

Heritage Advisory Committee

AGENDA



Thursday, October 15, 2020

2:00 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. Minutes

2 - 3

Approve Minutes of the Meeting of August 20, 2020.

3. Applications for Consideration

3.1. Future Land Use - Heritage Conservation Areas - Development Planning Dept. Manager

3.2. Lake Ave 286, HAP20-007 - Ian James Mackay

4 - 69

To consider a Heritage Alteration Permit (HAP) to facilitate the development of a carriage house on the subject property within the Heritage Conservation Area.

4. Update - Council Decisions

5. Next Meeting

November 19, 2020

6. Termination of Meeting



**Heritage Advisory Committee
Minutes**

Date: Thursday, August 20, 2020
 Time: 12:00 pm
 Location: Council Chambers
 City Hall, 1435 Water Street

Members Present

Clea Haugo; Amanda Snyder; Lorri Dauncey (Chair); Doug Jooristy; Gord Lovegrove (Alternate); Shona Harrison (Alternate)

Members Absent

Stoke Tonne (Vice Chair)

Staff Present

Planner II, Barbara Crawford; Planner Specialist, Jocelyn Black;
 Development Planning Department Manager, Terry Barton; Legislative
 Coordinator (Confidential), Clint McKenzie

Committee introductions and opening remarks by the Chair regarding conduct of the meeting were completed.

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

Staff:

- Displayed a PowerPoint presentation that provided a review of the HAC terms of reference.
- Responded to questions from the Committee.

1. Call to Order

The Chair called the meeting to order at 12:59 p.m.

4. Applications for Consideration

4.1 Park Ave 409, Heritage Alteration Permit - Brenda Rusnak

Staff

- Displayed a PowerPoint presentation providing a summary of the application.
- Explained the RU2 zoning.
- Responded to questions from the Committee.

Dave Cullen Park Avenue – CTO Consultants

-Outlined the style of home being proposed.

Julie Schueck, Shueck Heritage Consulting (the registered heritage consultant)

- Reviewed components of the written report on 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).

Moved By Clea Haugo/Seconded By Doug Jooristy

THAT the HAC recommend to Council that the proposed subdivision not be supported.

Carried
Opposed – Amanda Snyder

Anedotal Comments

- Concerns regarding the minimum requirements for subdivision barely being met.
- The lot was divided results in a wide frontage.
- Consider a shared easement on the lots as a creative solution, however, it is limiting to the development of the property.
- White brick and stucco are not appropriate.
- Massing not in character with the neighbourhood.

Moved By Amanda Snyder/Seconded By Doug Jooristy

THAT the HAC recommend to Council that the form and character of the heritage alteration permit not be supported.

Carried

Anedotal Comments

- Consider looking at the form and character moving away from the farm-house design.
- Materials used in the area should be more appropriate to the traditional materials and heritage colour scheme in keeping with other heritage buildings in the neighbourhood.
- Consider reducing the mass.
- Eaves should be designed so they are complimentary to those in the neighbourhood heritage area.

5. Update - Council Decisions

There were no updates.

2. Minutes

- Staff highlighted correction to show Clea Haugo was present.
- Committee identified correction to the Committee name.

Moved By Amanda Snyder/Seconded By Clea Haugo

THAT the minutes of January 14, 2020 be adopted as amended.

Carried

6. Next Meeting

The next Committee meeting is scheduled for September 17, 2020.

7. Termination of Meeting

The Chair declared the meeting terminated at 2:07 p.m.

Chair

REPORT TO COMMITTEE



Date: October 15, 2020

RIM No. 0940-60

To: Heritage Advisory Committee

From: Development Planning Department (KB)

Application: HAP20-0007 **Owner:** Ian James Mackay

Address: 286 Lake Avenue **Applicant:** Urban Options Planning & Permits

Subject: Heritage Alteration Permit

Existing OCP Designation: S2RES – Single / Two Unit Residential

Existing Zone: RU1 – Large Lot Housing

Proposed Zone: RU1c – Large Lot Housing with Carriage House

Heritage Conservation Area: Abbott Marshall

Heritage Register: Not Included

1.0 Purpose

To consider a Heritage Alteration Permit (HAP) to facilitate the development of a carriage house on the subject property within the Heritage Conservation Area.

2.0 Proposal

2.1 Background

The applicant has applied for rezoning from RU1 – Large Lot Housing to RU1c – Large Lot Housing with Carriage House. The adoption of Zoning Bylaws are the authority of Council. Ultimately, if granted approval for rezoning, the applicant is proposing to construct a new carriage house in the rear of the property, with vehicular access off the lane.

The subject property currently contains an existing single family dwelling and detached garage. The applicant is proposing to demolish the existing detached garage in order to accommodate the proposed carriage house. The existing single family dwelling would remain throughout this development. The existing residence was constructed in 1922 and is a good representative of the Late Arts & Crafts era.

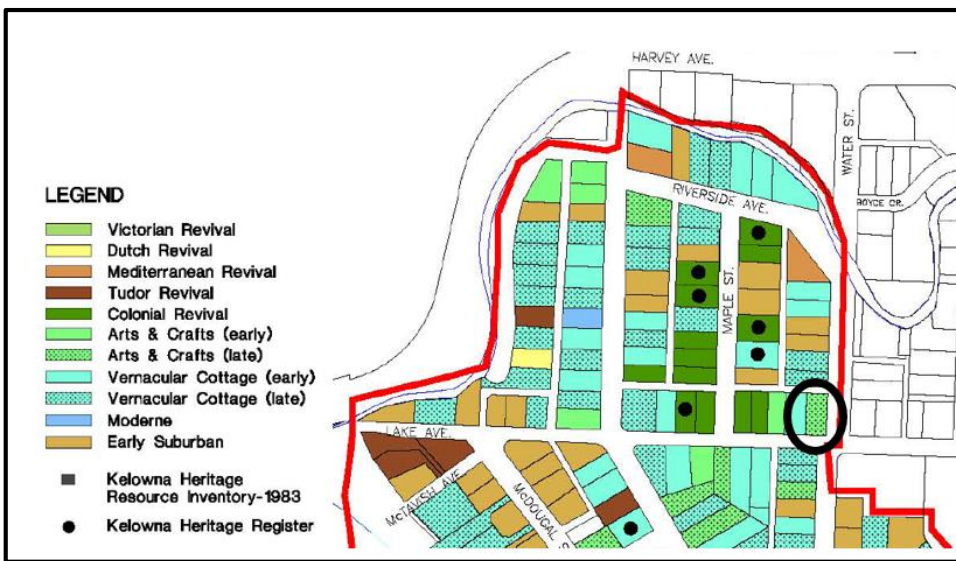
The applicant has engaged a Registered Heritage Professional and their Heritage Report is provided in Attachment C.

2.2 Site Context

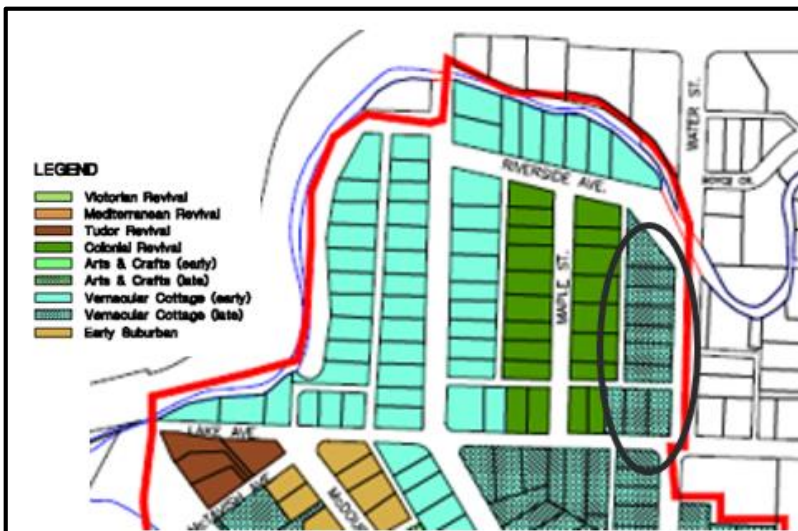
The subject property is located at the corner of the Lake Avenue and Water Street. It is within the Abbott Marshall Heritage Conservation Area and within the City's Central City OCP Sector.

As per the Abbott Street & Marshall Street Heritage Conservation Areas Development Guidelines "Map 1 – Building Style" the block includes a mix of building styles, including Colonial Revival, Arts & Crafts (early and late) and Vernacular Cottage (early). The dominant style of the subject property as per "Map 2 – Dominant Style" is Vernacular Cottage (late).

Abbott Street Conservation Area Map 1 – Building Style (Partial Map) – 286 Lake Ave



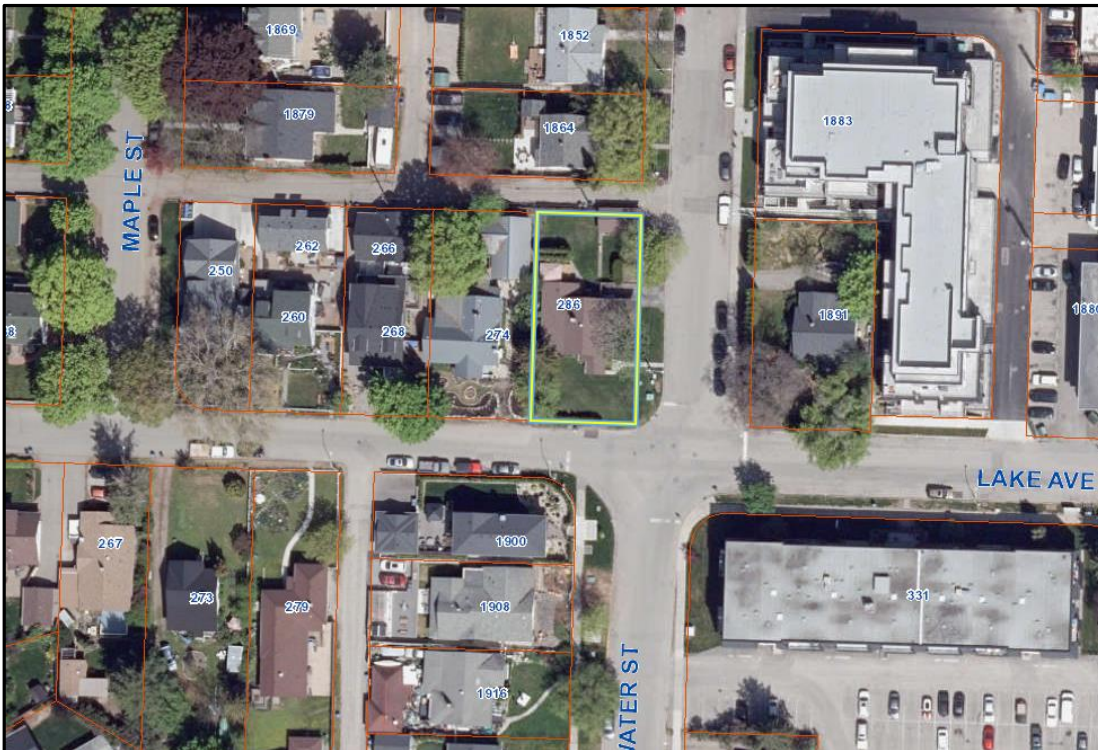
Abbott Street Conservation Area Map 2 – Dominant Style (Partial Map) – 286 Lake Ave



Existing Single Family Dwelling on the Subject Property



Subject Property Map: 286 Lake Ave



2.3 Project Description

The proposal is to construct a new carriage house in the rear of the property. The carriage house will be one and a half storeys in height, with the ground floor containing required parking stalls and the living space located above. The main entrance provides pedestrian access from Water Street and is located on the east elevation. It is made prominent through the use of a small gabled overhang. The dominant roof style along this section of Lake Avenue and Water Street is a gable form. The carriage house is proposed to use the same style and pitch of gable roof as the existing house, and the gable of the existing dwelling would be changed to shingles to match the proposed carriage house.

The cladding of the new carriage house will be comprised of horizontal cementitious cladding, stucco and wood shingles, which are based on the materials of the existing dwelling. The exterior colours are intended to match the existing principle dwelling. The full drawing package and colour board has been included in Attachment D.

The current landscape of the property will remain the same.

2.4 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RU1c ZONE REQUIREMENTS	PROPOSAL
Development Regulations		
Maximum Site Coverage (Buildings)	40 %	34.6 %
Maximum Site Coverage (Buildings, Driveways and Parking Areas)	50 %	35.6 %
Carriage House Development Regulations		
Maximum Height (to mid-point)	4.8 m (1 ½ storeys)	4.6 m (1 ½ storeys)
Peak to Peak Comparison	Existing Dwelling 6.38 m	Carriage House 6.35 m
Minimum Front Yard (south)	9.0 m	25.9 m
Minimum Flanking Side Yard (east)	4.5 m	4.59 m
Minimum Side Yard (west)	1.5 m	2.9 m
Minimum Rear Yard (north)	0.9 m	0.9 m
Minimum Parking Stalls	3 stalls	3 stalls
Maximum Net Floor Area	90 m ²	89.8 m ²
Maximum Accessory Site Coverage	14 %	13.46 %
Maximum Net Floor Area to Principal Building	75 %	63.78 %
Minimum Private Open Space	30 m ²	Carriage House 46 m ² Principal Dwelling 90 m ²

3.0 Heritage Advisory Committee Considerations

Development Planning Staff are requesting comments and recommendations regarding the, form and character, site layout and context of the proposed carriage house. Key considerations include:

- i. Compatibility, scale and massing of the proposed development within the neighbourhood context; and
- ii. Design elements and proposed exterior in relation to the Late Arts & Crafts Style Characteristics.

Report prepared by: Kimberly Brunet, Planner II

Approved for Inclusion: Jocelyn Black, Urban Planning Manager

Attachments:

Attachment A - Abbott Street & Marshall Street Heritage Conservation Areas Development Guidelines

Attachment B – Applicant Rationale, Zoning Analysis and Photos

Attachment C – Heritage Report

Attachment D – Site Plan, Elevations and Colour Board

Abbott Street & Marshall Street Heritage Conservation Areas Development Guidelines

1.1 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



July 16, 2020

City of Kelowna
Urban Planning Department
1435 Water Street
Kelowna, BC

RE: Proposed Rezoning, and Heritage Alteration Permit at 286 Lake Avenue

Dear Urban Planner:

The purpose of this application is to rezone the subject property from "RU1 – Large Lot Housing" to "RU1c – Large Lot Housing with Carriage House" to allow for the construction of a carriage house. In addition to this rationale, a Heritage Report by a registered Heritage Professional was prepared as part of the submission materials.

With regards to site details, the current landscape of the property will remain the same. However, the driveway access on Water Street will be removed to provide open space for the existing dwelling, and the garage which is also accessed from Water Street will be removed to provide open space for the carriage house. We believe it is important to highlight the historical nature of the neighbourhood; therefore, the gable of the existing dwelling will be changed to shingles to match the proposed carriage house. Additionally, the proposed carriage house will be pedestrian oriented, with access from Water Street, and vehicle access from the rear lane. The principle dwelling will continue to have pedestrian access from Lake Avenue.

The proposed carriage house includes both parking for the property on the ground floor and a modest suite. The living space, located upstairs, includes 1 bedroom plus den, 1 bathroom, and an open kitchen / living plan. 48m² of outdoor open space is provided on the east side of the carriage house and windows are provided on 3 sides of the carriage house, including a dormer to match the heritage theme of the existing dwelling. The ground floor of the carriage house consists of a garage which contains two regular parking stalls for the primary house, and a parking stall for the carriage house which is separated by a wall.

The downtown area was developed with single unit dwellings on large lots dating back to the early 1900's, a time associated with the early incorporation of the City of Kelowna. The neighbourhood has seen a resurgence of development in the last 20 years. The construction of the proposed carriage house will create density in a desirable area of Kelowna, providing walkable access to many employment and commercial uses in the nearby downtown business district as well as to several parks and beaches on Okanagan Lake.

We believe this proposal is a good fit within the foundation of the neighbourhood and will contribute to positive infill in this area of Kelowna.

Regards,

Birte Decloux – URBAN OPTIONS Planning & Permits

on behalf Ian Mackay

Zoning Analysis Table

Address: 286 Lake Ave.

Zone: RU1c – Large Lot Housing

Development Regulations	ZBL Requirements	Proposal
Site Details:		
Site Area (m ²)	550m ²	667.4m ²
Site Width	16.5 m	18.26m
Site Depth	30m	36.55m
Site Coverage of Building(s) (area/%)	40%	34.6%
Site Coverage of Building(s), Driveway(s) and Parking (%)	50%	35.6%
Principal Dwelling Details:		
Building(s) Setbacks		
Front Yard	4.5m (6.0m to garage)	~8.67m
Rear Yard	7.5m 1.5m for accessory buildings	12.75m
Side Yards	2.0m for 1 – 1 ½ storey 2.3m for 2 – 2 ½ storey 4.5m for flanking street	E: 0.8m ⓘ / W: 2.06m
Height of Principal Dwelling	9.5 m or 2 ½ storeys whichever is the lesser	4.99m or 1.5 storeys
Total Floor Area (m ²)	No maximum	230.6m ²
Carriage House Details:		
Rear Yard	1.5m or 0.90m abutting a rear lane	0.91m
Side Yards	1.5m for 1 – 1 ½ storey	E: 4.59m / W: 2.9m
Maximum Height of Building/# of Storeys /m	1 ½ storeys or 4.8m limited to the height of the existing principal dwelling	1.5 storeys or 4.6m
Peak to Peak Comparison		Existing Peak: 6.38m Carriage House Peak: 6.35m
Number of Parking Stalls	3 stalls - regular: 6m x 2.5m small: 4.8m x 2.3m	3 in garage
Footprint of Carriage House (only accessory structure) (m ²)	Maximum of 90m ² or 14% of Site Area	Carriage House: 89.8m ² or 13.46%
Net floor area ratio	Carriage house habitable space max 75% of principal dwelling	Principal Dwelling: 140.8m ² Carriage House: 89.8m ² or 63.78%
Private Open Space	30m ² for each unit	Carriage House: 46m ² Principal Dwelling: 90m ²

ⓘ existing non-conforming

286 Lake Ave. — Subject Property



Frontage



East Side



Garage (to be removed) / Rear Lane



Rear yard



Proposed carriage house location



Neighbouring Properties



Neighbour to the north



Neighbour to the west



Existing hydropole to be relocated
(refer to drawings)

Heritage Report 286 Lake Avenue July 2020

Introduction

The property located at 286 Lake Avenue in Kelowna, British Columbia is within the Abbott Street Heritage Conservation Area and has an extant house, constructed in 1922¹. It is not formally protected, nor is it listed on either the City's Heritage Inventory or Heritage Register. The applicants propose to construct a carriage house behind the existing historic house. The carriage house would incorporate a garage with two spaces for the existing house and one for the carriage house. The garage spaces would be accessed from the rear lane and the front entrance of the carriage house would be accessed from Water Street on the east side of the property. Given that the property is within the Heritage Conservation Area, the application must include 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
- 4) development of recommendations and strategies that can inform the design of the new building

This report is presented in four sections:

- 1) A description of the context of the subject property
- 2) Identification of the heritage values and character-defining elements of the subject house
- 3) A study of the patterns and materials of neighbouring houses
- 4) An assessment of how the proposed design for the new carriage house has responded to the Development Guidelines and other 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 is not required by the City of Kelowna given the situation with the COVID-19 pandemic.

Photographs of the subject and neighbouring properties have been provided by Urban Options Planning & Permits. Google Street View and Maps has also been used. All architectural drawings and renderings are courtesy of Blue Vision Drafting & Design (blue.vision@hotmail.com)

¹ According to BC Assessment

1 - Context

The subject property, outlined in green below, is located at 286 Lake Avenue, on the south-east corner of Lake Avenue and Water Street. Water Street is the boundary for the Heritage Conservation Area. The properties to the west, north and south are all single-family houses of varying styles and ages, on lots that vary slightly in size. Across the street to the east are two large, low-rise apartment buildings.



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”*².

In the Official Community Plan, the properties are designated as “Single / Two Unit Residential (S2RES)” with the following definition: *“Single detached homes for occupancy by one family, single detached homes with a secondary suite or carriage house, semi-detached buildings used for two dwelling units, modular homes, bare land strata, and those complementary uses (i.e. minor care centres, minor public services/utilities, convenience facility and neighbourhood parks), which are integral components of urban neighbourhoods. Suitability of non-residential developments within the neighbourhood environment will be determined on a site-specific basis. Non-residential developments causing increases in traffic, parking demands or noise in excess of what would typically be experienced in a low-density neighbourhood would not be considered suitable.”*³

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 Plan⁴.

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

²Section 13 of the City of Kelowna Consolidated Zoning Bylaw No. 8000. www.kelowna.ca/city-hall/city-government/bylaws-policies/zoning-bylaw

³ www.kelowna.ca/city-hall/city-government/bylaws-policies/kelowna-2030-official-community-plan

⁴ Chapter 16 of the City of Kelowna 2030 Official Community Plan. www.kelowna.ca/our-community/planning-projects/long-range-planning/official-community-plan

the 325 noted houses, the mature gardens and trees, and the overall pattern of the neighbourhood. The primary boundaries of the Conservation Area are Mill Creek (north), Royal Avenue (South), Pandosy Street (east) and Okanagan Lake (west).

