

# Heritage Advisory Committee

## AGENDA



Thursday, September 21, 2017

12:00 pm

Knox Mountain Meeting Room (#4A)

City Hall, 1435 Water Street

Pages

### 1. Call to Order

THE CHAIR WILL CALL THE MEETING TO ORDER:

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

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

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

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

### 2. Applications for Consideration

#### 2.1 815 Lawrence Ave, Heritage Register Request Addition - Margaret Calder

3 - 8

To consider the addition of 815 Lawrence Avenue to the Kelowna Heritage Register.

#### 2.2 924 Laurier Ave, Heritage Register Request Addition - Margot Pridham & Michael Morrow

9 - 21

To consider the addition of 924 Laurier Avenue to the Kelowna Heritage Register.

#### 2.3 188 Beach Avenue, HAP17-0013 - Michael & Maria Verdurmen

22 - 44

To consider the development of a new single detached house on the subject property within the Abbott Street Heritage Conservation Area.

### 3. Minutes

45 - 46

Approve Minutes of the Meeting of June 15, 2017.

### 4. Update - Council Decisions

**5. Next Meeting**

October 19, 2017

**6. Termination of Meeting**

# REPORT TO COMMITTEE



**Date:** August 17, 2017  
**RIM No.** 1240-20  
**To:** Heritage Advisory Committee  
**From:** Policy & Planning Department (LS)  
**Address:** 815 Lawrence Avenue                      **Owner:** Margaret Calder  
**Subject:** Heritage Register Request - Addition

Existing OCP Designation: S2RES - Single / Two Unit Residential  
Existing Zone: RU6 - Two Dwelling Housing  
Heritage Conservation Area: None  
Heritage Register: Not Included

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## 1.0 Purpose

To consider the addition of 815 Lawrence Avenue to the Kelowna Heritage Register.

## 2.0 Proposal

### 2.1 Background

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

Properties listed on the Heritage Register may be eligible for the following incentives:

- A Heritage Revitalization Agreement to vary provisions of the City's Zoning and Subdivision, Development and Servicing Bylaws.
- Special treatment under the BC Building Code, which permits equivalencies to current Building Code provisions. Equivalencies allow property owners to upgrade older buildings without requiring strict code compliance, while not compromising strict safety standards.
- Grants for exterior restoration and conservation work under Kelowna's Heritage Grants Program. Grants may cover up to 50% of the cost of the work, to a maximum of \$5,000 every three years.

Inclusion of a property on the Heritage Register does not constitute Heritage Designation or any other form of long-term heritage protection. The existing development potential of a property is

not restricted and the owner is entitled to develop the property in accordance with the permitted uses, density and other regulations of the property’s existing zoning. Buildings can be altered and may even be demolished, though there are withholding provisions that enable Council and staff to explore other development options with the property owner.

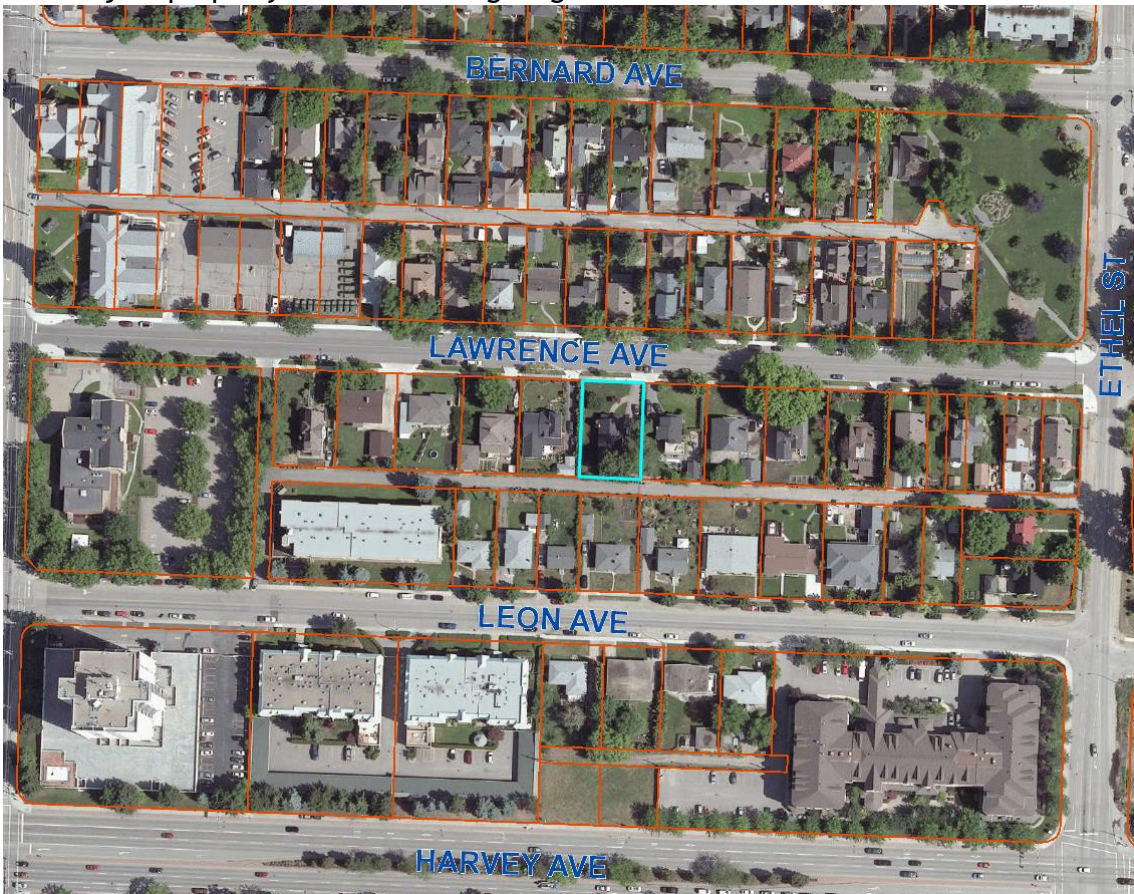
Requests from property owners to add buildings to or remove them from the Heritage Register are reviewed by City staff and forwarded to the Heritage Advisory Committee (HAC) for consideration. The HAC reviews the request and evaluates the building’s architectural, cultural and contextual qualities to determine a recommendation. Following the HAC’s evaluation, staff considers the file in detail and then forwards a recommendation to Council for a final decision.

## 2.2 Subject Property

The “Gurr House” at 815 Lawrence Avenue is a Mid-War vernacular cottage bungalow built in 1920. The property is within the residential North Central neighbourhood and is located between Richter Street and Ethel Street. Central School is found to the west and Harvey Avenue is found to the south.

The Heritage Register includes many buildings in Kelowna’s North Central neighbourhood, including a number of buildings along Lawrence Avenue listed on the Register.

The subject property and surrounding neighbourhood are shown below.



The architecture of the “Gurr House” is based on local needs and the construction materials of the time and reflects local traditions. The design is defined by the gabled roof with a covered front porch spanning the width of the home and large multi-paned front windows.

Charles James Gurr was born in Brighton, England on January 28, 1892. Charles and his wife Mary Ellen (nee Smith - born in Dublin, Ireland May 23, 1890) came to Kelowna around 1935. They resided in this home at 815 Lawrence Avenue (then called Glenn Avenue). They lived there until their deaths in 1972.

Charles Gurr was a Policeman for over 40 years until his retirement around the mid to late 1950's. In Kelowna, the British Columbian Provincial Police were under contract from the BC Government. The BCPP ceased to exist in 1950 when policing was taken over by the Royal Canadian Mounted Police. Their son Patrick C. Gurr was noted as one of the 96 men rescued when the Trentonian was torpedoed and sunk on February 22, 1945 in the English Channel off Falmouth. Patrick returned to Kelowna and in 1947 was working as an attendant at Victory Motors Ltd. He later married Faye Stewart (daughter of a pioneer family that came to the Okanagan in 1905) and at some point moved his family to Trail B.C., where they owned and operated a hotel. Their daughter, Tessie Hilda Gurr (born February 1, 1918) married Ivan Emslie Murray “Jock”, who was the Manager of O.L.Jones Furniture at 513 Bernard Avenue. Tessie passed away in Kelowna June 4, 1993 at the age of 75.

Key characteristics of the “Gurr House” include the covered front porch spanning the width of the home, the square columns and gabled roof, the concrete block foundation and wood-frame construction. Also unique to the house are the craftsman details such as its shingle cladding, triangular eave brackets and exposed rafter tails. The house includes large multi-paned front windows and a red-brick chimney. It has been well-maintained and retains many original features. Associated landscape features include the early garage, front lawn and mature trees and grape vine.

### 2.3 Current Applications

There are currently no active development applications.

### 3.0 **Heritage Advisory Committee**

Staff are seeking a recommendation from the Heritage Advisory Committee regarding the proposed addition of the subject property at 815 Lawrence Ave on the Kelowna Heritage Register.

**Report prepared by:** Lauren Sanbrooks, Planner II

**Approved for Inclusion:** T. Barton, Manager, Urban Planning

#### **Attachments:**

Letter of Request from Property Owner  
Recent Site Photos

## Place Description

The Gurr House is a Mid-War vernacular cottage bungalow built in 1920 and located at 815 Lawrence Avenue in Kelowna's North Central Neighbourhood.

## Heritage Value

This home's architecture is based on the local needs and construction materials of the time and reflects the local traditions. Defined by the gabled roof with a covered front porch spanning the width of the home and large multi-paned front windows. This welcoming entrance and cozy porch setting reminds us of years gone by, when friends and neighbours would find time to share a cool drink or warm tea in the afternoon, and discuss current happenings around town.

Charles James Gurr was born in Brighton, England on January 28, 1892. Charles and his wife Mary Ellen (nee Smith – born in Dublin, Ireland May 23, 1890) came to Kelowna around 1935. They Resided in this home at 1016 Lawrence Avenue (then called Glenn Avenue). They lived there until their Deaths in 1972.

Charles Gurr was a Policeman for over 40 years until his retirement around the mid to late 1950's. In Kelowna, the British Columbian Provincial Police were under contract from the BC Government. The BCPP ceased to exist in 1950 when policing was taken over by the Royal Canadian Mounted Police. Their son Patrick C. Gurr was noted as one of the 96 men rescued when the Trentonian was torpedoed and sunk on February 22, 1945 in the English Channel off Falmouth. Patrick returned to Kelowna and in 1947 was working as an attendant at Victory Motors Ltd. He later married Faye Stewart (daughter of a pioneer family that came to the Okanagan in 1905) and at some point moved his family to Trail B.C., where they owned and operated a hotel.

Their daughter, Tessie Hilda Gurr (born February 1 1918) married Ivan Emslie Murray "Jock", who was the Manager of O.L.Jones Furniture at 513 Bernard Avenue. Tessie passed away in Kelowna June 4, 1993 at the age of 75.

## Character Defining Elements

Key elements that define the heritage character of the Gurr House include its:

- covered front porch spanning the width of the home
- square columns and gabled roof
- concrete block foundation and wood-frame construction;
- Craftsman details such as its shingle cladding, triangular eave brackets and exposed rafter tails;
- internal red brick chimney;
- large multi-paned front windows
- associated landscape features such as the early garage, front lawn and mature trees and grape vine.





# REPORT TO COMMITTEE



**Date:** August 17, 2017  
**RIM No.** 1240-20  
**To:** Heritage Advisory Committee  
**From:** Policy & Planning Department (LS)  
**Address:** 924 Laurier Avenue **Owners:** Margot Pridham and Michael Morrow  
**Subject:** Heritage Register Request - Addition  
**Existing OCP Designation:** S2RES - Single / Two Unit Residential  
**Existing Zone:** RU6 - Two Dwelling Housing  
**Heritage Conservation Area:** None  
**Heritage Register:** Not Included

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## 1.0 Purpose

To consider the addition of 924 Laurier Avenue to the Kelowna Heritage Register.

