Heritage Advisory Committee
AGENDA

Thursday, December 14, 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.

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

(d) As an Advisory Committee of Council, the Heritage Advisory Comittee 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

2.1 188 Beach Avenue, HAP17-0013 - Michael Humer & Maria Verdurmen — 2 - 34

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

3. Minutes — 35 - 40

Approve Minutes of the Meeting of June 15, 2017 and September 21, 2017.

4. Update - Council Decisions

5. Proposed Next Meeting Date

January 18, 2018

6. Termination of Meeting

REPORT TO COMMITTEE

Date:	December 14, 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		

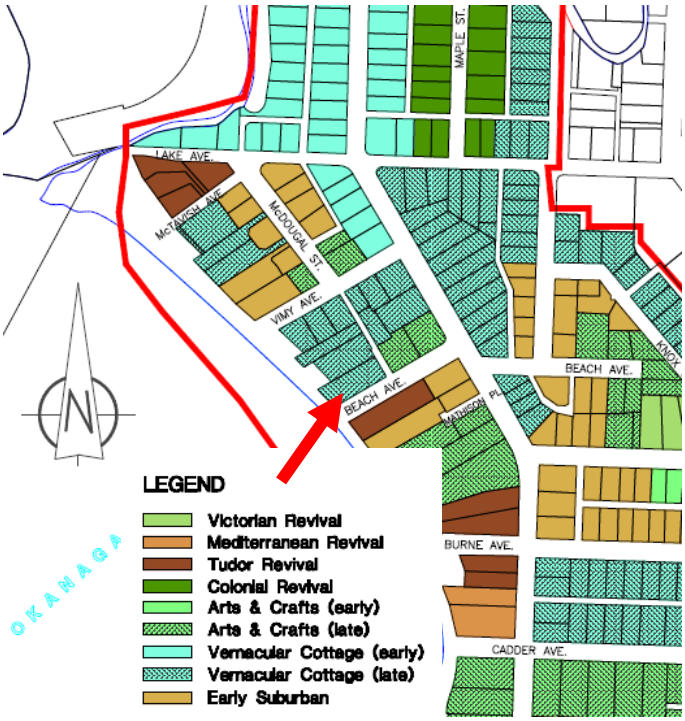
1.0 Purpose

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 corner of Beach Ave and McDougall St, one block west of Abbott Street. The property is immediately adjacent to the public beach access at the end of Beach Ave. The 1408m² 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'.

2.2 Historical Background

The subject property was subdivided in 1913 and the first building permit on file dates back to 1925. A picture of the dwelling was included in the building permit file for the property and dates back to the 1960s (see Figure 1 below).

Figure 1. Photo of dwelling from the 1960 building permit records.

In 1992, building permits for internal and external renovations were issued. These renovations added a half storey with gables (Figure 2).

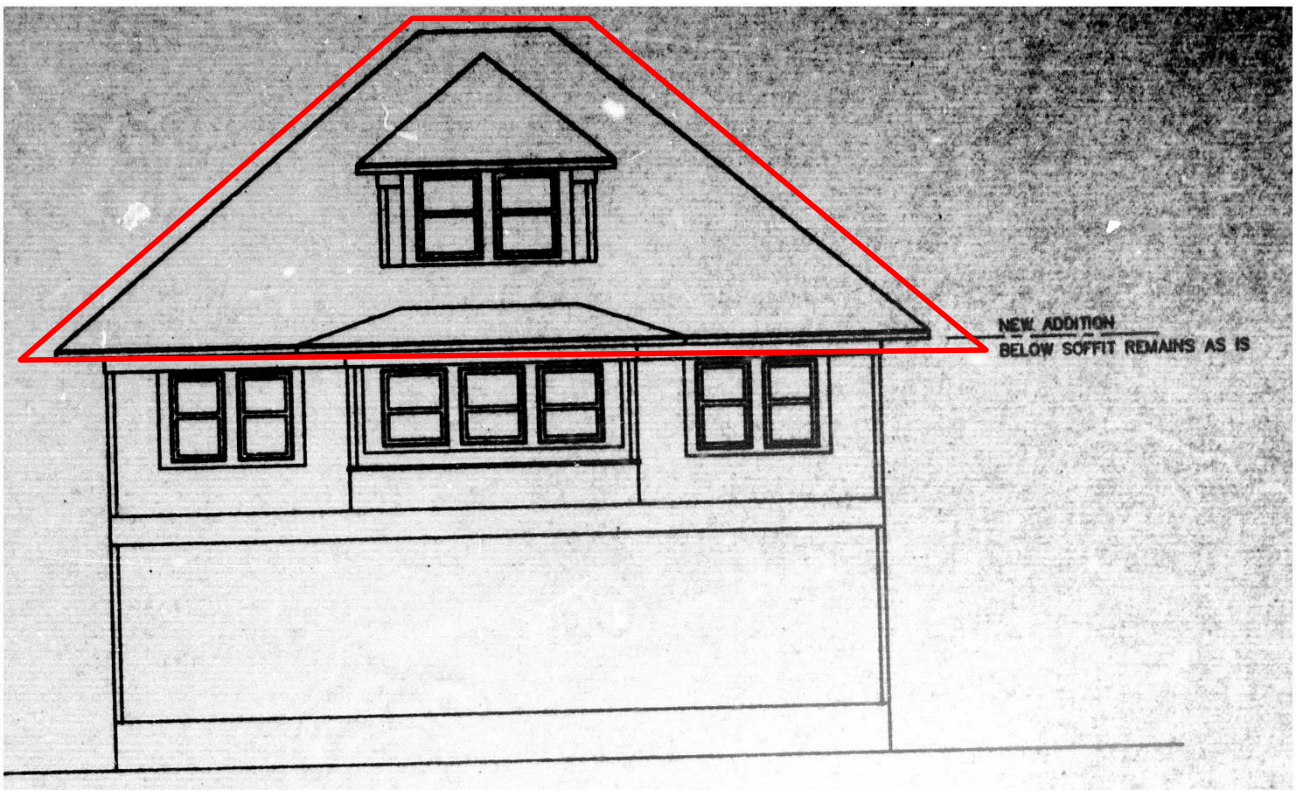


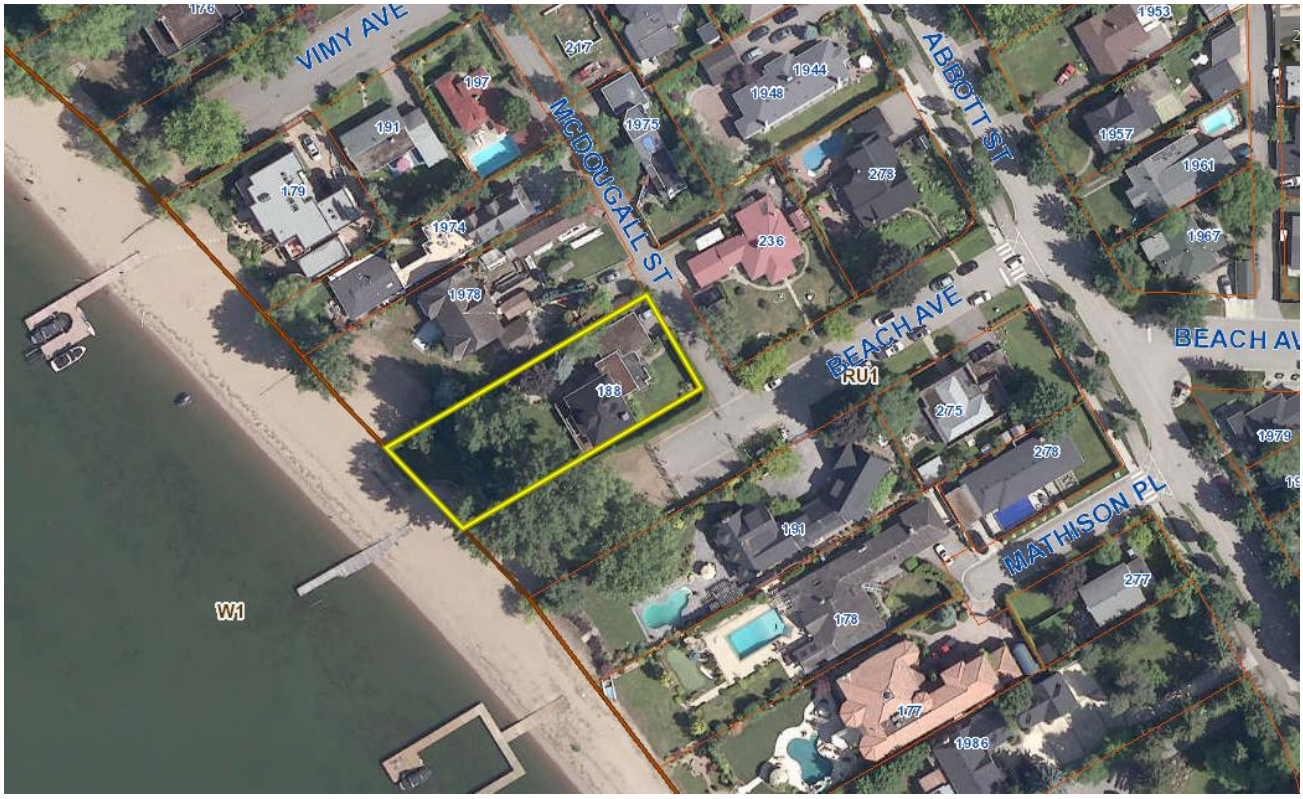
Figure 2. Plans from the 1992 building permit to add a half-storey with gables. The new addition is outlined in red.

2.3 Project Description

The applicant intends on demolishing the existing structure and constructing a new single detached house on the property. The HAC first considered a proposal for a new single detached house at the September 21st meeting. The HAC did not support the proposed heritage alteration permit.

The applicant has since revised their design to more closely align to the original house as it appeared in the 1960s (see rationale letter - Attachment A). Revisions include locating the garage to the northeastern corner so that the house opens up to the McDougall St/Beach Ave corner, removing the breezeway between the house and garage, adding a window box feature to the McDougall St garage elevation, reducing the use of stone veneer, and simplifying the railings (see Attachment B). The applicant's original proposal from September has been included for comparison (Attachment C).

Subject Property Map: 188 Beach Ave



2.4 Heritage Advisory Committee

Community Planning Staff are looking for comments regarding the form and character of the proposed dwelling and landscaping on the subject property. Key issues include:

i. What is the best way to integrate the new building within the heritage neighbourhood?
ii. How should the new building take design influences from the previous building and/or the context of existing buildings along the block?
iii. What is the most appropriate building and landscaping interface to the public streets and to the City's Beach Access?

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 Revised Design Package
Attachment 'C' – Applicant's Original 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
Site Layout and Parking			
Are established front yard setbacks maintained within 10% of neighbouring building setbacks?	✓		
Are parking spaces and garages located in the rear yard?		✓	
Are established building spacing patterns maintained?	✓		
Does the carriage house complement the character of the principal dwelling?			✓
Are accessory buildings smaller than the principal building?	✓		
Building Massing			
Is the established streetscape massing maintained?		✓	
Is the massing of larger buildings reduced?		✓	
Roof Forms, Dormers and Chimneys			
Is the roof pattern in keeping with neighbouring buildings?		✓	
Are skylights hidden from public view?			✓
Are high quality, low maintenance roofing materials being used?	✓		

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

2.0 Abbott Street & Marshall Street Heritage Conservation Areas Development Guidelines

2.1 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

MQN ARCHITECTS

2017.12.05

ATTACHMENT A
This forms part of application
HAP17-0013
Planner Initials EW
City of Kelowna
COMMUNITY PLANNING

City of Kelowna

1435 Water Street
Kelowna, BC V1Y 1J4

Attention: Emily Williamson

Dear Emily,

MQN Architects has been engaged to design a replacement home for 188 Beach Ave within the Abbott Street Heritage Conservation area. The proposed house for this property went through the Heritage Advisory Committee and Planning Department this fall and the City of Kelowna came back with recommendations for consideration. Subsequently MQN has worked with the client to redesign the project to align more closely with the goals of the city for this community.

The revised design for 188 Beach Avenue has been modified to create a more open and welcoming street frontage. This property is a corner lot adjacent to the existing public waterfront access at Beach Ave and McDougall Street. To address the corner location the configuration of the drive access and garage have been flipped from the previous configuration to open to the street corner. The proposed configuration focuses the front yard towards the street corner creating a similar configuration to the house on the south side of Beach Avenue. Through the reconfiguration, the design has been updated with an upper balcony over the front entrance which extends across the front façade to break down the scale of the house to the street.

To fit into the heritage character of this neighbourhood the new design has been strongly influenced by the form of the original house circa 1965. Archive photos for this property show that the original house dated from the 1920's. The original house was designed with a material scheme which provided a high waistline proportion blending arts and crafts styling of the times. In more recent times the house lost this original character through renovations which reclad it in clapboard siding with a single colour and buried the house front in a 1960s carport. The proposed house looks back to the original high waisted composition for inspiration. Following the early photographs, the façade has been treated to a high waist with two classic colours. The front entrance of the house is centrally located at the intersection of the main house and the garage wing. To elevate the prominence of the entrance a stone finish has been added providing a visual focal point leading into the house.

The redesigned house for 188 Beach Avenue retains character from the original house which meeting the needs of the client. This revised design has addressed concerns which had been raised about the previous iteration and creates a welcoming frontage with eyes on the street. We trust that this design is in character with the Abbot Street Heritage Conservation area and reinforces the unique appeal of this neighbourhood.

