

Heritage Advisory Committee

AGENDA



Thursday, August 16, 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 Pandosy Street 2251-2312, HAP18-0010 - Interior Health Authority 3 - 32

To consider a Heritage Alteration Permit to facilitate the development of Congregate Housing on the subject property within the Heritage Conservation Area.

2.2 Cadder Ave 450, HAP18-0011 - Laura Catherine Smith 33 - 62

To consider the form and character of an addition to a single family dwelling (Meugens House) in the Heritage Conservation Area.

2.3 Highway 33 E 180, Heritage Register Removal Request - Studio 33 Properties Ltd. 63 - 100

To consider a request to remove the property at 180 Highway 33 E from the Kelowna Heritage Register.

3. Minutes

Approve Minutes of the Meeting of February 15, 2018.

4. Update - Council Decisions

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

5. Next Meeting

September 20, 2018

6. Termination of Meeting

REPORT TO COMMITTEE



Date: July 19, 2018
RIM No. 0940-60
To: Heritage Advisory Committee
From: Community Planning Department (LK)
Application: HAP18-0010 **Owner:** Interior Health Authority
Address: 2251-2312 Pandosy Street **Applicant:** Meiklejohn Architects
Subject: Heritage Alteration Permit

Existing OCP Designation: EDINST – Educational/ Major Institutional
Proposed OCP Designation: HLTH – Health District
Existing Zone: HD1 – Kelowna General Hospital
Proposed Zone: HD2 – Hospital and Health Support Services
Heritage Conservation Area: Abbott Street
Heritage Register: Not Included

1.0 Purpose

To consider a Heritage Alteration Permit to facilitate the development of Congregate Housing on the subject property within the Heritage Conservation Area.

2.0 Proposal

2.1 Background

The subject property is part of the larger Kelowna General Hospital site. The application process will include a subdivision application to create a standalone parcel. The property is currently utilized as a surface parking lot. Previously, the site consisted of three separate parcels, two of which were within the Heritage Conservation Area.

2.2 Site Context

The subject property is located at the corner of Abbot Street and Royal Avenue, within the Heritage Conservation Area. The Strathcona Building is to the south and the Rotary Lodge to the east. Strathcona Park is across the street to the southwest.

The property is currently zoned as HD1 – Kelowna General Hospital and will be rezoned to the HD2 – Hospital and Health Support Services. The Abbott Street Heritage Area Development Guidelines indicate the dominate block style as Late Vernacular Cottage.

2.3 Project Description

The applicant is proposing congregate housing on the subject site. The project would provide twenty hotel style rooms to provide accommodation for family's that have loved ones being treated at KGH. The project, JoeAnna's House, is intended to fill a gap for families who are unable to find affordable accommodation within Kelowna. The Kelowna General Hospital Foundation (KGHF) will manage ths site.

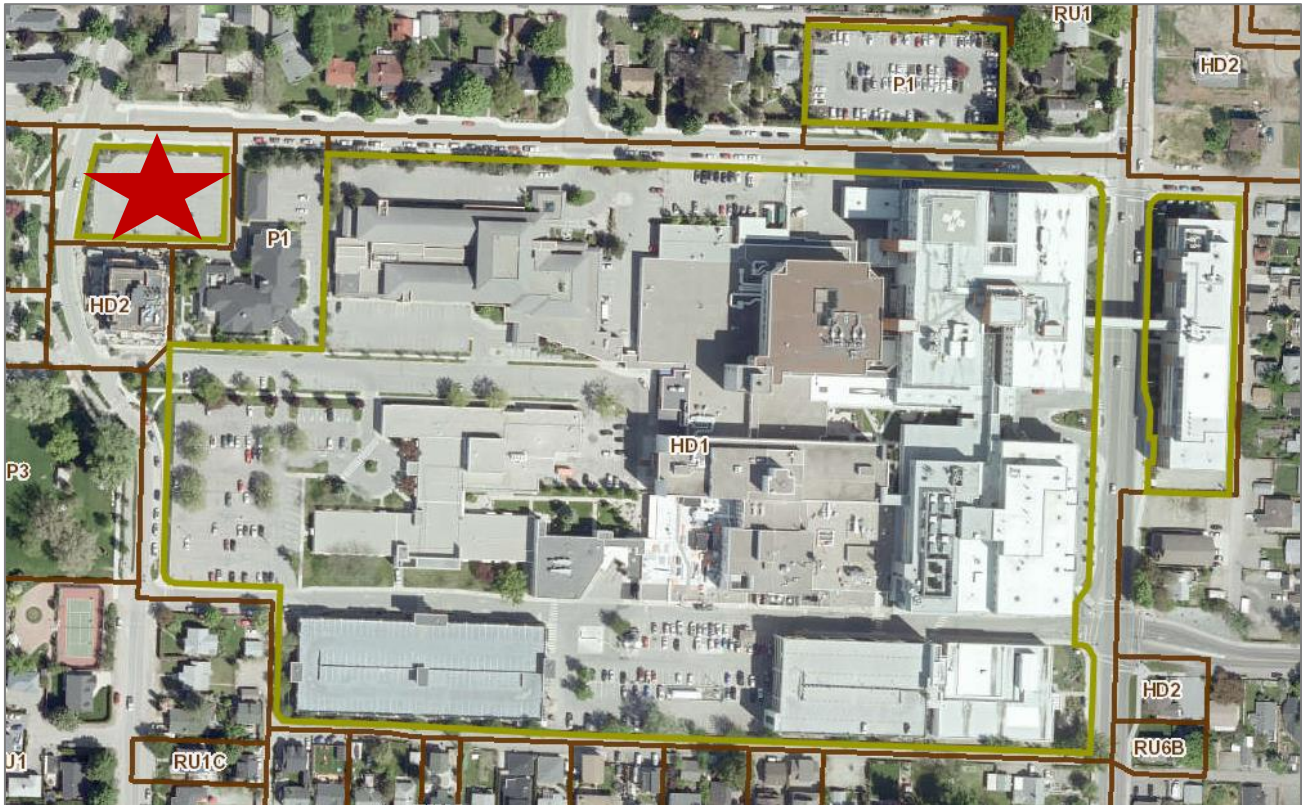
Upon entering the building, guest will be greeted at a central reception area. The main floor provides a common kitchen, dining and living room area. Guest amenities include laundry facilities and an exercise room, along with an at-grade outdoor seating space provided along the Abbott Street frontage to take advantage of the views and evening sunsets. There are 3 guest suites on the main floor with the remaining 17 units on the upper floor.

The project is challenged in regard to the form and character of the building due to the location. It is situated between the hospital, which is modern institutional with large flat roofs and the heritage area, which has an architectural diverse streetscape. The dominant style map indicates the site as Late Vernacular Cottage with Late Arts & Crafts across Abbott Street to the west and Early Suburban on the north side of Royal Avenue. The design challenge is to strike a balance between the old and the new.



The applicant has proposed a 'Modern Farmhouse' design. The exterior is clad with bright white board and batten siding along with stone cladding at the Abbott/Royal corner. The stone work extends along the Abbott Street elevation to the south end of the structure. Stained wood is used as an accent and provides warmth to the development. The multiple dormers and wood canopies break up the vertical and horizontal massing of the building, which aides in providing a pedestrian scaled connection to the street frontages .

Subject Property Map: 2251-2312 Pandosy Street



2.4 Heritage Advisory Committee

Staff is requesting feedback from the Heritage Advisory Committee (HAC) in regards to:

1. The overall form and character of the proposed building;
2. Does the development respect the historical character/integrity of the Abbott Street Heritage Conservation Area?

Report prepared by: Lydia Korolchuk, Planner

Approved for Inclusion: Terry Barton, Urban Planning Manager

Attachments:

- Applicant Rationale
- Plans & Drawings
- Project Renderings
- Photos

SCHEDULE A – Heritage Guidelines



Subject: HAP18-0010, 2251-2312 Pandosy Street (a portion of)

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

2.1 Second Civic Phase Architectural Styles (approx. 1918-1932)

The second civic phase spans from the end of the Great War, 1918, and continues through to the Great Depression, about 1932. This period is noted for traditional styles continuing to be favoured by builders and home buyers of the period. Late Arts & Crafts and Early Vernacular Cottage architectural styles characterize the period. However, other styles, such as Tudor Revival, did continue to be built as prestige homes within the Abbott Street Heritage Conservation Area.

Late Arts & Crafts Style Characteristics

- Stick-built feel to the architecture
- Medium gable and hip roof form
- Decorated soffit & brackets
- Enclosed front porch or portico
- Up to 2 ½ storeys
- Horizontal wood siding & corner-boards
- Upper storey belting (cladding may vary)
- Ornamental crafted wood
- Vertical double-hung window openings
- Multi-sash window assembly
- Wide window & door trim
- Multiple pane windows
- Asymmetrical front façade
- Wood shingle roofing
- Side or rear yard parking

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

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 dominant 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 façade design
- Flush front entrance
- Minor decorative detailing
- Gable roof forms
- Wood or interlocking asphalt shingle
- Side or rear yard parking



Introduction



Josef and Anna Huber

Since 1908, Kelowna General Hospital has been a pillar in this community.

Today, it is a centre of health care excellence, serving as the referral hospital for close to 750,000 residents in BC's southern interior. It is the common belief that all patients requiring specialized care are travelling to Vancouver, Calgary or Victoria. But that is usually not the case.



Every year, thousands of families from across the interior of British Columbia must travel from their homes in order for a loved one to receive life-saving specialist care at Kelowna General Hospital. For many families wanting to maintain a presence at KGH for the period of their loved ones treatment, the lack of affordable short-term accommodation in Kelowna adds significantly to their hardship.

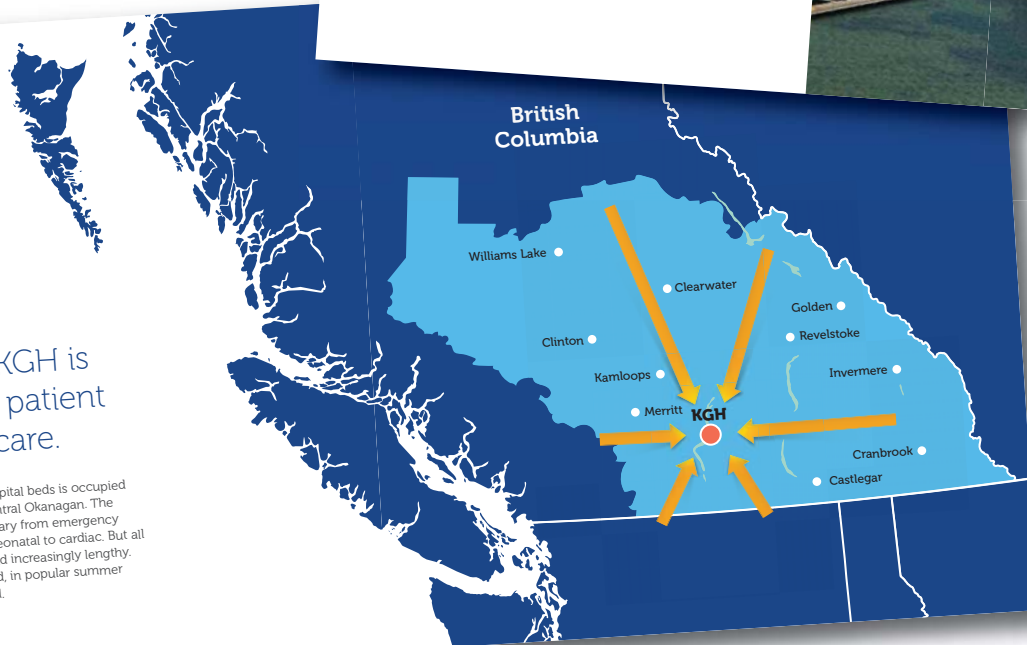
JoeAnna's house will be managed by the Kelowna General Hospital Foundation (KGHF) and provides a home away from home for those individuals as research shows that patients heal faster and more effectively when surrounded by their loved ones. And family members bond with others through a shared experience.

Josef & Anna Huber settled their family in the Okanagan in the 1960s. With all family members contributing to their early endeavours in the hospitality industry, they felt very blessed to build a life that would allow them to serve others. With their giving spirit in mind, and to demonstrate kindness and caring for others, the family is proud to honour their legacy by partnering with the KGH Foundation to build JoeAnna's House.



1 in 4 beds at KGH is occupied by a patient travelling for care.

At any given time, one in four hospital beds is occupied by someone from outside the Central Okanagan. The reasons for health-related travel vary from emergency trauma to acute mental health; neonatal to cardiac. But all too often, visits are unplanned and increasingly lengthy. Accommodation is expensive and, in popular summer months, nearly impossible to find.



Site | Location

The project is sited on the southeast corner lot of the Royal Avenue and Abbott Street intersection on what is currently a parking lot serving Interior Health Authority (IHA).

The site is blessed by its proximity to Okanagan Lake and it is envisioned that families will be able to make use of Strathcona park almost as an extension of the house. That proximity to the Lake and Park greatly enhances the therapeutic aspect of the project both by offering calming and relaxing views of the water as well as an amenity to enjoy when the weather permits.

The site also provides pedestrian connections and easy access to the Abbott Street multi-use corridor, Kelowna General Hospital, and Pandosy Street.



Site | Parking

Photo 1



Photo 2



Photo 3



Photo 4



From its outset the intent of JoeAnna's House was **not** to reduce the number of stalls currently provided for IHA and the neighbourhood so KGHF has been working with IHA to ensure that there is not a net loss of stalls. The text quoted below is from IHA and summarizes the parking replacement strategy underway.

"IH is proceeding with the development of new parking near the KGH campus to replace the impending loss of parking stalls currently located at the site of JoeAnna's Place. Completion of this new parking is anticipated to coincide with the decommissioning of the existing stalls."

Photo 3 & 4 show existing curb, fence, and asphalt of east side of existing parking lot intended to be retained, resurfaced and repainted - refer to drawing A2.01

The Strathcona



Rotary Lodge



Site | Neighbours

The neighbour to the south is The Strathcona building which is four storeys and approximately 54 feet in height while the Rotary Lodge to the southeast is 2 storeys and approximately 31 feet in height. The intent behind the project was to create a building that was compatible with the surrounding neighbourhood in both scale and character therefore JoeAnna's house is 2 storeys and approximately 35 feet in height.

The primary function of JoeAnna's House is to allow families to stay-close to loved ones who are in the hospital. Therefore the pedestrian flow to and from the hospital formed a major design consideration.

The parking entry (doorway leading to parking lot) is seen as the entry that will most often be used as it will serve those arriving and departing by car as well as those coming to and from KGH. By maintaining the existing sidewalk which connects the parking lot to Royal Avenue the proposed design allows for easy access to the Hospital campus.

Old



New



Form + Character | Old and New

The heritage conservation area (HCA or heritage neighbourhood) is rich in architectural diversity and offers a tremendous amount of architectural inspiration that is rooted in the history. The “old” examples shown on the left speak to both original Craftsmen designed homes, restored Craftsmen homes and new homes built to resemble original Craftsmen homes. The Craftsmen style (either old or new) is a style that is generally accepted and understood and is seen being applied to many single family residential projects in and outside of the Heritage Area.

Although not the dominant style of the block per HCA guidelines the Craftsmen style was what was used when we compared a residential heritage architectural style against the new and large-scale architecture of the Hospital (KGH) campus. The linear massing, proportions and extensive flat roofs of these large buildings prevents them from being historical in their character and they are examples of very modern architecture in a heritage area.

What we have found is that the surrounding context has a foot both in the past and the future.



Precedent Examples of the Modern Farmhouse style



Form + Character | Modern Farmhouse

The challenge of the exterior design of JoeAnna's House was finding the balance between the new and the old, the past and the future.

The opposing forces of these styles and scales provided opportunity to search for a form and character for JoeAnna's that would be its own, one that was neither a rectilinear modern institutional building form nor one that borrowed heavily historical homes.

The team settled on the modern farmhouse style as it captured the timelessness and familiarity that the House required while still being somewhat new and unique.

Given its function the project's exterior colours treatment needed to evoke a sense of optimism and hope while also be grounded by natural elements. The modern farmhouse style embodies the project's ethos as it blends the old with new in a striking manner.

Form + Character | 3D Views



The bright white board and batten exterior cladding on the majority of the project's exterior reads as both elegant and familiar. The building walls undulate on the 11' building grid while the dormers, trimming and wood canopies break up the vertical and horizontal scale.

The stone cladding is applied to the feature corners on Abbott and walls of the project in an effort to allow them to register as different from the rest. This is accentuated by their scale and proportion of openings. These walls are trimmed out in stained wood while the feature window and large expanse of doors and sidelights on the Royal Ave side of the northwest corner pronounce the entry in an intuitive fashion.

Multi-paned windows and french doors root the exterior look and feel into the neighbourhood while the large false barn doors work to provide a strategic break in the wall extents and help provide human scale articulation at grade.

JOEANNA'S HOUSE



2251-2312 PANDOSY STREET, KELOWNA BC
 LOT A, DISTRICT LOT 14, O.D.Y.S., PLAN EPP18664

2018-05-07 ISSUED FOR DEVELOPMENT PERMIT
 2018-05-07

ARCHITECTURAL

- A0.00 COVER SHEET & DRAWING LIST
- A1.01 ZONING, CODE REVIEW, LOCATION PLAN
- A1.02 ASSEMBLIES
- A1.03 DOOR SCHEDULE
- A1.04 CODE PLANS
- A2.01 SITE PLAN
- A2.02 SURVEY PLAN
- A2.03 PARKING PHOTOS
- A3.00 1ST FLOOR SLAB PLAN
- A3.01 1ST FLOOR PLAN
- A3.02 2ND FLOOR PLAN
- A3.03 ROOF PLAN
- A3.11 1ST FLOOR REFLECTED CEILING PLAN
- A4.01 EXTERIOR ELEVATIONS
- A4.02 EXTERIOR ELEVATIONS
- A4.03 3D VIEWS
- A4.11 GLAZING ELEVATIONS
- A4.12 GLAZING ELEVATIONS
- A5.01 BUILDING SECTIONS
- A6.01 FEATURE STAIR & EXIT STAIR 1
- A6.02 EXIT STAIR 2 & DETAILS
- A7.01 PLAN DETAILS
- A7.10 SECTION DETAILS
- A8.01 UNIT PLANS
- A9.01 INTERIORS

LANDSCAPE

- L1 CONCEPTUAL LANDSCAPE PLAN

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MEIKLEJOHN ARCHITECTS INC.



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No.	Date	Revision
01	2018-05-07	ISSUE FOR DEVELOPMENT PERMIT

Project Title

JOEANNA'S HOUSE

2251-2312 PANDOSY STREET, KELOWNA BC
 LOT A, DISTRICT LOT 14, O.D.Y.S., PLAN EPP18664

Drawing Number

A0.00

DRAWINGS ARE NOT TO BE SCALED.
 ALL DIMENSIONS SHALL BE VERIFIED ON JOB

Drawing Title

COVER SHEET & DRAWING LIST

Job No.	1788
Scale	1/4" = 1'-0"
Drawn	CM
Checked	JM

PROJECT DATA	
ADDRESS	2251-2312 PANDOSY STREET
LEGAL DESCRIPTION	LOT A, DISTRICT LOT 14, O.D.Y.S., PLAN EPP18664
DEVELOPMENT PERMIT AREA	YES
ZONING	HD-2 (PENDING REZONING FROM HD-1)
PRINCIPAL USE	CONGREGATE HOUSING
GRADES	LEVEL
NUMBER OF BUILDINGS	ONE 2 STOREY CONGREGATE HOUSING BUILDING

ZONING SUMMARY		
	HD-2 ZONE	PROPOSAL
SITE AREA (sm)	900sm MIN.	±2,132.5sm
SITE WIDTH (m)	30m MIN.	±57.6m
SITE DEPTH (m)	30m MIN.	±37.0m
HEIGHT OF BUILDING (S)/# OF STOREYS	16.0m	±10.8m / 2 storey
SITE COVERAGE OF BUILDING(S) (%)	55% MAX.	±539.4 sm = ±28%
SITE COVERAGE INCLUDING BUILDINGS, DRIVEWAYS AND PARKING (%)	N/A	±1,358.2 sm = ±64%
TOTAL NUMBER & TYPES OF UNITS	N/A	20 FAMILY BEDROOMS
GROSS FLOOR AREA	N/A	±1,280sm
FLOOR AREA RATIO (F.A.R.)	1.2 MAX. (2,559sm)	0.60
BUILDING (S) SETBACKS (m):		
NORTH (FRONT)	4.5m	±4.8m
SOUTH (REAR)	3.0m	±3.2m
WEST (SIDE)	4.5m	±5.4m
EAST (SIDE)	4.5m	±15.4m
PUBLIC OPEN SPACE AREA	150sm (7.5sm PER BEDROOM)	±380sm
DAYLIGHT ANGLE (IF A TOWER)	N/A	N/A
PODIUM HEIGHT (IF PROPOSED)	N/A	N/A
FLOOR PLATE SIZE (IF REQUIRED)	N/A	N/A
SETBACKS TO PARKING (m):		
NORTH (FRONT)	N/A	N/A
SOUTH (REAR)	N/A	N/A
WEST (SIDE)	N/A	N/A
EAST (SIDE)	N/A	N/A

PARKING SUMMARY					
CAR PARKING SUMMARY: (CONGREGATE HOUSING)	REQUIRED	PROPOSED			
3.0 SPACES OR 1.0 SPACE PER RESIDENT STAFF MEMBER (WHICHEVER IS GREATER)	3 STALLS	3 STALLS			
1.0 SPACE PER 3 BEDS	20 STALLS (ASSUMES 3 GUESTS PER ROOM PER NIGHT)	25 STALLS			
TOTAL PARKING CAR STALLS	23 STALLS	28 STALLS			
BICYCLE PARKING SUMMARY: (CONGREGATE HOUSING)	REQUIRED	PROPOSED			
CLASS I: 1 PER 25 EMPLOYEES	0 STALLS	0 STALLS			
CLASS II: 5 PER BUILDING ENTRANCE	10 STALLS	10 STALLS			
NUMBER OF LOADING SPACES	N/A	N/A			
CAR PARKING STALL SIZE SUMMARY:	WIDTH	LENGTH	HEIGHT	PROPOSED	
FULL SIZE STALL	8'-3"	2.5m	19'-8"	6.0m	16
MEDIUM SIZE STALL (40% max)	7'-6"	2.3m	15'-9"	4.8m	11
DISABLED STALL	12'-2"	3.7m	19'-8"	6.0m	1
DRIVE AISLES (2-WAY 90° PKG)	23'-0"	7.0m			

BUILDING FLOOR AREAS		
	GFA (sm)	GFA (sf)
LEVEL 1	±593.4sm	±6,387sf
LEVEL 2	±687.1sm	±7,396sf
BUILDING FOOTPRINT FOR SITE COVERAGE	±687.1sm	±7,396sf
TOTAL FLOOR AREA FOR FAR	±1,280sm	±13,783sf

BUILDING CODE SUMMARY		
OCCUPANCY	GROUP C	
ARTICLE	3.2.2.53	
NO. OF STOREYS	2 STOREY	
NO. OF STREETS FACING	2	
MAX. BUILDING AREA	CODE MAXIMUM	PROPOSED
	2,700 sm (3.2.2.53.(1Cii))	±687.1sm
CONSTRUCTION TYPE PERMITTED	COMBUSTIBLE / NON-COMBUSTIBLE	
CONSTRUCTION TYPE PROPOSED	COMBUSTIBLE	
SPRINKLERED	YES	
ASSEMBLY RATINGS:	REQUIRED	PROPOSED
FLOOR	45 MINUTES	1 HR
LOAD BEARING WALLS, COLUMNS, ARCHES	45 MINUTES	1 HR
ROOFS	N/A	

FIRE PROTECTION			
	REQUIRED	PROPOSED	
HYDRANT TO BUILDING ENTRY	90m MAX.	90m MAX.	3.2.5.5.
STANDPIPE/HOSE	N/A	N/A	3.2.5.8.
SPRINKLERED	YES	YES	
FIRE ALARM SYSTEM	YES	YES	3.2.4.1.(4)(i)
EXIT LIGHTS	YES	YES	
EMERGENCY LIGHTING	YES	YES	

EXITING OCCUPANT LOAD		
	REQUIRED	PROVIDED
LEVEL 1: DINING & LIVING ROOM	1 PERSON/ 0.75sm X ±1,501 sm	186 PERSONS
LEVEL 1: STAFF OFFICE	1 PERSON/ 9.3sm X ±466 sm	5 PERSONS
LEVEL 1: BEDROOMS	4 PERSON PER BEDROOM X 3	12 PERSONS
	LEVEL 1 TOTAL	201 PERSONS
LEVEL 2: BEDROOMS	4 PERSON PER BEDROOM X 17	61 PERSONS
	LEVEL 2 TOTAL	61 PERSONS
	BUILDING TOTAL	262 PERSONS

EXIT FACILITIES		
REQUIRED EXITS	2 MIN.	PROVIDED WIDTHS
LEVEL 1 DOORS	REQUIRED WIDTHS	PROVIDED WIDTHS
	6.1mm/ PERSON X 201 PERSONS = 1,226mm	5 doors @ 915mm = 4,575mm
LEVEL 2 DOORS	6.1mm/ PERSON X 61 PERSONS = 372mm	2 doors @ 915mm = 1,830mm
BEDROOM UNIT DOORS	MIN. 1 DOOR (800mm WIDE) EA. UNIT	1 DOOR (915mm WIDE) EA. UNIT
LEVEL 2 STAIRS	8mm/ PERSON X 61 PERSONS = 1,608mm	2 @ 1220mm = 2,440mm
EXIT THROUGH LOBBY	NO	3.4.4.2.
PANIC HARDWARE	NOT REQUIRED BUT PROVIDED AT EXT. DOORS	3.4.6.16.(2)
EXIT EXPOSURE	N/A	3.2.3.13.
MAX. TRAVEL DISTANCE	45m	3.4.2.5.(1)
STAIR SHAFTS RATING	1 HR.	3.4.4.1.
CORRIDORS TO SUITE RATING	1 HR.	3.3.2.6.(4)

REQUIRED FIRE SEPARATIONS		
TENANTS / MAJOR OCCUPANCIES		3.1.3.1.
GROUP C TO C (SUITE TO SUITE)	1 HR	3.3.1.1
SERVICES ROOMS WITH FUEL FIRED EQUIPMENT	1 HR	3.6.2.
JANITOR ROOM	N/A IF SPRINKLERED	

BUILDING FIRE SAFETY		
SOFFIT PROTECTION	N/A	3.2.3.16.
FLAME SPREAD RATINGS	COMPLY WITH	3.1.13.2
METAL DECK ASSEMBLIES	N/A	3.1.14.2.
ROOF COVERING CLASSIFICATION	CLASS "A"	3.1.15.2.
ATTIC FIRESTOPS	N/A	3.1.11.
MAX. ATTIC AREA	N/A	3.1.11.5.
MAX. CRAWLSPACE AREA	N/A	3.1.11.6.
CONCEALED FLOOR AREA	N/A	3.1.11.5.

