. | WITH LANE |
| LOT DEPTH: | 37.079 m | 30m MIN. | |

| | | |
|--------------------------------|------------------------|-----------------------|
| FOOTPRINT AREA OF DWELLING: | 209.775 m ² | |
| AREA OF DECKS: | 0.000 m ² | |
| AREA OF DRIVEWAY(S) & PARKING: | 90.500 m ² | |
| ACCESSORY BUILDING | 0.000 m ² | 90m ² MAX. |

SITE COVERAGE (%):

| | | |
|------------------------------|----------|----------|
| DWELLING: | 33.546 % | 40% MAX. |
| DWELLING, DECKS & DRIVEWAYS: | 48.019 % | 50% MAX. |
| ACCESSORY BUILDING: | 0.000 % | 14% MAX. |

DWELLING DETAILS:

| | | |
|---------------------------------|------------------------|--|
| TOTAL FLOOR AREA: | 394.764 m ² | |
| GARAGE AREA: | 60.526 m ² | |
| HEIGHT OF BUILDING: | 8.902 m | 9.5m MAX. OR 2 1/2 STOREYS |
| SETBACKS (IN METRES): | | (WHICHEVER IS THE LESSER) |
| FRONT: (TO LIVING SPACE) | 6.308 m | 4.5m MIN. |
| EAST SIDE: (AT FLANKING STREET) | 4.500 m | 4.5m MIN. |
| WEST SIDE: | 2.000 m | 2.0m MIN. (FOR ONE STOREY PORTION) |
| | 2.305 m | 2.3m MIN. (FOR 2 OR 2 1/2 STOREY PORTION) |
| REAR: | 7.500 m | 7.5m MIN. |

NUMBER OF PARKING STALLS:

| | | |
|----------------------|---------------|--------|
| PRINCIPAL RESIDENCE: | 2 (IN GARAGE) | 2 MIN. |
| BED & BREAKFAST: | 4 | 4 MIN. |



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2050 LONG STREET
KELOWNA, BC

Site Plan

PROJECT :

TITLE :

CUSTOMER : SHELLY DAVIES AND
GREGORY ANDRONIK

CIVIC : 2050 LONG STREET, KELOWNA, BC

LEGAL : LOT 3, D.L. 14, O.D.Y.D., PLAN 3207

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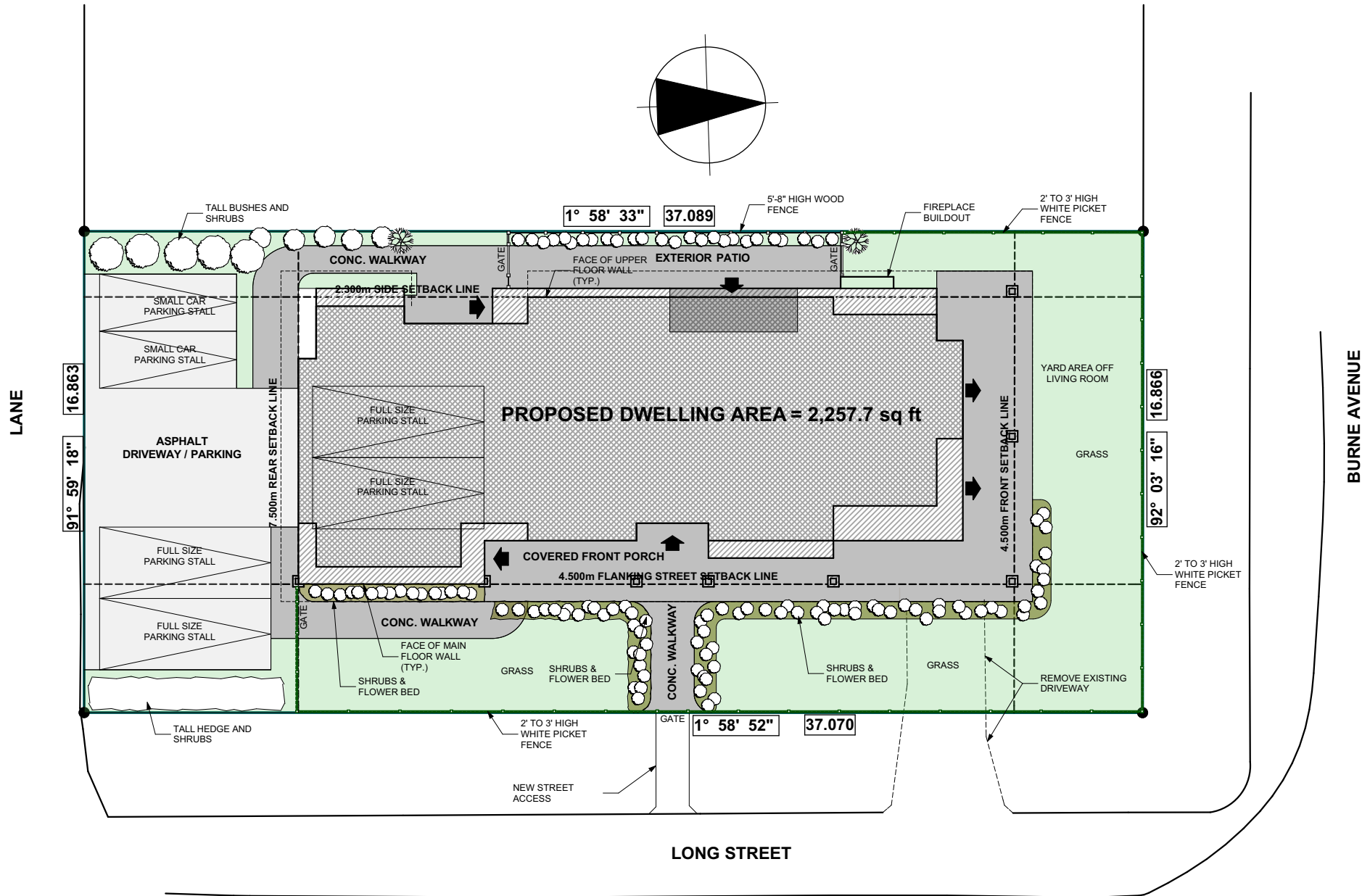
1/25/2018