Yours truly,

Brian Quiring
Partner
MQN Architects

ATTACHMENT B

This forms part of application

HAP17-0013

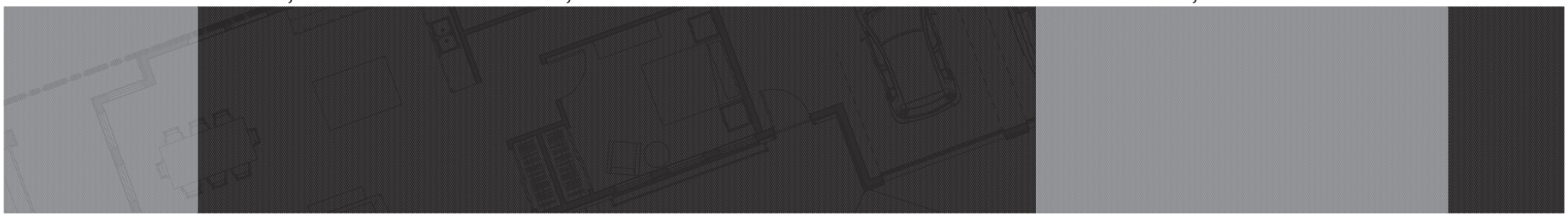
Planner Initials EW

City of Kelowna
COMMUNITY PLANNING

HUMER RESIDENCE

188 BEACH AVE, KELOWNA, BC

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



MQN ARCHITECTS

HUMER RESIDENCE
PROJECT: 16049i
DATE: 2017/12/06
ISSUED FOR DEVELOPMENT
PERMIT - REVISION 1

MICHAEL HUMER & MARIA VERDURMEN

ARCHITECTURAL
MQN ARCHITECTS

#100 – 3313 32 AVENUE
VERNON, BRITISH COLUMBIA V1T 2M7
P: 250-542-1199 F: 250-542-5236

LANDSCAPE
OUTLAND DESIGN

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

ARCHITECTURAL DRAWING LIST

A000	TITLE PAGE
A003	EXTERIOR 3D VIEWS
A101	SITE PLAN
A201	MAIN FLOOR
A202	SECOND FLOOR PLAN
A203	FOUNDATION & ROOF PLAN
A402	EXTERIOR ELEVATIONS
A501	BUILDING SECTIONS

LANDSCAPE DRAWING LIST

ATTACHMENT B

This forms part of application

HAP17-0013

Planner Initials EW

City of Kelowna
COMMUNITY PLANNING

BEACH AVENUE VIEW

OKANAGAN LAKE VIEW

MQN ARCHITECTS
#100 – 3513 32nd Avenue, Vernon, BC V1T 2M7
T 250.542.1191 www.mqn.ca

SEAL

CONSULTANT

NO.	REV.	ISSUE	YYYY/MM/DD
1	A	ISSUED FOR PRELIMINARY PRICING	2017/07/14
2	A	ISSUED FOR REVIEW	2017/07/14
3	A	ISSUED FOR REVISED REVIEW	2017/08/14
4	A	ISSUED FOR DEVELOPMENT PERMIT	2017/09/15
5	B	ISSUED FOR REVISED DEVELOPMENT PERMIT - REVISION 1	2017/12/01

PROJECT TITLE

HUMER RESIDENCE

188 BEACH AVE, KELOWNA, BC
LOT 1, DISTRICT LOT 14, OSOYOOS DIVISION OF YALE DISTRICT, PLAN 36323

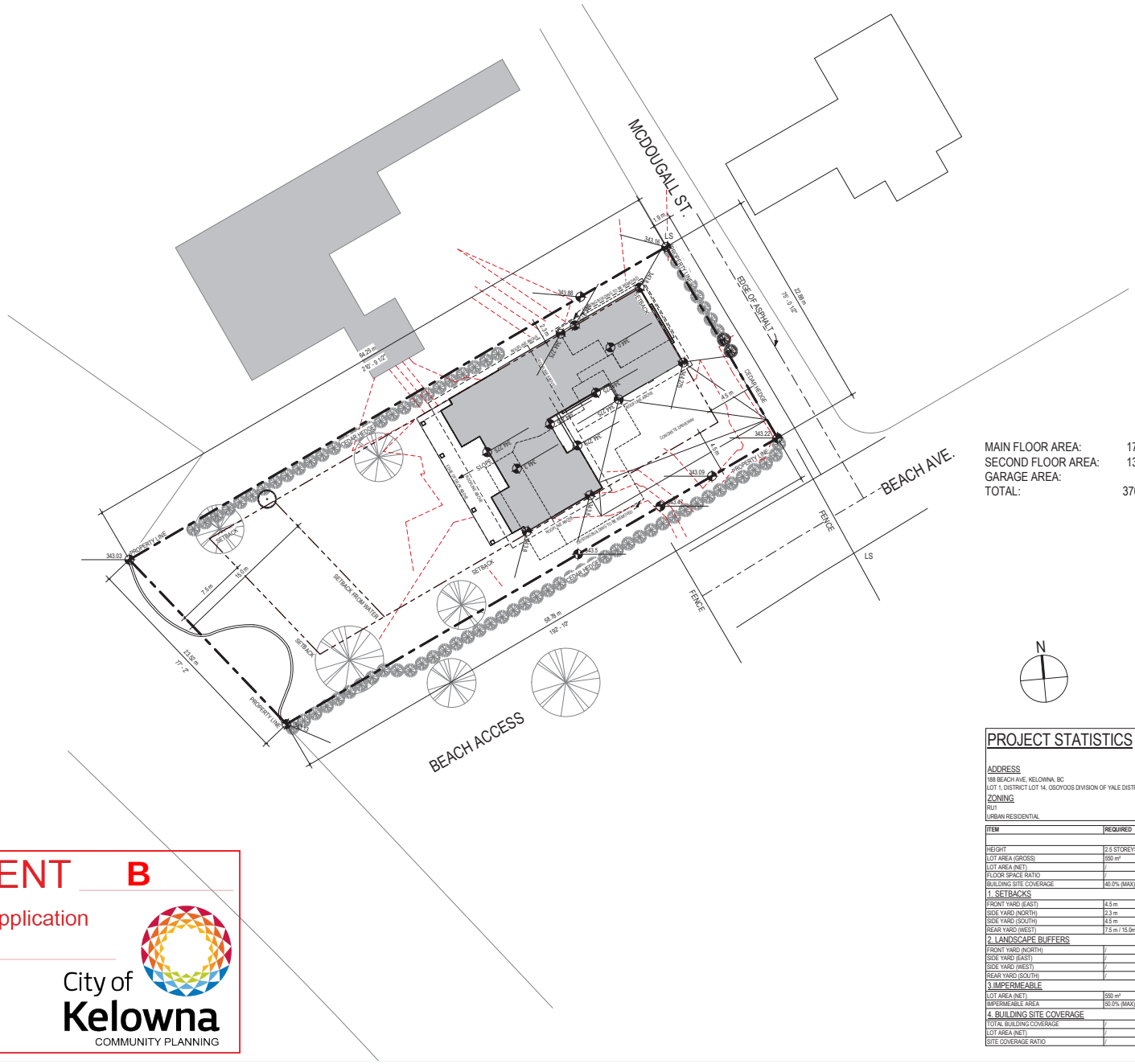
DRAWING TITLE

EXTERIOR 3D VIEWS

PROJECT:	160459
SCALE:	
DRAWN BY:	BY
CHECKED BY:	JG

DRAWING:

A003



MAIN FLOOR AREA: 172.5 m² / 1855sf
SECOND FLOOR AREA: 130.8 m² / 1408sf
GARAGE AREA: 67.4 m² / 725sf
TOTAL: 370.7 m² / 3988 sf

PROJECT STATISTICS

ADDRESS
188 BEACH AVE, KELOWNA, BC
LOT 1, DISTRICT LOT 14, OSOYOOS DIVISION OF YALE DISTRICT, PLAN 36323

ZONING
RU1
URBAN RESIDENTIAL

ITEM	REQUIRED	PROVIDED
HEIGHT	2.5 STOREYS / 9.5 m (MAX)	2.0 STOREYS / 8.27 m
LOT AREA (GROSS)	550 m²	1407.2 m²
LOT AREA (NET)	/	1407.2 m²
FLOOR SPACE RATIO	/	370.7 m² / 1407.2 m² = 26%
BUILDING SITE COVERAGE	40.0% (MAX)	239.9 m² / 1407.2 m² = 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		
LOT AREA (NET)	550 m²	1407.2 m²
IMPERMEABLE AREA	50.0% (MAX)	514.7 m² / 1407.2 m² = 37%
4. BUILDING SITE COVERAGE		
TOTAL BUILDING COVERAGE	/	239.9 m²
LOT AREA (NET)	/	1407.2 m²
SITE COVERAGE RATIO	/	239.9 m² / 1407.2 m² = 17%

MQN ARCHITECTS
#100 – 3513 32nd Avenue, Vernon, BC V1T 2M7
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www.mqn.ca

SEAL

CONSULTANT

NO.	REV.	ISSUE	YYYY/MM/DD
1	A	ISSUED FOR PRELIMINARY PRICING	2017/07/14
2	B	ISSUED FOR REVIEW	2017/08/14
3	C	ISSUED FOR DEVELOPMENT PERMIT	2017/09/15
4	D	ISSUED FOR REVISED DEVELOPMENT PERMIT - REVISION 1	2017/11/20

PROJECT TITLE
HUMER RESIDENCE
188 BEACH AVE, KELOWNA, BC
LOT 1, DISTRICT LOT 14, OSOYOOS DIVISION OF YALE DISTRICT, PLAN 36323

DRAWING TITLE
SITE PLAN

PROJECT:	160459
SCALE:	1/16" = 1'-0"
DRAWN BY:	BY
CHECKED BY:	JG

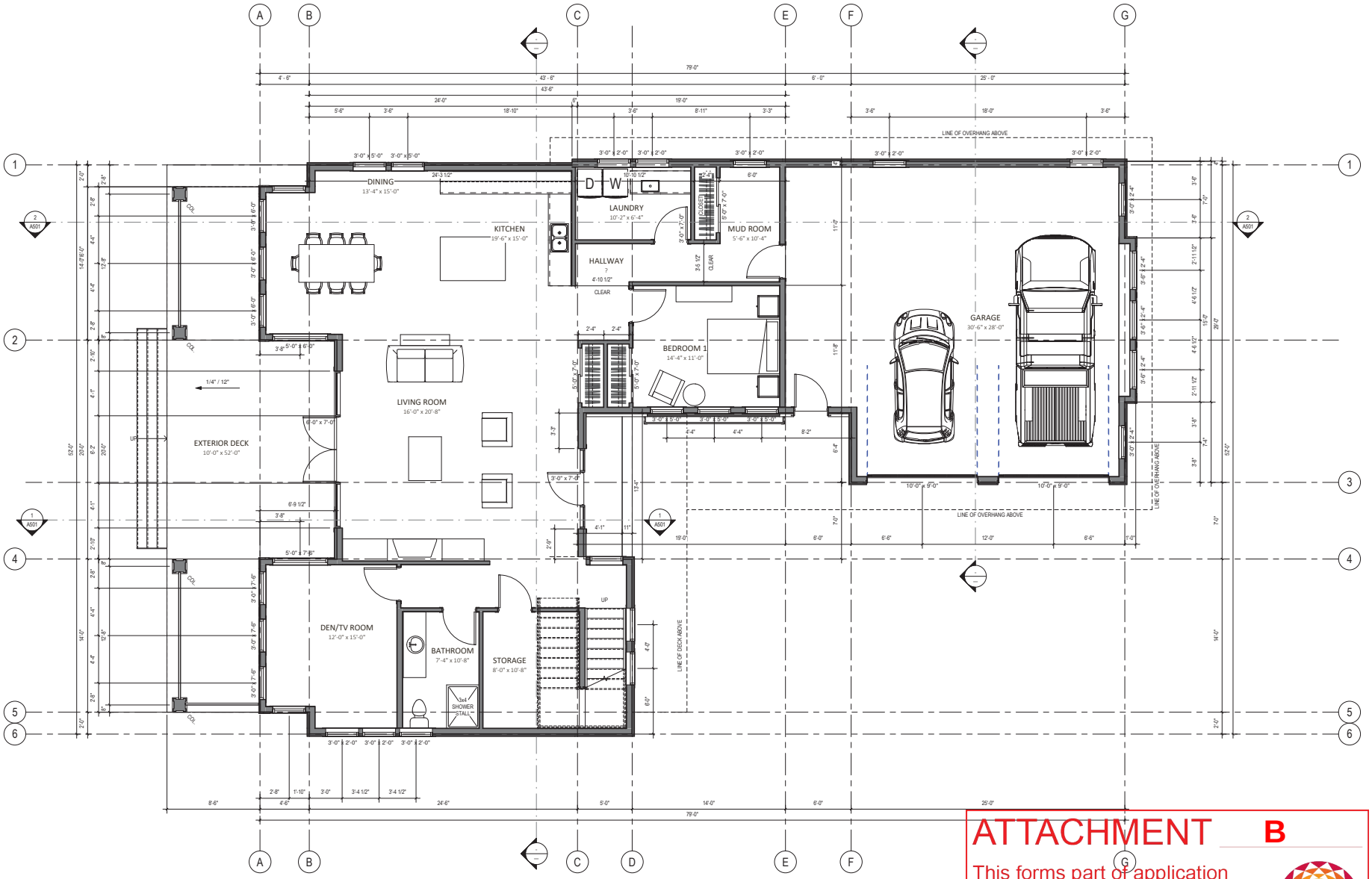
DRAWING:
A101

ATTACHMENT B

This forms part of application
HAP17-0013

Planner Initials EW

City of Kelowna
COMMUNITY PLANNING



1 A401 MAIN FLOOR
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 – 3513 32nd Avenue, Vernon, BC V1T 2M7
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SEAL

CONSULTANT

NO.	REV.	ISSUE	Y/Y/YMM/DD
1	A	ISSUED FOR PRELIMINARY PRICING	2017/07/14
2	A	ISSUED FOR REVIEW	2017/08/04
3	A	ISSUED FOR DEVELOPMENT PERMIT	2017/08/15
4	A	ISSUED FOR REVIEW	2017/10/23
5	A	ISSUED FOR DEVELOPMENT PERMIT - REVISION 1	2017/10/31

