

# REPORT TO COMMITTEE



**Date:** February 15, 2018

**RIM No.** 0940-60

**To:** Heritage Advisory Committee

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

**Application:** HAP18-0002

**Owners:** Terence Joseph Smyl &  
Carolanne Smyl

**Address:** 176 Vimy Ave

**Applicant:** Nesbitt Originals Ltd.

**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

---

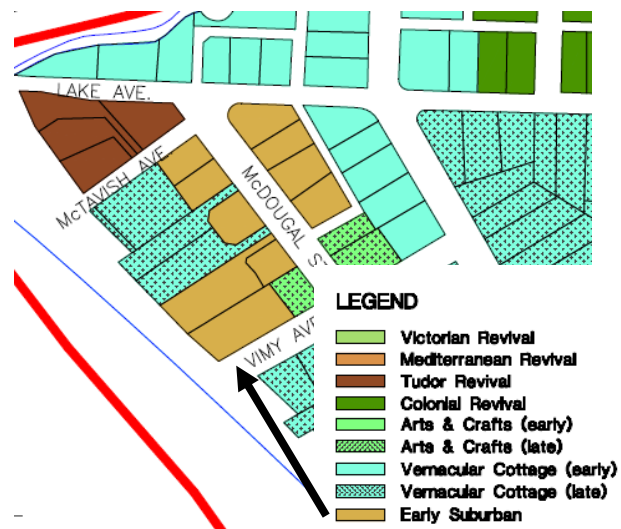
## 1.0 Purpose

To consider the form and character of a new single detached house within the Abbott Street Heritage Conservation Area.

## 2.0 Proposal

### 2.1 Background/Site Context

The subject property is a lakefront property, north of Vimy Avenue Beach Access Park and west of McDougall St. The 1344m<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 on the Abbott Street Heritage Conservation area, but is not included on the Heritage Register. The Abbott Street Conservation Development Guidelines identify the building style and the dominant block style as 'Early Suburban'.



## 2.2 Project Description

The applicant intends on demolishing the existing structure and constructing a new single detached house on the property. As indicated in the applicant's design package (Attachment B) a two-storey dwelling with an attached garage on the east side of the property is proposed. The dwelling has front driveway access from Vimy Ave. The exterior materials include hardi-plank wall shingles, hardi-plank horizontal siding, and rock veneer. Proposing roofing material is asphalt shingles.

### **Subject Property Map: 176 Vimy Ave**



### 2.3 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. Staff would suggest that the two key considerations influencing form & character are the property's context within the Heritage Conservation Area and the property's proximity and relationship to Vimy Beach Access and the public realm.

**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:** HAP18-0002, 176 Vimy 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?			✓

HERITAGE CONSERVATION AREA	YES	NO	N/A
Are high quality, low maintenance roofing materials being used?	✓		
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 Fourth Civic Phase Architectural Style (approx. 1946-1960)**

The fourth civic phase follows the end of World War II, about 1946, and continues to about 1960 when the remaining lots in the Heritage Conservation Area were taken up with new housing. Traditional styles were not favoured in post-WWII society. The influence of the International Style of architecture and the advent of new construction materials, like thermo-pane picture windows, significantly changed the home building market and architectural style. The emergent style of this period is the Early Suburban Bungalow.

#### *Early Suburban Bungalow Characteristics* (Existing Building & Dominant Street Style)

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