ACCESSIBILITY REQUIREMENTS		
	REQUIRED	PROVIDED
ACCESS TO MAIN ENTRANCES	YES	YES
ACCESS TO ALL FLOORS	YES	YES
ACCESSIBLE WASHROOM	YES	YES

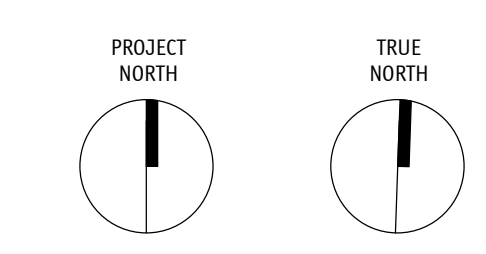
WASHROOM FIXTURES REQUIREMENTS		
	REQUIRED	PROVIDED
BEDROOM UNITS	MIN. 1 PER UNIT	1 PER UNIT
LEVEL 1 DINING & LIVING ROOM	1 MALE AND 1 FEMALE (FOR VISITORS)	2 UNIVERSAL WASHROOMS
LEVEL 1 STAFF OFFICE	1 (STAFF LESS THAN 10)	1



1 LOCATION PLAN
A1.01 N.T.S.

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No.	Date	Revision
01	2018-05-07	ISSUE FOR DEVELOPMENT PERMIT

Project Title

JOANNA'S HOUSE

2251-2312 PANDOSY STREET, KELOWNA BC
LOT A, DISTRICT LOT 14, O.D.Y.S., PLAN EPP18664

Drawing Number

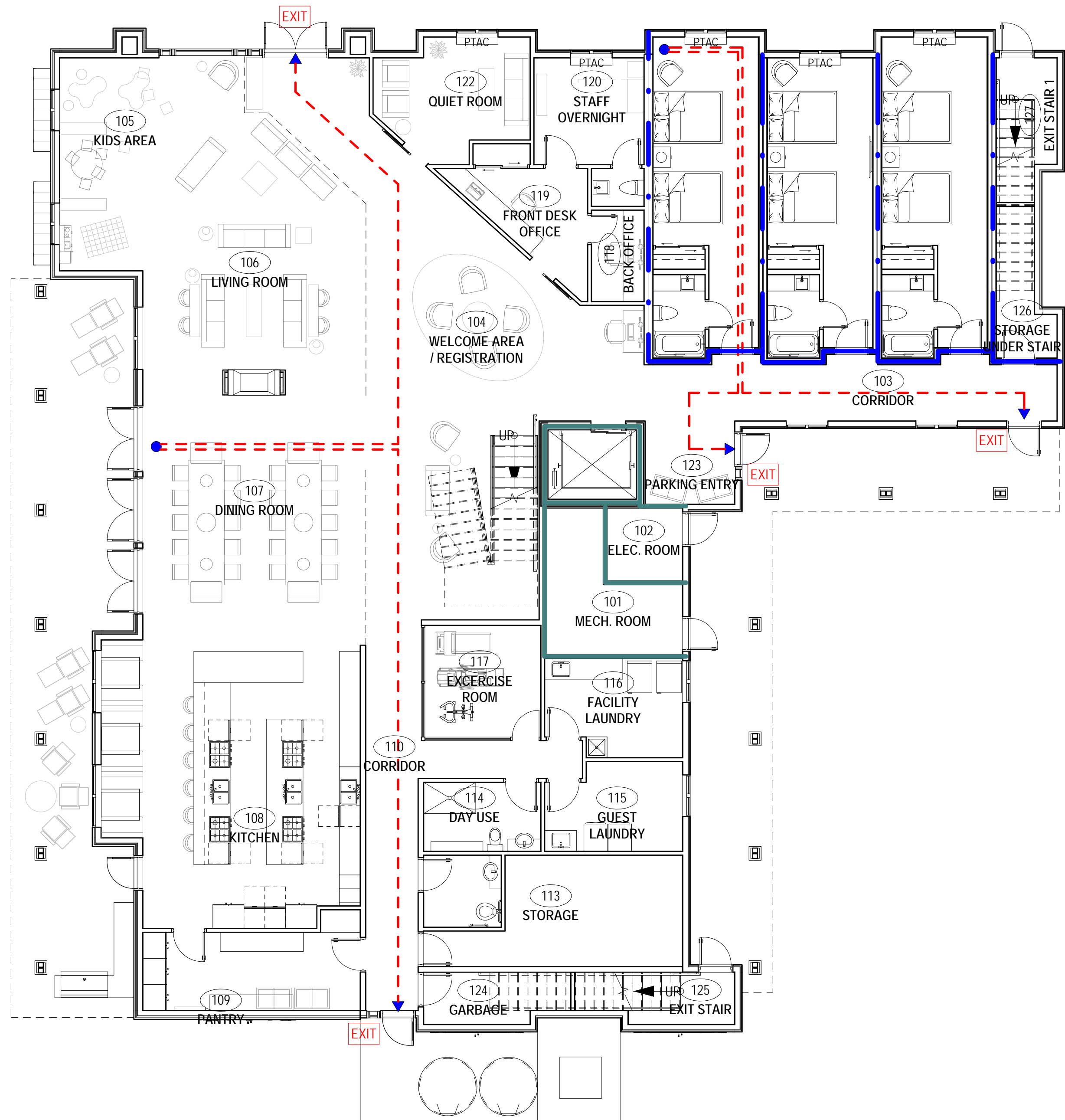
A1.01

DRAWINGS ARE NOT TO BE SCALED.
ALL DIMENSIONS SHALL BE VERIFIED ON JOB

Drawing Title

**ZONING, CODE REVIEW,
LOCATION PLAN**

Job No.	1788
Scale	
Drawn	CM
Checked	JM



1 1ST FLOOR CODE PLAN
A1.04 1/8" = 1'-0"



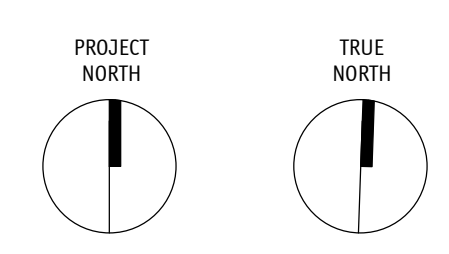
2 2ND FLOOR CODE PLAN
A1.04 1/8" = 1'-0"

FIRE CODE LEGEND:

	TRAVEL DISTANCE START POINT
	TRAVEL DISTANCE END POINT
	1 HR FIRE RATING
	1 1/2 HR FIRE RATING
	2 HR FIRE RATING
	REQUIRED EXITS

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No.	Date	Revision
01	2018-05-07	ISSUE FOR DEVELOPMENT PERMIT

Project Title
JOANNA'S HOUSE

2251-2312 PANDOSY STREET, KELOWNA BC
LOT A, DISTRICT LOT 14, O.D.Y.S., PLAN EPP18664

Drawing Number

A1.04

DRAWINGS ARE NOT TO BE SCALED.
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Drawing Title

CODE PLANS

Job No.	1788
Scale	As Indicated
Drawn	Author
Checked	Checker

NOTES:

1. ALL EXISTING GRADES AND SURVEY INFORMATION BASED ON SURVEY FILE BY RUNNALS DENBY LAND SURVEYING DATED APRIL 3, 2018 - REFER TO A2.02
2. EXISTING TRANSFORMER TO BE TEMPORARILY SHORED AND SUPPORTED BY CONTRACTOR DURING EXCAVATION AS REQUIRED - REFER TO CIVIL
3. EXISTING SHALLOW UTILITIES (POWER/COMM) LOCATIONS TO BE VERIFIED BY CONTRACTOR
4. ALL SERVICING TIE-INS SHOWN ARE APPROXIMATE - REFER TO CIVIL/MECH. FOR SERVICING INFO.
5. ALL EXTERIOR CONCRETE WALKWAYS (FLATWORK) PART OF CIVIL DESIGN U.N.O. - REFER TO CIVIL FOR CONCRETE EXTENTS AND DETAILS
6. ALL FINISH GRADES SHOWN ARE APPROXIMATE - REFER TO CIVIL FOR GRADING INFO.
7. REFER TO ELEC. FOR HYDRO ELECTRICAL SERVICE INFO.
8. REFER TO MECH. FOR FORTIS GAS SERVICE INFO.

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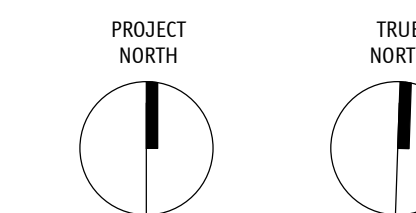
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2251-2312 PANDOSY STREET, KELOWNA BC
 LOT A, DISTRICT LOT 14, O.D.Y.S., PLAN EPP18654

Drawing Number

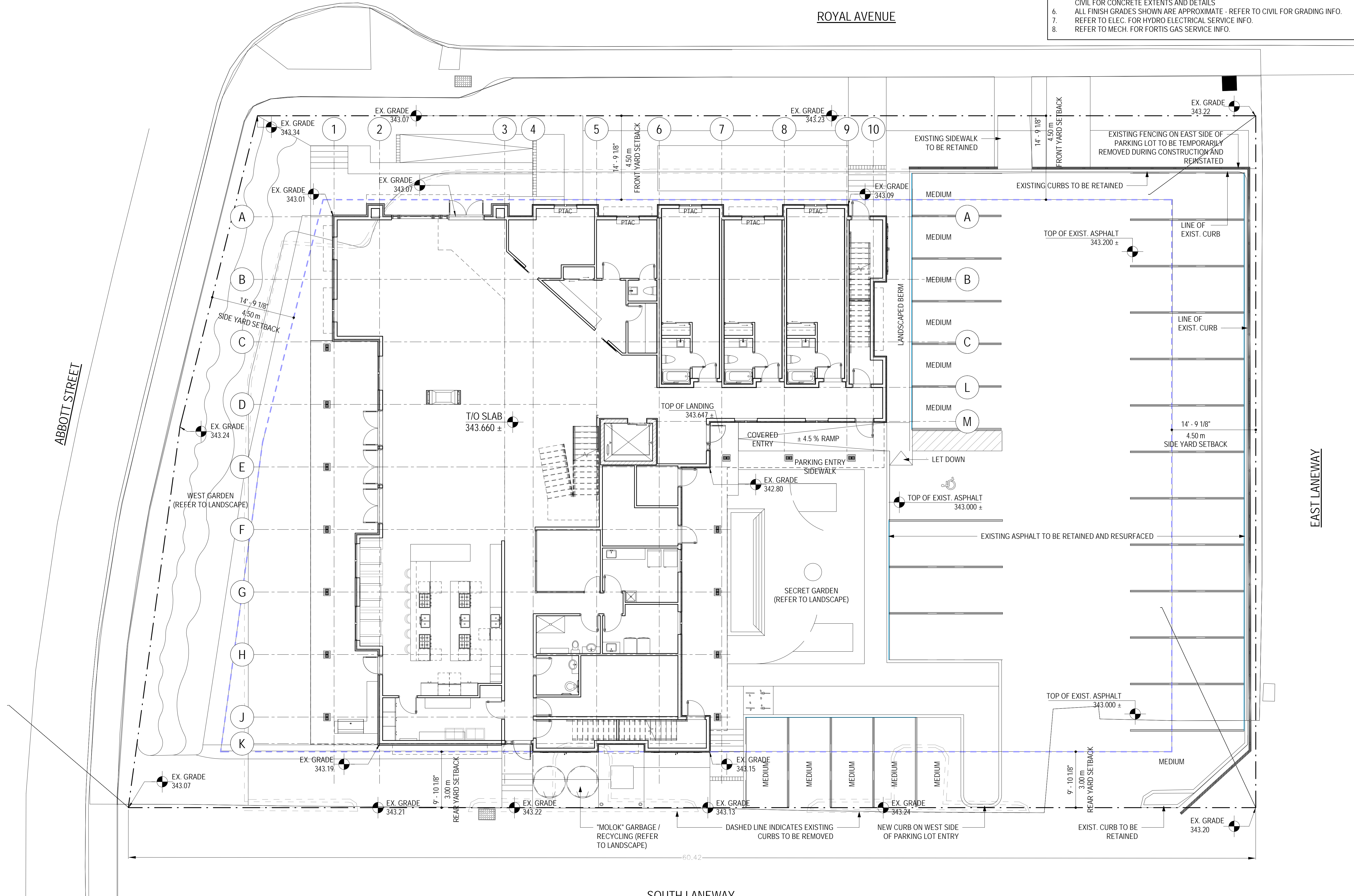
A2.01

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Drawing Title

SITE PLAN

Job No.	1788
Scale	1/8" = 1'-0"
Drawn	CM
Checked	JM



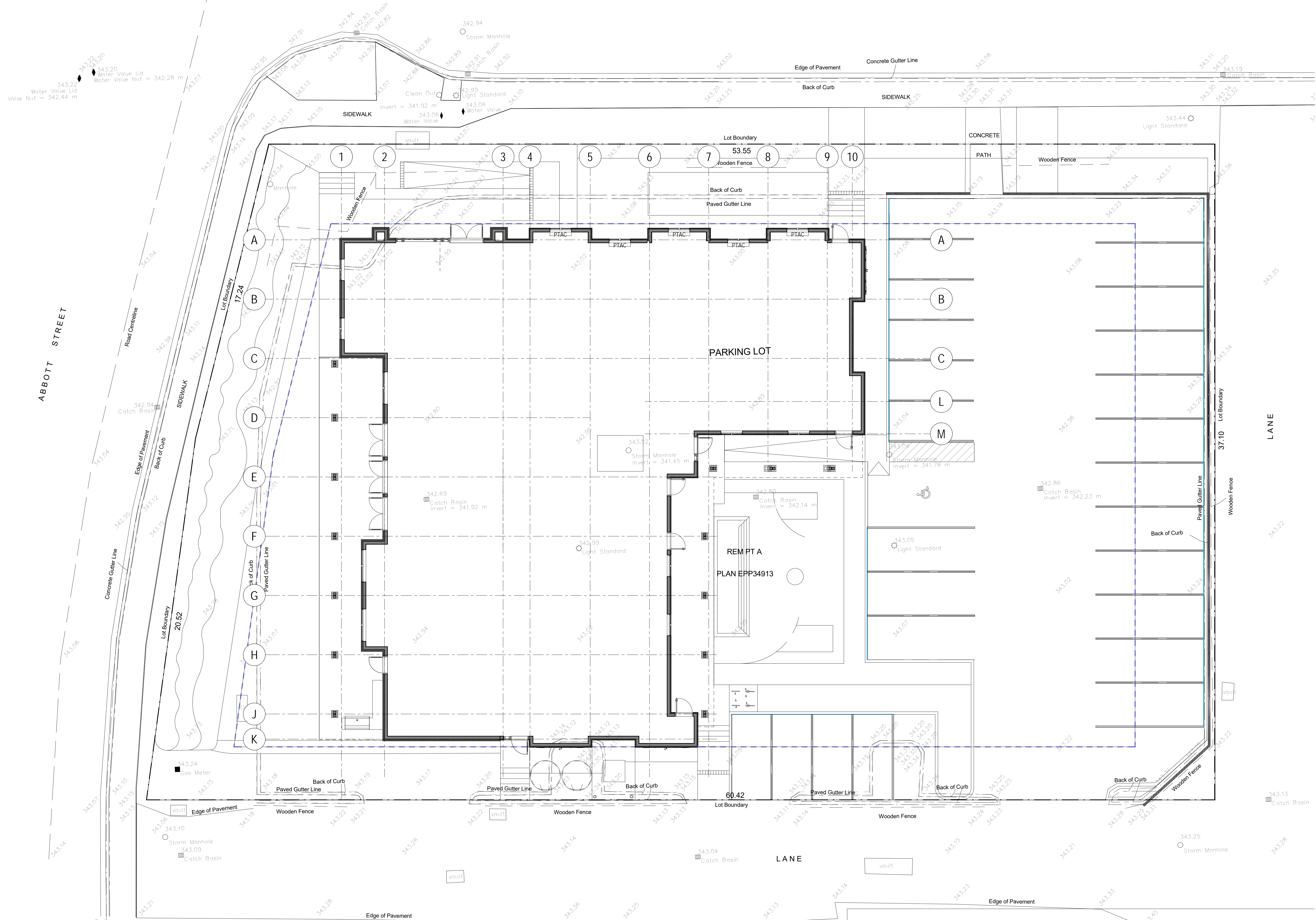
ABBOTT STREET

ROYAL AVENUE

EAST LANEWAY

SOUTH LANEWAY

North Invert = 340.87 m
 East Invert = 341.11 m
 South Invert = 340.90 m

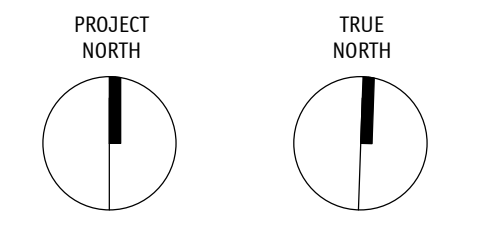


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JOANNA'S HOUSE

2251-2312 PANDOSY STREET, KELOWNA BC
 LOT A, DISTRICT LOT 14, O.D.Y.S., PLAN EPP18654

Drawing Number
A2.02

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 ALL DIMENSIONS SHALL BE VERIFIED ON JOB

Drawing Title
SURVEY PLAN

Job No.	1788
Scale	1/8" = 1'-0"
Drawn	Author
Checked	Checker



5 VIEW FROM SOUTH LANEWAY TO PROJECT SITE
A2.03



3 VIEW FROM SOUTH LANEWAY TO SOUTHEAST CORNER OF PROJECT SITE
A2.03



1 VIEW OF INTERSECTION OF WEST AND SOUTH LANEWAYS TO PROJECT SITE
A2.03



6 VIEW FROM INTERSECTION OF WEST LANEWAY AND ROYAL AVE TO PROJECT SITE
A2.03



4 VIEW FROM ROYAL AVE TO PROJECT SITE
A2.03



2 VIEW FROM ROYAL AVE TO EAST SIDE OF PROJECT SITE
A2.03

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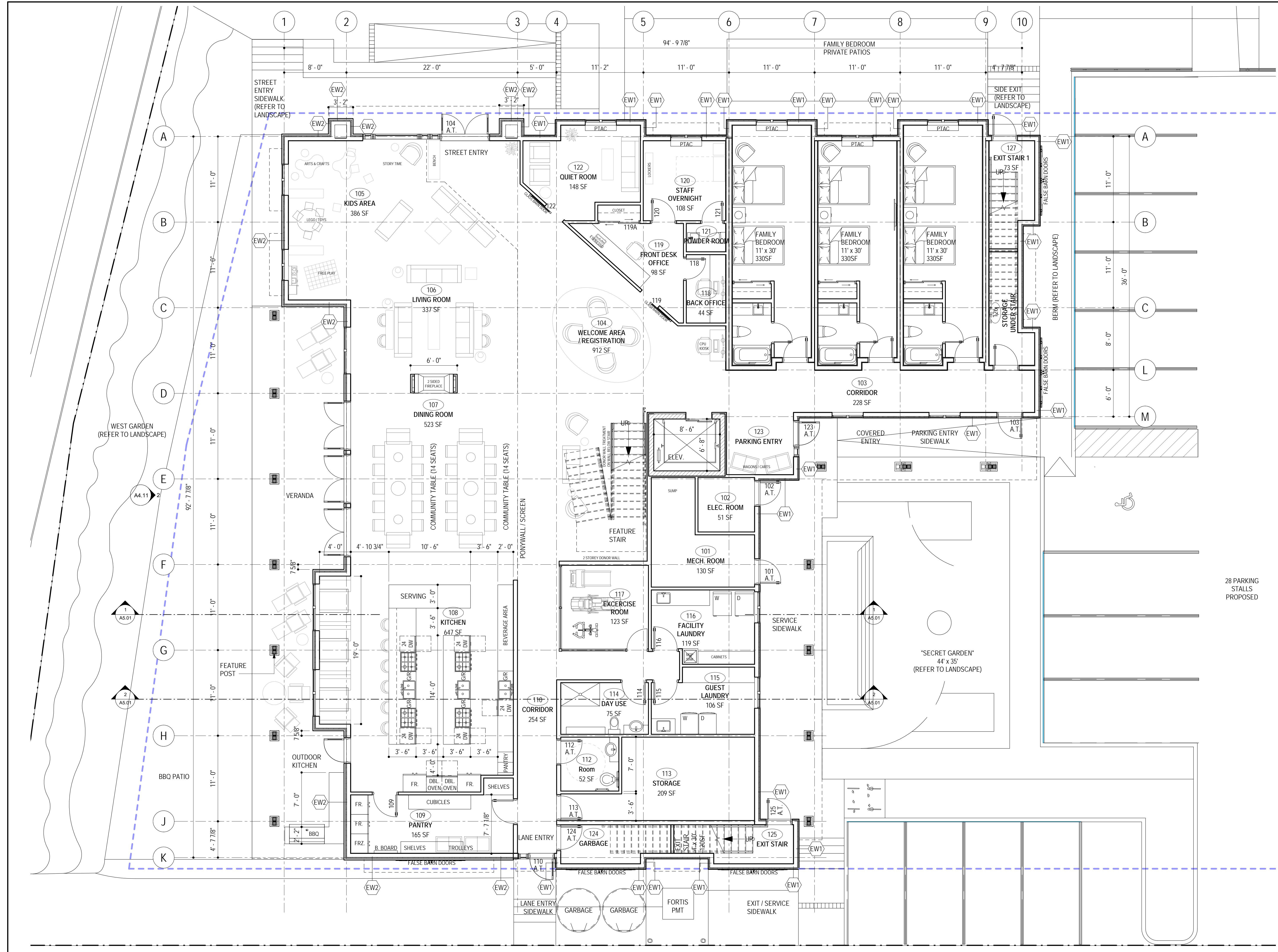
Project Title
JOEANNA'S HOUSE
2251-2312 PANDOSY STREET, KELOWNA BC
LOT A, DISTRICT LOT 14, O.D.Y.S., PLAN EPP18664

