

# Heritage Advisory Committee

## AGENDA



Thursday, August 20, 2020  
12:00 pm  
Council Chamber  
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](http://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. Minutes**

2 - 5

Approve Minutes of the Meeting of January 14, 2020.

**3. Terms of Reference & Committee Governance Review - City Clerk, Development Planning Department Manager**

**4. Applications for Consideration**

**4.1 Park Ave 409, Heritage Alteration Permit - Brenda Rusnak**

6 - 50

**5. Update - Council Decisions**

**6. Next Meeting**

September 17, 2020

**7. Termination of Meeting**



## Heritage Advisory Committee Minutes

Date: Friday, January 24, 2020  
 Time: 12:00 pm  
 Location: Knox Mountain Meeting Room (#4A)  
 City Hall, 1435 Water Street

Members Present      Stoke Tonne  
                                  Amanda Snyder  
                                  Lorri Dauncey  
                                  Doug Jooristy

Members Absent      Robert Wilkinson  
                                  Gord Lovegrove (Alternate)  
                                  Clea Haugo (Alternate)

Staff Present              Planner, Jocelyn Black  
                                  Planner, Lydia Korolchuk  
                                  Legislative Coordinator (Confidential), Clint McKenzie

### 1.      **Call to Order**

The Chair called the meeting to order at 12:05 p.m.

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

### 2.      **Minutes**

Moved By Amanda Snyder/Seconded By Doug Jooristy

THAT the Minutes of the November 21, 2019 Agricultural Advisory Committee meeting be adopted.

Carried

### 3.      **Applications for Consideration**

#### 3.1      **Cadder Ave 338, HAP19-0015 - Jeanine Wiens & Daniel Konrad**

Staff displayed a PowerPoint presentation providing an overview of the application.

Staff:

- Confirmed site plan is not correct.
- Confirmed the site plan drawings and the house being setback further from the street are not up to date and staff retrieved the most current drawings for the applicant for the committee to review.
- Application continued at 12:43 pm.
- Updated site plan of Oct 7th was presented by staff.
- Commented on massing of the application in the neighbourhood being provided via the context photos.

Birte Decloux, Urban Options Planning and Permits, Applicant's Agent

- Presented a PowerPoint presentation providing an overview of the heritage alteration application.
- Responded to questions from the Committee.

Moved By Amanda Snyder/Seconded By Doug Jooristy

THAT the Committee recommend to Council that they not support the Heritage Alteration Permit for the subject property.

**Carried**

Anedotal Comments

- Project is close but some areas the applicant needs to review:
  - trimming features to soften the expression.
  - dormer - way to look to delete it to give clarification to the front elevation of the house.
  - garden and porch are strong elements.
  - massing- it is a significant increase in massing. 2.5 storeys
  - design elements not keeping with the heritage area
  - metal roof - shingles
  - windows - not metal
  - setback not enough
  - context to neighbourhood - does not fit into streetscape
- Pleased that existing house is being saved and moved up to Burns Avenue
- Balcony distracts from the design, could the railing be simplified? Not part of the character of the neighbourhood.

### **3.2 Spiers Road 3652, HD20-0001 - Sue Haley**

The Chair declared a conflict and Vice Chair Stoke took over meeting at 12:21pm.

Staff presented a PowerPoint presentation providing an overview of the heritage designation request application.

The applicant was not present for questions.

The Committee commented on the subject property using the Kelowna Heritage Register Evaluation Criteria that was completed by the consultant.

Staff: Heritage Designation vs, Register - staff explained the difference.

Staff: Confirmed there are about 20 heritage properties are designated in Kelowna to date.

Moved By Amanda Snyder/Seconded by Doug Jooristy

THAT the AAC recommends to Council that the subject property be designated as a municipal heritage building for long-term protection.

**Carried**

The Chair returned to the meeting at 12:42 p.m.

### 3.3 Park Ave 409, Heritage Register Removal Request - Brenda Rusnak

Staff:

- Displayed a PowerPoint presentation providing an overview of the application.
- Responded to questions from the Committee.

Applicant's Agent:

- Spoke to the condition of the house.
- No foundation system with a myriad of disconnected beams that is structurally inadequate.
- Spoke to the heritage evaluation of the house. Scoring as a C on the original register.

Dave Cullen, Applicant:

- Spoke to the commitment into design at approximately \$50,000.
- Spoke to structural assessment and additions to the house.
- Spoke to reasons why the resubmission of the HAP from previous year and issues found with the redevelopment of the house.
- Lived in neighbourhood for 50 years. economically unfeasible to go forth with original HAP reason why asking the house to be unlisted.

The Chair reminded the committee their purpose in reviewing this application.

Staff responded to questions from the Committee.

The Applicant responded to questions from the Committee.

The Committee reviewed the Heritage Register Evaluation Criteria for the subject property.

The final score was - 71 points out of 100 within the A category of the heritage register.

Moved By Stoke Tonne/Seconded By Amanda Snyder

THAT the AAC recommend to Council that the subject property remain on the Kelowna Heritage Register.

Carried

#### 4. Update - Council Decisions

There were no updates.

#### 6. Termination of Meeting

The Chair declared the meeting terminated at 2:20 pm.

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Chair



# REPORT TO COMMITTEE



**Date:** August 20, 2020  
**RIM No.** 0940-60  
**To:** Heritage Advisory Committee  
**From:** Development Planning Department (JB)  
**Application:** HAP20-0005 **Owner:** Brenda Rusnak  
**Address:** 409 Park Ave **Applicant:** Brenda Rusnak  
**Subject:** Heritage Alteration Permit  
  
**Existing OCP Designation:** S2Res- Single/Two Unit Residential  
**Existing Zone:** RU1- Large Lot Housing  
**Proposed Zone:** RU2- Medium Lot Housing  
**Heritage Conservation Area:** Abbott St Conservation Area  
**Heritage Register:** Not Included

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**1.0 Purpose**

To consider a Heritage Alteration Permit (HAP) for a single-family dwelling on the subject property within the Heritage Conservation Area.

**2.0 Proposal**

**2.1 Background**

In February 2020, the applicant was granted approval by Council to remove the property from the Kelowna Heritage Registry. The existing dwelling was subsequently demolished and the property currently contains no structures.

The first step in the development process is for the subject property to receive zoning that will allow for a future subdivision. As such, the applicant has applied for rezoning from RU1- Large Lot Housing to Ru2- Medium Lot Housing. The adoption of Zoning Bylaws are the authority of Council. Ultimately, if granted approval for rezoning, the applicant is proposing the subdivision of the subject property into two lots. Under the proposed RU2- Medium Lot Housing zone, a single-family dwelling may be developed on each lot.

The HAP for consideration by the Heritage Advisory Committee is for the subdivision (See Attachment A) and a single-family dwelling (See Attachment B) on proposed Lot A (located at the corner of Park Ave and Long St).

At the request of Development Planning, the applicant has engaged a Registered Heritage Professional. The report is provided in Attachment C.

## 2.2 Site Context

The subject property is located on the corner of Park Ave and Long St. The Abbott St recreational corridor and Okanagan Lake is located within close proximity to the west, and Pandosy St to the east.

The surrounding context has a variety of architectural styles that range from Early to Mid-Twentieth Century. The dominant styles within the block include Victorian Revival, Early and Late Arts & Crafts, Late Vernacular Cottage and Early Suburban.

As per "Map 2- Dominant Style" of the Abbott Street & Marshall Street Heritage Conservation Area Guidelines, directly adjacent property styles include:

- North (across Park Ave)- Victorian Revival
- East- Arts and Crafts (early)
- South- Early Suburban
- West (across Long St- Arts and Crafts (early).

The dwelling previously on the property was Arts and Crafts (early) style. For a detailed description of the identification of character defining elements of the neighbouring properties and neighbourhood, see page 4 of Heritage Report 409 Park Ave (Attachment C) attached to this report.

## 2.3 Project Description

The HAP application contains two components; subdivision and a new single-detached dwelling. The subdivision application proposes two lots at 593.1 m<sup>2</sup> and 504.6 m<sup>2</sup>. The lot widths are 19.44m (Lot A) and 16.50m (Lot B). Driveway access to the lots are located off Long St. The proposed lot size and configuration is generally consistent with the existing lot pattern of the area, which varies greatly and does not follow a consistent overall pattern. Lot sizes in the immediate vicinity range in area from 495 m<sup>2</sup>- 1,378 m<sup>2</sup>. The lot widths along Long St (Park Ave to Cadder Ave) range between 16.50m-37.1m, while the lot widths along Park Ave (Pandosy St to Abbott St) range between 15.24m-30.60m. The proposed subdivision size and lot configuration falls within a reasonable range given the existing lot pattern of the area.

The proposed dwelling references historic Kelowna Farmhouses from the twentieth century and is using heritage design elements with a more contemporary design. The house is two-storey's with an attached garage located at the front of the property off Long St. A small accessory structure is proposed in the rear yard.

At the request of Planning staff, the applicant has provided a Heritage Report prepared by a Registered Heritage Professional. Section 3- Design Strategies (page 7) of the report provides an analysis of the proposed dwelling based on heritage conservation principles. This includes the following four objectives:

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

The existing landscape on the subject property includes an existing chesnut tree (on site) and maple tree (on the City boulevard) that must be protected and incorporated into the site design. These landscape features are integral to maintaining heritage value of the property. The applicant has provided a Conceptual Landscape Plan (Attachment B).

**Subject Property Map:**

The subject property is located at the corner of Park Ave and Long St.



*\*Aerial image is from 2019.*



## 2.4 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RU <sub>2</sub> ZONE REQUIREMENTS	PROPOSAL
Development Regulations		
Maximum Height	9.5m or 2 ½ storeys whichever is less	7.38m
Minimum Front Yard	6.0m to garage and 4.5m otherwise	6.0m
Minimum Side Yard (south)	1.5m	1.5m
Minimum Side Yard (north)	4.5m	4.5m
Minimum Rear Yard	7.5m	7.8m
Subdivision Regulations		
Lot Area	400m <sup>2</sup>	593.1m <sup>2</sup> and 504.6m <sup>2</sup>
Lot Width	15.0m corner lot, 13.0m otherwise	16.50m and 19.33m
Lot Depth	30.0m	30.59m and 30.57m

## 3.0 Heritage Advisory Committee Considerations

Development Planning Staff are requesting comments and recommendations regarding the proposed subdivision configuration, form and character, site layout and context.

Key considerations include:

- i. Proposed lot configuration and dimensions;
- ii. Other subdivision related issuing including: driveway access, tree retention, siting of the future houses, etc.;
- iii. Compatibility, scale and massing of the single-family dwelling on proposed Lot A within the neighbourhood context; and
- iv. Design elements, proposed exterior of the single-family dwelling and landscaping on proposed Lot A.

**Report prepared by:** Jocelyn Black, Planner Specialist

**Approved for Inclusion:** Terry Barton, Urban Planning Manager

**Attachments:**

Attachment A: Proposed Subdivision Plan

Attachment B: Heritage Alteration Permit (Site Plan, Floor Plans, Elevations and Conceptual Landscape Plan)

Attachment C: 409 Park Heritage Report

Attachment D: Applicant Rationale

**ATTACHMENT A**

This forms part of application  
# HAP20-0005

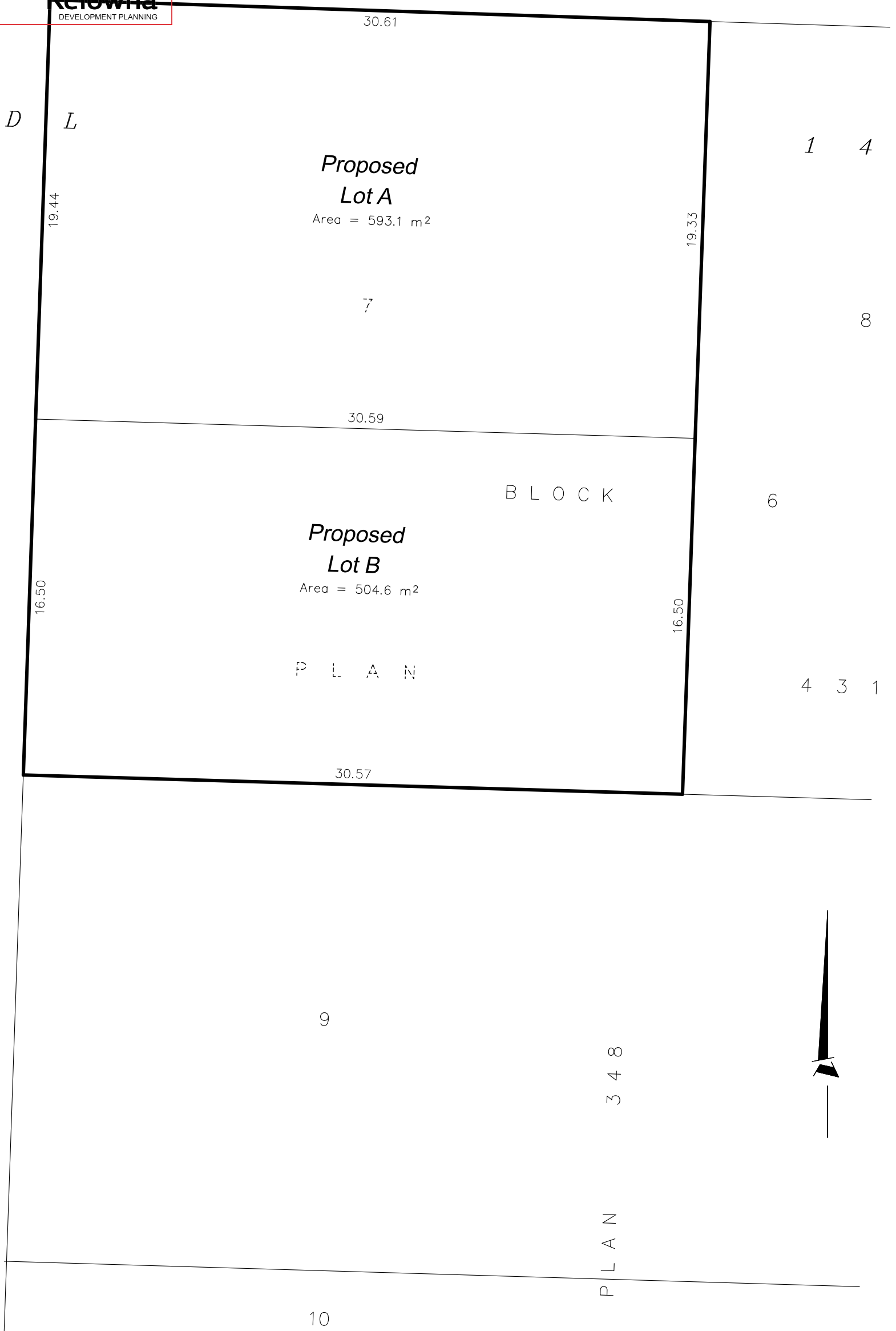


Planner Initials **JB**

City of **Kelowna**  
DEVELOPMENT PLANNING

PARK AVENUE

LONG STREET



**TITLE:** SKETCH PLAN SHOWING PROPOSED SUBDIVISION  
OF LOT 7, BLOCK 6, DL 14, ODYD, PLAN 431  
(409 Park Avenue, Kelowna)

**DRAWN BY:** *RUNNALLS DENBY*  
*british columbia land surveyors*  
259A Lawrence Avenue Phone: (250)763-7322  
Kelowna, B.C. Fax: (250)763-4413  
V1Y 6L2 Email: rob@runnallsdenby.com

