

ATTACHMENT A – Heritage Guidelines



Subject: HAP18-0001

Address: 2050 Long Street

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

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

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

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



ATTACHMENT B

This forms part of application

HAP18-0001



City of
Kelowna
COMMUNITY PLANNING

Planner
Initials

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WESTERKAMP DESIGN INC.

#201 – 1690 Water Street

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2050 Long Street - Design Rationale

Streetscape:

The properties along Long Street between Cadder Ave and Park Ave present a mix of open front yards and substantially landscaped front yards with dense hedges, where the buildings are only semi-visible to the Street.

The Styles within this block display a mix of Early Suburban, late Vernacular cottage and Early Arts and Crafts.

The properties along Burne Ave also present a mix of open front yards and substantially landscaped front yards where the open front yards do dominate the street scape.

The styles along Burne Ave also display a mix of the late Vernacular cottage and Early Suburban Style.

The dominating style for the block of the subject property is the late Vernacular Cottage Style.

Most of the neighboring buildings are 1-2 storeys in height with the foundations being generally around 2 feet above the grade.

The roof slopes along this block vary approximately between 20 – 45 degrees with one exception across the street along Burne Ave having a flat roof.

Proposed Design:

The proposed design supports the domineering “Late Vernacular Cottage” Style with its asymmetric façade design, a variation of clustered vertical window sashes and gable roof forms, but it also integrates itself into the variation of architectural styles along Long Street from Royal Ave to Park Ave.

Being located on the corner of Long Street and Burne Ave the proposed landscape design continues the established Street pattern with open front yards and a small picket fence.

The proposed design represents a strong architectural statement for a corner lot in the neighborhood.

We decided to keep the foundation height lower to the existing grade in order to support visual integration.



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Parking and Driveways

Parking is serviced from the lane which is visually protected to Long Street by tall hedges and shrubs.

The amount of parking stalls allows for an operation of a B&B.

ATTACHMENT C

This forms part of application
HAP18-0001



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View from Burne Ave. & Long St. Intersection

**OPTIONAL WINDOW STYLE
AS PER OWNERS'
PREFERENCE**



View from Long Street



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PROJECT :
**2050 LONG STREET
KELOWNA, BC**

TITLE :
Cover Sheet

CUSTOMER : SHELLY DAVIES AND
GREGORY ANDRONIK

CIVIC : 2050 LONG STREET, KELOWNA, BC

LEGAL : LOT 3, D.L. 14, O.D.Y.D., PLAN 3207

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SCALE :

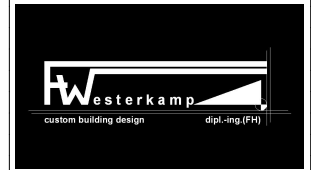
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Long Street View