PROJECT TITLE

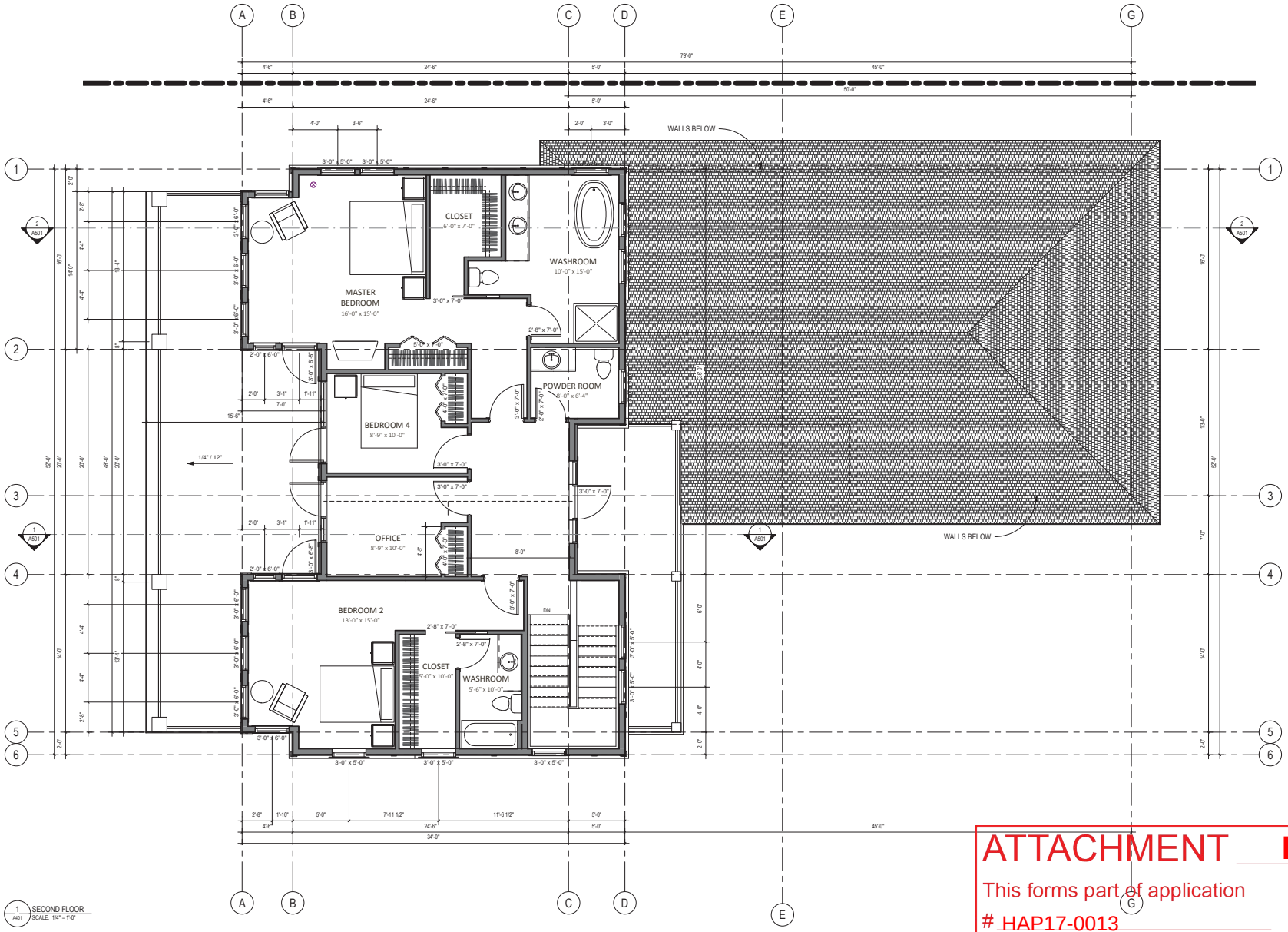
HUMER RESIDENCE

188 BEACH AVE, KELOWNA, BC
LOT 7, DISTRICT LOT 14, OSOYOOS DIVISION OF YALE DISTRICT, PLAN 36323

DRAWING TITLE

MAIN FLOOR

PROJECT:	160419
SCALE:	1/4" = 1'-0"
DRAWN BY:	BY
CHECKED BY:	JG
DRAWING:	A201



1 A401 SECOND FLOOR
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 – 3013 32nd Avenue, Vernon, BC V1T 2M7
T: 250.542.7191 www.mqn.ca

SEAL

CONSULTANT

NO.	REV.	ISSUE	YYYY/MM/DD
1	A	ISSUED FOR PRELIMINARY PRICING	2017/07/14
2	A	ISSUED FOR REVIEW	2017/08/04
3	A	ISSUED FOR REVIEW	2017/08/14
4	A	ISSUED FOR REVIEW/HEL PERMIT	2017/09/15
5	A	ISSUED FOR DP REVIEW	2017/11/03
6	A	ISSUED FOR DEVELOPMENT PERMIT - REVISION 1	2017/12/01

PROJECT TITLE

HUMER RESIDENCE

188 BEACH AVE, KELOWNA, BC
LOT 7, DISTRICT LOT 14, OSOYOOS DIVISION OF YALE DISTRICT PLAN 36323

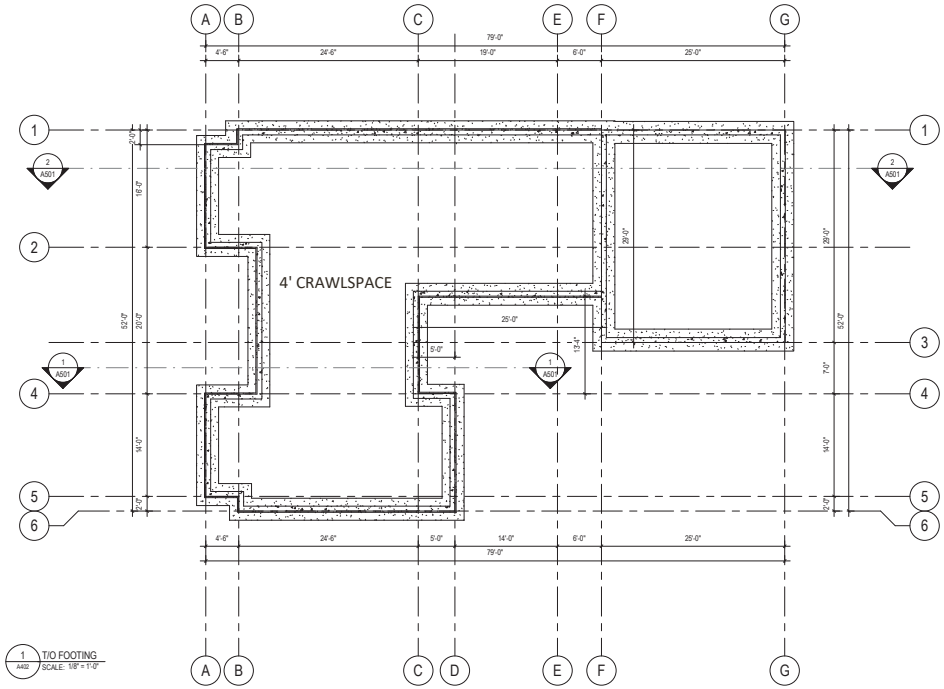
DRAWING TITLE

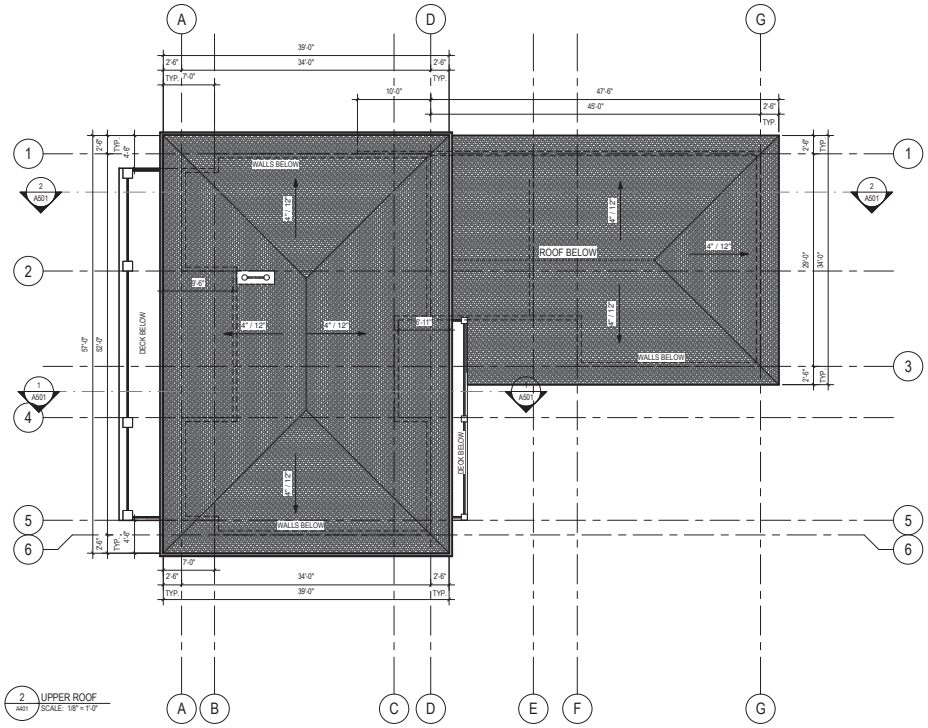
SECOND FLOOR PLAN

PROJECT:	160459
SCALE:	1/4" = 1'-0"
DRAWN BY:	BY
CHECKED BY:	JG

DRAWING:

A202





ATTACHMENT **B**

This forms part of application

HAP17-0013

Planner Initials EW

City of Kelowna
COMMUNITY PLANNING

MQN ARCHITECTS
#100 – 3513 32nd Avenue, Vernon, BC V1T 2M7
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SEAL

CONSULTANT

NO.	REV.	ISSUE	YYYY/MM/DD
	E	ISSUED FOR REVIEW/COMMENT FOR PMT	2017/10/05

PROJECT TITLE

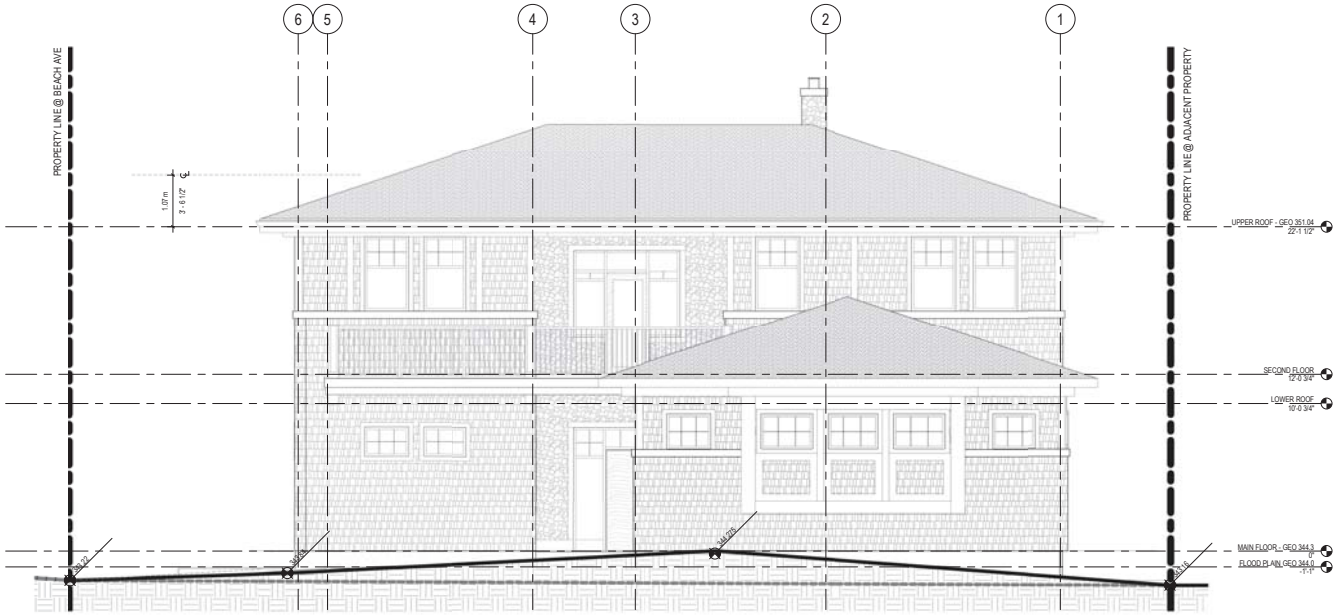
HUMER RESIDENCE

188 BEACH AVE, KELOWNA, BC
LOT 7, DISTRICT LOT 14, OSOYOOS DIVISION OF YALE DISTRICT, PLAN 36323

DRAWING TITLE

FOUNDATION & ROOF PLAN

PROJECT:	16049i
SCALE:	1/8" = 1'-0"
DRAWN BY:	BY
CHECKED BY:	JG
DRAWING:	A203



1 EAST ELEVATION (McDOUGALL STREET)
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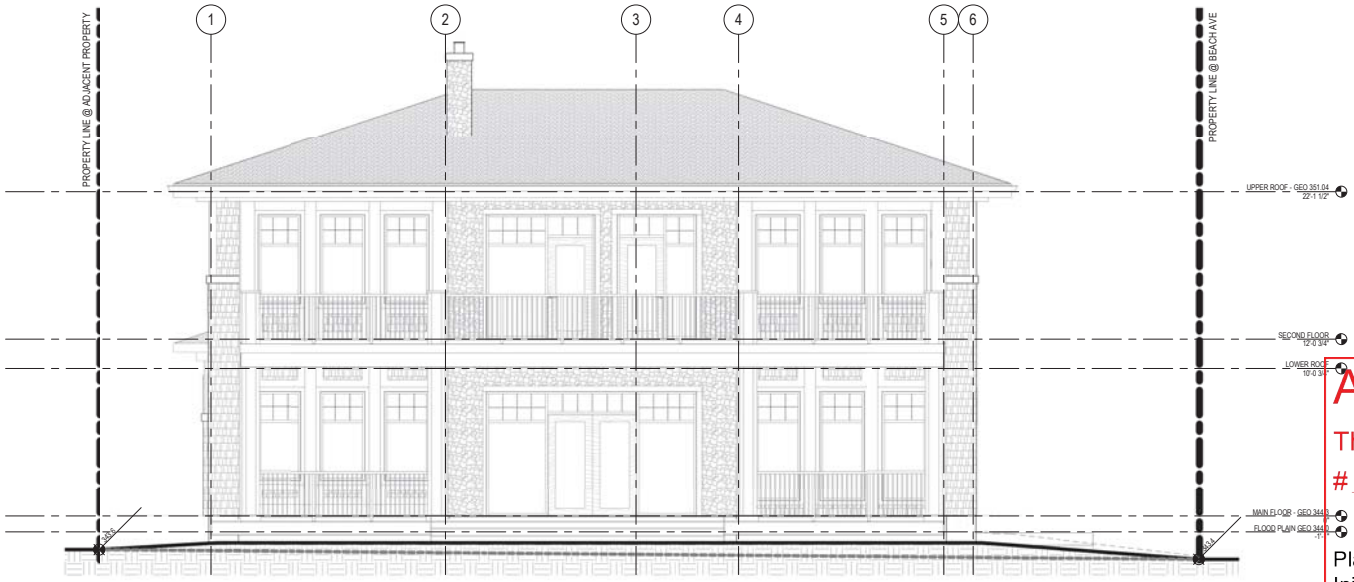