## 2.0 Proposal

### 2.1 Background

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

Properties listed on the Heritage Register may be eligible for the following incentives:

- A Heritage Revitalization Agreement to vary provisions of the City's Zoning and Subdivision, Development and Servicing Bylaws.
- Special treatment under the BC Building Code, which permits equivalencies to current Building Code provisions. Equivalencies allow property owners to upgrade older buildings without requiring strict code compliance, while not compromising strict safety standards.
- Grants for exterior restoration and conservation work under Kelowna's Heritage Grants Program. Grants may cover up to 50% of the cost of the work, to a maximum of \$5,000 every three years.

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

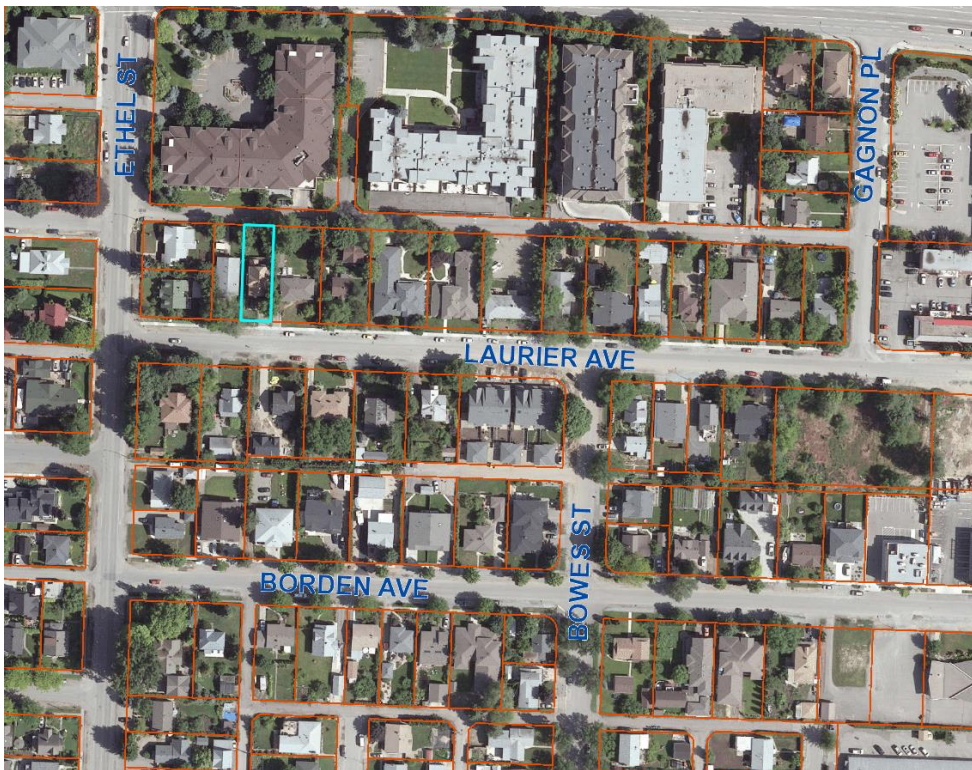
Requests from property owners to add buildings to or remove them from the Heritage Register are reviewed by City staff and forwarded to the Heritage Advisory Committee (HAC) for consideration. The HAC reviews the request and evaluates the building's architectural, cultural and contextual qualities to determine a recommendation. Following the HAC's evaluation, staff considers the file in detail and then forwards a recommendation to Council for a final decision.

## 2.2 Subject Property

The house at 924 Laurier Avenue is a front-gable house that was built in 1908 by James Kincaid. The property is within the residential South Central neighbourhood and is located between Ethel Street to the west and and Gordon Drive to the east. Harvey Avenue is found to the north.

The Heritage Register includes many buildings in the South Central area, though three homes in the vicinity are listed on the Register - one at 1730 Ethel Street, one at 1788 Ethel Street and other at 911 Borden Avenue.

The subject property and surrounding neighbourhood is shown below.



Built in 1908, 924 Laurier Avenue, listed as the “Kincaid Residence”, was assessed as part of the evaluation that was conducted for the 1983 Kelowna Heritage Inventory. The building was listed

as a Class B Building on Page 2 of Table 2 (Evaluation of Class B and C Buildings). The documented alterations include a 1938 alteration to upstairs to make six room for rent as well as a 1990 alteration in which the building was moved from the left side of the lot to the right side of the lot. Worth noting, the building has grown incrementally into a complex building.

Early conversion from a single family home to boarding house and then apartments is typical of changes in the area. Although it is not firmly established, the residence is connected to the James Kincaid family. James Kincaid came to Kelowna with his wife Jane “Jean” in 1905. James was a carpenter by trade and may have built the house at 924 Laurier Avenue for the Millie family. Subsequent owners were Josiah Adam Shier and his wife Matlida Kirk who came to Kelowna in 1920 and purchased the property. Josiah Shier became a member of Kelowna City Council in 1926 and worked for the Irrigation District. For many years the family ran the home as a boarding house. In 1938, the Shier family converted the upstairs into six rooms for rent. For many years since the conversion, under varying ownership, the house has been used for rental purposes.

Key characteristics of the front-gable house (“jerkin roof”) include the two dormers on the east and west sides of the house and the large columned verandah with dog-leg staircase. There are two small decks off the second floor west and north sides of the house. The house was built of old Kelowna brick on the south side with what appears to be cedar siding on the other three sides. The windows are original sash, most of which have had storm windows glued, screwed and painted shut over top. Associated landscape features include several garden beds, mature trees, and a cedar hedge which encloses the south and most of the west side of the property.

### 2.3 Current Applications

There are currently no active development applications.

### 3.0 **Heritage Advisory Committee**

Staff are seeking a recommendation from the Heritage Advisory Committee on the appropriateness of including the subject property at 924 Laurier Ave on the City’s Heritage Register.

**Report prepared by:** Lauren Sanbrooks, Planner II

**Approved for Inclusion:** T. Barton, Manager Urban Planning

#### **Attachments:**

Letter of Request from Property Owner  
Recent Site Photos

## Application for Heritage Register of 924 Laurier Avenue, Kelowna, BC

Kelowna Heritage Resource Inventory - A report to the Kelowna Heritage Advisory Committee December 1983. Robert Hobson, Coordinator.

The residence at 924 Laurier Avenue, listed as "Kincaid Res." is listed as a Class B Building on Page 2 of Table 2 (Evaluation of Class B and C Buildings). Heritage evaluation was 59.93B, built in 1908.

A lifelong resident Charlie Adam, whose mother Ettie Viola Clement was born in Kelowna in 1905 and raised at a house on Borden Avenue, one block south of Laurier Avenue, stated that 924 Laurier Avenue belonged to Henry Herbert Millie who came to Kelowna in 1905. He was an electrical engineer by trade and in that time he started a watch makers business and also a telephone system, the Kelowna Telephone Exchange consisting of eight telephones. He was also the agent for the government telephone and telegraph system. This company was sold to Okanagan Telephone Company about 1912 which later became part of BC Tel and subsequently Telus. He was also on Kelowna City Council starting in 1912. He died in Kelowna in 1917. On page 2 of the Thursday, January 28, 1909 Edition of the "Kelowna Courier and Okanagan Orchardist" there is a listing of local buildings constructed in the previous year 1908. In this article it states that H.H.Millie, had a telephone office and house constructed, total value \$3000.00, the address was not stated. There was no reference to a Kincaid house being built in that year. In the 1913 "W.A.Jeffries' Directory", Henry H. and Carrie Millie were living at Laurier Avenue. In the 1911 Canada Census, H.H.Millie and family were living on Ellis Street.

The connection with the James Kincaid family is not firmly established. James Kincaid came to Kelowna with his wife Jane "Jean" in 1905. James was a carpenter by trade and may have built the house at 924 Laurier Avenue for the Millie family.

In the 1911 Canada Census, James and Jean Kincaid were living on Pendozi (Pandoso) Street. In the 1913 "W.A.Jeffries' Directory", James and Jean Kincaid, carpenter, were living on Glenwood Avenue. This evidence of frequent moving of residence suggests he may have built and lived in a home and then sold it and started again.

James and Jean's son John "Jack" Kincaid, a local school teacher and talented musician, enlisted in WW1 and was killed on September 11, 1918, at the age of 28 years. His name appears on the local cenotaph in City Park.

Subsequent owners were Josiah Adam Shier and his wife Matilda Kirk who came to Kelowna in 1920 and purchased the property at 924 Laurier Avenue. Josiah Shier became a member of Kelowna City Council in 1926 and worked for the Irrigation District. For many years the family, including the daughter Arabella Alice "Belle" Shier ran the home as a boarding house. In 1940, Belle obtained a building permit in order to alter the second floor into suites, adding dormer windows to the west and east roof.

In 1945 William Wilson and Miss A.P. Wilson rented out 6 rooms in the house for which they obtained a trade license from City Hall.

George Arnold in 1950, ran a rooming house with 6 rooms available for occupancy.

In 1957 Estelle Irene Richmond had 5 rooms for rent.

1959 Robert J. Richmond (RR#1, phone number 2-8287) added another room for rent on the main floor. The external stairs on the back east side of the house were relocated to the north side.

In 1984 Soloduko Holdins LTD sold the property to Wenngatz Construction. The rental suites in the house now consisted of: two rooms at the north end of the main floor; two suites of two rooms each and a one room suite on the second floor.

In 1987 Nick Augustino owned the house. He upgraded the heating system and in 1989 a fire escape was added to the second floor bathroom window (east side).

In photos obtained from Kelowna City Hall, sometime prior to the house being moved in 1990, it shows a north addition being removed from the house. It is possible the north deck was added at this time. No record of that was located.

In 1990 the lot was subdivided into two lots of 42.47 feet x 136.51 feet and the house moved to its current location. The original lot size was 85 feet x 136.51 feet. A new foundation with a full basement was added. One of the photos from City Hall shows the original lot with the house on it. There is no basement in this photo.

Bob Groholski owned the house in 1990. A 2 foot x 6 inch door in the east side was closed off. In 1992 a back deck and stairs were added. An office with a sliding glass door opening onto the back deck may have been added at the north-west corner at that time or when the basement was added. No permits were found containing this information.

In 1994 Rudy Kraft was the owner. He added a three room suite in the basement.

In 2004, the property was purchased by Aaron and Tanya McGoran who changed the front exterior stairs and railing from the east end of the front porch to its current west end position. The original front porch prior to the house being moved had a wrap around extension along part of the west side of the house. This can be seen in the old photos. It's unclear when this west side porch was removed, possibly at the time the railing and stairs were changed.

Lidia Schuster, Psychiatrist bought the house in 2011 with the intention of using the main floor rear suite as her medical office. This did not come about and she continued the trend of renting suites/rooms in the house.

At some time a commercial fridge was installed in the kitchen by one of the owners who was a Home Economics teacher at Kelowna Secondary School.

The current owners, Michael Morrow and Margot Pridham purchased the house July 2015. To date, the kitchen has been gutted and renovated as well as the basement suite changed from a bachelor to a one bedroom and rented as a legal suite.

The overgrown weed filled garden beds have been planted with perennials and is a work in progress. A new roof, gutters and windows will need to be upgraded/ replaced in the near future as well as the exterior paint redone to heritage colours. Fencing on the north side of the property will also need replacing at some time and the dead cedar hedge removed and replaced by some type of fencing, perhaps a spit cedar fence in keeping with the original home.

The 924 Laurier Avenue house is one of if not the oldest house on the street. The style of the house is probably Dutch Colonial with a truncated gable roof and two dormers on the east and west sides of the house.