SHEET :

DP-003

DP Landscape Plan

SCALE: 1/16" = 1'-0"



- LANDSCAPED AREAS
- BUILDINGS
- WALKWAYS / PATIOS / HARD SURFACES
- SOFT LANDSCAPING / BUSHES, SHRUBS AND FLOWER BEDS



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| PROJECT : | | TITLE : | |
| 2050 LONG STREET KELOWNA, BC | | Landscape Plan | |

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| CUSTOMER : SHELLY DAVIES AND GREGORY ANDRONIK | CIVIC : 2050 LONG STREET, KELOWNA, BC | LEGAL : LOT 3, D.L. 14, O.D.Y.D., PLAN 3207 |
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| SCALE : AS NOTED | DATE : 1/25/2018 |

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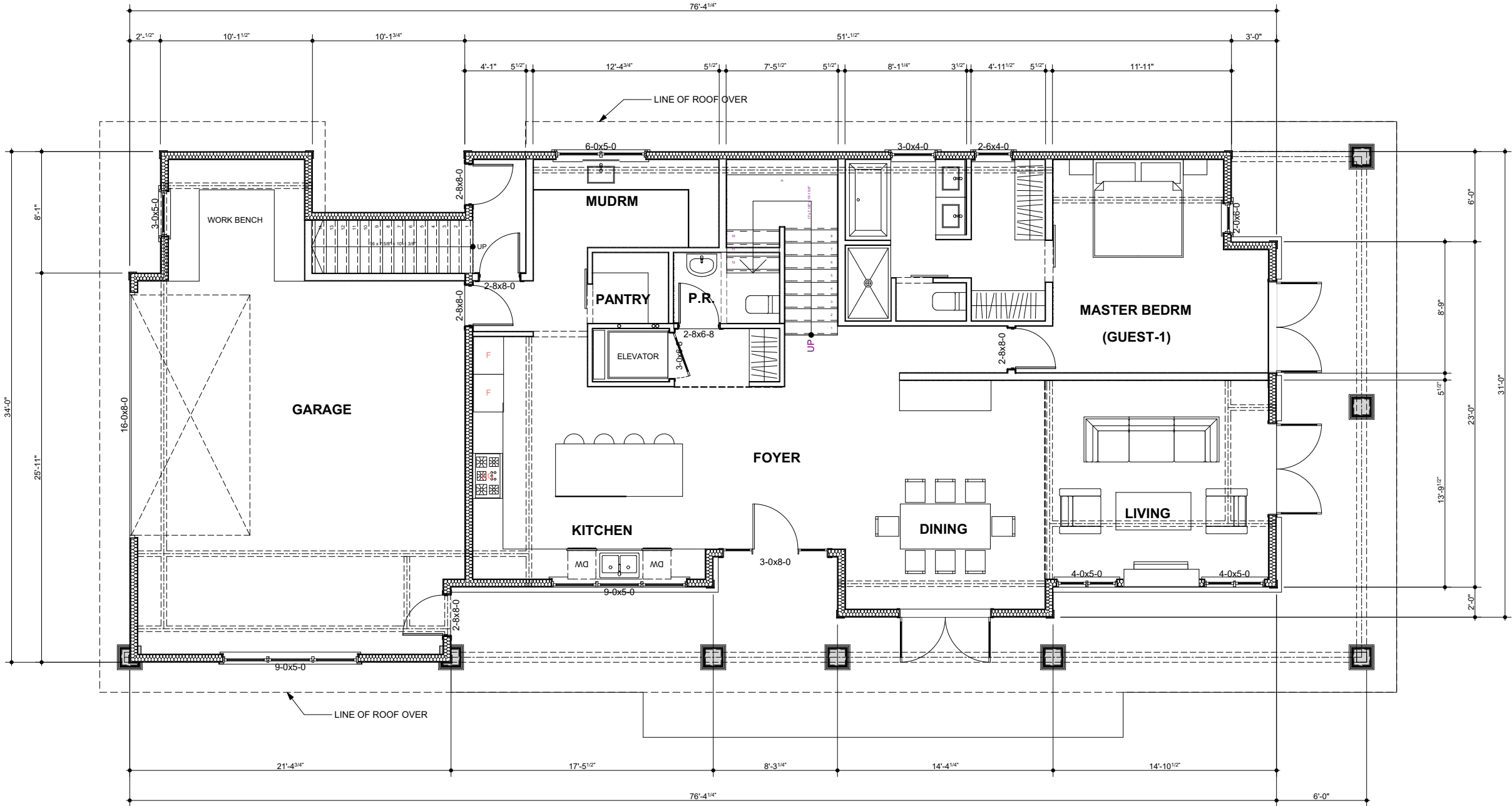
DP-004