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”⁵ (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.

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
- 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”⁶, 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

⁵ “The Standards and Guidelines for the Conservation of Historic Places in Canada”, Second Edition, 2010.
www.historicplaces.ca/en/pages/standards-normes.aspx

⁶ “The Abbott Street & Marshall Street Heritage Conservation Areas Development Guidelines” August 1997.

Statement of Significance

Research for this property was not required by the City of Kelowna due to the COVID-19 pandemic and the restrictions that this puts on research. The Statement of Significance is therefore lacking the depth of research that it would normally have, in particular regarding the cultural and historic values; however, it should be satisfactory for the purposes of this report.



Description

The house is located at 286 Lake Avenue, on the south-east corner of Lake Avenue and Water Street, in Kelowna, British Columbia. It is a one-and-one-half-storey, single family house, with multiple front-facing gables, a small projecting and covered front porch, a small addition on the east elevation and a large, full-length addition on the west elevation. The body of the house is clad in stucco, the base in horizontal lap siding, and the gable ends in plywood.

Heritage Value:

The house at 286 Lake Avenue has heritage value for its aesthetic, cultural and historic significance.

Aesthetic: The house has aesthetic value for its good representation of the Late Arts & Crafts era, in particular for its horizontal massing, multiple front-facing gables, authentic material (horizontal wood siding below the water belt with stucco above), vertical double-hung window openings with multi-sash assemblies and multi-pane windows, and an open front porch.

Cultural and Historic: The house has cultural and historic value for the following reasons: it was constructed in 1922⁷ and has retained much of its original design; its prominent corner location provides passers-by with an idea of what life was like in this part of the neighbourhood in the 1920s and how architectural styles have changed over time; and it is associated with the Heritage Conservation Area and the importance that this Area has for residents of Kelowna.

⁷ From BC Assessment. See Appendix D.

Scientific Value: There is some scientific value associated with the house as it provides information that helps people understand and appreciate the era in which the house was built and the ways in which houses have changed and/or stayed the same since then in terms of design, size, and cladding materials.

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 a very good example of a house from the 1920s and by being part of 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.⁸

Character-defining Elements

The character-defining elements of the house include:

- Location on a corner lot and orientation to Lake Avenue.
- The form, scale and massing as expressed by its:
 - 1 ½ storey height
 - Horizontal massing
 - Multiple- medium, front facing gables
 - Open front porch
- The overall representation of the Late Arts & Crafts architectural style, through such elements as:
 - Asymmetrical front façade
 - Decorated fascia with brackets
 - Cladding of horizontal wood siding below the water belt and stucco above
 - Wide window and door trim
 - Location and pattern of windows, in particular the vertical double-hung windows with multi-sash assemblies and multi-pane windows, all with projecting wood sills, on the front façade

⁸ To determine if there is spiritual value as it relates to local Indigenous culture, consultation with the local First Nations people would be required.

3 - Patterns/Materials Study of Neighbouring Houses

Five 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)⁹. Note that the house across Water Street does not fall within the Heritage Conservation Area and has not been analysed. The house across Lake Avenue is new and has not been included in the analysis.



The properties that have been analysed are identified with a blue outline on this excerpt from the Abbott Street & Marshall Street Heritage Conservation Areas Building Style 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. The property at 1852 Water Street has been placed on the Heritage Register since this map was published, so for clarity, a blue dot has been added to the map on this page.

For the full map and a legend of the colours, please see Appendix B.

According to the Guidelines, the styles of the five houses which have been analysed fall into the following four 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.

Arts & Crafts – Early (268 Lake 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

⁹ <https://www.kelowna.ca/homes-building/property-development/heritage-development>

- Wide window & door surrounds
- Multiple pane windows
- Asymmetrical front facade
- Side or rear yard parking

Arts & Crafts – Late (286 Lake Avenue – subject house)

- 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

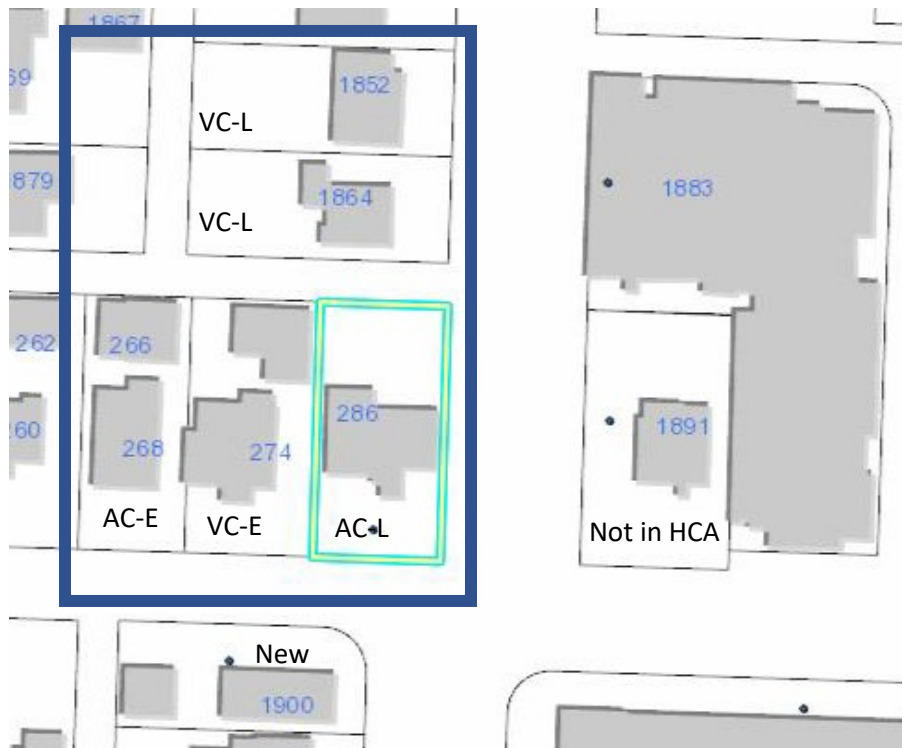
Vernacular Cottage – Early (274 Lake Avenue)

- Fanciful feel to the architecture
- Narrow eave verges
- Stucco cladding and detailing
- Stucco cove at soffit
- Up to 1 ½ storey massing
- Vertical window openings
- Balanced asymmetrical facade
- Porch or Portico at Front Entrance
- Arched transom & feature windows
- Multi-sash window assembly
- Gable roof forms
- Stucco ‘tuck’ at the foundation line
- Wood or interlocking asphalt shingle
- Side or rear yard parking

Vernacular Cottage – Late (1852 and 1864 Lake Avenue)

- 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



Map showing study houses outlined in dark blue.
 AC-E = Arts & Crafts Early. AC-L = Arts & Crafts Late.
 VC-E = Vernacular Cottage Early. VC-L = Vernacular Cottage Late.
 Map courtesy City of Kelowna Website.

Address: 286 Lake Avenue (Subject House)



Style: Late Arts & Crafts, medium gables, decorated fascia with brackets, 1 ½ storeys, horizontal wood siding below the water belt, stucco above, vertical double-hung window openings with multi-sash assemblies and multi-pane windows, wide window and door trim, asymmetrical front façade, rear yard parking. This house also has multiple front-facing

gables, including a small one over the open front porch. There is a small addition on the east elevation and a large, full-length addition on the west elevation. The overall massing is horizontal.

Materials: Body: stucco, horizontal lap siding, and plywood in the gable ends, light colour; Trim: light colour that matches the lap siding; Roof, asphalt shingles, dark colour.

Fenestration: The house has three different window assemblies on the front façade: 1) on the far left side is a small, horizontal, double window. To the left of the front door, and on the elevation that is set back on the far right side, are triple window assemblies. These appear to be single hung with a 6/1 pattern. On the east elevation of the projecting front bay of the house are two double, single-hung windows that match the design of the triple window assemblies. All have wide frames and projecting wood sills.

Landscape: The front yard is flat and grassy with a large deciduous tree near the house on the east side of the lot, and mature cedar shrubs along a portion of the front property line.

Listed: Not listed on either the Heritage Inventory or the Heritage Register.

Address: 274 Lake Avenue



Style: Early Vernacular Cottage, narrow eave verges, stucco cladding, 1 storey, vertical window openings with one multi-sash, porch at front entrance, side gable with front gable over the porch, asphalt shingled roof, rear yard parking. There is stucco coving on the front porch, which is covered, has wide stuccoed corner piers, a closed railing system (also stuccoed) and which is accessed from stairs at the side. There is a large addition on the rear with a cross gable roof. The massing is low and horizontal.

Materials: Body: rough stucco, light colour; Trim: dark; Roof, asphalt shingles, dark colour

Fenestration: There are two different window assemblies evident on the front façade of this house: 1) on the left is a double, single-hung window with 3 small panes at the top of the upper sash. 2) on the

right is a single, single-hung window in the exact same style as the double window. Adjacent the front door, in the porch, is another window assembly that matches the other two in style, but it is unclear in the photograph if it is a single or a double assembly. All the windows have narrow casings and frames.

Landscape: The front yard is flat with numerous decorative boulders and rocks, some grass, and some planted areas.

Listed: Not listed on either the Heritage Inventory or the Heritage Register.

Address: 268 Lake Avenue



Style: Early Arts & Crafts, 'stick-built feel', medium side gable roof, open front verandah, 1 ½ storeys, horizontal siding, multi-sash window assemblies, wide window and door surrounds, asymmetrical front façade, rear yard parking. This house appears to have been recently renovated and looks to have new, vinyl-frame windows. There are two matching small dormers on the front elevation with front-facing, low-pitched gable roofs. There is a shed roof over the full-width front verandah, which has an open picket railing system and narrow square columns.

The massing is boxy.

Materials: Body: horizontal lap siding, dark colour; Trim: white; Roof, asphalt shingles, dark colour

Fenestration: There are three different window assemblies on the front façade: 1) there are two small, either single-hung or awning, windows with wide casings in the two dormers on the upper floor. 2) on the left side of the main level of the house is a double, single-hung window assembly with wide casings. 3) There is a small, single-hung window with wide casings adjacent the front door on the main level of the house. All the windows appear to be more recent vinyl-frame windows.

Landscape: The front yard has a gravel layer with decorative boulders and ornamental grasses, as well as some mature deciduous trees.

Listed: Not listed on either the Heritage Inventory or the Heritage Register.

Address: 1864 Water Street



Style: Late Vernacular Cottage, flush gable verges, stucco siding, 2 storeys, clustered vertical window sashes, asymmetrical façade, cross-gable roof form, asphalt shingle roofing, rear yard parking. This house has multiple front-facing gables, and a projecting enclosed vestibule with its own narrow, front facing gable roof and a gabled hood over the door with deep brackets, one of either side of the door. Both of these minor gables match the main gables in pitch. The front door is flush to the entry wall and is accessed by

three concrete steps. The massing is boxy.

Materials: Body: medium stucco, white; Trim: black; Roof, asphalt shingles, dark colour

Fenestration: There are two different window assemblies on the front façade: 1) There is a single, 6/1 paned, single-hung window in the gable end with a wide casing and projecting sill. 2) The windows on the main level are a matching set. They are triple picture windows, with a fixed centre sash and narrow, single-hung sashes on either side. They have wide casings and projecting sills.

Landscape: The front yard has flat grassy areas with large deciduous trees, a low stone wall on one side, and some perennials along the front edge of the house.

Listed: Not listed on either the Heritage Inventory or the Heritage Register.

Address: 1852 Water Street



Style: Late Vernacular Cottage, flush gable verges, horizontal siding, 1 ½ storeys, clustered vertical window sashes, asymmetrical façade design, flush front entrance, cross-gable roof form, asphalt shingle roofing, rear yard parking. This house has a strong horizontal presentation with a large, front-facing low gable roof over the front section of the house. The main portion of the house is wider than

this front section and has a side-facing, low gable roof. There is a small triangular hood over the front door, with large brackets, one of either side of the door. The upper storey is differentiated from the body of the house through a horizontal wood belt and through the use of different cladding.

Materials: Body: horizontal lap siding on the body of the house, wood shingles in the gable ends, light colour; Trim: white; Roof, asphalt shingles, dark colour

Fenestration: There are four different types of window assemblies on the front elevation: 1) there is a multi-paned, vertical-oriented, sliding window in the gable end. 2) On the far left of the main level is a triple window assembly with a single-hung window on the left side and fixed single windows in the middle and on the right side. 3) In the middle of the main level is a triple window assembly that is

almost a picture window, with a fixed centre window and a smaller width, single-hung window on either side. 4) On the far right of the main level is double or paired, single-hung window assembly. The three window assemblies on the main level all have projecting sills and wide casings between the glazing but narrow frames.

Landscape: The front yard has a flat grassy area with some mature perennials adjacent the house, a mature deciduous tree, and other assorted small trees and shrubs.

Listed: Not listed on the Heritage Inventory but is listed on the Heritage Register.

The following address is included as it is directly across the street from the subject house; however, it is a new house and does not fit within the historic styles identified in the Guidelines.

Address: 1900 Water Street



Style: This new house has an undefined style. Some key characteristics include a hipped roof with a large gabled dormer at the rear, a tall and narrow footprint, a blend of cladding including dark brown shingles on the upper half and horizontal (likely) hardiplank siding on the lower half, a belt course between the upper and lower levels, corner boards, an asymmetrical front façade with a flush front door on the far right side with a gabled hood. There is a white picket fence along the property edges and a tall cedar hedge just inside the fence for privacy. It is not recommended that this house be used to inform

the design and style of the proposed new carriage house on the subject property.

Common Characteristics:

The following are characteristics derived from the five houses analysed above. (The new house at 1900 Water Street is not included.)

- Three of the houses have a square massing form and two have a horizontal massing form
- The dominant height is 1 ½ storeys
- The dominant façade design is asymmetrical
- All the roof types are a form of gable
- The houses are clad with stucco and/or horizontal wood siding
- There is no dominant colour scheme
- All have dark, asphalt roofing
- There is no dominant landscape style



- 1) 286 Lake Ave
- 2) 274 Lake Ave
- 3) 268 Lake Ave
- 4) 1864 Water Street
- 5) 1852 Water Street

4- Design Strategies

The following design suggestions for the proposed new carriage house 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 adjacent houses in the 200 block of Lake Avenue and in the 1800 block of Water 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 carriage 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 carriage 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 carriage house meets all four of these general guidelines by being compatible in form and character to the streetscape's context and by continuing the 'sense-of-place' through a design that is similar to the existing house. The design is both compatible and respectful of the neighbourhood and is a context sensitive project.

A copy of the drawings can be found in Appendix C. Please note that this heritage report has been based on the attached drawings, but it is possible that the drawings attached to the application might be different. The inclusion of this version of the drawings should not be interpreted as the final design.

The italicized sentence at the beginning of each paragraph is taken directly from Chapter 16 of the Kelowna Official Community Plan. Possible design strategies 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. The proposed design of the new carriage house draws design inspiration from the existing historic house on the property and from the neighbourhood, in particular by incorporating a similar roof design and exterior cladding, and also by placing brackets in the soffits which reflect those on the existing house.

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 carriage house design, in particular the height, asymmetrical façade, roof type and form, exterior cladding, and roofing material.

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 of the existing house is not being changed and therefore 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.

- The new garage, which forms part of the new carriage house, will be accessed from the rear lane.

Spacing between buildings should retain the established pattern.

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

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 Water Street. No rear additions are planned for the existing building.

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

- This proposal is for a carriage house, which has drawn its design inspiration from the principal residence.

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 through its one-and-one-half height and its gable roof form.

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

- The proposed new carriage house is smaller in massing than the main house and further reduces its massing through the use of dormers, and through receding and projecting planes.

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 carriage house would have a compatible foundation height, wall to window/door ratio, and setback of the existing buildings along the streetscape.

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 style along this section of Lake Avenue and Water Street is a gable form. The carriage house will use the same style and pitch of gable roof as the existing house.

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 (gable with dormers) and its silhouette are consistent with the neighbouring building styles and with the existing house.

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

- There are no skylights proposed for the carriage 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 roofing material of the carriage house will be compatible with the streetscape. Dark, asphalt shingles will be used, which are low maintenance and will match the existing and neighbouring houses.

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.

- The soffit overhang and bracket details will be consistent with the existing house.

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

- The dormers will have a 4/12 roof slope. While gentler than the primary roof, it is typical in this scenario and is of no concern.

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

- The proposed carriage house will not have a chimney.

Cladding Materials:

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

- The cladding of the new carriage house will be comprised of horizontal cementitious cladding, stucco, and wood shingles; all of which are based on the existing house.

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 will be the same as the principal house. The exact scheme may be found on the colour board that accompanies the submission.

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 window -to-wall ratio is lower than that of the existing house, but in keeping with the contemporary design of the carriage house. The door-to-wall ratio is very similar to the existing house. The placement and style of the windows and the door are respectful and compatible with the existing house. It is important to note that the size and placement of windows on the carriage house is controlled by the British Columbia Building Code which does not allow many options in this scenario.

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

- The main entrance for the carriage house faces Water Street and is made prominent through the design of a small gabled overhang. It adheres to the pattern of the established architectural style.

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

- The door and window shape, sash design, trim, casements and sills are respectful of and compatible with the existing house.

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 principle house will retain its existing front porch access. The carriage house will not have steps leading to the main entrance as the door opens at-grade.

Landscaping, Walks & Fences:

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

- The two existing mature trees on the property will be maintained and protected during and after construction.

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.

- As noted in the earlier guideline, there are no steps leading to the main entrance of the carriage house. The door opens at-grade.

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

- The front yard landscaping of the existing house will not be changed. The carriage house will have its own outdoor private space adjacent to Water Street.

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.

- There is currently no fence in the front yard of the existing house. There is an existing short row of cedar shrubs along the west edge of the front yard.

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.

- There are no boulevard trees associated with this project.

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 of the carriage house, facing Water Street, will provide excellent sight lines from Water Street to the front entry.

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 proposed new carriage house is proposed to be located in such a way that it meets the Zoning Bylaw daylighting standards.

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 a new building is proposed adjacent to an historic one; 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 carriage house does not create a false sense of historical development. It will be a contemporary design that pulls design elements and language from the existing historic house. It will be compatible to the existing house by using the same type of exterior cladding, roof form and pitch, and by adding brackets in the soffits. It will be evident that this is a new house.

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 carriage house design understands and respects the spatial organization of the streetscape through its location on the lot, its footprint, its massing, and by maintaining the pedestrian edge; all of which are compatible with the other properties in the neighbourhood.

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 carriage house will neither be too large nor too small compared to the 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)

– A landscape plan is not required as part of this application, but most likely the vegetation will be typical of the area. No impact will be made to the front yard landscape of the primary house and it is anticipated that the Water Street frontage will remain relatively as is.

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

– The proposed design of the carriage house is a contemporary interpretation of the existing historic house on the property. It will not pretend to be old. While using design cues and the same exterior cladding typology, it will be compatible and respectful of the existing historic house.

Conclusions

Of great importance to the principles of heritage conservation is that the new carriage house does not mimic the historic houses around it, nor does it pretend to be old. The proposed design and positioning of the new carriage house behind the historic house will successfully integrate into the streetscape and offer a continuity of a 'sense-of-place' and it will be a context sensitive development. The orientation of the carriage house to Water Street and the unchanging orientation of the principle house to Long Avenue, will result in a positive pedestrian interface. In conclusion, the proposal meets and exceeds the above guidelines.

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” Guide¹⁰ 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.

¹⁰ Historic Places Program Branch, “Canadian Register of Historic Places: Writing Statements of Significance,” Parks Canada, November 2006, pp. 12-13.