There is a covered porch on the front, south side of the house with two flights of stairs in an "L" shape separated by a landing coming up from the driveway. A large wooden deck off the back, north side has a sliding glass door into the main

floor office (which was a suite), a door into the kitchen and stairs to the west that go down to the back garden and a sidewalk that runs the west and north side of the house to the driveway. There are also two small decks off the second floor west and north sides of the house. The west balcony sits on the roof of the dining room projection which in turn is the roof over the stairs to the basement suite.

The house is built of old Kelowna brick on the south side with what appears to be cedar siding on the other three sides. The wall below the west gable is brick which has been painted white. There are no other houses on Laurier Avenue built of old Kelowna brick. There is a cedar sided non insulated storage room under the main floor office with a door from the west sidewalk.

The original roof of cedar shake is still visible in the attic with shiplap siding all in good condition. The cedar shake roof is covered with 2 layers of asbestos shingles which are badly deteriorating in several areas and in need of replacement.

The windows are original sash, most of which have had storm windows glued, screwed and painted shut over top. Three of the windows on the west and north side of the house are made with a border of green and pink stained glass.

Paint colours include: siding in a rusty red colour; railings deck ceilings, soffits and lattice covering the storage space under the front deck are white; fascia boards and other trim are painted a dark brown.

There are several garden beds surrounding the house as well as a large back lawn. A large walnut tree, which was on the original large lot had to be severely pruned when the house was moved east to its current location as it would have obstructed the house in the new location. Several acacia and maple trees are on the perimeters of the back garden. An old style low metal rod and chain link fencing, (which can be found surrounding many old properties in this area), enclose the west back garden and the full length of the property on the east side. A cedar hedge encloses the south and rest of the west side of the property. A dark brown wooden fence with a large gate, which will allow vehicles into the back garden, stands at the north end of the property.

South  
Facing



924 Laurier Ave  
prior to lot  
subdivided -  
house moved  
east

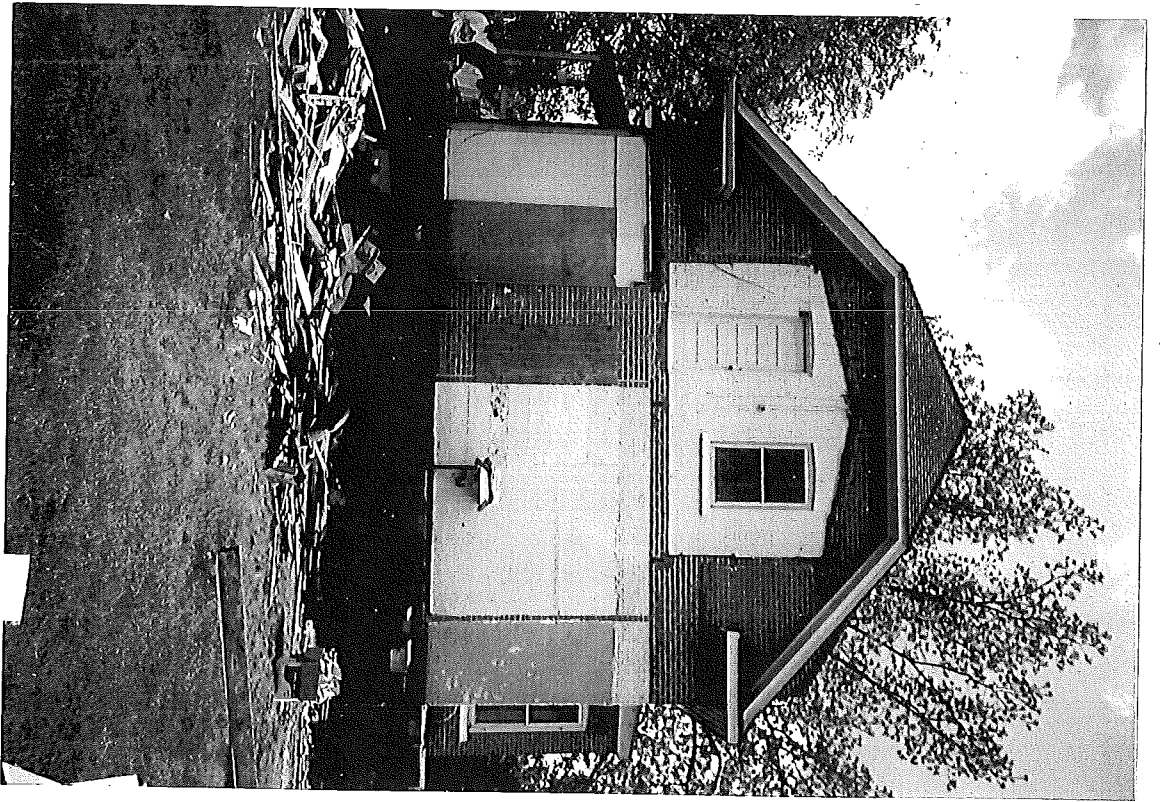
North  
Facing  
-back  
addition  
being  
removed.



924 Laurier Ave



South  
Facing  
- original site



North  
Facing  
- back  
addition  
removed



929 Laurel Ave  
2016  
South facing



924 Laurier Ave

2016

North facing.

# REPORT TO COMMITTEE



**Date:** September 21, 2017

**RIM No.** 0940-60

**To:** Heritage Advisory Committee

**From:** Community Planning Department (EW)

**Application:** HAP17-0013      **Owner:** Michael Humer & Maria Verdurmen

**Address:** 188 Beach Ave      **Applicant:** MQN Architecture & Interior Design

**Subject:** Heritage Alteration Permit

Existing OCP Designation: S2RES – Single/Two Unit Residential

Existing Zone: RU1 – Large Lot Housing

Heritage Conservation Area: Abbott Street

Heritage Register: Not Included

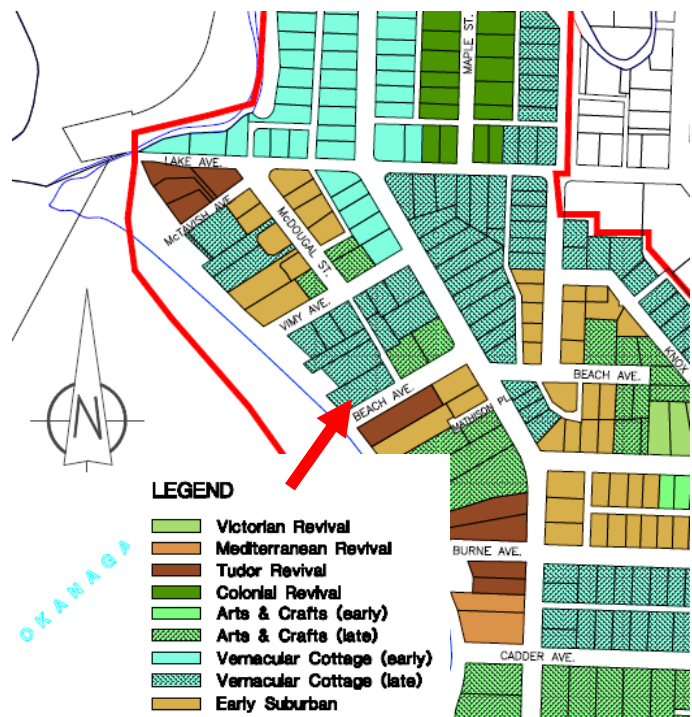
## 1.0 Purpose

To consider the development of a new single detached house on the subject property within the Abbott Street Heritage Conservation Area.

## 2.0 Proposal

### 2.1 Background/Site Context

The subject property is a lakefront property, located on the north side of Beach Ave, two blocks west of Abbott Street. The 1408m<sup>2</sup> property is zoned RU1 – Large Lot Housing and is designated as S2RES – Single/ Two Unit Residential in the Official Community Plan. The property is located in the Abbott Street Heritage Conservation area, but is not included on the Heritage Register. The Abbott Street



Conservation Guidelines identify the dominant style for this block as 'Late Vernacular Cottage'.

The existing dwelling was constructed in the 'Late Vernacular Cottage' building style. The plan is to demolish the existing dwelling and construct a new single detached house on the subject property.

## 2.2 Project Description

As indicated in the applicant's design package (Attachments A & B), a 3988ft<sup>2</sup> (370m<sup>2</sup>) single detached house is proposed which maintains access from McDougall St. A garage, connected to the principal dwelling by a breezeway, is a dominant feature from McDougall St and results in a L-shaped dwelling. The two-storey house has a modern hip roof and large windows. The exterior materials include shake siding, board and batten siding, and arbutus stone veneer. The roofing material is asphalt shingles. Decorative metal railings are proposed for the east balcony and metal deck railing for the west (lakeside) deck. Significant landscaping is proposed along the Beach Ave park interface as well along McDougall St.

The application meets the Zoning Bylaw development regulations with no variances requested.

### Subject Property Map: 188 Beach Ave



2.3 Heritage Advisory Committee

Community Planning Staff are looking for comments regarding the form and character of the proposed dwelling on the subject property.

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

**Attachments:**

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



# SCHEDULE A – Heritage Guidelines



**Subject:** HAP17-0013, 188 Beach Ave

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

Objectives:

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

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

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

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

## 2.0 Abbott Street & Marshall Street Heritage Conservation Areas Development Guidelines

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

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

#### *Late Vernacular Cottage Characteristics (Existing Building & Dominant Street Style)*

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

2017.09.12

City of Kelowna  
Heritage Advisory Committee  
1435 Water Street  
Kelowna, BC V1Y 1J4

Attention: **Heritage Advisory Committee**  
RE: 188 Beach Ave Residence

<b>ATTACHMENT</b>		<b>A</b>
This forms part of application # <b>HAP17-0013</b>		
Planner Initials	<b>EW</b>	 <b>City of Kelowna</b> COMMUNITY PLANNING

Dear Committee Members,

MQN Architects has been engaged to design a replacement home for 188 Beach Ave within the Abbott Street Heritage Conservation area. The existing home on this property has been deteriorating for many years and would require substantial upgrades which are not feasible. The owners of this property are looking to demolish the existing house and construct a new home at this location.

The current owners were drawn to this location by the heritage nature of the properties and the character of the neighbourhood. Their intention is to build a home which is complimentary to the heritage character of the surrounding neighbourhood, which will reinforce the goals of the conservation area. Through the design process, MQN Architects has reviewed the requirements of the City of Kelowna Abbott Street & Marshall Street Heritage Conservation Areas. Based on this document the existing house at 188 Beach Avenue was classified as a Vernacular Cottage (late). The properties surrounding this area provide a range of building styles including Tudor Revival, Arts & Crafts and Early Suburban. The varieties of different styles that have developed over time in this area provides a cohesive, varied, and interesting neighbourhood. The design of the new house for 188 Beach Avenue has been developed following the design features of the Late Vernacular Cottage style.

In keeping with the Heritage Conservation requirements, which identifies the late cottage vernacular style for this property, we believe that it is sympathetic to the neighbouring properties and is well suited to the scale and positioning of the proposed home. Having drawn inspiration from this style the design maintains the character of the neighbourhood. The home incorporates period features, materiality, scale and detailing and the hip roof and fenestration are comparable to similar character homes in the area and of the identified style.

The new home's roofline is lowered towards the street which reduces the visual mass of the home on the corner property. Normally locating a garage in front of the house would not be in keeping with the character of a historic neighbourhood, however in this case McDougall Street is more akin to a back alley. The waterfront houses front towards the lake, with McDougall Street providing access. The siting of the home has also been carefully considered in our decision to align the Beach Ave side of the home with the existing home's setback. The proposed home is larger than the existing house, however when reviewed in the context of this neighbourhood, the proposed home is consistent with the scale of the adjacent houses and is still in keeping with the max 2 storey massing of this period.