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| | |
|---------------------------|------------------|
| AREA MEASUREMENTS: | |
| MAIN FLOOR AREA | = 1,606.3 SQ.FT. |
| GARAGE AREA | = 651.5 SQ.FT. |

DP Main Floor Plan

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

| | | | | | |
|---|--|---------------------------------------|--|---|--|
| PROJECT : | | 2050 LONG STREET KELOWNA, BC | | Main Floor Plan | |
| TITLE : | | | | | |
| CUSTOMER : SHELLY DAVIES AND GREGORY ANDRONIK | | CIVIC : 2050 LONG STREET, KELOWNA, BC | | LEGAL : LOT 3, D.L. 14, O.D.Y.D., PLAN 3207 | |

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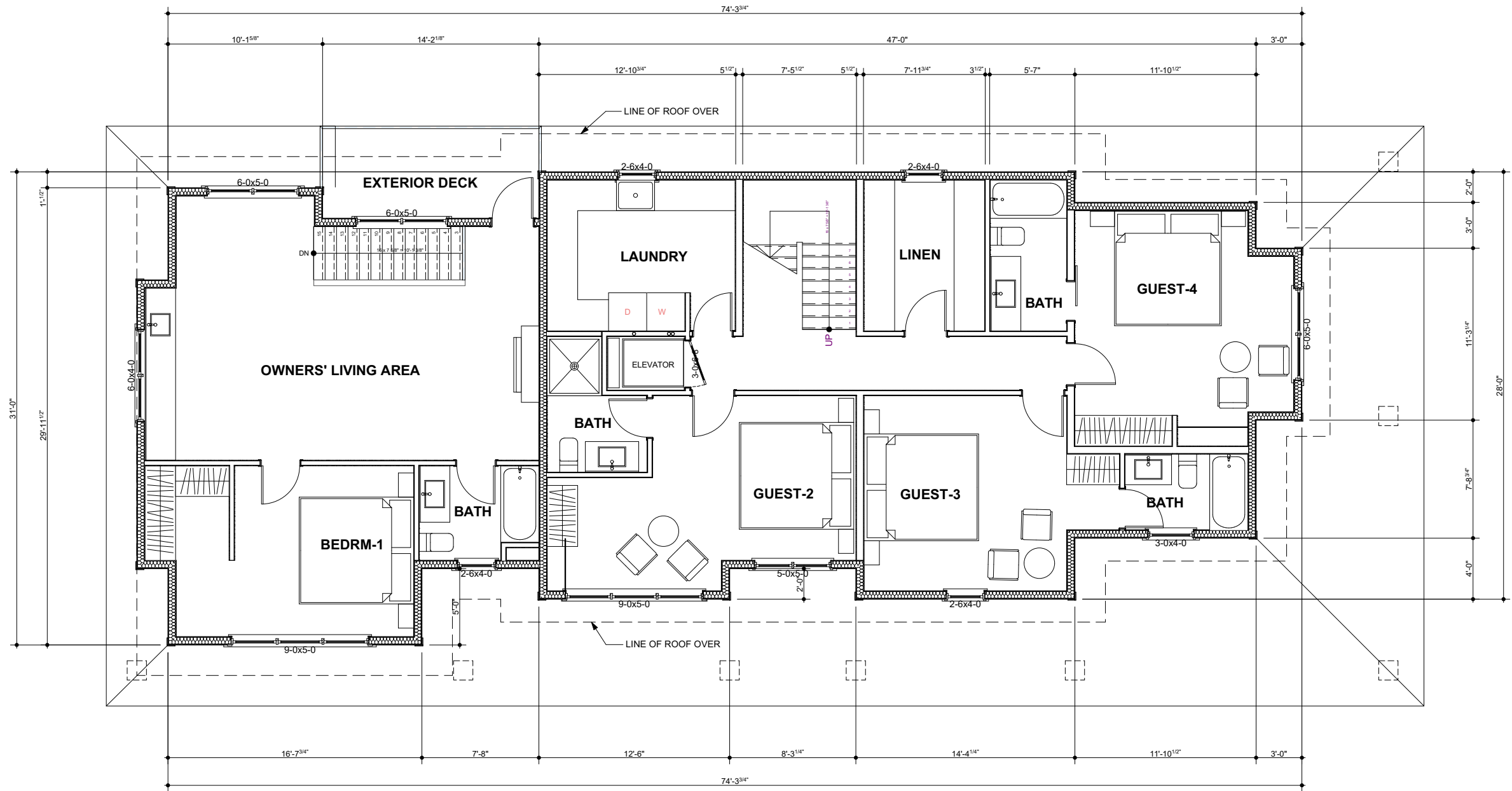
DP-005



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AREA MEASUREMENTS:
UPPER FLOOR AREA = 1,856.4 SQ.FT.