**SCALE:** 1:200 (11"x17")

**DATE:** March 3, 2020

**DWG:** 15655 Pro Sub

**CLIENT:** DAVID CULLEN

**FILE No.:** 15655

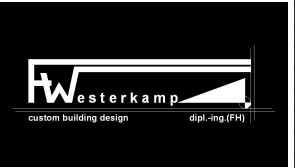
**REV.** 00

This forms part of application  
# HAP20-0005



City of  
**Kelowna**  
DEVELOPMENT PLANNING

Planner  
Initials **JB**



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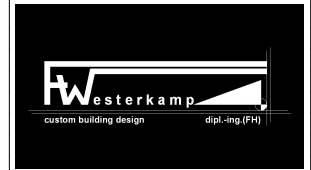


Street View from Park Avenue

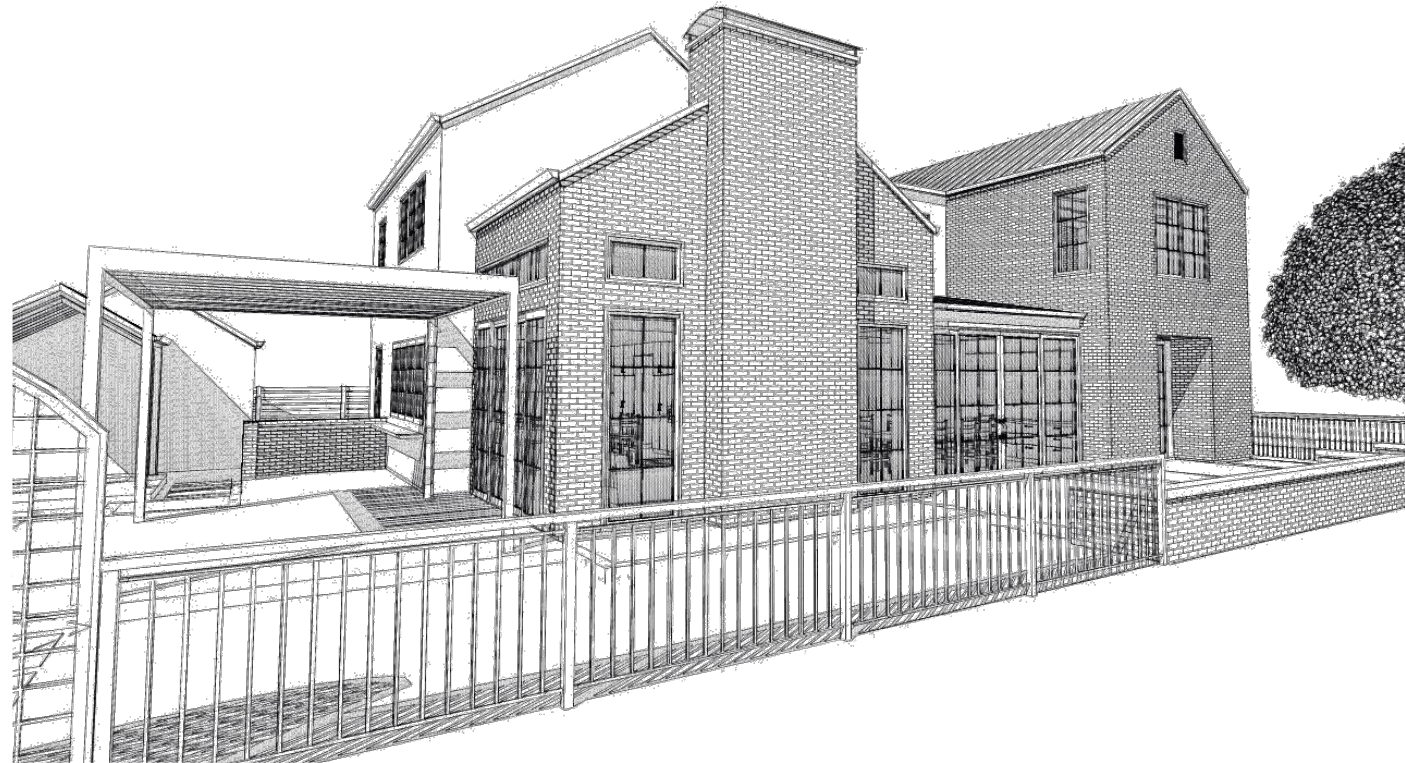
PROJECT : <b>PARK AVENUE RESIDENCE</b> 409 PARK AVENUE KELOWNA, BC		TITLE : <b>Cover Sheet - 1</b>	
APPLICANT: DAVE CULLEN, P.Eng. CTQ CONSULTANTS 1334 ST. PAUL STREET KELOWNA, B.C. V1Y 2E1 250 870 6625	CIVIC : 409 PARK AVENUE KELOWNA, B.C.	LEGAL : LOT 7, BLOCK 6, D.L. 14, ODYD, PLAN 431	

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SCALE : AS NOTED	DATE : 5/20/2020

SHEET :  
**A-001**



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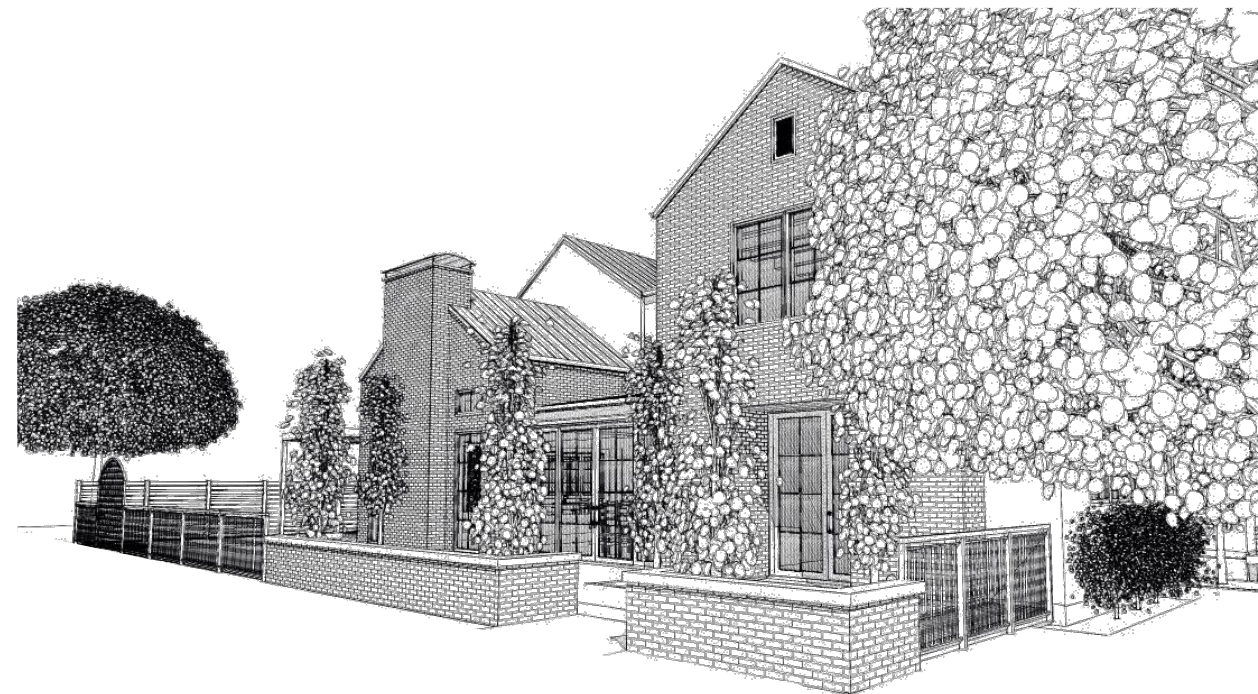
View from Park Avenue, Left Side



View from Long Street, Right Side



View from Long Street, Left Side



View from Park Avenue, Right Side

PROJECT :		TITLE :	
PARK AVENUE RESIDENCE 409 PARK AVENUE KELOWNA, BC		Cover Sheet - 2	
APPLICANT: DAVE CULLEN - P.Eng. CTQ CONSULTANTS 1334 ST. PAUL STREET KELOWNA, B.C. V1Y 2E1 250 870 6625	CIVIC : 409 PARK AVENUE KELOWNA, B.C.	LEGAL : LOT 7, BLOCK 6, D.L. 14, ODYD, PLAN 431	

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A-002

**PARK AVENUE RESIDENCE**  
409 PARK AVENUE KELOWNA, BC

**Site Plan**

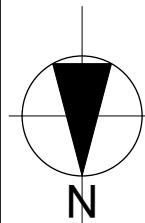
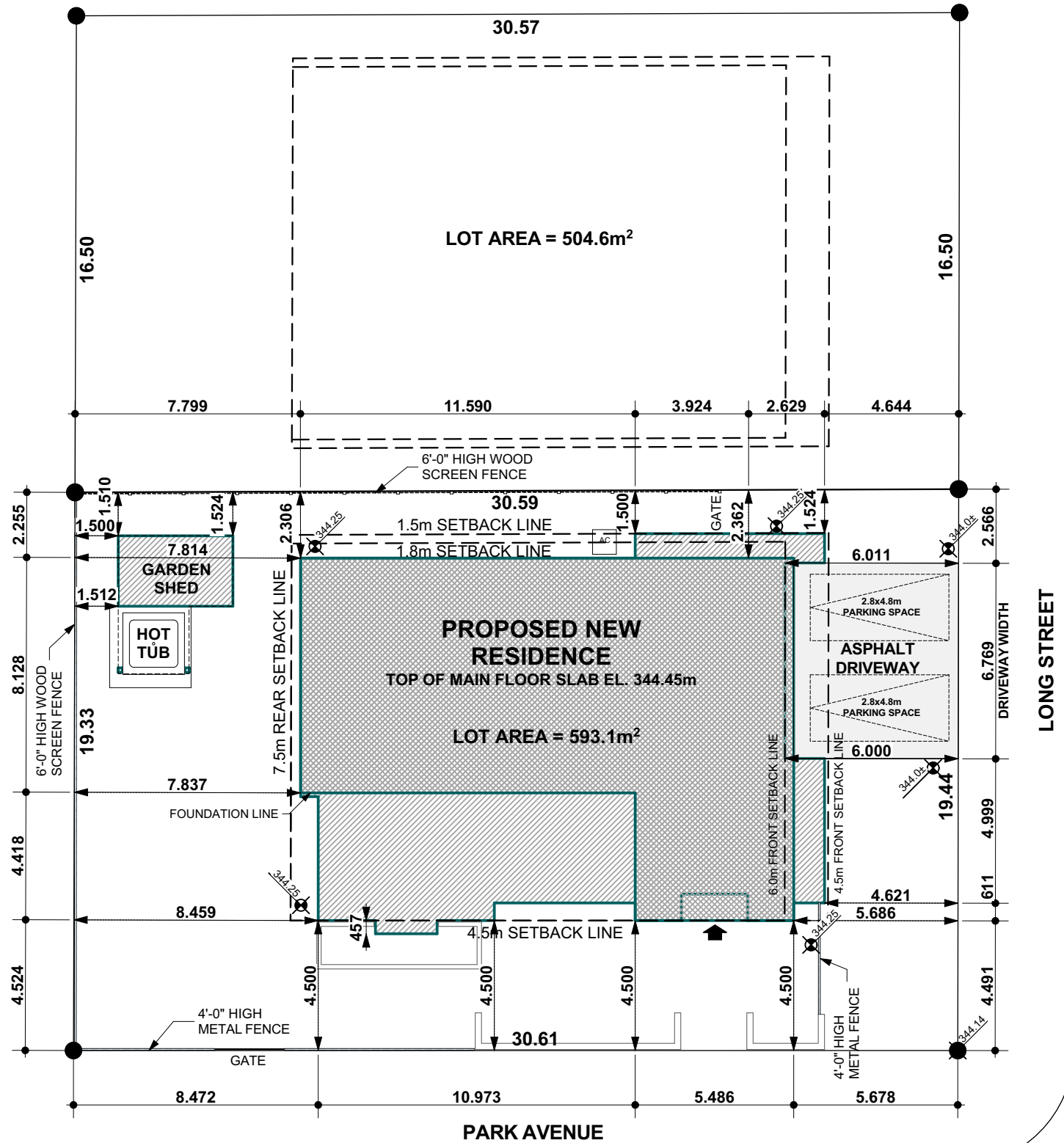
PROJECT:	PARK AVENUE RESIDENCE 409 PARK AVENUE KELOWNA, BC	
TITLE:	Site Plan	
APPLICANT: DAVE CULLEN, P.Eng. CTQ CONSULTANTS 1334 ST. PAUL STREET KELOWNA, B.C. V1Y 2E1 250 870 6525	CIVIC:	409 PARK AVENUE KELOWNA, B.C.
	LEGAL:	LOT 7, BLOCK 6, D.L. 14, ODYD, PLAN 431

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**A-003**



**409 PARK AVENUE**

**LEGAL DESCRIPTION:** LOT 7, BLOCK 6, DL 14, ODYD, PLAN 431

**ZONING:** PROPOSED RU2 -MEDIUM LOT HOUSING

**SITE DETAILS:**

LOT AREA:	593.10 m <sup>2</sup>	400m <sup>2</sup> MIN.
LOT WIDTH:	19.39 m	15.0m MIN.
LOT DEPTH:	30.59 m	30.0m MIN.

FOOTPRINT AREA OF DWELLING:	220.63 m <sup>2</sup>
AREA OF DRIVEWAY & PARKING:	38.63 m <sup>2</sup>
AREA OF DECKS:	0.00 m <sup>2</sup>
AREA OF COVERED PATIOS (15.98m <sup>2</sup> < 23m <sup>2</sup> ):	0.00 m <sup>2</sup>
AREA OF ACCESSORY BUILDING:	9.66 m <sup>2</sup>

**SITE COVERAGE (%)**

DWELLING, DECKS, ACCESSORY BUILDING AND COVERED PATIOS >23m <sup>2</sup> :	38.83 %	40% MAX.
DWELLING, DRIVEWAYS & PARKING:	43.71 %	50% MAX.
ACCESSORY BUILDINGS:	1.63 %	14% MAX.

**DWELLING DETAILS:**

TOTAL FLOOR AREA OF DWELLING:	308.38 m <sup>2</sup>
GARAGE / WORKSHOP AREA:	64.71 m <sup>2</sup>
HEIGHT OF BUILDING:	7.38 m 9.5m MAX. OR 2 1/2 STOREYS (WHICHEVER IS THE LESSER)

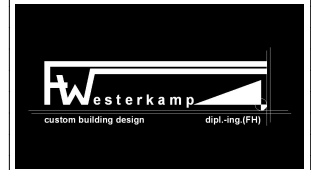
**SETBACKS (IN METRES):**

WEST SETBACK TO GARAGE:	6.000 m	6.0m MIN.
WEST SETBACK TO LIVING SPACE:	4.621 m	4.5m MIN.
SOUTH SETBACK - TO 1 STOREY PORTION:	1.500 m	1.5m MIN.
SOUTH SETBACK - TO 2 STOREY PORTION:	2.306 m	1.8m MIN.
NORTH SETBACK - TO FLANKING STREET:	4.500 m	4.5m MIN.
EAST SETBACK:	7.814 m	7.5m MIN.