Front View



Rear View



Side View

PROJECT :
 2050 LONG STREET
 KELOWNA, BC

TITLE :
 Renderings

CUSTOMER : SHELLY DAVIES AND
 GREGORY ANDRONIK

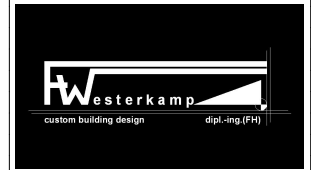
CIVIC : 2050 LONG STREET, KELOWNA, BC

LEGAL : LOT 3, D.L. 14, O.D.Y.D., PLAN 3207

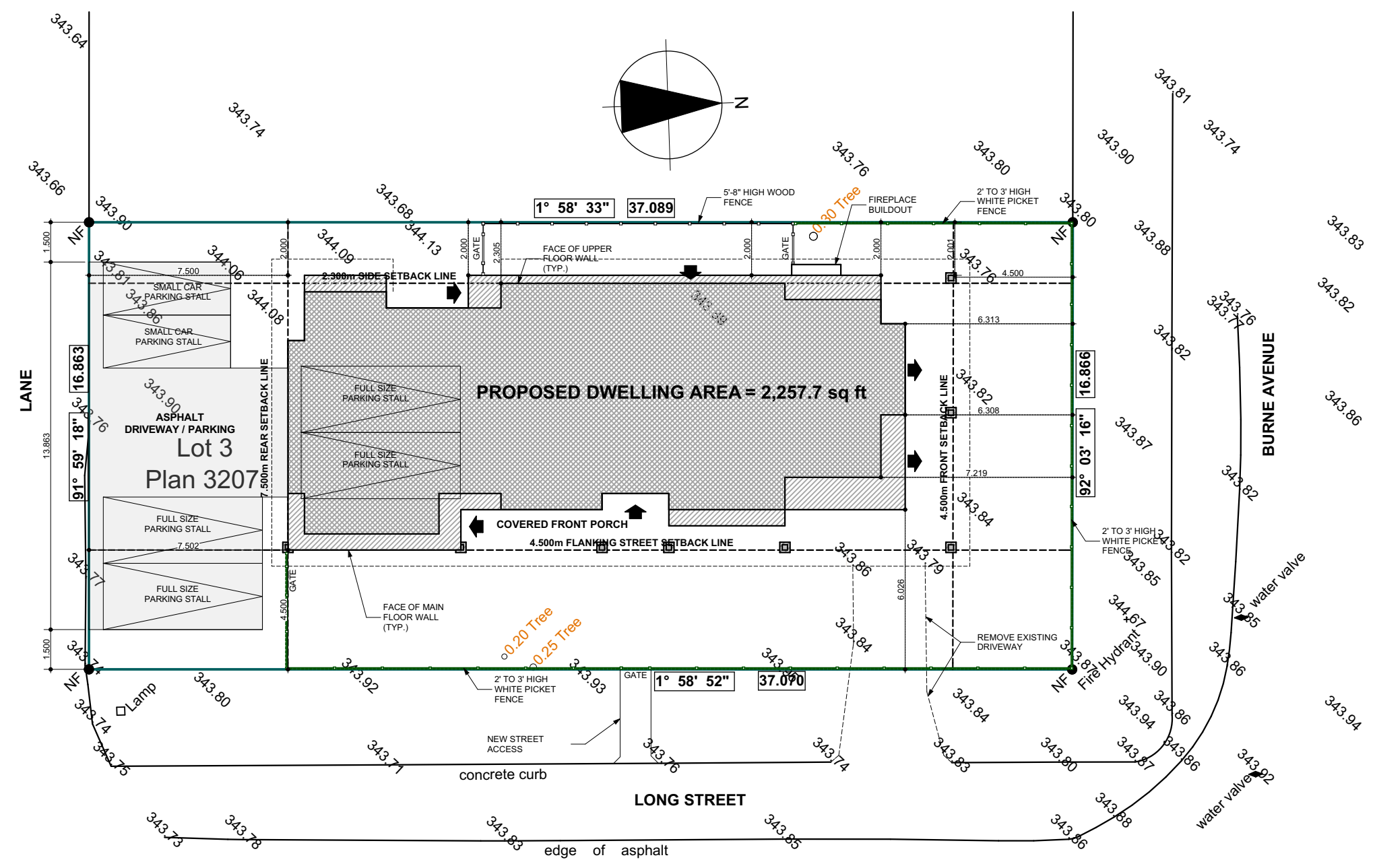
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DP Site Plan
 SCALE: 1/16" = 1'-0"

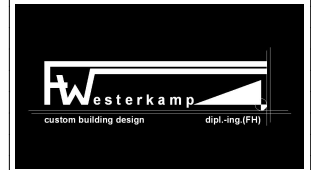
2050 LONG STREET, KELOWNA, BC		SITE COVERAGE (%):		NUMBER OF PARKING STALLS:		
LEGAL DESCRIPTION: LOT 3, D.L. 14, O.D.Y.D. PLAN 3207		DWELLING:	33.546 %	40% MAX.	PRINCIPAL RESIDENCE:	2 (IN GARAGE) 2 MIN.
ZONING: RU1 - LARGE LOT HOUSING		DWELLING, DECKS & DRIVEWAYS:	48.019 %	50% MAX.	BED & BREAKFAST:	4 4 MIN.
PRINCIPAL USE: SINGLE FAMILY DWELLING		ACCESSORY BUILDING:	0.000 %	14% MAX.		
SECONDARY USE: BED AND BREAKFAST SUITES		DWELLING DETAILS:				
SITE DETAILS:		TOTAL FLOOR AREA:	394.764 m ²			
LOT AREA:	625.330 m ² 550m ² MIN.	GARAGE AREA:	60.526 m ²			
LOT WIDTH:	16.866 m 15m MIN. WITH LANE	HEIGHT OF BUILDING:	8.902 m 9.5m MAX. OR 2 1/2 STOREYS			
LOT DEPTH:	37.079 m 30m MIN.	SETBACKS (IN METRES):	(WHICHEVER IS THE LESSER)			
FOOTPRINT AREA OF DWELLING: 209.775 m ²		FRONT: (TO LIVING SPACE)	6.308 m 4.5m MIN.			
AREA OF DECKS: 0.000 m ²		EAST SIDE: (AT FLANKING STREET)	4.500 m 4.5m MIN.			
AREA OF DRIVEWAY(S) & PARKING: 90.500 m ²		WEST SIDE:	2.000 m 2.0m MIN. (FOR ONE STOREY PORTION)			
ACCESSORY BUILDING: 0.000 m ² 90m ² MAX.		REAR:	7.500 m 7.5m MIN.			