Drawing Number
A2.03

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Drawing Title
PARKING PHOTOS

Job No. 1788
Scale
Drawn Author
Checked Checker



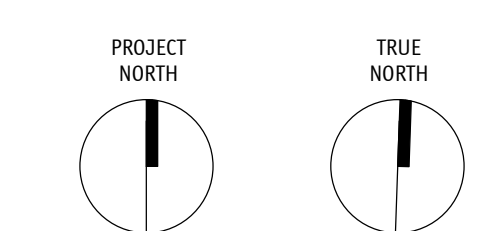
28 PARKING STALLS PROPOSED

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JOANNA'S HOUSE

2251-2312 PANDOSY STREET, KELOWNA BC
 LOT A, DISTRICT LOT 14, O.D.Y.S., PLAN EPP18664

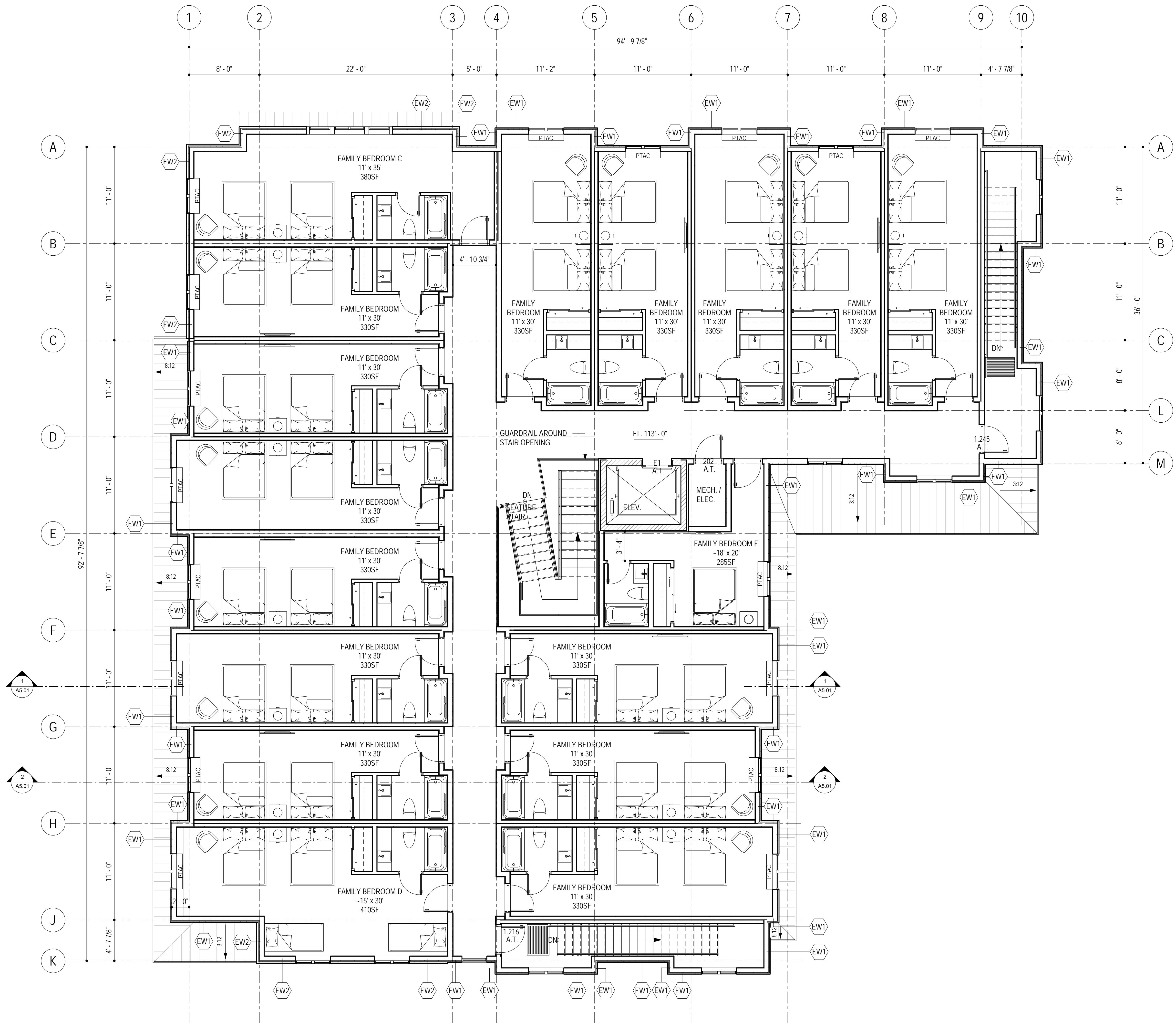
Drawing Number
A3.01

DRAWINGS ARE NOT TO BE SCALED.
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Drawing Title

1ST FLOOR PLAN

Job No.	1788
Scale	3/16" = 1'-0"
Drawn	CM
Checked	JM

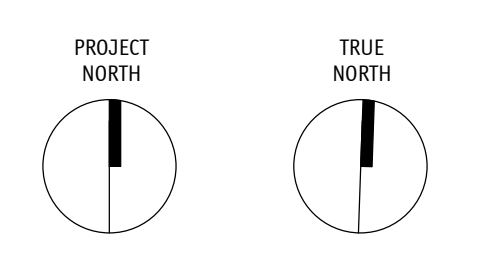


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JOANNA'S HOUSE

2251-2312 PANDOSY STREET, KELOWNA BC
 LOT A, DISTRICT LOT 14, O.D.Y.S., PLAN EPP18664

Drawing Number

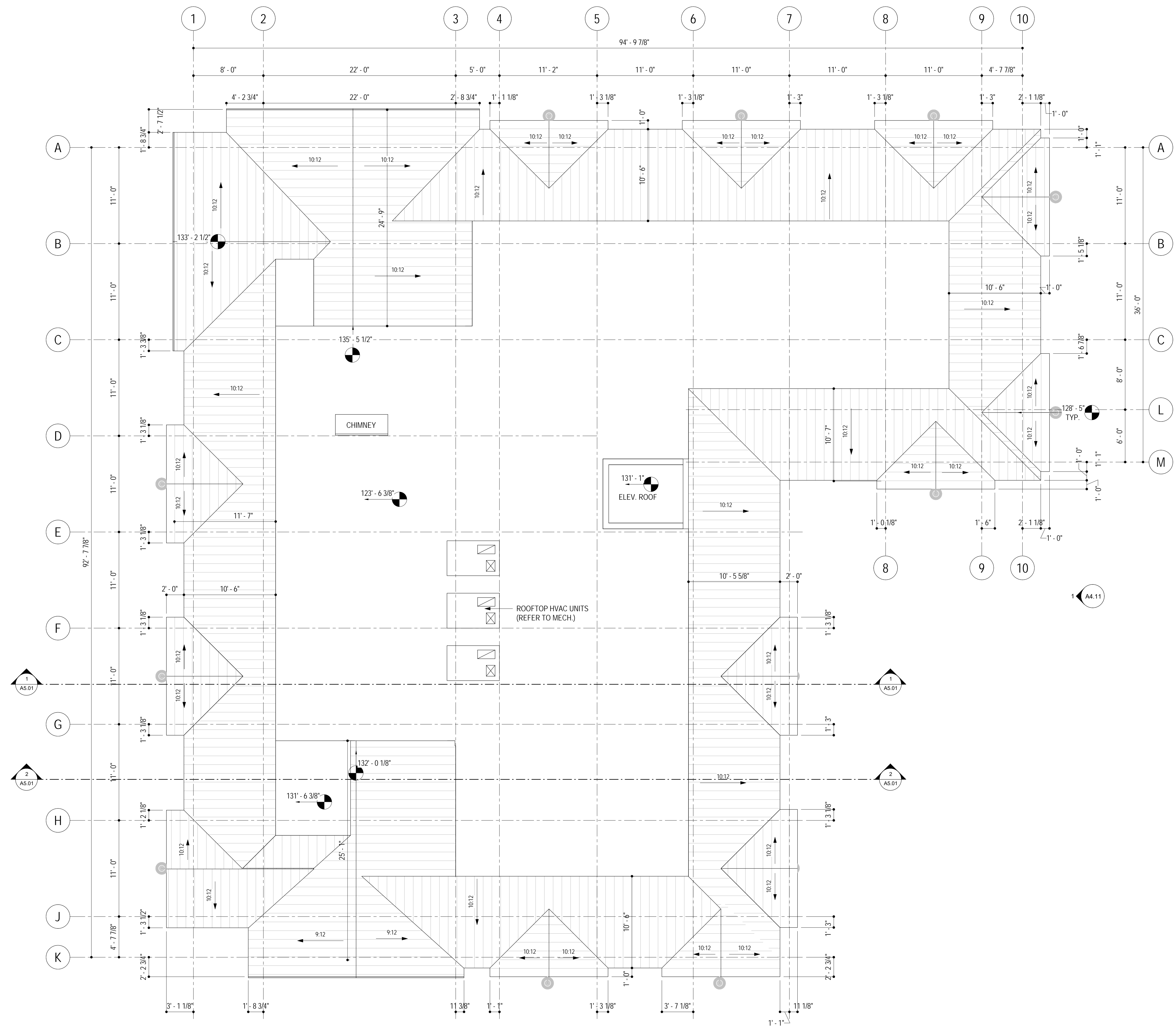
A3.02

DRAWINGS ARE NOT TO BE SCALED.
 ALL DIMENSIONS SHALL BE VERIFIED ON JOB

Drawing Title

2ND FLOOR PLAN

Job No.	1788
Scale	3/16" = 1'-0"
Drawn	CM
Checked	JM

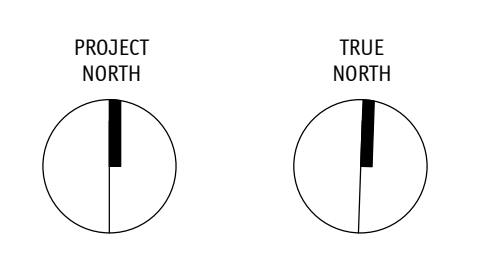


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JOANNA'S HOUSE

2251-2312 PANDOSY STREET, KELOWNA BC
 LOT A, DISTRICT LOT 14, O.D.Y.S., PLAN EPP18664

Drawing Number
A3.03

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Drawing Title

ROOF PLAN

Job No.	1788
Scale	3/16" = 1'-0"
Drawn	CM
Checked	JM



1 WEST ELEVATION
A4.01/ 3/16" = 1'-0"



2 EAST ELEVATION
A4.01/ 3/16" = 1'-0"

BUILDING ELEVATION KEY NOTE:

NOTES:
 1. REFER TO PLANS & SECTIONS & SPECS DETAILED INFORMATION
 2. REFER TO SPECIFICATION SECTION 08800 FOR GLASS TYPES

1	PREFABRICATED WOOD & METAL CLAD VINYL WINDOWS C/W LOW E VISION GLASS
2	PREFABRICATED BLACK METAL CLAD VINYL WINDOWS C/W LOW E VISION GLASS
3	PRE-FINISHED HARDIE WINDOW OR STAINED WOOD TRIM AND PTAC SURROUND
4	PACKAGE TERMINAL AIR CONDITIONER (PTAC) C/W BLACK METALLIC EXTERIOR GRILL
5	WOOD CLAD FOLDING SLIDING GLASS DOOR
6	STAINED VENEERED WOOD DOOR C/W GLAZED LITE AND SIDELITE
7	PAINTED METAL DOOR
8	PAINTED OR STAINED WOOD FAUX SWINGING BARN DOOR
9	PRE-FINISHED HARDIE TRIM & FASCIA
10	STAINED WOOD TRIM
11	STAINED WOOD DOUBLE DECK POST (TWO 5x5 POSTS) C/W PAINTED BASE
12	STAINED WOOD CANOPY FRAMING, BRACKETS & FASCIA
13	PRE-FINISHED HARDIE BOARD & BATTEN SIDING
14	THIN STONE VENEER CLADDING
15	STANDING SEAM ROOFING
16	FARMHOUSE LIGHT FIXTURE
17	PRE-FINISHED METAL FLASHING
18	MOLOK GARBAGE / RECYCLING
19	HARD + SOFT SCAPING (REFER TO LANDSCAPE)

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Refer to landscape and site plan for grading and proposed landscape treatment - 3d views / Elevations shown summarize architectural form and character only.

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Project Title
JOANNA'S HOUSE

2251-2312 PANDOSY STREET, KELOWNA BC
 LOT A, DISTRICT LOT 14, O.D.Y.S., PLAN EPP18654

Drawing Number
A4.01

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Drawing Title

EXTERIOR ELEVATIONS

Job No.	1788
Scale	As Indicated
Drawn	CM
Checked	JM



1 NORTH ELEVATION
A4.02 3/16" = 1'-0"



2 SOUTH ELEVATION
A4.02 3/16" = 1'-0"

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JOEANNA'S HOUSE

2251-2312 PANDOSY STREET, KELOWNA BC
LOT A, DISTRICT LOT 14, O.D.Y.S., PLAN EPP18654

Drawing Number

A4.02

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Drawing Title

EXTERIOR ELEVATIONS

Job No.	1788
Scale	3/16" = 1'-0"
Drawn	CM
Checked	JM



5 VIEW OF NORTHWEST CORNER
A4.03



3 VIEW OF WEST ELEVATION
A4.03



1 VIEW OF SOUTHWEST CORNER
A4.03



6 VIEW OF SOUTHEAST CORNER
A4.03



4 VIEW OF EAST & SOUTH ELEVATION
A4.03



2 VIEW OF NORTH ELEVATION
A4.03

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LOT A, DISTRICT LOT 14, O.D.Y.S., PLAN EPP18664

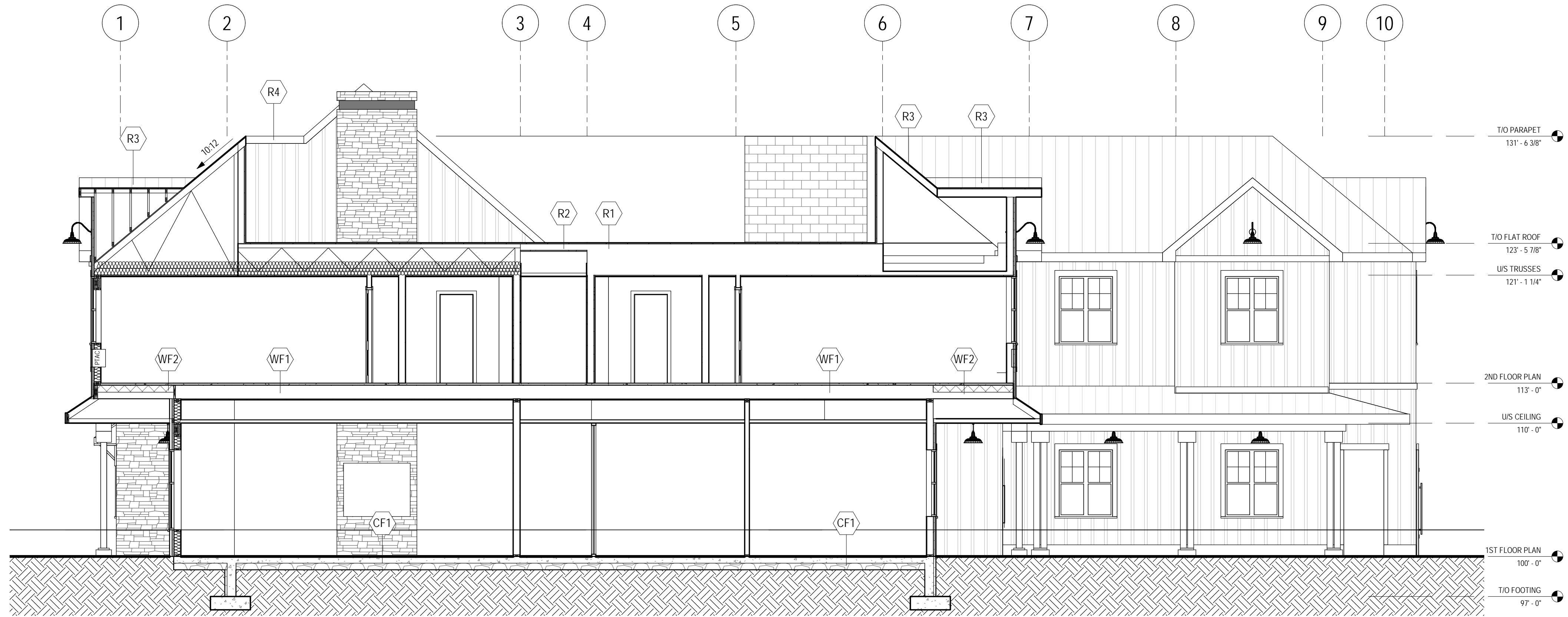
Drawing Number
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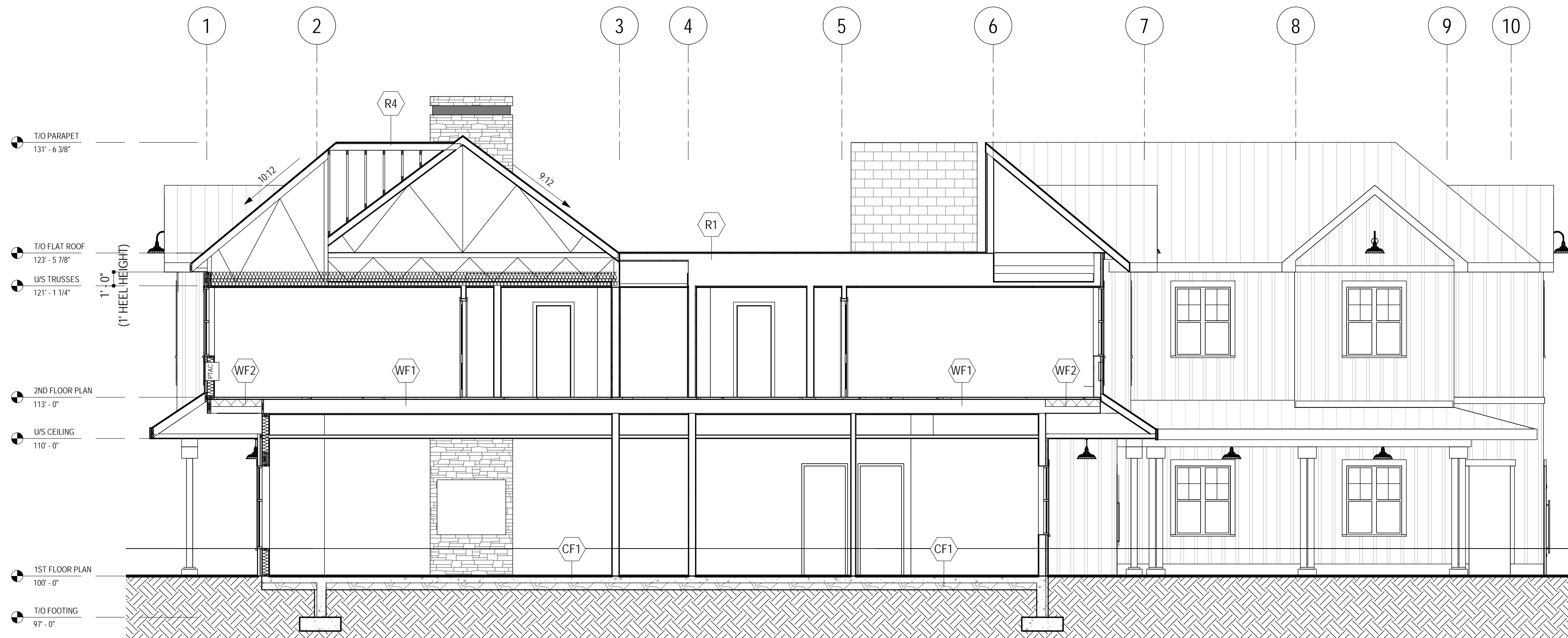
Drawing Title

3D VIEWS

Job No. 1788
Scale
Drawn Author
Checked Checker



1 Cross Section 1
A5.01 3/16" = 1'-0"



2 Cross Section 2
A5.01 3/16" = 1'-0"

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01	2018-05-07	ISSUE FOR DEVELOPMENT PERMIT

Project Title
JOANNA'S HOUSE

2251-2312 PANDOSY STREET, KELOWNA BC
LOT A, DISTRICT LOT 14, O.D.Y.S., PLAN EPP18654

Drawing Number
A5.01

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Drawing Title
BUILDING SECTIONS