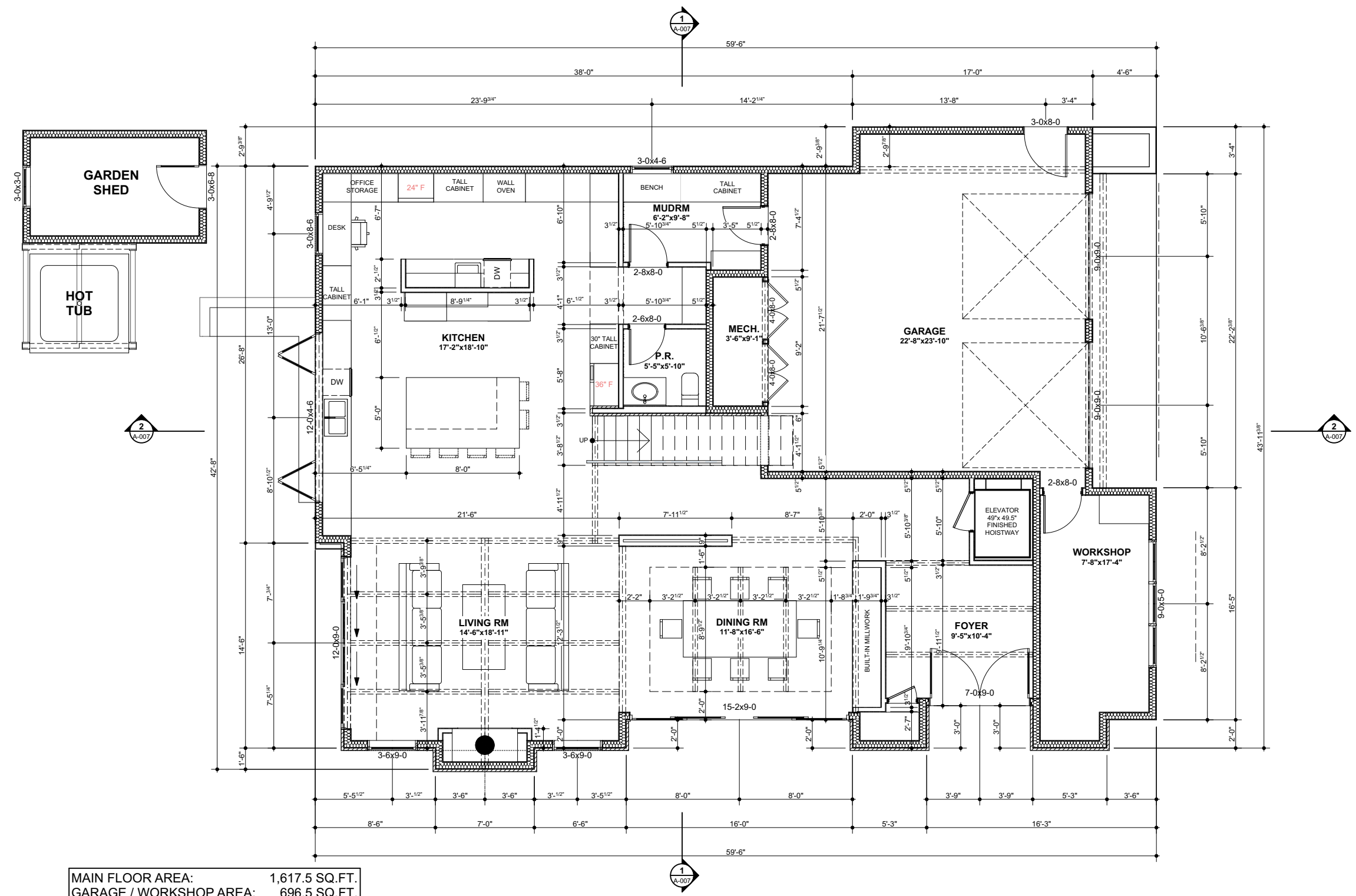
NUMBER OF PARKING STALLS (IN GARAGE):	2	2 MIN.
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**Site Plan**

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



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MAIN FLOOR AREA: 1,617.5 SQ.FT.  
 GARAGE / WORKSHOP AREA: 696.5 SQ.FT.

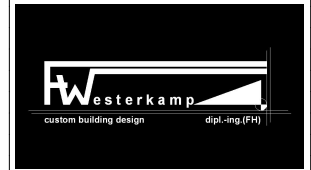
**Main Floor Plan**  
 SCALE: 1/8" = 1'-0"

PROJECT: <b>PARK AVENUE RESIDENCE</b> 409 PARK AVENUE KELOWNA, BC		TITLE: <b>Main Floor Plan</b>	
APPLICANT: DAVE CULLEN, P.Eng. CTQ CONSULTANTS 1334 ST. PAUL STREET KELOWNA, B.C. V1Y 2E1 250 870 6525	CIVIC: 409 PARK AVENUE KELOWNA, B.C.	LEGAL: LOT 7, BLOCK 6, D.L. 14, ODYD, PLAN 431	

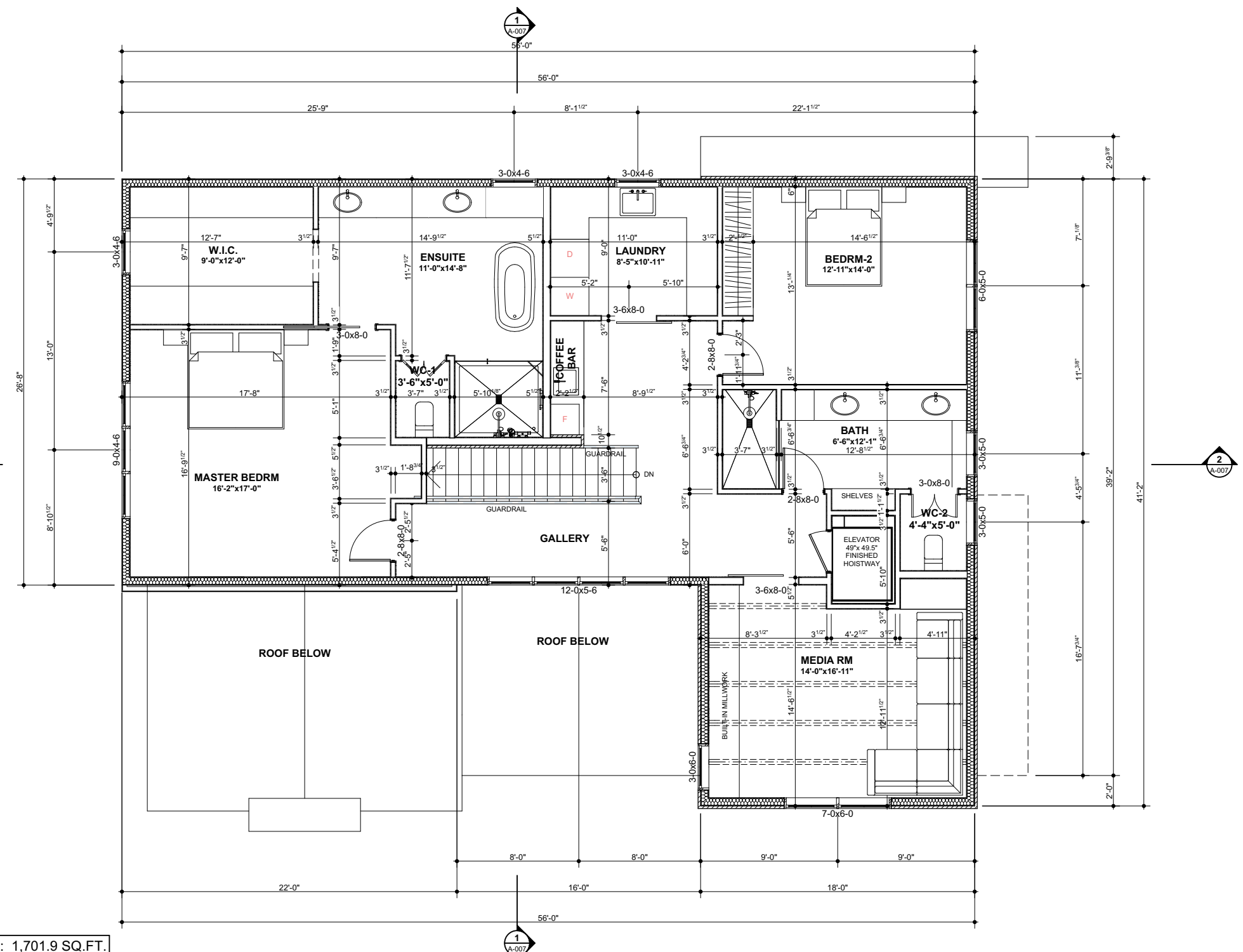
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SHEET: **A-004**



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UPPER FLOOR AREA: 1,701.9 SQ.FT.

# Upper Floor Plan

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

PROJECT:		PARK AVENUE RESIDENCE 409 PARK AVENUE KELOWNA, BC	
APPLICANT:		DAVE CULLEN, P.Eng. CTQ CONSULTANTS 1334 ST. PAUL STREET KELOWNA, B.C. V1Y 2E1 250 870 6525	
CIVIC:	409 PARK AVENUE KELOWNA, B.C.	TITLE:	Upper Floor Plan
LEGAL:	LOT 7, BLOCK 6, D.L. 14, ODYD, PLAN 431		

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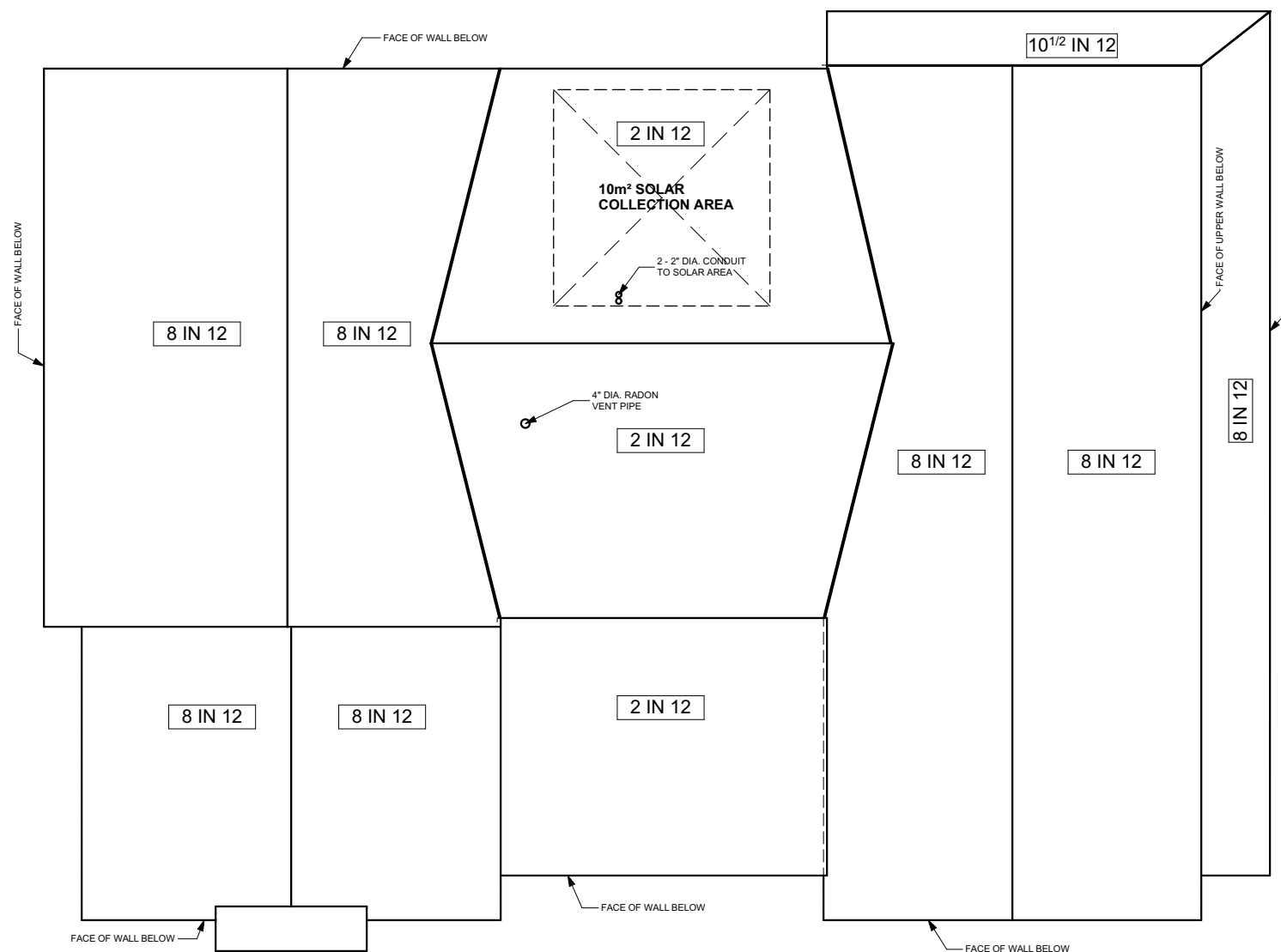
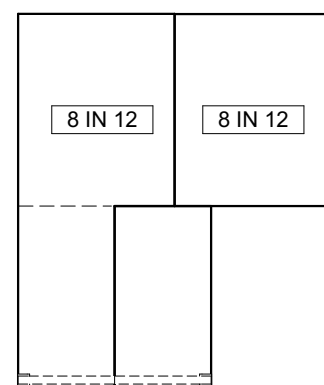
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A-005



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# Roof Plan

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

**PARK AVENUE RESIDENCE**  
409 PARK AVENUE KELOWNA, BC

## Roof Plan

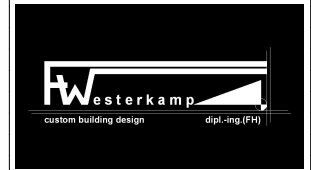
PROJECT:	PARK AVENUE RESIDENCE 409 PARK AVENUE KELOWNA, BC	
TITLE:	Roof Plan	
APPLICANT:	DAVE CULLEN, P.Eng. CTQ CONSULTANTS 1334 ST. PAUL STREET KELOWNA, B.C. V1Y 2E1 250 870 6625	
CIVIC:	409 PARK AVENUE KELOWNA, B.C.	
LEGAL:	LOT 7, BLOCK 6, D.L. 14, ODYD, PLAN 431	