PROJECT: 2050 LONG STREET, KELOWNA, BC
 TITLE: Site Plan

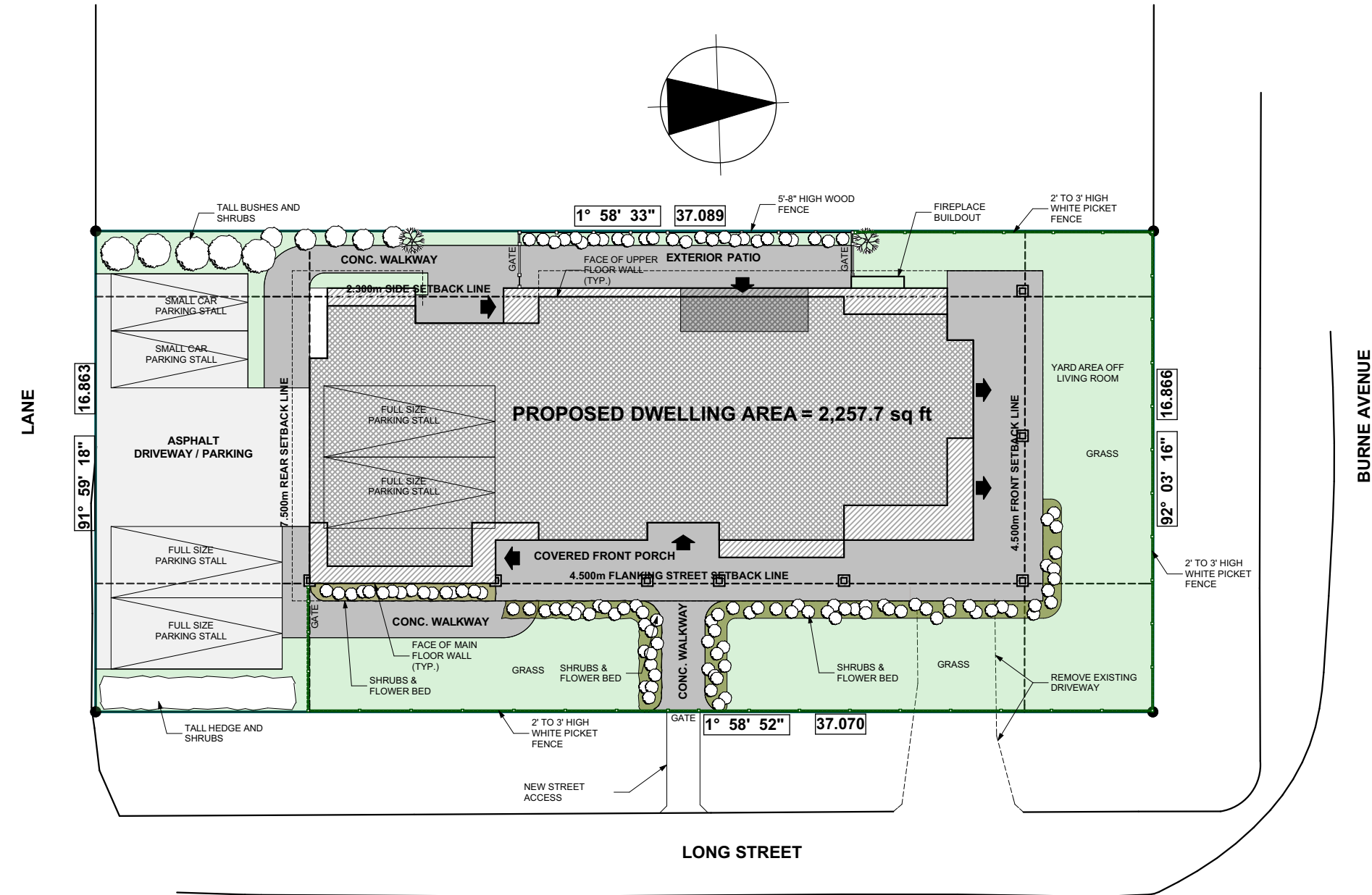
CUSTOMER: SHELLY DAVIES AND GREGORY ANDRONIK
 CIVIC: 2050 LONG STREET, KELOWNA, BC
 LEGAL: LOT 3, D.L. 14, O.D.Y.D., PLAN 3207