DP Upper Floor Plan

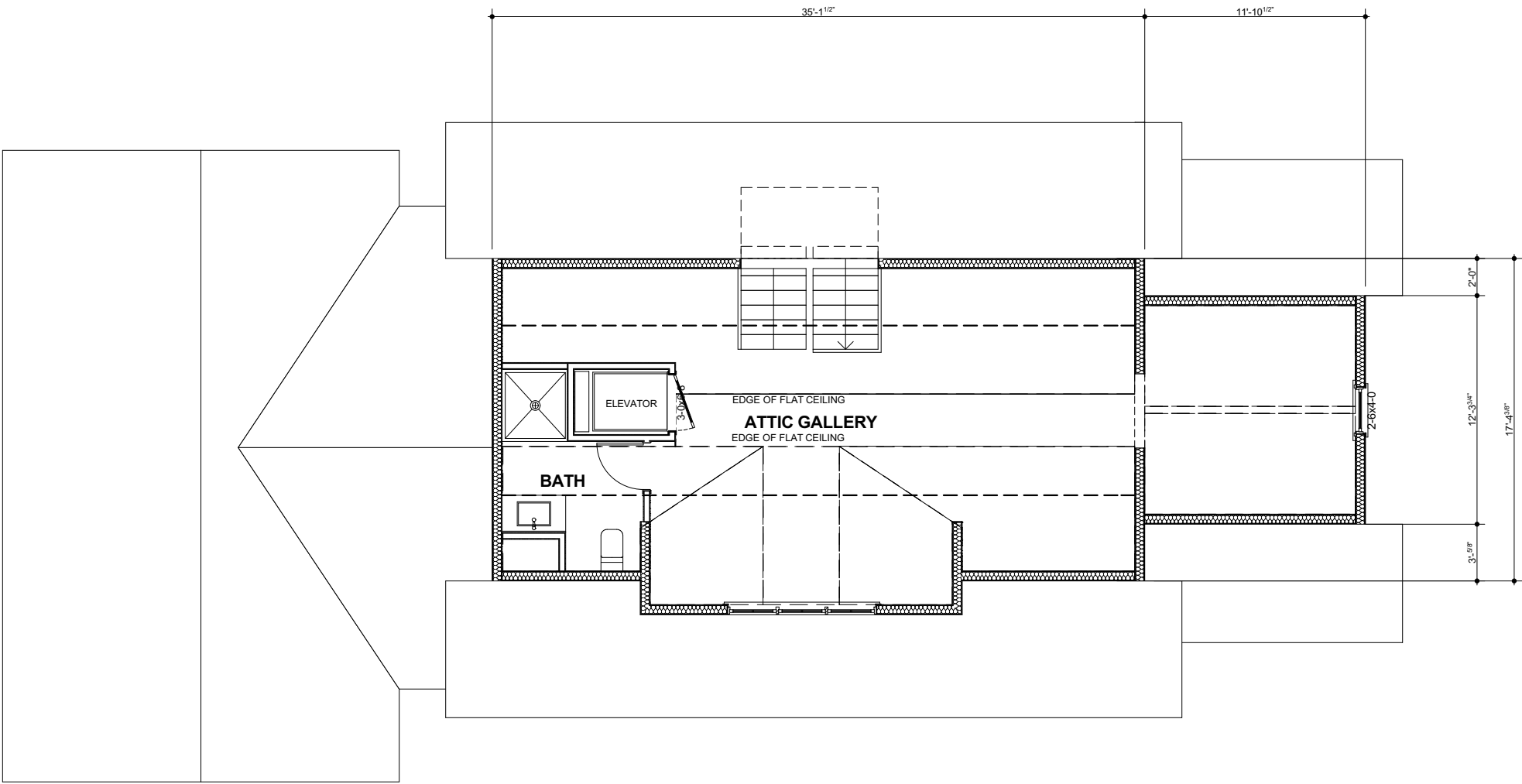
SCALE: 1/8" = 1'-0"

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| CUSTOMER : SHELLY DAVIES AND GREGORY ANDRONIK | | PROJECT : | | 2050 LONG STREET KELOWNA, BC | | Upper Floor Plan |
| CIVIC : 2050 LONG STREET, KELOWNA, BC | | TITLE : | | | | |
| LEGAL : LOT 3, D.L. 14, O.D.Y.D., PLAN 3207 | | | | | | |

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SHEET :

DP-006



AREA MEASUREMENTS:
ATTIC GALLERY AREA = 786.5 SQ.FT.