Building on the ideas of the Abbott Street & Marshall Street Heritage Conservation Areas, 188 Beach avenue has been designed acknowledging the intents and design guidelines. The proposed design is derived from the historical architectural styles present in the local neighbourhood and the design works to reinforce the diversity and character which make this area of Kelowna a character neighbourhood. Below is a depiction of the proposed home design and our compliance with the 'Abbot Street & Marshall Street Heritage Conservation Area' 'Development Guidelines' related to the Late Vernacular Cottage listed characteristics;

- ✓ Less fanciful feel to the architecture
- ✓ Flush gable verges
- ✓ Up to 2 storey massing
- ✓ Asymmetrical façade design
- ✓ Clustered vertical window sashes
- ✓ Minor decorative detailing  
(window muntins, railings)
- ✓ Hip roof forms  
(sim. to other builds in the area)
- ✓ Wood shakes
- ✓ Siding in driftwood grey
- ✓ Interlocking asphalt roof shingles



Thank you in advance for your time, efforts and consideration to assist us in building our clients dream home. If you require any further clarifications or details please don't hesitate to contact our office.

Yours truly,

  
 Brian Quiring  
 Partner  
 MQN Architects

<b>ATTACHMENT</b>		<b>A</b>
This forms part of application		
# HAP17-0013		
Planner Initials	EW	 <b>City of Kelowna</b> <small>COMMUNITY PLANNING</small>

# HUMER RESIDENCE

188 BEACH AVE, KELOWNA, BC

LOT 1, DISTRICT LOT 14, OSOYOOS DIVISION OF YALE DISTRICT, PLAN 36323



HUMER RESIDENCE  
PROJECT: 16049i  
DATE: 2017/08/15  
ISSUED FOR DEVELOPMENT  
PERMIT

MICHAEL HUMER & MARIA VERDURMEN

## ARCHITECTURAL MQN ARCHITECTS

#100 - 5313 32 AVENUE  
VERNON, BRITISH COLUMBIA V1T 2M7  
P: 250-542-1199 F: 250-542-5236

### ARCHITECTURAL DRAWING LIST

A000 TITLE PAGE  
A002 ASSEMBLIES AND GENERAL NOTES  
A003 EXTERIOR 3D VIEWS  
A004 BUILDING DETAILS  
A010 WINDOW FLASHING AND INSTALLATION DETAIL  
A101 SITE PLAN  
A201 MAIN FLOOR  
A202 SECOND FLOOR PLAN  
A203 FOUNDATION & ROOF PLAN  
A401 EXTERIOR ELEVATIONS  
A402 EXTERIOR ELEVATIONS  
A501 BUILDING SECTIONS  
A502 BUILDING SECTIONS

## LANDSCAPE OUTLAND DESIGN

206 - 1889 SPALL ROAD  
KELOWNA, BRITISH COLUMBIA V1Y 4R2  
P: 250-868-9270

### LANDSCAPE DRAWING LIST

**ATTACHMENT B**

This forms part of application  
# HAP17-0013

Planner Initials **EW**

City of Kelowna  
COMMUNITY PLANNING



**ATTACHMENT B**

This forms part of application  
# HAP17-0013

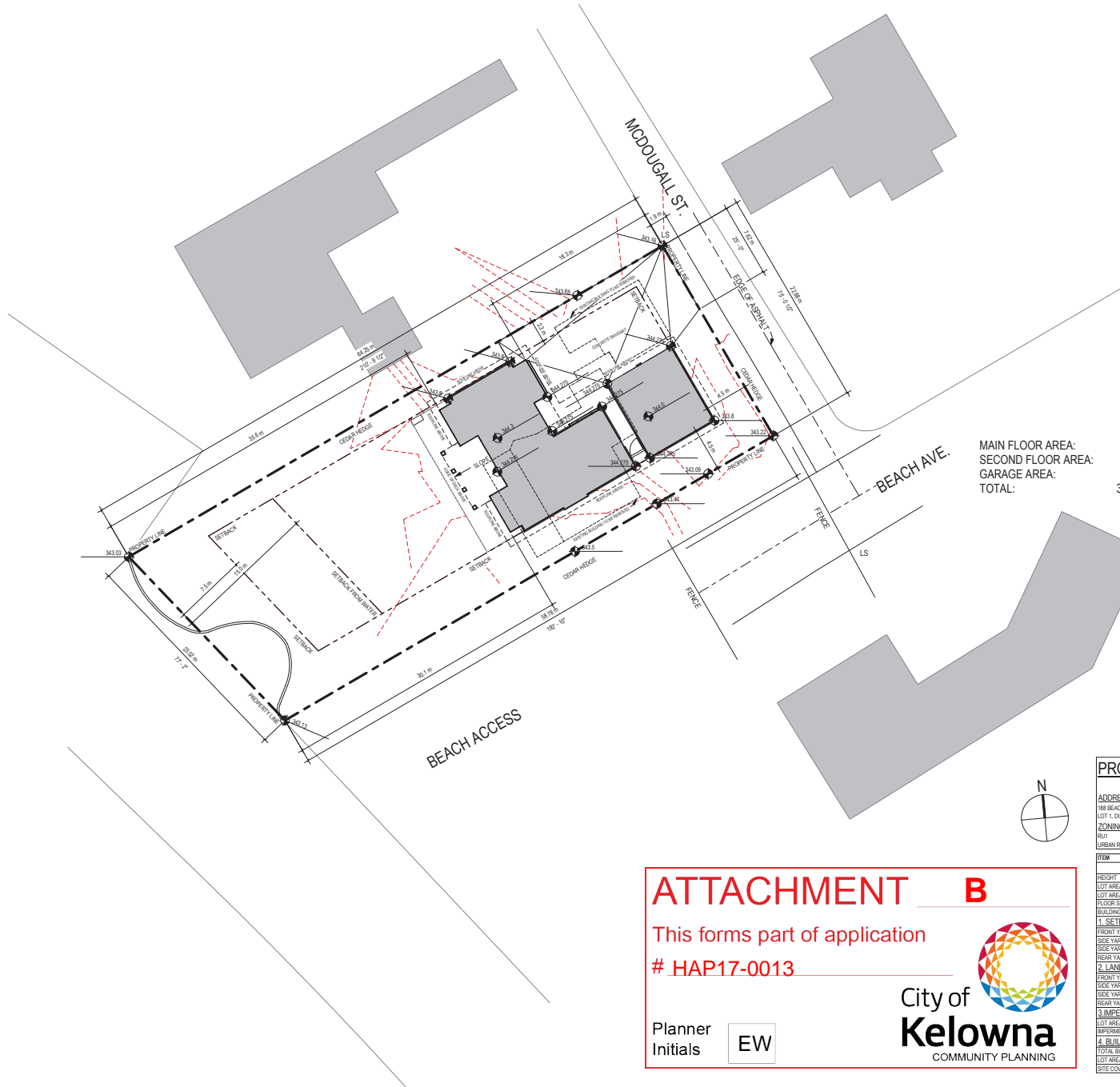
Planner Initials EW



**City of Kelowna**  
COMMUNITY PLANNING

 #100 - 3313 32nd Avenue, Vernon, BC V1T 2K7 T: 250-545-1199 www.mqn.ca		SEAL	
		CONSULTANT	
NO	REV	ISSUE	DATE
1	A	ISSUED FOR PERMITTING	2017/07/14
2	A	ISSUED FOR PERMITTING	2017/07/14
3	A	ISSUED FOR PERMITTING	2017/07/14
PROJECT TITLE			
HUMER RESIDENCE			
188 BEACH AVE, KELOWNA, BC LOT 1, DISTRICT LOT 14, OSOYOOS DIVISION OF YALE DISTRICT, PLAN 36523			
DRAWING TITLE			
EXTERIOR 3D VIEWS			
PROJECT:	16648		
SCALE:			
DRAWN BY:	BY		
CHECKED BY:	JG		
DRAWING:	A003		

NO	REV	ISSUE
1	A	ISSUED FOR PERMITTING
2	A	ISSUED FOR PERMITTING
3	A	ISSUED FOR PERMITTING
4	A	ISSUED FOR PERMITTING
5	A	ISSUED FOR PERMITTING
6	A	ISSUED FOR PERMITTING
7	A	ISSUED FOR PERMITTING
8	A	ISSUED FOR PERMITTING
9	A	ISSUED FOR PERMITTING
10	A	ISSUED FOR PERMITTING



MAIN FLOOR AREA: 172.5 m<sup>2</sup> / 1855sf  
SECOND FLOOR AREA: 130.8 m<sup>2</sup> / 1408sf  
GARAGE AREA: 67.4 m<sup>2</sup> / 725sf  
TOTAL: 370.7 m<sup>2</sup> / 3988 sf

PROJECT STATISTICS		
ADDRESS		
188 BEACH AVE, KELOWNA, BC		
LOT 1, DISTRICT LOT 14, OSOYOOS DIVISION OF YALE DISTRICT, PLAN 36523		
ZONING		
R1U		
URBAN RESIDENTIAL		
ITEM	REQUIRED	PROVIDED
HEIGHT	2.5 STOREYS / 8.5 m (MAX)	2.0 STOREYS / 6.27 m
LOT AREA (GROSS)	550 m <sup>2</sup>	1407.2 m <sup>2</sup>
LOT AREA (NET)		1407.2 m <sup>2</sup>
FLOOR SPACE RATIO		370.7 m <sup>2</sup> / 1407.2 m <sup>2</sup> = 26%
BUILDING SITE COVERAGE	40.0% (MAX)	259.9 m <sup>2</sup> / 1407.2 m <sup>2</sup> = 17%
1. SETBACKS		
FRONT YARD (EAST)	4.5 m	4.5 m
SIDE YARD (NORTH)	2.3 m	2.3 m
SIDE YARD (SOUTH)	4.5 m	4.5 m
REAR YARD (WEST)	7.5 m / 15.0m to Water	30.1 m
2. LANDSCAPE BUFFERS		
FRONT YARD (NORTH)		
SIDE YARD (EAST)		
SIDE YARD (WEST)		
REAR YARD (SOUTH)		
3. IMPERMEABLE		
IMPERMEABLE AREA	550 m <sup>2</sup>	1407.2 m <sup>2</sup>
	80.0% (MAX)	514.7 m <sup>2</sup> / 1407.2 m <sup>2</sup> = 37%
4. BUILDING SITE COVERAGE		
TOTAL BUILDING COVERAGE		259.9 m <sup>2</sup>
LOT AREA (NET)		1407.2 m <sup>2</sup>
SITE COVERAGE RATIO		259.9 m <sup>2</sup> / 1407.2 m <sup>2</sup> = 17%