Job No.	1788
Scale	3/16" = 1'-0"
Drawn	CM
Checked	JM



PLANT LIST

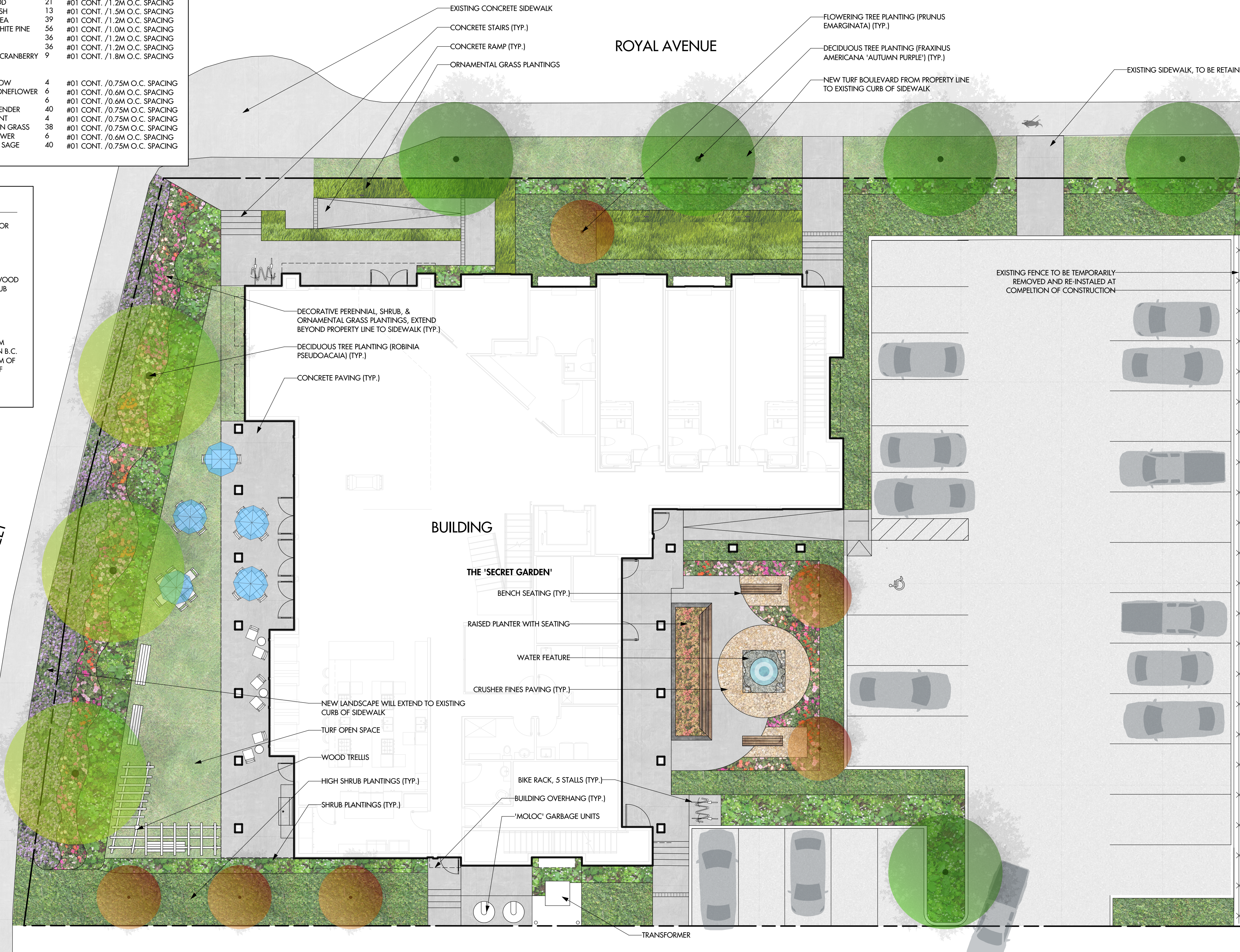
BOTANICAL NAME	COMMON NAME	QTY	SIZE / SPACING & REMARKS
TREES			
FRAXINUS AMERICANA 'AUTUMN PURPLE'	PURPLE ASH	5	6cm CAL.
PRUNUS EMARGINATA	STERILE CHERRY	7	6cm CAL.
ROBINIA PSEUDOACACIA	BLACK LOCUST	3	6cm CAL.
SHRUBS			
BERBERIS THUNBERGI 'MONOMB'	CHERRY BOMB BARBERRY	21	#01 CONT. /1.2M O.C. SPACING
CORNUS STOLONIFERA 'FARROW'	ARCTIC FIRE DOGWOOD	21	#01 CONT. /1.2M O.C. SPACING
EUCONYMUS ALATUS 'SELECT'	FIRE BALL BURNING BUSH	13	#01 CONT. /1.5M O.C. SPACING
HYDRANGEA ARBORESCENS 'ANNABELLE'	ANNABELLE HYDRANGEA	39	#01 CONT. /1.2M O.C. SPACING
PINUS STROBUS 'MERRIMACK'	ERRIMACK EASTERN WHITE PINE	56	#01 CONT. /1.0M O.C. SPACING
ROSA 'MEIDOMONAC'	BONICA ROSE	36	#01 CONT. /1.2M O.C. SPACING
SYRINGA 'PENDA'	BLOOMERANG LILAC	36	#01 CONT. /1.2M O.C. SPACING
VIBURNUM OPULUS 'COMPACTUM'	COMPACT EUROPEAN CRANBERRY	9	#01 CONT. /1.8M O.C. SPACING
PERENNIALS & GRASSES			
ACHILLEA FILIPENDULA 'CLOTH OF GOLD'	CLOTH OF GOLD YARROW	4	#01 CONT. /0.75M O.C. SPACING
ECHINACEA 'MAGNUS SUPERIOR'	MAGNUS SUPERIOR CONEFLOWER	6	#01 CONT. /0.6M O.C. SPACING
HEMEROCALLIS 'STELLA D'ORO'	STELLA D'ORO DAYLILY	6	#01 CONT. /0.6M O.C. SPACING
LAVANDULA ANGLUSTIFOLIA 'HIDCOTE'	HIDCOTE ENGLISH LAVENDER	40	#01 CONT. /0.75M O.C. SPACING
NERPETA X FASSENII 'WALKERS LOW'	WALKER'S LOW CATMINT	4	#01 CONT. /0.75M O.C. SPACING
PENNISETUM ORIENTALE 'KARLEY ROSE'	KARLEY ROSE FOUNTAIN GRASS	38	#01 CONT. /0.75M O.C. SPACING
RUDBECKIA FULGIDA 'GOLDSTURM'	GOLDSTURM CONEFLOWER	6	#01 CONT. /0.6M O.C. SPACING
SALVIA NEMOROSA 'MAY NIGHT'	MAY NIGHT MEADOW SAGE	40	#01 CONT. /0.75M O.C. SPACING

NOTES

1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED C.N.L.A. STANDARDS.
2. ALL SOFT LANDSCAPE AREAS SHALL BE WATERED BY A FULLY AUTOMATIC TIMED UNDERGROUND IRRIGATION SYSTEM.
3. TREE AND SHRUB BEDS TO BE DRESSED IN A MINIMUM 50mm WOOD MULCH. DO NOT PLACE WEED MAT UNDERNEATH TREE AND SHRUB BEDS.
4. TREE AND SHRUB BEDS TO RECEIVE A MINIMUM 300mm DEPTH TOPSOIL PLACEMENT.
5. TURF AREAS FROM SOD SHALL BE NO. 1 GRADE GROWN FROM CERTIFIED SEED OF IMPROVED CULTIVARS REGISTERED FOR SALE IN B.C. AND SHALL BE TOLERANT OF DROUGHT CONDITIONS. A MINIMUM OF 100mm DEPTH OF GROWING MEDIUM IS REQUIRED BENEATH TURF AREAS. TURF AREAS SHALL MEET EXISTING GRADES AND HARD SURFACES FLUSH.

ABBOTT STREET

ROYAL AVENUE



OUTLAND DESIGN
LANDSCAPE ARCHITECTURE

206 - 1889 Spall Road
Kelowna, BC V1Y 4R2
T (250) 868-9270
www.outlanddesign.ca



PROJECT TITLE
JOANNA'S HOUSE

Kelowna, BC

DRAWING TITLE
**CONCEPTUAL
LANDSCAPE PLAN**

ISSUED FOR / REVISION	DATE	BY
1	18.05.07	Review
2		
3		
4		
5		

PROJECT NO	17-131
DESIGN BY	RW
DRAWN BY	NG
CHECKED BY	FB
DATE	MAY 7, 2018
SCALE	1:100

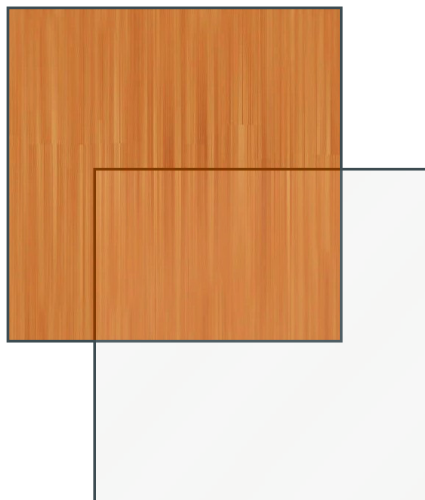
SEAL



DRAWING NUMBER

L1/1

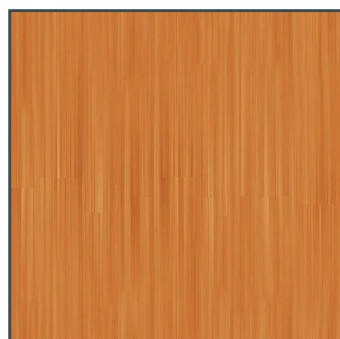
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Wood Multi-Paned Windows:
Western Red Cedar Frames & Grids
Semi Transparent Stain
Clear Low-E Glass



Board & Batten Cladding,
Trim Boards:
Hardie Panel & Batten Trims
Prefinished Arctic White



Wood Canopy Framing & Posts,
Wood Window Frames:
Western Red Cedar
Semi Transparent Stain



North Elevation Perspective



West Elevation Perspective



Metal Clad Vinyl
Multi-Paned Windows:
Black Frames & Grids
Clear Low-E Glass



Thin Stone Veneer
Cream & Grey LedgeStone



Standing Seam Metal Roof:
Prefinished Charcoal Grey

REPORT TO COMMITTEE



Date: August 16, 2018
RIM No. 0940-60
To: Heritage Advisory Committee
From: Community Planning Department (TA)
Application: HAP18-0011 **Owner:** Laura Catherine Smith
Address: 450 Cadder Avenue **Applicant:** Russell Stanley Smith
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: Included

1.0 Purpose

To consider the form and character of an addition to a single family dwelling (Meugens House) in the Heritage Conservation Area.

2.0 Proposal

2.1 Site Context and Background

The subject property is located on Cadder Avenue between Long Street and Pandosy Street. The 1365m² 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 in the Abbott Street Conservation Area, and is on the Heritage Register (Meugens House) noted for several prominent families having owned the house. The property is identified as a well-maintained Early Arts and Crafts style, and the dominant block pattern is also Early Arts and Crafts.

The Canadian Register of Historic Place (CRHP) has identified the following key elements that define the heritage character of the Meugens House:

- Location on Cadder Avenue near Pandosy Street
- Residential form, scale, and massing expressed by one and a half storey high and irregular L-shaped foot print
- Hipped roof with front gabled projection and side shed dormer
- Concrete foundation and wood-frame construction

- Horizontal wooden drop siding and cornerboards
- Decorative details such as scroll-cut eave brackets and scroll-cut window aprons
- Single and double-assembly double hung wood sash windows
- Early garage at front of lot
- Mature trees and vegetation

2.2 Project Description

The Heritage Alteration Permit is to permit an addition on the rear of the house with a garage and secondary suite. This requires that the house be moved on the property and a portion demolished. The addition is two stories in height and is recessed compared to the original house. The applicant has indicated a 2.0m high fence around the perimeter of the subject property with a vehicle and man gate along Cadder Avenue for guest parking. The applicant has proposed to preserve the large Maple Tree along the west property line and the cedar tree at the front of the property.

Three variances are requested including a reduction in the rear yard setback to accommodate the attached garage from 7.5m required to 4.6m proposed; a reduction in the east side yard setback for a covered patio structure from 2.0m required to 0.5m proposed; and a variance to allow the front driveway to remain on Cedar Avenue to allow for guest parking in the front yard when the bylaw requires that all access is to be taken from the lower classification of road (Doryan Street).

The applicant has provided a thorough design rationale including photos and drawings (please see Attachment "A" attached to this report).

Subject Property Map: 450 Cadder Avenue



2.3 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RU ₁ ZONE REQUIREMENTS	PROPOSAL
Development Regulations		
Maximum Site Coverage (buildings)	40%	30.2%
Maximum Site Coverage (buildings, driveways, and parking)	50%	37.8%
Maximum Height	2 ½ storeys / 9.0m	2 storeys / 9.2m
Minimum Front Yard	4.5m	8.5m
Minimum Side Yard (east)	2.0m	0.5m ❶
Minimum Side Yard (west)	2.3m	4.0m
Minimum Rear Yard	7.5m	4.6m ❷
Driveway Location	Doryan St Only	Doryan St and Cadder Ave ❸
❶ Indicates a requested variance to the minimum side yard setback from 2.0m required to 0.5m proposed ❷ Indicates a requested variance to the minimum rear yard setback from 7.5m ❸ Indicates a requested variance to allow driveway access from both Cadder Avenue and Doryan Street when the required location is on Doryan Street.		

3.0 Heritage Advisory Committee

Community Planning Staff are requesting comments and recommendations regarding the form and character, site layout, and requested variances of the proposed addition to Muegens House. Key considerations are the preservation of the existing heritage home and the interaction of the new addition, as well as fencing and driveway access.

Report prepared by: Trisa Atwood, Planner II

Approved for Inclusion: Terry Barton, Urban Planning Manager

Attachments:

- Schedule "A": Heritage Guidelines
- Attachment "A": Applicant Rationale
- Attachment "B": Plans & Drawings

SCHEDULE A – Heritage Guidelines



1 **Subject:** Heritage Alteration Permit

2 HAP18-0011, 450 Cadder Avenue

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

2.1 First Civic Phase Architectural Styles (approx. 1904-1918)

Early Arts & Crafts Characteristics

- Stick-built feel to the architecture
- Medium gable and hip roof form
- Decorated soffit & brackets
- Open front verandah
- Up to 1 ½ storeys
- Horizontal wood siding & corner-boards
- Upper storey belting (cladding may vary)
- Ornamental crafted wood
- Vertical double-hung window openings
- Single & multi-sash window assembly
- Wide window & door surrounds
- Multiple pane windows
- Asymmetrical front façade
- Side or rear yard parking

Development rationale for 450 Cadder Avenue (Meugens House)

Project Overview & Key Goals

The current residential structure requires a major renovation to fully replace the foundation and update the electrical, plumbing, and energy efficiency. These improvements are needed to improve the longevity and livability of the residence, as much of the foundation is failing, plumbing and electrical problems are commonplace, and the residence is extremely drafty. We intend to double the living space (from ~2300 ft² to 4122 ft² + 575 ft² secondary suite) to accommodate our growing family, as well as open up the interior layout to improve functionality and flow (currently very maze-like).

In the process of the renovation, essential goals are to improve the exterior aesthetics of the residence with improved finishings and make the structure more prominent on Cadder Avenue, while honoring the significant heritage value.

Photos of the existing residence, trees, and neighborhood are provided at the end of the rationale. Design drawings and colour palates (two colours being considered for the horizontal siding and shingles) are provided after the photos.

Architecture

We intend to maintain the current overall character, form, and massing as observed from Cadder Avenue, including the following character defining elements:

- One and one-half storey vernacular Edwardian era wood-frame structure (Photos 1-4).
- Hipped roof with front gabled projections (Photo 1) and side shed dormers (Photo 3).
- Clad with horizontal wooden drop siding, custom-milled to match the existing unique profile (Photo 5).
- Wooden cornerboards.
- Decorative wooden corbels along horizontal eaves on the first and second floors (currently on the first floor only), refurbished and/or custom-milled (Photo 6).
- Front internal red brick chimney (unused rear chimney to be removed, with red bricks repurposed on the property) (Photo 1).
- Double-hung wooden sash windows (metal clad) (Photo 2).

- Early garage at the front of the property, re-clad with the same wooden siding that will be custom-milled for the residence (Photo 7).
- Protection of the large mature maple tree along the western property line (Photo 8), and the mature cedar tree facing Cadder Avenue (Photo 9) (birch trees to be removed, as over-mature and decaying).

Positioning

The existing residential structure will be moved south to more-or-less align with the residence to the east (Photo 10), and moved west to centre the residence on the property, giving it greater prominence along Cadder Avenue. In doing so, the main yard space will be flipped from the front (south) of the property to the back (north), making it quieter and more private.

Additions

To increase the living space, an addition will be constructed off the northwest corner of the existing residential structure. It will replicate the same form and character of the existing structure. While the peak will be slightly higher and the gable larger on the addition, compared to the existing structure, the addition will be set back (north) ~27 feet and partially obscured by a large maple tree, ensuring the addition appears subordinate to the existing structure when viewed from Cadder Avenue. The addition will be offset to the west of the existing structure to allow easy flow from the proposed kitchen area to the rear yard.

The rear addition will include a double garage (Photo 11) and a secondary suite (1 bedroom, 575 ft², separate smaller veranda). The location of the suite is designed to allow easy access for elderly residents (e.g., our parents and, eventually, ourselves).

We find the roof structure on the existing residence quite dominant in the overall appearance of the residence from Cadder Avenue. To break up the roofline, a second slightly larger gable will be added to the west of the existing gable, but set back slightly to ensure the existing gable is not overshadowed. This second gable will increase the living space on the second floor of the existing structure and facilitate easier second floor access between the existing structure and the rear addition.

Alterations to Existing Structure

The existing structure will be fully gutted to the studs and floorboards, and jacked up, for dropping it on a new foundation and updating the electrical, plumbing, energy efficiency, and interior layout. Approximately one-third of the rear of the existing structure will be removed to tie-in the addition and create efficient flow between the proposed kitchen area and the rear yard. The portions being removed include a bedroom that was an add-on, and a large rear porch that was

converted into living space – both completed many years after initial construction of the residence (Photo 4). The bedroom has a flat tar-and-gravel roof that does not fit the character of the residence. The converted porch has a sloping floor and no foundation under it. Both have ceiling heights that are ~2 feet lower than the main portion of the residence (9.5 feet). Thus, neither space is part of the original residence, nor is well suited to attaching an addition and/or creating a nice flow between the main living area and the rear yard.

Several homebuilders have raised significant concerns about satisfying the insulation and structural requirements of the BC Building Code with the existing roof structure. As a result, most or all of the roof structure will be replaced.

Accessory buildings

The property currently has two early accessory buildings – a shed in the northeast corner (Photo 12) and a small garage in the southeast corner (Photo 7). The northeast shed is dilapidated and will be removed. The southeast garage is structurally sound. It will be re-clad with the same wooden siding that will be custom-milled for the residence. This garage will be used as storage for bikes, garden tools, etc., as it is too small for parking most modern vehicles.

Parking

The new double garage off the northwest end of the rear addition will change our main property access to Doryan Street from Cadder Avenue (Photo 11). Suite parking will be provided to the west of the double garage, also off Doryan Street.

While Doryan is our preferred option for regular family access, we want to maintain guest parking for one vehicle in the current location off Cadder Avenue. We recognize the City wishes to reduce private access from arterial roads; however, Cadder Avenue is our actual street address and, therefore, most guests will continue navigating to our residence via Cadder, which is limited to 2 hour on-street parking. Moreover, access to the residence has been from Cadder Avenue for ~110 years. We would like to maintain continuity in this access for historical purposes.

Variances Requested

Rear Setback

A variance is requested for the rear setback between the double garage and Doryan Street. The proposed residence could fit fully between the front and rear setbacks if it is positioned further south. However, for street appeal, we want to avoid having the front (south) of the residence located substantially closer to Cadder Avenue than the neighbors' residences (Photos 10 & 13). As proposed, the front of the existing structure will be two feet further south than the residence

to the east, and ~20 feet further south than the residence to the west. The front of the suite will be ~7 feet further north than the residence to the west. Although our residence will be slightly closer to Cadder than the east residence, the presence of the early garage and a mature dogwood tree in the southeast corner of our property (Photo 7) will minimize any direct comparison between the two residences with respect to their proximity to Cadder.

Side Yard Setback

A variance is requested regarding the side yard setback for the proposed covered patio. Our property consists of two land parcels. The main parcel is ~100 feet wide, and a ~10 foot wide parcel runs up the east side of the property. The covered patio fully satisfies the setback requirement of the eastern parcel, but not the main parcel, though it does not straddle the property boundary. The covered patio is positioned to maintain good sightlines between the proposed kitchen area of the residence and the pool, for safety reasons.

We have inquired about the feasibility of merging the two land parcels, but have not yet completed the process. If we succeed in having the parcels merged, there will no longer be a side yard setback issue. In the meantime, we need to request this variance.

Cadder Avenue Access

A variance is requested to maintain vehicle access from Cadder Avenue for one guest parking space. Additional details are provided under the *Parking* section above.

Photos



Photo 1. View of Smith residence from southwest (Cadder Avenue).



Photo 2. View of Smith residence from south (Cadder Avenue).



Photo 3. View of Smith residence from southeast (Cadder Avenue).



Photo 4. Rear view of Smith residence from northwest (Doryan Street). Flat roof bedroom add-on shown in foreground, with converted porch to the left of the bedroom.



Photo 5. Profile view of siding.



Photo 6. View of detail in the eaves, including corbels.



Photo 7. Early garage in southeast corner of property facing Cadder Avenue. Will be re-clad with same siding as the residence.



Photo 8. Large maple along west property line to be protected.



Photo 9. Large cedar along south property line facing Cadder Avenue to be protected.



Photo 10. Neighbor's residence directly to the east facing Cadder Avenue.



Photo 11. Entrance to rear of property from Doryan Street. Proposed double garage will be located near the rear of the blue truck.



Photo 12. Dilapidated shed in northeast corner of property to be removed.



Photo 13. Neighbor's residence directly to the west facing Cadder Avenue.



Photo 14. Neighbor's residence directly to the south across Cadder Avenue.



Photo 15. Neighbor's residence directly to the north, accessed from Doryan Street.



Photo 16. Neighbor's residence to the northwest across Doryan Street.