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



LEGEND

- Victorian Revival
- Dutch Revival
- Mediterranean Revival
- Tudor Revival
- Colonial Revival
- Arts & Crafts (early)
- Arts & Crafts (late)
- Vernacular Cottage (early)
- Vernacular Cottage (late)
- Moderne
- Early Suburban
- Kelowna Heritage Resource Inventory-1983
- Kelowna Heritage Register

SCALE 0 25m 75m

Rev. Nov. 7/01

ABBOTT/MARSHALL ST. HERITAGE CONSERVATION AREAS

MAP 1 - Building Style Map

Appendix C: Design Drawings (Dated 19. 06. 2020) Used for Analysis

Blue Vision
 Drafting & Design
 BRINGING YOUR VISIONS TO LIFE

Blue Vision Design Inc.
 3448 Cougar Rd
 West Kelowna, BC
 V1Z 2S8
 250.864.6666
 blue.vision@vromail.com

Issue Schedule
 Name: Ian Mackay
 Number: 22-04-2300
 Description: (ref:1907)
 Date: 19.06.2020
 Review: 22.04.2020
 Date-Created: 19.06.2020
 Name: Ian Mackay

Garage/Carrriage House Addition
 286 LAKE AVE
 Kelowna, BC

PROPOSED BC STEP CODE: STEP 1

Blue Vision
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 BRINGING YOUR VISIONS TO LIFE

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 Name: Ian Mackay

SHEET LIST

Sheet No.	Sheet Name	Current Revision Date
A2.0	TITLE PLAN	19.06.2020
A2.1	ELEVATIONS	19.06.2020
A2.2	SECTION ELEVATIONS	19.06.2020
A2.3	PLANS	19.06.2020

SCALE:
 AS NOTED

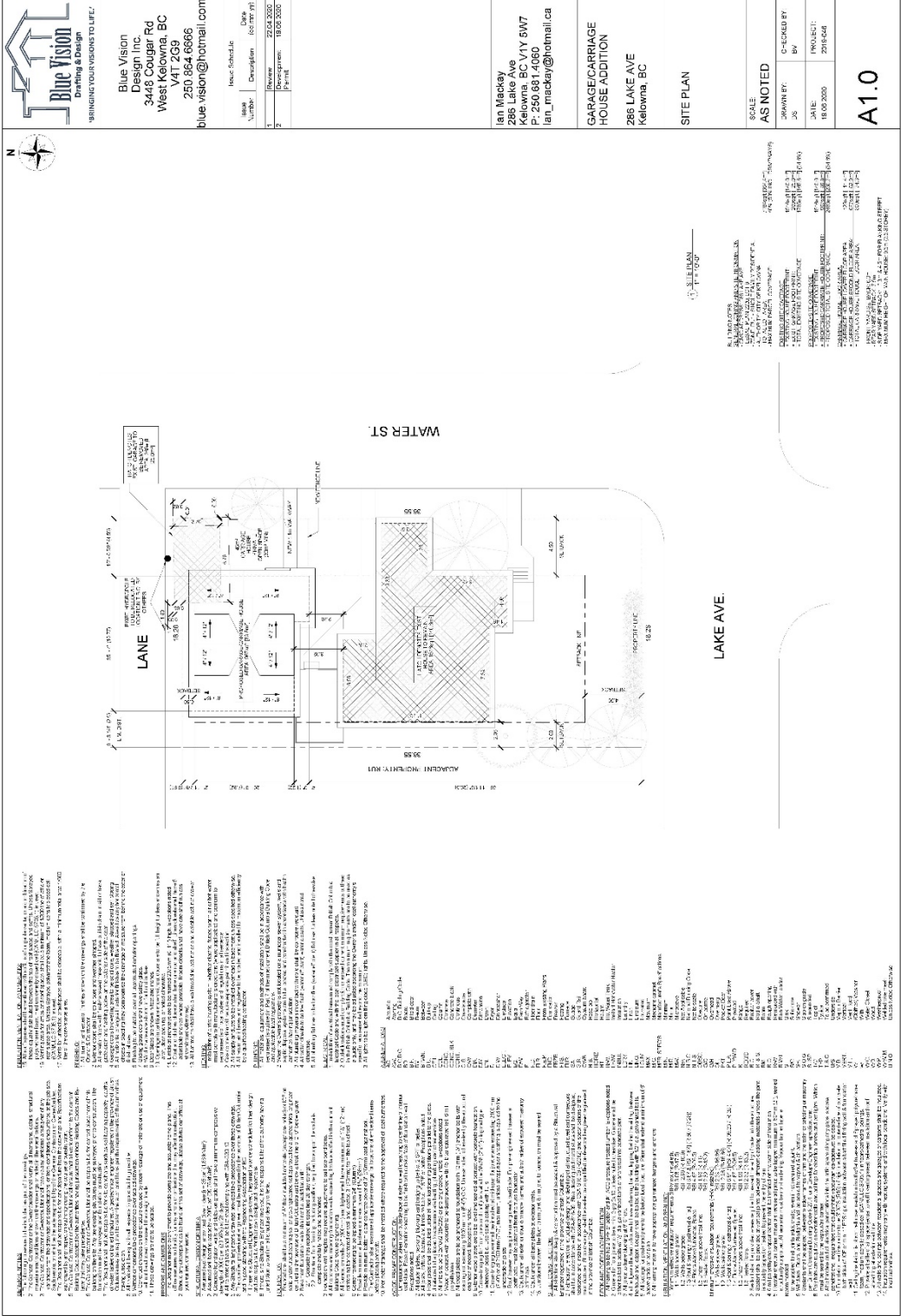
CUSTOMER:
 Ian Mackay

DATE:
 19.06.2020

PROJECT:
 286 LAKE AVE
 Kelowna, BC

TITLE

A0.0



Blue Vision
Drawing & Design
SHIMMING (ADDIITIONAL TO L&P)

Blue Vision
Design Inc
3448 Colagar Rd
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Revis	Number	Description	Date (MM/YY)
1	1	Issue	02/04/2020
2	2	Revisions	18/02/2020

Issue Schedule

Revis	Number	Description	Date (MM/YY)
1	1	Issue	02/04/2020
2	2	Revisions	18/02/2020

Ian Mackay
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GARAGE/CARRIAGE
HOUSE ADDITION
286 LAKE AVE
Kelowna, BC

SITE PLAN

SCALE
AS NOTED

DRWING BY	CHECKED BY
JAS	BY

DATE
18/02/2020

SCALE
20/1/20

A1.0

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- 3. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND THE PROVINCE OF BRITISH COLUMBIA.
- 4. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY UTILITIES INFORMATION AND CROSSING PERMISSIONS FROM THE RESPECTIVE UTILITY COMPANIES.
- 5. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY EASEMENTS AND RIGHTS OF WAY FROM THE ADJACENT PROPERTY OWNERS.
- 6. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY TITLE INSURANCE AND SURVEY INFORMATION FROM THE SURVEYOR.
- 7. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY CONVEYANCING AND LEGAL ADVICE FROM A QUALIFIED LEGAL PROFESSIONAL.
- 8. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE COVERAGE FOR THE PROJECT.
- 9. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY FINANCING AND BANKING INFORMATION FROM THE FINANCIAL INSTITUTIONS.
- 10. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY TAX AND ACCOUNTING INFORMATION FROM THE ACCOUNTING PROFESSIONAL.
- 11. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY ENVIRONMENTAL AND SOCIAL IMPACT ASSESSMENT INFORMATION FROM THE ENVIRONMENTAL PROFESSIONAL.
- 12. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY HISTORICAL AND CULTURAL HERITAGE ASSESSMENT INFORMATION FROM THE HISTORICAL AND CULTURAL HERITAGE PROFESSIONAL.
- 13. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY ARCHITECTURAL AND ENGINEERING INFORMATION FROM THE ARCHITECTURAL AND ENGINEERING PROFESSIONALS.
- 14. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY LANDSCAPE ARCHITECTURE INFORMATION FROM THE LANDSCAPE ARCHITECTURE PROFESSIONAL.
- 15. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY INTERIOR DESIGN INFORMATION FROM THE INTERIOR DESIGN PROFESSIONAL.
- 16. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PROJECT MANAGEMENT INFORMATION FROM THE PROJECT MANAGEMENT PROFESSIONAL.
- 17. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY COMMUNITY ENGAGEMENT INFORMATION FROM THE COMMUNITY ENGAGEMENT PROFESSIONAL.
- 18. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PUBLIC PARTICIPATION INFORMATION FROM THE PUBLIC PARTICIPATION PROFESSIONAL.
- 19. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY TRANSPORTATION PLANNING INFORMATION FROM THE TRANSPORTATION PLANNING PROFESSIONAL.
- 20. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY UTILITIES PLANNING INFORMATION FROM THE UTILITIES PLANNING PROFESSIONAL.
- 21. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY WATER MANAGEMENT INFORMATION FROM THE WATER MANAGEMENT PROFESSIONAL.
- 22. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY ENERGY EFFICIENCY INFORMATION FROM THE ENERGY EFFICIENCY PROFESSIONAL.
- 23. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY SUSTAINABILITY INFORMATION FROM THE SUSTAINABILITY PROFESSIONAL.
- 24. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY ACCESSIBILITY INFORMATION FROM THE ACCESSIBILITY PROFESSIONAL.
- 25. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY SECURITY INFORMATION FROM THE SECURITY PROFESSIONAL.
- 26. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY HEALTH AND SAFETY INFORMATION FROM THE HEALTH AND SAFETY PROFESSIONAL.
- 27. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY RISK MANAGEMENT INFORMATION FROM THE RISK MANAGEMENT PROFESSIONAL.
- 28. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY COMPLIANCE INFORMATION FROM THE COMPLIANCE PROFESSIONAL.
- 29. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY REPORTING INFORMATION FROM THE REPORTING PROFESSIONAL.
- 30. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY EVALUATION INFORMATION FROM THE EVALUATION PROFESSIONAL.



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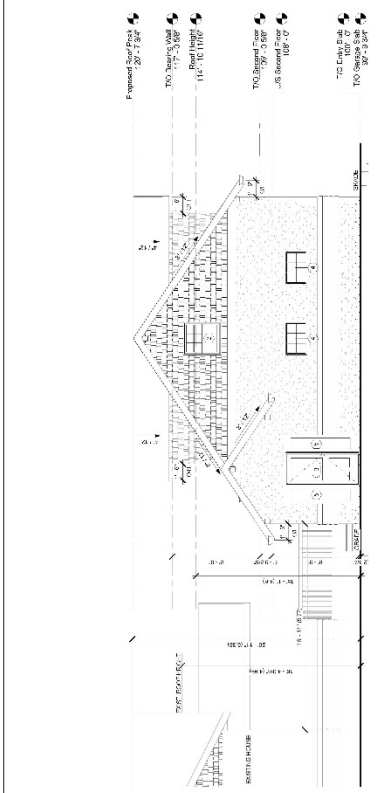
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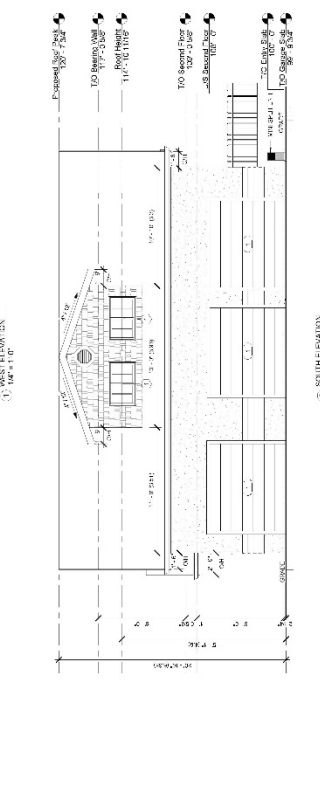
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1 WEST ELEVATION
 1/8" = 1'-0"



2 SOUTH ELEVATION
 1/8" = 1'-0"

DOOR SCHEDULE

Door Type	Count	Size	Material	Finish	Comments
1	1	96" x 84" Fiberglass Overhead Door	0" x 0"	7" x 0"	
2	1	72" x 84" Fiberglass Double	0" x 0"	0" x 0"	
3	1	36" x 84" Fiberglass Double	0" x 0"	0" x 0"	
4	2	36" x 84" Fiberglass Double	0" x 0"	0" x 0"	
5	1	36" x 84" Fiberglass Double	0" x 0"	0" x 0"	
6	1	36" x 84" Fiberglass Double	0" x 0"	0" x 0"	
7	1	36" x 84" Fiberglass Double	0" x 0"	0" x 0"	
8	1	36" x 84" Fiberglass Double	0" x 0"	0" x 0"	
9	1	36" x 84" Fiberglass Double	0" x 0"	0" x 0"	
10	1	36" x 84" Fiberglass Double	0" x 0"	0" x 0"	

WINDOW SCHEDULE


Window Type	Count	Size	Material	Finish	Comments
1	1	48" x 36" Slab	4" x 0"	2" x 0"	
2	1	36" x 48" Double Hung	0" x 0"	0" x 0"	
3	1	36" x 48" Double Hung	0" x 0"	0" x 0"	
4	1	36" x 48" Double Hung	0" x 0"	0" x 0"	
5	1	36" x 48" Double Hung	0" x 0"	0" x 0"	
6	1	36" x 48" Double Hung	0" x 0"	0" x 0"	
7	1	36" x 48" Double Hung	0" x 0"	0" x 0"	
8	1	36" x 48" Double Hung	0" x 0"	0" x 0"	
9	1	36" x 48" Double Hung	0" x 0"	0" x 0"	
10	1	36" x 48" Double Hung	0" x 0"	0" x 0"	

ELEVATIONS

SCALE
 AS NOTED

DATE: 18.02.2020
PROJECT: 289-5-044

A2.0



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Issue Schedule

Issue Number	Issue Date	Description
1	19.04.2020	Development
2	15.08.2020	Permit

Issue Schedule

Issue Number	Issue Date	Description
1	19.04.2020	Development
2	15.08.2020	Permit

Client: Ian Mackay
Address: 268 Lake Ave Kelowna BC V1Y 9N7
Phone: 250.868.0480
Email: ian_mackay@hotmail.ca

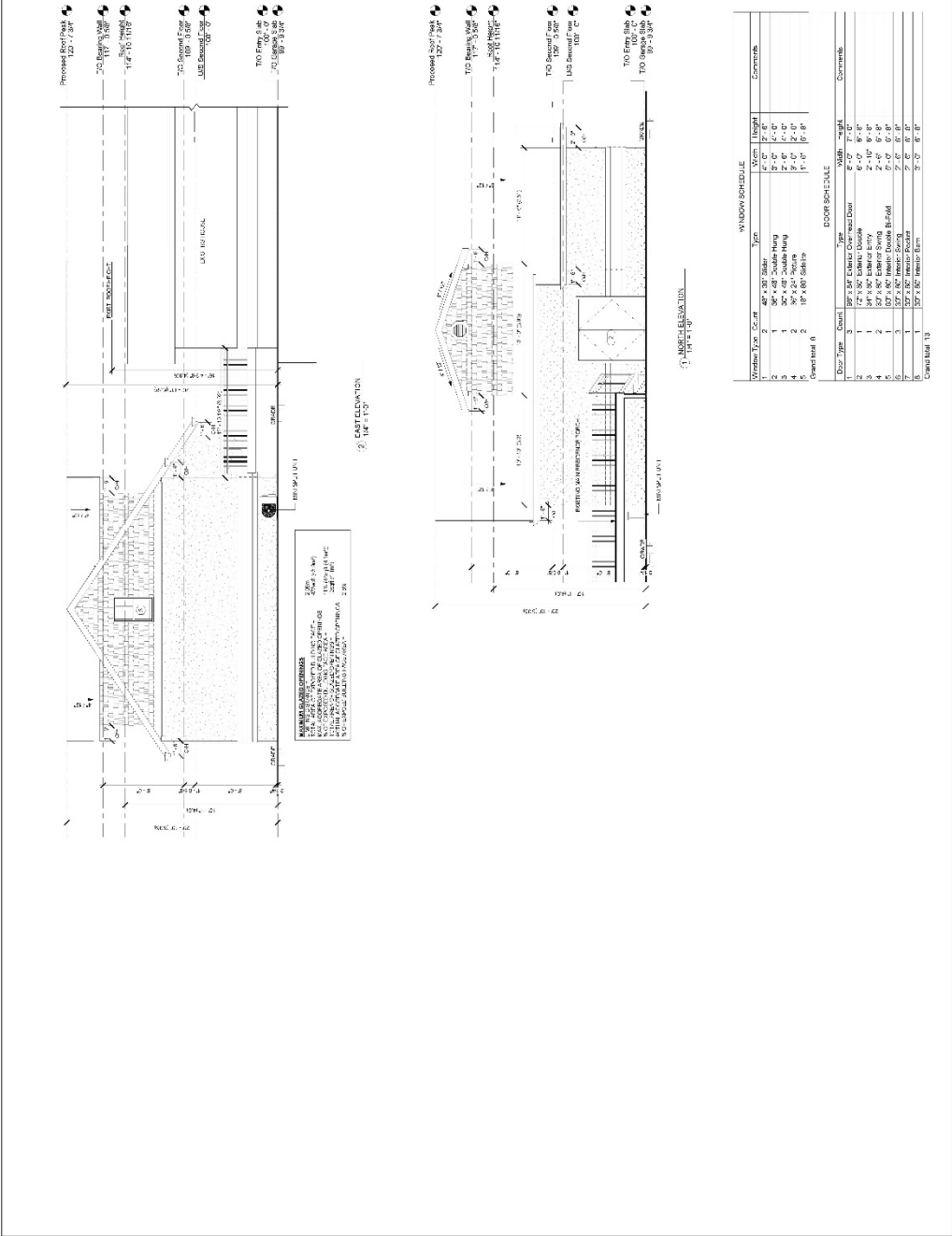
Project: GARAGE/CARRIAGE HOUSE ADDITION
Address: 268 LAKE AVE Kelowna, BC

ELEVATIONS

ROOF AS NOTED

DRAWN BY: DS
 C-CHECKED BY: BY
 DATE: 19.08.2020
 PROJECT: 2018-046

A2.1



WINDOW SCHEDULE			
Window No.	Count	Type	Comments
1	2	36" x 48" Slab	Concrete
2	1	36" x 48" Slab	Concrete
3	1	36" x 48" Double Hung	6'-0" x 8'-8"
4	2	18" x 24" Slab	6'-0" x 8'-8"
Comments: 0			
DOOR SCHEDULE			
Door Type	Count	Type	Comments
1	1	18" x 24" Slab	6'-0" x 8'-8"
2	1	72" x 36" Slab	6'-0" x 8'-8"
3	1	36" x 48" Slab	6'-0" x 8'-8"
4	1	36" x 48" Slab	6'-0" x 8'-8"
5	1	60" x 80" Slab	6'-0" x 8'-8"
6	1	36" x 48" Slab	6'-0" x 8'-8"
7	1	36" x 48" Slab	6'-0" x 8'-8"
8	1	36" x 48" Slab	6'-0" x 8'-8"
Comments: 13			



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Issue Number	Date	Description
1	10/11/12	Revised
2	10/11/12	Final

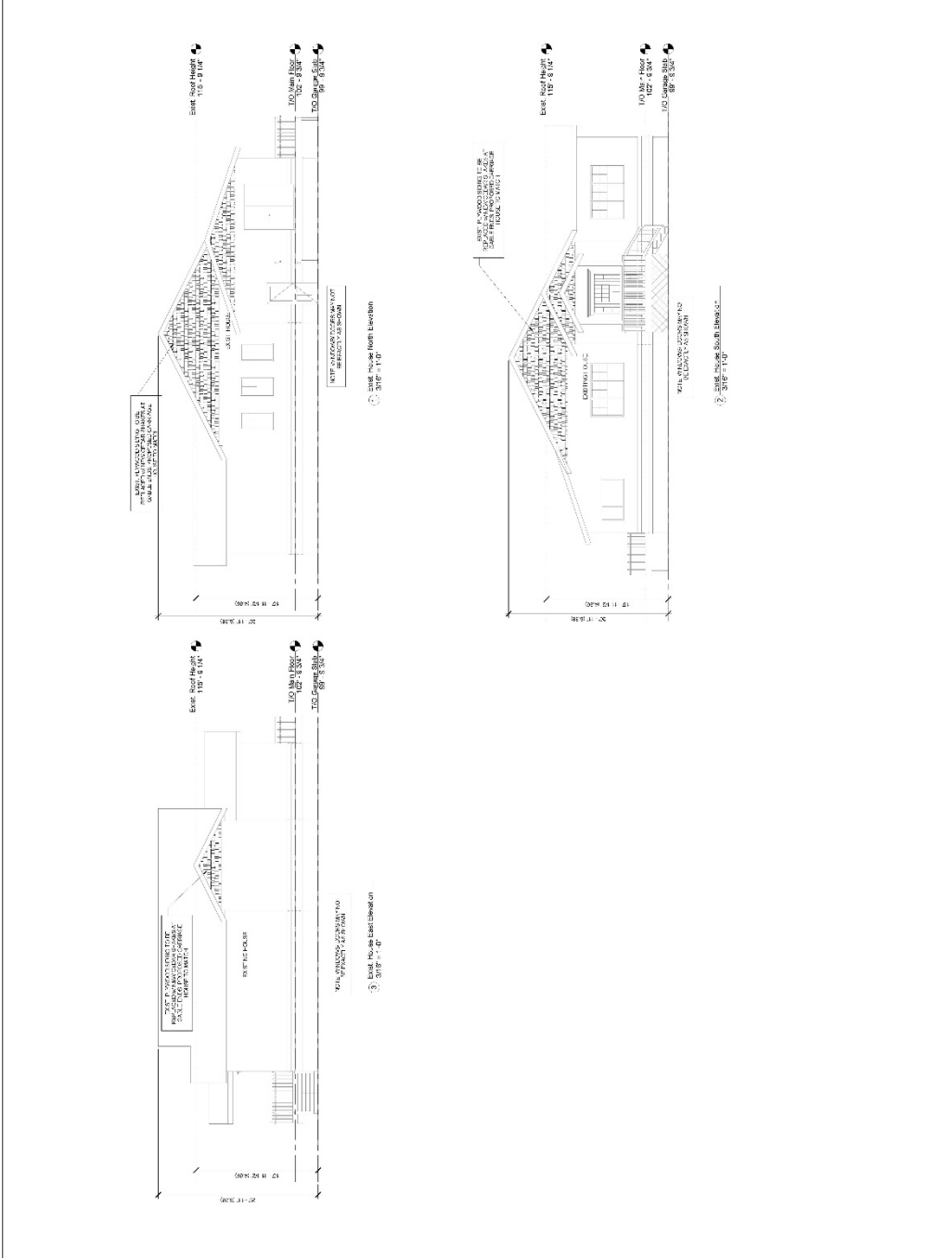
Ian Mackay
286 Lake Ave
Kelowna, BC V1Y 5W7
ian_mackay@hotmail.ca