**ATTACHMENT B**

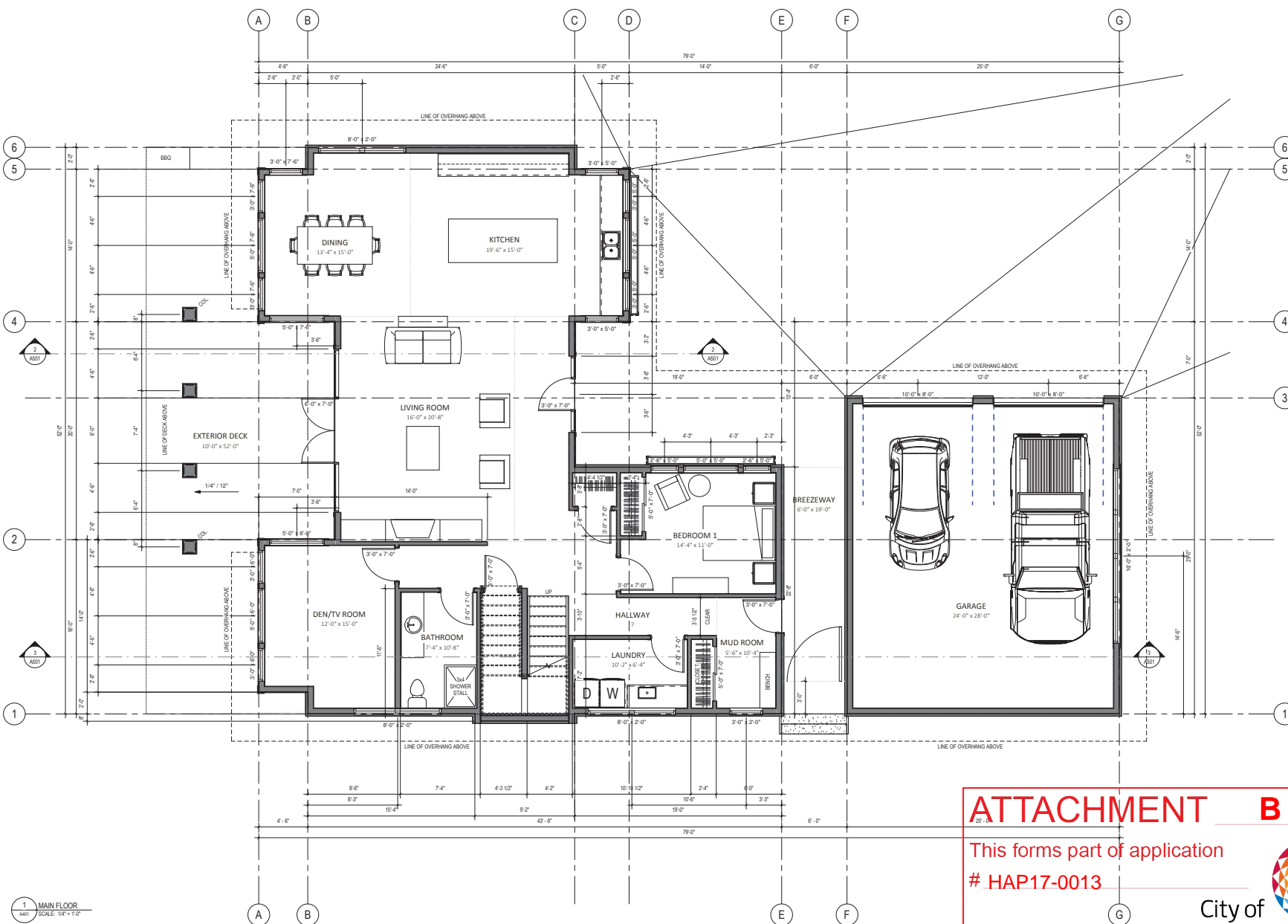
This forms part of application  
# HAP17-0013

Planner Initials **EW**

City of Kelowna  
COMMUNITY PLANNING



NO.	REV.	ISSUE
1	A	ISSUED FOR PERMITTING
2	B	ISSUED FOR PERMITTING
3	C	ISSUED FOR PERMITTING
4	D	ISSUED FOR PERMITTING
5	E	ISSUED FOR PERMITTING
6	F	ISSUED FOR PERMITTING



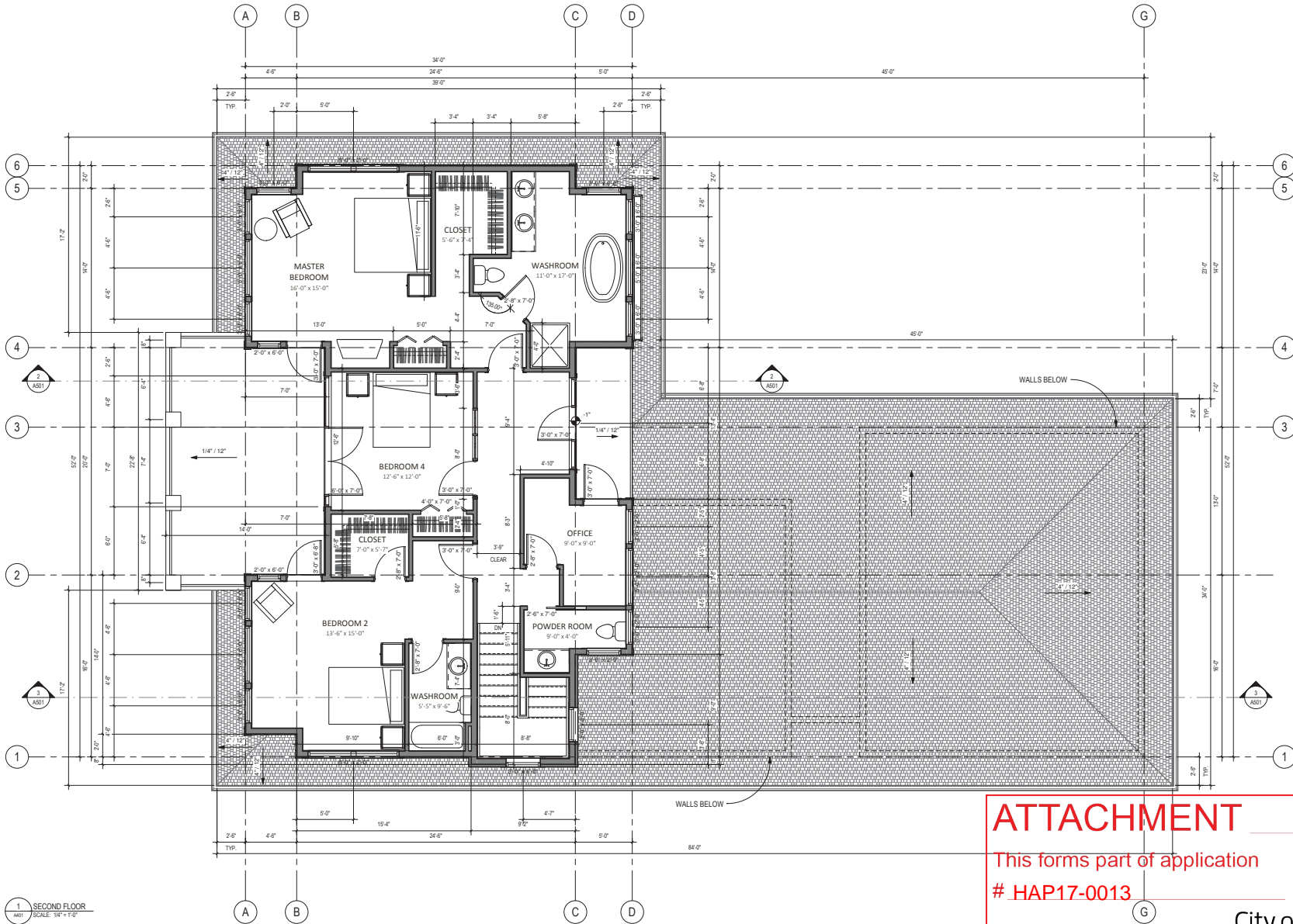
**ATTACHMENT B**

This forms part of application  
 # HAP17-0013

Planner Initials **EW**

City of Kelowna  
 COMMUNITY PLANNING

**1 MAIN FLOOR**  
 1/8" = 1'-0"



1 SECOND FLOOR  
 A01 SCALE: 1/4" = 1'-0"

**ATTACHMENT B**

This forms part of application  
 # HAP17-0013

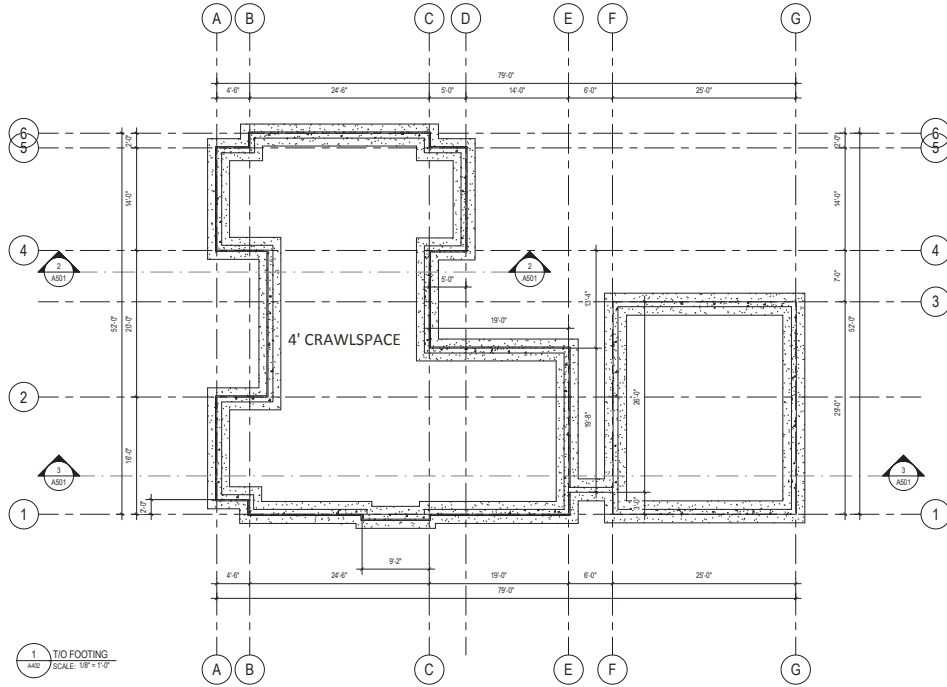
Planner  
 Initials

EW

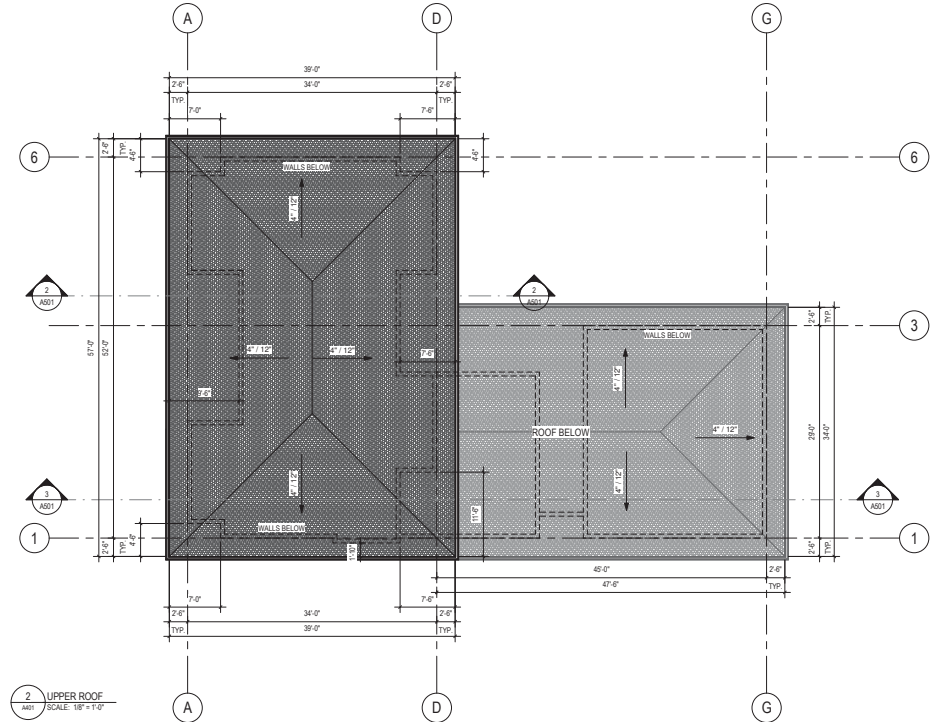


**City of Kelowna**  
 COMMUNITY PLANNING

<b>MQN ARCHITECTS</b>	
#100 - 3113 32nd Avenue, Vernon, BC, V1T 2K7 T: 250-545-1199 www.mqna.ca	
SEAL	
CONSULTANT	
NO.	REV.
1	A
2	A
3	A
4	A
5	A
6	A
PROJECT TITLE	
HUMER RESIDENCE	
188 BEACH AVE, KELOWNA, BC LOT 1, DISTRICT LOT 14, OSOYOOS DIVISION OF YALE DISTRICT, PLAN 36323	
DRAWING TITLE	
SECOND FLOOR PLAN	
PROJECT:	16048
SCALE:	1/4" = 1'-0"
DRAWN BY:	BY
CHECKED BY:	JG
DRAWING:	A202