2 WEST ELEVATION (OKANAGAN LAKE)
SCALE: 1/4" = 1'-0"

FINISH MATERIALS

1. ASPHALT SHINGLES
2. FIBRE CEMENT SHAKES - DRIFTWOOD GREY
3. FIBRE CEMENT SHAKES - BLUE
4. FIBRE CEMENT BOARD & BATTON SIDING - DRIFTWOOD GREY
5. VENEER ARBUTUS STONE BY K2 STONE
6. TRIM COLOUR - WHITE

ATTACHMENT B

This forms part of application

HAP17-0013

Planner Initials EW

City of Kelowna
COMMUNITY PLANNING

MQN ARCHITECTS
#100 - 3813 32nd Avenue, Vernon, BC V1T 2M7
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1	A	ISSUED FOR DEVELOPMENT PERMIT	2017/06/13
2	B	ISSUED FOR DEVELOPMENT PERMIT - REVISION 1	2017/08/04

PROJECT TITLE

HUMER RESIDENCE

188 BEACH AVE, KELOWNA, BC
LOT 1, DISTRICT LOT 14, OSOYOOS DIVISION OF YALE DISTRICT, PLAN 36323

DRAWING TITLE

EXTERIOR ELEVATIONS

PROJECT:	16049
SCALE:	As indicated
DRAWN BY:	BY
CHECKED BY:	JG

DRAWING:

A401

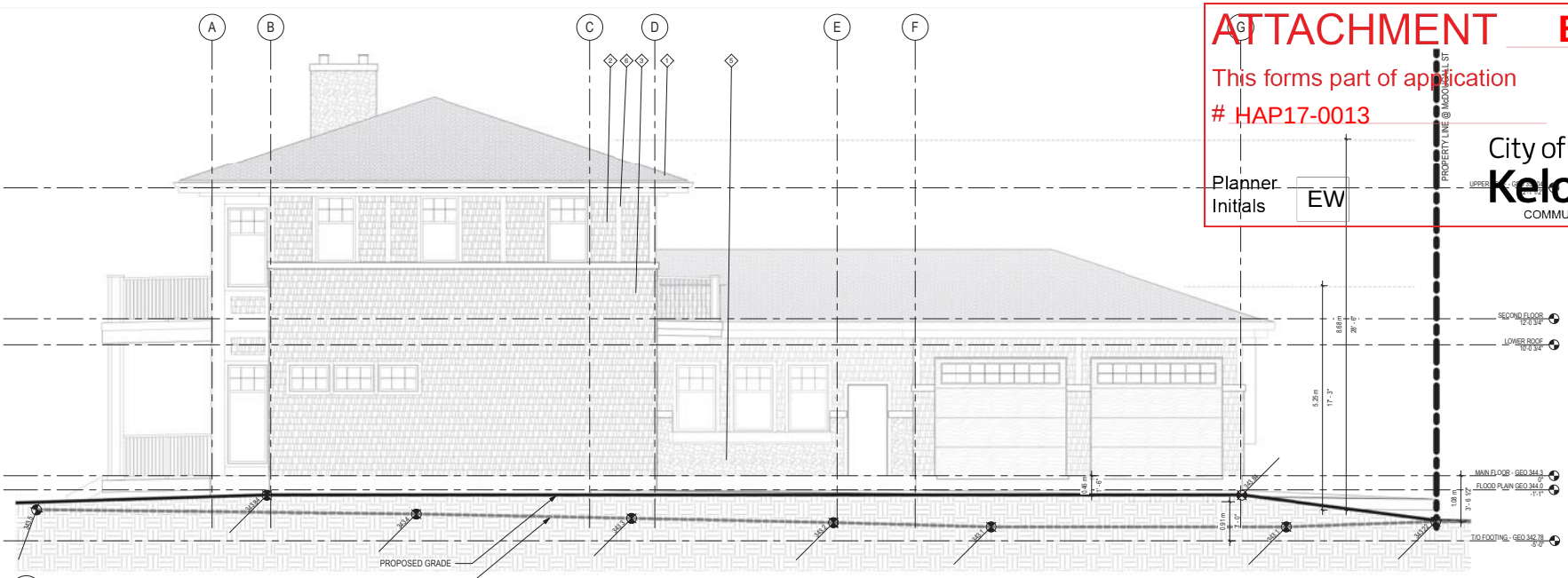
ATTACHMENT B

This forms part of application

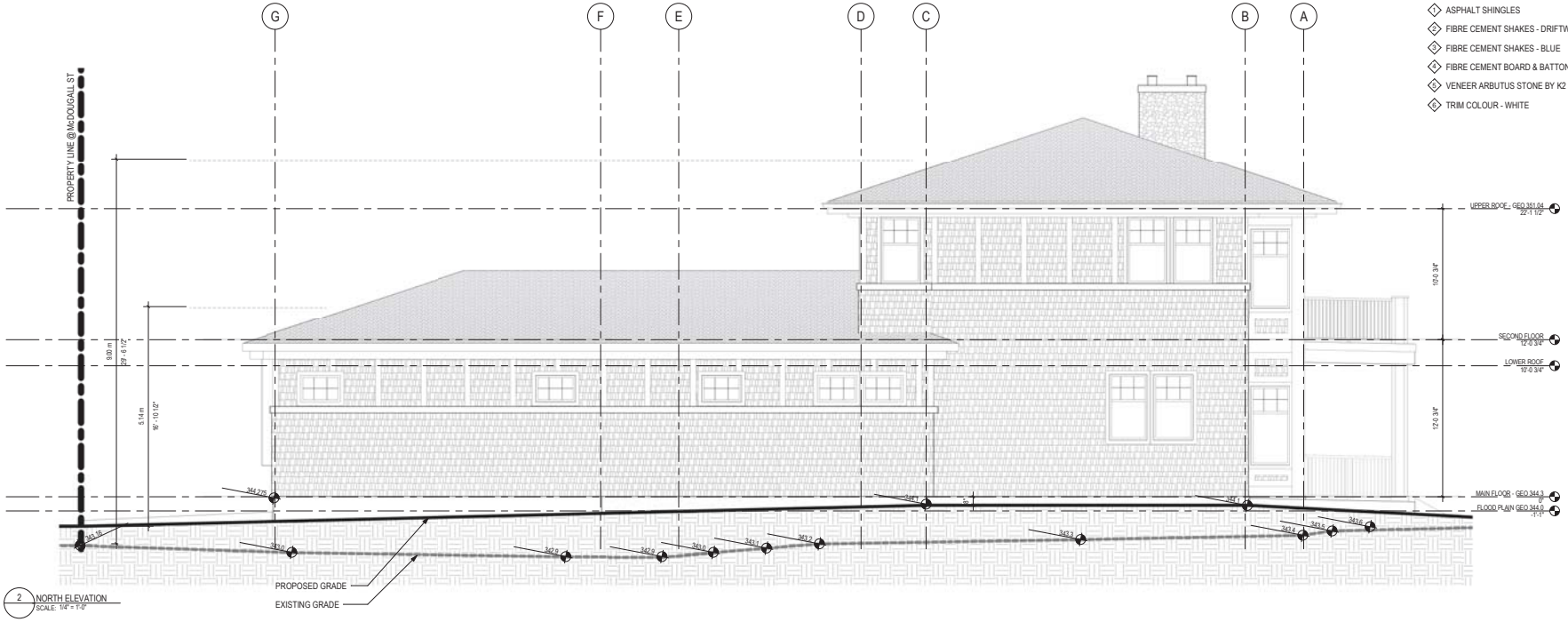
HAP17-0013

Planner Initials EW

City of Kelowna
COMMUNITY PLANNING



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



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

FINISH MATERIALS

1. ASPHALT SHINGLES
2. FIBRE CEMENT SHAKES - DRIFTWOOD GREY
3. FIBRE CEMENT SHAKES - BLUE
4. FIBRE CEMENT BOARD & BATTON SIDING - DRIFTWOOD GREY
5. VENEER ARBUTUS STONE BY K2 STONE
6. TRIM COLOUR - WHITE

MQN ARCHITECTS
#100 – 3513 32nd Avenue, Vernon, BC V1T 2M7
T 250-542-1191 www.mqn.ca

SEAL

CONSULTANT

NO.	REV.	ISSUE	YYYY/MM/DD
1	A	ISSUED FOR REVIEW BY PLANNING	2017/07/14
2	B	ISSUED FOR REVIEW BY PLANNING	2017/08/24
3	C	ISSUED FOR DEVELOPMENT PERMIT	2017/09/15
4	D	ISSUED FOR DEVELOPMENT PERMIT - REVISION 1	2017/10/20
5	E	ISSUED FOR DEVELOPMENT PERMIT - REVISION 2	2017/11/20

PROJECT TITLE

HUMER RESIDENCE

188 BEACH AVE, KELOWNA, BC
LOT 1 DISTRICT LOT 14 OSOYOOS DIVISION OF YALE DISTRICT PLAN 36323

DRAWING TITLE

EXTERIOR ELEVATIONS

PROJECT:	160459
SCALE:	As indicated
DRAWN BY:	BY
CHECKED BY:	JG

DRAWING:

A402

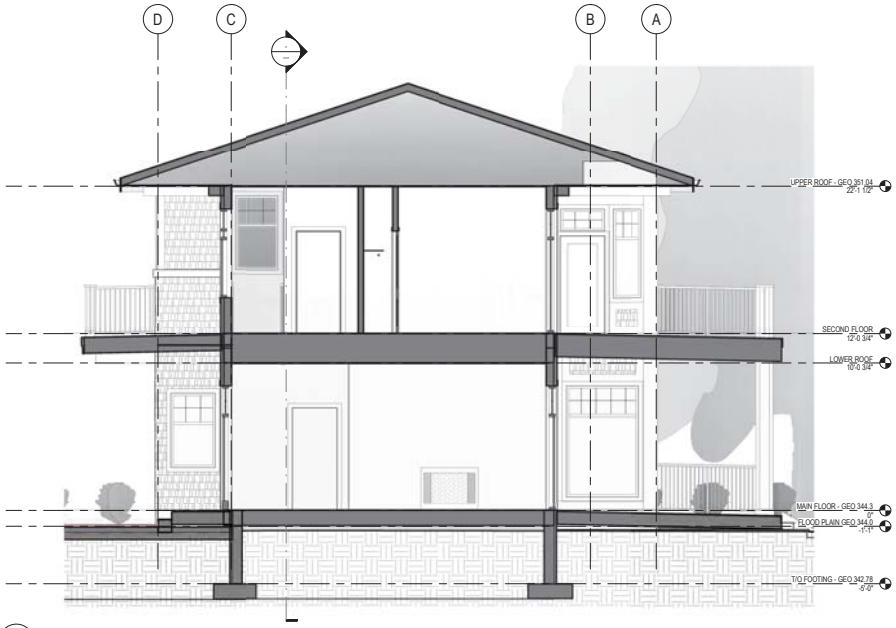
ATTACHMENT B

This forms part of application

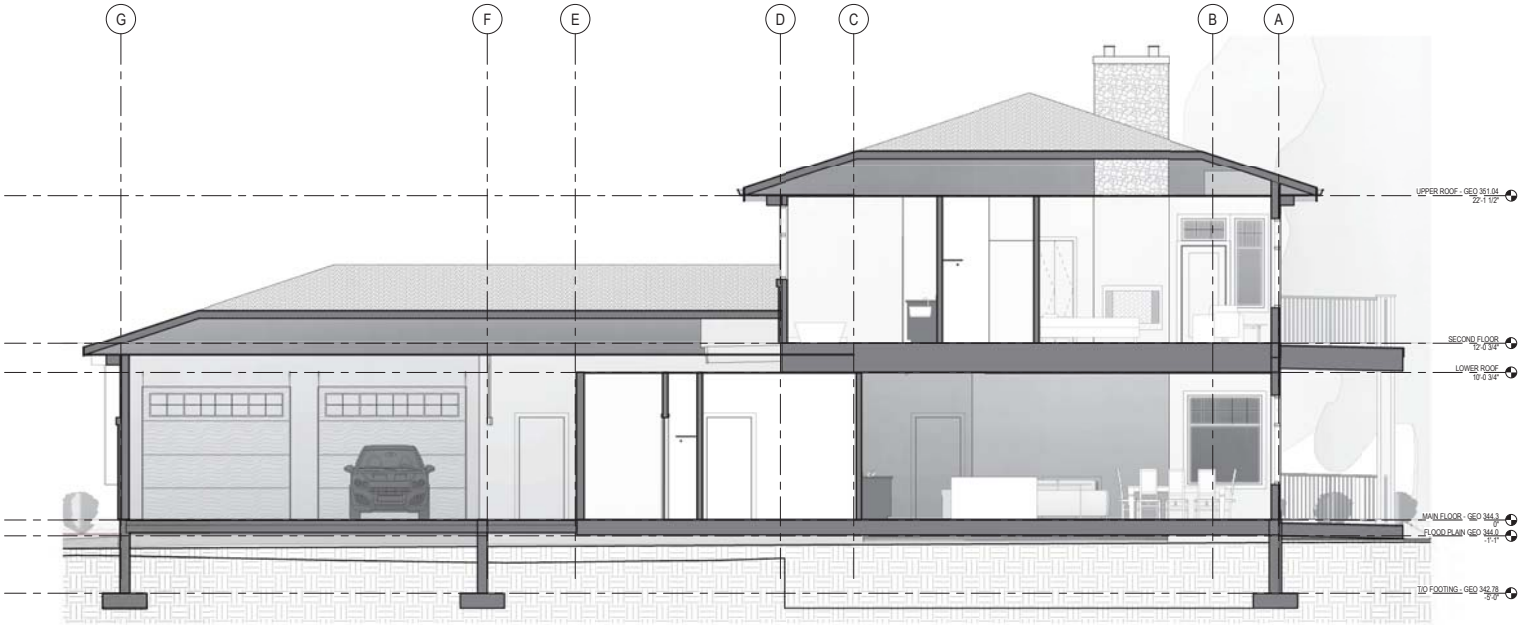
HAP17-0013

Planner Initials EW

City of Kelowna
COMMUNITY PLANNING



1 A201 SECTION B
SCALE: 1/4" = 1'-0"



2 A201 SECTION C
SCALE: 1/4" = 1'-0"

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NO.	REV.	ISSUE	YYYY/MM/DD
1	A	ISSUED FOR PRELIMINARY PRICING	2017/07/14
2	B	ISSUED FOR PRELIMINARY REVIEW	2017/08/14
3	A	ISSUED FOR DEVELOPMENT PERMIT	2017/09/15
4	B	ISSUED FOR REVISED DEVELOPMENT PERMIT - REVISION 1	2017/12/01