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 SCALE: AS NOTED
 DATE: 1/25/2018

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DP Landscape Plan
 SCALE: 1/16" = 1'-0"

- LANDSCAPED AREAS
- BUILDINGS
- WALKWAYS / PATIOS / HARD SURFACES
- SOFT LANDSCAPING / BUSHES, SHRUBS AND FLOWER BEDS

PROJECT : 2050 LONG STREET
 KELOWNA, BC
 TITLE : Landscape Plan

CUSTOMER : SHELLY DAVIES AND GREGORY ANDRONIK
 CIVIC : 2050 LONG STREET, KELOWNA, BC
 LEGAL : LOT 3, D.L. 14, O.D.Y.D., PLAN 3207

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SCALE : AS NOTED
 DATE : 1/25/2018

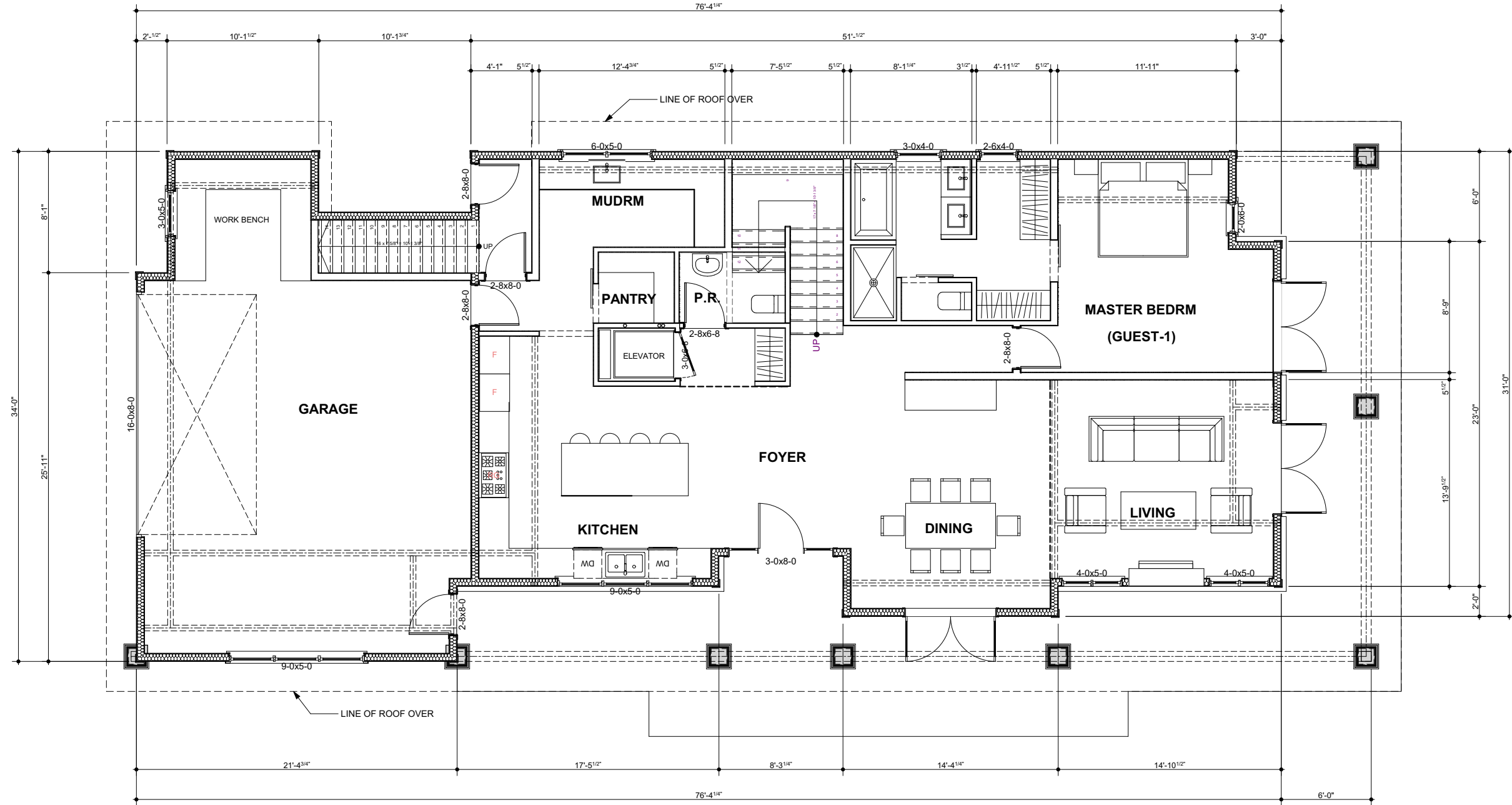
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AREA MEASUREMENTS:	
MAIN FLOOR AREA	= 1,606.3 SQ.FT.
GARAGE AREA	= 651.5 SQ.FT.