1 T/O FOOTING  
SCALE: 1/8" = 1'-0"



2 UPPER ROOF  
SCALE: 1/8" = 1'-0"

# ATTACHMENT B

This forms part of application  
# HAP17-0013

Planner  
Initials EW



<b>MQN ARCHITECTS</b>	
<small>#100 - 3313 32nd Avenue, Vernon, BC, V1T 2K7 T: 250-545-1199 www.mqna.ca</small>	
<small>SEAL</small>	
<small>CONSULTANT</small>	
<small>PROJECT TITLE</small>	
<b>HUMER RESIDENCE</b>	
<small>188 BEACH AVE. KELOWNA, BC LOT 1, DISTRICT LOT 14, OSOYOOS DIVISION OF YALE DISTRICT, PLAN 36523</small>	
<small>DRAWING TITLE</small>	
<b>FOUNDATION &amp; ROOF PLAN</b>	
<small>PROJECT: 16648</small>	
<small>SCALE: 1/8" = 1'-0"</small>	
<small>DRAWN BY: BY</small>	
<small>CHECKED BY: JG</small>	
<small>DRAWING NO:</small>	
<b>A203</b>	



1 EAST ELEVATION (McDOUGALL STREET)  
SCALE: 1/4" = 1'-0"

**FINISH MATERIALS**

- ◆ ASPHALT SHINGLES
- ◆ FIBRE CEMENT SHAKES - DRIFTWOOD GREY
- ◆ FIBRE CEMENT BOARD PANEL - DRIFTWOOD GREY
- ◆ FIBRE CEMENT BOARD & BATTON SIDING - DRIFTWOOD GREY
- ◆ VENEER ARBUTUS STONE BY K2 STONE
- ◆ TRIM COLOUR - WHITE



2 WEST ELEVATION (OKANAGAN LAKE)  
SCALE: 1/4" = 1'-0"

**ATTACHMENT B**

This forms part of application  
# HAP17-0013

Planner Initials EW

City of Kelowna  
COMMUNITY PLANNING

**MQN ARCHITECTS**  
#100 - 3313 32nd Avenue, Vernon, BC, V1T 2K7  
T: 250-545-1199 www.mqna.ca

SEAL

CONSULTANT

NO	REV	ISSUE
1	A	ISSUED FOR DEVELOPMENT REVIEW

PROJECT TITLE

**HUMER RESIDENCE**

188 BEACH AVE, KELOWNA, BC  
LOT 1, DISTRICT LOT 14, OSOYOOS DIVISION OF  
YALE DISTRICT, PLAN 36523

DRAWING TITLE

**EXTERIOR ELEVATIONS**

PROJECT: 16648  
SCALE: As indicated  
DRAWN BY: BY  
CHECKED BY: JG  
DRAWING: A401



1 SOUTH ELEVATION (BEACH AVE)  
SCALE: 1/4" = 1'-0"

**FINISH MATERIALS**

- ◇ ASPHALT SHINGLES
- ◇ FIBRE CEMENT SHAKES - DRIFTWOOD GREY
- ◇ FIBRE CEMENT BOARD PANEL - DRIFTWOOD GREY
- ◇ FIBRE CEMENT BOARD & BATTON SIDING - DRIFTWOOD GREY
- ◇ VENEER ARBUTUS STONE BY K2 STONE
- ◇ TRIM COLOUR - WHITE



2 NORTH ELEVATION  
SCALE: 1/4" = 1'-0"

**ATTACHMENT B**

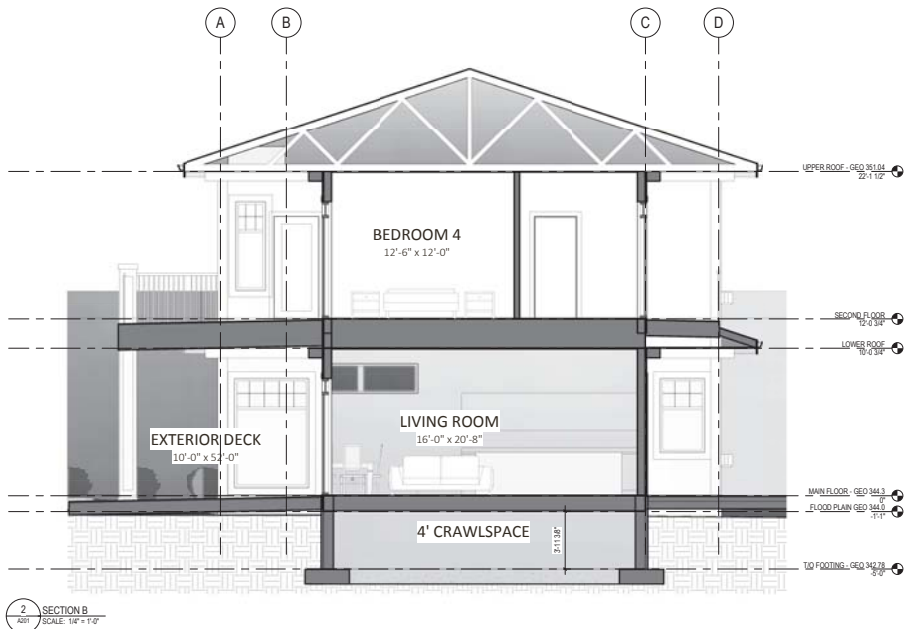
This forms part of application  
# HAP17-0013

Planner Initials **EW**



**City of Kelowna**  
COMMUNITY PLANNING

<b>MQN ARCHITECTS</b>	
#100 - 3313, 32nd Avenue, Vernon, BC V1T 2K7 T: 250-545-1199 www.mqna.ca	
SEAL	
CONSULTANT	
PROJECT TITLE	HUMER RESIDENCE
188 BEACH AVE, KELOWNA, BC LOT 1, DISTRICT LOT 14, OSOYOOS DIVISION OF YALE DISTRICT, PLAN 36523	
DRAWING TITLE	
EXTERIOR ELEVATIONS	
PROJECT: 16049	SCALE: As indicated
DRAWN BY: JG	CHECKED BY: JG
DRAWING: <b>A402</b>	



# ATTACHMENT B

This forms part of application  
# HAP17-0013



City of  
**Kelowna**  
COMMUNITY PLANNING

Planner Initials **EW**

**MQN ARCHITECTS**  
#100 - 3313 32nd Avenue, Vernon, BC V1T 2K7  
T: 250-545-1199 www.mqna.ca

SEAL

CONSULTANT

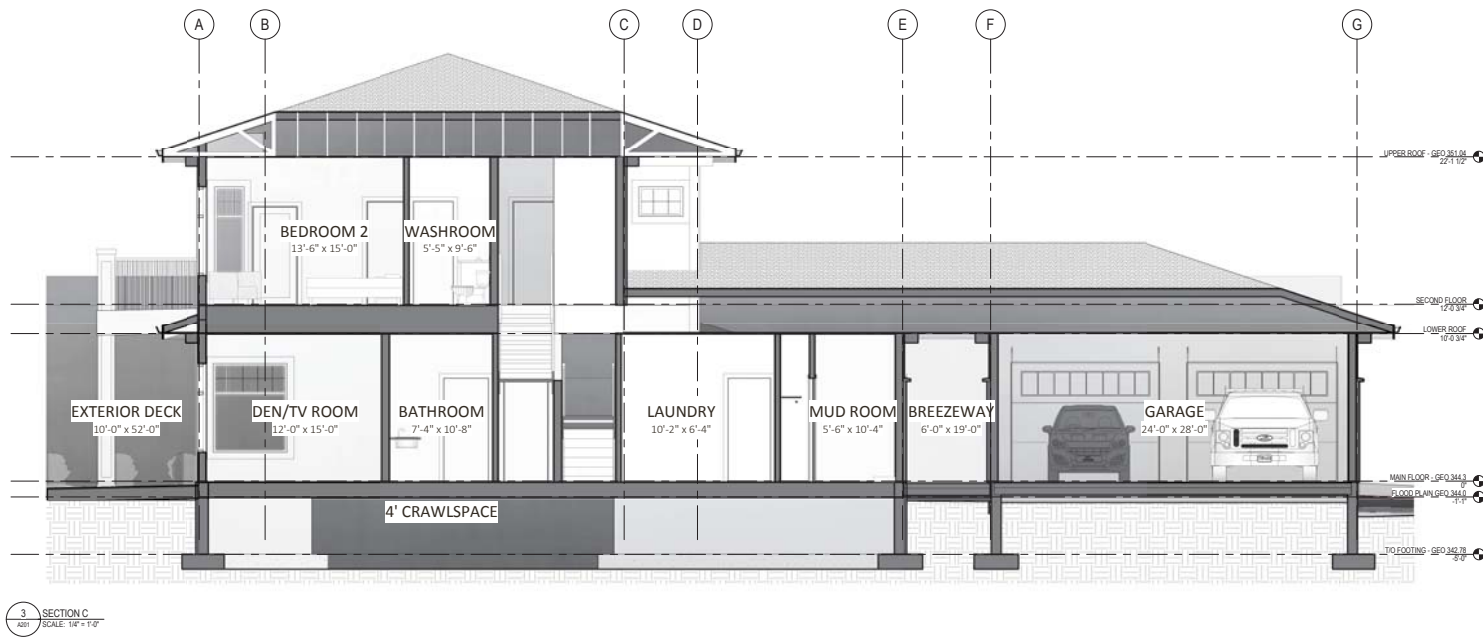
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1	A	ISSUED FOR PERMITTING
2	B	ISSUED FOR PERMITTING
3	C	ISSUED FOR PERMITTING

PROJECT TITLE  
**HUMER RESIDENCE**

BUILDING SECTIONS

PROJECT: 16648  
SCALE: 1/4" = 1'-0"  
DRAWN BY: BY  
CHECKED BY: JG  
DRAWING:  
**A501**

188 BEACH AVE, KELOWNA, BC  
LOT 1, DISTRICT LOT 14, OSOYOOS DIVISION OF  
YALE DISTRICT PLAN 36523





Beach Ave viewing towards Beach Access



Corner of Beach Ave & McDougall Street



McDougall Ave Facing North

**ATTACHMENT B**

This forms part of application  
 # HAP17-0013

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**Kelowna**  
 COMMUNITY PLANNING