PROJECT TITLE

HUMER RESIDENCE

188 BEACH AVE, KELOWNA, BC
LOT 1, DISTRICT LOT 14, OSOYOOS DIVISION OF YALE DISTRICT, PLAN 36323

DRAWING TITLE

BUILDING SECTIONS

PROJECT:	160459
SCALE:	1/4" = 1'-0"
DRAWN BY:	BY
CHECKED BY:	JG

DRAWING:

A501

ATTACHMENT B

This forms part of application

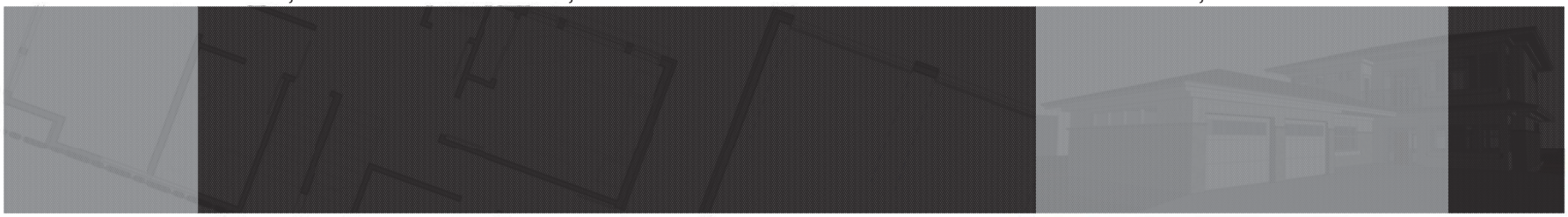
HAP17-0013

Planner Initials EW

City of Kelowna
COMMUNITY PLANNING

HUMER RESIDENCE

188 BEACH AVE, KELOWNA, BC
LOT 1, DISTRICT LOT 14, OSOYOOS DIVISION OF YALE DISTRICT, PLAN 36323



MQN ARCHITECTS

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

MICHAEL HUMER & MARIA VERDURMEN

ARCHITECTURAL
MQN ARCHITECTS

#100 – 3313 32 AVENUE
VERNON, BRITISH COLUMBIA V1T 2M7
P: 250-542-1199 F: 250-542-5236

LANDSCAPE
OUTLAND DESIGN

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

ARCHITECTURAL DRAWING LIST

A000	TITLE PAGE
A002	ASSEMBLIES AND GENERAL NOTES
A003	EXTERIOR 3D VIEWS
A004	BUILDING AREAS
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 DRAWING LIST

ATTACHMENT C
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HAP17-0013
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ATTACHMENT C

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1	A	ISSUED FOR PRELIMINARY PRICING	2017/07/04
2	A	ISSUED FOR REVIEW	2017/07/14
3	A	ISSUED FOR DEVELOPMENT PERMIT	2017/08/15

PROJECT TITLE

HUMER RESIDENCE

188 BEACH AVE, KELOWNA, BC
LOT 1 DISTRICT LOT 14 OSOYOOS DIVISION OF YALE DISTRICT PLAN 36323

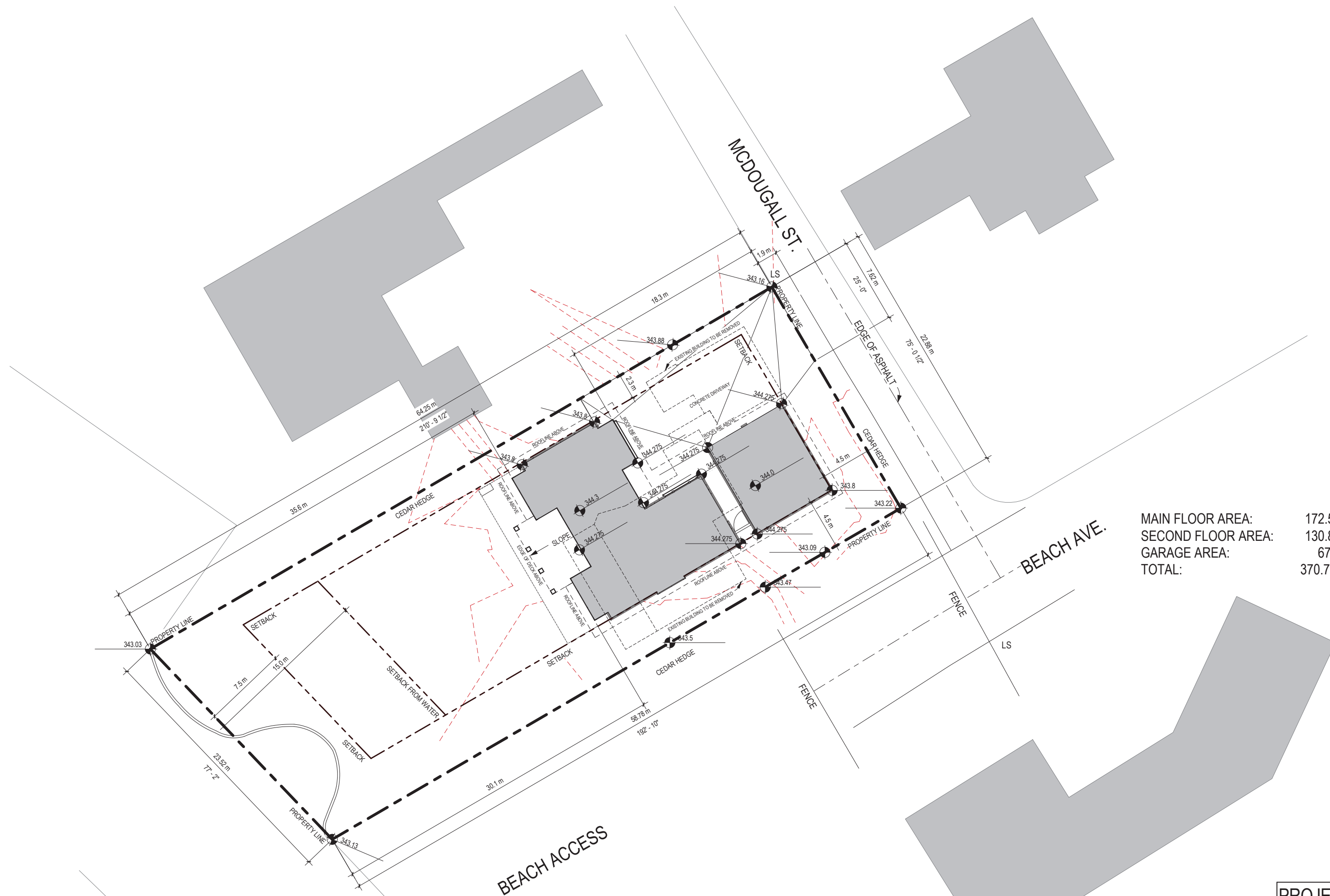
DRAWING TITLE

EXTERIOR 3D VIEWS

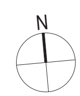
PROJECT:	16049
SCALE:	
DRAWN BY:	BY
CHECKED BY:	JG

DRAWING:

A003



MAIN FLOOR AREA: 172.5 m² / 1855sf
SECOND FLOOR AREA: 130.8 m² / 1408sf
GARAGE AREA: 67.4 m² / 725sf
TOTAL: 370.7 m² / 3988 sf



PROJECT STATISTICS

ADDRESS
188 BEACH AVE, KELOWNA, BC
LOT 1, DISTRICT LOT 14, OSOYOOS DIVISION OF YALE DISTRICT, PLAN 36323

ZONING
RU1
URBAN RESIDENTIAL

ITEM	REQUIRED	PROVIDED
HEIGHT	2.5 STOREYS / 9.5 m (MAX)	2.0 STOREYS / 8.27 m
LOT AREA (GROSS)	550 m²	1407.2 m²
LOT AREA (NET)	/	1407.2 m²
FLOOR SPACE RATIO	/	370.7 m² / 1407.2 m² = 26%
BUILDING SITE COVERAGE	40.0% (MAX)	239.9 m² / 1407.2 m² = 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		
LOT AREA (NET)	550 m²	1407.2 m²
IMPERMEABLE AREA	50.0% (MAX)	514.7 m² / 1407.2 m² = 37%
4. BUILDING SITE COVERAGE		
TOTAL BUILDING COVERAGE	/	239.9 m²
LOT AREA (NET)	/	1407.2 m²
SITE COVERAGE RATIO	/	239.9 m² / 1407.2 m² = 17%

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1	A	ISSUED FOR PRELIMINARY PRICING	2017/07/04
2		ISSUED FOR CLIENT REVIEW	2017/07/14
3	A	ISSUED FOR DEVELOPMENT PERMIT	2017/08/15

PROJECT TITLE

HUMER RESIDENCE

188 BEACH AVE, KELOWNA, BC
LOT 1, DISTRICT LOT 14, OSOYOOS DIVISION OF YALE DISTRICT, PLAN 36323

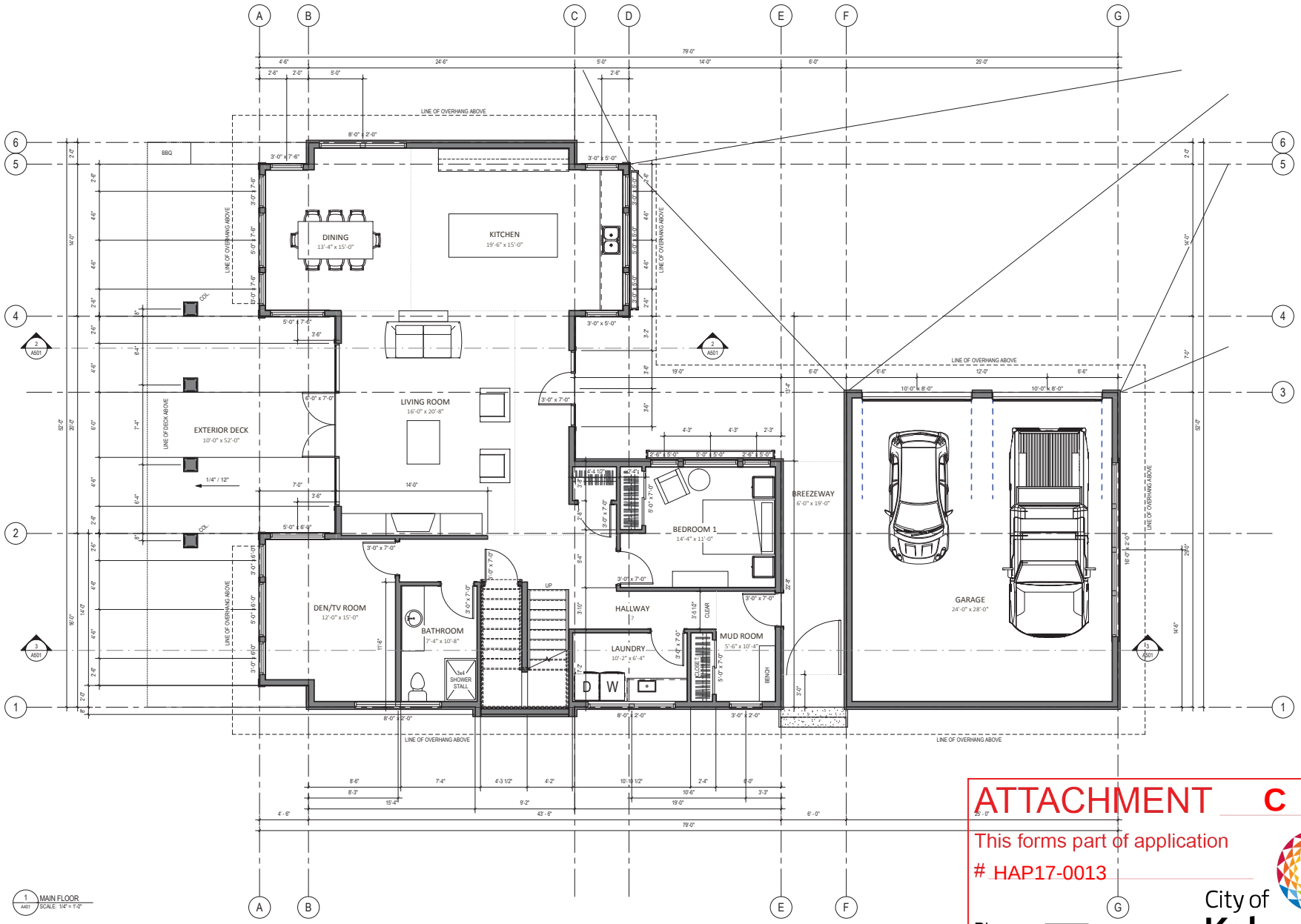
DRAWING TITLE

SITE PLAN

PROJECT: 16049i
SCALE: 1/16" = 1'-0"
DRAWN BY: BY
CHECKED BY: JG
DRAWING: A101

ATTACHMENT C
This forms part of application
HAP17-0013
Planner Initials EW
City of Kelowna
COMMUNITY PLANNING