PROJECT NUMBER

CB1	DATE	JUNE 20, 2018
	SCALE	

SMITH RESIDENCE - COLOUR BOARD

SMITH RESIDENCE

SHANNON MAZZEI

PRELIMINARY NOT FOR CONSTRUCTION

SMITH RESIDENCE - COLOUR BOARD

ATTACHMENT

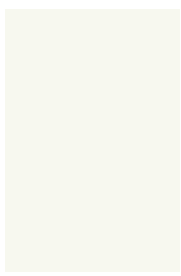
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This forms part of application
HAP18-0011

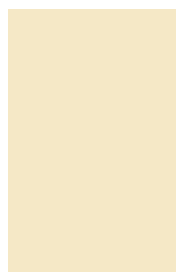
Planner
Initials **TA**



ASPHALT SHINGLE ROOFING
- CHARCOAL GREY



PAINTED WOOD TRIM, FASCIA,
RAILINGS, POSTS & CORBELS
- WHITE



PAINTED WOOD
HORIZONTAL/SHINGLE SIDING
- CREAM



PROJECT NUMBER

DATE	JUNE 20, 2018
SCALE	

CB2

SMITH RESIDENCE - COLOUR BOARD

DRAWING TITLE

SMITH RESIDENCE

PROJECT TITLE

SHANNON MAZZEI

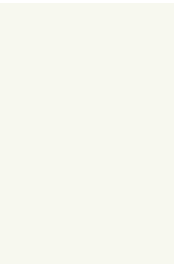
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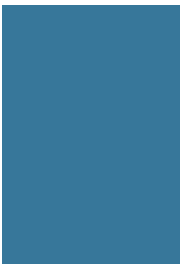
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ASPHALT SHINGLE ROOFING
- CHARCOAL GREY



PAINTED WOOD TRIM, FASCIA,
RAILINGS, POSTS & CORBELS
- WHITE



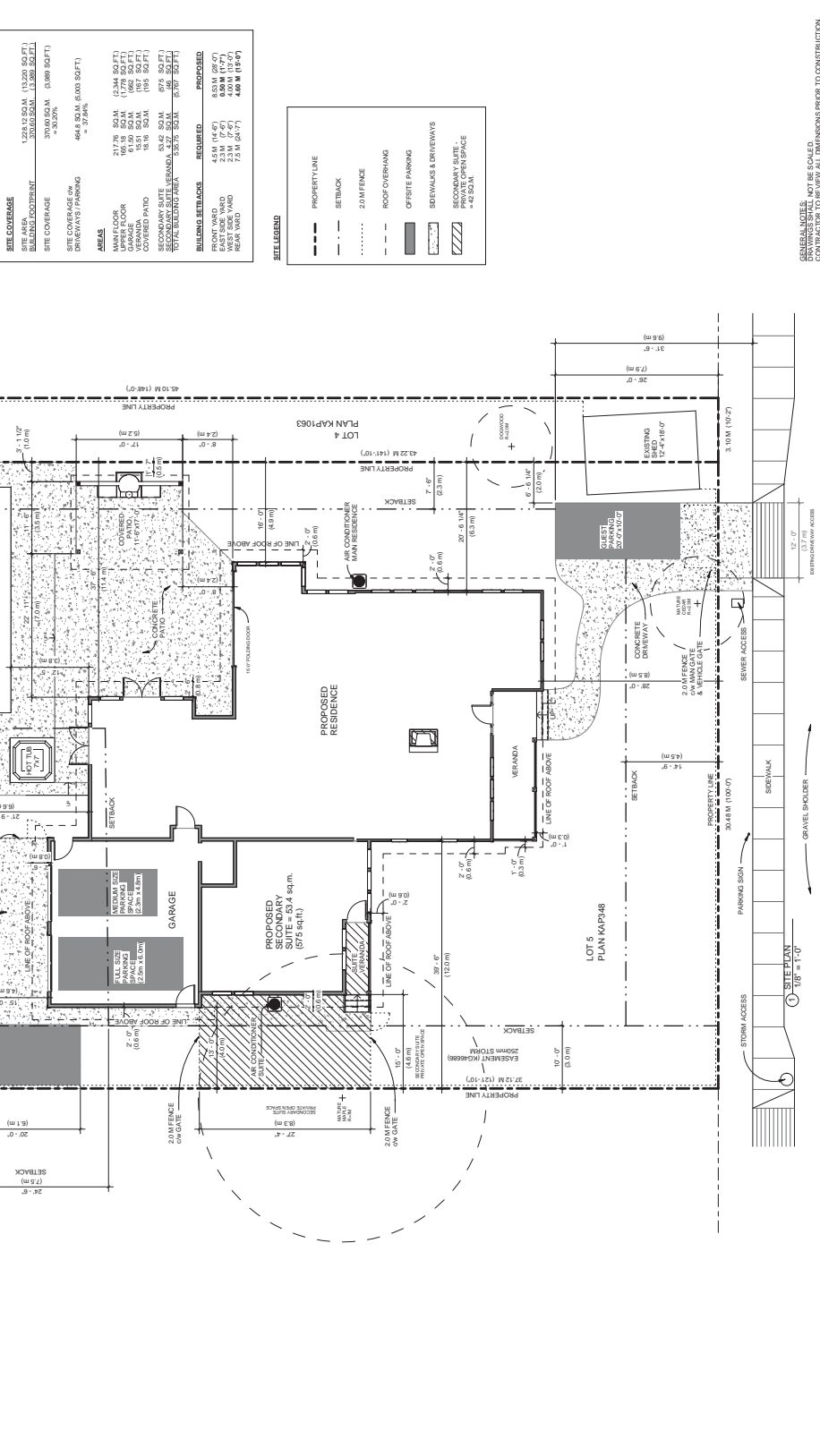
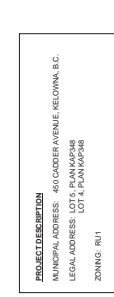
PAINTED WOOD
HORIZONTAL/SHINGLE SIDING
- BLUE

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LEGAL ADDRESS: LOT 4, PLAN KAP348
ZONING: R1

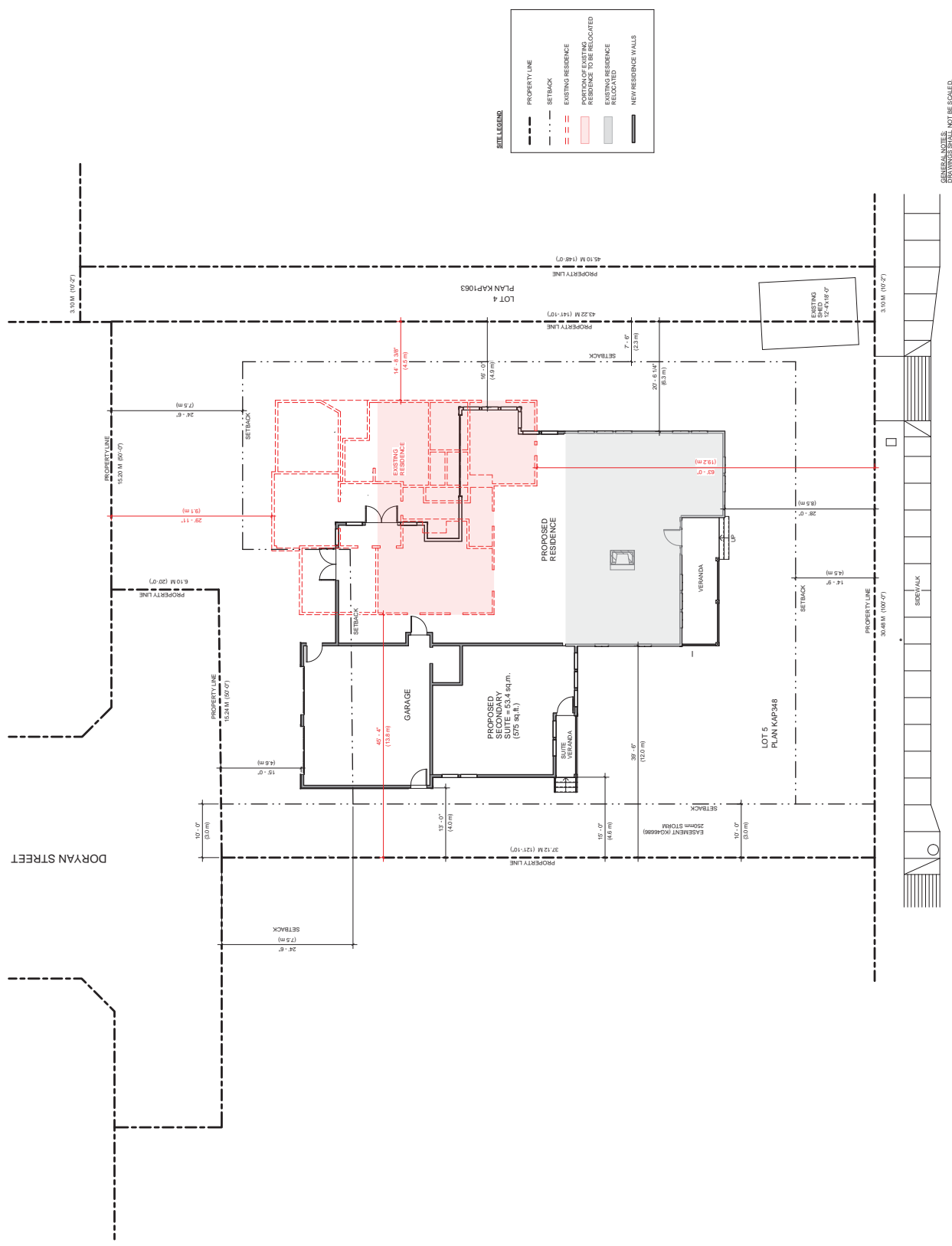
SITE COVERAGE
SITE AREA: 1,224.12 SQ.M. (13,200 SQ.FT.)
BUILDING FOOTPRINT: 370.63 SQ.M. (3,989 SQ.FT.)
SITE COVERAGE: 30.30%
DRIVEWAY/PARKING: 464.82 SQ.M. (5,008 SQ.FT.)
TOTAL: 835.45 SQ.M. (8,997 SQ.FT.)

AREAS
FRONT YARD: 1,224.12 SQ.M. (13,200 SQ.FT.)
UPPER FLOOR: 105.18 SQ.M. (1,130 SQ.FT.)
VERANDA: 15.51 SQ.M. (167 SQ.FT.)
COVERED PATIO: 18.16 SQ.M. (195 SQ.FT.)
SECONDARY SUITE (VERANDA): 53.2 SQ.M. (572 SQ.FT.)
TOTAL BUILDING AREA: 133.05 SQ.M. (1,434 SQ.FT.)

BUILDING SETBACKS - REQUIRED
FRONT YARD: 4.5M (14'-0")
EAST SIDE YARD: 2.3M (7'-6")
REAR YARD: 7.2M (23'-7")
PROPOSED: 4.5M (14'-0")
6.9M (22'-6")
4.0M (13'-0")



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GENERAL USES:
 DRAWINGS SHALL NOT BE SCALED.
 DIMENSIONS SHALL BE TAKEN FROM THE CENTERLINE OF CONCRETE / STUD UNLESS OTHERWISE NOTED.
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 ALL STRUCTURAL MEMBER SIZES BY OTHERS - SEE STRUCTURAL.

CADDER AVENUE



PROJECT NO: A102

SCALE: 3/16" = 1'-0"

DATE: JUNE 28, 2018

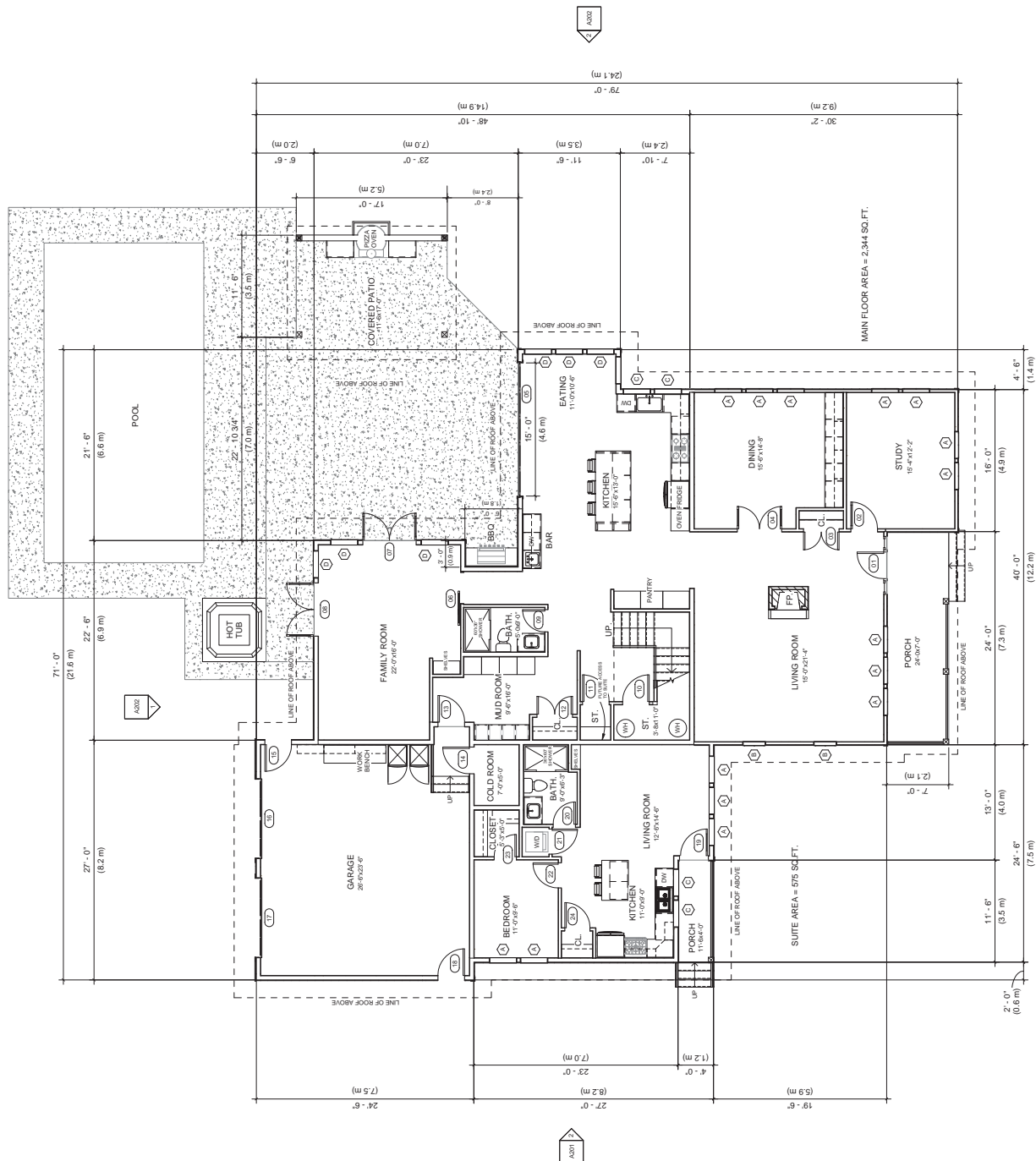
MAIN FLOOR PLAN

SMITH RESIDENCE

SHANNON MAZZEI DESIGN & DRAFTING

PH: (202) 717-1866 EMAIL: SHANNON@SHANNONMAZZEI.COM
148 SOUTHVIEW COURT, KEYSVILLE, VA 22783

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GENERAL NOTES:
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MUNICIPAL ADDRESS:
4500 CROFTER AVENUE, KEYSVILLE, VA
OWNER CONTACT:
RUSSELL SMITH 202-628-1075

PROJECT TITLE:
SMITH RESIDENCE

PROJECT NO:
A102



PROJECT NUMBER

A103

SCALE: 3/16" = 1'-0"

DATE: JUNE 28, 2018

UPPER FLOOR PLAN

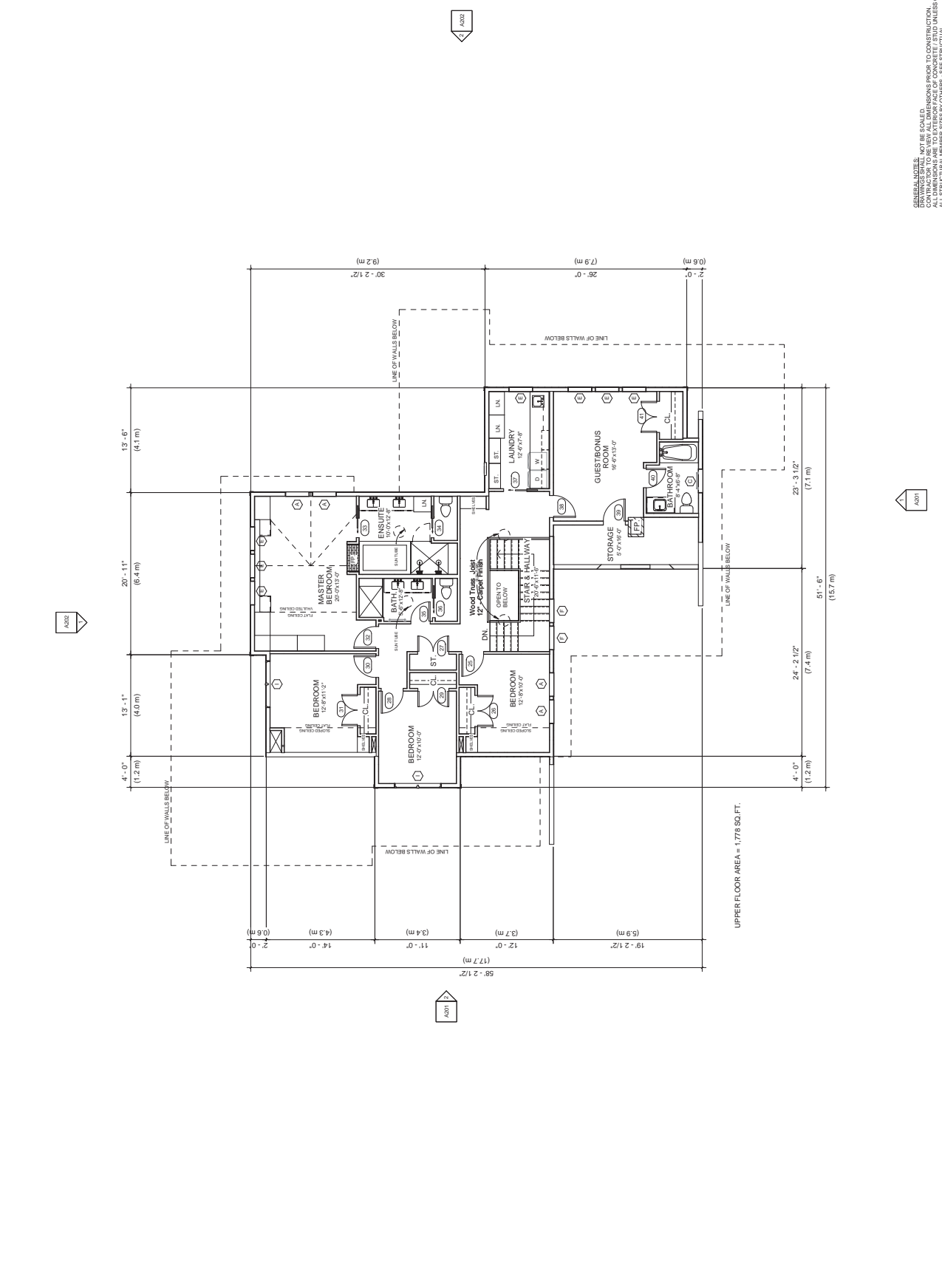
MUNICIPAL ADDRESS: 450 CORDER AVENUE, KENNESAW, BC
OWNER CONTACT: FISSER GROUP 250-528-1075

SMITH RESIDENCE

SHANNON MAZZEI
DESIGN & DRAFTING
148 SOUTHVIEW COURT, KELOWNA, BC V1Y 1T6
PH: (250) 717-1856 EMAIL: SHANNON@SHANNONMAZZEI.COM

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UPPER FLOOR AREA = 1,776 SQ.FT.

GENERAL NOTES: NOT BE SCALED. DIMENSIONS SHALL GOVERN OVER NOTATION. DIMENSIONS SHALL GOVERN OVER NOTATION. ALL DIMENSIONS ARE TO INTERFACE OF CONCRETE / STUD UNLESS OTHERWISE NOTED. ALL STRUCTURAL MEMBER SIZES BY OTHERS - SEE STRUCTURAL.

SHANNON MAZZEI
DESIGN & DRAFTING
 148 SOUTHVIEW COURT KELOWNA, BC V1Y 1T6
 PH: (250) 717-1856 EMAIL: SHANNON@SHANNONMAZZEI.COM

PROJECT TITLE: **SMITH RESIDENCE**

MUNICIPAL ADDRESS: 450 CADDER AVENUE, KELOWNA, BC
 OWNER CONTACT: RUSSELL SMITH 250-528-1079

DRAWING TITLE: **ROOF PLAN**

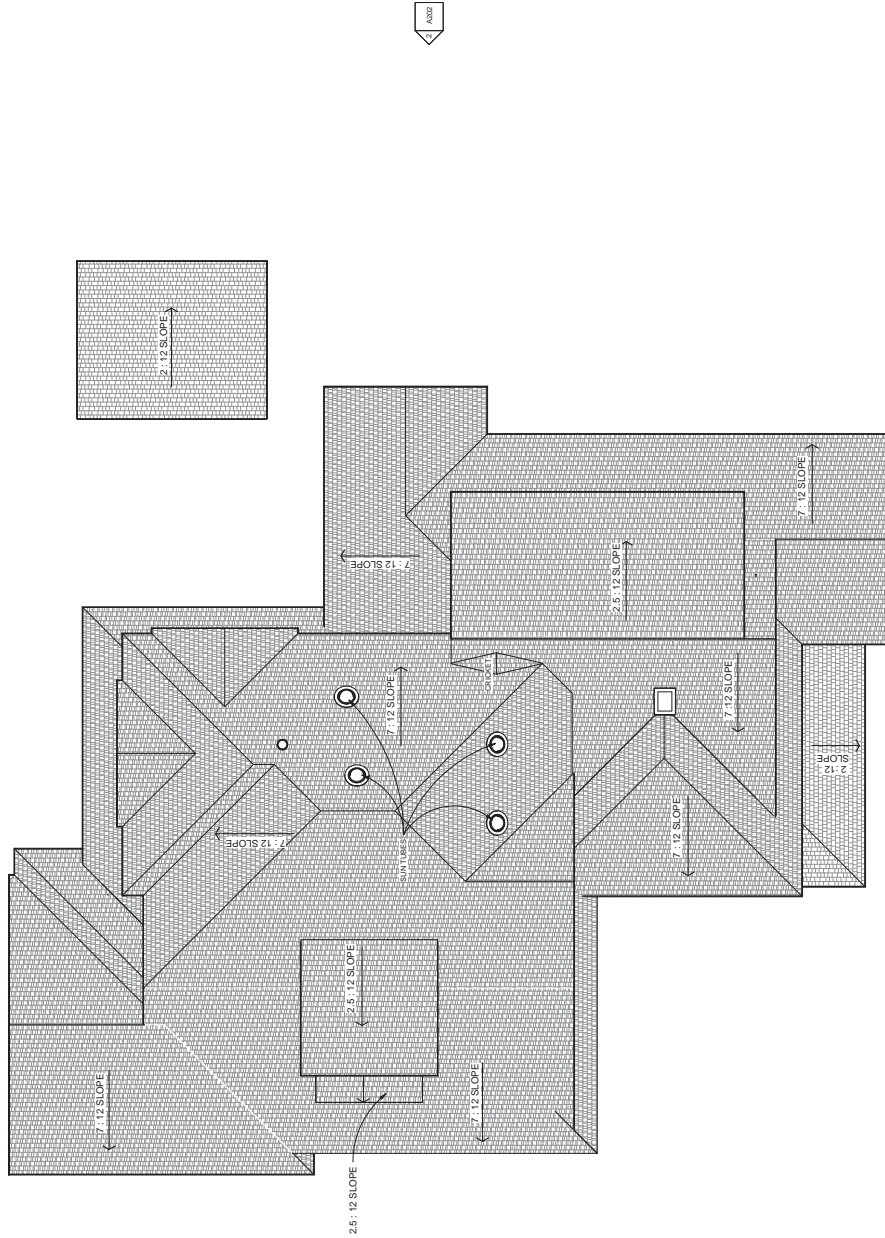
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DATE: JUNE 28, 2018
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PROJECT NUMBER



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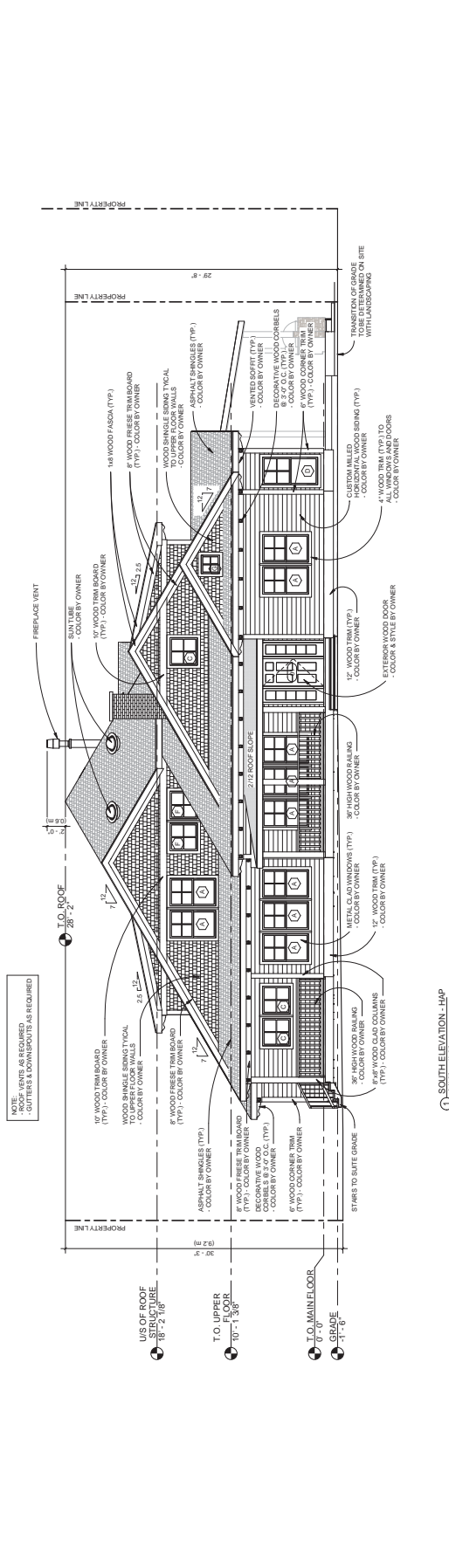