Property viewed from beach



Property viewed from beach



East View, from beach



Taken from Beach Access, facing North East

**ATTACHMENT B**

This forms part of application  
 # HAP17-00132017.08.04

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City of Kelowna  
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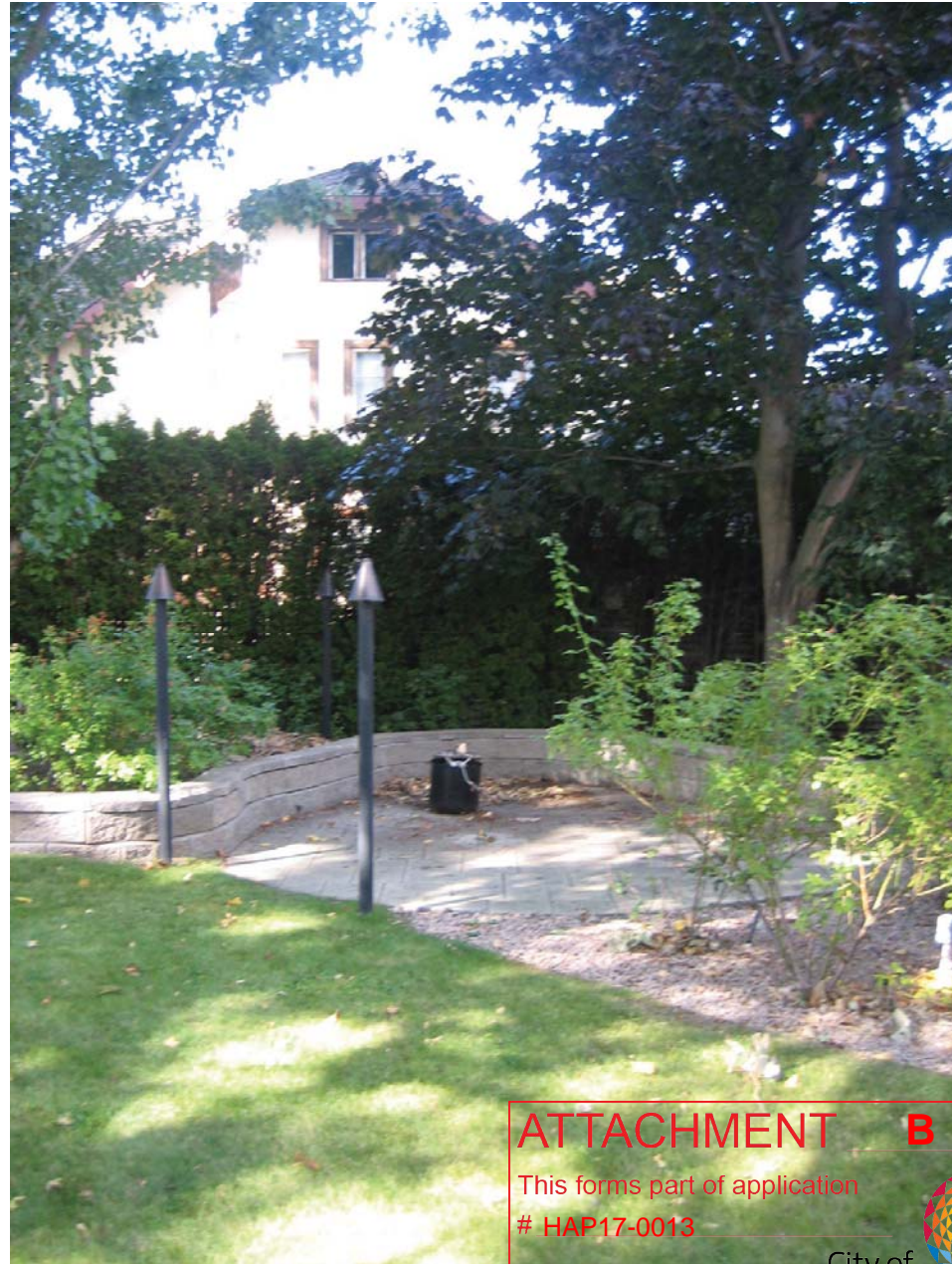




View towards lake



North view from back yard



North West view from back yard

**ATTACHMENT B**

This forms part of application  
# HAP17-0013

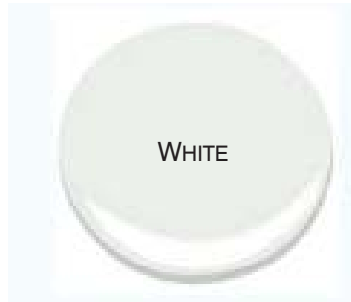
Planner Initials **EW**



City of **Kelowna**  
COMMUNITY PLANNING



ASPHALT SHINGLES



WINDOWS AND TRIM COLOR



WINDOWS AND TRIM



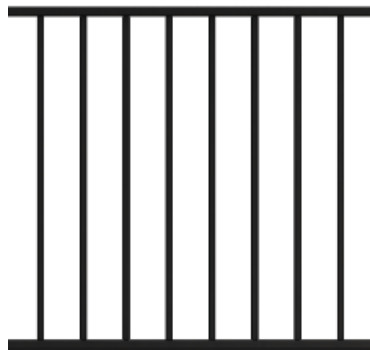
VENEER ARBUTUS STONE BY K2 STONE



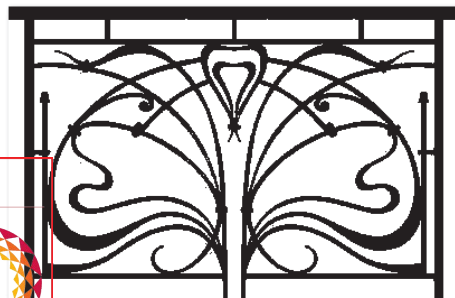
SHAKE SIDING



ALL SIDING COLOR



BEACHSIDE DECK RAILING



DECORATIVE BALCONY RAILING



BOARD AND BATON SIDING

**ATTACHMENT B**

This forms part of application

# HAP17-0013

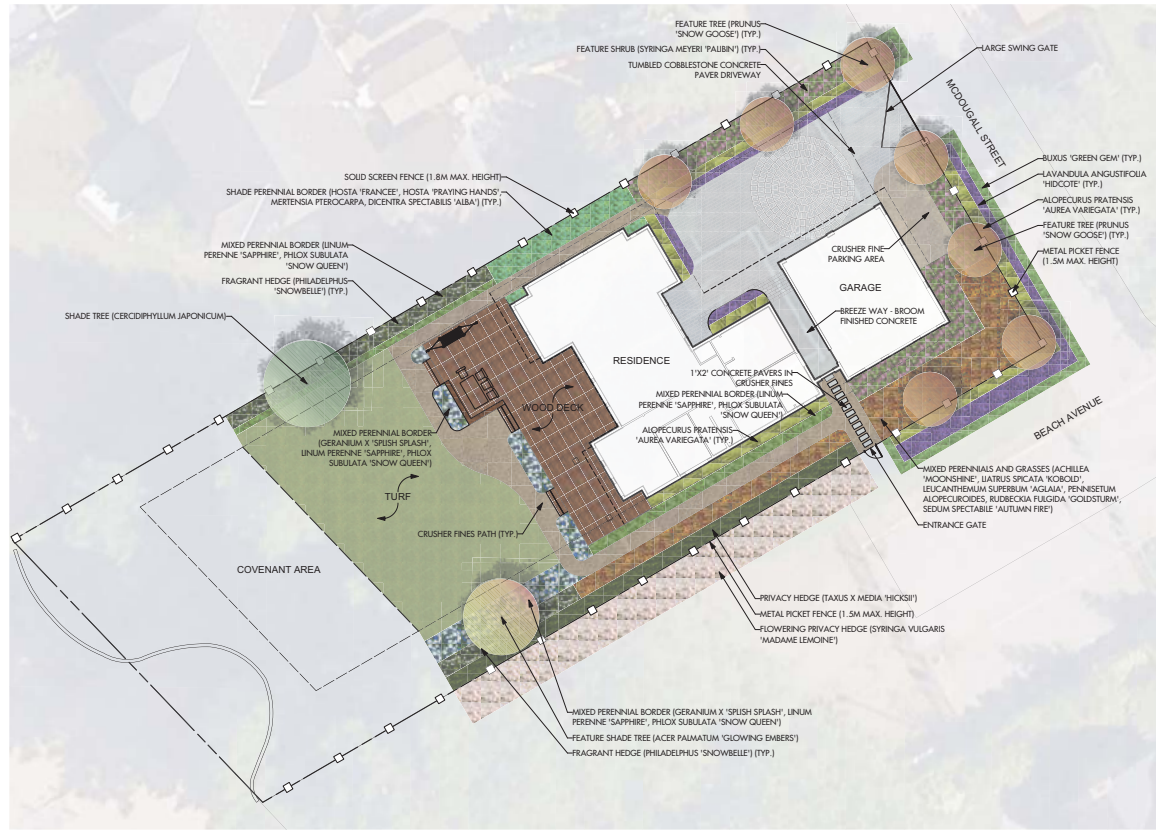
Planner Initials EW



Architecture & Interior Design

PROPOSED EXTERIOR FINISHES

HUMER RESIDENCE 188 BEACH AVE, KELOWNA, B.C.



- NOTES**
- PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED B.C.L.N.A. STANDARDS.
  - ALL SOFT LANDSCAPE AREAS SHALL BE WATERED BY A FULLY AUTOMATIC TIMED UNDERGROUND IRRIGATION SYSTEM.
  - TREE AND SHRUB BEDS TO BE DRESSED IN A MINIMUM 50mm WOOD MULCH. DO NOT PLACE WEED MAT UNDERNEATH TREE AND SHRUB BEDS.
  - TREE AND SHRUB BEDS TO RECEIVE A MINIMUM 300mm DEPTH TOPSOIL PLACEMENT.
  - TURF AREAS FROM SCD SHALL BE NO. 1 GRADE GROWN FROM CERTIFIED SEED OF IMPROVED CULTIVARS REGISTERED FOR SALE IN B.C. AND SHALL BE TOLERANT OF DROUGHT CONDITIONS. A MINIMUM OF 150mm DEPTH OF GROWING MEDIUM IS REQUIRED BENEATH TURF AREAS. TURF AREAS SHALL MEET EXISTING GRADES AND HARD SURFACES FLUSH.

**PLANT LIST**

BOTANICAL NAME	COMMON NAME	QTY	SIZE / SPACING & REMARKS
<b>TREES</b>			
ACER PALMATUM 'GLOWING EMBERS'	GLOWING EMBERS JAPANESE MAPLE	1	6cm CAL.
CERCIDIPHYLLUM JAPONICUM	KATSURA TREE	1	6cm CAL.
PRUNUS 'SNOW GOOSE'	SNOW GOOSE CHERRY	7	6cm CAL.
<b>SHRUBS, ORNAMENTAL GRASSES, PERENNIALS &amp; VINES</b>			
ACHILLEA 'MOONSHINE'	MOONSHINE YARROW	13	#01 CONT./0.5M O.C. SPACING
ALOPECURUS PRATENSIS 'AUREA VAREGATA'	YELLOW FOXTAIL GRASS	96	#01 CONT./0.5M O.C. SPACING
BUXUS 'GREEN GEM'	GREEN GEM BOXWOOD	46	#01 CONT./0.5M O.C. SPACING
GERANIUM x 'SPISH SPLASH'	SPISH SPLASH GERANIUM	16	#01 CONT./0.5M O.C. SPACING
HOSTA 'FRANCEE'	FRANCEE HOSTA	16	#01 CONT./0.5M O.C. SPACING
HOSTA 'PRAYING HANDS'	PRAYING HANDS HOSTA	12	#01 CONT./0.5M O.C. SPACING
LAVANDULA ANGSTUFOLIA 'HIDCOTE'	HIDCOTE ENGLISH LAVENDER	97	#01 CONT./0.5M O.C. SPACING
LEUCANTHEMUM SUPERBUM 'AGLAI'	AGLAI SHASTA DAISY	13	#01 CONT./0.5M O.C. SPACING
IATRIS SPICATA 'KOBOLD'	KOBOLD GAYFEATHER	28	#01 CONT./0.5M O.C. SPACING
LUNUM PERENNE 'SAPPHIRE'	SWARF BLUE FLAX	41	#01 CONT./0.5M O.C. SPACING
MERTENSIA PERIOCARPA	JAPANESE BLUEBELLS	15	#01 CONT./0.5M O.C. SPACING
PENNSETUM ALOPECUROIDES	FOUNTAIN GRASS	25	#01 CONT./1.0M O.C. SPACING
PHILADELPHUS 'SNOWBELLE'	SNOWBELLE WICKERORANGE	29	#01 CONT./1.0M O.C. SPACING
PHLOX SUBULATA 'SNOW QUEEN'	WHITE HOSS PHLOX	41	#01 CONT./0.5M O.C. SPACING
RUBECKIA FLUGIDA 'GOLDSTURM'	GOLDSTURM RUBECKIA	14	#01 CONT./0.75M O.C. SPACING
SEDUM SPECTABILE 'AUTUMN FIRE'	AUTUMN FIRE STONECROP	17	#01 CONT./0.5M O.C. SPACING
SYRINGA MEYER 'PALIBIN'	DWARF KOREAN LILAC	27	#02 CONT./1.5M O.C. SPACING
SYRINGA VULGARIS 'MADAME LEMOINE'	MADAME LEMOINE FRENCH LILAC	12	#02 CONT./2.5M O.C. SPACING