DP Main Floor Plan

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

PROJECT : 2050 LONG STREET
KELOWNA, BC

TITLE : Main Floor Plan

PROJECT :

TITLE :

CUSTOMER : SHELLY DAVIES AND GREGORY ANDRONIK

CIVIC : 2050 LONG STREET, KELOWNA, BC

LEGAL : LOT 3, D.L. 14, O.D.Y.D., PLAN 3207

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DATE :

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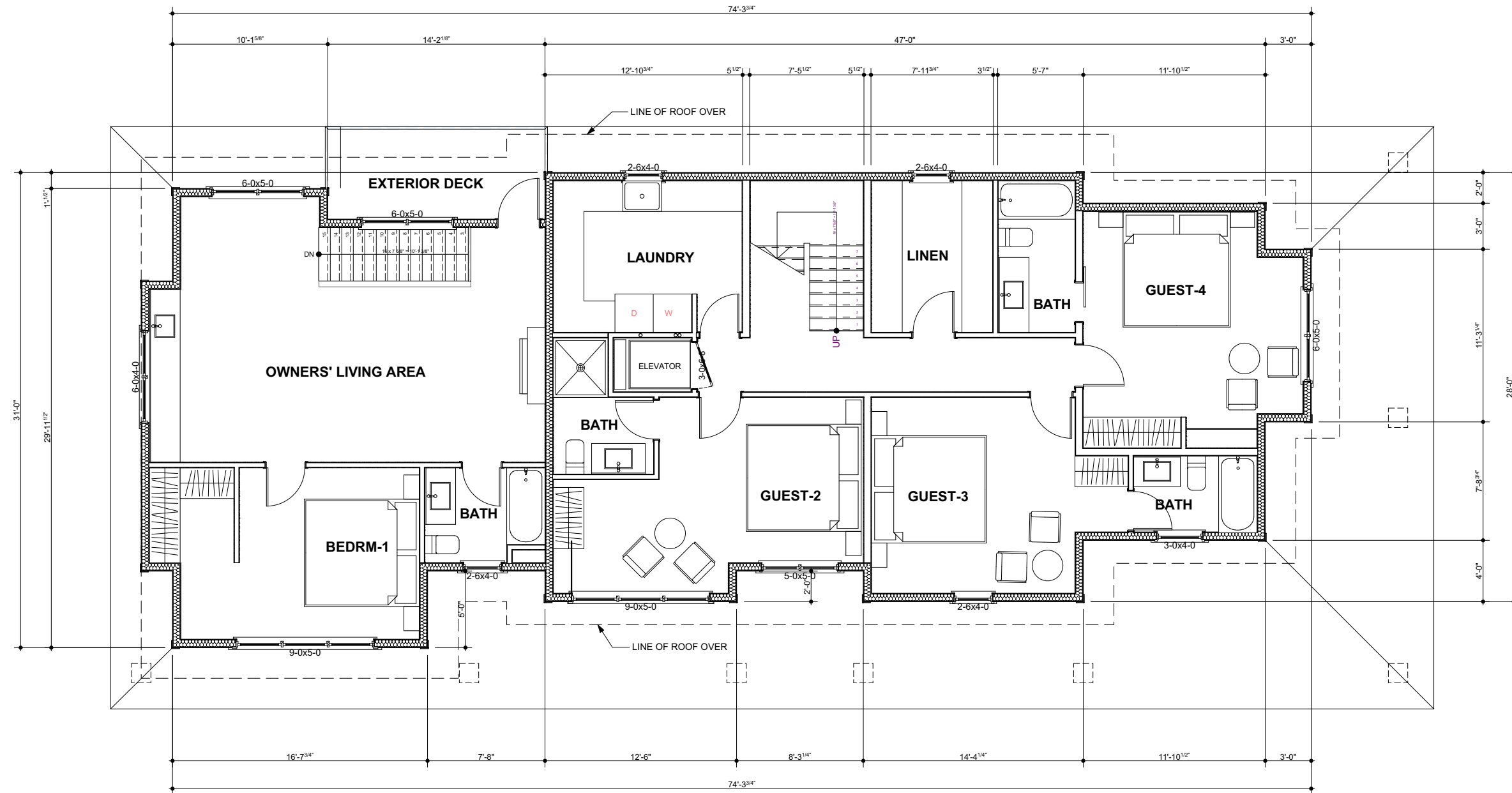
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AREA MEASUREMENTS:
UPPER FLOOR AREA = 1,856.4 SQ.FT.