SMITH RESIDENCE PROJECT TITLE:	
450 CROKER AVENUE, KILGORA, BC OWNER CONTACT: PH: 604 298-2288 FAX: 604 298-1079	
ELEVATIONS DRAWING TITLE:	
SCALE: 3/16" = 1'-0"	DATE: JUNE 28, 2018
A201	

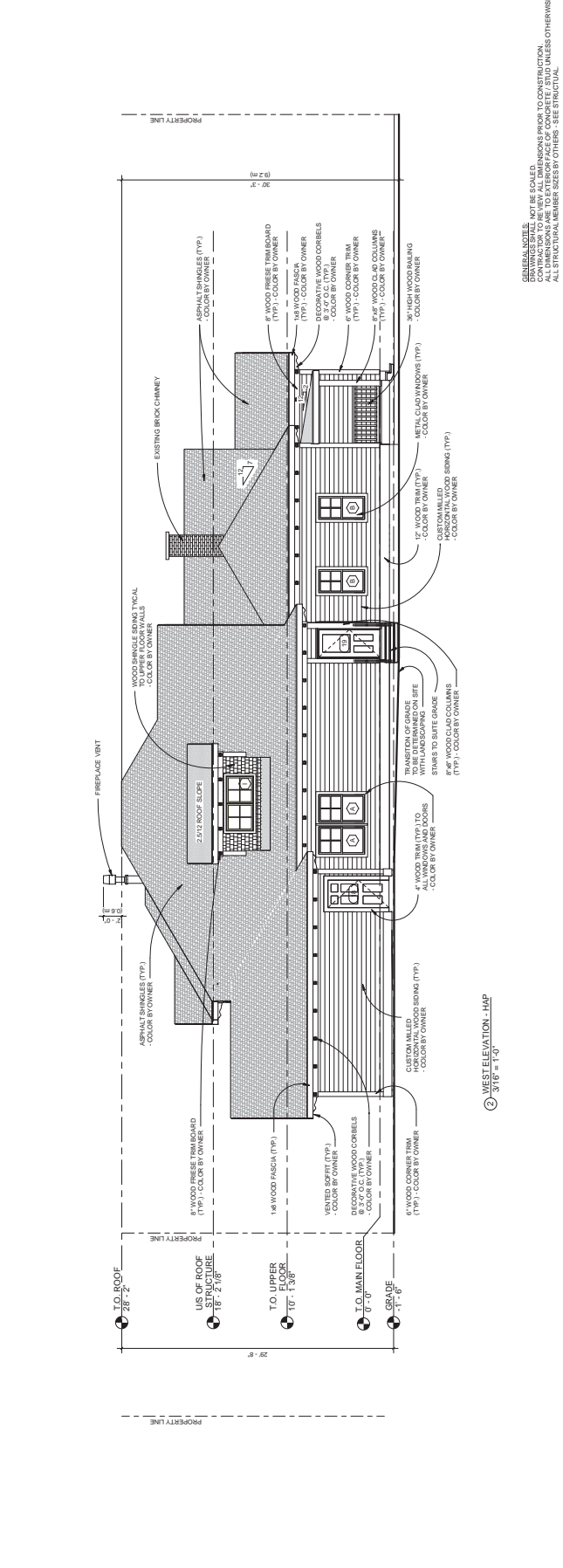
SHANNON MAZZEI
 DESIGN & DRAFTING
 148 SOUTHWEST COURT, KELOWNA, BC V1Y 1T6
 PH: 250 771 9856 EMAIL: SHANNON@SHANNONMAZZEI.COM

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 ALL STRUCTURAL MEMBER SIZES BY OTHERS - SEE STRUCTURAL.



1 SOUTH ELEVATION - HAP
 3/16" = 1'-0"



2 WEST ELEVATION - HAP
 3/16" = 1'-0"

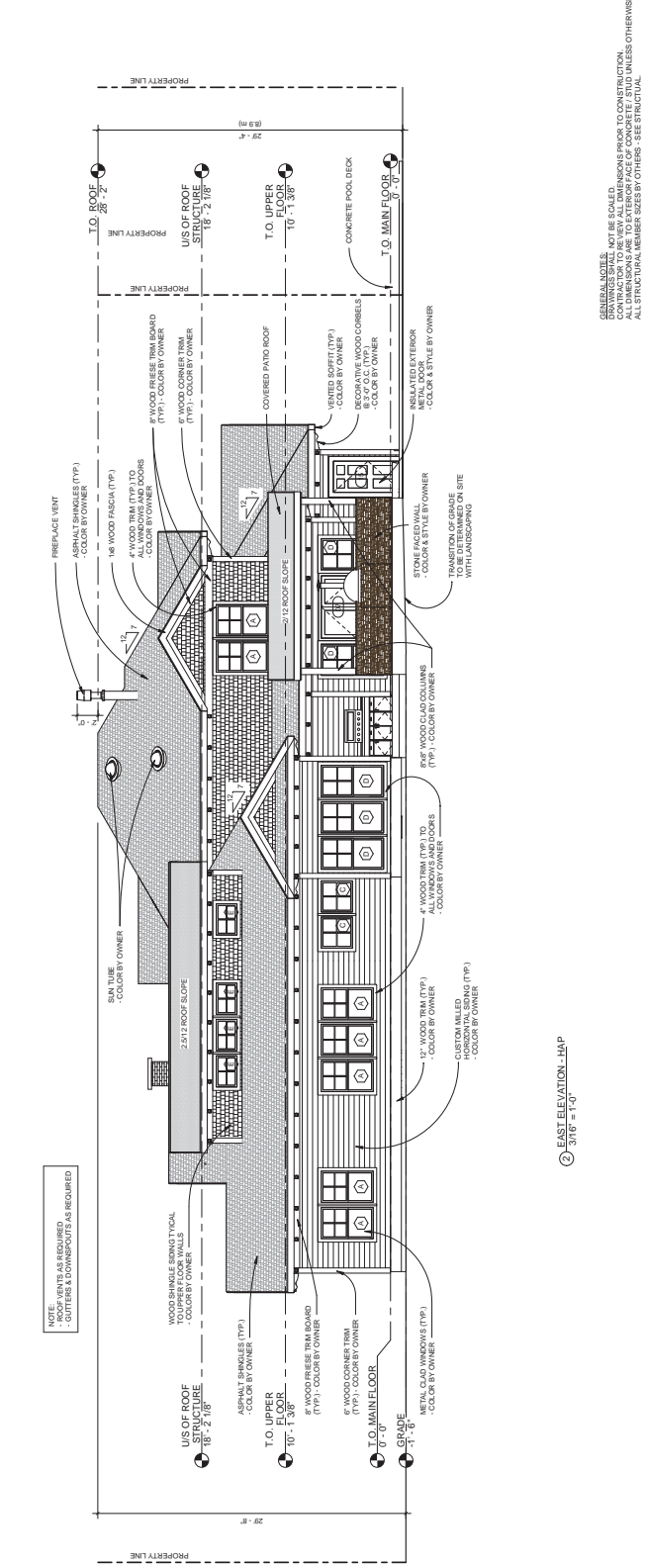
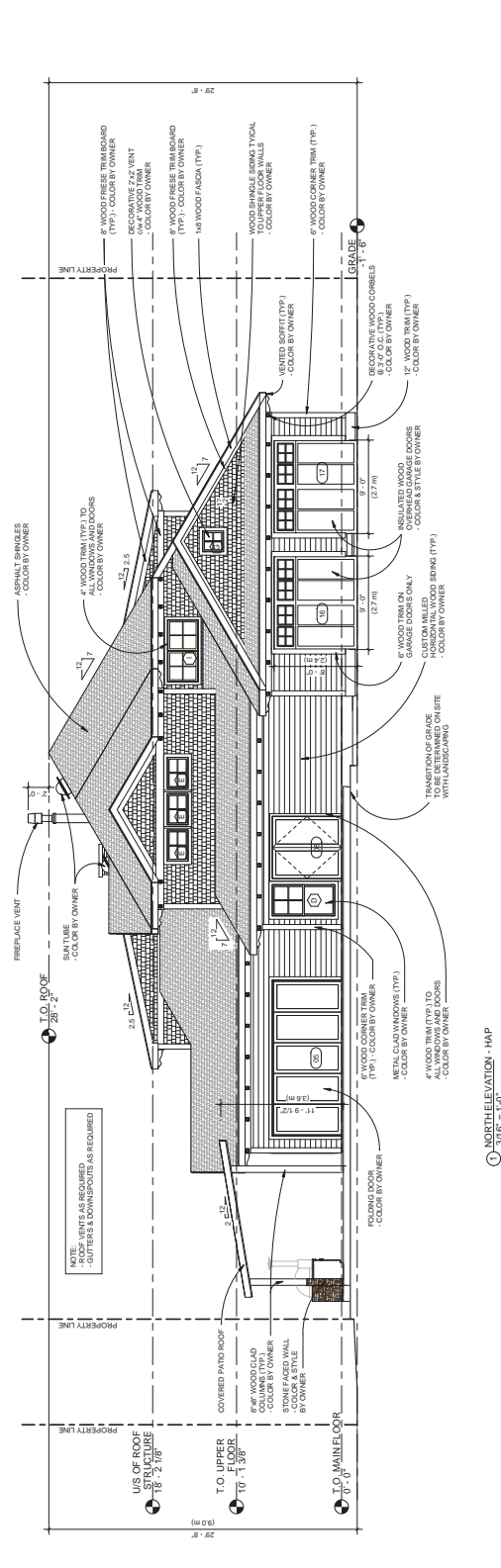
PROJECT NO: A202
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ELEVATIONS
 DRAWINGS ISSUED FOR GENERAL PURPOSE. NEGOTIATIONS, LEASE, ETC. CARRY ALL RESPONSIBILITY FOR THE SAME. REPORT ANY DISCREPANCIES OR SITE CONDITIONS TO SHANNON MAZZEI PRIOR TO COMMENCING ANY WORK.

SMITH RESIDENCE
 PROJECT TITLE:
 450 RIDGEWAY AVENUE, KENYON, BC
 OWNER CONTACT:
 PH: 250-717-1856 EMAIL: SHANNON@SHANNONMAZZEI.COM

SHANNON MAZZEI DESIGN & DRAFTING
 148 SOUTHVIEW COURT, KELOWNA, BC V1Y 1T6
 PH: 250-717-1856 EMAIL: SHANNON@SHANNONMAZZEI.COM

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 ALL STRUCTURAL MEMBER SIZES BY OTHERS - SEE STRUCTURAL.

GENERAL NOTES:
 DRAWINGS SHALL NOT BE SCALED.
 DIMENSIONS SHALL BE TAKEN FROM THE FACE UNLESS OTHERWISE NOTED.
 ALL DIMENSIONS ARE TO INTERIOR FACE OF CONCRETE / STUD UNLESS OTHERWISE NOTED.
 ALL STRUCTURAL MEMBER SIZES BY OTHERS - SEE STRUCTURAL.

SHANNON MAZEI
 DESIGN & DRAFTING

148 SOUTHVIEW COURT, BELLEVILLE, BC V1V 1T8
 PH: (250) 717-1856, EMAIL: SHANNON@SHANNONMAZEI.COM

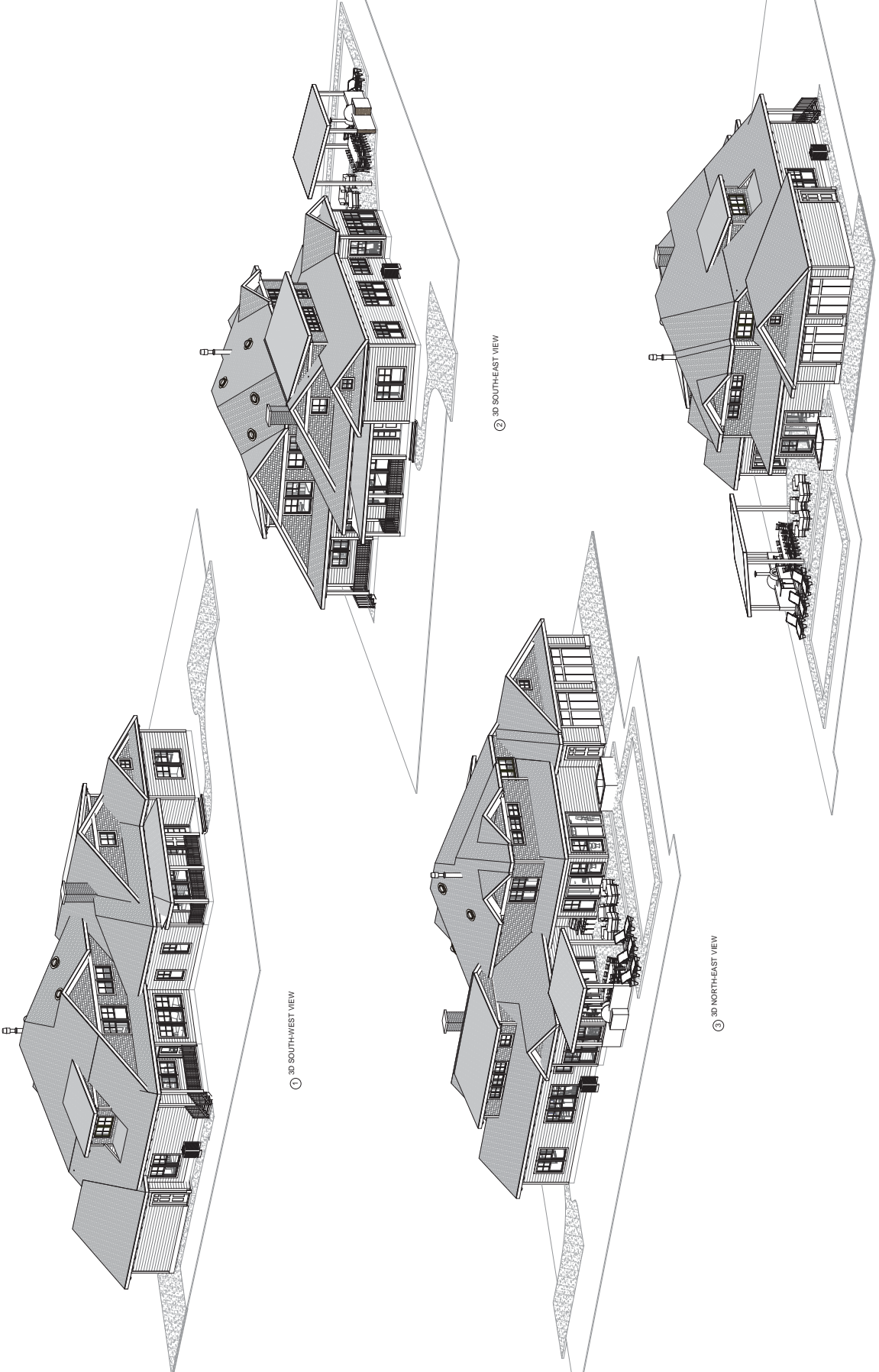
PROJECT TITLE:
SMITH RESIDENCE

MUNICIPAL ADDRESS:
 4520 CROSBY AVENUE, KILGOME, BC
 OWNER CONTACT:
 RUSSELL SMITH 250-528-1079

DRAWING TITLE:
3D VIEWS

SCALE:
 DATE: JUNE 28, 2018
A203

PRELIMINARY NOT FOR CONSTRUCTION



PROJECT NUMBER

DOOR SCHEDULE						
Mark	Level	Width	Height	Operation	Finish	Description
01	T.O. MAIN FLOOR	3'-0"	6'-8"			36" EXTERIOR WOOD ENTRANCE DOOR CW 18" SIDE LIGHTS
02	T.O. MAIN FLOOR	3'-0"	6'-8"			INTERIOR DOOR CW GLASS - FULL LIGHT
03	T.O. MAIN FLOOR	3'-0"	6'-8"			INTERIOR DOOR CW GLASS - FULL LIGHT
04	T.O. MAIN FLOOR	15'-0"	6'-8"			INTERIOR DOUBLE FRENCH DOORS CW GLASS - FULL LIGHT
05	T.O. MAIN FLOOR	15'-0"	6'-8"			FOLDING GLAZED PANEL DOOR SYSTEM
06	T.O. MAIN FLOOR	3'-6"	6'-8"			BARN DOOR
07	T.O. MAIN FLOOR	6'-0"	6'-8"			EXTERIOR DOUBLE GLAZED FRENCH DOORS
08	T.O. MAIN FLOOR	6'-0"	6'-8"			EXTERIOR DOUBLE GLAZED FRENCH DOORS
09	T.O. MAIN FLOOR	6'-0"	6'-8"			EXTERIOR DOUBLE GLAZED FRENCH DOORS
10	T.O. MAIN FLOOR	3'-0"	6'-8"			INTERIOR DOOR
11	T.O. MAIN FLOOR	3'-0"	6'-8"			INTERIOR DOOR
12	T.O. MAIN FLOOR	4'-0"	6'-8"			DOUBLE CLOSET DOOR
13	T.O. MAIN FLOOR	3'-0"	6'-8"			EXTERIOR METAL DOOR
14	T.O. MAIN FLOOR	3'-0"	6'-8"			INTERIOR DOOR
15	T.O. MAIN FLOOR	6'-0"	6'-8"			EXTERIOR METAL DOOR
16	T.O. MAIN FLOOR	9'-0"	8'-0"			EXTERIOR OVERHEAD GARAGE DOOR
17	T.O. MAIN FLOOR	9'-0"	8'-0"			EXTERIOR OVERHEAD GARAGE DOOR
18	GRADE	3'-0"	6'-8"			EXTERIOR METAL DOOR
19	T.O. MAIN FLOOR	3'-0"	6'-8"			EXTERIOR GLAZED DOOR - HALF LIGHT
20	T.O. MAIN FLOOR	2'-6"	6'-8"			INTERIOR DOOR
21	T.O. MAIN FLOOR	2'-6"	6'-8"			INTERIOR DOOR
22	T.O. MAIN FLOOR	2'-10"	6'-8"			INTERIOR DOOR
23	T.O. MAIN FLOOR	2'-6"	6'-8"			INTERIOR DOOR
24	T.O. MAIN FLOOR	2'-10"	6'-8"			INTERIOR DOOR
25	T.O. UPPER FLOOR	2'-10"	6'-8"			INTERIOR DOOR
26	T.O. UPPER FLOOR	4'-0"	6'-8"			DOUBLE CLOSET DOOR
27	T.O. UPPER FLOOR	2'-10"	6'-8"			POCKET CLOSET DOOR
28	T.O. UPPER FLOOR	2'-10"	6'-8"			POCKET CLOSET DOOR
29	T.O. UPPER FLOOR	4'-0"	6'-8"			DOUBLE CLOSET DOOR
30	T.O. UPPER FLOOR	2'-10"	6'-8"			INTERIOR DOOR
31	T.O. UPPER FLOOR	4'-0"	6'-8"			DOUBLE CLOSET DOOR
32	T.O. UPPER FLOOR	2'-10"	6'-8"			INTERIOR DOOR
33	T.O. UPPER FLOOR	2'-6"	6'-8"			POCKET DOOR
34	T.O. UPPER FLOOR	2'-6"	6'-8"			POCKET DOOR
35	T.O. UPPER FLOOR	2'-6"	6'-8"			POCKET DOOR
36	T.O. UPPER FLOOR	2'-6"	6'-8"			POCKET DOOR
37	T.O. UPPER FLOOR	3'-0"	6'-8"			INTERIOR DOOR
38	T.O. UPPER FLOOR	2'-10"	6'-8"			INTERIOR DOOR
39	T.O. UPPER FLOOR	2'-10"	6'-8"			INTERIOR DOOR
40	T.O. UPPER FLOOR	4'-0"	6'-8"			DOUBLE CLOSET DOOR
41	T.O. UPPER FLOOR	4'-0"	6'-8"			DOUBLE CLOSET DOOR
Grand total: 41						

WINDOW SCHEDULE							
Mark	Level	Width	Height	Head Height	Operation	Count	Comments
A	T.O. MAIN FLOOR	3'-0"	5'-0"	6'-8"	YES	19	
B	T.O. MAIN FLOOR	3'-0"	3'-0"	6'-8"	NO	5	
C	T.O. MAIN FLOOR	3'-0"	6'-0"	6'-8"	YES	7	
D	T.O. MAIN FLOOR	3'-0"	2'-0"	6'-8"	NO	2	STAIRWELL WINDOWS
E	T.O. UPPER FLOOR	3'-0"	3'-0"	3'-3"	NO	4	20" DECORATIVE GABLE WINDOW -
F	T.O. UPPER FLOOR	2'-0"	1'-4"	9'-8"	NO	2	16" DIA. S/IANTUBE - SEE ROOF PLAN
G	T.O. UPPER FLOOR	6'-0"	3'-0"	9'-8"	NO	2	
H	T.O. UPPER FLOOR	6'-0"	3'-0"	9'-8"	NO	2	
I	T.O. UPPER FLOOR	6'-0"	3'-0"	9'-8"	NO	2	
Grand total: 50							

PROJECT TITLE: SMITH RESIDENCE
 DRAWING TITLE: DOOR & WINDOW SCHEDULES
 SCALE: A204
 DATE: JUNE 28, 2018
 MUNICIPAL ADDRESS: 450 Cadogan Avenue, Kelowna, BC
 OWNER CONTACT: Russell Smith 250-628-1075
 DRAWINGS ISSUED FOR GENERAL PURPOSE. NEGOTIATIONS, LEASE, ETC. CARRY ALL RESPONSIBILITY FOR THE SAME. REPORT ANY DISCREPANCIES OR SITE CONDITIONS TO SHANNON MAZZEI PRIOR TO COMMENCING ANY WORK.

SHANNON MAZZEI DESIGN & DRAFTING
 148 SOUTHVIEW COURT, KELOWNA, BC V1Y 1T6
 PH: (250) 717-1856 EMAIL: shannon@mazzei.ca

PRELIMINARY NOT FOR CONSTRUCTION

GENERAL NOTES:
 1. DRAWINGS SHALL NOT BE SCALED.
 2. DIMENSIONS SHALL BE TO CENTERLINE UNLESS OTHERWISE NOTED.
 3. ALL DIMENSIONS ARE TO EXTERIOR FACE OF CONCRETE / STUD UNLESS OTHERWISE NOTED.
 4. ALL STRUCTURAL MEMBER SIZES BY OTHERS - SEE STRUCTURAL.

REPORT TO COMMITTEE



Date: August 16, 2018
RIM No. 1240-20
To: Heritage Advisory Committee
From: Policy & Planning Department (JM)
Address: 180 Highway 33 E **Owner:** Studio 33 Properties Ltd.
Subject: Heritage Register Removal Request

Existing OCP Designation: MXR – Mixed-Use Residential/Commercial
Existing Zone: RU6 – Two Dwelling Housing
Heritage Register: Included

1.0 Purpose

To consider a request to remove the property at 180 Highway 33 E from the Kelowna Heritage Register.

2.0 Proposal

2.1 Background

The Kelowna Heritage Register is an official listing of properties within the community that are identified as having heritage value. Over 200 buildings are currently listed on the Heritage Register and each listing includes a Statement of Significance describing the building's historical, architectural and contextual characteristics.

Properties listed on the Heritage Register may be eligible for the following incentives in recognition of the many benefits of heritage conservation to the community and the challenges that come along with maintaining a heritage building.

Inclusion of a property on the Heritage Register does not constitute Heritage Designation or any other form of long-term heritage protection. The existing development potential of a property is not restricted and the owner is entitled to develop the property in accordance with the permitted uses, density and other regulations of the property's existing zoning. Buildings can be altered and may even be demolished, though there are withholding provisions that enable Council and staff to explore other development options with the property owner.