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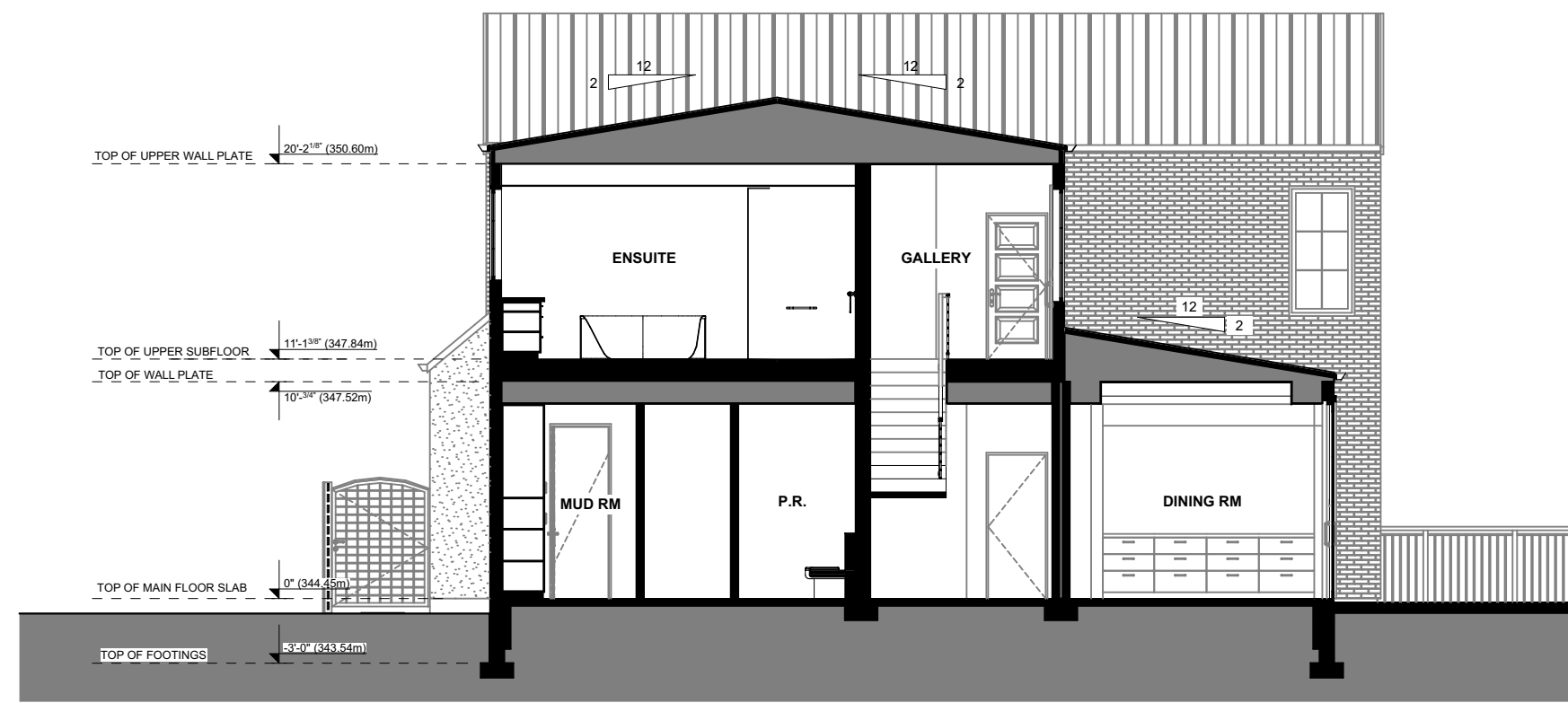
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**A-006**

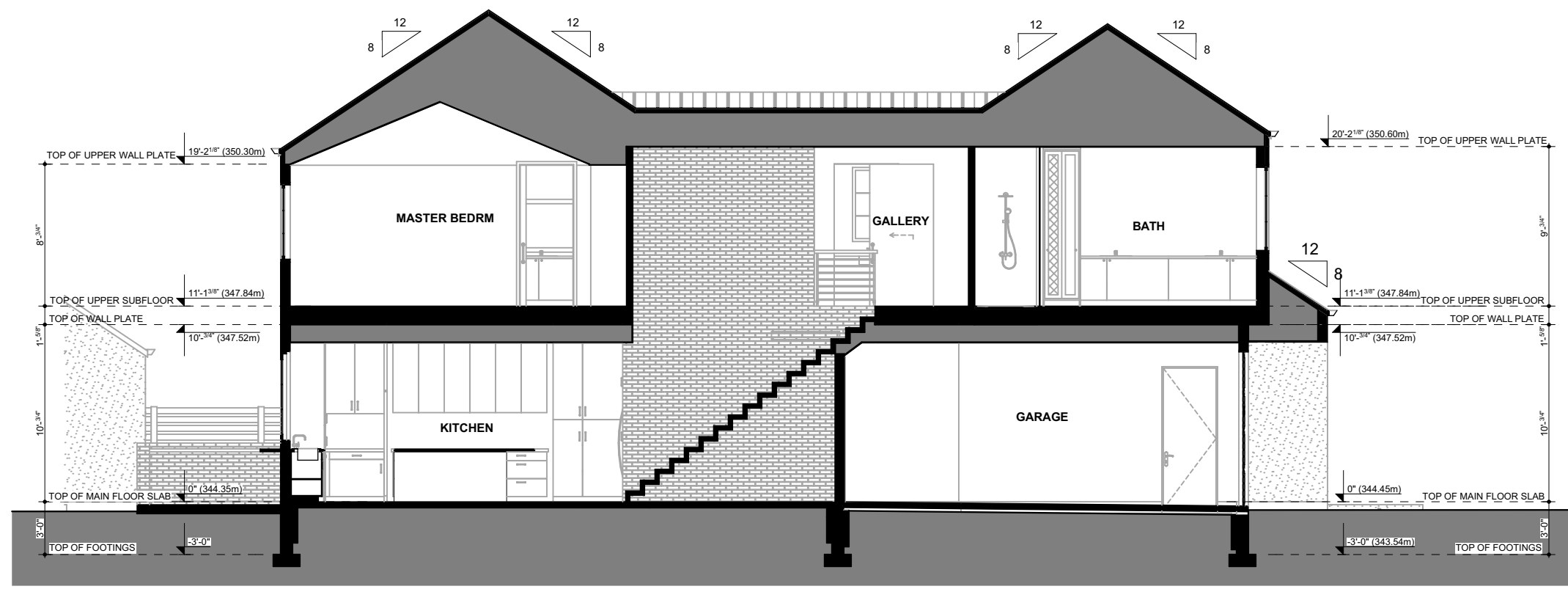




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**1** Building Section  
 A-004 SCALE: 1/8" = 1'-0"



**2** Building Section  
 A-004 SCALE: 1/8" = 1'-0"

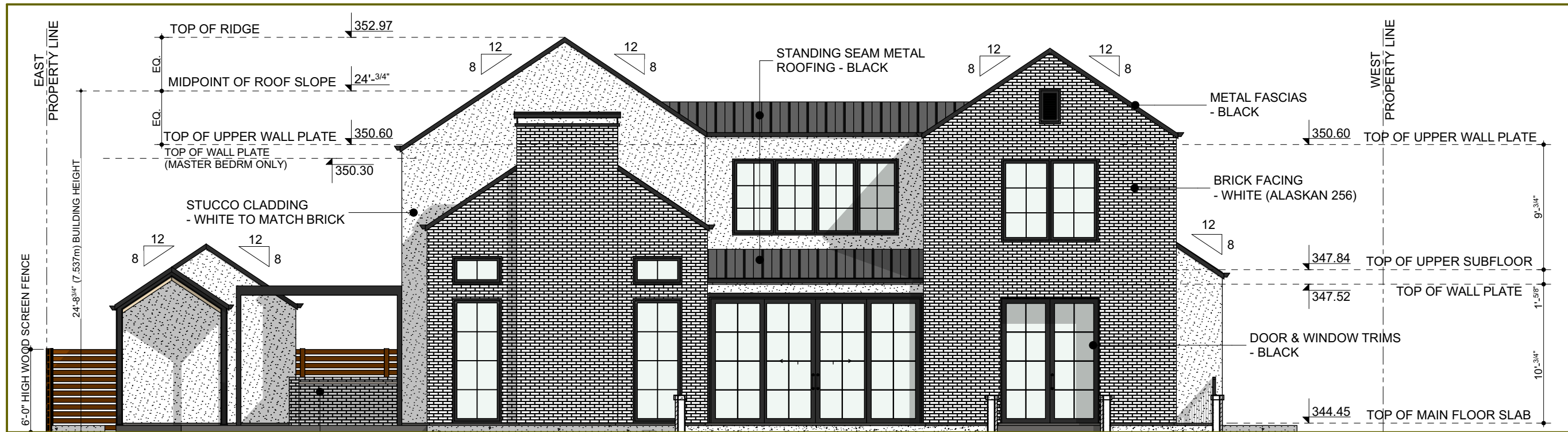
PROJECT: **PARK AVENUE RESIDENCE**  
 409 PARK AVENUE KELOWNA, BC  
 TITLE: **Building Sections**

APPLICANT: DAVE CULLEN, P.Eng.  
 CTQ CONSULTANTS  
 1334 ST. PAUL STREET  
 KELOWNA, B.C. V1Y 2E1  
 250 870 6625  
 CIVIC: 409 PARK AVENUE  
 KELOWNA, B.C.  
 LEGAL: LOT 7, BLOCK 6, D.L. 14, ODYD,  
 PLAN 431

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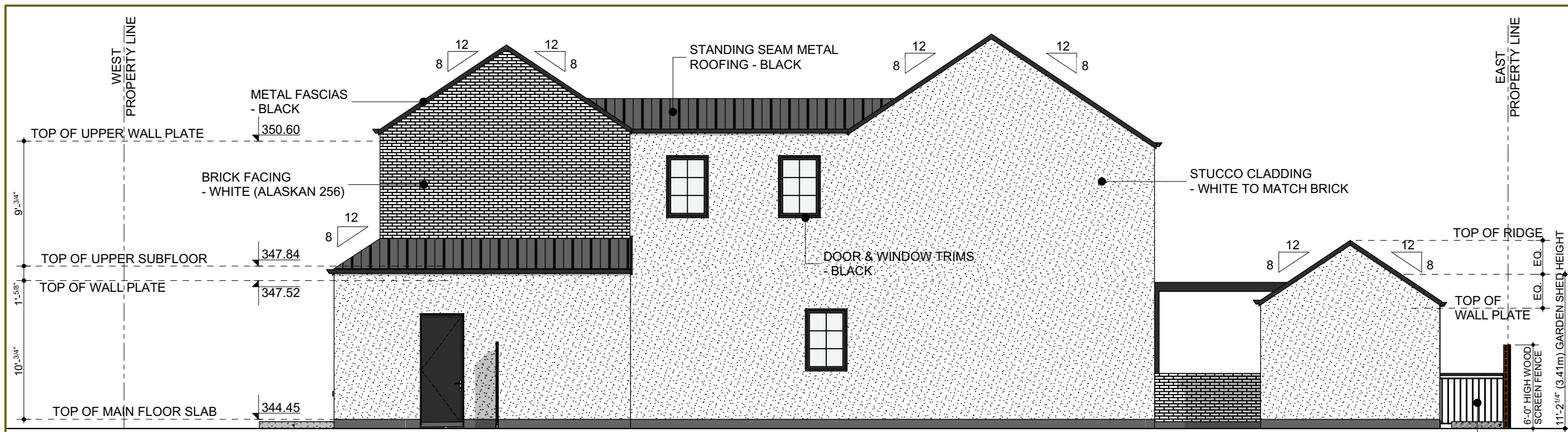
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 DATE : 5/20/2020

SHEET : **A-007**



## North Elevation

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



## South Elevation

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



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1587 SUTHERLAND AVENUE  
KELOWNA, B.C. V1Y - 5Y7  
(250) 878-7846

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

**PARK AVENUE RESIDENCE**  
409 PARK AVENUE KELOWNA, BC

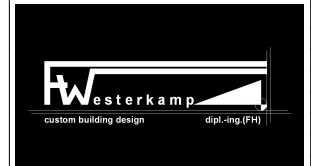
Elevations - 1

PROJECT:	TITLE:
APPLICANT: DAVE CULLEN, P.Eng. CTQ CONSULTANTS 1334 ST. PAUL STREET KELOWNA, B.C. V1Y 2E1 250 870 6525	CIVIC: 409 PARK AVENUE KELOWNA, B.C. LEGAL: LOT 7, BLOCK 6, D.L. 14, ODYD, PLAN 431

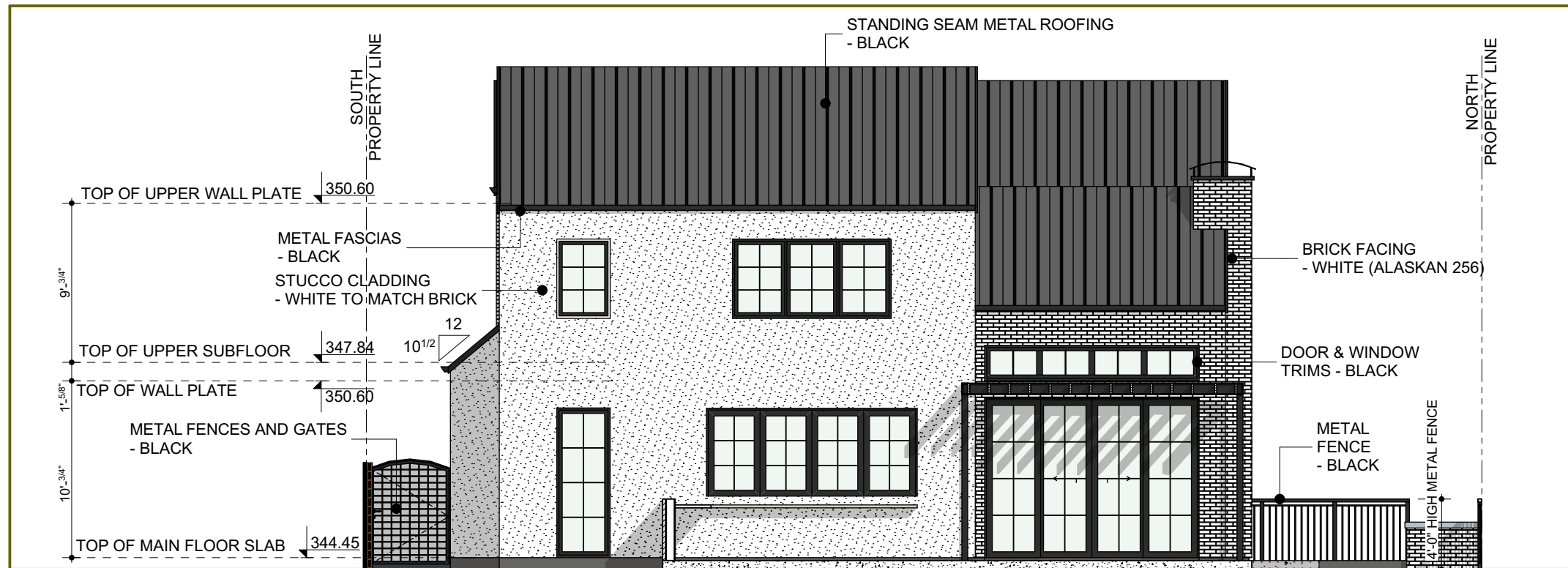
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REVISED:

SCALE:	DATE:
AS NOTED	5/20/2020

SHEET:  
**A-008**



FELIX WESTERKAMP, dipl.-ing (FH)  
 1587 SUTHERLAND AVENUE  
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### East Elevation

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



### West Elevation

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

PROJECT:		TITLE:	
PARK AVENUE RESIDENCE 409 PARK AVENUE KELOWNA, BC		Elevations - 2	
APPLICANT: DAVE CULLEN, P.Eng. CTQ CONSULTANTS 1334 ST. PAUL STREET KELOWNA, B.C. V1Y 2E1 250 870 6525	CIVIC: 409 PARK AVENUE KELOWNA, B.C.	LEGAL: LOT 7, BLOCK 6, D.L. 14, ODYD, PLAN 431	
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SCALE: AS NOTED	DATE: 5/20/2020		
SHEET:			