DP Attic-Gallery Plan

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



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| | | | |
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| PROJECT : | 2050 LONG STREET KELOWNA, BC | TITLE : | Attic Gallery Plan |
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| CUSTOMER : SHELLY DAVIES AND GREGORY ANDRONIK | CIVIC : 2050 LONG STREET, KELOWNA, BC | LEGAL : LOT 3, D.L. 14, O.D.Y.D., PLAN 3207 |
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| AS NOTED | 1/25/2018 |

SHEET :

DP-007



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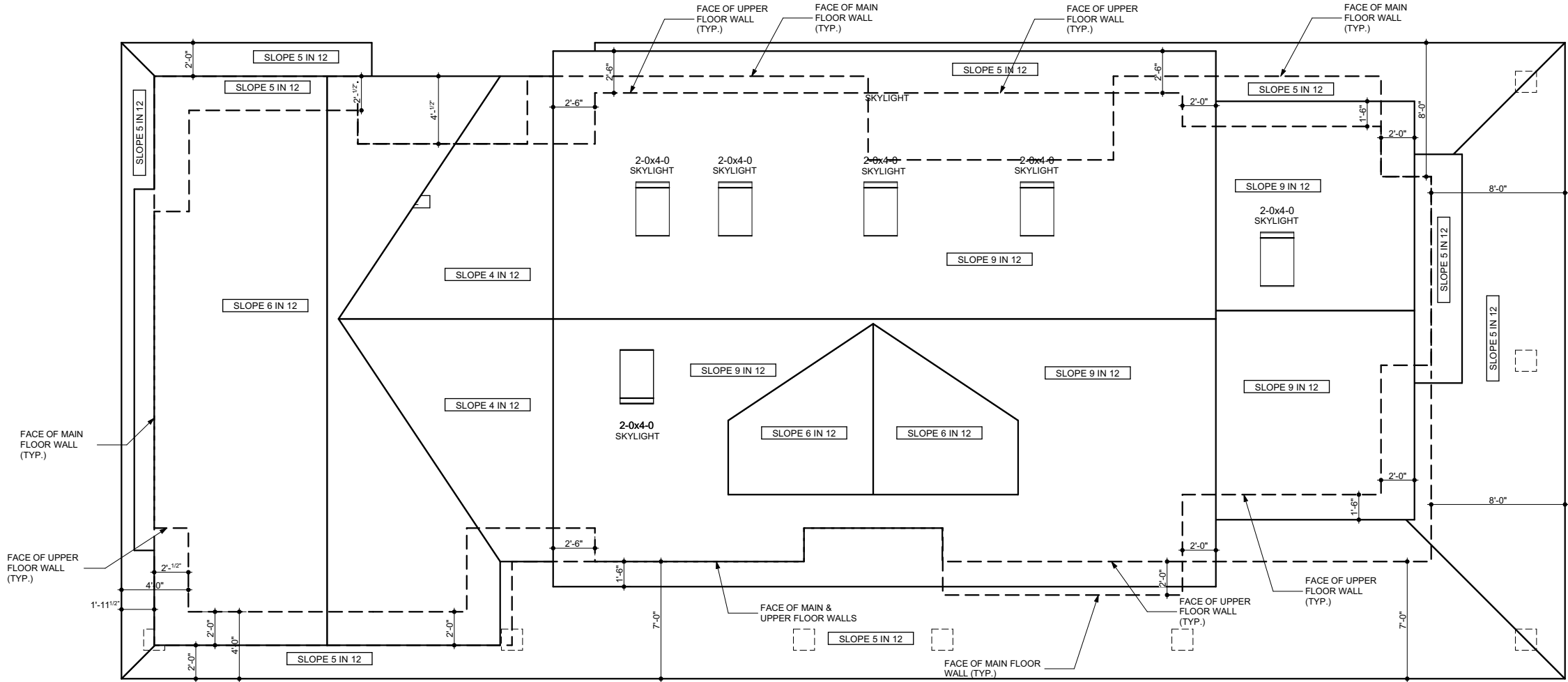
e-mail: bauhaus1@shaw.ca
web: www.bauhausdesigns.com

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| PROJECT : | | TITLE : | |
| 2050 LONG STREET KELOWNA, BC | | Roof Plan | |
| CUSTOMER : SHELLY DAVIES AND GREGORY ANDRONIK | | CIVIC : | LEGAL : |
| | | 2050 LONG STREET, KELOWNA, BC | LOT 3, D.L. 14, O.D.Y.D., PLAN 3207 |

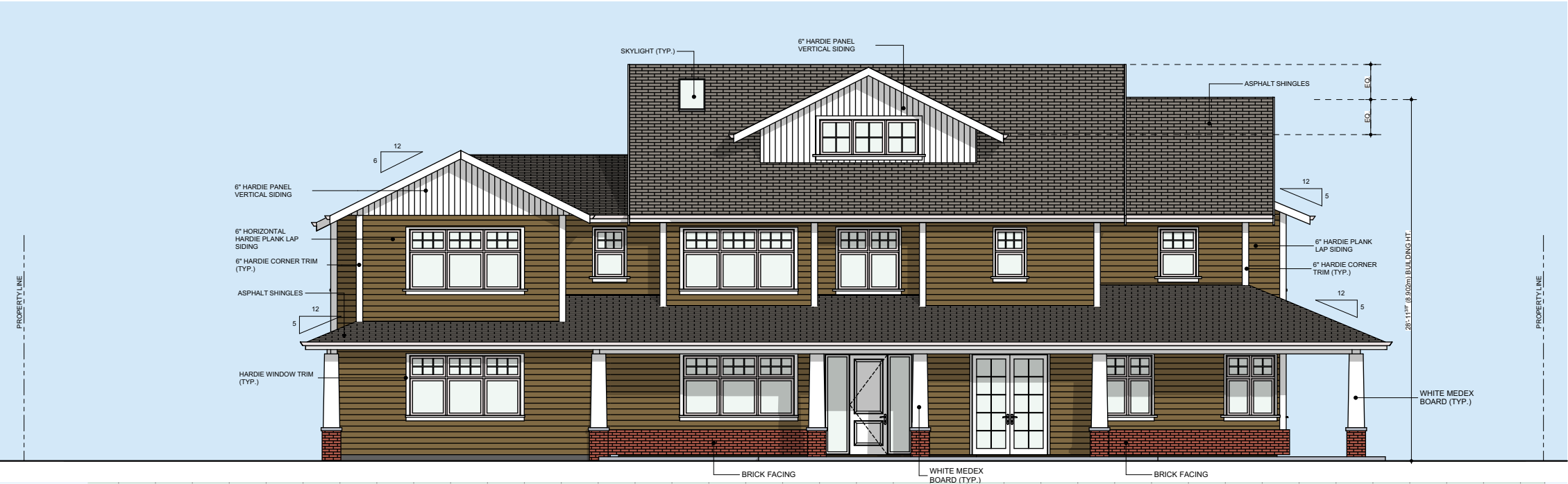
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| AS NOTED | 1/25/2018 |