GARAGE/CARRIAGE
HOUSE ADDITION
286 LAKE AVE
Kelowna, BC

EXISTING ELEVATIONS

SCALE	CHECKED BY:
AS NOTED	BY
DATE	PROJECT
10/05/2020	2019-246

A2.2





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Team Schedule

Item Number	Description	Start	End
1	Design	05/04/2020	05/04/2020
2	Permit Development	05/04/2020	05/04/2020

Client
Ian Mackey
286 Lake Ave
Kelowna, BC V1Y 5W7
Tel: 250.664.1406
ian_mackey@hotmail.ca

PROJECT
GARAGE/CARRIAGE HOUSE ADDITION

PLANS
286 LAKE AVE
Kelowna, BC

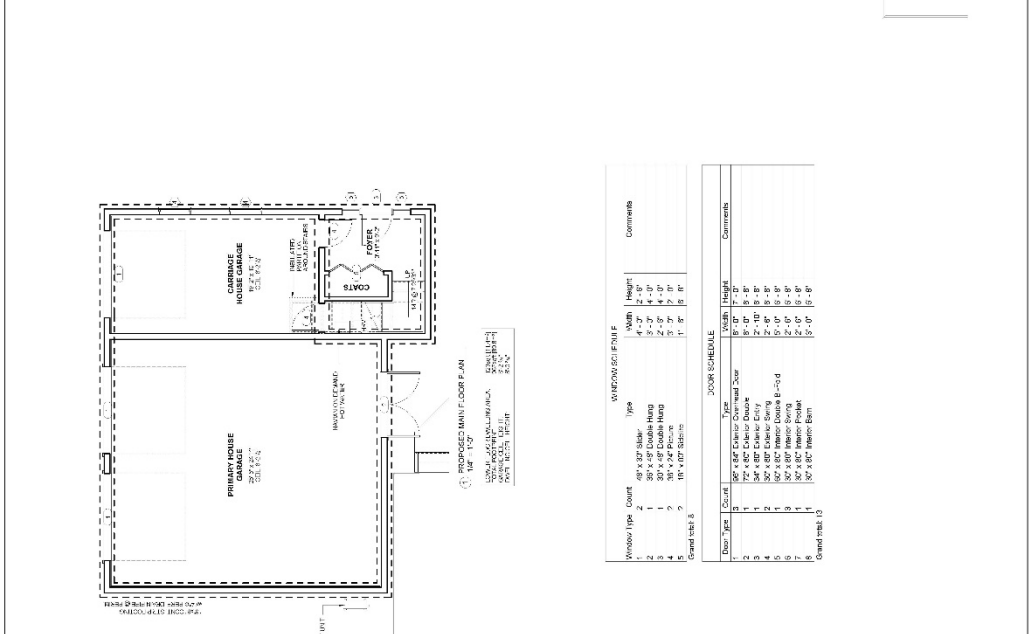
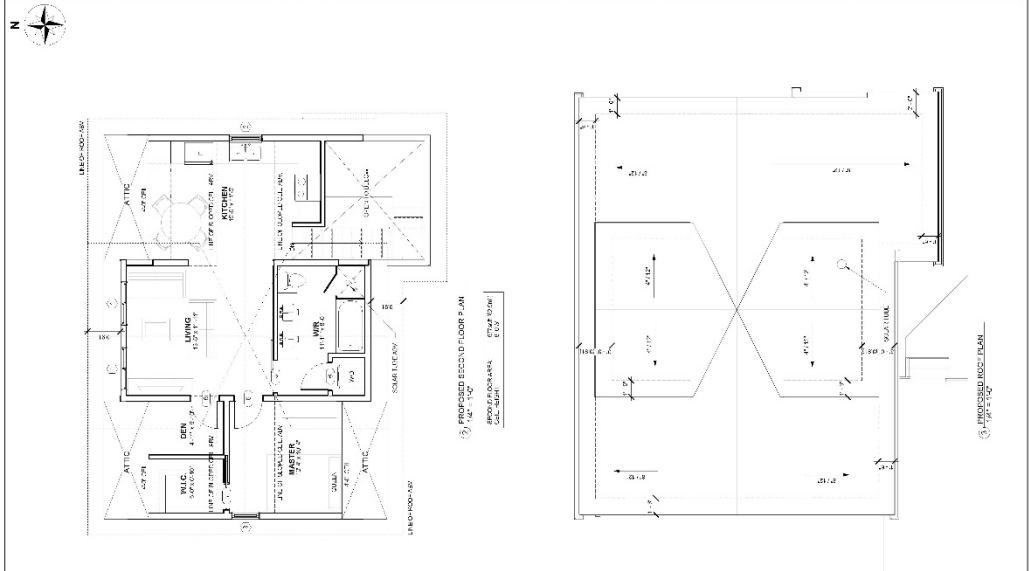
SCALE: AS NOTED

CHECKED BY: [Signature]

DATE: 19.06.2020

PROJECT: 2019-048

A3.0



Window Type	Count	Size	Type	Material	Height	Comments
1	1	48" x 84"	Slider	4" x 2"	2'-0"	
2	1	36" x 66"	Double Hung	3" x 2"	4'-0"	
3	1	36" x 66"	Double Hung	3" x 2"	7'-0"	
4	1	36" x 66"	Double Hung	3" x 2"	7'-0"	
5	1	18" x 48"	Slider	1" x 8"	8'-0"	
Grand Total: 5						

Door	Count	Size	Type	Material	Height	Comments
1	1	36" x 84"	External Double	6" x 2"	7'-0"	
2	1	72" x 84"	External Double	6" x 2"	8'-0"	
3	1	36" x 84"	External Double	6" x 2"	8'-0"	
4	1	36" x 84"	External Double	6" x 2"	8'-0"	
5	1	60" x 84"	Internal Double B-T-D	5" x 0"	8'-0"	
6	1	60" x 84"	Internal Double B-T-D	5" x 0"	8'-0"	
7	1	36" x 84"	Internal Double	2" x 0"	8'-0"	
8	1	36" x 84"	Internal Double	5" x 0"	8'-0"	
Grand Total: 8						

Appendix D: BC Assessment

(Some information removed for privacy)



The information in this report is provided for your information and convenience. If the information has been altered for any reason from the format in which it was originally received verification may be required by BC Assessment. In any case of doubt, the official BC Assessment records shall prevail.

286 LAKE AVE KELOWNA V1Y 5W7



Total value

2020 assessment as of July 1, 2019

Land

Buildings

Previous year value

Land

Buildings

Property information

Year built	1922
Description	1 STY house - standard
Bedrooms	4
Baths	2
Carports	
Garages	G
Land size	.17 Acres
First floor area	1,519
Second floor area	
Basement finish area	120
Strata area	
Building storeys	
Gross leasable area	
Net leasable area	
No. of apartment units	

Legal description and parcel ID

Sales history (last 3 full calendar years)

Manufactured home

Width

Length

Total area

Register with BC Assessment



Search properties on a map



Compare property information and assessment values



Store and access favourite properties across devices



View recently viewed properties

Appendix E: 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

City of Kelowna 2030 Official Community Plan, Section 16.
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.

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

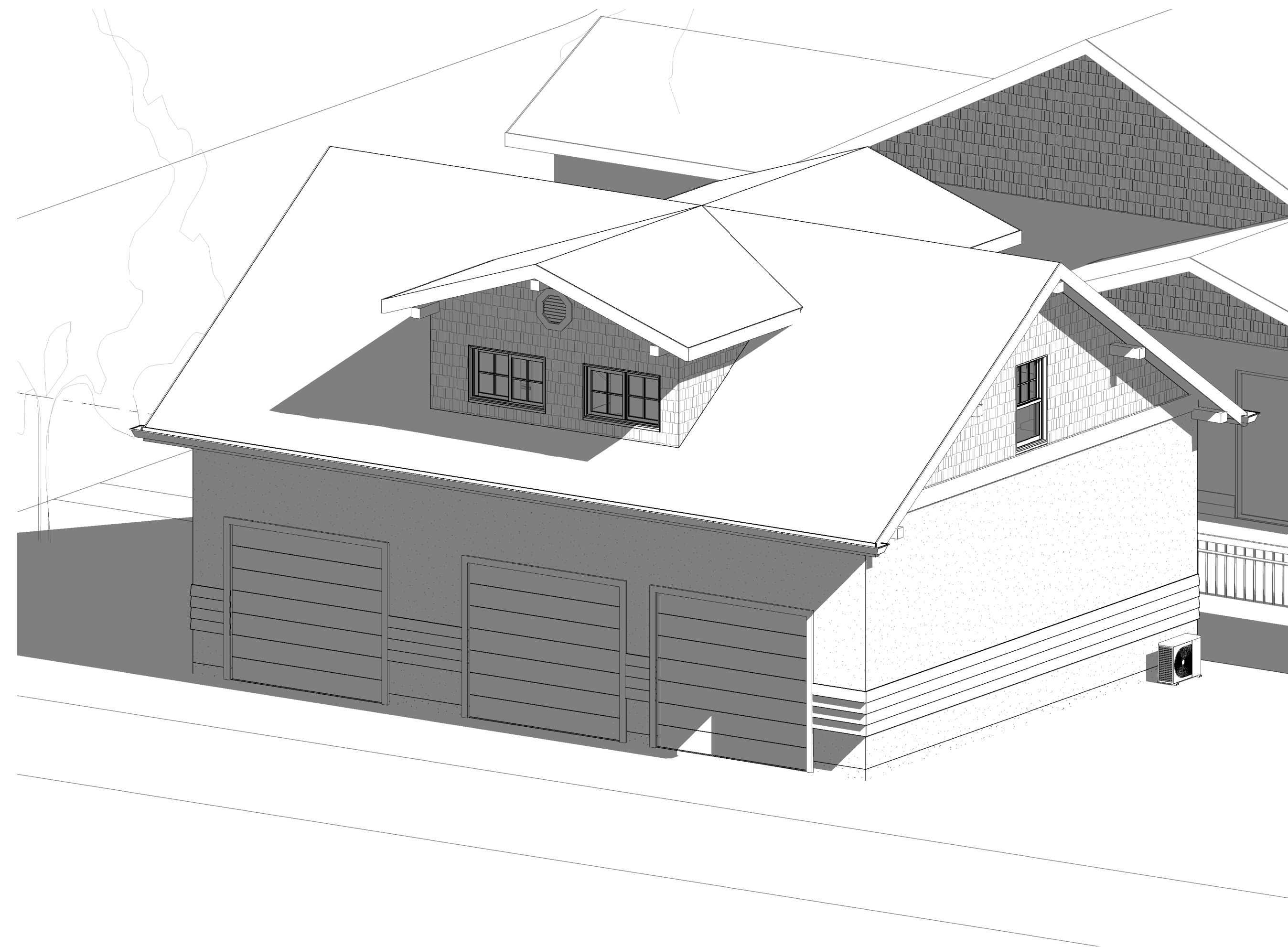
GARAGE/CARRIAGE HOUSE ADDITION 286 LAKE AVE

PROPOSED BC STEP CODE: STEP 1

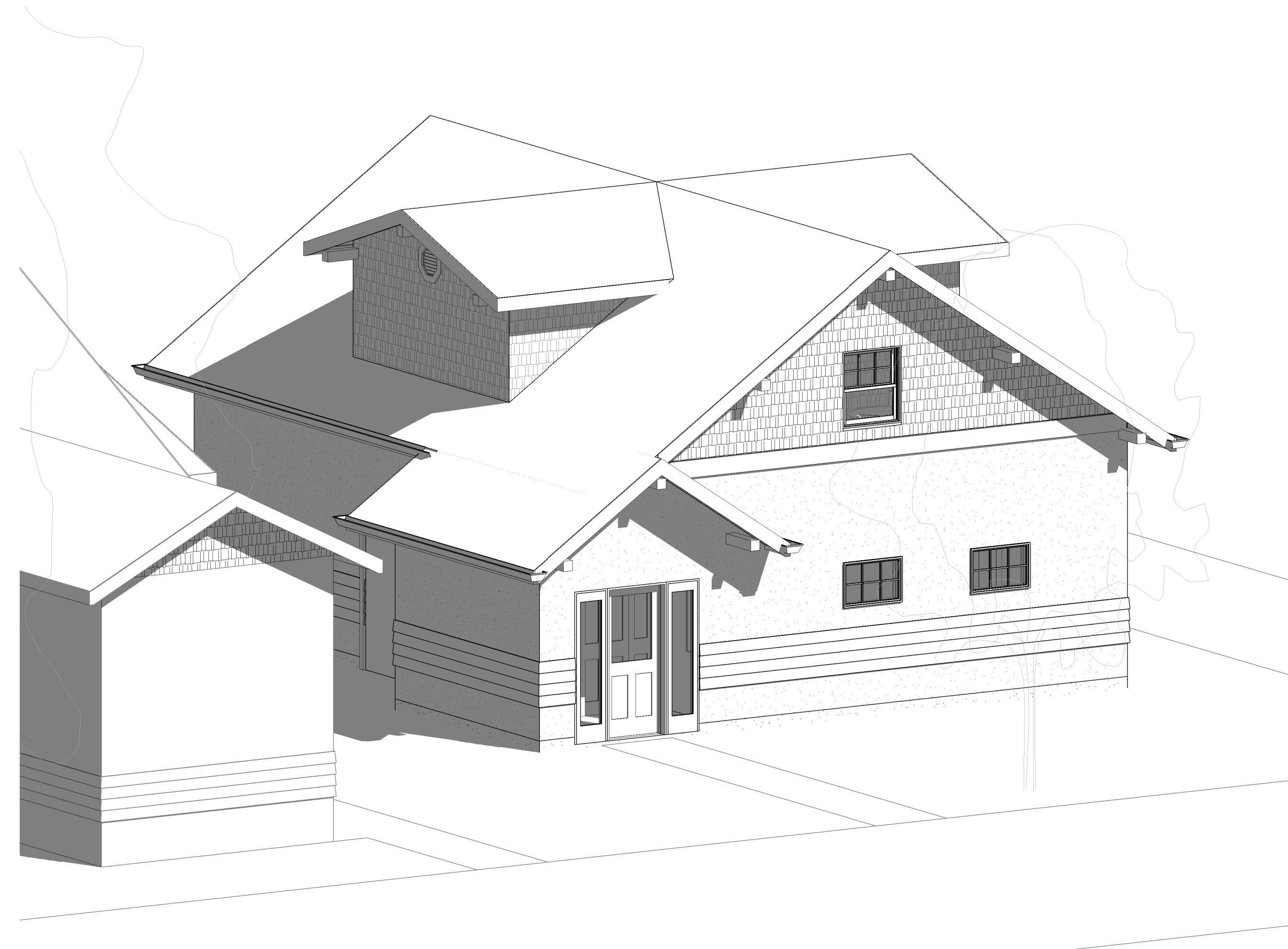
SHEET LIST		
Sheet Number	Sheet Name	Current Revision Date
A0.0	TITLE	19.06.2020
A1.0	SITE PLAN	19.06.2020
A2.0	ELEVATIONS	19.06.2020
A2.1	ELEVATIONS	19.06.2020
A2.2	EXISTING. ELEVATIONS	19.06.2020
A3.0	PLANS	19.06.2020



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① FRONT VIEW



② REAR VIEW

Issue Schedule		
Issue Number	Description	Date (dd.mm.yy)
1	Review	22.04.2020
2	Development Permit	19.06.2020

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P: 250.681.4060
ian_mackay@hotmail.ca

GARAGE/CARRIAGE
HOUSE ADDITION

286 LAKE AVE
Kelowna, BC

TITLE

SCALE:
AS NOTED

DRAWN BY: DS	CHECKED BY: BV
-----------------	-------------------

DATE: 19.06.2020	PROJECT: 2019-046
---------------------	----------------------

ATTACHMENT D

This forms part of application
HAP20-0007

Planner
Initials KB

City of
Kelowna
DEVELOPMENT PLANNING

A0.0

GENERAL NOTES

- 1. The following notes are to be included as part of the drawings.
2. The General Contractor or the Owner/builder shall verify all dimensions, details, structural materials and conditions shown on the drawings or noted in the specifications.
3. The General Contractor or Owner/builder shall resolve any problems arising out of any variances from the drawings and specifications, or from conditions encountered at the job site. Such resolution shall be the sole responsibility of the General Contractor or Owner/builder.
4. The Designer shall not be responsible for any departure from the drawings and Specifications authorized by any inspection authority during the course of construction.
5. The General Contractor or Owner/builder shall ensure that all work conform to the current Building Code adopted by the authorities having jurisdiction or local Building Codes and By-laws that may take precedence.
6. The General Contractor or Owner/builder shall be responsible for correct placement of this building on the site. Any pre-existing structures must be surveyed prior to construction. The foundation must be surveyed post foundation construction.
7. The Designer shall not be responsible for site conditions such as soil bearing capacity, depths of water tables or buried structures. A geotechnical engineer registered in the province of British Columbia may be required to determine such conditions per the requirements of the authorities having jurisdiction.
8. All work shall be equal in all respects to good building practice.
9. Written dimensions take precedence over scaled drawings.
10. Construction loads on the structure caused by interim storage of materials or use of equipment will not be allowed to exceed the design loads.
11. These drawings are not to be scaled.

ERRORS AND OMISSIONS

- 1. The Designer makes every effort to provide complete and accurate home plans. This office assumes no liability for any errors or omissions that may affect construction.
2. Should any discrepancies be found on this set of drawings, please advise our office at your earliest convenience.

STRUCTURAL DESIGN CRITERIA

- 1. Assumed roof design snow load (live + dead) = 35 psf (1.68 kN/m²)
2. Assumed soil bearing capacity = 2000 psf (95.76 kN/m²)
3. Concrete foundation walls and slabs-on-grade shall have a minimum compressive strength of 3000 psi (20 MPa) at 28 days.
4. All reinforcing bars shall be billet steel complying with CSA-G30.10.
5. Any Structural Engineer's drawings provided take precedence over these drawings.
6. The qualified professional engineer must be registered in the province of British Columbia and in good standing with the Engineering Association of BC.
7. If there is a Structural Engineering involved, they must provide schedules for their design and are responsible for their own design and inspections.
8. If there is no Structural Engineer involved, it is the responsibility of the authority having jurisdiction to confirm all structural design criteria.

FOUNDATION

- 1. Foundations shall be a minimum of 8" thick insulated concrete (exceptions noted) or ICF on solid undisturbed bearing soil or pre-engineered soil approved by a geotechnical engineer certified in the province of British Columbia and below a frost line of 2'-0" below grade.
2. Basement foundation walls shall not be backfilled until:
2.1. Concrete has reached its specified 28 day strength.
2.2. Structural floor framing, including subfloor, required to support the walls is complete and fully nailed and anchored.
3. Foundation wall heights may require adjustment to suit site conditions.
4. All concrete and masonry foundation walls exceeding limits specified in the current Building Code require engineering.
5. All foundation walls 24" (600mm) and higher shall have a minimum of 1 1/2" (12mm) reinforcing bar centered on wall and located 3" (75mm) from the top of wall.
6. Corner reinforcing to be lapped a minimum 24" (600mm).
7. Provide minimum side clear concrete cover of 1 1/2" (38mm).
8. Provide minimum bottom clear concrete cover of 3" (76mm) east against soil.
9. The Contractor shall examine all applicable drawings for locations of embedded items before placing concrete.
10. Perimeter drainage shall be installed where required to the approval of local authorities.