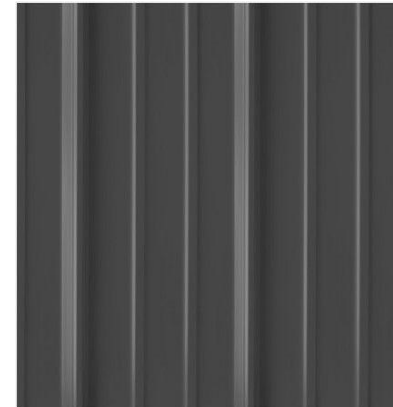
A-009



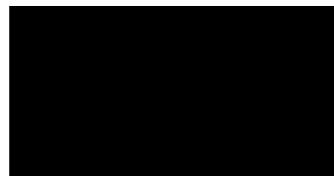
Brick Facing  
- Colour: Alaskan, 256



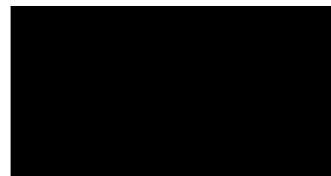
Acrylic Stucco  
- Textured, White to match Brickwork



Standing Seam Metal Roofing - Black



3<sup>1/2</sup>" Metal Fascias  
- Black



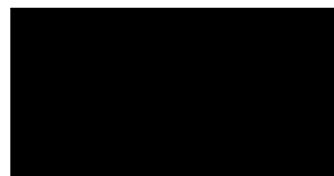
Exterior Doors & Windows: Frames, Brick moulds & Sills - Black



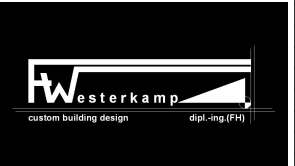
Alum. Gutters, Downspouts & Flashings - Black



Front Landscape Walls Brick  
- Colour: Alaskan, 256



Metal Fences  
- Black



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PROJECT :  
PARK AVENUE RESIDENCE  
409 PARK AVENUE KELOWNA, BC

TITLE :  
Materials

APPLICANT: DAVE CULLEN, P.Eng.  
CTQ CONSULTANTS  
1334 ST. PAUL STREET  
KELOWNA, B.C. V1Y 2E1  
250 870 6525

CIVIC : 409 PARK AVENUE  
KELOWNA, B.C.  
LEGAL : LOT 7, BLOCK 6, D.L. 14, ODYD,  
PLAN 431

REVISED :

REVISED :

REVISED :

REVISED :

SCALE : AS NOTED  
DATE : 5/20/2020

SHEET :

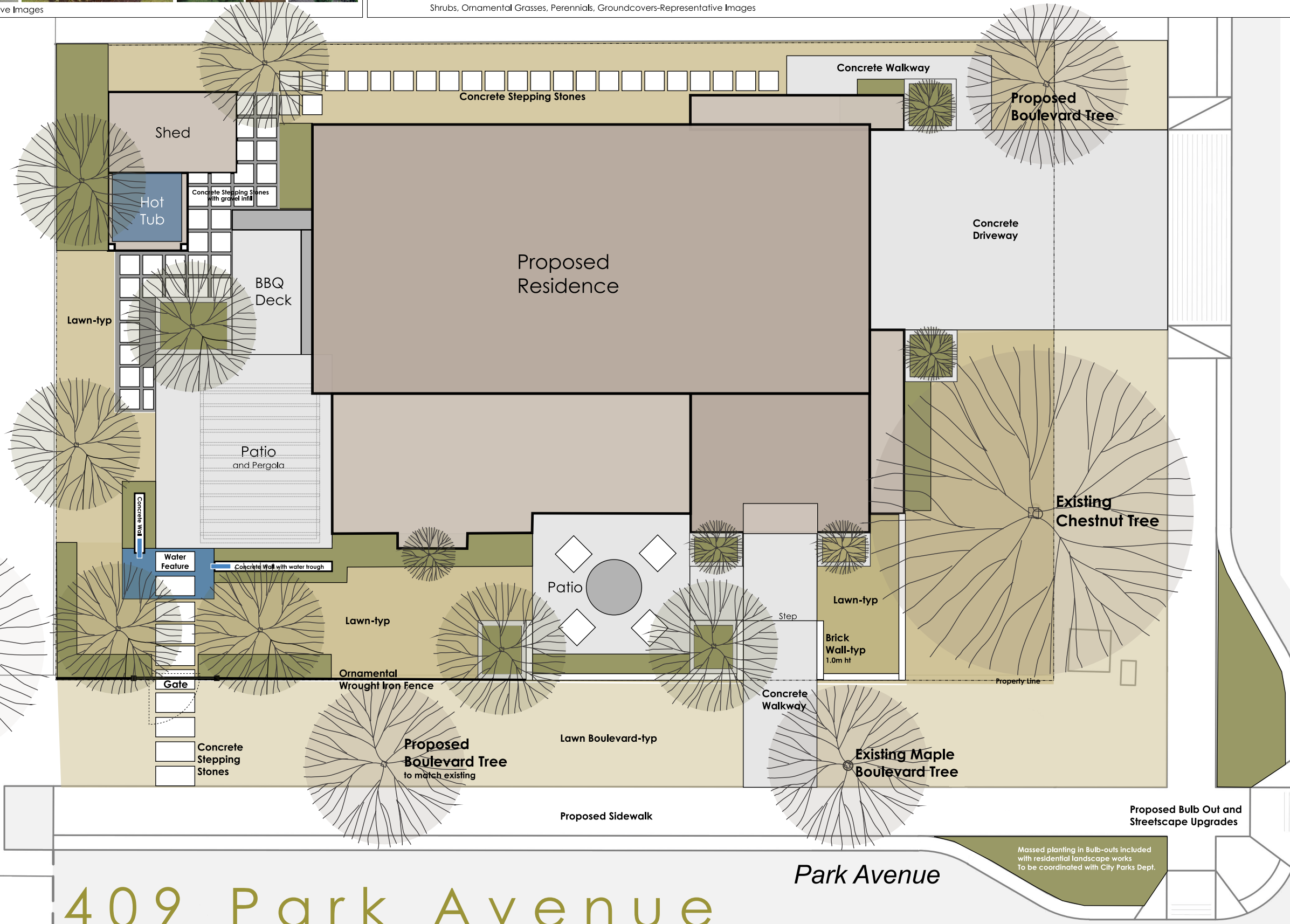
A-010



Trees-Representative Images



Shrubs, Ornamental Grasses, Perennials, Groundcovers-Representative Images



## Notes

- The illustrated landscape plan is conceptual only...not for construction.
- All plants, material and planting practices to conform to the Canadian Landscape Standard - Current Edition
- Contractor to provide a warranty and maintenance period of 1 year on all plants and materials. Plants and materials that fail before end of the warranty period shall be replaced by the contractor.
- All planting areas to receive 450mm of topsoil. Lawn areas 150mm
- Prior to delivery to site, a representative sample and test results of topsoil should be made available to the consultant for approval.
- Plant material selections are conceptual only. Final planting selections may vary depending on availability. No plant species substitution will be accepted without the written consent of the consultant.
- All planting beds to receive 50 mm depth of Ogo - Grow mulch or approved equivalent.
- Contractor to verify location of all utilities prior to construction.
- All planting beds and lawn areas to be irrigated.

## Legend

- Small Scale Ornamental Trees  
Capitol Pear, Dogwood, Japanese Maple
- Small Scale Upright Conifers
- Massed Planting  
Shrubs, Ornamental Grasses, Perennials, Groundcovers
- Lawn
- Lawn-Boulevard



# 409 Park Avenue CONCEPTUAL LANDSCAPE PLAN



**ATTACHMENT** C

This forms part of application  
# HAP20-0005

Planner Initials **JB**

City of **Kelowna**  
DEVELOPMENT PLANNING



**Heritage Report  
409 Park Avenue**

**May 27, 2020**

## Introduction

The property located at 409 Park Avenue in Kelowna, British Columbia is within the Abbott Street Heritage Conservation Area. The house was identified by the City of Kelowna as having heritage value and was placed on the Heritage Register; however, recent investigation showed that the house was no longer structurally sound. It was demolished in 2020 and the site is proposed to be subdivided (front to back) with a new house to be constructed on the site that faces Park Avenue. Development of the remaining lot will take place at another time. The application process for properties within the Heritage Conservation Area includes the submission of a heritage report, with the following information:

- 1) an understanding of the past historic value of the subject property;
- 2) an evaluation of the heritage values and significance of the subject property;
- 3) identification of character-defining elements of the neighbouring properties; and
- 4) development of recommendations and strategies that can inform the design of the new building.

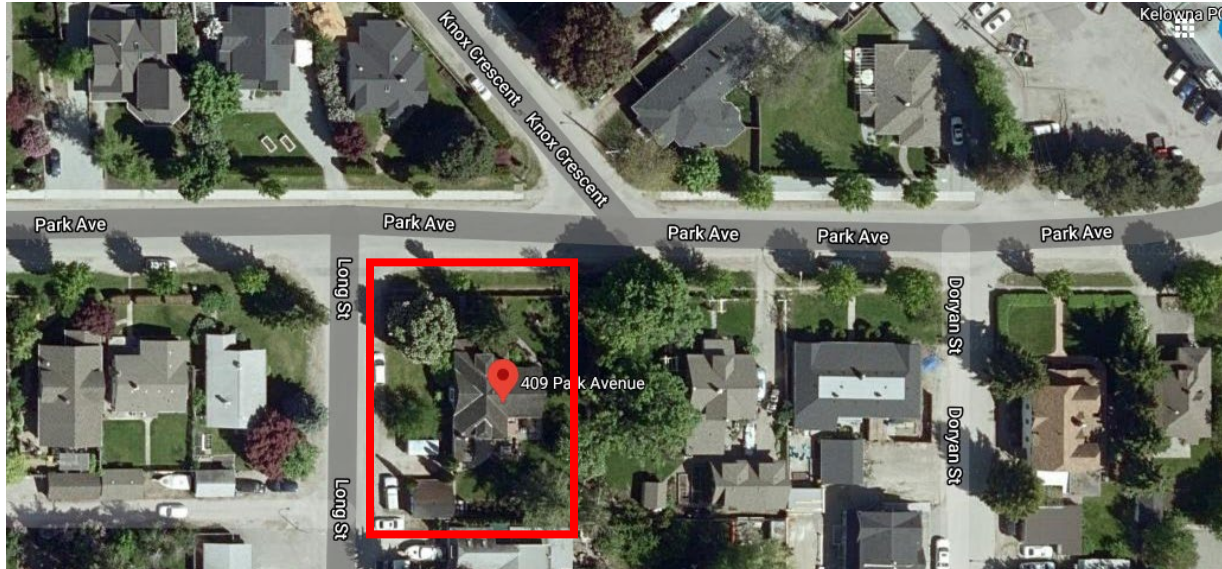
This report is presented in three sections: the first is a description of the context of the subject property; the second identifies the heritage values and character-defining elements of neighbouring houses; and the third assesses how the proposed design for the new house has responded to relevant best-practice documents (Chapter 16 of the Kelowna Official Community Plan and The Standards and Guidelines for the Conservation of Historic Places in Canada).

Historic research into the subject property and the neighbouring properties has been limited because the Kelowna Archives is closed due to the COVID-19 pandemic. On-line research has been carried out with limited success.

Photographs of the subject and neighbouring properties has been provided by the property owners, and Google Street View and Maps has also been used. All architectural drawings and renderings are courtesy of Felix Westerkamp, Company: Westerkamp Design Inc.

## 1 - Context

The subject property, outlined in red below, is located at 409 Park Avenue, on the south side of the street, on the corner of Park Avenue and Long Street.



To the rear of the property is another single-family lot, oriented towards Long Street with the address of 2031 Long Street. The subject property accesses off-street parking from Long Street. There is no lane access. Across Long Street and across Park Avenue are other single-family houses.

The subject property is zoned RU1 – Large Lot Housing, the purpose of which is “to provide a zone for single detached housing, and compatible secondary uses, on larger services urban lots”<sup>1</sup>. The subject property falls within the Abbott Street Heritage Conservation Area and is therefore located within an area with heritage protection and which must follow the heritage guidelines that form Chapter 16 in the City of Kelowna Official Community Plan<sup>2</sup>.

According to the Development Guidelines for the Conservation Area, the neighbourhood was established in about 1904 when it was formally subdivided, and by the 1920/30s it was considered to be a prestigious area to live. This is evident today from the age and architectural designs of the majority of the 325 noted houses, the mature gardens and trees, and the overall pattern of the neighbourhood. The boundaries of the Conservation Area are Mill Creek (north), Royal Avenue (South), Pandosy Street (east) and Okanagan Lake (west).

<sup>1</sup>Section 13 of the City of Kelowna Consolidated Zoning Bylaw No. 8000. [www.kelowna.ca/city-hall/city-government/bylaws-policies/zoning-bylaw](http://www.kelowna.ca/city-hall/city-government/bylaws-policies/zoning-bylaw)

<sup>2</sup>Chapter 16 of the City of Kelowna 2030 Official Community Plan. [www.kelowna.ca/our-community/planning-projects/long-range-planning/official-community-plan](http://www.kelowna.ca/our-community/planning-projects/long-range-planning/official-community-plan)

## 2 - Heritage Evaluation

The heritage value of a place is determined by assessing it for aesthetic, cultural, historic, scientific, social and/or spiritual importance or significance for past, present and future generations. *Please see Appendix A for definitions.* This method of assessing heritage value is taken from “The Standards and Guidelines for the Conservation of Historic Places in Canada”<sup>3</sup> (Standards & Guidelines), a pan-Canadian document created to guide heritage conservation work in Canada. If present, the heritage values of a place would be embodied by character-defining elements typically identified as materials, forms, location, spatial configurations, uses and cultural associations or meanings. The level of value can range from high (using such terms as ‘significant’ or ‘very’) to low (using such terms as ‘some’ or ‘minor’), and for some value categories, there may be no heritage value at all.

As there is no longer a building on the subject property, this section of the report will evaluate the general heritage values of the Park Avenue streetscape within three properties on either side of and across the street from the subject property, as well as the property directly behind it.

The heritage evaluation has been written using the format of a Statement of Significance, which is a methodology developed for this purpose in Canada and results in a document that summarizes heritage values and the character-defining elements and which follows a particular format for the presentation of this material:

- a brief description of the historic place;
- an identification of the key heritage values assigned to the historic place; and
- a list of its principal character-defining elements.

The architectural design category of the neighbouring houses has been taken from the Style Inventory that forms part of the “Abbott Street & Marshall Street Heritage Conservation Areas Development Guidelines”<sup>4</sup>, which were developed in August 1997 and on which the current Official Community Plan’s Chapter 16 is based. It divides the houses in the Conservation Area into one of four civic phases. The years in the Style Inventory for the different phases are approximate, and the author has taken the liberty of naming the phases.

- 1904 – 1918 Revival Period  
*Style: Victorian, Dutch, Mediterranean, Tudor, and Colonial Revival; Early Arts & Crafts*
- 1918 - 1932 Traditional Period  
*Style: Late Arts & Crafts and Early Vernacular Cottage*
- 1933 - 1945 Transition Period  
*Style: Late Vernacular Cottage and Moderne*
- 1946 - 1960 Post-World War Two Period  
*Style: Early Suburban*

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<sup>3</sup> “The Standards and Guidelines for the Conservation of Historic Places in Canada”, Second Edition, 2010.  
[www.historicplaces.ca/en/pages/standards-normes.aspx](http://www.historicplaces.ca/en/pages/standards-normes.aspx)

<sup>4</sup> “The Abbott Street & Marshall Street Heritage Conservation Areas Development Guidelines” August 1997.