SHEET :

DP-008



DP Roof Plan
SCALE: 1/8" = 1'-0"



DP East Elevation

SCALE: 3/32" = 1'-0"



DP West Elevation

SCALE: 3/32" = 1'-0"



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| PROJECT : < | |
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DP-009

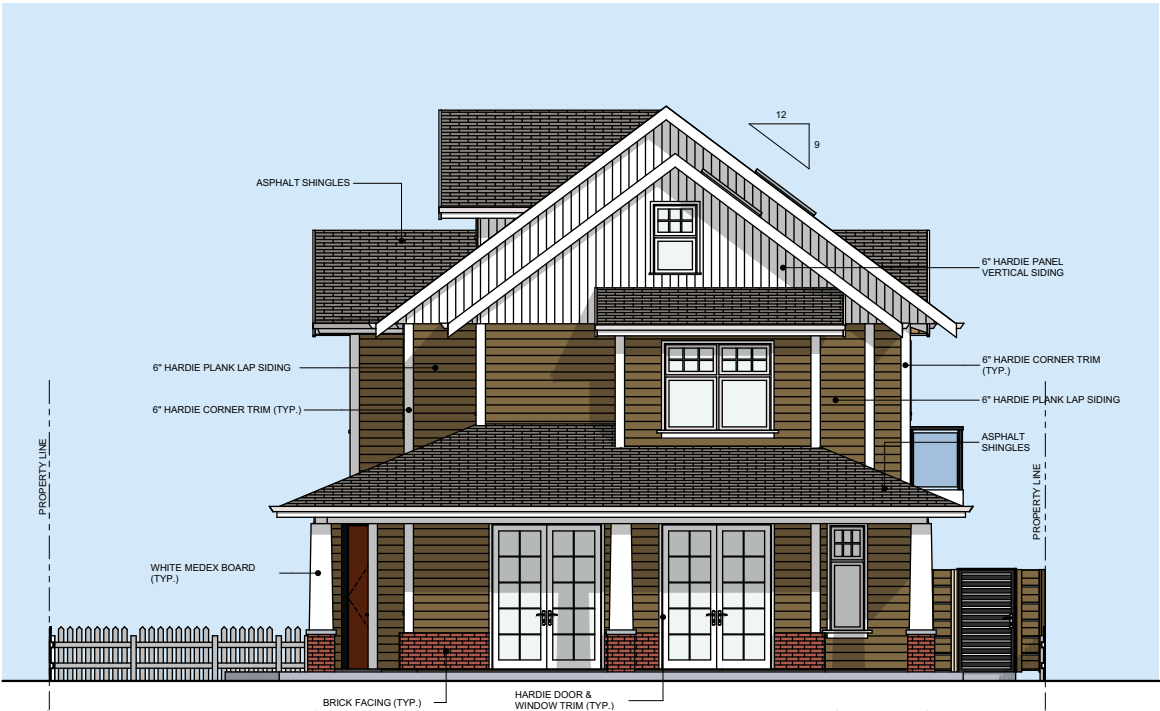
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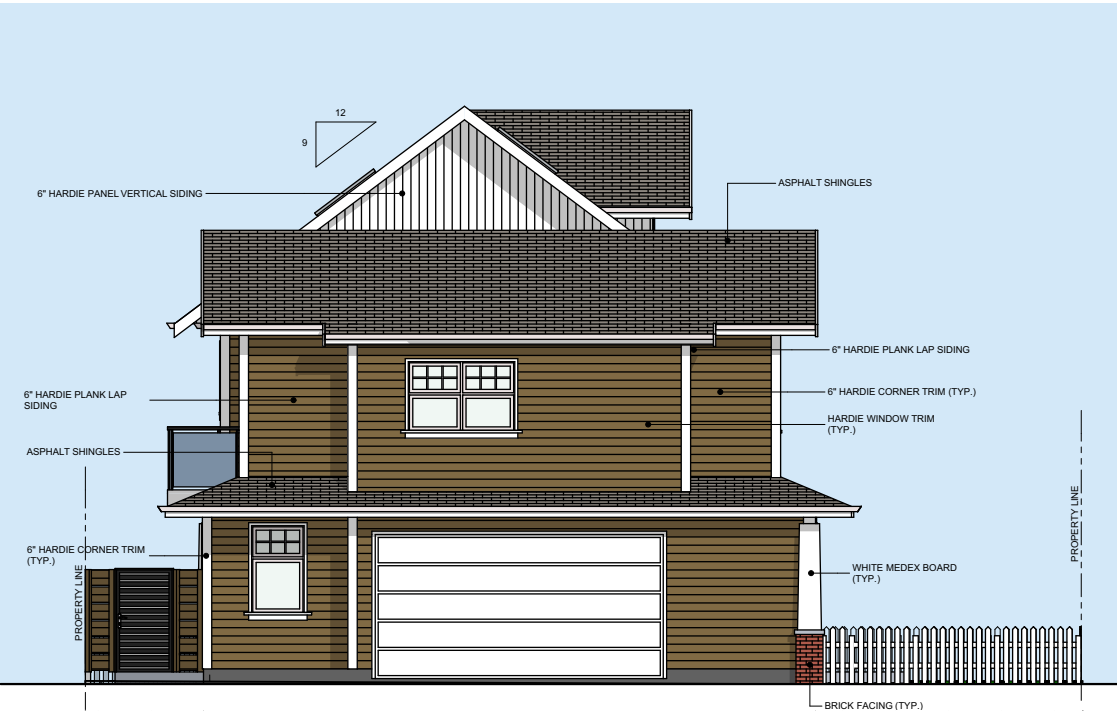
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DP North Elevation