The subject property is one of six properties in the Rutland area that are identified on Kelowna's Heritage Register. Known as the Sproul Farm House, the home was built around 1906 and was located on an orchard owned by the Sproul family who were among early agricultural pioneers of the Rutland area. According to the Statement of Significance for the property, the orchard and home were sold to Enoch Mugford, who then occupied the property for several decades until his death in 1969.

Since that time, the home has been used for a variety of purposes, from the commercial offices of a local excavation company to varied home based businesses. Today, the property is host to two active business licenses for home-based businesses. Along with these uses have come some alterations to the building and overall deterioration in its condition (see attached photos).

The property was added to the Kelowna Heritage Register in 2001. The evaluation of the property at the time of its inclusion gave it a score of 66 (minimum of 55 points needed). The evaluation results relied on high scores for the home's builder M.J. Curts, from its association with the Sproul and Mugford families, and from its architectural integrity, noting at the time that there had only been "minor changes" to the structure.

On August 8th, the City received an application to remove the property from the Kelowna Heritage Register. The current owners of the property purchased the lot in 2017 and are proposing to demolish the home to make way for a larger redevelopment of the site and its neighbour to the east. The applicant commissioned a heritage consultant to review the home and property (see Attachment 1). The analysis by the heritage consultant concludes that there are some potential errors in the official Statement of Significance that may have resulted in the perception of the home having a greater historical significance than what is justified. Given the results of the review, the applicant is proposing to demolish the building, but is "...open and happy to incorporate some of the elements that give this property its heritage value in the site's future development" (see Attachment 2). In arriving at this conclusion, the applicant examined alternative courses of action, including restoration, incorporation and relocation. The applicant has stated as follows: "Due to the limited land size and the scope of work for the various options, none of them are feasible outcomes for the owner, whether it be preservation/restoration, incorporation, or relocation".

2.2 Site Context

The subject property is located on the northeast corner of Sadler Road and Highway 33 East, just east of Rutland Centennial Park. It is 0.21 acres in area and is zoned RU6 – Two Dwelling Housing. The property is located in a transitional area between the predominantly low-density residential neighbourhood to the northeast, and the commercial development of the Rutland Town Centre immediately to the west. The Future Land Use of the property is Mixed-Use Commercial/Residential (MXR) with the expectation that redevelopment along the north side of Highway 33 will occur over time.

The Statement of Significance for the parcel outlines the character defining elements for the property, as follows:

- Several mature trees in front and side yards
- Residential form, scale and massing, expressed by 1 and 1/2 storey height and rectangular plan

- Medium-pitch gable roof with 2 secondary cross-gables
- Street elevation has full-width open porch with repetitive, evenly-spaced painted wood columns
- Corbelled brick chimney
- Narrow V-joint horizontal wood siding
- Wood shingles in upper part of main gables
- 1-over-1 double-hung wood sash windows on the upper floor, with plain wood trim

Subject Property Map:



3.0 Discussion of Relevant Policies

3.1 Official Community Plan

Objective 9.2 Identify and conserve heritage resources.

Policy 9.2.1 Heritage Register. Ensure that the Heritage Register is updated on an on-going basis to reflect the value of built, natural and human landscapes.

3.2 Heritage Strategy

Strategy 1 – Preserve and Protect Heritage Resources. Continue to preserve and protect significant heritage resources through the use of protection tools and heritage planning initiatives.

Strategy 5 – Update Heritage Register. Continue to identify the City’s significant cultural/natural landscapes, archaeological and built heritage resources.

Report prepared by:

James Moore, MCIP, RPP

Long Range Policy Planning Manager

Approved for Inclusion: Danielle Noble-Brandt, Policy & Planning Department Manager

Attachments:

Attachment 1 – Heritage Assessment and Evaluation, Cummer Heritage Consulting Ltd.

Attachment 2 – Letter of Rationale

Attachment 3 – Supplemental Photos

Attachment 4 – Kelowna Heritage Register Evaluation Criteria

Heritage Assessment and Evaluation

180 Hwy 33 E, Kelowna BC
 July 17, 2018

Background Information

Neighbourhood: Rutland

Address: 180 Hwy 33 E

Plan: 10045*; Lot: 1

*Known as such from 1959 onwards. Prior to that it was known as: Plan 5971 from 1953; Plan 4033 from 1947; Plan 2773 from 1940; and Plan 2478 from 1936

Lot Size: 0.21 Acres

Property Type: P – Typical Property

Date of completion: 1906

Builder: M.J. Curts

Introduction

This report is a heritage assessment and evaluation of the wood frame construction located at 180 Hwy 33 E (Figs. 1 and 2). Please note that due to the age of the building and its location, there were fewer resources available than is typically desired for such an evaluation. A thorough search was conducted of: various City of Kelowna Departmental records, Kelowna Public Archives, City of Vancouver Archives, the Vancouver Public Library, the Victoria Public Library, the BC Archives and the Library and Archives Canada, however, some key documents were not found, such as the building permit information, building site plans and any fire insurance maps. Therefore, this assessment is conducted based on the information available. Please note that due to this shortage of information, it appears that the original Statement of Significance conducted on the site may have mistaken certain information about this place, as discussed in greater detail below.



Fig. 1: Aerial view of 180 Hwy 33 E, outlined in red, and its immediate surroundings. (Source: City of Kelowna Map Viewer, 2017)

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Fig. 2: Street view of 180 Hwy 33 E taken from the northwest, along Sadler Road. It is believed this is a similar view of the house as illustrated in the 1906 historical photograph featured in Fig. 7 below. (Source: Google Street View, 2017)

Overview

The one and a half storey structure located at 180 Hwy 33 E is a very early 20th century wood frame construction occupying a corner lot along Hwy 33 E and Sadler Road (Figs. 3 to 6). Often referred to as the Sproul Farm House, it was built in an area known as Rutland, named after John Hope Rutland who “is reputed to have brought the first irrigation system in the district into operation” (Rutland Centennial Committee 1958, p. 23).



Figs. 3 and 4: Southern facing view (left), taken from Hwy 33 E and western facing view (right), taken from Sadler Road. (Source: John Douglas)



Figs. 5 and 6: Northern facing view (left) and eastern facing view (right) of 180 Hwy 33 E. (Source: John Douglas)

Today, Rutland is one of the larger neighbourhoods of Kelowna, but, historically, this was a separate rural town that did not become a part of the Greater Kelowna area until 1973, contributing to the scarcity of materials available both on the region and this building specifically. Despite this shortage of information, it is clear that the development of this area is connected to the irrigation network that was introduced and the subsequent growth of numerous orchards, a key feature of the area’s reputation and economy (Kelowna Museum 2005, p. 118). In fact, the first orchard grown on the Rutland Estate surrounded the Sproul Farm House (Rutland Centennial Committee 1958, p. 22), as illustrated in Fig. 7 below.



Fig. 7: Historical view of “Sproule’s Orchard, Kelowna,” c. 1905 (note the archival description states c. 1905, however, the Statement of Significance states it was built in 1906. It is unclear where that date was obtained. This is one of the information discrepancies, addressed below). (Source: Kelowna Museum Archives, 3119)

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The namesake of this Farm House, Samuel Sproul and his brother Robert, were among the early pioneers to this area and are recorded to have “planted the first orchards from Hardie’s store to the foot of the benches” (Rutland Centennial Committee 1958, p. 31). As stated in this property’s Statement of Significance: “They came to the Black Mountain area from the United States with the ‘covered wagon’ group about 1893” (City of Kelowna). It goes on to say that they purchased the land in 1904 and commissioned the prominent builder, M.J. Curts to build their farm house (*ibid.*). M.J. (Michael ‘Johnny’) Curts was an important and prolific builder for the area in the early 20th century period. In fact, a collection of buildings from the Kelowna area that were designed and/or built by him are on the Canadian Register of Historic Places (Table 1).

Table 1: Consolidated list of Kelowna buildings associated with M.J. Curts that are recognised on the Canadian Register of Historic Places (Source: Canada’s Historic Places)

Building Name	Location	Construction Date
W.D. Walker House	4464 Lakeshore Road	1904
Sproul Farm House	180 Hwy 33 E	1906
C. Martin House	1441 Richter Street	1907
Courier Building	1580 Water Street	1908
Old Post Office	274 Bernard Avenue	1908
W.J. Marshall House	1869 Marshall Street	1908
OK Loan & Investment Building	280 Bernard Avenue	1909
Second Mallam House	4852-4856 Lakeshore Road	1910
Belgo House	1590-1640 Belgo Road	1912
Renfrew House	504 Keith Road	1913
The Raymer Block	289-299 Bernard Avenue	1917
Adams House	1998 Abbott Street	1922

It is important to note that it is unclear where the Statement of Significance obtained its information and how accurate the dating or builder information is. For example, without the building permit information it is hard to confirm these details. There are also concerns with regards to the accuracy of the information contained in the SoS, as its latter history appears to be incorrect. Based on the SoS content, the following is an outline of its later history.

Despite being named after Samuel Sproul, he only owned and occupied the land for less than a decade, selling “the house and the orchard in 1914 to Enoch Mugford (1880-1969)” (City of Kelowna). Enoch Mugford, on the other hand, is said to have occupied the house with his family for 55 years, until his death in 1969 (*ibid.*). Enoch Mugford was an important and prominent figure for Rutland, involved in community affairs and part of the group who helped to set up the Black Mountain Irrigation District (BMID) in 1920 to improve the water supply to Rutland. Mugford was part of the BMID’s first Board of Trustees, resigning in 1922 to become its Superintendent until his retirement in 1950 (Rutland Centennial Committee 1958, pp. 101-104).

Having said this, there appears to be some confusion as to Enoch Mugford’s use and occupancy of this place. It is possible that Enoch Mugford’s association was in fact with a different house belonging to Samuel Sproul, not in fact this structure at 180 Hwy 33 E. As stated in the book *Down Memory Lane Rutland*:

Sam Sproul bought a twenty-four acre block near the foot of McKenzie Hill. His brother Robert Sproul bought several parcels of the young orchard. Sam built a house on the property. (In 1914 Sam sold his house and property to Enoch Mugford.)

Joe Rich Road ran along the south boundary of the property.

Later in 1906, Sam Sproul had M.J. Curts build a high gable roof with a large gable dormer house for his daughter Lillian who married Ernest Dudgeon. This building has a bay window with decorative centre window and flat roof on the south side. The windows have a wide trim with a lug sill. The front entrance (facing south to Hwy 33) is set back with a covered veranda. (House on the corner of Sadler Road and Hwy 33).

McLeod's lived in this house then one of the Schneider families rented the house. Joe Horning bought the house in summer of 1945. After Joe Horning sold the remainder of the property, Hank and Anita Funk bought the house and land. The Mussel family rented the home and many others followed. The Funks still own the house and property in 2008, as a rental home. (Vielvoye and Senger 2008, p. 297)

The above suggests that there were in fact at least two houses on the Sproul land and that Enoch Mugford did indeed buy a property from Samuel Sproul in 1914, however, it seems it was not the house located at 180 Hwy 33 E, but instead another. The excerpt above, addressing the daughter's house, seems to be describing the appearance and location of the captioned study site. The key details are: gable roof; bay window; front entrance (facing Hwy 33) with veranda; corner house at Sadler and Hwy 33; and eventually bought by the Funks.

There are, however, a few challenges with regards to this publication worth noting. Unfortunately, there is no reference list or bibliography to it, so it is difficult to confirm its information as well. There is also a potential error in its facts. As stated in the *History of the District of Rutland, B.C. 1858-1958*, Lillian Sproul was in fact the daughter of Robert Sproul: "The Sam Sproul home was purchased by Mr. and Mrs. E. Mugford, Sr., who are still residing there. One of Bob Sproul's daughters, Lillian, married Ernest Dudgeon, and the former home is now occupied by Mr. and Mrs. Joe Horning and family (Rutland Centennial Committee 1958, p. 32).

It is worth noting that in this 1958 publication, Enoch Mugford and his wife are stated as still residing in the Sam Sproul house, however by 1962, as confirmed by the "Canada, Voters List," the Mugfords had left the house and moved into an elderly care facility, located at Apt 15, 1469 Bertram Road (Okanagan Regional Library 1962). This means that, no matter what, Enoch Mugford did not occupy the house until his death in 1969, as stated in the Statement of Significance (City of Kelowna). It is also important to note that, despite the authors' error above with regards to the Sproul daughter, one of the authors of this 2008 book is the Granddaughter of Mr. Horning and has memories of being in his house at 180 Hwy 33 E (personal communication, 2018). This ownership and occupation is also further confirmed through a 1959 subdivision plan of the area (see Fig. 8 below), as well as a family photograph from the Hornings clearly taken at the house (Fig. 9).

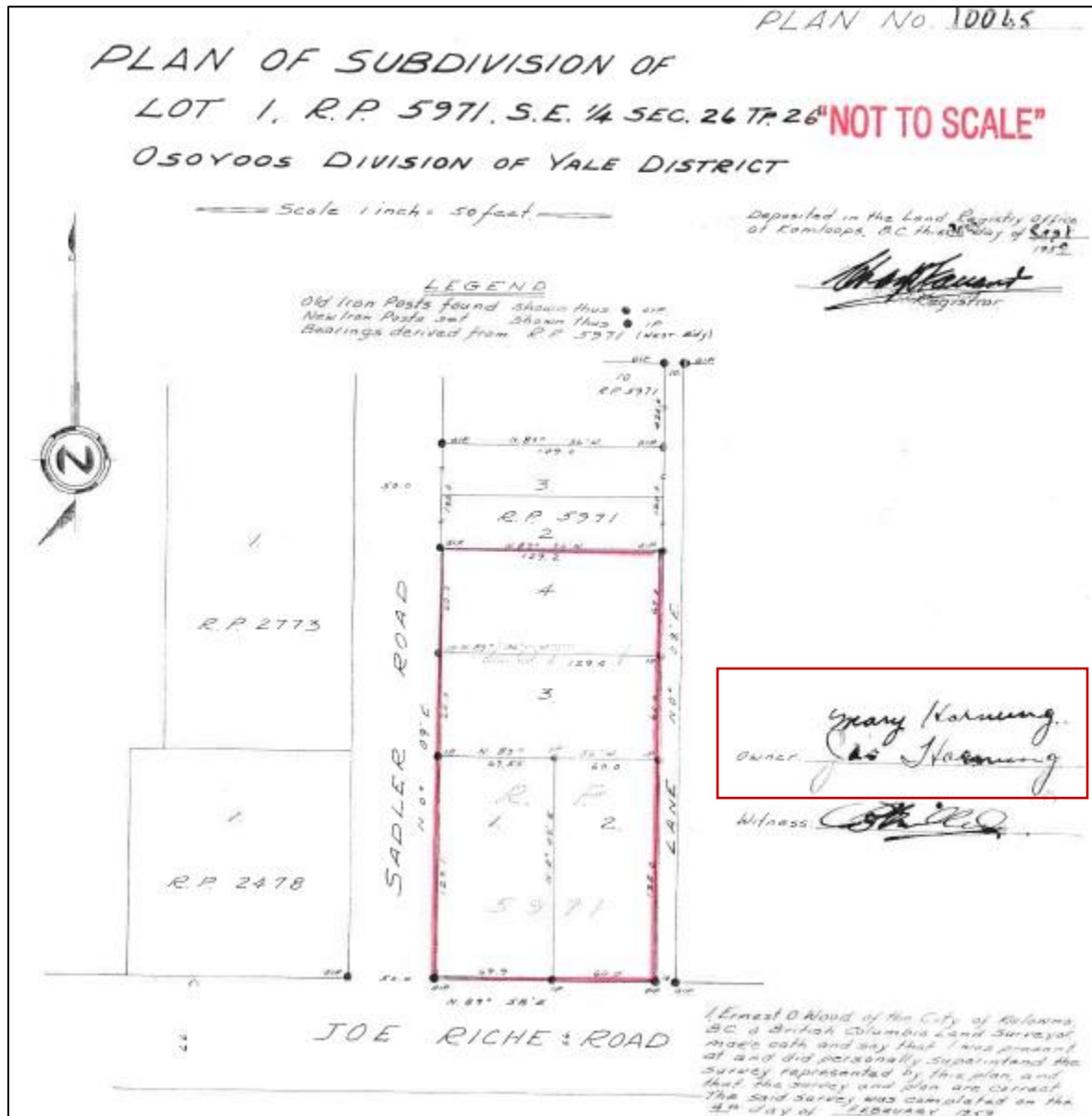


Fig. 8: Plan of Subdivision of Lot 1. R.P. 5971, 1959. Note the reference to the current numbering system, Plan 10045, and the ownership of "Joe Horning," outlined in red. (Source: City of Kelowna Registry, Plan No. 10045)



Fig. 9: Photograph of the Horning family occupying 180 Hwy 33 E in 1946, taken from the SE corner. The house is recognisable through its architectural features, such as the protruding entryway, the corner of the gable roof and the open porch on the far left of the photograph, in addition to showing one of the iconic trees. (Source: Vielvoye and Senger 2008, p. 239)

In the book *Down Memory Lane Rutland*, it goes on to explain more about Joseph Horning:

Joseph Hornung (changed name to Horning in Rutland) was born in Saskatchewan. He met and married Mary Flegel. In June 1945, they moved to Rutland, B.C. They bought a house on Joe Rich Road (now is Hwy 33) with about twenty acres of land that was associated with Sam Sproul; a huge two storey home with a balcony surrounding half the house, built in 1906 by M.J. Curts, a prominent builder, for Sproul's daughter who married a Dudgeon. The house was bought by the McLeod's and later rented to the Schneider family.

... Joseph's first job was at the Rutland Sawmill as steam Engineer. In the 1960-1970s, Joseph became a Water Bailiff for Black Mountain Irrigation...Mary worked for Rowcliffe Cannery for many years and then at Brown Brother's Book Binding, which is now the Kelowna Book Bindery.

Joseph was one person instrumental in Black Knight TV coming to Rutland, along with Alvin Angus. A Radio Repair Shop from Spokane ran a wire and transmitted to this area. Joseph was asked to put a TV in his house for free viewing and to let other people watch.

They split up their property to make lots in 1952. John and Julia Ottenbreit bought a good portion of this land at the north end by Mugford Road. Joseph had to provide a short road and supplied water to Husche's from their well. Later the rest was sub-divided and that was when the barn was taken down.

Mary's parents (Frank and Rose Flegel) bought a small lot across from the Ottenbreit home on Sadler Road, and their house from Moyer Road was moved to the existing lot. Joe and Mary built a new house next to the Heritage house [see Fig. 10 below].

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Later, son Al built between his parents and grandparents places. The old house was rented to the Mussel family and later Henry Funk bought the house (lives at Carr's Landing) has rented it to various people over the years. It is still rented at present time.

(Vielvoye and Senger 2008, p. 239-240)

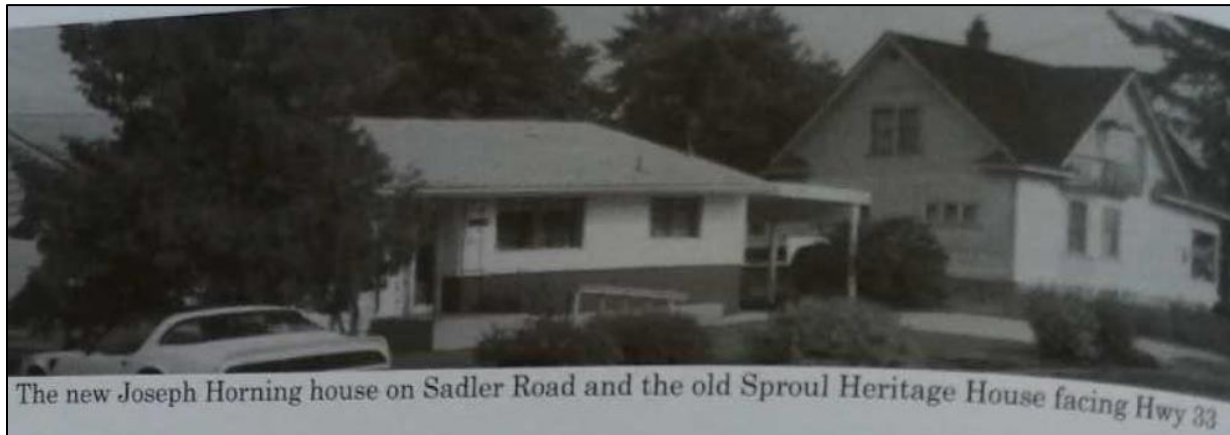


Fig. 10: Photograph of the “new Joseph Horning house” and the “old Sproul Heritage House”, taken from the NW. (Source: Vielvoye and Senger 2008, p. 240)

These details outlined above, in particular the subdivision of the lot and the various renters and owners, are confirmed from the records at the Land Title Office as well. Such as, “Title No. 211141F, (1959) Lots 1, (2,3,4) Plan 10045 R.O. ‘Hornung, Joseph & Mary’”; “R.P. 107172E, 14/2/1964 - Charles Henry John Mussell & Hilary Jean Josephine Mussell (Joint Tenants)”; and “B267373, 7/11/67 - Henry Funk” (Land Title Office 1959, 1964 and 1967). Although difficult to confirm, the description above could suggest that perhaps the actual Mugford residence was located further north on the original lot and could explain why Mugford Road is named “Mugford.”

Either way, from the above, it seems fairly clear that Enoch Mugford did not live at 180 Hwy 33 E, as originally attributed in the Statement of Significance. No matter though, the late 20th century marks an important transition for the house and the surrounding area. For most of the early and mid-20th century, the area of Rutland continued to be rural and modest. However, in the 1960s and into the 1970s, a number of changes began to take place, specifically a move towards more commercialisation in the area, compared to its rural past (City of Kelowna). This resulted in a series of boundary extensions for Kelowna. This was particularly the case following the development of the Orchard Park Shopping Centre in 1971 (Simpson 2011, p. 220) and the eventual amalgamation of the areas of Benvoulin, Glenmore, Okanagan Mission and Rutland in 1973 (Surtees 1989, p. 75) (Fig. 11).