## Generalized Statement of Significance for Park Avenue Streetscape

The house that had stood on the property was listed on the Heritage Register and had a Statement of Significance. Due to unforeseen and increasingly serious structural issues, the house was demolished in 2020 and the address has been removed from the Heritage Register.

The following is a generalized Statement of Significance for this section of Park Avenue, based on the general heritage character-defining elements of the immediate neighbours.

### Description

The subject property is a corner property at the intersection of Park Avenue and Long Street, in the Abbott Street Heritage Conservation Area. It is surrounded by single-family homes that range in age from the early- to the mid-Twentieth Century. The house directly to the west of the property was constructed in the “Second Civic Phase” in the Late Arts & Craft style, likely in the 1920s. The house directly to the east of the property was constructed in the “First Civic Phase” in the Early Arts & Craft style, likely in the 19-teens.



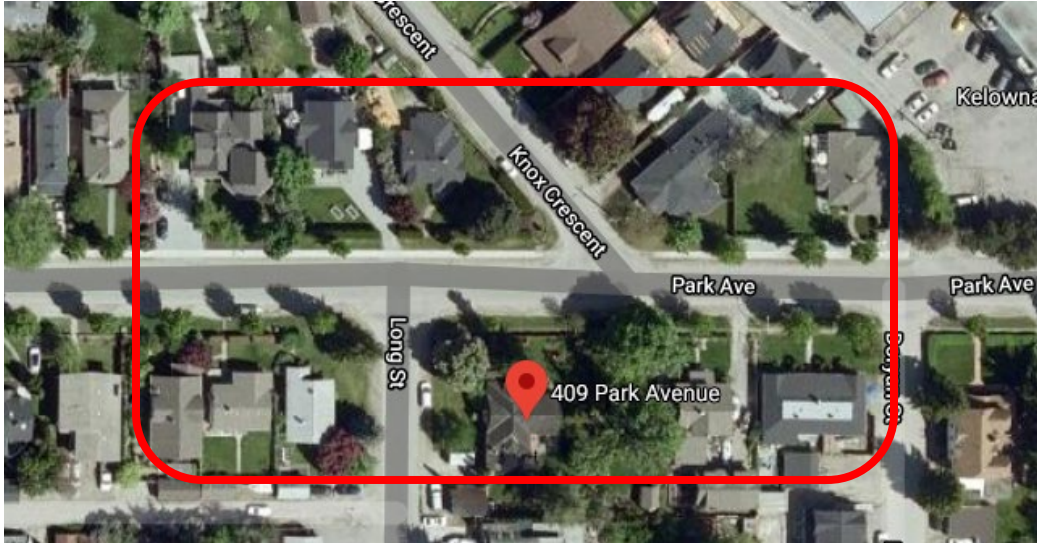
Houses across the street to the west of the subject property, on the south side of Park Avenue.



Houses adjacent and to the east of the subject property, on the south side of Park Avenue.

### Heritage Value

The Abbott Street Heritage Conservation Area has significant heritage value for being an early neighbourhood in Kelowna and for quickly becoming a prestigious place in which to live. This small section of the Park Avenue streetscape is a microcosm of the larger Area and covers the houses between 379 and 439 Park Avenue on both the south and north sides of the street. *See map below.*



*Aesthetic:* The Park Avenue streetscape has aesthetic value for the variety of architectural designs that range in age from the Early to Mid-Twentieth Century. Styles represented within a one block radius are identified by City documents as Victoria Revival, Early and Late Arts & Crafts, Late Vernacular Cottage, and Early Suburban. Additionally, the overall street and property pattern, the setbacks, and the mature trees and gardens contribute to the heritage value.

*Cultural and Historic:* The cultural and historic value of the Park Avenue streetscape lies in its association with such past events as the development of this neighbourhood from the area where the first farmers built their farmhouses, through the transition of the area over time as a prestigious place in which to build homes. The streetscape evokes a memory of what life was like during the first half of the Twentieth Century, and the role that this historic district played in the development of Kelowna. Additionally, the mature trees and gardens, the street and property pattern, and the patterns of use all contribute to the cultural and historic value of this streetscape.

*Scientific Value:* There is some scientific value associated with the streetscape as it provides information that helps people understand and appreciate the eras in which the houses were built.

*Social Value:* There is some social value for its connection to the community today and the way it contributes to the community's sense of identity by providing architectural variety and interest and by being a well-maintained historic streetscape of compatible single-family houses.

*Spiritual Value:* There is no apparent spiritual value as this streetscape has not been identified as a sacred or spiritual place.<sup>5</sup>

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<sup>5</sup> To determine if there is spiritual value as it relates to local Indigenous culture, consultation with the local First Nations people would be required.

### Character-defining Elements

The character-defining elements of the Park Avenue streetscape include:

- Single family housing types representative of their era that are typically 1 ½ storeys; most with asymmetrical front facades, with smooth or textured stucco and/or horizontal wood clapboard siding; and some with open front verandahs or porches
- Roofs that are either gable pitch or cross-gable ranging from low to medium pitches, or medium hip roof forms; minimal to deep overhanging eaves; with dark asphalt roofing shingles
- Window orientation including both vertical and horizontal; with window styles ranging from double-hung, to single sash, to multi-pane
- Colour schemes that are slightly more often light body colours with dark trim, while the remaining have the opposite colour scheme
- Front yard setbacks along the south side of Park Avenue that are consistent with each other
- Open front yard, mostly grass, with mature trees and shrubs, typically with access to off-street parking from the front street (as there is no lane) and accessed at the side of the property



The subject property. Note that this photograph was taken when the house was still there.

### 3 - Design Strategies

The following design suggestions for the proposed new single-family house and garage are based on the following:

- Abbott Street & Marshall Street Heritage Conservation Guidelines: Official Community Plan, Chapter 16
- The Standards and Guidelines for the Conservation of Historic Places in Canada, Second Edition, 2010

The Official Community Plan, adopted by City Council in May 2011, acknowledges the value of heritage resources within the City of Kelowna. Chapter 16 deals with the Abbott Street & Marshall Street Heritage Conservation Areas (Conservation Areas) and provides guidelines for renovations and new construction of single-family dwellings within the Conservation Areas. It is based on the guidelines that were completed in August 1997 as part of the creation of the Conservation Areas. The purpose of the guidelines is to have buildings that are compatible with the heritage value of the neighbourhood, in particular with its existing form and character.

The “Standards and Guidelines for the Conservation of Historic Places in Canada” (Second Edition, 2010), is a pan-Canadian document used by heritage professionals and local governments for assessing heritage value and for providing best practices that can guide development projects which incorporate historic buildings. Intended primarily for projects that retain heritage resources, there are, however, some sections that are relevant to new construction within an historic area.

A house-by-house analysis of the 300 and the 400 block of Park Avenue and of the two houses adjacent to the subject property on Long Street has been conducted and the results have also been used to inform the design strategies.

#### The Strategies

The following strategies have been developed to assess the design of the proposed new single-family house. The author is not an architect, and this is not a peer review. This analysis is based solely on heritage conservation principles.

#### Guidelines from Chapter 16 of the Kelowna Official Community Plan

It is worth noting the four objectives of Chapter 16 and how the proposed design for a new house has responded to them.

- 1) Maintain the residential and historical character of the Marshall Street and the Abbott Street Heritage Conservation Areas.
- 2) Encourage new development, additions and renovations to existing development which are compatible with the form and character of the existing context.

- 3) 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.
- 4) Provide historical interest for visitors through context sensitive development.

The design for the proposed new house meets all four of these general guidelines. The design bases its inspiration on the historic Kelowna farmhouses from the early Twentieth Century but does not mimic them. Instead, the design pulls elements (such as tall flanking gabled ends) and re-interprets them into a contemporary design. The resulting design is both compatible and respectful of the neighbourhood. The new house continues the neighbourhood and community 'sense-of-place' and is a context sensitive project.



The italicized sentence at the beginning of each paragraph is from Chapter 16 of the Kelowna Official Community Plan. Possible design strategies, in a few cases taken directly from Chapter 16, follow each guideline summary.

*General Introductory Comments:*

*The established context of the Conservation Area should serve as the inspiration for new development.*

- This general guideline has been met with the proposed new house design.

*Dominant patterns and key elements occurring on the streetscape of the subject site should be noted and used as the general basis for the design of a new house. However, it is not required that the architectural style of new buildings be consistent with the dominant style of the block.*

- The dominant pattern and key elements of the streetscape have informed the proposed new house design. The architectural style of the new house, as allowed in this general guideline, is not based on the dominant style for the block as identified in City documents; rather the design is pulled from the design language of early Twentieth Century Kelowna farmhouses.

Site Layout & Parking:

*Maintain the established front yard setback by placing additions and new constructions within 10% of the adjacent or average building setback.*

- The front yard setback is being maintained.

*New front drives and garage doors facing the street are discouraged in areas where they are not common and particularly where rear lane access is available. Where no lane is available, front drives with rear garages are encouraged.*

- There is no lane behind the subject property. The attached garage is on the side elevation and is accessed by a driveway from Long Street.

*Spacing between buildings should retain the established pattern.*

- The new building would maintain the established pattern of spacing between houses along this section of Park Avenue.

*Rear setbacks may vary from the established pattern, within the limits of the Zoning Bylaw, to accommodate additions to the residential building footprint.*

- The rear setback of the new building is within the established pattern along this section of Park Avenue.

*Secondary suites over garages, when permitted, are encouraged to draw architectural design inspiration from the principle residence.*

- There is no secondary suite being proposed.

Building Massing (Envelope):

*New construction or additions to existing structures are encouraged to maintain the established massing of the streetscape.*

- The overall massing is within the established massing of the streetscape. In particular, the proposed new house is very similar in massing to 366, 374, 379 and 386 Park Avenue, and to 1989 Knox Crescent.

*Larger buildings should use architectural design techniques to reduce the apparent massing and emulate the established neighbouring building massing.*

- The proposed new house mitigates its size (which is within the Zoning Bylaw and within the massing of the streetscape) by incorporating a series of receding and projecting planes, by breaking up the massing with segmented areas, by the use of different cladding, and through the use of large sections of glazing.



### Architectural Pattern

*Established block face building spacing, foundation height, proportion, wall to window/door ratio and setbacks of adjacent development are to be considered with new development or additions to existing buildings.*

- The new house provides an ample side yard between it and the adjacent house. The house may seem to have a higher window to wall ratio than the other houses along Park Avenue, but it is within the range, albeit at the higher end. The higher ratio is an important aspect of reducing the overall massing of the house and provides an excellent architectural interpretation of early Kelowna farmhouse buildings. The foundation is slightly above grade, which is similar to the houses at 366, 386, 424 and 429 Park Avenue, as well as the houses behind the subject property at 2030 and 2031 Long Avenue.

### Roof Forms, Dormers & Chimneys:

*The dominant neighbourhood roof pattern is encouraged, particularly for buildings of the same architectural style, by new or renovated development.*

- The dominant roof form along this section of Park Avenue is slightly in favour of gable roofs with hip roofs being almost as common. Almost all the roof colours in the area of analysis were dark. The roof form of the new house is a series of cross gables in a dark colour. The material is proposed to be standing seam metal, which is different from the other houses in the study area but is suitable for the neighbourhood and an important aspect of the contemporary design of the house.



**North Elevation**

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

*Roof form complexity, roof line silhouette, and the use of secondary elements (dormers, gables, chimneys, etc.) should be consistent with the building style.*

- The roof form (cross gables), the roof line silhouette, and the use of secondary elements are consistent with the contemporary design of the new house and fit in well with the streetscape.

*Skylights which are visible from the public street or walkway are discouraged.*

- There are no skylights proposed for the new house.

*High quality, low maintenance roofing materials, of similar design to traditional materials, may be used for buildings not being restored to period authenticity.*

- The proposed standing seam metal roof for the new house is very high quality and low maintenance. It is also a traditional material that is authentic (ie: it does not pretend to be another material).

*Soffit overhang, rafter shape, bracket detail and rainwater drainage are encouraged to be similar to the original building design or be consistent with the established methods characteristic of the architectural style of the building.*

- There are no soffit overhangs, rafter tails or brackets proposed. The rainwater system will be consistent with the design.

*Secondary roof elements, such as dormers, cupolas and gables, are encouraged to have similar roof slope as the principle roof.*

- The cross-gable roof design has gables that are all 12/8.

*Chimneys are encouraged to be consistent with those found on buildings of similar architectural style.*

- The end-wall chimney proposed is on the front elevation of the house and is quite wide. Clad in white brick to match the rest of the front elevation, it blends into the design. It is an excellent design feature of the house and is appropriate for the contemporary design interpretation of a farmhouse.

#### Cladding Materials:

*Low maintenance materials, of similar design to traditional materials, may be used for buildings not being restored to period authenticity.*

- The cladding on the new house is a combination of brick facing and textured stucco, both of which would be white. The window and door casings and frames will be vinyl and painted black. The rainwater system will be black aluminum. The roof will be a standing seam metal in black with a black metal fascia. All of the cladding material is authentic (ie: it is not imitating another material), will each read honestly and will complement each other in texture and colour.

*Exterior paint or prefinished exterior material colours which are similar to the traditional tones for the building's architectural style are encouraged.*

- The exterior colour scheme of white for the body with black trim and a black roof is a modern interpretation of a classic farmhouse and entirely appropriate.

#### Doors & Windows:

*Window and door-to-wall area ratio, placement and style are encouraged to adhere to the pattern of the established architectural style.*

- The house may seem to have a higher window to wall ratio than the other houses along Park Avenue, but it is within the range, albeit at the higher end. The higher ratio is an important aspect of reducing the overall massing of the house and provides an excellent architectural interpretation of early farmhouses. The door matches the front fenestration pattern and style. A solid door would not be appropriate with this design.



*Main entrances should be prominent from the street and are encouraged to adhere to the pattern of the established architectural style.*



- The main entrance is prominent from the street as a result of the recessed nature of its location and the manner in which it is framed by solid sections of the house, in contrast to the fenestration pattern on the rest of the front elevation. A straight and clear walkway leads visitors directly to the front door. The location of the door to one side of the front elevation is in keeping with both the contemporary design of the house and with other houses in the study area, in particular with 366, 386 and 391 Park Avenue.

*Door and window shape, sash design, trim, casements and sills are encouraged to be of similar finish as the established architectural style.*

- The design of the door and window shape, sash, trim, casement and sills all meet this guideline.

*Front steps leading to the principle entrance are encouraged to be constructed in a style and of materials consistent with the established architectural style of the home.*

- The front walkway is in a style and uses materials appropriate to the architectural style of the house. There is only one step up to the door as the house sits nearly at ground level.