WOOD FRAME CONSTRUCTION:

- 1. Dimensions are taken from outside face of exterior wall sheathing to centerline of interior wall studs. Face of exterior sheathing to be flush with outside face of foundation wall. Exceptions noted.
2. All studs, plates, backing, blocking and bridging to be No. 2 SPF or better.
3. All joists, rafters, beams and lintels to be No. 2 SPF or better. Exceptions noted.
4. Floor joists shall be doubled under all non-loadbearing partitions parallel to the joists.
5. Joists are to be placed to accommodate heating, plumbing and other services.
6. All lintels to be 2-2x10 (2-38x235) or pre-engineered lintels. Exceptions noted.
7. Wood in contact with concrete to be dampproofed with 45 lb tar saturated felt, 6 mil polyethylene.
8. All wood plates are to be anchored to foundation with 12 mm (1/2") anchor bolts with spacing not exceeding 1800 mm or (6'-0") O.C. Unless noted otherwise by the structural engineer of record. Exceptions noted.
9. Exterior wood plates are to be level and sealed at contact with concrete foundation.
10. Cross-bridging for floor joists and roof joists shall be 38x38 (2"x2") diagonal type wherever possible. Use solid blocking with T.J's.
11. Cross-bridging rows shall be installed at mid-span for joist spans exceeding 2100 mm (7'-0") or at 2100 mm (7'-0") maximum, unless strapping or sheathing is applied to the underside of joists.
12. Roof trusses may require an engineer's certificate. For pre-engineered trusses, a certificate must be obtained from the truss fabricator.
13. Caulk under all exterior door & window frames and at both sides of exposed masonry chimneys.
14. Caulk under all base plates at exterior walls.
15. Junctions between the floor to rim joist & rim joist to foundation must be sealed.

STEEL CONSTRUCTION:

- 1. All structural steel design & construction must be sealed & approved by a Structural Engineer registered in the province of British Columbia.
2. Fabrication, erection, structural design and detailing of all structural steel and connectors shall be in accordance with CSA-S16-09. Steel decking and metal studs shall be designed, fabricated and installed in accordance with CSA-S16-09 (R2012) and specifications of the manufacturer. Shop drawings shall be sealed by a qualified professional engineer registered in the province of British Columbia.

DECK AND PORCH CONSTRUCTION:

- 1. All framing to be No.2 SPF or better and #1 ACQ pressure treated lumber. Exceptions noted.
2. Girders for floor joists to be a min. 2-ply 2x10 unless noted otherwise. Girders shall be either bolted to posts w/ 1/2" dia. galvanized bolts or anchored into concrete pier.
3. All joists to have blocking at 8'-0" o/c.
4. All ledgers attached to house to have a flashing barrier, lapping behind the siding, between the house and ledger. Ledger shall be bolted to the building with 1/2" dia. galvanized bolts.
5. All footings for posts and piers to be below local frost line. Piers shall extend a minimum of 6" above grade or per plan.
6. All framing material to have appropriate galvanized hangers and anchors.

INSULATION, VENTILATION, AND SEALING:

- 1. Minimum effective insulation requirements (HRV not installed):
1.1. Walls above grade: RSI 3.08 (R-17.5)
1.2. Walls below grade: RSI 2.98 (R-16.9)
1.3 Roof & ceiling / [cathedral & flat]: RSI 8.67 / [RSI 4.67] (R-50 / [R-28])
1.4 Floors Above Unheated Space: RSI 4.67 (R-26.5)
1.5 Under floors above frost line: RSI 1.96 (R-11)
1.6 Heated floors: RSI 2.32 (R-13.2)
Minimum effective insulation requirements (HRV installed):
1.1. Walls above grade: RSI 2.29 (R-16.86)
1.2. Walls below grade: RSI 2.98 (R-16.86)
1.3 Roof & ceiling / [cathedral & flat]: RSI 6.91 / [RSI 4.67] (R-39.23 / [R-28])
1.4 Floors Above Unheated Space: RSI 4.67 (R-26.5)
1.5 Under floors above frost line: RSI 1.96 (R-11)
1.6 Heated floors: RSI 2.32 (R-13.2)
2. Sealant shall be provided where required to prevent the entry of water into the structure.
3. Sealant shall be provided at vertical joints between different cladding materials unless the joint is suitably lapped or flashed to prevent the entry of rain.
4. 6 mil polyethylene vapour barrier shall be installed on the warm side of insulation.
5. Flexible sheet air barrier materials require all joints to be lapped minimum of 50mm (2"), sealed, structurally supported. All sealants must be non-hardening. Vapour barrier tape is recommended to be applied to all joints additionally, even if not required at joint.
6. Windows, Doors, and Skylights shall be sealed to vapour & air barriers.
7. Sealants shall be applied between window frames or trim and the exterior cladding or masonry per British Columbia Building Code 9.27.4, or a Envelope Engineer specifications.
8. Poly hats are required on exterior walls and ceilings for electrical boxes and pot lights. Which must be sealed to the vapour/air barrier.
9. Attic hatches and all electrical penetrations into the attic space along any gaps, spaces, penetrations, irregularities that could inhibit vapour/air leakage must be sealed.
10. Foundation wall insulation to be 3" XPS (R15) of rigid insulation on outside face of concrete, both sides of ICF or min. 1" EPS rigid insulation between a batt fitted furring wall & foundation wall.
11. Ceiling insulation is blown cellulose insulation in attic/raft trusses and Sprayed polyurethane foam, medium density closed cell (CANULC S705.1) in floors/cathedral ceilings.
12. Provide a baffle of air space (equal to soffit venting area) between insulation and roof sheathing at exterior wall line.
13. All walls and ceilings between residential spaces and garages or carports shall be insulated.
14. Insulation requirements may vary with heating systems and with local conditions. Verify with local authorities.

INSULATION, VENTILATION, AND SEALING:

- 15. All roof spaces shall be ventilated with soffit, roof or gable vents, or a combination of these equally distributed between the top of roof space and soffits. Unless Sprayed polyurethane foam, medium density closed cell (CANULC S705.1) is used.
16. Venting area for attics and roof spaces shall be a minimum of 1/300 the of attic or roof space area. Unless Sprayed polyurethane foam, medium density closed cell (CANULC S705.1) is used.
17. Vents for unheated crawlspaces shall be closeable, with a minimum total area 1/500 the of the crawlspace area.

FINISHING:

- 1. All interior and exterior finishes shown on the drawings shall be confirmed by the Owner & Contractor.
2. Exterior doors shall be solid core and weather-stripped.
3. All exterior doors with flush/recessed threshold to have built-in drain in sill or have grate drain and flashing below on the exterior side of the door.
4. Garage doors to dwelling area to be solid core, weather-stripped and self-closing.
5. All horizontal changes in exterior finishes to be flashed. Aswell as any horizontal offsets in cladding may compromise the drainage of moisture from behind the exterior finish above.
6. Flashing to be installed over all unprotected exterior openings.
7. Sliding glass doors shall have safety glass.
8. Window sizes are shown in foot and inches.
9. Door Sizes are shown in feet and inches.
10. Openings in partitions shown without doors are to be full height unless shown as an arch, door opening, or noted otherwise.
11. Lintels at archways are to be framed 2075mm (6'-11") high. Exceptions noted.
12. Coat and clothes closets shall have one rod and shelf. Linen closets shall have 5 adjustable shelves where possible. Broom closets shall have one shelf (unless shown/noted otherwise).
13. All bathrooms shall have a wall medicine cabinet or one lockable cabinet drawer.

HEATING:

- 1. Installation of entire heating system, whether electric, forced warm air or hot water, must comply with manufacturer's directions (where applicable) and conform to requirements of local codes and regulations in all respects.
2. Gas connection will require separate permit and inspection.
3. All supply air ducts to be installed overhead in basement unless specified otherwise.
4. All return air intakes and registers to be located and installed for maximum efficiency by a qualified heating contractor.

PLUMBING:

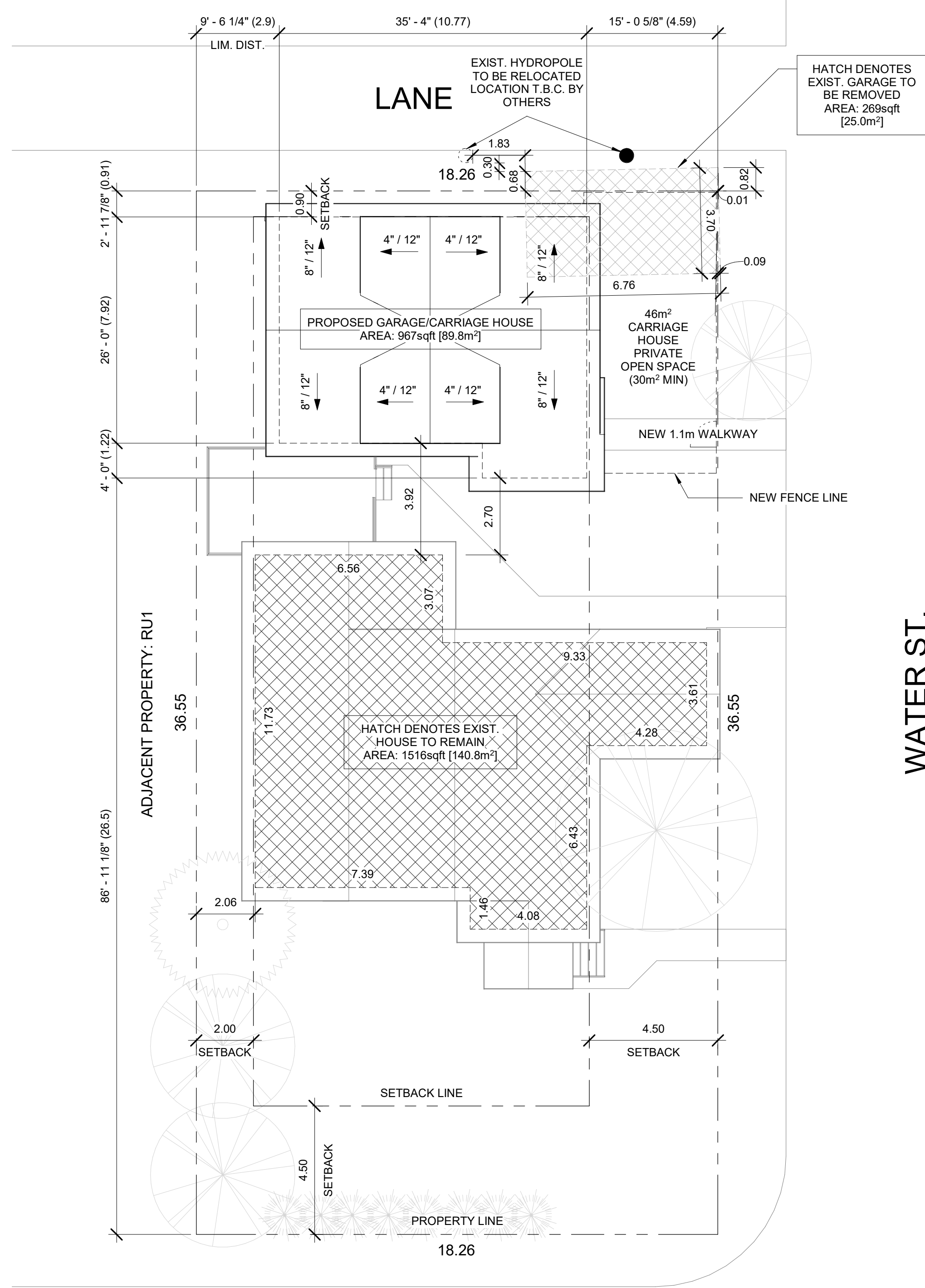
- 1. All materials, equipment and methods of installation shall be in accordance with requirements outlined in Part 7 of the most current British Columbia Building Code and applicable local regulations.
2. When the Owner's property is not located on a municipal sewer system, wells and septic disposal systems are to be located and constructed in accordance with health authorities having jurisdiction.
3. All plumbing materials in contact with soils shall be corrosive resistant.
4. All water closets to be low flush (water efficient) water closets, Unless noted otherwise.
5. All plumbing fixtures to be low flow (water efficient) fixtures. Unless noted otherwise.

ELECTRICAL:

- 1. Installation of electrical items must comply with the most current British Columbia Electrical Code and with the local electrical supplier in all respects.
2. Outlet locations must comply with or exceed current minimum requirements outlined in the British Columbia Building Code. The minimum requirements are to be used as a guide only, and may be adjusted according the Owner's and/or local authority's specific requirements beyond the minimum.
3. All lights to be light emitting diode (LED) lights. Unless Noted Otherwise.

ABBREVIATIONS

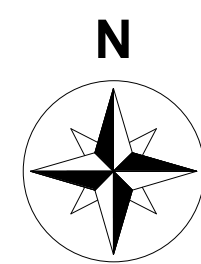
Table with 2 columns: Abbreviation and Full Name. Includes AC (Acoustic), AW (Awning), B.C.B.C. (B.C. Building Code), BD (Board), B.F. (Bifold door), BM (Beam), BTWN. (Between), B.U. (Bull-up), CEIL. (Ceiling), COL. (Column), CONC. (Concrete), CONC. BLK (Concrete block), CONT. (Continuous), C.S. (Complete with), DIA. (Diameter), DIM. (Dimension), DN. (Down), D. (Dryer), D.W. (Dishwasher), ELECT. (Electrical), ELEV. (Elevation), EQ. (Equal), E/W (Each Way), F. (Refrigerator), F.D. (Floor drain), FLR. (Floor), F.E.P. (From Existing Plans), FND. (Foundation), FRZR. (Freezer), FTG. (Footing), FUR. (Furnace), GA. (Gauge), G.R. (Guard Rail), GWB. (Gypsum board), H.B. (Hose bib), HORIZ. (Horizontal), HT. (Height), H/W. (Hot Water Tank), I.H/W. (Instant Hot Water Heater), INSUL. (Insulation), LDRY. (Laundry), LIN. (Linen), LINO. (Linooleum), LOUV. (Louvered), MAX. (Maximum), M.C. (Medicine cabinet), MFR. SPEC'S (Manufacturer's Specifications), MIN. (Minimum), MIR. (Mirror), MW. (Microwave), N/A (Not Applicable), N.B.C (National Building Code), N.T.S (Not to scale), OBSC. (Obscure), O/C (On centre), O/H (Overhead), OH. (Overhang), PKT. (Pocket Door), P.L.A. (Point Load Above), PLYWD (Plywood), R. (Range), REQ'D (Required), R.C. (Rubber cover), R. & S. (Rod & Shaft), RM. (Room), R.O. (Rough opening), R/W (Reinforced with), R.W.L. (Rain Water Leader), S. (Sink), S/C (Solid core), S/H. (Shower), S.O.G. (Slab on grade), SUSP. (Suspended), T/O (Top of), TYP. (Typical), T.B.C (To be confirmed), U/S (Underside), V.B. (Vapour Barrier), VERT. (Vertical), V.H. (Vent Hood), W. (Clothes) Washer, w/ (With), W.C. (Water Closet), WD. (Wood), W.P. (Weatherproof), W.W.M. (Welded wire mesh), U.N.O. (Unless Noted Otherwise)



ATTACHMENT D

This forms part of application # HAP20-0007

Planner Initials KB



'BRINGING YOUR VISIONS TO LIFE.'

Blue Vision Design Inc. 3448 Cougar Rd West Kelowna, BC V4T 2G9 250.864.6666 blue.vision@hotmail.com

Issue Schedule

Table with 3 columns: Issue Number, Description, Date (dd.mm.yy). Row 1: 1, Review, 22.04.2020. Row 2: 2, Development Permit, 19.06.2020

Ian Mackay 286 Lake Ave Kelowna, BC V1Y 5W7 P: 250.681.4060 ian_mackay@hotmail.ca

GARAGE/CARRIAGE HOUSE ADDITION

286 LAKE AVE Kelowna, BC

SITE PLAN

1 SITE PLAN 1" = 10'-0"

BUILDING NOTES

- GENERAL ZONING AND SITE INFORMATION
- CIVIC ADDRESS: 286 LAKE AVE
- LEGAL: PLAN 2220, LOT 9
- ZONE: RU1 - SINGLE FAMILY RESIDENTIAL
- AUTHORITY: CITY OF KELOWNA
- TOTAL LOT AREA: 7184sqft [667.4m²]
- MAXIMUM PARCEL COVERAGE: 40% (50% INCL. DRIVEWAYS)

- EXISTING SITE COVERAGE:
+ EXISTING HOUSE FOOTPRINT: 1516sqft [140.0m²]
+ EXIST. GARAGE FOOTPRINT: 269sqft [25.0m²]
= TOTAL EXISTING SITE COVERAGE 1785sqft [165.8m²] (24.8%)

- PROPOSED SITE COVERAGE:
+ EXISTING HOUSE FOOTPRINT: 1516sqft [140.0m²]
+ PROPOSED CARRIAGE HOUSE FOOTPRINT: 967sqft [89.8m²]
= PROPOSED TOTAL SITE COVERAGE: 2483sqft [230.7m²] (34.6%)

- CARRIAGE HOUSE FLOOR AREA: 123sqft [11.4m²]
+ CARRIAGE HOUSE LOWER FLOOR AREA: 677sqft [62.9m²]
+ CARRIAGE HOUSE SECOND FLOOR AREA: 800sqft [74.3m²]
= TOTAL CARRIAGE HOUSE FLOOR AREA: 1500sqft [138.6m²]

- FRONT YARD SETBACK: 6.0m
- REAR YARD SETBACK: 7.5m
- SIDE YARD SETBACK: 2.3m & 4.5m FOR FLANKING STREET
- MAXIMUM HEIGHT OF MAIN HOUSE: 9.5m (2.5 STOREY)

A1.0

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Issue Schedule

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1	Review	22.04.2020
2	Development Permit	19.06.2020

Ian Mackay
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ian_mackay@hotmail.ca

GARAGE/CARRIAGE HOUSE ADDITION

286 LAKE AVE
Kelowna, BC

ELEVATIONS

SCALE:
AS NOTED

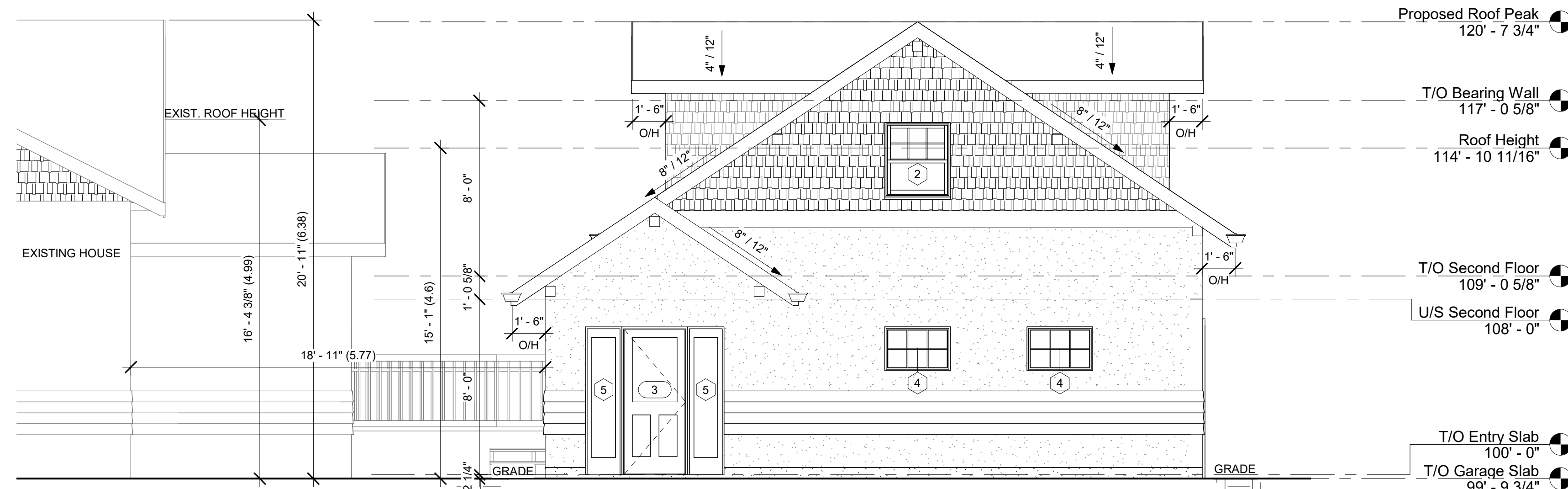
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DS