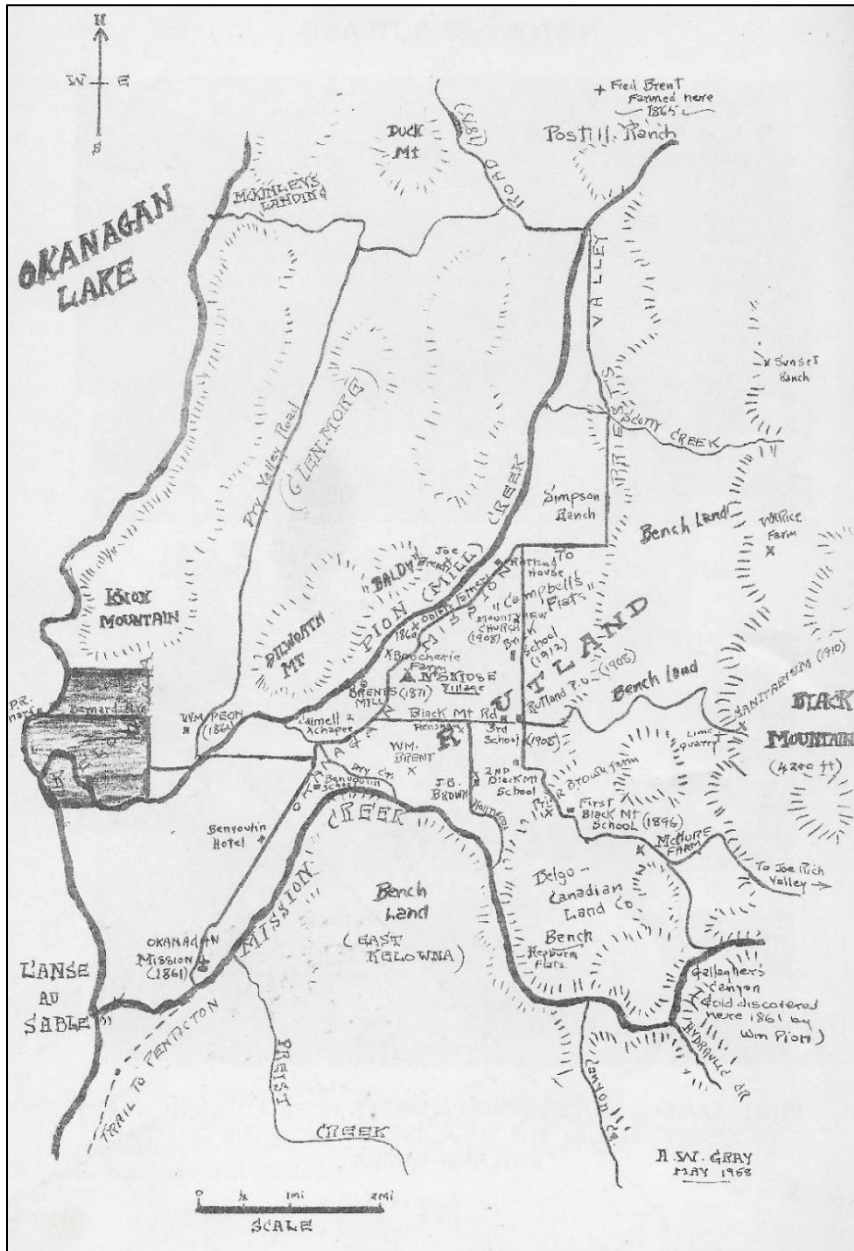


Fig. 11: Map of the Rutland area, May 1958. The areas to be amalgamated with Kelowna (Benvoulin, Glenmore, Okanagan Mission and Rutland) are distinctly visible. (Source: Rutland Centennial Committee 1958, p. 128)

In 1971, it appears the house occupying 180 Hwy 33 E shifted from being a single-family dwelling to being used for commercial purposes, beginning with its use by the excavating firm of H.R. Funk (City of Kelowna); the same Hank Funk who is said to have purchased the house from Joe Horning (Vielvoys and Senger 2008, p. 297). In the Statement of Significance, it is stated that this change “illustrates the business development of ‘downtown’ Rutland” taking place in the latter part of the 20th century (City of Kelowna). Today, the house is mixed use, being used commercially with a section of the house being used as a bridal gown store, called *Bubbles N Bells*, with residential tenants also occupying the house, including the proprietor of the aforementioned store.

Katie Cummer, PhD CAHP – Cummer Heritage Consulting (CHC)

Character Defining Elements and Current Condition

As recognised in the Statement of Significance composed for the designation of the Sproul Farm House in 2001, followed by its listing on the Canadian Register in 2009 (Canada’s Historic Places), the following were considered the Character Defining Elements (CDEs) of this place:

- Several mature trees in front and side yards
- Residential form, scale and massing, expressed by 1 and 1/2 storey height and rectangular plan
- Medium-pitch gable roof with 2 secondary cross-gables
- Street elevation has full-width open porch with repetitive, evenly-spaced painted wood columns
- Corbelled brick chimney
- Narrow V-joint horizontal wood siding
- Wood shingles in upper part of main gables
- 1-over-1 double-hung wood sash windows on the upper floor, with plain wood trim

(City of Kelowna)

Many of these elements are still intact today, although there has been some deterioration and lack of maintenance of these features, as visible in comparing two photographs of the house; one from 2005 and another from 2017 (Figs. 12 and 13).



Figs. 12 and 13: Comparative views of 180 Hwy 33 E, 2005 (left) and 2017 (right). (Source: City of Kelowna 2005 and Google Street View 2017).

In comparing these, it is important to note that two CDEs, in particular, have been altered. The first being the porch. As outlined above, the “street elevation has full-width open porch with repetitive, evenly-spaced painted wood columns.” Between 2005 and 2017, this was closed in without permission and is a feature no longer visible. Although this alteration is reversible, the second altered CDE is not. In comparing Figs. 12 and 13 above, in particular the area to the left of the house, as well as Figs. 14 to 16 below, the first CDE, “several mature trees in front and side yards,” have been irreversibly removed (Figs. 14 to 16).



Figs. 14, 15 and 16: Comparative aerial views of 180 Hwy 33 E, 2006 (top left), 2012 (top right) and 2017 (bottom). (Source: City of Kelowna Map Viewer 2006, 2012 and 2017).

Concluding Remarks

The building at 180 Hwy 33 E, the Sproul Farm House, is one of the few remaining early 20th century structures of the Rutland area. Looking at the Heritage Register of Kelowna, and the Rutland neighbourhood in particular, there are only a handful of recognised buildings. Of these, the Sproul Farm House appears to be the oldest and is among a rare stock of pre-World War 1 housing in the Rutland area (City of Kelowna b). However, being of an old age does not necessarily give a place greater significance. Tangibly, the structure itself has certainly seen better days. A number of changes over the years have

Katie Cummer, PhD CAHP – Cummer Heritage Consulting (CHC)

compromised the integrity of the building and it has not been particularly well maintained. There are other recognised houses in the area that are in better condition, with greater integrity, such as the Willis Schell House at 1024 Rutland Road or the Dudgeon Farm House on Leathead Road. However, that is not to say that the Sproul Farm House is unsalvageable or without significance. In fact, its intangible elements seem to be a key importance of the place. In particular, its location and its association with the pioneers, the Sproul brothers. These are important intangible elements of the building, worth celebrating and promoting.

That being said, it is important to note that the inaccurate association of this building with Enoch Mugford, does influence the significance of this place. Considering these were important elements to the original assessment and its associated Statement of Significance, one could argue that its significance is perhaps somewhat less.

Based on the above overview and the data available, the following is the evaluation for 180 Hwy 33 E, following the City of Kelowna's "Kelowna Heritage Register Evaluation Criteria, May 2012."

EVALUATION

Address 180 Hwy 33 E, Kelowna, BC Local Area Rutland

Date of Construction: 1906

A. ARCHITECTURAL HISTORY

		E	VG	G	F/P
1	Style/Type	35	18	12	0
	<p>VG: A very good example of a style or type; and a good example of a style or type that is notably early in Kelowna.</p> <p><i>180 Hwy 33 E is a representative example of the straightforward vernacular farmhouses built in the Rutland area and is notably early, being one of the few surviving examples constructed in the early 20th century.</i></p>				
2	Design	30	15	10	0
	<p>G: A design which incorporates several special aesthetic or functional attributes.</p> <p><i>Although a modest design, there are a few noteworthy attributes: such as its residential form, scale and massing; its medium-pitch gable roof with secondary cross-gables; its corbelled brick chimney; its narrow V-joint horizontal wood siding; its wood shingles in the upper part of the main gables; and its 1-over-1 double-hung wood sash windows on the upper floor, with plain wood trim.</i></p>				
3	Construction	15	8	5	0
	<p>F/P: An example of no particular significance.</p>				
4	Designer/Builder	15	8	5	0
	<p>G: An architect, designer, engineer and/or builder of some importance to building development in the city, province or nation.</p> <p><i>The prolific local builder, M.J. Curts, is said to have built the Sproul Farm House, in addition to other important Kelowna buildings.</i></p> <p><i>If this is not accurate, this should be F/P: 0.</i></p>				

(Maximum 40)

28-33

B. CULTURAL HISTORY

1	Historical Association	<p>G: Connected with a person, group, institution, event or activity that is of moderate importance.</p> <p><i>180 Hwy 33 E is connected to a group of early pioneers to the area, specifically the Sproul brothers, Samuel and Bob, who helped tend one of the first orchards on the Rutland Estate.</i></p>	35	18	12	0
2	Historical Pattern	<p>G: A building that provides strong evidence of an historical pattern of local area importance.</p> <p><i>The Sproul Farm House at 180 Hwy 33 E connects to the historical establishment of the Rutland area and its orchards. It is also one of the earliest surviving examples of farm houses in the area.</i></p>	30	15	10	0

(Maximum 35) 22

C. CONTEXT

1	Landscape/Site	<p>G: A landscape which includes one or two important features which are directly related to the building’s style, design and history; and an altered but recognizable historical relationship between a building’s site and its immediate urban environment or related geographic features.</p> <p><i>The corner lot of 180 Hwy 33 E and the surviving mature trees are of particular importance to the landscape. Much of the surrounding area has dramatically changed from its rural past, although the broader terrain (the topography, hills and mountains) remains.</i></p>	15	8	5	0	
2	Neighbourhood	<p>G: A building which is not part of a contiguous group of similar style, type or age, but is in an area of compatible use.</p> <p><i>The neighbourhood surrounding 180 Hwy 33 E is no longer rural farmland as was the case historically nor is it a part of a contiguous group of a similar style, type or age. However, it is in an area of compatible use in that it is surrounded by similar residential houses with some commercial use in the vicinity as well.</i></p>	20	10	6	0	
3	Visual/Symbolic	<p>F/P: A building of no landmark or symbolic significance.</p>	25	13	8	0	
			(Maximum 25)				11
			Subtotal				61-66

D. INTEGRITY & CONDITION

F/P: A building with alterations which greatly detract from the style, design, construction or character. 0 -5 -8 -15

The lack of on-going maintenance has impacted the condition of the building, which includes the possible growth of moss and/or mold, the deterioration of the defining corbelled brick chimney as well as general decay of its materials, paints and finishes. There have also been a number of alterations and additions to the building over time. It appears that, at a minimum, the following major/minor alterations have been carried out:

- *Late 2000s/early 2010s: additional outdoor shower stall added to the eastern side of the building*
- *Late 2000s/early 2010s: porch enclosed*
- *Late 2000s/early 2010s: railing installed on the western facing upper floor window, possibly for use as a planter, if not as a full balcony*
- *Mid-2010s: a number of the mature trees on site were cut down*

Please note that there was likely additional work done on the house, however, those listed above are what are discernible from the available records and correspondence.

		TOTAL	46-51
Evaluation Date	<u>July 17, 2018</u>	Classification Group	<u>B</u>

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August 7, 2018

To the City of Kelowna Heritage Committee,

Thank you for your time and consideration. This proposal outlines our request for removing 180 Hwy 33 E (the Sproul Farm House), from the City of Kelowna's Heritage Registry, to allow for new development on the site.

As outlined in the attached heritage assessment of the captioned property, as part of our due diligence we have gone through a thorough research of the Sproul Farm House to better understand its heritage value and significance. With this understanding in mind, our heritage consultant, Dr. Katie Cummer (a recognised member of the Canadian Association of Heritage Professionals), has assisted us in articulating our various options for this site going forward: 1) Preservation and restoration in-situ; 2) Incorporated design; and 3) Relocation.

1) Preservation and restoration in-situ

Understanding that the ideal option would be preservation in-situ with key character defining elements restored (such as re-opening the front porch), research was carried out as to the viability and feasibility of such an approach. Mr. John Douglas spoke with Ms. Lorri Dauncey of the Central Okanagan Heritage Society, who directed him to Mr. Alistair Smith. Mr. Smith is a shipwright with significant experience in the restoration, repair and maintenance of heritage buildings. He has completed a number of heritage revitalization projects in the Kelowna area. An assessment was conducted by Mr. Smith as to the current condition of the property and a quote given for the costs involved with its restoration and maintenance. As stated in the heritage assessment, the subject property has been altered over the years (in some cases, irreversibly) and has not been particularly well maintained. The result is a structure in a somewhat deteriorated state, requiring substantial renovation to properly restore and preserve it. In Mr. Smith's assessment, to bring the subject property up to current code using the materials and processes required for properties of this age, it would require upwards of \$180,000 to \$200,000, if not more. He stated projects on Bernard Street of similar size have had budgets of \$300,000 to \$400,000. Such an endeavour is financially challenging for us without significant Government subsidy or financial support.

2) Incorporated design

Another option would be to consider incorporating the structure in the design of the property's future development. For example, the building could be incorporated and enclosed by the new development, as seen in other projects throughout Canada (Figs. 1 to 3).



Fig. 1: City Square Shopping Centre, Vancouver, BC. Two 19th century stone buildings were incorporated and enclosed in the design of a new commercial, retail and office space. Completed in 1989 with a \$32,500,000 budget. (Source: Merrick Architecture)



Fig. 2: Brookfield Place, the Allen Lambert Galleria, ON. A pedestrian thoroughfare incorporating the façades of eleven 19th century commercial heritage buildings in its new design. Completed in 1992 for an undisclosed amount. (Source: John Dorosiewicz)



Fig. 3: Queen's University's School of Business, Kingston, ON. An incorporated 19th century red-brick elementary school in the new design of a School of Business for Queen's University. Completed in 2002 with a \$19,500,000 budget. (Source: Bondfield Construction)

Although there is some potential with regards to this option, on account of the deteriorated condition of the building, much of the cost outlined in option 1) would apply to this proposal as well. Particularly, considering that prior to enclosure, key elements would need to be restored. Therefore, this option is outside of the scope and ability for this project as well, as discussed previously.

3) Relocation

As a third option, although less desirable on account of the site's location being an important part of its significance, particularly occupying the site of the original Rutland Estate, the possibility of relocating the structure offsite has also been investigated. However, having consulted with Mr. Bob Gray at Gray's House Mover's, there are some concerns with regards to moving a two-storey structure. According to Mr. Gray, with properties greater than one storey, it is unlikely that the Ministry of Transport would give permission to move the house as is. The reason given was due to the fact that physically moving the house would require the removal/displacement of numerous power and Telus lines. One option that was offered was to cut the captioned property into two storeys and moving them separately. However, Dr. Cummer cautions this approach both on account of its damaging nature and concern over taking the structure offsite altogether. A related option also considered was moving the subject structure to a different location within the property boundaries. However, all relocation options are similarly challenging in that they require the high restoration costs outlined in option 1) and there are limitations in terms of the size of the lot. Part of the prospective new development for the site would be to provide lower income housing for the area. Incurring significant costs required for restoration and revitalization would risk the feasibility of this project.

In conclusion, the significant cost to repair and restore the subject property due to its deteriorated condition has made the revitalization of this property financially unrealistic. Due to the limited land size and the scope of work for the various options, none of them are feasible outcomes for the owner, whether it be preservation/restoration, incorporation, or relocation. It is with the above in mind, that we would appreciate your consideration in removing 180 Hwy 33 E from the Heritage Registry to move ahead with our proposed development. However, that being said, throughout this process we have learnt and gained a great deal of appreciation and respect for the history of Rutland, the Sproul brothers and their Farm House. On account of this, the owner would be open and happy to incorporate some of the elements that give this property its heritage value in the site's future development to help showcase and celebrate the history of 180 Hwy 33 E for all of the citizens of Kelowna to realize and enjoy.

Thank you for your time and consideration.











Kelowna Heritage Register Evaluation Criteria

The Kelowna Heritage Register Evaluation Criteria is based on 4 main principles:

- A. Architectural History:** style or type of building, structure or landscape; design attributes; construction methods/materials; notable designer or buildings.
- B. Cultural History:** historical association with important people or events; historical patterns within the city's history.
- C. Context:** context of each resource within the historical landscape or neighbourhood; compatibility with other buildings and groupings of buildings; symbolic importance as a local landmark.
- D. Integrity:** degree to which the resource has been altered since originally constructed and designed. The reversibility of alterations was also taken into account.

Each criterion is scored by considering one of four grades:

- Excellent (E)
- Very Good (VG)
- Good (G)
- Fair/Poor (F/P)



A. Architectural History

1. Style and/or Type

A building's style representative of the City's significant development periods; or a building type associated with a significant industrial, commercial or transport activity. The description of a building's style is a means of describing visual elements such as form, materials and ornamentation that are characteristic of a particular age or development period. A building which displays typical features of a particular style can be said to be of that style.

E	<ul style="list-style-type: none"> • An excellent example of a style or type in Kelowna • A rare surviving or very good example of a style or type in Kelowna • One of the earliest, very good examples of a style or type in Kelowna
VG	<ul style="list-style-type: none"> • A very good example of a style or type in Kelowna • A good example of a style or type that is notably early in Kelowna
G	<ul style="list-style-type: none"> • A good example of a style or type that is common in Kelowna
F/P	<ul style="list-style-type: none"> • An average example of style or type that remains common in Kelowna

2. Design

A building's notable or special attributes of an aesthetic or functional nature. This may include massing, proportion, scale, layout, materials, detailing, colour, texture, fenestration, ornamentation or artwork.

E	<ul style="list-style-type: none"> • A design which is outstanding in comparison with other examples
VG	<ul style="list-style-type: none"> • A design which is equal to several other examples of recognizable superior or special quality
G	<ul style="list-style-type: none"> • A design which incorporates several special aesthetic or functional attributes
F/P	<ul style="list-style-type: none"> • A design of no special significance or quality.

3. Construction

A building's unique or uncommon building materials, or its historically early or innovative method of construction.

E	<ul style="list-style-type: none"> • One of the earliest known uses of an important or special material or method • A now rare and out-of-use material or method
VG	<ul style="list-style-type: none"> • One of the earliest known surviving uses of an important or special material or method • A notable or out-of-use material or method of which several examples survive
G	<ul style="list-style-type: none"> • An out-of-use material or method which is typical of a period and still commonly found
F/P	<ul style="list-style-type: none"> • An example of no particular significance

4. Designer / Builder

A building's architect, designer, engineer and/or builder who has made a significant architectural contribution to the city, province or nation.

E	<ul style="list-style-type: none"> • An architect, designer, engineer and/or builder who was responsible for establishing or advancing a style, design or construction method that was significant and influential in the city, province or nation
VG	<ul style="list-style-type: none"> • An architect, designer, engineer and/or builder whose works are of considerable importance to building and development in the city, province or nation.
G	<ul style="list-style-type: none"> • An architect, designer, engineer and/or builder of some importance to building and development in the city, province or nation.
F/P	<ul style="list-style-type: none"> • An architect, designer, engineer and/or builder, unknown or of no known significance.

B. Cultural History

1. Historical Association

A building's direct association with a person, group, institution, event, or activity that is of historical significance to the city, province or nation. Examples of a person, group, or event that could be considered significant to the history of the city, province, or nation include a well known pioneer, an organization important to the community's identity, a distinct ethnic or spiritual group, or an event that had an influence on the community. An activity such as industry, farming, recreation or labour organization would be considered significant if it was a major influence on the city.

E	<ul style="list-style-type: none"> Closely connected with a person, group, institution, event or activity that is of considerable importance
VG	<ul style="list-style-type: none"> Closely connected with a person, group, institution, event or activity that is of moderate importance
G	<ul style="list-style-type: none"> Connected with a person, group, institution, event or activity that is of moderate importance
F/P	<ul style="list-style-type: none"> Little or no known historical association

2. Historical Pattern

A building's association with broad patterns of local area or civic history including ecological, social, political, economic or geographic change. In urban settings, a building's recognition of street pattern and infrastructure.

E	<ul style="list-style-type: none"> A building that can be directly linked to the establishment of an historical pattern of civic importance
VG	<ul style="list-style-type: none"> A building that can be directly linked to the establishment of an historical pattern of local area importance One of earliest surviving examples in a local area
G	<ul style="list-style-type: none"> A building that provides strong evidence of an historical pattern of local area or civic importance
F/P	<ul style="list-style-type: none"> A building of little known association with a recognizable historical pattern

C. Context

1. Landscape / Site

An intact historical landscape or landscape features associated with an existing building, or a particularly notable historical relationship between a building's site and its immediate environment including original native trees and topographical features.

E	<ul style="list-style-type: none"> • Landscape comprised of numerous, significant landscape features which are directly related to the building's style, design and history • A notable and intact historical relationship between a building's site and the street, railway, waterfront, view or other geographic features which were part of the building's original function or traditional urban environment
VG	<ul style="list-style-type: none"> • A landscape which includes several dominant features which are directly related to the building's style, design and history • An altered but still strongly apparent historical relationship between a building's site and its immediate urban environment or related geographic features
G	<ul style="list-style-type: none"> • A landscape which includes one or two important features which are directly related to the building's style, design and history • An altered but recognizable historical relationship between a building's site and its immediate urban environment or related geographic features
F/P	<ul style="list-style-type: none"> • No significant and recognizable landscape features or building /site relationship



2. Neighbourhood

A building's continuity and compatibility with adjacent buildings and visual contribution to a group of similar buildings.

E	<ul style="list-style-type: none"> • A building that is an important part of a visually prominent and notable group of buildings of similar style, type or age, in an area of compatible use
VG	<ul style="list-style-type: none"> • A building which forms part of a contiguous group of similar style, type or age in an area of compatible use
G	<ul style="list-style-type: none"> • A building which is part of a contiguous group of similar style, type or age in an area of incompatible use • A building which is not part of a contiguous group of similar style, type or age, but is in an area of compatible use
F/P	<ul style="list-style-type: none"> • A building which is not part of a group of buildings of similar style, type or age and is in an area of incompatible use

3. Visual / Symbolic Importance

A building's importance as a civic or local area landmark; a building's symbolic value to a neighbourhood or the city.

E	<ul style="list-style-type: none"> • A landmark building of importance • A building of significant symbolic value to the city
VG	<ul style="list-style-type: none"> • A major landmark within a local area • A building of symbolic importance to a local area
G	<ul style="list-style-type: none"> • A neighbourhood landmark • A building of symbolic importance to a neighbourhood
F/P	<ul style="list-style-type: none"> • A building of no landmark or symbolic significance

D. Integrity & Condition

Integrity: A measure of the impact of changes to the building on the appreciation of its style, design, construction or character. Alterations considered to be reversible (e.g. later sidings that can be removed) should tend to be scored as minor. Alterations which are not reversible, and which have resulted in loss of original building fabric, should tend to be scored as major.

Condition: A measure of the current state of the building (e.g. maintenance, mold, vandalism).

E	<ul style="list-style-type: none"> • A building with no alterations that detract from its style, design, construction or character
VG	<ul style="list-style-type: none"> • A building with one or more alterations, the effect of which is recognizable but does not significantly detract from the style, design, construction or character
G	<ul style="list-style-type: none"> • A building with a major alteration and/or a combination of several minor alterations, the effect of which detracts from the style, design, construction or character
F/P	<ul style="list-style-type: none"> • A building with alterations which greatly detract from the style, design, construction or character



The Scoring System

During development of the criteria, many buildings were evaluated to test their relative significance and to experiment with a range of numerical scores for excellent, very good, good and fair/poor values. The final numerical scores that were used during formal evaluation sessions are:

	E	VG	G	F/P
A. Architectural History				
[Maximum category score of 40]				
1. Style/Type	35	18	12	0
2. Design	30	15	10	0
3. Construction	15	8	5	0
4. Designer/Builder	15	8	5	0
B. Cultural History				
[Maximum category score of 35]				
1. Historical Association	35	18	12	0
2. Historical Pattern	30	15	10	0
C. Context				
[Maximum category score of 25]				
1. Landscape / Site	15	8	5	0
2. Neighbourhood	20	10	6	0
3. Visual/Symbolic Importance	25	13	8	0
D. Integrity & Condition	0	- 5	- 8	-15
Total Possible Score:	100			

It should be noted that the scoring system shows maximum subtotals for each set of criteria, in order to maintain a balanced assessment of each building's significant attributes.

The Evaluation Process

Building Type	Range of Scores	Group	Heritage Register
Houses and Apartments	60 - 100	A	Yes
	40 - 59	B	Maybe
	20 - 39	C	No
Institutions, Churches, Schools, Commercial, and Industrial Buildings	70 - 100	A	Yes
	55 - 74	B	Maybe
	30 - 54	C	No