P:\2016\16049i Humer Residence\7.0 Drawings\7.1 Current Working Drawing\16049i Humer Residence.rvt



ATTACHMENT C

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HAP17-0013

Planner Initials EW

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2	A	ISSUED FOR REVIEW	2017/08/14
3	A	ISSUED FOR DEVELOPMENT PERMIT	2017/09/15

PROJECT TITLE

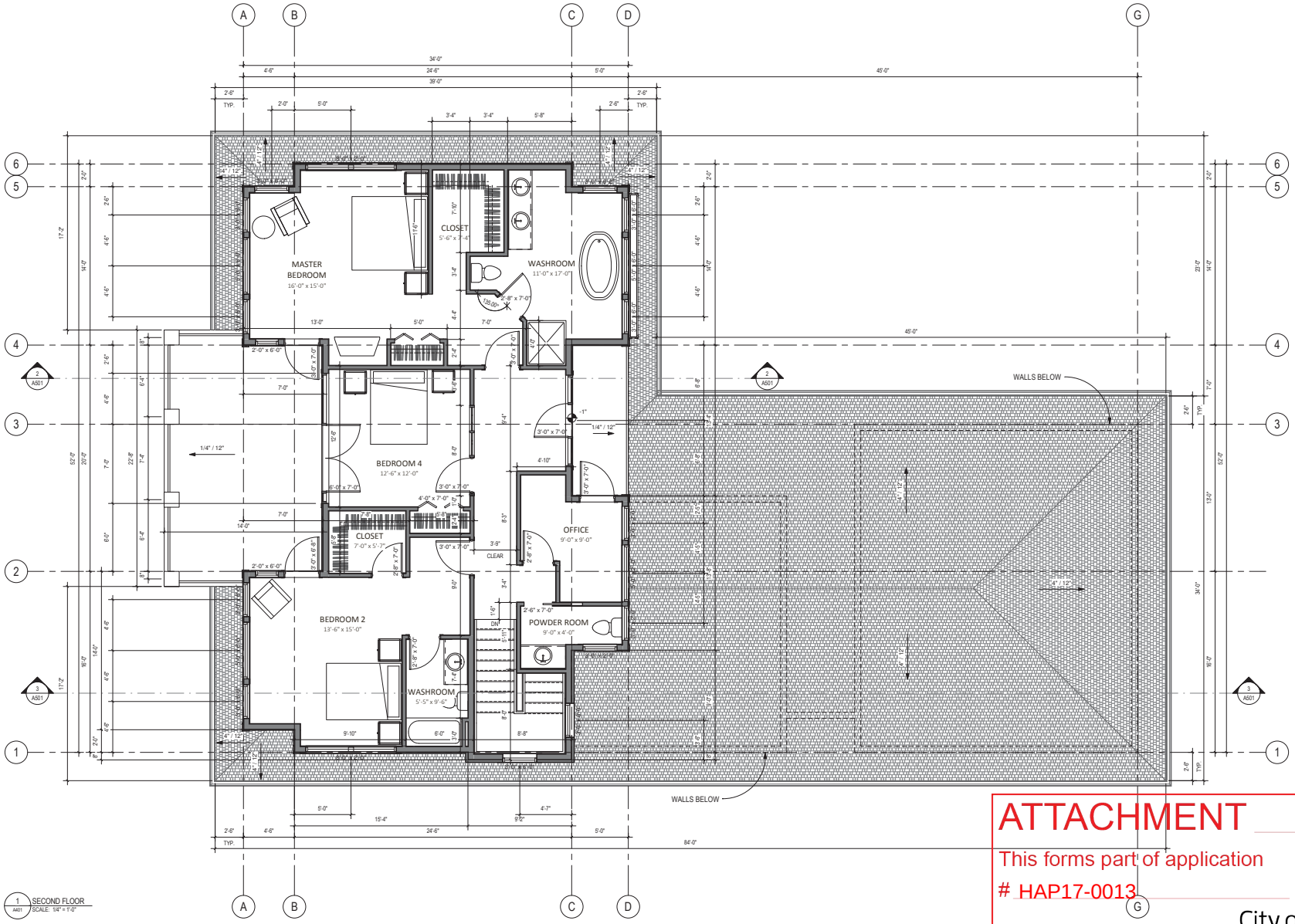
HUMER RESIDENCE

188 BEACH AVE, KELOWNA, BC
LOT 7, DISTRICT LOT 14, OSOYOOS DIVISION OF YALE DISTRICT, PLAN 36323

DRAWING TITLE

MAIN FLOOR

PROJECT:	16049
SCALE:	1/4" = 1'-0"
DRAWN BY:	BY
CHECKED BY:	JG
DRAWING:	A201



1 SECOND FLOOR
A401 SCALE: 1/4" = 1'-0"

ATTACHMENT C

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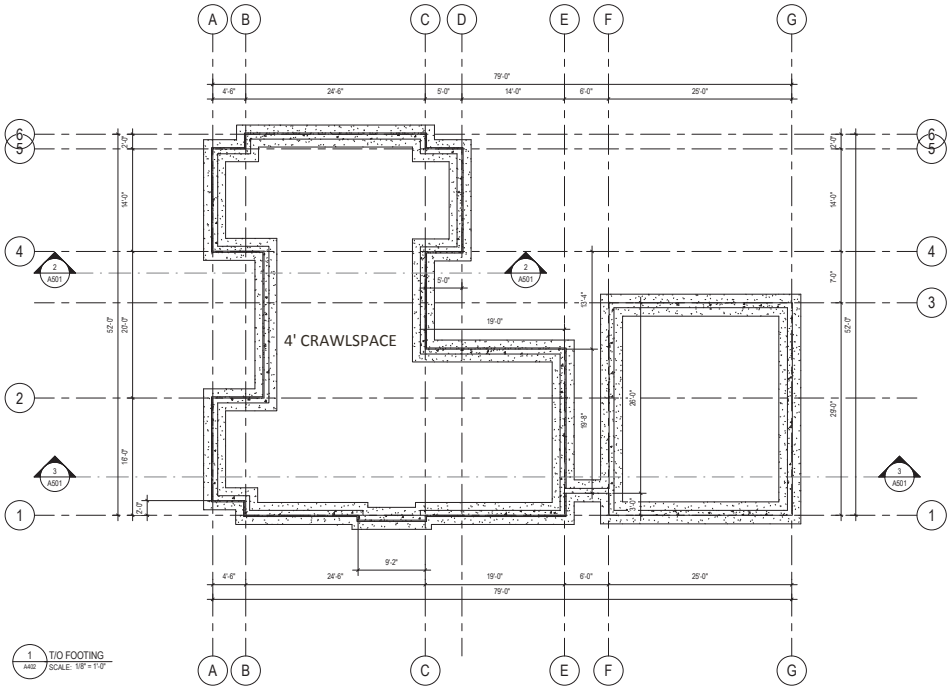
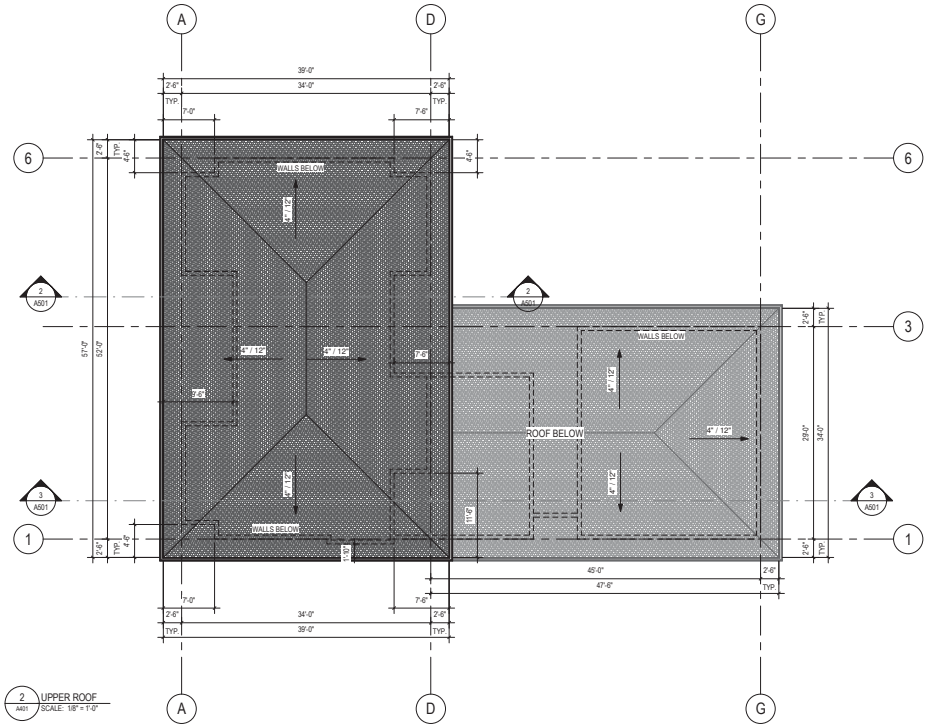
2	A	ISSUED FOR DEVELOPMENT PERMIT	2017/08/14
3	A	ISSUED FOR DEVELOPMENT PERMIT	2017/09/15

PROJECT TITLE
HUMER RESIDENCE
188 BEACH AVE, KELOWNA, BC
LOT 1, DISTRICT LOT 14, ODYOOSOYOOS DIVISION OF YALE DISTRICT, PLAN 36323

DRAWING TITLE
SECOND FLOOR PLAN

PROJECT:	16049
SCALE:	1/4" = 1'-0"
DRAWN BY:	BY
CHECKED BY:	JG
DRAWING:	A202





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NO.	REV.	ISSUE	YYYY/MM/DD

PROJECT TITLE
HUMER RESIDENCE
188 BEACH AVE, KELOWNA, BC
LOT 1 DISTRICT LOT 14 OSOYOOS DIVISION OF YALE DISTRICT PLAN 36323

DRAWING TITLE
FOUNDATION & ROOF PLAN

PROJECT:	16049
SCALE:	1/8" = 1'-0"
DRAWN BY:	BY
CHECKED BY:	JG

DRAWING: A203

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

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

FINISH MATERIALS

1. ASPHALT SHINGLES
2. FIBRE CEMENT SHAKES - DRIFTWOOD GREY
3. FIBRE CEMENT BOARD PANEL - DRIFTWOOD GREY
4. FIBRE CEMENT BOARD & BATTON SIDING - DRIFTWOOD GREY
5. VENEER ARBUTUS STONE BY K2 STONE
6. TRIM COLOUR - WHITE

ATTACHMENT C
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NO.	REV.	ISSUE	YYYY/MM/DD
3	A	ISSUED FOR DEVELOPMENT PERMIT	2017/09/15

PROJECT TITLE
HUMER RESIDENCE
188 BEACH AVE, KELOWNA, BC
LOT 7, DISTRICT LOT 14, OSOYOOS DIVISION OF YALE DISTRICT, PLAN 36323

DRAWING TITLE
EXTERIOR ELEVATIONS

PROJECT:	16049
SCALE:	As indicated
DRAWN BY:	BY
CHECKED BY:	JG
DRAWING:	A401

ATTACHMENT C

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COMMUNITY PLANNING

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

FINISH MATERIALS

1. ASPHALT SHINGLES
2. FIBRE CEMENT SHAKES - DRIFTWOOD GREY
3. FIBRE CEMENT BOARD PANEL - DRIFTWOOD GREY
4. FIBRE CEMENT BOARD & BATTON SIDING - DRIFTWOOD GREY
5. VENEER ARBUTUS STONE BY K2 STONE
6. TRIM COLOUR - WHITE

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

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3	A	ISSUED FOR DEVELOPMENT PERMIT	2017/09/15

PROJECT TITLE

HUMER RESIDENCE

188 BEACH AVE, KELOWNA, BC
LOT 1, DISTRICT LOT 14, OSOYOOS DIVISION OF YALE DISTRICT, PLAN 36323

DRAWING TITLE

EXTERIOR ELEVATIONS

PROJECT:	160459
SCALE:	As indicated
DRAWN BY:	BY
CHECKED BY:	JG

DRAWING:

A402

ATTACHMENT C

This forms part of application

HAP17-0013

Planner Initials EW

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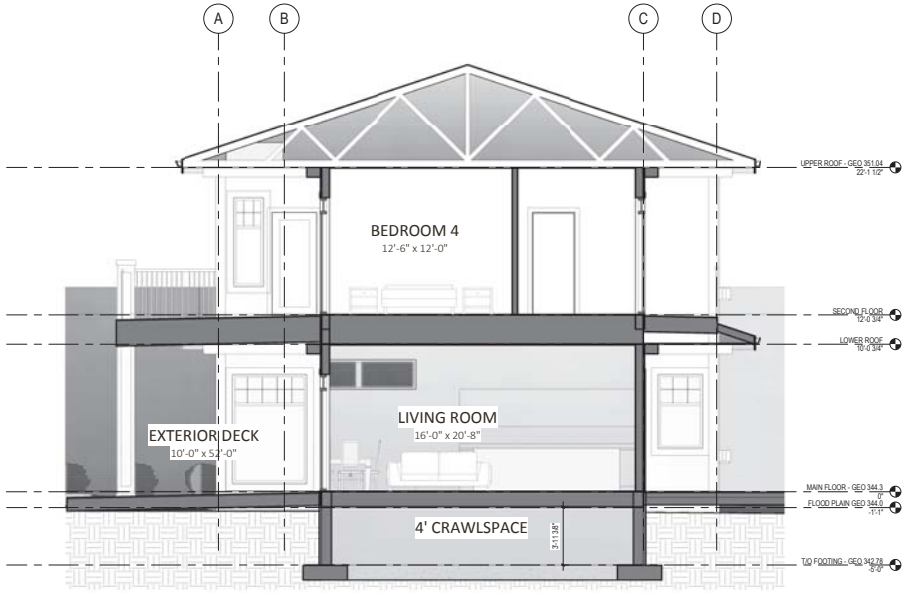
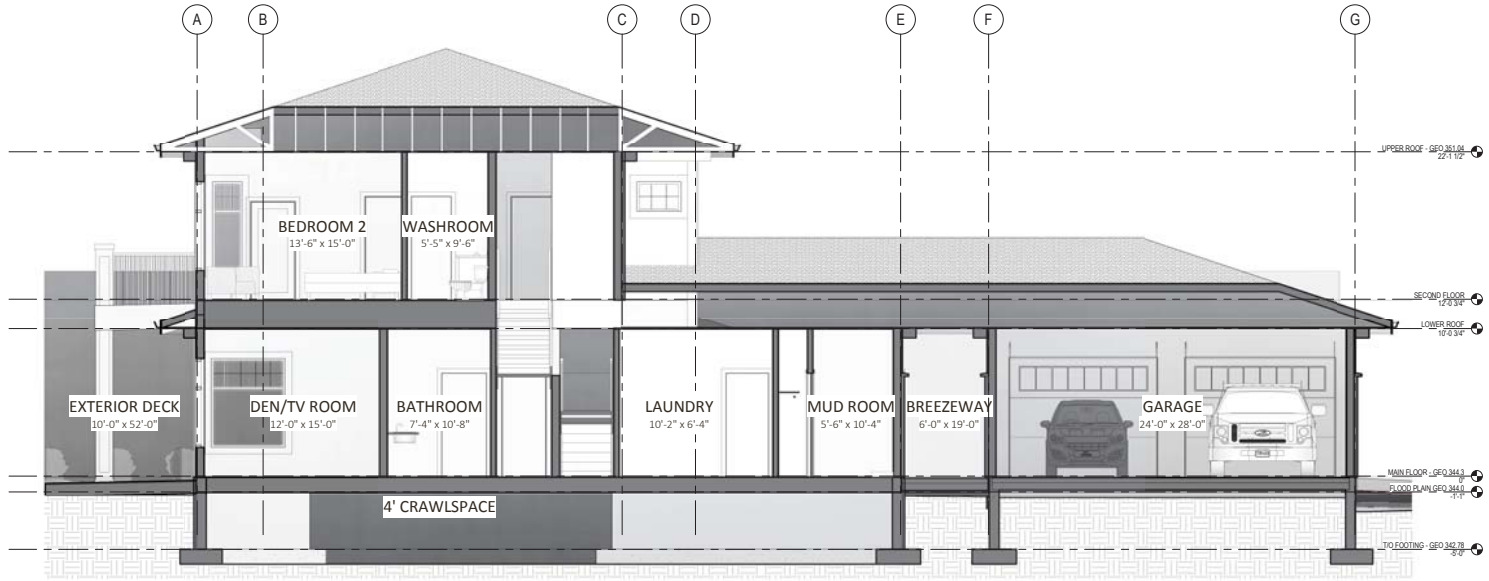


2 A201 SECTION B
SCALE: 1/4" = 1'-0"



3 A201 SECTION C
SCALE: 1/4" = 1'-0"

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PROJECT TITLE

HUMER RESIDENCE

188 BEACH AVE, KELOWNA, BC
LOT 1 DISTRICT LOT 14 OSOYOOS DIVISION OF YALE DISTRICT PLAN 36323

DRAWING TITLE

BUILDING SECTIONS

PROJECT:	16049
SCALE:	1/4" = 1'-0"
DRAWN BY:	BY
CHECKED BY:	JG

DRAWING:

A501

Beach Ave viewing towards Beach Access

Corner or Beach Ave & McDougall Street

McDougall Ave Facing North

ATTACHMENT C

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MQN
Architecture & Interior Design

SITE & SURROUNDING

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

Property viewed from beach

Property viewed from beach

East View, from beach

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Taken from Beach Access, facing North East

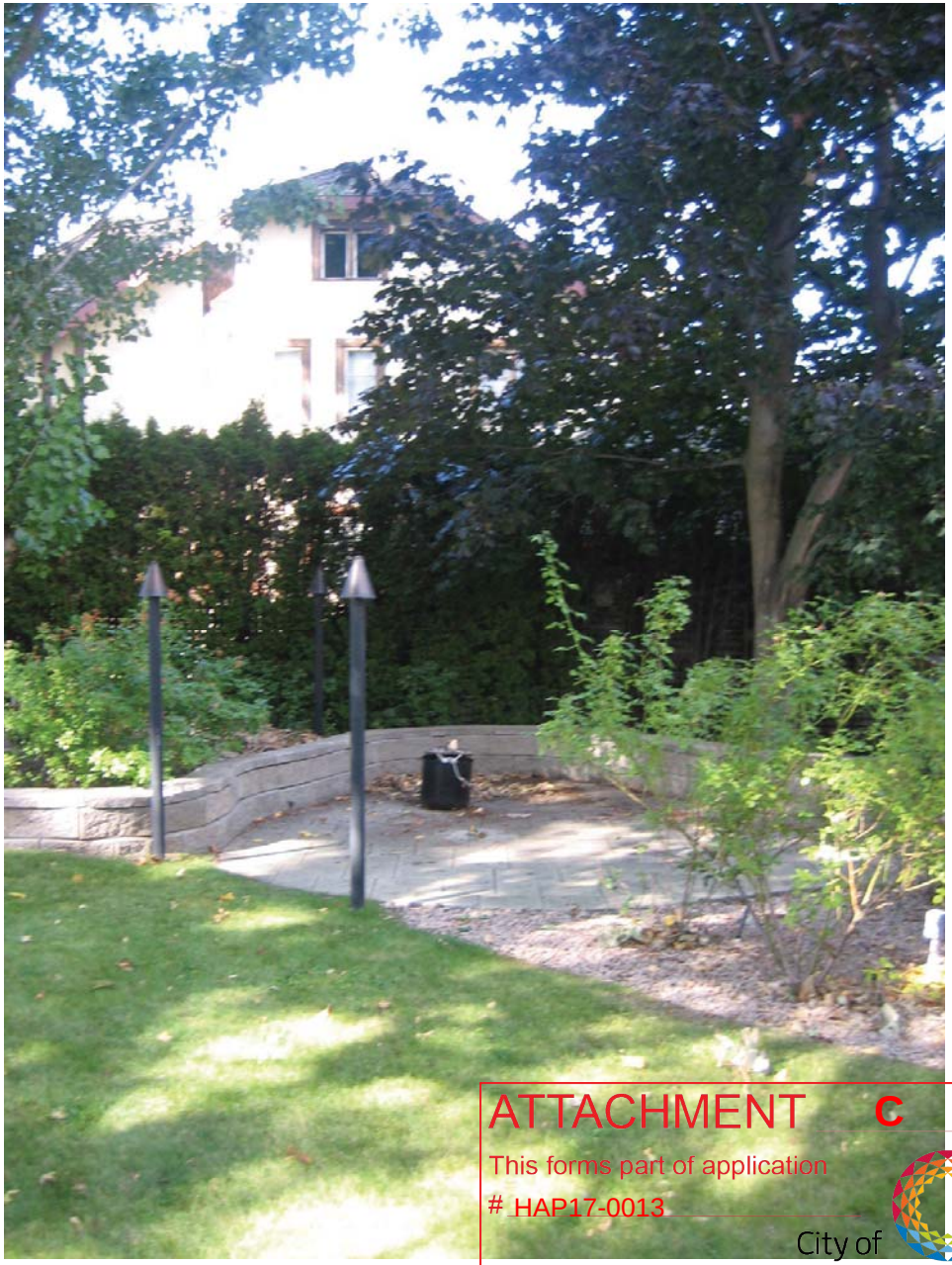
MQN
Architecture & Interior Design

PROPOSED HOME RENDERINGS

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

View towards lake

North view from back yard



North West view from back yard

ATTACHMENT C

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HAP17-0013

City of Kelowna
COMMUNITY PLANNING

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SITE & SURROUNDING

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

08– 16-2017

ASPHALT SHINGLES

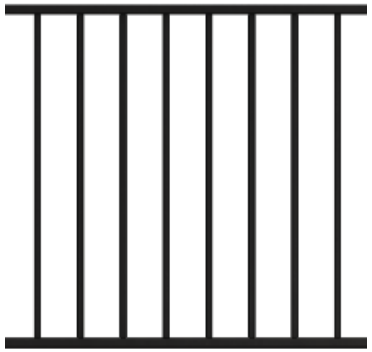
WINDOWS AND TRIM COLOR

WINDOWS AND TRIM

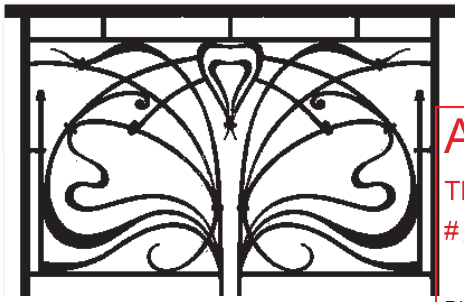
VENEER ARBUTUS STONE BY K2 STONE

ALL SIDING COLOR

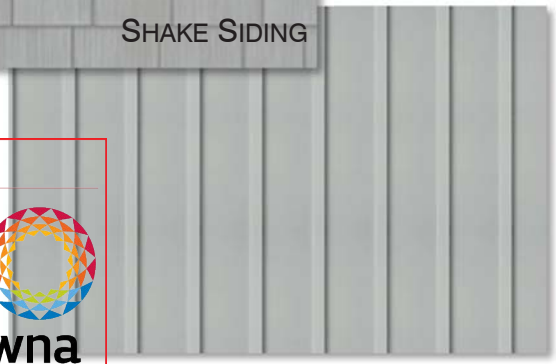
SHAKE SIDING



BEACHSIDE DECK RAILING



DECORATIVE BALCONY RAILING



BOARD AND BATON SIDING

ATTACHMENT C

This forms part of application

HAP17-0013

City of Kelowna
COMMUNITY PLANNING

Planner Initials EW

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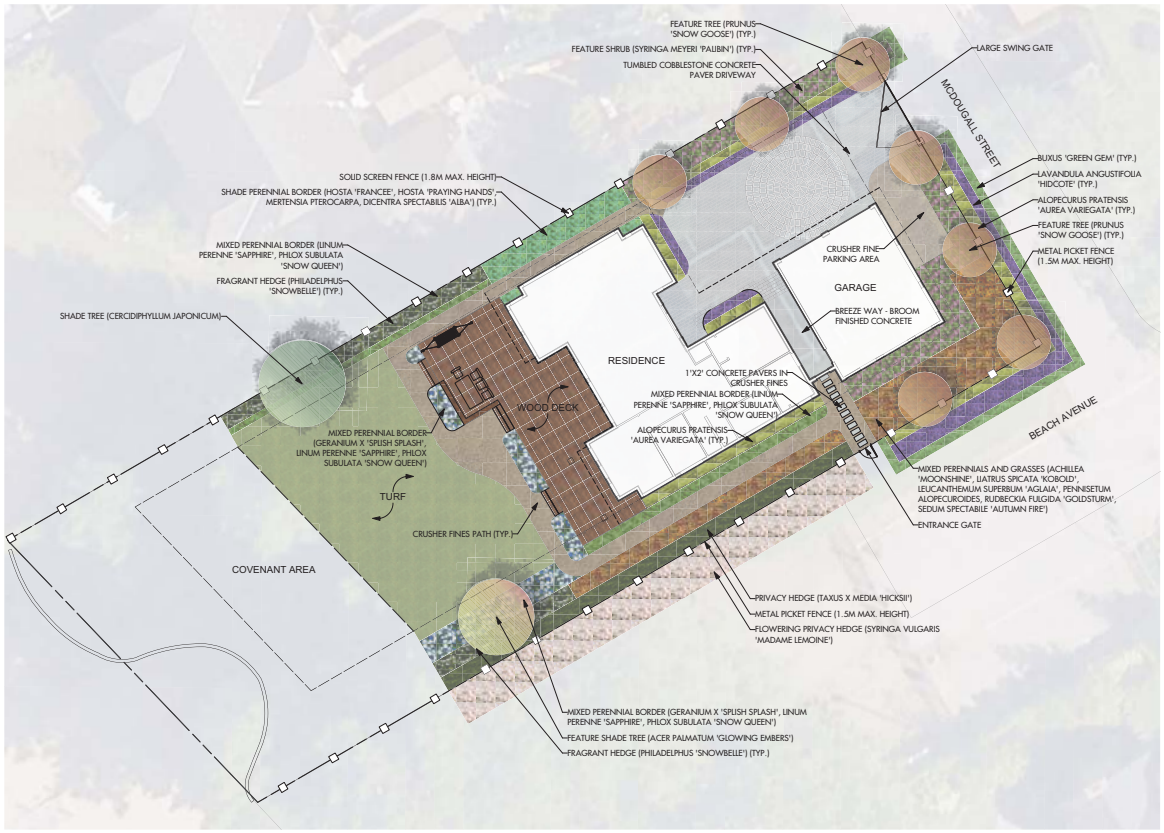
Architecture & Interior Design

PROPOSED EXTERIOR FINISHES

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

08– 16-2017

0 5 10 15 20 M



NOTES

1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED B.C.L.N.A. STANDARDS.