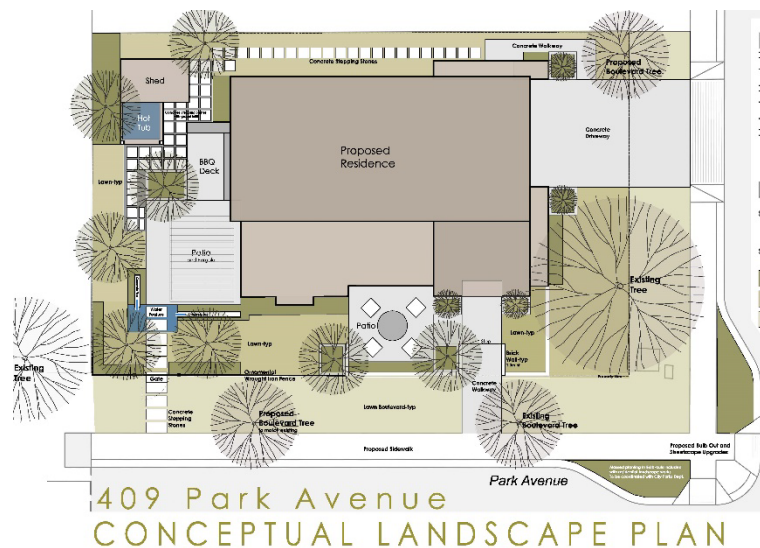
Landscaping, Walks & Fences:

*Healthy, mature trees are encouraged to be maintained and protected during and after construction.*

- A mature Horse Chestnut tree located at the front of the subject property is being retained and proper protective fencing has been installed.

*Front steps leading to the principle entrance are encouraged to be constructed in a style and of materials consistent with the established architectural style of the home.*

- The front walkway is in a style and uses materials appropriate to the architectural style of the house. There is only one step up to the door as the house sits nearly at ground level.



*Front yard landscape plantings, walkways and other landscape installations are encouraged to be derived from the context of the adjacent sites.*

- The proposed landscape uses a very similar context to the adjacent sites through the use of grassy areas, some shrubs, and the retention of a mature tree in the north-west corner of the property.

*Fences or screening landscaping, greater than 1.0 metre in height, are discouraged in front yards unless inconsistent with treatment derived from the context of the adjacent sites.*

- A 1.2-metre-tall metal fence will be placed along the left half of the front property line, partially backed by shrubs. To the left there will be a wide and tall metal gate in an ornate design. A low brick wall will be to the right of the metal gate, on either side of the front entrance and will extend to create a corner at

Park Avenue and Long Street. A 1.2-metre-tall fence will connect to the brick wall and extend to the corner of the house on the northwest side. There will not be a fence along the Long Street edge of the property. This approach is consistent with adjacent sites, such as 379, 424 and 429 Park Avenue. A few of the other adjacent sites actually have shrubbery or fences that are significantly taller than 1 metre. This project will meet the intention of the guidelines.

Streetscape Guidelines:

*Fences or screening landscaping, greater than 1.0 metre in height, are discouraged in front yards unless inconsistent with treatment derived from the context of the adjacent sites.*

- See note above.

*The established road right-of-way for existing streets should be retained at current dimensions. Council may consider variances of the City's servicing standards for roads within the Heritage Conservation Areas via a Development Variance Permit, Heritage Revitalization Agreement or Major Heritage Alteration Permit.*

- The road right-of-way will not be impacted by the project.

*Character street lighting, in the form of the standard King Louminaire and decorative pole, is encouraged within the Heritage Conservation Areas, potentially funded through a Specified Area Bylaw for cost recovery of the incremental costs in excess of the conventional streetlight service.*

- The installation of new or replacement street lighting is not required for this project.

*All healthy, mature boulevard trees within the public right-of-way are encouraged to be retained and protected during construction.*

- One mature tree was removed from the boulevard in the Spring of 2019 as it would be impacted by a new house. A Tree Consultant conducted a study that recommended having the tree removed.

*Any tree pruning required, for overhead wire clearances, public safety or any other reason, is encouraged to be undertaken under the direction of a Landscape Architect or arborist certified by the International Society of Arboriculture.*

- There are no trees that require pruning for overhead wire clearances, public safety, or other reasons.

Privacy & Shadowing Guidelines:

*The design of front yards should provide for sight lines to the front yard and residence from the front street.*

- The front yard landscaping provides excellent sight lines from Park Avenue through the front yard and to the front elevation of the house.

*Casting of shadow on adjacent yards is minimized by stepping second storey elevations back to satisfy the sunlight requirements of the City's Zoning Bylaw. In cases where the architectural authenticity does not accommodate a stepped building form, overshadowing may be managed through other design solutions, such as locating the building on the site in ways which satisfy the Zoning Bylaw daylighting standards.*

- The house is proposed to be located in such a way that it meets the Zoning Bylaw daylighting standards. Additionally, the overall height of the new house will not exceed 10 metres.

### Guidelines from the Standards and Guidelines for the Conservation of Historic Places in Canada

The Standards and Guidelines provide a list of 14 standards, most all of which apply to extant heritage buildings. Most of the standards do not apply to situations when the heritage resource has been removed; however, there is one standard that is relevant to this project.

*“Recognize each historic place as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other historic places or other properties, or by combining features of the same property that never coexisted.”*

– The design of the proposed new house does not mimic either the house that once stood there, nor the neighbouring historic architecture, nor does it create a false sense of history by looking ‘old’. The new house is respectful of the neighbourhood and larger community history by drawing on the historic architecture of Kelowna, specifically the historic farmhouse design language, as inspiration.

The Standards and Guidelines also provides a series of guidelines for various heritage conservation scenarios. For this project, the most relevant section is 4.1 “Guidelines for Cultural Landscapes, Including Heritage Districts”. The subsection numbers are provided in brackets for reference.

*Understand and respect how the relationships of the land use, buildings, streets and topography have affected the spatial organization of the neighbourhood (4.1.4)*

– The new house is compatible with the spatial organization of the neighbourhood, by referencing the pattern of open and solid spaces, by maintaining the pedestrian edge, by providing the same or similar amount of front-yard setback, and by designing a landscape that is informed by the landscape along Park Avenue.

*Respect and maintain the visual relationships of the neighbourhood (4.1.5)*

– Architectural means have been used to ensure the visual impact of the new building on the streetscape will neither be too large nor too small compared to the other houses that are immediately adjacent.

*Respect and maintain the existing circulation pattern of the neighbourhood (4.1.6)*

– The circulation pattern of the neighbourhood will not be changed.

*Use vegetation (trees, shrubs, herbaceous plants, grasses, vines, etc.) that are typical of Kelowna and that are typical in the neighbourhood (4.1.8)*

– The landscape plan shows a mature tree, shrubs and grassy areas that are typical of the neighbourhood.

*Design the new building so that it is compatible with the heritage value associated with the neighbourhood (4.1.11)*

– The proposed design is a contemporary interpretation of early Kelowna farmhouses and is compatible with the heritage value associated with the neighbourhood.

## Patterns/Materials Study of Neighbouring Houses

Twelve properties adjacent and near the subject property have been analysed. The style identified for each house and the design characteristics are taken from the City of Kelowna “Abbott Street & Marshall Street Heritage Conservation Areas Development Guidelines” (August 1997)<sup>6</sup>.

The properties that have been analysed are identified with a blue outline on this excerpt from the Abbott Street & Marshall Street Heritage Conservation Areas Styles Map. The subject property is identified with a blue star. The properties with a black dot indicate that they are listed on the Heritage Register. For the full map and a legend of the colours, please see Appendix C.



According to the Guidelines, the styles of the twelve houses which have been analysed fall into the following five styles. The style characteristics of each design used in the following analysis are taken from the Guidelines. If present, the particular elements of that design style for each house will be listed.

### **Victoria Revival** (366 and 374 Park Avenue)

- Regal feel to the architecture
- Bell-cast, medium height gable roof
- Returned eaves & projecting verges
- Gable dormer forms
- Ornamental shingle & clapboard siding
- Corner-boards
- Molded frieze & belt line
- Up to 2.5 storey massing
- Vertical double-hung window openings
- Front room bay-window

<sup>6</sup> <https://www.kelowna.ca/homes-building/property-development/heritage-development>

- Multiple pane windows (leaded glass)
- Near-symmetrical front facade design
- Wrap-around, open porch
- Decorative detailing
- Corbelled brick chimney cap
- Wood shingle roofing
- Side or rear yard parking

**Arts & Crafts – Early** (379 and 429 Park Avenue)

- 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 facade
- Side or rear yard parking

**Arts & Crafts – Late** (391 and 424 Park Avenue)

- 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 facade
- Wood shingle roofing
- Side or rear yard parking

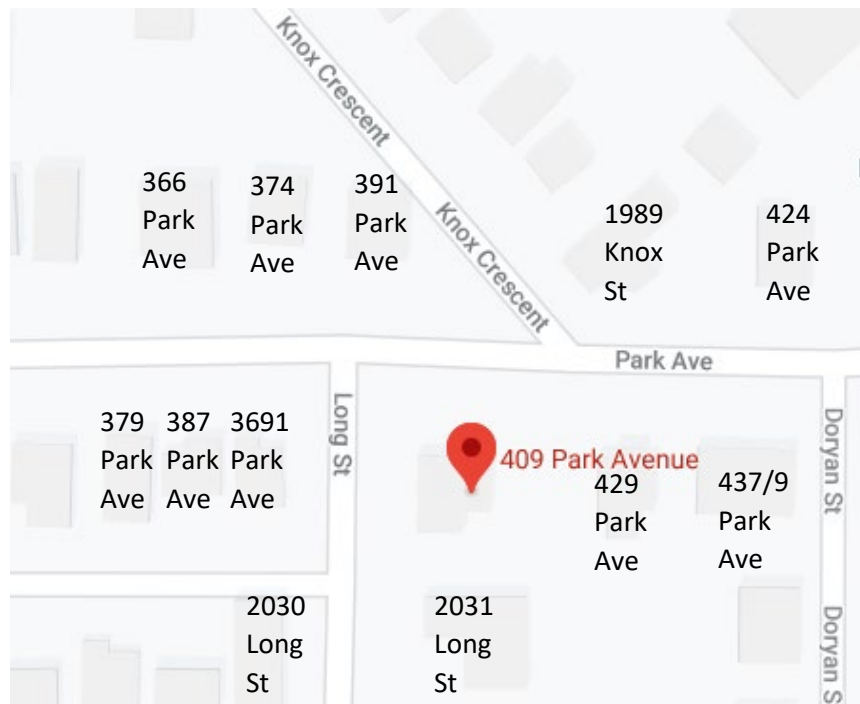
**Vernacular Cottage – Late** (386 Park Avenue and 2031 Long Street)

- Less fanciful feel to the architecture

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

**Early Suburban** (1989 Knox, 387 and 437/9 Park Avenue, 2030 Long Street)

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



Map showing addresses of the houses analysed.

**Address: 366 Park Avenue**



*Style:* Victorian Revival. Multi-gable roof, gable dormer forms, ornamental shingle and clapboard siding, corner boards, 2 ½ storeys, front room bay window, side yard parking. Also of note on this house is the 2-storey projecting 3-sided bay on the right front façade and the impression that the house has been added onto over the years.

*Materials:* Body, horizontal clapboard siding with shingles in the gable eave, light colour; Trim, white and blue; Roof, asphalt

shingles, dark colour

*Fenestration:* No standard size or type; some double hung, some multi-pane, some newer inserts, some vertical and some more horizontal, flat wood frames, simple casings.

*Landscape:* Some grassy area, mature trees, tall green hedge along front property line.

*Listed:* On the Heritage Inventory but not on the Heritage Register.

**Address: 374 Park Avenue**



*Style:* Victorian Revival. Multi-gable roof, returned eaves and projecting verges, gable dormer forms, ornamental clapboard and shingle siding, corner boards, moulded frieze and belt lines, 1 ½ storeys, vertical double hung windows, near symmetrical front façade, wrap-around open front porch, decorative detailing, side yard parking. This house also has a small, more recent bay window on the front elevation.

*Materials:* Body, wood shingles, light colour;

Trim, dark gray; Roof, asphalt shingles, dark colour

*Fenestration:* double-hung, vertical oriented windows, wood casings and simple wood frames. Small, three-sided newer bay window on the front elevation.

*Landscape:* Some grassy area, mature trees, tall green hedge along front property line.

*Listed:* On the Heritage Inventory but not on the Heritage Register.

### 386 Park Avenue



*Style:* Vernacular Cottage – Late. Stucco siding, 1 ½ storeys, asymmetrical façade, flush front entrance, minor decorative detailing, rear yard parking. Roof is multi-hipped and atypical for this style description.

*Materials:* Body – stucco, light colour; Trim, light green; Roof, asphalt shingles, dark colour

*Fenestration:* difficult to see, but looks like double-hung, narrow casings, no frames.

*Landscape:* Some grassy area, mature trees, tall green hedge along front and part of the side property lines.

*Listed:* Not listed on the Heritage Inventory nor on the Heritage Register.

### 1989 Knox Crescent



*Style:* Early Suburban. Horizontal massing, low hip roof, plain soffits, 1 storey, wide siding above belt line, horizontal multi-sash windows, asymmetrical front façade, side yard parking with front driveway access, asphalt shingled roof.

*Materials:* Body – wide horizontal siding, light colour; Trim, white; Roof, asphalt shingles, dark colour.

*Fenestration:* horizontal multi-sash window on front and side elevations, wide casings.

*Landscape:* small amount of grassy area, some gravel covered area, pool in the back yard, some mature trees, large garage in back yard adjacent to rear lane. No fence.

*Listed:* Not listed on the Heritage Inventory nor on the Heritage Register.



### 424 Park Avenue



*Style:* Arts & Crafts – Late. Medium hip roof, multi-sash and multiple-pane window assemblies, side yard parking. In contrast to the ascribed design style, the house is 1 storey, clad in stucco, and very simple (unadorned) with clean lines, and has a fairly symmetrical front façade. The exterior of the house appears to have been renovated in the recent past and had new windows installed.

*Materials:* Body – smooth stucco, dark colour; No trim but window casings are white; Roof, asphalt shingles, dark colour.

*Fenestration:* double and multi-sash, multi-pane windows with white casings and a very narrow white frames, vertical orientation.

*Landscape:* large amount of grassy area, small green hedge along front and side property lines, black metal gate, small garage in back yard adjacent to rear lane.

*Listed:* Not listed on the Heritage Inventory nor on the Heritage Register.

### 379 Park Avenue



*Style:* Arts & Crafts – Early. Medium gable roof, decorated soffit and brackets, open front verandah, 1 ½ storeys, vertical double-hung windows, multi-sash window assembly, multi-pane windows, asymmetrical front façade. Note also the matching dormers on the sides of the roof with deep overhanging eaves and steep gable roof forms.

*Materials:* Body - medium stucco, dark colour; Trim - pale colour; Roof - asphalt shingles, dark colour.

*Fenestration:* vertical-oriented, double-hung, multi-sash and multi-pane windows with dark narrow casings and medium-width cream frames.

*Landscape:* some grassy areas, small but mature trees, rock wall along front property line. Parking accessed from the rear lane.

*Listed:* On the Heritage Inventory but not on the Heritage Register.

### 387 Park Avenue



*Style:* Early Suburban. Horizontal massing, low hip roof, plain soffits, 1 storey, narrow window and door surrounds, asymmetrical front façade, asphalt shingle roof.

*Materials:* Body – stucco, white colour; Trim – narrow, dark colour; Roof - asphalt shingles, dark colour.

*Fenestration:* horizontal-oriented, multi-pane picture windows with dark narrow casings and frames.

*Landscape:* some grassy areas, small but mature trees, tall green hedge along front property line. Parking accessed from the rear lane.

*Listed:* Not listed on the Heritage Inventory nor on the Heritage Register.