DP Upper Floor Plan

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

PROJECT:
2050 LONG STREET
KELOWNA, BC

TITLE:
Upper Floor Plan

PROJECT:

TITLE:

CUSTOMER: SHELLY DAVIES AND
GREGORY ANDRONIK

CIVIC: 2050 LONG STREET, KELOWNA, BC

LEGAL: LOT 3, D.L. 14, O.D.Y.D., PLAN 3207

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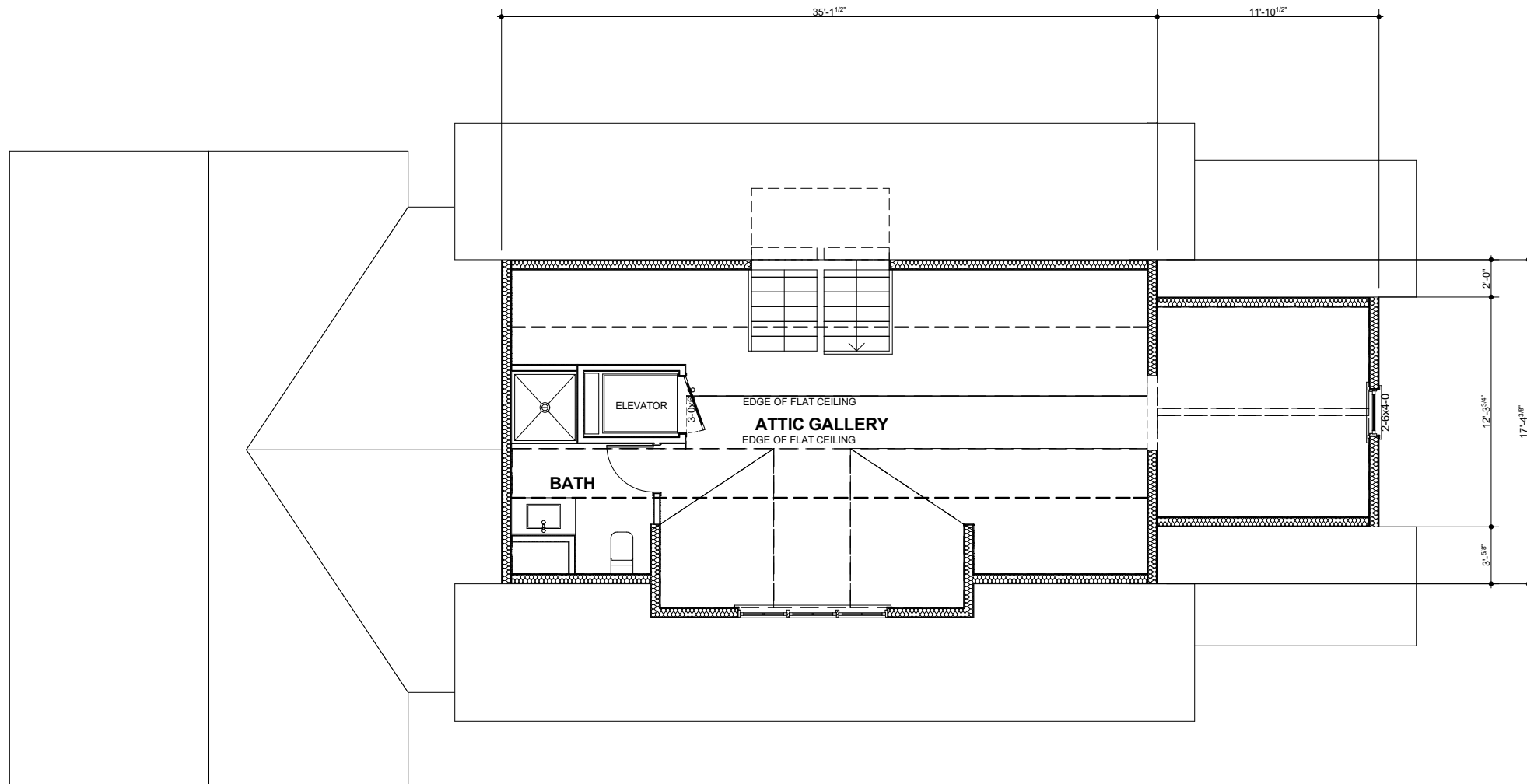
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AREA MEASUREMENTS:
ATTIC GALLERY AREA = 786.5 SQ.FT.