**ATTACHMENT B**

This forms part of application # HAP17-0013

Planner Initials **EW**

City of Kelowna COMMUNITY PLANNING

**HUMER RESIDENCE**

Kelowna, BC

**CONCEPTUAL LANDSCAPE PLAN**

ISSUED FOR / REVISION	DATE	BY
1	17.08.16	Review
2		
3		
4		

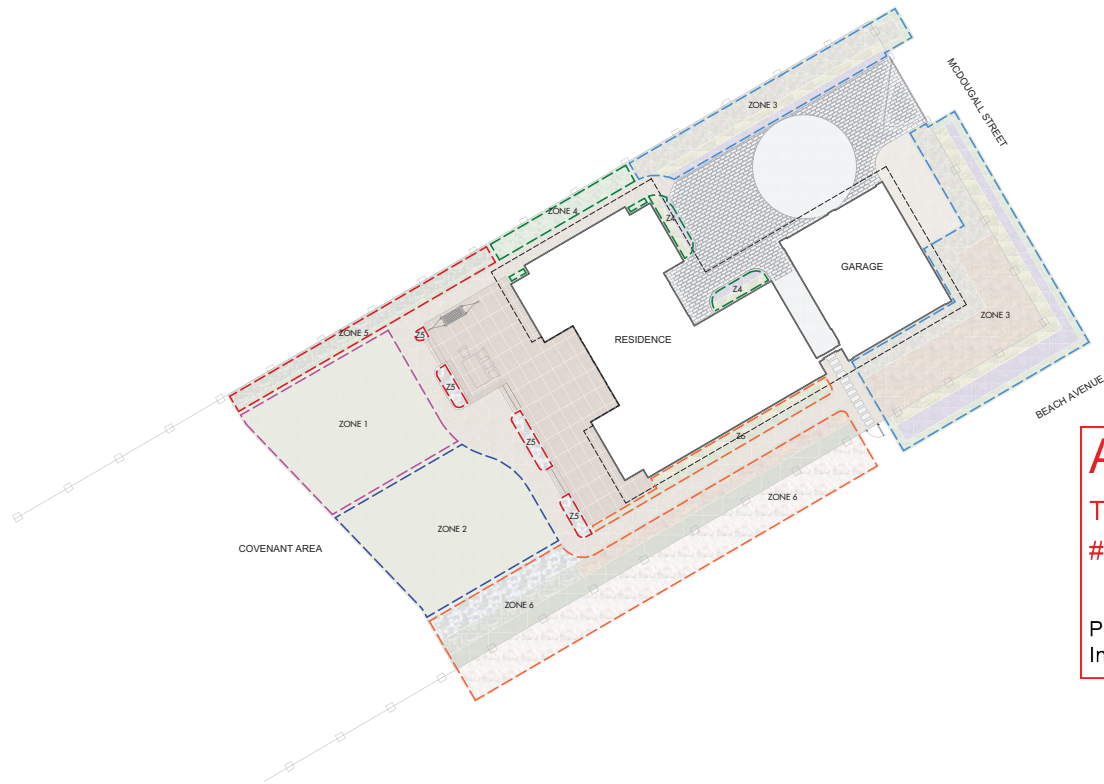
PROJECT NO: 17048  
DESIGN BY: CS  
DRAWN BY: CS  
CHECKED BY: FB  
DATE: AUGUST 16, 2017  
SCALE: 1:150

SEAL:



ISSUED FOR REVIEW ONLY

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**WATER CONSERVATION CALCULATIONS**

LANDSCAPE MAXIMUM WATER BUDGET (WB) = 860 cu.m. / year  
 ESTIMATED LANDSCAPE WATER USE (WU) = 587 cu.m. / year  
 WATER BALANCE = 273 cu.m. / year  
 \*REFER ATTACHED IRRIGATION APPLICATION FOR DETAILED CALCULATIONS

**IRRIGATION NOTES**

1. IRRIGATION PRODUCTS AND INSTALLATION METHODS SHALL MEET OR EXCEED THE REQUIREMENTS OF THE WATER USE REGULATION BYLAW NO. 10480 AND THE SUPPLEMENTARY SPECIFICATIONS IN THE CITY OF KELOWNA BYLAW 7900 (PART 6, SCHEDULE 5).
2. THE IRRIGATION SYSTEM SHALL MEET THE REQUIREMENTS, REGULATIONS, AND BYLAWS OF THE WATER PURVEYOR.
3. THE IRRIGATION SYSTEM SHALL BE EQUIPPED WITH AN APPROVED BACKFLOW PREVENTION DEVICE, WATER METER, AND SHUT OFF VALVE LOCATED OUTSIDE THE BUILDING ACCESSIBLE TO THE CITY.
4. AN APPROVED SMART CONTROLLER SHALL BE INSTALLED. THE IRRIGATION SCHEDULING TIMES SHALL UTILIZE A MAXIMUM ET VALUE OF 7" / MONTH (KELOWNA JULY ET), TAKING INTO CONSIDERATION SOIL TYPE, SLOPE, AND MICROCLIMATE.
5. DRIP LINE AND EMITTERS SHALL INCORPORATE TECHNOLOGY TO LIMIT ROOT INTRUSION.
6. IRRIGATION SLEEVES SHALL BE INSTALLED TO ROUTE IRRIGATION LINES UNDER HARD SURFACES AND FEATURES.
7. IRRIGATION PIPE SHALL BE SIZED TO ALLOW FOR A MAXIMUM FLOW OF 1.5m<sup>3</sup>/SEC.
8. A FLOW SENSOR AND MASTER VALVE SHALL BE CONNECTED TO THE CONTROLLER AND PROGRAMMED TO STOP FLOW TO THE SYSTEM IN CASE OF AN IRRIGATION WATER LEAK.

**ATTACHMENT B**

This forms part of application # HAP17-0013

Planner Initials **EW**

City of Kelowna  
COMMUNITY PLANNING

**IRRIGATION LEGEND**

- ZONE #1: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREA  
 TOTAL AREA: 92.5 sq.m.  
 MICROCLIMATE: WEST EXPOSURE, PARTIALLY SHADED BY TREES  
 ESTIMATED ANNUAL WATER USE: 132 cu.m.
- ZONE #2: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREA  
 TOTAL AREA: 9.4 sq.m.  
 MICROCLIMATE: WEST EXPOSURE, PARTIALLY SHADED BY TREES  
 ESTIMATED ANNUAL WATER USE: 134 cu.m.
- ZONE #3: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS  
 TOTAL AREA: 201 sq.m.  
 MICROCLIMATE: SOUTH EXPOSURE, PARTIALLY SHADED BY TREES AND BUILDING  
 ESTIMATED ANNUAL WATER USE: 112 cu.m.
- ZONE #4: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS  
 TOTAL AREA: 28 sq.m.  
 MICROCLIMATE: NORTH EXPOSURE, PARTIALLY SHADED BY TREES AND BUILDING  
 ESTIMATED ANNUAL WATER USE: 16 cu.m.
- ZONE #5: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS  
 TOTAL AREA: 41.5 sq.m.  
 MICROCLIMATE: SOUTH EXPOSURE, PARTIALLY SHADED BY TREES AND HEDGE  
 ESTIMATED ANNUAL WATER USE: 23 cu.m.
- ZONE #6: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS  
 TOTAL AREA: 179 sq.m.  
 MICROCLIMATE: SOUTH EXPOSURE, PARTIALLY SHADED  
 ESTIMATED ANNUAL WATER USE: 99 cu.m.



PROJECT TITLE  
**HUMER RESIDENCE**

Kelowna, BC

DRAWING TITLE  
**WATER CONSERVATION/  
IRRIGATION PLAN**

ISSUED FOR / REVISION	DATE	BY
1	17.08.16	Review
2		
3		
4		

PROJECT NO.	17048
DESIGN BY	CS
DRAWN BY	CS
CHECKED BY	FB
DATE	AUGUST 16, 2017
SCALE	1:150

SEAL



DRAWING NUMBER

**L2/2**

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## Heritage Advisory Committee Minutes

Date:	Thursday, June 15, 2017
Location:	Knox Mountain Meeting Room (#4A) City Hall, 1435 Water Street
Committee Members Present	Abigail Riley, (Chair), Brian Anderson, Amanda Snyder and Lorri Dauncey
Committee Members Absent	Stone Tonne, Ryan Esbjerg (Alternate) and Bob Haynes (Alternate)
Staff Present	Planner, Trisa Brandt, Planner Lydia Korolchuk, Legislative Coordinator (Confidential), Arlene McClelland

(\* denotes partial attendance)

### 1. Call to Order

The Chair called the meeting to order at 12:07 p.m.

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

### 2. Applications for Consideration

#### 2.1 1833 Abbott Street, HAP17-0007 - David Erikson & Susan Ames

Staff:

- Displayed a PowerPoint presentation summarizing the Heritage Alteration Permit application for the construction of a single family dwelling before the Committee.
- Advised that the single family dwelling will utilize some of the existing foundation from the previous bungalow with an expansion to the east and a second storey.
- The intention is to meet the design guidelines for Early Vernacular Cottage
- Advised that parking is located in the rear of the property in a garage and carport.
- Advised that the dwelling is a two-storey design that falls under the maximum height regulated by the zoning bylaw.
- Provided an overview of the design details of the proposal.
- Seeking a recommendation from the Committee regarding the Heritage Alteration Permit for the construction of a single family dwelling.
- Responded to questions from the Committee.

HAC Discussion:

- The Committee Members provided individual comments regarding the application.

Moved By Brian Anderson/Seconded By Lorri Dauncey

THAT the Heritage Advisory Committee recommends that Council support Heritage Alteration Permit Application No. HAP17-0007 for the property located at 1833 Abbott Street, Kelowna, BC for the construction of a single-family dwelling.

Carried  
Amanda Snyder - Opposed

Anecdotal Comments:

The Heritage Advisory Committee recommended support for the Heritage Alteration Permit however encouraged the applicant to work with the simplification of the design in the architectural details proposed such that they are more consistent with other features on the block face; as an example the pillars for the porch and details around the windows and arches. Suggested to maintain the streetscape and observe the characteristics of the 1.5 storey design.

**3. Minutes**

Moved By Brian Anderson/Seconded By Councillor Amanda Snyder

THAT the Minutes of the April 20, 2017 Heritage Advisory Committee meeting be adopted.

**Carried**

**4. Update - Council Decisions**

Staff:

- Provided an update on 2210 Abbott Street and advised the Heritage Alteration Permit will be going before Council on July 11, 2017.

**5. Next Meeting**

The next Committee meeting has been scheduled for July 20, 2017.

**6. Termination of Meeting**

The Chair declared the meeting terminated at 12:47 p.m.

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Abigail Riley, Chair

/acm