### 391 Park Avenue



*Style:* Arts & Crafts – Late. Medium gable roof, enclosed front porch, 1 ½ storeys, horizontal wood siding (might be vinyl now), corner boards, asymmetrical front façade, rear parking. Note that it appears that the original windows have been replaced in more recent times with new panes and likely vinyl casings and narrow vinyl frames.

*Materials:* Body – horizontal lap siding (might be vinyl), medium colour; Trim –

narrow, white; Roof - asphalt shingles, dark colour.

*Fenestration:* both vertical and horizontal-oriented, newer, likely vinyl windows with narrow white casings and frames.

*Landscape:* large grassy area, shrubs, mature trees. No fence. Parking accessed from the rear lane.

*Listed:* On the Heritage Inventory but not on the Heritage Register.

## 429 Park Avenue



*Style:* Arts & Crafts – Early. Medium gable, decorated soffit and brackets, open front verandah, 1-1 ½ storeys, vertical double-hung window openings, single and multi-sash window assemblies, side yard parking

*Materials:* Body, wood shingles, medium-dark colour; Trim - cream colour; Roof - asphalt shingles, dark colour

*Fenestration:* Single and double, vertical orientation, wood frame, simple casings

*Landscape:* Large grassy area, some small trees, see-through wood lattice fence around perimeter.

*Listed:* On the Heritage Inventory but not on the Heritage Register.

## 437/9 Park Avenue



*Style:* Early Suburban. Horizontal massing, low hip roof, 1 storey, wide siding below the belt-line with stucco above, narrow window and door surrounds, asphalt shingle roof, side yard parking accessed by front. Note that this house is a duplex and that the doors are oriented to each other rather than to the street.

*Materials:* Body – stucco above (cream colour) and wide wood horizontal lap siding below (medium colour); Trim - dark colour; Roof - asphalt shingles, dark colour.

*Fenestration:* Multi-sash, double, double-hung windows with dark casings and not frames on the outer sides; Multi-sash (large middle sash with narrow side sashes) windows with dark casings and not frames in the middle of the front façade.

*Landscape:* some grassy areas, mature shrubs and trees. No fence.

*Listed:* Not listed on the Heritage Inventory nor on the Heritage Register.

**2030 Long Street**



*Style:* Early Suburban. Low gable roof, plain soffits, 2 storeys, asphalt shingle roof. Due to a tall solid fence, further description of possible elements common to the Early Suburban style is not possible. The house appears to have been renovated, with a second storey added at some point and possibly new cladding on the exterior. The front is now clad in smooth stucco and the sides in wide lap siding.

*Materials:* Body – stucco on front (dark colour) and wide wood horizontal lap siding on sides (same colour as front facade); Trim - white colour; Roof - asphalt shingles, dark colour.

*Fenestration:* The windows appear to be newer and are likely vinyl casings and frames. Double-sash with narrow white casings and frames.

*Landscape:* small grassy area, shrubs along one edge of the property, and a mature tree; a tall wooden fence along the front and side perimeters. The house occupies the majority of the property.

*Listed:* Not listed on the Heritage Inventory nor on the Heritage Register.

**2031 Long Street**



*Style:* Vernacular Cottage – Late. Horizontal siding, asymmetrical façade. Due to mature trees and tall shrubs, further description of possible elements common to the Late Vernacular Cottage style is not possible. The house does have a cross-gable roof and the gable roof portion over the garage has clipped edges.

*Materials:* Body – narrow wood horizontal lap siding, white; Trim - dark colour; Roof - asphalt shingles, medium-dark colour.

*Fenestration:* Unable to see the windows.

*Landscape:* large rear yard, mature trees and tall shrubs.

*Listed:* Not listed on the Heritage Inventory nor on the Heritage Register.

## Common Characteristics:

The following are characteristics derived from the twelve houses analysed above.

- No dominant massing form
- Height ranges from 1 to 2 ½ storeys with the majority being 1 ½ storeys
- The majority have gable pitch roofs, some cross-gables, ranging from low to medium pitches, some have hip roof forms
- A range from minimal to deep overhanging eaves - no dominant style
- Asphalt roofing material, almost all dark
- Asymmetrical front facades
- Smooth or textured stucco and/or horizontal wood clapboard siding
- Window orientation ranges from vertical to horizontal, with some having a mixture - no dominant orientation
- Window styles range from double-hung, to sash, to multi-pane - no dominant style
- If there is a front porch, the dominant style is open
- Colour schemes: slightly more had light body colours with dark trim, the remaining had the opposite colour scheme
- Front yard setbacks along the south side of Park Avenue are consistent, likely meeting Zoning
- Open front yard, mostly grass, with mature trees and shrubs, many with tall shrubs/trees at front property line
- Mature perennials, shrubs and trees, minimal planting
- Access to off-street parking is typically from the front street and accessed at the side, but there are some rear lane accesses; almost all have garages, either detached or attached

## Appendix A: Definitions of Heritage Values

The following definitions of heritage value are quoted directly from the “Canadian Register of Historic Places: Writing Statements of Significance” Guide<sup>7</sup> and have been used in the writing of the Statements of Significance of the subject properties.

Aesthetic value refers to the sensory qualities of a historic place (seeing, hearing, touching, smelling and tasting) in the context of broader categories of design and tradition. A place may have aesthetic significance because it evokes a positive sensory response, or because it epitomizes a defined architectural style or landscape concept. Visual aesthetic value is typically expressed through form, colour, texture or materials. It is possible for historic places to have other aesthetic values as well, such as auditory ones. Historic places with aesthetic significance may reflect a particular style or period of construction or craftsmanship, or represent the work of a well-known architect, planner, engineer or builder.

Cultural and Historical values are sometimes combined and refer to the associations that a place has with past events and historical themes, as well as its capacity to evoke a way of life or a memory of the past. Historical or cultural value may lie in the age of a heritage district, its association with important events, activities, people or traditions; its role in the development of a community, region, province, territory or nation; or its patterns of use. Historical or cultural value can lie in natural or ecological features of the place, as well as in built features.

Scientific value refers to the capacity of a historic place to provide evidence that can advance our understanding and appreciation of a culture. The evidence is found in the form, materials, design and/or experience of the place. Scientific value can derive from various factors, such as age, quality, completeness, complexity or rarity. Scientific value may also be present when the place itself supplements other types of evidence such as written sources, such as in archaeological sites.

Social value considers the meanings attached to a place by a community in the present time. It differs from historical or cultural value in that the value may not have an obvious basis in history or tradition and relates almost entirely to the present time. Social value may be ascribed to places that perform a key role within communities, support community activities or traditions, or contribute to the community’s sense of identity. Places with social value include sites that bring the community together and create a sense of shared identity and belonging.

Spiritual value is ascribed to places with religious or spiritual meanings for a community or a group of people. Sacred and spiritual places could include places of mythological significance, landscape features associated with myth and legends, burial sites, rock cairns and alignments, fasting/vision quest sites etc., places representing particular belief system(s) or places associated with sacred traditions, ceremonial practices or rituals of a community/group of people.

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<sup>7</sup> Historic Places Program Branch, “Canadian Register of Historic Places: Writing Statements of Significance,” Parks Canada, November 2006, pp. 12-13.

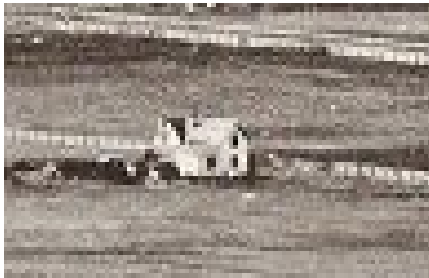
## Appendix B: Historic Background

The following two historic images are from the Kelowna, BC Tourism webpage and show early examples of Kelowna architecture that relate to the proposed house design for 409 Park Avenue.



***"Lakeview Hotel built 1892, stood on present site of Caravel Motel. The last thing in comfort in its day. A handsome building, shining whitely in the sun as the passengers of the Aberdeen and Okanagan steamed into Kelowna dock."***

<https://www.kelownabc.com/kelowna/kelowna4.php>



The historic image at left is dated 1905 and is a close-up of the image, showing a typical farmhouse in Kelowna from that era.

<https://www.kelownabc.com/kelowna/kelowna6.php>

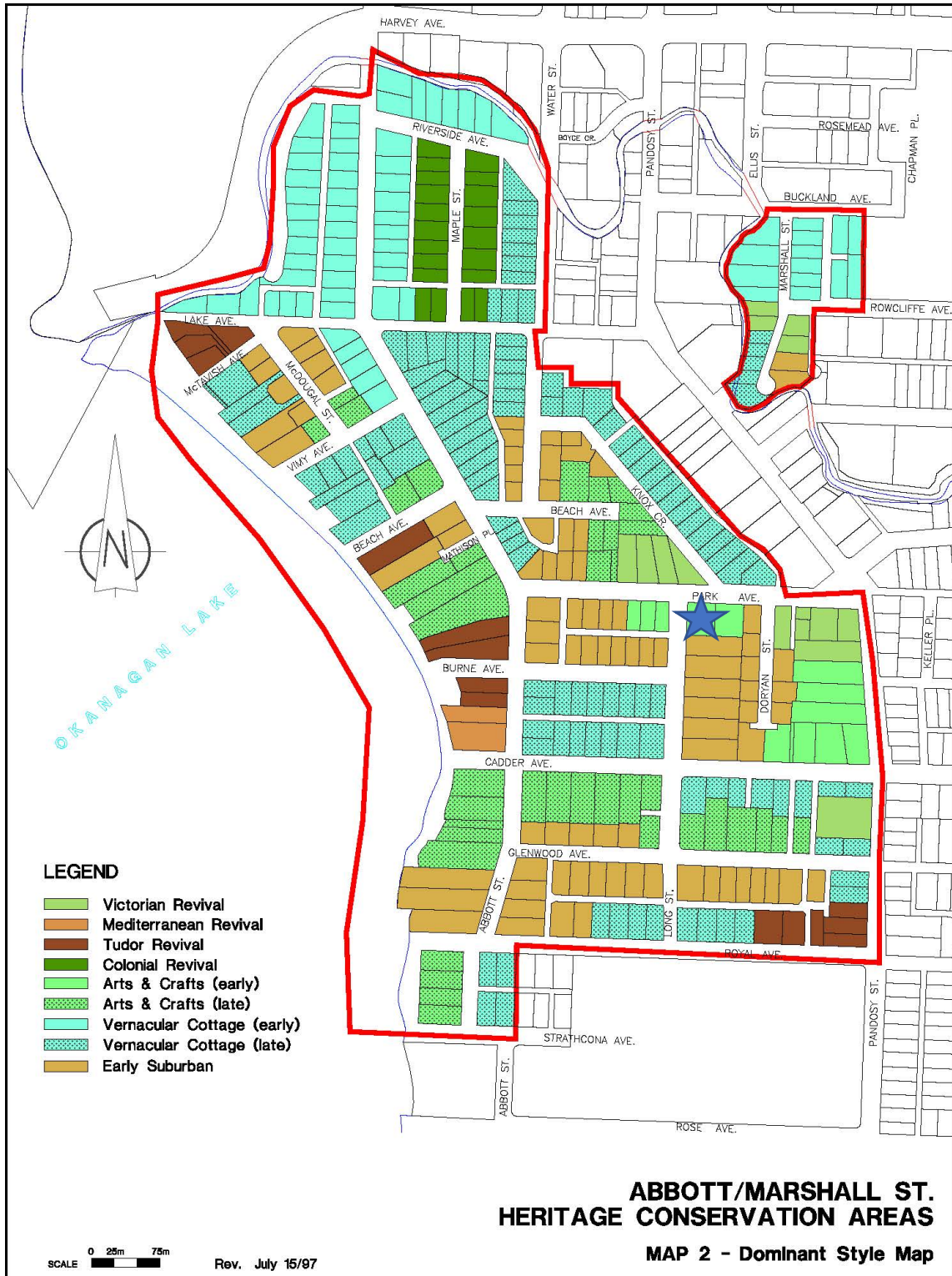


The image at left is a contemporary image of the Thomson Farm House, built in Kelowna in the 1920s and listed on the City's Heritage Register.

There is an architectural similarity between this house and the proposed new house for 409 Park Avenue.

<https://www.kelowna.ca/our-community/arts-culture-heritage/heritage/heritage-register/thomson-farm-house>

Appendix C: Dominant Style Map from the City of Kelowna Abbott Street & Marshall Street Heritage Conservation Areas Development Guidelines (August 1997)





## Resources:

“The Abbott Street & Marshall Street Heritage Conservation Areas Development Guidelines” August 1997.

“Canadian Register of Historic Places: Writing Statements of Significance,” Historic Places Program Branch, Parks Canada, November 2006, pp. 12-13.

City of Kelowna Consolidated Zoning Bylaw No. 8000, Section 13.  
[www.kelowna.ca/city-hall/city-government/bylaws-policies/zoning-bylaw](http://www.kelowna.ca/city-hall/city-government/bylaws-policies/zoning-bylaw)

City of Kelowna 2030 Official Community Plan, Section 16.  
[www.kelowna.ca/our-community/planning-projects/long-range-planning/official-community-plan](http://www.kelowna.ca/our-community/planning-projects/long-range-planning/official-community-plan)

City of Kelowna – Our Community - Website  
<https://www.kelowna.ca/our-community/arts-culture-heritage/heritage/heritage-register>

Gottfried, Herbert and Jan Jennings. American Vernacular Architecture: Buildings and Interiors 1870-1960. W.W. Norton & Company Inc. New York/London, 2009.

Kelowna Tourism Website.  
<https://www.kelownabc.com/kelowna>

McAlester, Virginia Savage. A Field Guide to American Houses. Alfred A. Knopf. New York, 2018

“The Standards and Guidelines for the Conservation of Historic Places in Canada”, Second Edition, 2010.  
[www.historicplaces.ca/en/pages/standards-normes.aspx](http://www.historicplaces.ca/en/pages/standards-normes.aspx)

This forms part of application

# HAP20-0005

Planner  
Initials

JB



May 25, 2020

409 Park Avenue – Heritage Alteration Development Permit

**Letter of Rational**

In support of the request to construct a single-family home at 409 Park Avenue within the Abbott Street Heritage neighbourhood I provide the following information:

- Brenda Rusnak is the registered owner of 409 Park Avenue.
- I purchased the house in December of 2018 with plans to renovate the heritage home on the property.
- Upon an exhaustive program to revitalize the existing house, including the removal of all the hazardous materials, it was deemed by a structural engineer (report was done) that the structural deficiencies were far greater than anticipated making reconstruction of the house not possible. The house was subsequently removed from the Heritage Registry in March of 2002 and demolished under permit in April of 2020.
- Application for Rezoning of the lot from RU1 to RU2 was submitted May 5, 2020, to allow for a subdivision of the existing lot into 2 single family home sites.
- Felix Westerkamp of Westerkamp Design has been retained to prepare detailed plans for the design and development of a new single-family home on the northern half of the subject property with all setbacks and site coverage adhering to the RU2 zoning guidelines.
- A Heritage Consultant was retained to review and write a report on the house design and to ensure the proposed structure conforms with the Abbott Street Conservation Area Guidelines.
- The proposed house is in keeping with the heritage aesthetic nature of the neighbourhood. The design and building materials will provide an appealing addition to the community for the long term.
- Thank you for your consideration.

If you have any questions, please contact me.

Sincerely,

A handwritten signature in black ink that reads "B. Rusnak".

Brenda Rusnak

Email: [bigbadwolf1964@yahoo.com](mailto:bigbadwolf1964@yahoo.com)

Phone: 250-718-9150