SCALE: 3/32" = 1'-0"



DP South Elevation

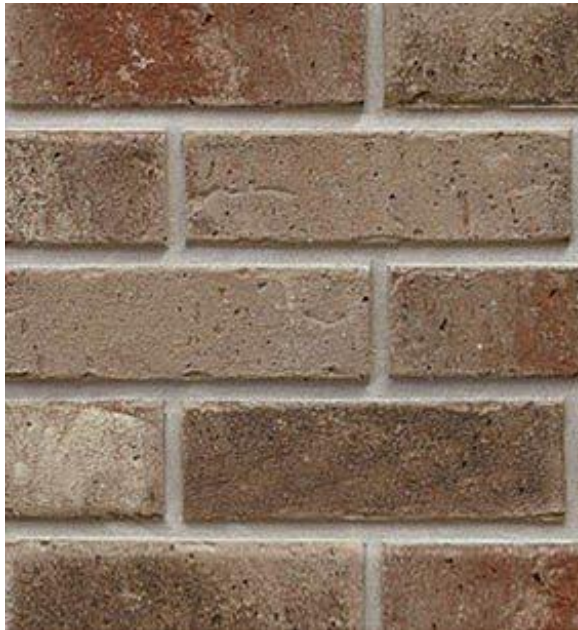
SCALE: 3/32" = 1'-0"

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| PROJECT : | | 2050 LONG STREET KELOWNA, BC | | TITLE : | | | | | |
| CUSTOMER : SHELLY DAVIES AND GREGORY ANDRONIK | | CIVIC : 2050 LONG STREET, KELOWNA, BC | | LEGAL : LOT 3, D.L. 14, O.D.Y.D., PLAN 3207 | | | | | |
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DP-010



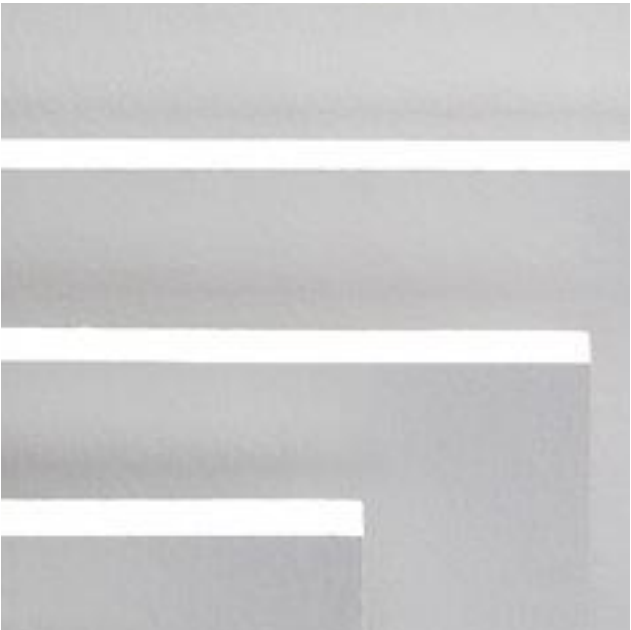
Hardie Plank
Lap Siding
- Chestnut Brown