DP Attic-Gallery Plan

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

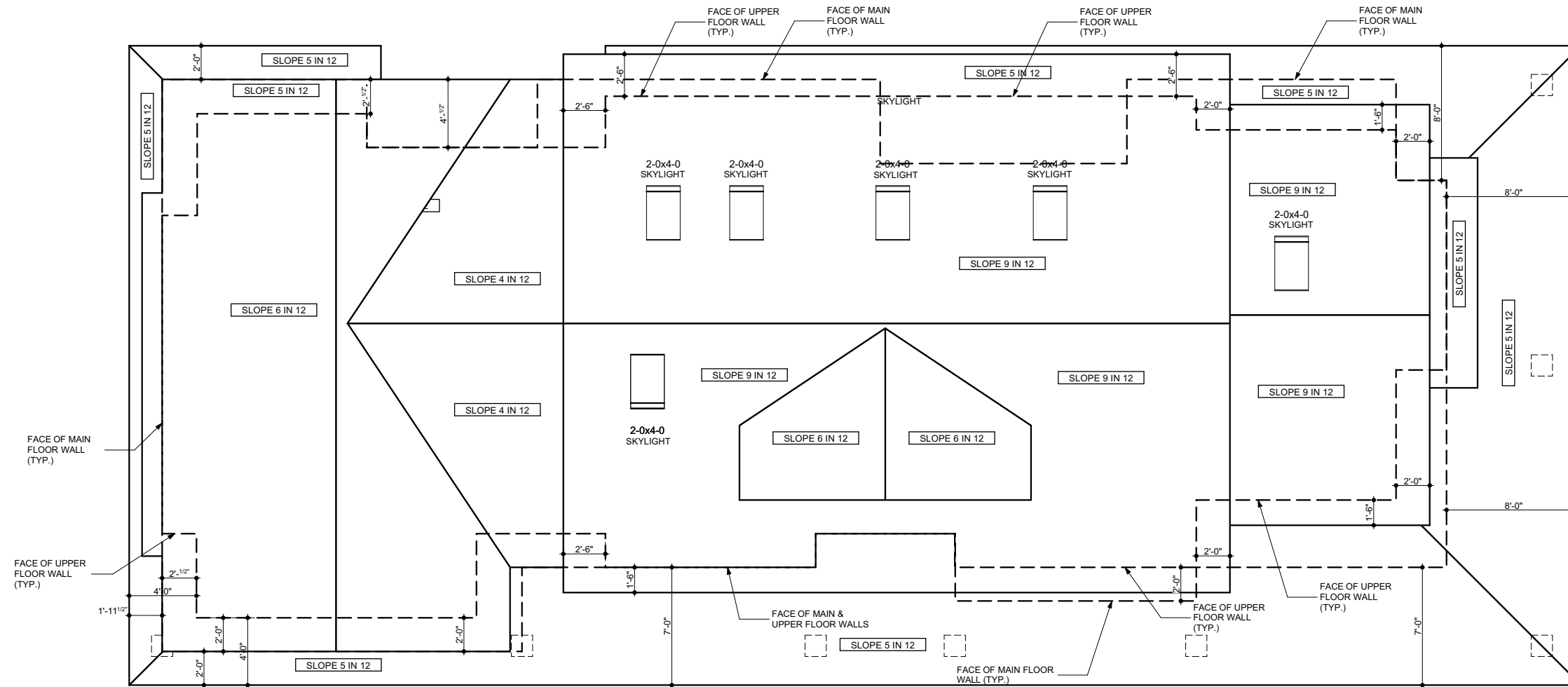
PROJECT:
2050 LONG STREET
KELOWNA, BC

TITLE:
Attic Gallery Plan

CUSTOMER: SHELLY DAVIES AND GREGORY ANDRONIK
CIVIC: 2050 LONG STREET, KELOWNA, BC
LEGAL: LOT 3, D.L. 14, O.D.Y.D., PLAN 3207

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SCALE:	DATE:
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PROJECT :
2050 LONG STREET
 KELOWNA, BC

TITLE :
Roof Plan

PROJECT :

TITLE :

CUSTOMER : SHELLY DAVIES AND