CHECKED BY:
BV

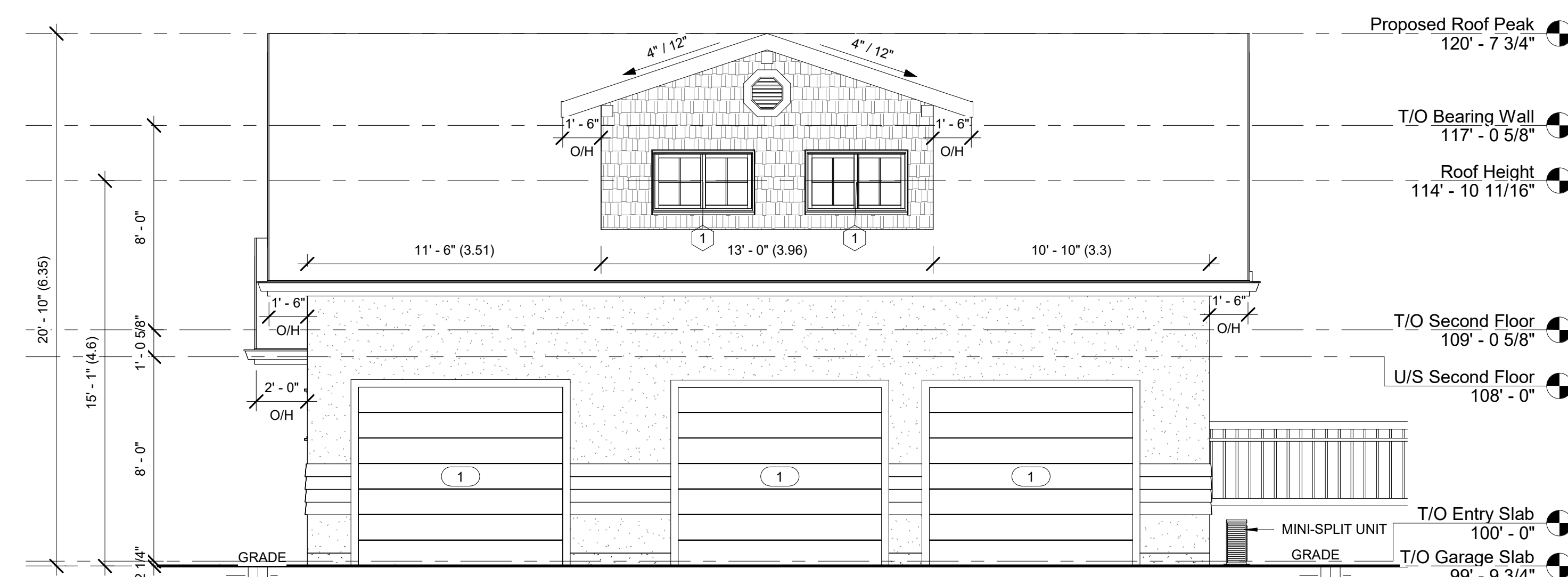
DATE:
19.06.2020

PROJECT:
2019-046

A2.0



1 WEST ELEVATION
1/4" = 1'-0"



2 SOUTH ELEVATION
1/4" = 1'-0"

DOOR SCHEDULE

Door Type	Count	Type	Width	Height	Comments
1	3	96" x 84" Exterior Overhead Door	8' - 0"	7' - 0"	
2	1	72" x 80" Exterior Double	6' - 0"	6' - 8"	
3	1	34" x 80" Exterior Entry	2' - 10"	6' - 8"	
4	2	30" x 80" Exterior Swing	2' - 6"	6' - 8"	
5	1	60" x 80" Interior Double Bi-Fold	5' - 0"	6' - 8"	
6	3	30" x 80" Interior Swing	2' - 6"	6' - 8"	
7	1	30" x 80" Interior Pocket	2' - 6"	6' - 8"	
8	1	30" x 80" Interior Barn	3' - 0"	6' - 8"	
Grand total: 13					

WINDOW SCHEDULE

Window Type	Count	Type	Width	Height	Comments
1	2	48" x 30" Slider	4' - 0"	2' - 6"	
2	1	36" x 42" Double Hung	3' - 0"	3' - 6"	
3	1	30" x 48" Double Hung	2' - 6"	4' - 0"	
4	2	36" x 24" Picture	3' - 0"	2' - 0"	
5	2	18" x 80" Sidelite	1' - 6"	6' - 8"	
Grand total: 8					

ATTACHMENT D

This forms part of application
HAP20-0007

Planner Initials **KB**

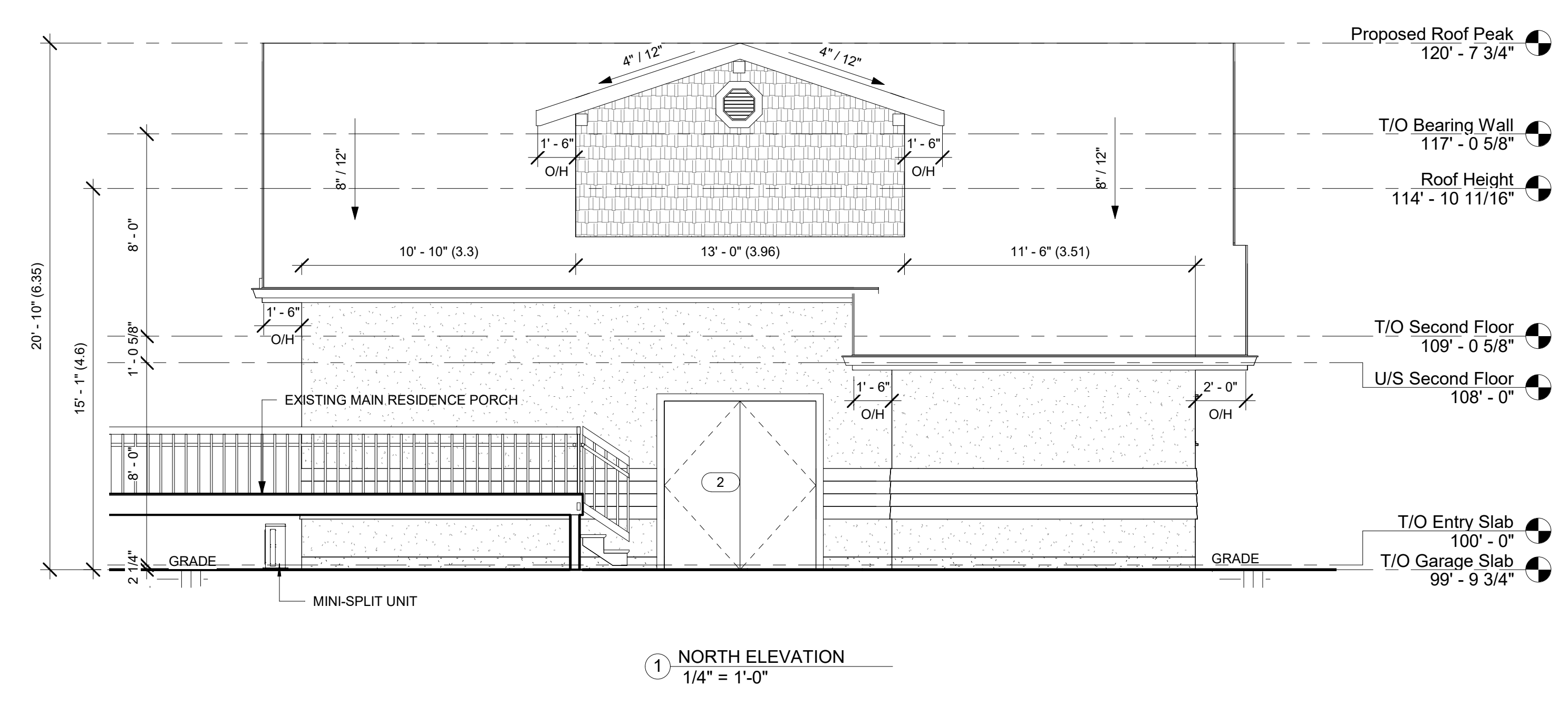
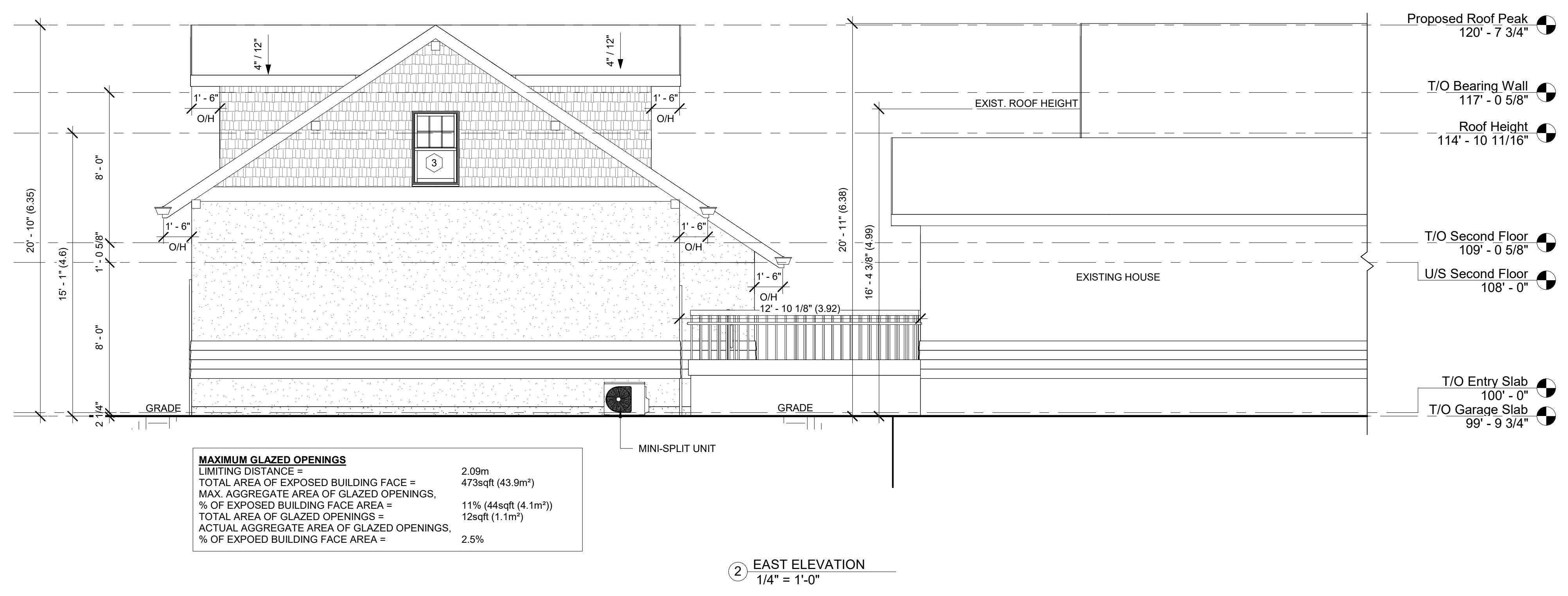


City of Kelowna
DEVELOPMENT PLANNING

Blue Vision Design Inc.
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blue.vision@hotmail.com

Issue Schedule

Issue Number	Description	Date (dd.mm.yy)
1	Review	22.04.2020
2	Development Permit	19.06.2020



WINDOW SCHEDULE

Window Type	Count	Type	Width	Height	Comments
1	2	48" x 30" Slider	4' - 0"	2' - 6"	
2	1	36" x 48" Double Hung	3' - 0"	4' - 0"	
3	1	30" x 48" Double Hung	2' - 6"	4' - 0"	
4	2	36" x 24" Picture	3' - 0"	2' - 0"	
5	2	18" x 80" Sidelite	1' - 6"	6' - 8"	
Grand total: 8					

DOOR SCHEDULE

Door Type	Count	Type	Width	Height	Comments
1	3	96" x 84" Exterior Overhead Door	8' - 0"	7' - 0"	
2	1	72" x 80" Exterior Double	6' - 0"	6' - 8"	
3	1	34" x 80" Exterior Entry	2' - 10"	6' - 8"	
4	2	30" x 80" Exterior Swing	2' - 6"	6' - 8"	
5	1	60" x 80" Interior Double Bi-Fold	5' - 0"	6' - 8"	
6	3	30" x 80" Interior Swing	2' - 6"	6' - 8"	
7	1	30" x 80" Interior Pocket	2' - 6"	6' - 8"	
8	1	30" x 80" Interior Barn	3' - 0"	6' - 8"	
Grand total: 13					

ATTACHMENT D

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HAP20-0007

Planner Initials **KB**

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GARAGE/CARRIAGE HOUSE ADDITION

286 LAKE AVE
Kelowna, BC

ELEVATIONS

SCALE:
AS NOTED

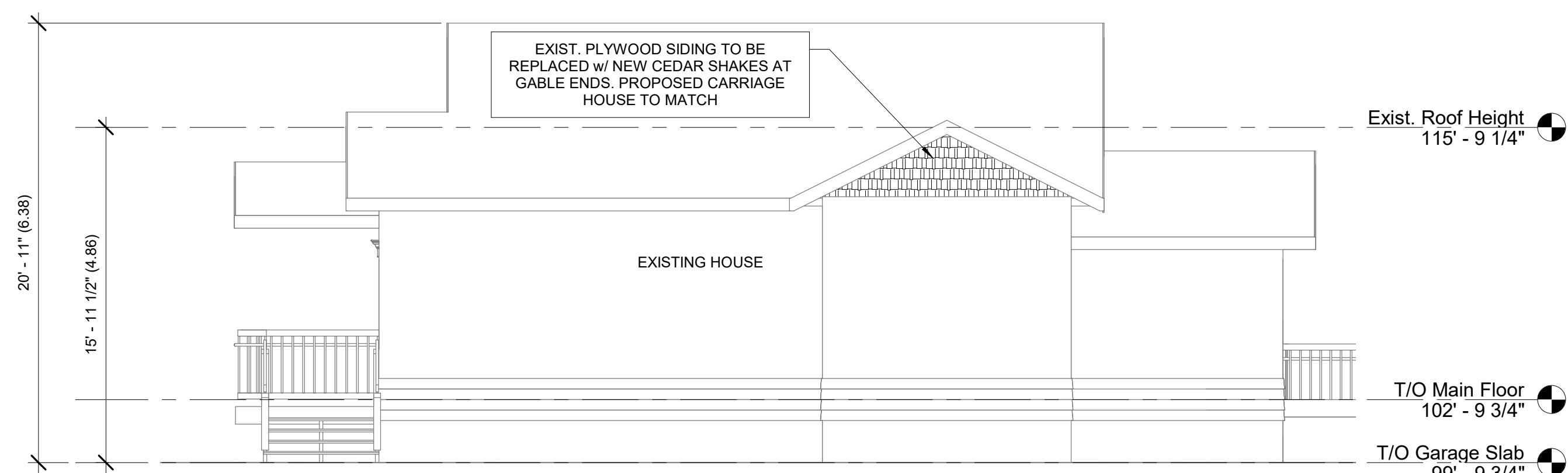
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CHECKED BY: BV

DATE: 19.06.2020
PROJECT: 2019-046

A2.1

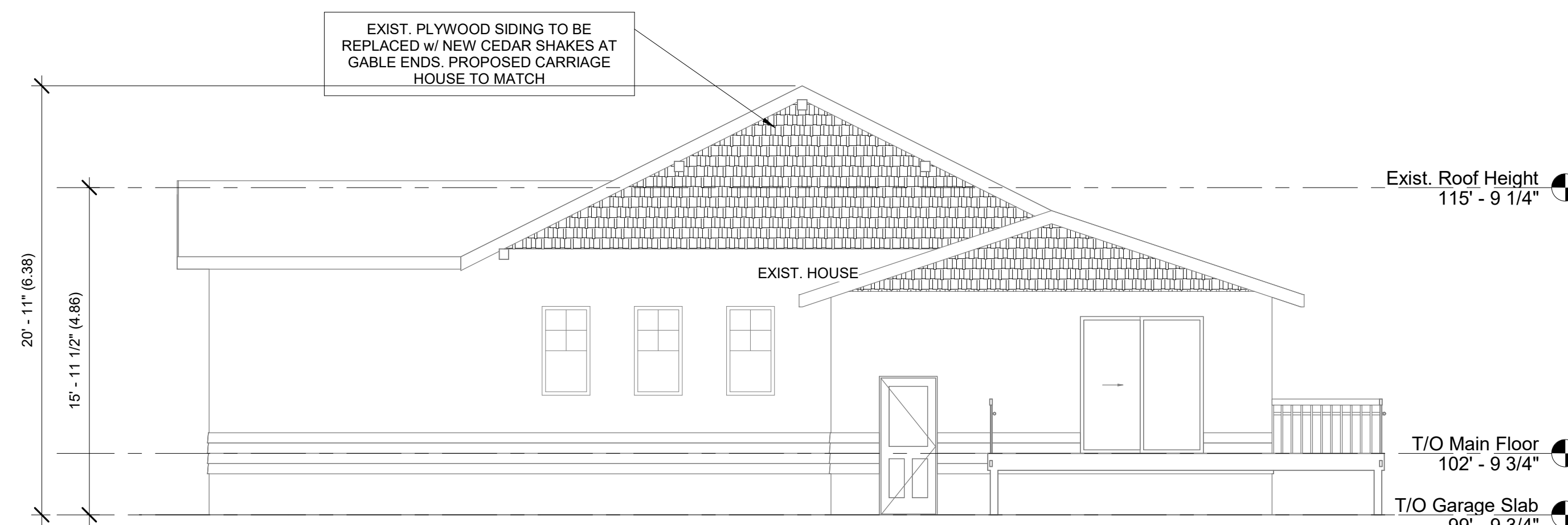
Blue Vision
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Issue Schedule		
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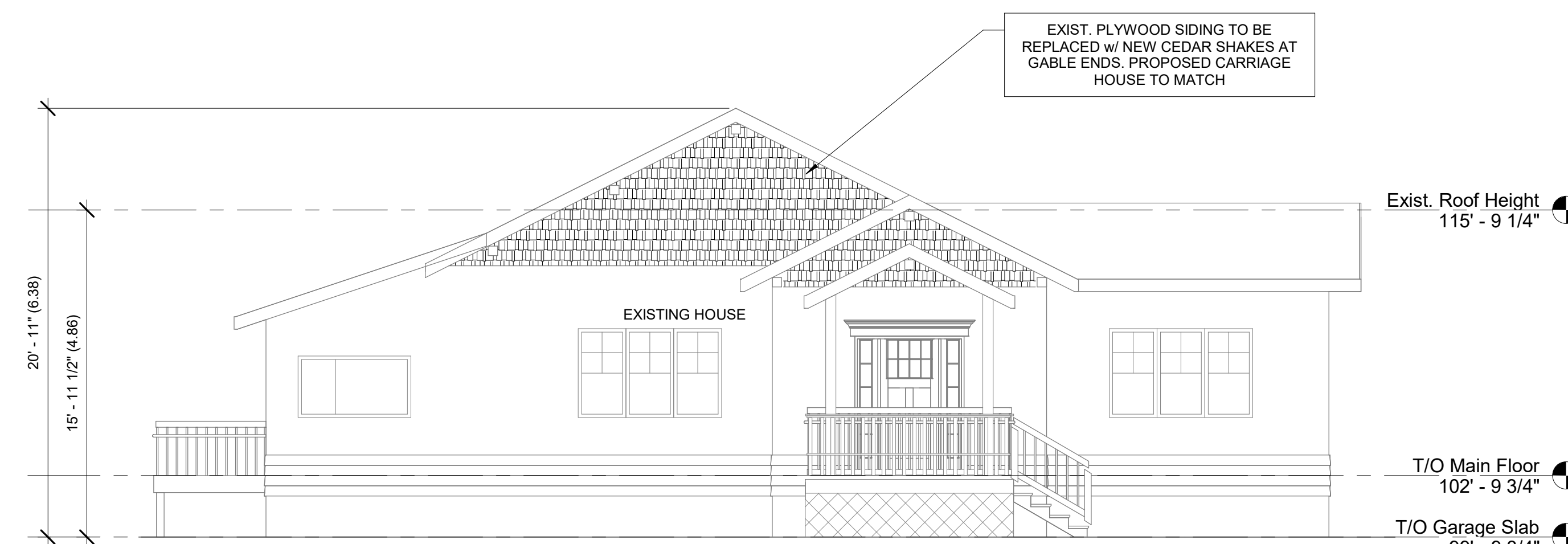
NOTE: WINDOWS/ DOORS MAY NOT BE EXACTLY AS SHOWN.

③ Exist. House East Elevation
3/16" = 1'-0"



NOTE: WINDOWS/ DOORS MAY NOT BE EXACTLY AS SHOWN.

① Exist. House North Elevation
3/16" = 1'-0"



NOTE: WINDOWS/ DOORS MAY NOT BE EXACTLY AS SHOWN.