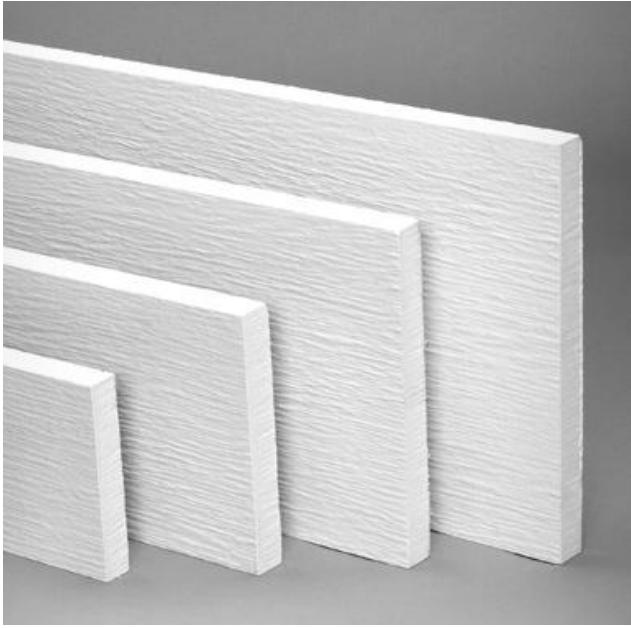
Brick Facing



Hardie Panel
Vertical Siding
- Arctic White



Column Cladding
MEDEX Panels
- Painted White



Fascias & Trims
HardieTrim
- Arctic White



Asphalt Shingles



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|--|--|---|--|-----------|-----------|--|
| PROJECT : | | 2050 LONG STREET KELOWNA, BC | | TITLE : | Materials | |
| CUSTOMER : SHELLY DAVIES AND GREGORY ANDRONIK | | CIVIC : 2050 LONG STREET, KELOWNA, BC | | | | |
| REVISD : | | LEGAL : LOT 3, D.L. 14, O.D.Y.D., PLAN 3207 | | | | |
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| SHEET : | | | | | | |

DP-011

Heritage Advisory Committee

Minutes

Date: Thursday, December 14, 2017
Location: Knox Mountain Meeting Room (#4A)
City Hall, 1435 Water Street

Committee Members Present: Abigail Riley (Chair), Lorri Dauncey (Vice Chair), Stoke Tonne, Brian Anderson and Ryan Esbjerg (Alternate)

Committee Members Absent: Amanda Snyder and Bob Haynes (Alternate)

Staff Present: Planner, Lydia Korolchuk; Planner, Emily Williamson*; Planner, Andrew Ferguson; Planner, Barbara Crawford; FOI-Legislative Coordinator, Sandi Horning

(* denotes partial attendance)

1. Call to Order

The Chair called the meeting to order at 12:03 p.m.

Opening remarks by the Chair regarding conduct of the meeting were read.

2. Applications for Consideration

2.1 188 Beach Avenue, HAP17-0013 - Michael Humer & Maria Verdurmen

Staff:

- Displayed a PowerPoint presentation summarizing the Heritage Alteration Permit application for the form and character of the proposed construction of a new single family dwelling.
- Noted that the Committee considered this application back in September and did not support it.
- The Applicant has revised the application after considering the Committee's comments from the September meeting.
- Seeking a recommendation from the Committee regarding the form and character of the proposed dwelling.
- Responded to questions from the Committee Members.

HAC Discussion:

- Each member provided their individual comments regarding the application.

Moved by Brian Anderson/Seconded by Abigail Riley

THAT the Heritage Advisory Committee recommends that Council support Heritage Alteration Permit Application No. HAP17-0013 for the property located at 188 Beach Avenue, Kelowna, BC in order to develop a new single detached house on the subject property within the Abbott Street Heritage Conservation Area.

Carried

ANECEDOTAL COMMENTS:

The Heritage Advisory Committee recommended that Council support the application; however, the Committee did note that the application requires further revisions in order for the new dwelling to be in keeping with the original house design, such as:

- further simplification of the balustrade;
- consider addition of roof brackets;
- review materials so that they better align with heritage materials, such as:
 - reconsider the use of stone veneer (not a heritage material);
 - consider introducing stucco and timbering;
- review colour palette:
 - use of blue fibre cement shakes (not in keeping with heritage colours);
 - consider a brown palette (ie. Dark brown shingling);
- Beach Avenue frontage needs a stronger relationship to the street such as the addition of windows on the 1st storey;
- review bedroom windows and garage windows on 1st storey of garage extension.

3. Minutes

Moved by Brian Anderson/Seconded by Stoke Tonne

THAT the Minutes of the June 15, 2017 Heritage Advisory Committee meeting be adopted;

AND THAT the Minutes of the September 21, 2017 Heritage Advisory Committee meeting be adopted.

Carried

4. Update - Council Decisions

Staff:

- Provided an updated regarding the Heritage Register requests for the properties located at 815 Lawrence Avenue (Gurr House) and 924 Laurier Avenue:

- Both requests were considered by Council on Monday, December 11th. Council supported both applications to be forwarded to the Province for Heritage Designation consideration.
- Advised that the Heritage Alteration Permit and the Building Permit for the property located at 1833 Abbott Street (HAP17-0007) have been issued.
- Responded to questions from the Committee members.

5. **Proposed Next Meeting Date**

The next Committee meeting has been scheduled for January 18, 2018.

Staff:

- Noted that this meeting will be Brian Anderson's last meeting as he has resigned as a member of the Committee and thanked Mr. Anderson for his contributions over the years.

6. **Termination of Meeting**

The Chair declared the meeting terminated at 12:40 p.m.

/slh

Abigail Riley, Chair