2. ALL SOFT LANDSCAPE AREAS SHALL BE WATERED BY A FULLY AUTOMATIC TIMED UNDERGROUND IRRIGATION SYSTEM.

3. TREE AND SHRUB BEDS TO BE DRESSED IN A MINIMUM 50mm WOOD MULCH. DO NOT PLACE WEED MAT UNDERNEATH TREE AND SHRUB BEDS.

4. TREE AND SHRUB BEDS TO RECEIVE A MINIMUM 300mm DEPTH TOPSOIL PLACEMENT.

5. TURF AREAS FROM SOD SHALL BE NO. 1 GRADE GROWN FROM CERTIFIED SEED OF IMPROVED CULTIVARS REGISTERED FOR SALE IN B.C. AND SHALL BE TOLERANT OF DROUGHT CONDITIONS. A MINIMUM OF 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
TREES			
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.
SHRUBS, ORNAMENTAL GRASSES, PERENNIALS & VINES			
ACHILLEA 'MOONSHINE'	MOONSHINE YARROW	13	#01 CONT./0.6M O.C. SPACING
ALOPECURUS PRATENSIS 'AUREA VARIEGATA'	YELLOW FOXTAIL GRASS	96	#01 CONT./0.6M O.C. SPACING
BUXUS 'GREEN GEM'	GREEN GEM BOXWOOD	66	#01 CONT./0.6M O.C. SPACING
GERANIUM x 'SPLISH SPLASH	SPLISH SPLASH GERANIUM	16	#01 CONT./0.6M O.C. SPACING
HOSTA 'FRANCEE'	FRANCEE HOSTA	16	#01 CONT./0.6M O.C. SPACING
HOSTA 'PRAYING HANDS'	PRAYING HANDS HOSTA	12	#01 CONT./0.6M O.C. SPACING
LAVANDULA ANGUSTIFOLIA 'HIDCOTE'	HIDCOTE ENGLISH LAVENDAR	97	#01 CONT./0.6M O.C. SPACING
LEUCANTHEMUM SUPERBUM 'AGLAIA'	AGLAIA SHASTA DAISY	13	#01 CONT./0.6M O.C. SPACING
LIATRUS SPICATA 'KOBOLD'	KOBOLD GAYFEATHER	28	#01 CONT./0.3M O.C. SPACING
LINUM PERENNE 'SAPPHIRE'	SWARF BLUE FLAX	41	#01 CONT./0.5M O.C. SPACING
MERTENSIA PTEROCARPA	JAPANESE BLUEBELLS	15	#01 CONT./0.3M O.C. SPACING
PENNISETUM ALOPECUROIDES	FOUNTAIN GRASS	25	#01 CONT./1.0M O.C. SPACING
PHILADELPHUS 'SNOWBELLE'	SNOWBELLE MOCKORGANE	29	#01 CONT./1.0M O.C. SPACING
PHLOX SUBULATA 'SNOW QUEEN'	WHITE MOSS PHLOX	41	#01 CONT./0.5M O.C. SPACING
RUDBECKIA FULGIDA 'GOLDSTURM'	GOLDSTURM RUDBECKIA	14	#01 CONT./0.75M O.C. SPACING
SEDUM SPECTABILE 'AUTUMN FIRE'	AUTUMN FIRE STONECROP	17	#01 CONT./0.5M O.C. SPACING
SYRINGA MEYERI '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 C

This forms part of application

HAP17-0013

Planner Initials EW

City of Kelowna
COMMUNITY PLANNING

OUTLAND DESIGN
LANDSCAPE ARCHITECTURE

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

N

PROJECT TITLE

HUMER RESIDENCE

Kelowna, BC

DRAWING TITLE

CONCEPTUAL LANDSCAPE PLAN

ISSUED FOR / REVISION		
1.	17.08.16	Review
2.		
3.		
4.		
5.		

PROJECT NO	17-048
DESIGN BY	CS
DRAWN BY	CS
CHECKED BY	FB
DATE	AUGUST 16, 2017
SCALE	1:150

SEAL

BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS
REGISTERED MEMBER
FIONA BARTON
334

DRAWING NUMBER

L 1/2

ISSUED FOR REVIEW ONLY

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ATTACHMENT C

This forms part of application

HAP17-0013

Planner Initials EW

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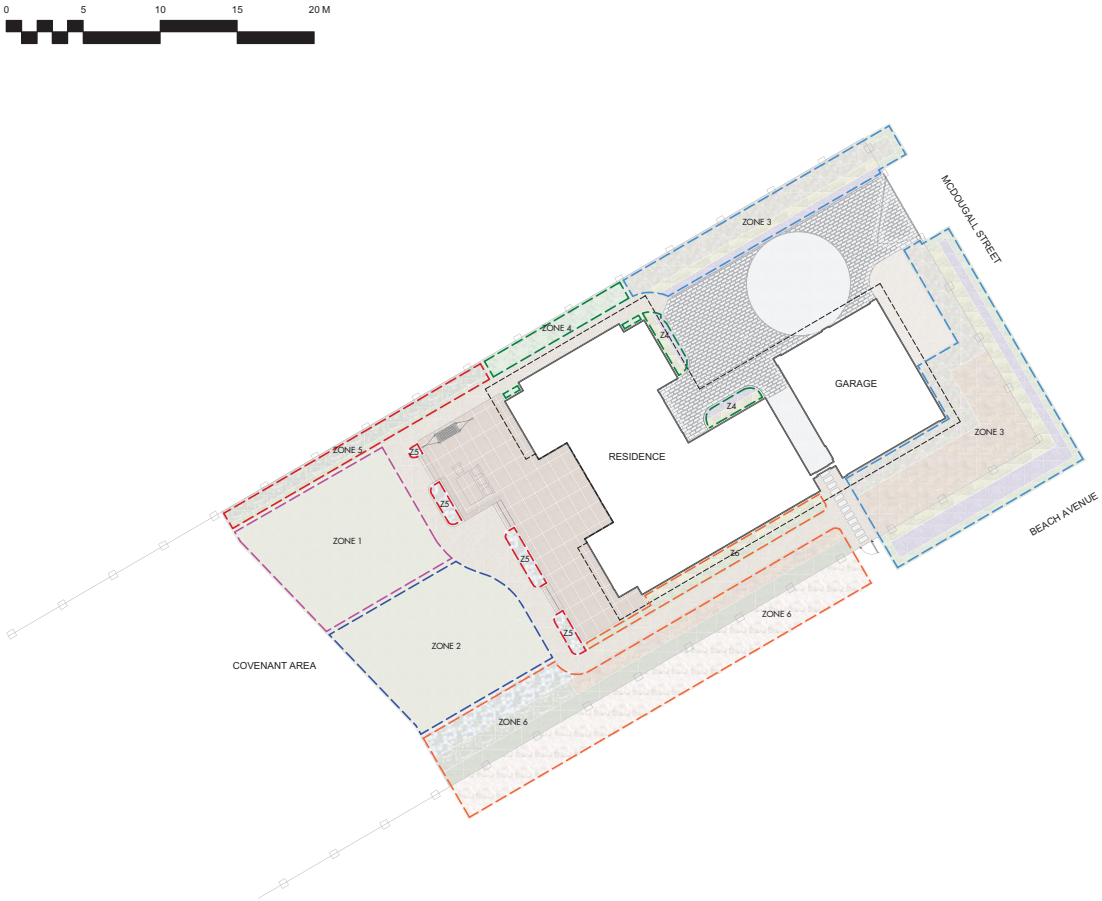

WATER CONSERVATION CALCULATIONS

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 /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.

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: 94 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.

N

PROJECT TITLE

HUMER RESIDENCE

Kelowna, BC

DRAWING TITLE

WATER CONSERVATION/ IRRIGATION PLAN

ISSUED FOR / REVISION

1.	17.08.16	Review
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City of Kelowna

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)
	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.

DRAFT

Moved By Brian Anderson/**Seconded By** Abigail Riley

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.

_____
Abigail Riley, Chair

/acm/slh

DRAFT

City of Kelowna

Heritage Advisory Committee

Minutes

Date:	Thursday, September 21, 2017
Location:	Knox Mountain Meeting Room (#4A) City Hall, 1435 Water Street
Committee Members Present:	Abigail Riley (Chair), Lorri Dauncey (Vice Chair), Stoke Tonne and Brian Anderson
Committee Members Absent:	Amanda Snyder, Ryan Esbjerg (Alternate) and Bob Haynes (Alternate)
Staff Present:	Long Range Policy and Planning Manager, James Moore*; Planner, Lydia Korolchuk; and Planner, Emily Williamson

(* denotes partial attendance)

DRAFT

1. Call to Order

The Chair called the meeting to order at 12:09 p.m.

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

2. Heritage Registry Process Overview

Staff:
- Displayed a PowerPoint presentation summarizing the overall Heritage Registry Process.
- 200+ properties on the current Registry.
- Advised that Staff will work with the Province to create a 'Statement of Significance' should Council support the additions to the Registry.
- Noted that there are existing incentives to encourage conservation to homeowners.
- Noted this is a voluntary program and does not grant long-term protection.
- Buildings can still be altered or demolished.

3. Applications for Consideration

3.1 815 Lawrence Ave, Heritage Register Request Addition - Margaret Calder

Staff:
- Displayed a PowerPoint presentation to review the subject property under consideration.
- Reviewed the features of the Mid-War Vernacular Cottage.
- Seeking a recommendation from the Committee regarding if the structure should be added to the Heritage Register.
- Responded to questions from the Committee.
- Showed current streetscape via Google street view.

HAC Discussion:
- The Chair let the Committee through the Evaluation Criteria and they discussed amongst themselves to score the dwelling in the various categories.
- The property scored 55/100/
- Committee noted there was a lack of information provided regarding the property as there was only one photo taken from the street was provided.

Moved by Lorri Dauncey/**Seconded by** Abigail Riley

THAT the Heritage Advisory Committee recommends that Council support the addition of 815 Lawrence Avenue to the Kelowna Heritage Register.

Carried

3.2 924 Laurier Ave, Heritage Register Request Addition - Margot Pridham & Michael Morrow

Staff:
- Displayed a PowerPoint presentation to review the subject property under consideration.
- The house was constructed in 1908 and is constructed out of 'Old Kelowna brick'.
- When the Registry was created, the house was reviewed in 1988 and classified as a Class B site.
- Association with the Kincaid family is not firmly established.
- Seeking a recommendation from the Committee regarding if the structure should be added to the Heritage Register.
- Responded to questions from the Committee.
- Showed current streetscape via Google street view.

HAC Discussion:
- The Chair lead the Committee through the Evaluation Criteria and they discussed amongst themselves to score the dwelling in the various categories.
- The property scored 77/100.

Moved by Stoke Tonne/**Seconded by** Brian Anderson

THAT the Heritage Advisory Committee recommends that Council support the addition of 924 Laurier Avenue to the Kelowna Heritage Register.

Carried

DRAFT

3.3 188 Beach Avenue, HAP17-0013 - Michael & Maria Verdurmen

Staff:
- On behalf of the Applicant, Staff asked for an addendum letter to be accepted by the Committee.

Committee Chair:
- Accepted the addendum letter and advised staff to proceed with the application presentation.

Staff:
- Displayed a PowerPoint presentation to summarize the Heritage Alteration Permit application for the form and character of the proposed construction of a new single family dwelling and detached accessory building on the subject property.
- Noted the existing house would be demolished to allow the rebuild of the proposed dwelling. Five existing trees to be removed, 7 new snow goose berry trees to be added.
- Noted that no work is proposed along the riparian area/ lake front.
- Noted the dominant building style and dominant block style is late Vernacular Cottage
- Showed site photos of the property, the cedar trees along Beach Ave had been set on fire and destroyed.
- Home is currently vacant, rationale letter noted deterioration and required upgrades to the house as the main reasons for demolishing.
- Letter from the building noted that the foundation has shifted and there was recent flooding in the crawlspace.
- Seeking a recommendation from the Committee regarding the form and character of the proposed dwelling.
- Responded to questions from the Committee.

HAC Discussion:
- Noted that the house should not be demolished, but would prefer to see an addition to the existing structure or even a carriage house added at the rear of the property instead of the detached garage which is proposed to be connected to the main dwelling via a breezeway.
- Noted the house should be added to the register and protected.
- Noted that foundation settlement along the Lake and due to recent flooding is common for structures of this age and due to the location.
- Noted that asbestos and lead paint are common in houses of this age and not valid reasons for demolition.
- Noted the house style is Georgian Revival and not late Vernacular Cottage.
- General agreement that the house does not add to the character of the area. The existing house is a striking example of a Heritage house on the Lake.
- Proposed house is too generic and needs to be a more striking design to replace the current dwelling.
- Proposed dwelling does not have Heritage attributes and the interpretation of the guidelines not applied well, materials of great concern including the use of vertical board and batten.
- Windows to contemporary and large – proportions don't correspond to the guidelines.
- House design too symmetrical (guidelines state asymmetrical design).

DRAFT

Moved by Brian Anderson/**Seconded by** Stoke Tonne

THAT the Heritage Advisory Committee recommends that Council NOT support Heritage Alteration Permit Application No. HAP17-0013 for the property located at 188 Beach Avenue, Kelowna, BC in order to develop a new single family detached house on the subject property within the Abbott Street Heritage Conservation Area.

Carried

4. Minutes

The Committee members requested changes to the draft Heritage Advisory Committee Minutes of June 15, 2017 and therefore did not approve the Minutes as presented.

5. Update - Council Decisions

Staff:

- Provided an update regarding 1985 Knox Cr – The staff-initiated Heritage Alteration Permit has been issued; however, no Building Permit has been applied for to date.
- Provided an update regarding 1833 Abbott Street - Both the Heritage Alteration Permit and the Building Permit have been issued. The building demolition has been completed and new foundations are being constructed.
- Provided an update regarding 2210 Abbott Street - Council agreed with Staff's recommendation to not support the Heritage Alteration Permit application as proposed. The application has been closed and the applicants are to wait 6 months prior to re-applying for a new Heritage Alteration Permit. The Applicant is working with Staff in regards to changes. The height is remaining at 9.5 m but the floor has been removed to create an extra high 2nd floor atrium portion. Plans for the accessory building are the same (height and setbacks). Discussions are still going on.
- Provided an update regarding 1847 Maple Street – Construction without permits has continued. City Staff has issued 2 stop work orders to the contractor, who has proceeded to complete the construction. To date, the house is not in compliance with City regulations.

6. Next Meeting

The next Committee meeting has been scheduled for October 19, 2017.

7. Termination of Meeting

The Chair declared the meeting terminated at 1:27 p.m.

_____

Abigail Riley, Chair

/lak/slh

DRAFT