② Exist. House South Elevation
3/16" = 1'-0"

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GARAGE/CARRIAGE
HOUSE ADDITION

286 LAKE AVE
Kelowna, BC

EXISTING. ELEVATIONS

SCALE:
AS NOTED

DRAWN BY: DS
CHECKED BY: BV

DATE: 19.06.2020
PROJECT: 2019-046

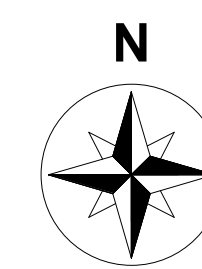
ATTACHMENT D

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HAP20-0007

Planner Initials **KB**



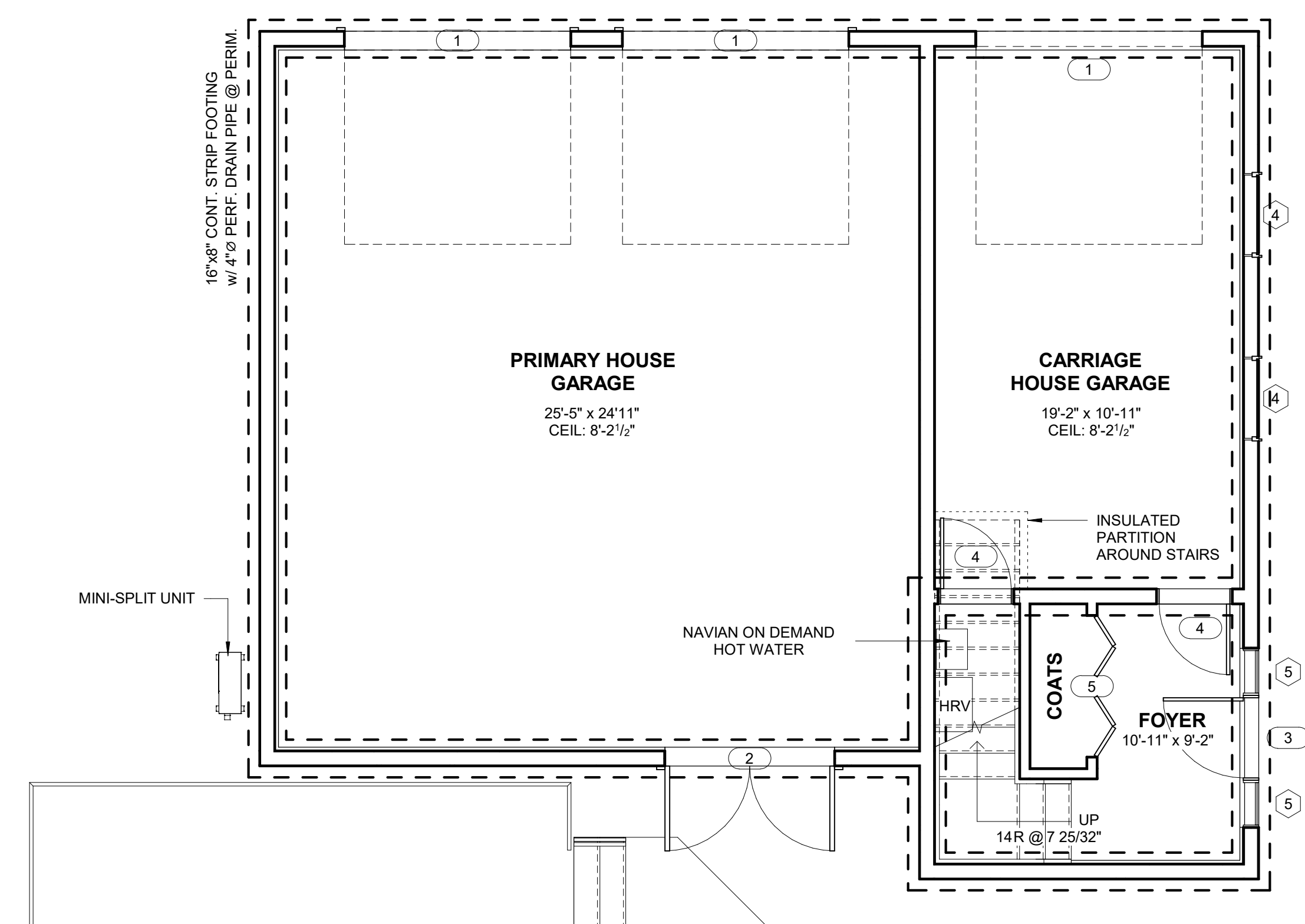
A2.2



'BRINGING YOUR VISIONS TO LIFE.'

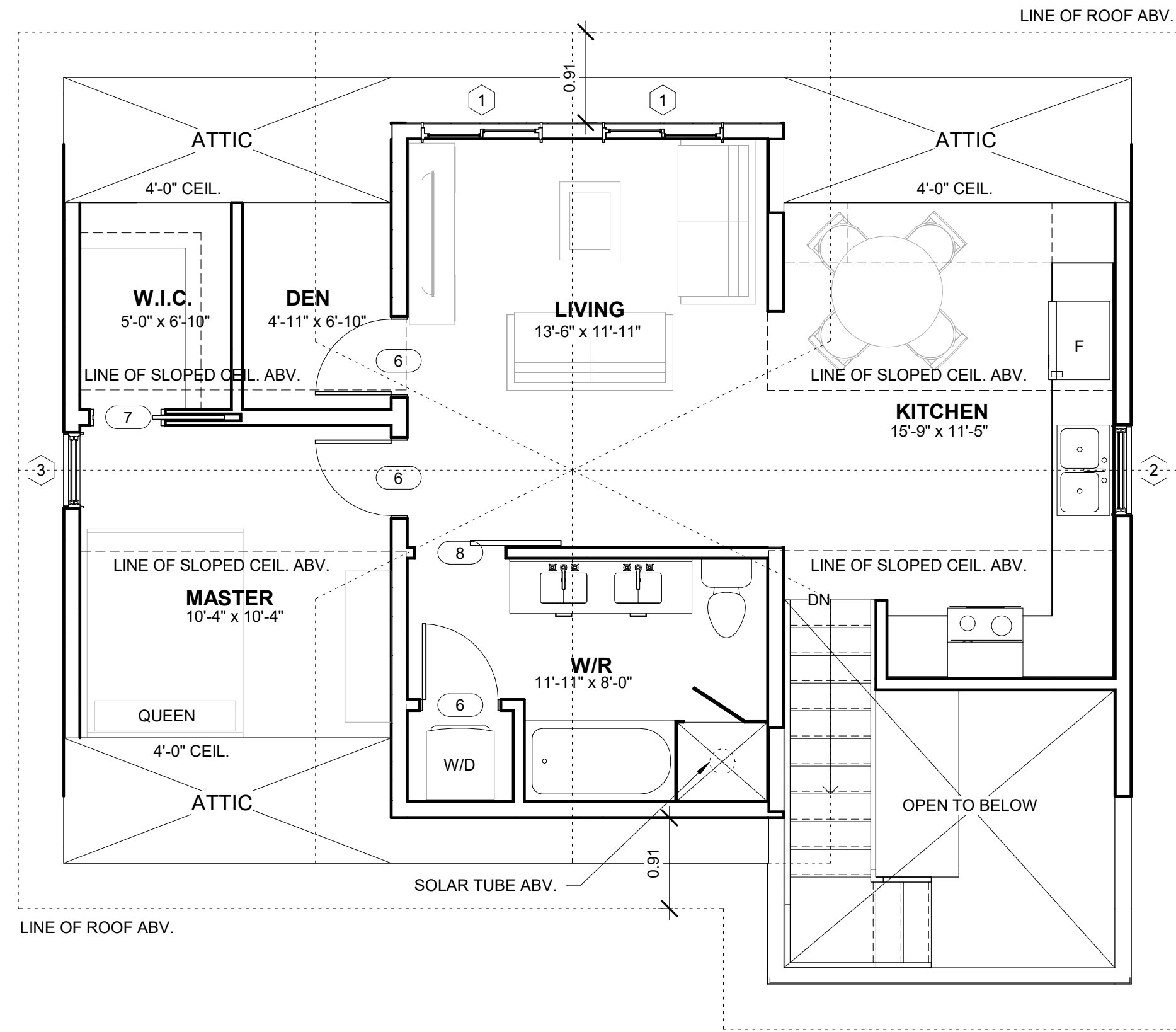
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Issue Schedule		
Issue Number	Description	Date (dd.mm.yy)
1	Review	22.04.2020
2	Development Permit	19.06.2020



1 PROPOSED MAIN FLOOR PLAN
1/4" = 1'-0"

LOWER FLOOR DWELLING AREA:	123sqft [11.4m ²]
TOTAL FOOTPRINT:	967sqft [89.8m ²]
GARAGE CEIL. HEIGHT:	8'-2 3/4"
DWELLING CEIL. HEIGHT:	8'-0 3/4"

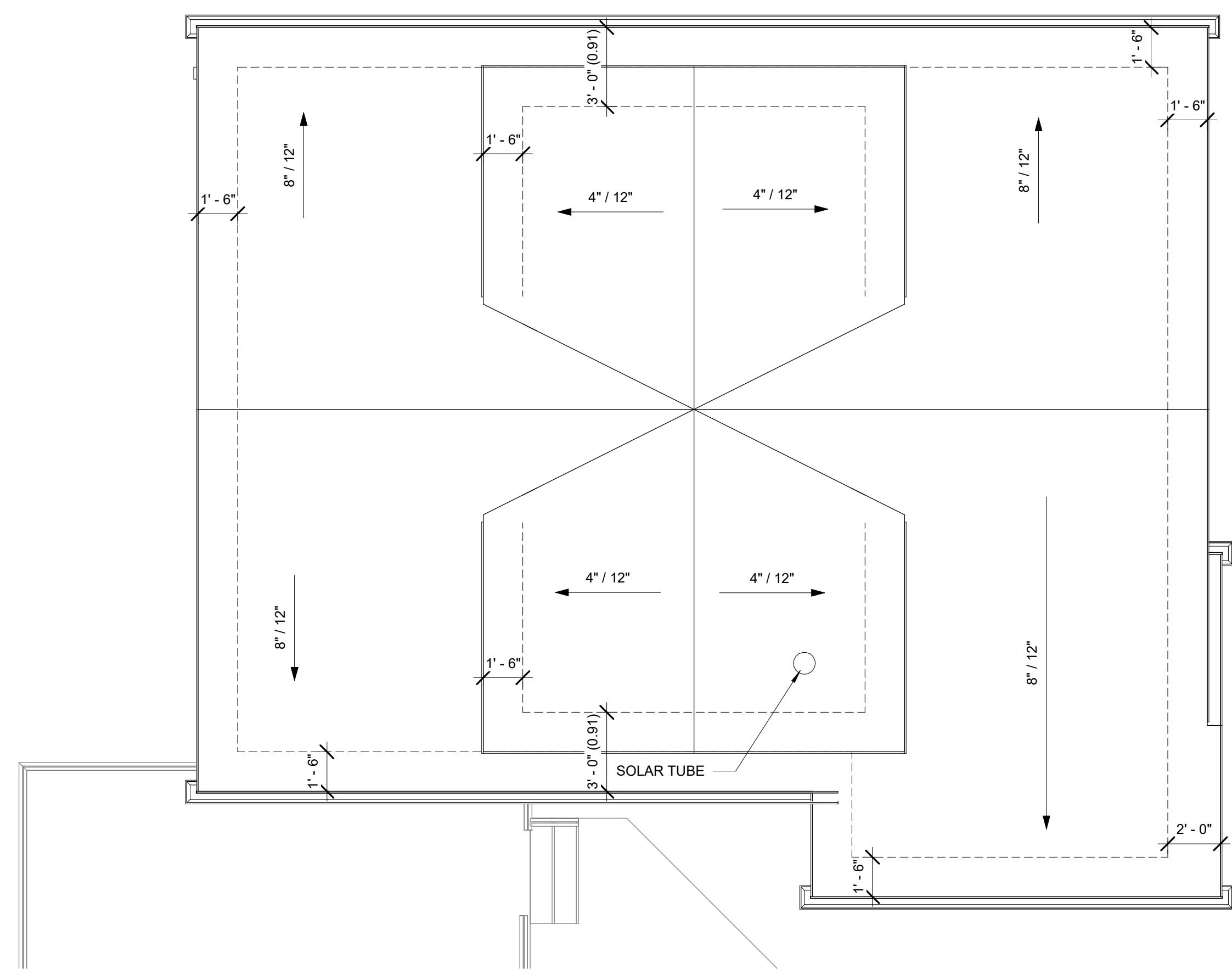


2 PROPOSED SECOND FLOOR PLAN
1/4" = 1'-0"

SECOND FLOOR AREA:	677sqft [62.9m ²]
CEIL. HEIGHT:	8'-0 1/2"

WINDOW SCHEDULE					
Window Type	Count	Type	Width	Height	Comments
1	2	48" x 30" Slider	4' - 0"	2' - 6"	
2	1	36" x 48" Double Hung	3' - 0"	4' - 0"	
3	1	30" x 48" Double Hung	2' - 6"	4' - 0"	
4	2	36" x 24" Picture	3' - 0"	2' - 0"	
5	2	18" x 80" Sidelite	1' - 6"	6' - 8"	
Grand total: 8					

DOOR SCHEDULE					
Door Type	Count	Type	Width	Height	Comments
1	3	96" x 84" Exterior Overhead Door	8' - 0"	7' - 0"	
2	1	72" x 80" Exterior Double	6' - 0"	6' - 8"	
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7	1	30" x 80" Interior Pocket	2' - 6"	6' - 8"	
8	1	30" x 80" Interior Barn	3' - 0"	6' - 8"	
Grand total: 13					



3 PROPOSED ROOF PLAN
1/4" = 1'-0"

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GARAGE/CARRIAGE HOUSE ADDITION

286 LAKE AVE
Kelowna, BC

PLANS

SCALE:
AS NOTED

DRAWN BY: DS
CHECKED BY: BV

DATE: 19.06.2020
PROJECT: 2019-046

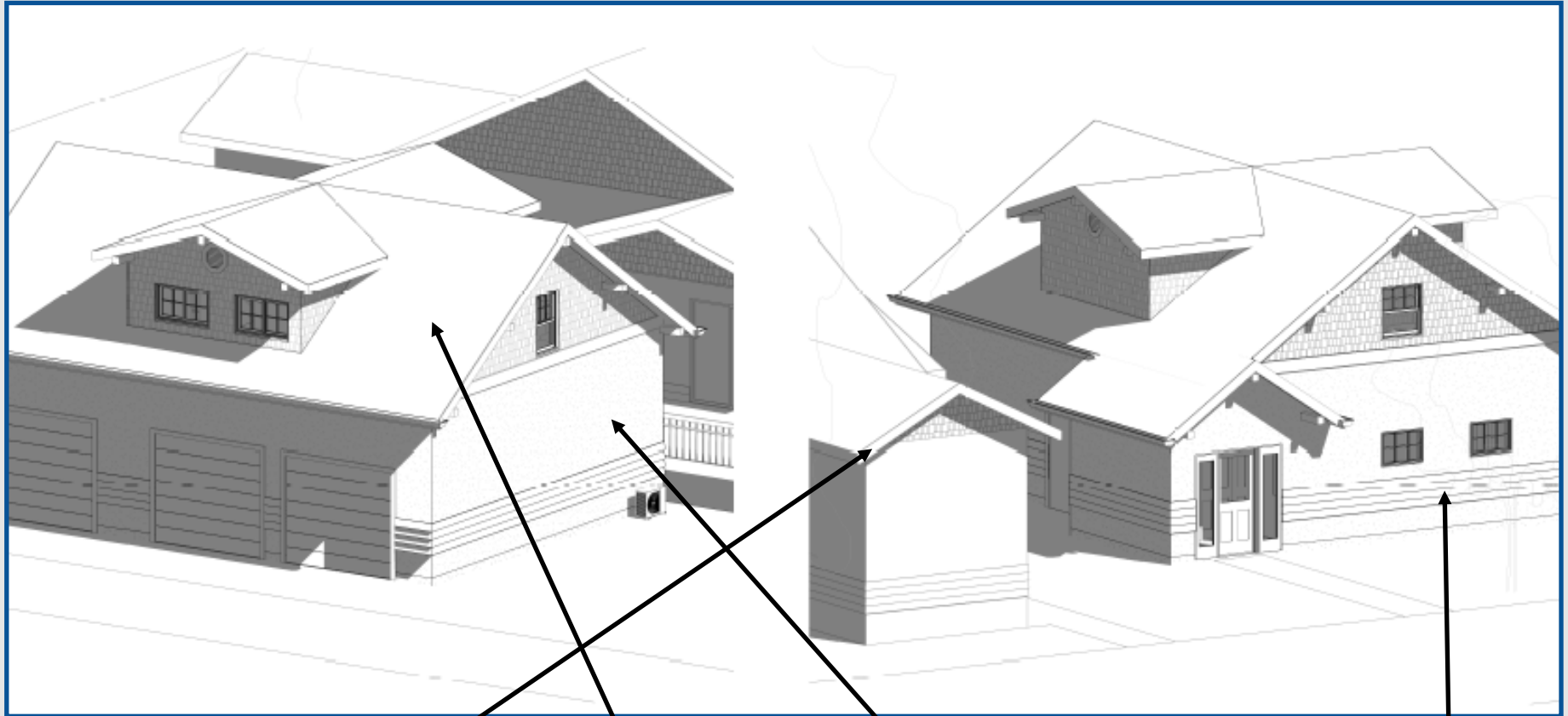
A3.0

ATTACHMENT D
This forms part of application
HAP20-0007

Planner Initials **KB**



286 Lake Ave. Colour Board



Gable Trim
Colour: New London Burgundy

Shingles
Colour: Magenta Red

Body
Colour: Hawthorne Yellow

Trim and Sash
Colour: Revere Pewter



HAP20-0007

286 Lake Ave

Heritage Alteration Permit



Proposal

- ▶ To consider a Heritage Alteration Permit (HAP) to facilitate the development of a carriage house on the subject property within the Heritage Conservation Area.

Development Process

July 20, 2020

Development Application Submitted

Staff Review & Circulation

Aug 18, 2020

Public Notification Received

Sept 14, 2020

Initial Consideration

Oct 6, 2020

Public Hearing
Second & Third Readings

Oct 15, 2020

HAC Consideration

Final Reading, HAP & Building Permit

Council Approvals



Context Map



Walk Score
74

Very Walkable
Most errands can be accomplished on foot.

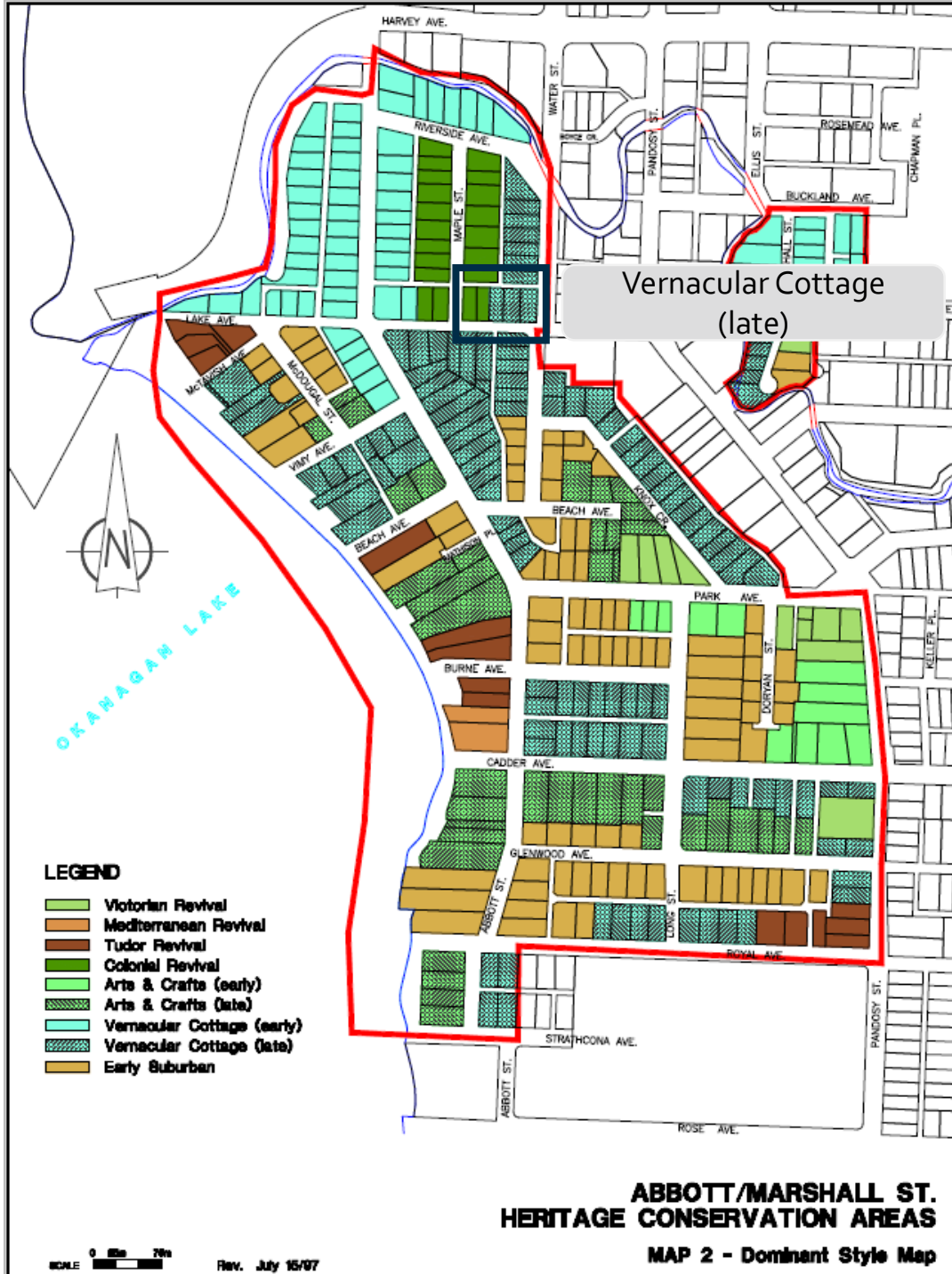
Subject Property Map











Vernacular Cottage
(late)

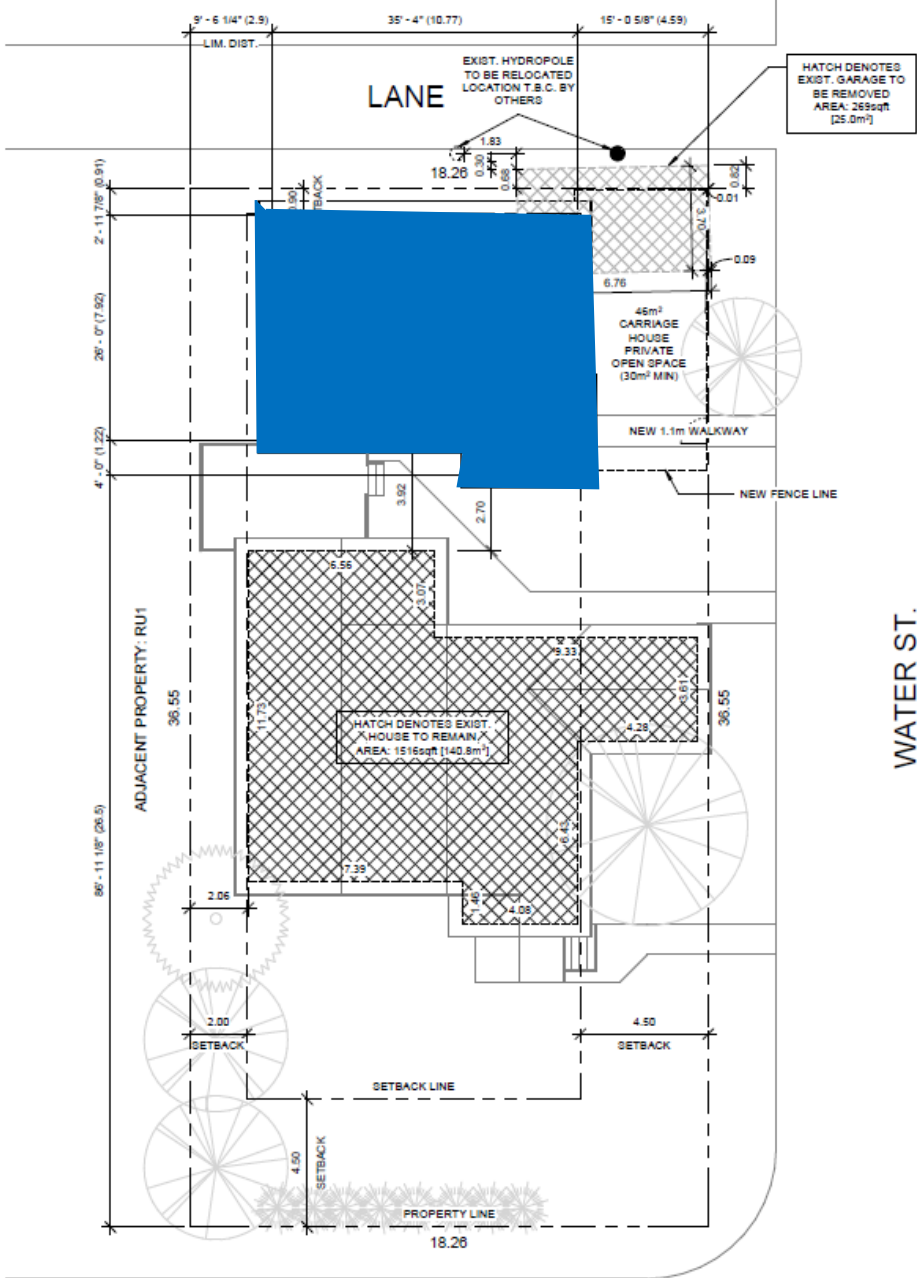
- LEGEND**
- Victorian Revival
 - Mediterranean Revival
 - Tudor Revival
 - Colonial Revival
 - Arts & Crafts (early)
 - Arts & Crafts (late)
 - Vernacular Cottage (early)
 - Vernacular Cottage (late)
 - Early Suburban

**ABBOTT/MARSHALL ST.
HERITAGE CONSERVATION AREAS**
MAP 2 - Dominant Style Map

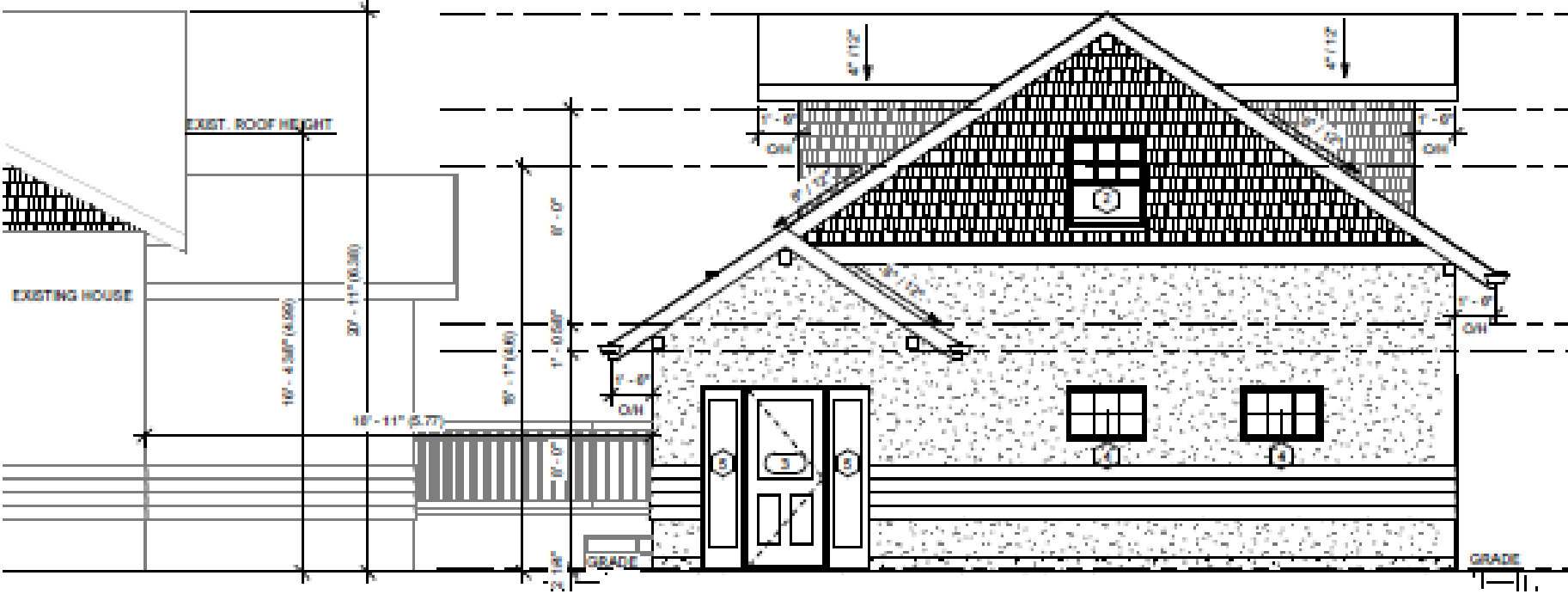
Late Arts & Crafts Style Characteristics

- ▶ 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

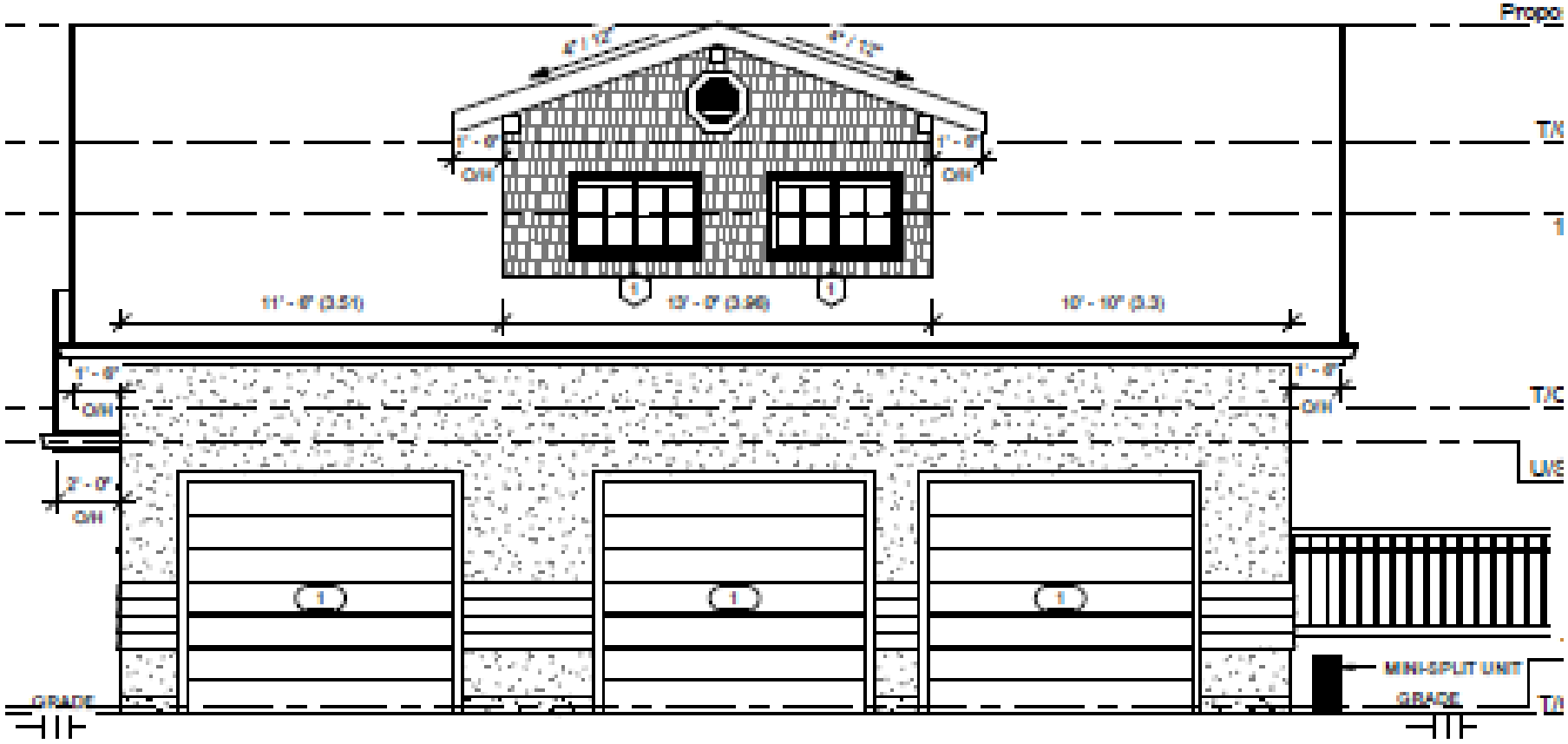
Conceptual Site Plan



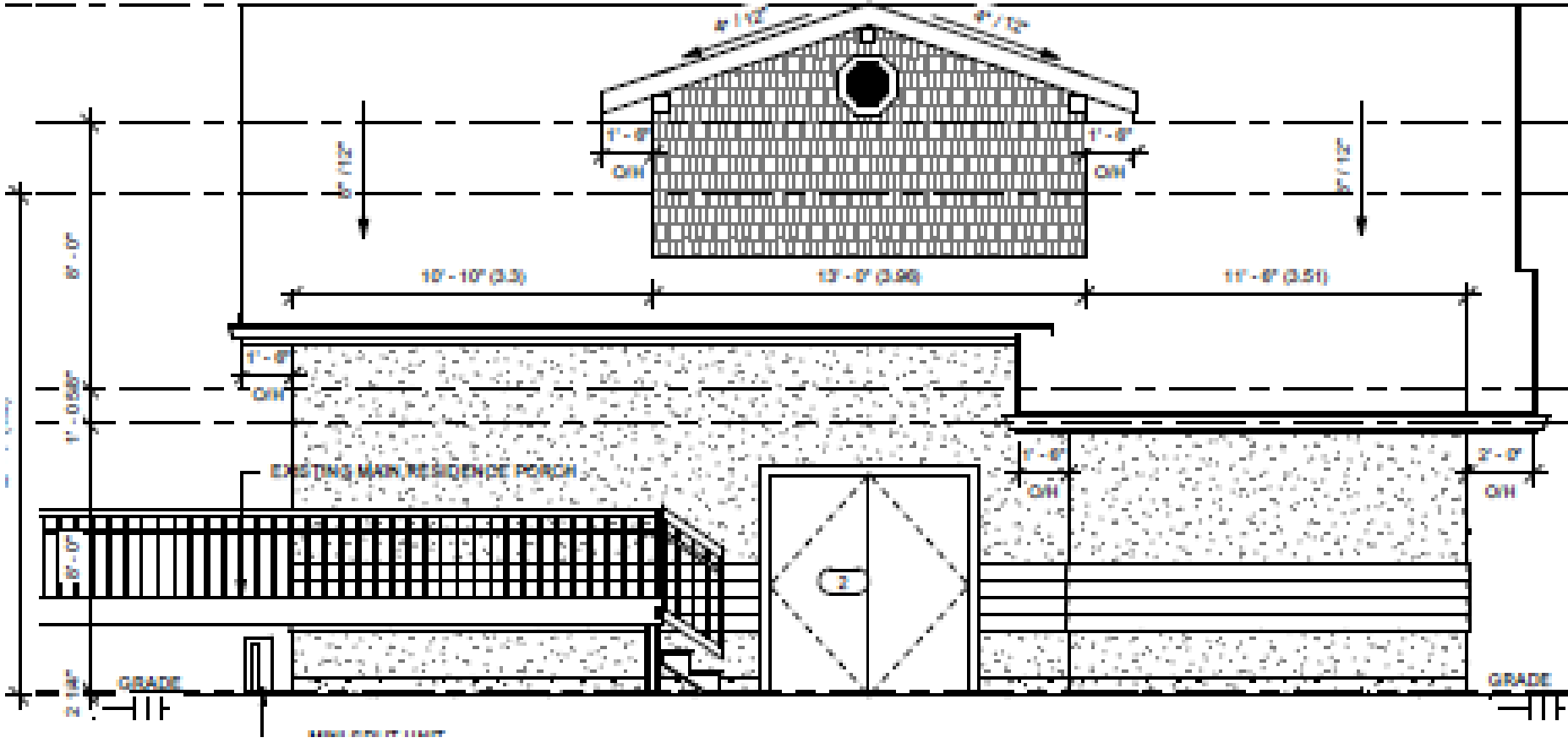
Carriage House Elevations - East



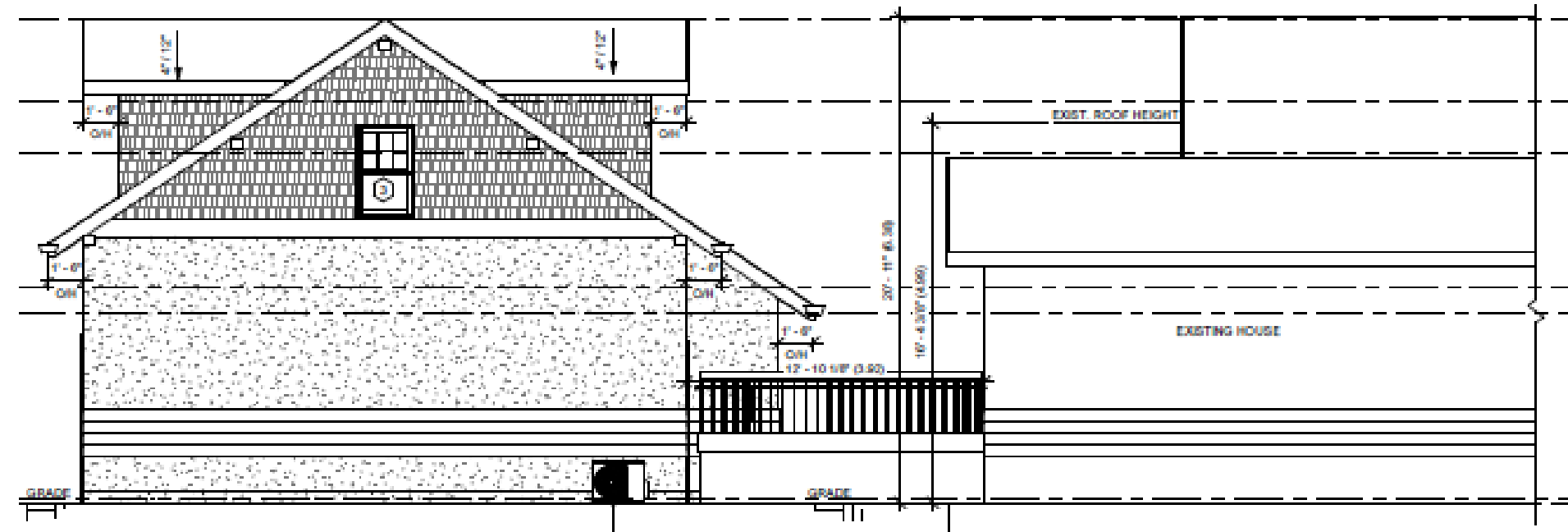
Carriage House Elevations - North



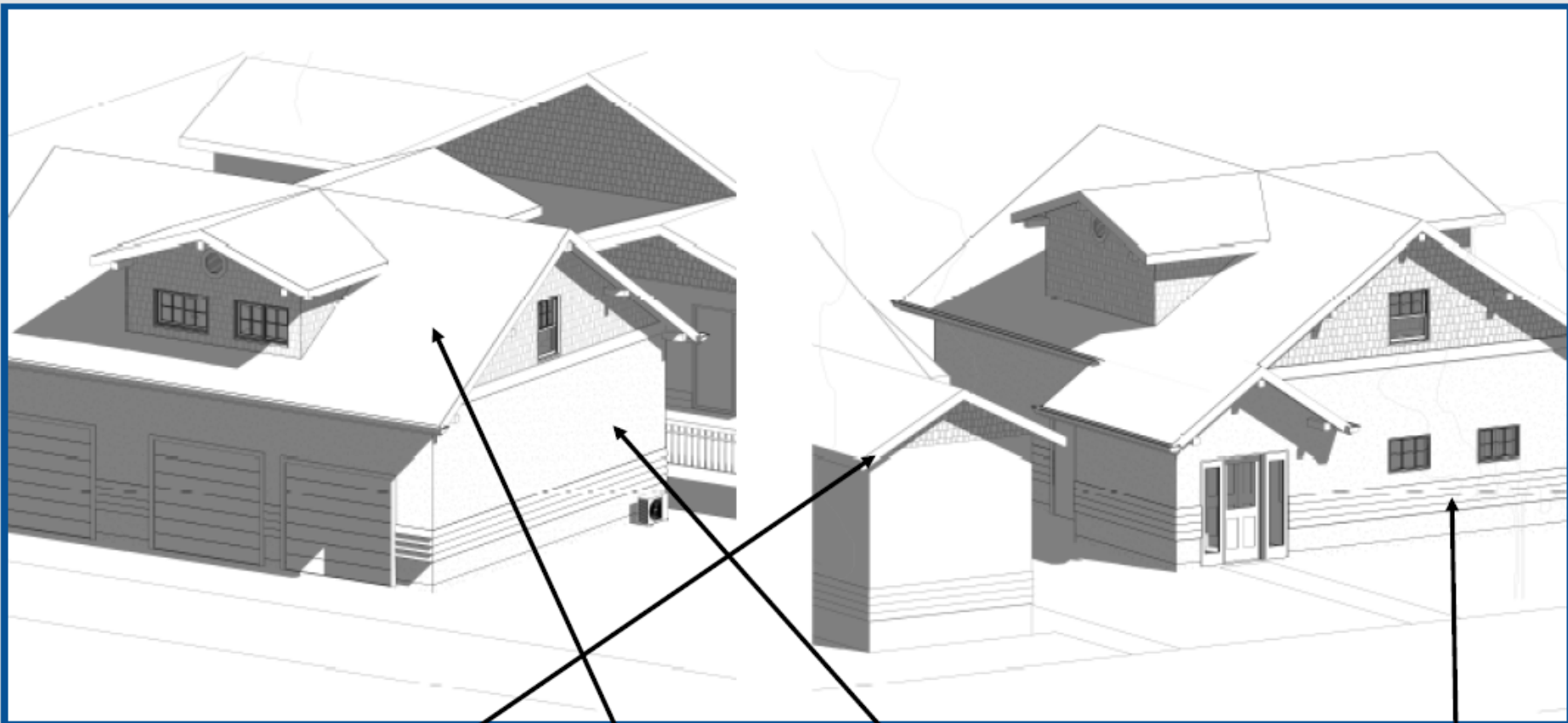
Carriage House Elevations - South



Carriage House Elevations - West



Colour Board



Gable Trim
Colour: New London Burgundy



Shingles
Colour: Magenta Red



Body
Colour: Hawthorne Yellow



Trim and Sash
Colour: Revere Pewter



Development Objectives

- ▶ Heritage Conservation Area Guidelines (Kelowna Official Community Plan Chapter 16)
 - ▶ 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
 - ▶ Provide historical interest for visitors through context sensitive development.



Conclusion of Staff Remarks