 GREGORY ANDRONIK

CIVIC : 2050 LONG STREET, KELOWNA, BC

LEGAL : LOT 3, D.L. 14, O.D.Y.D., PLAN 3207

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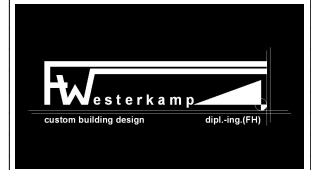
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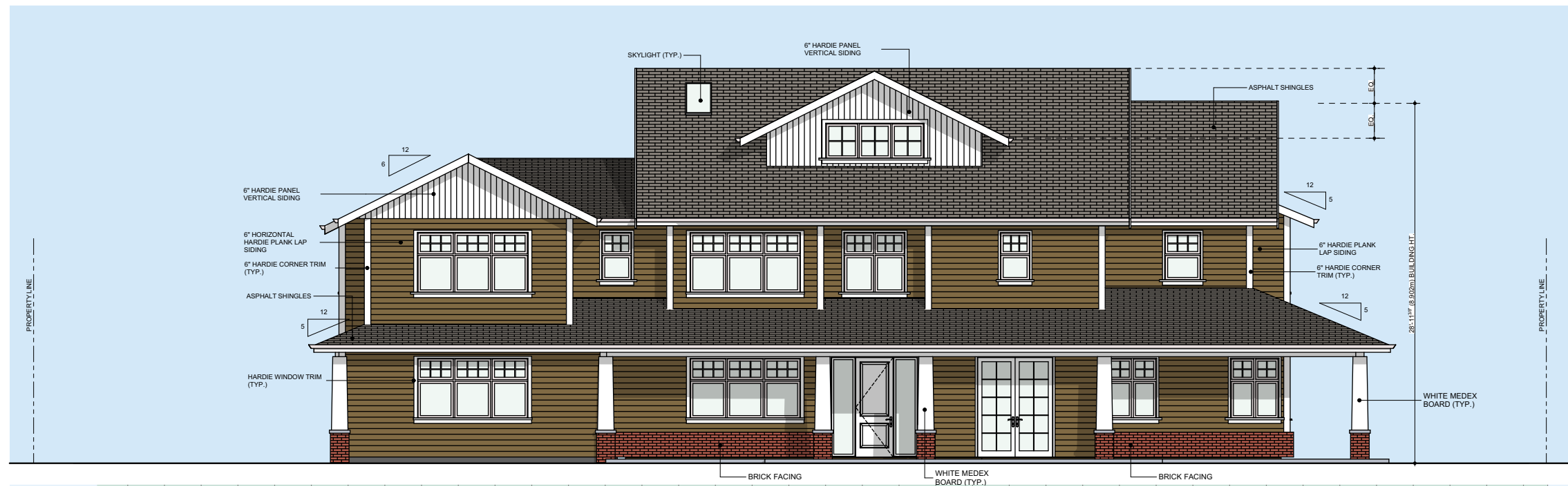
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DP Roof Plan

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



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DP East Elevation

SCALE: 3/32" = 1'-0"



DP West Elevation

SCALE: 3/32" = 1'-0"

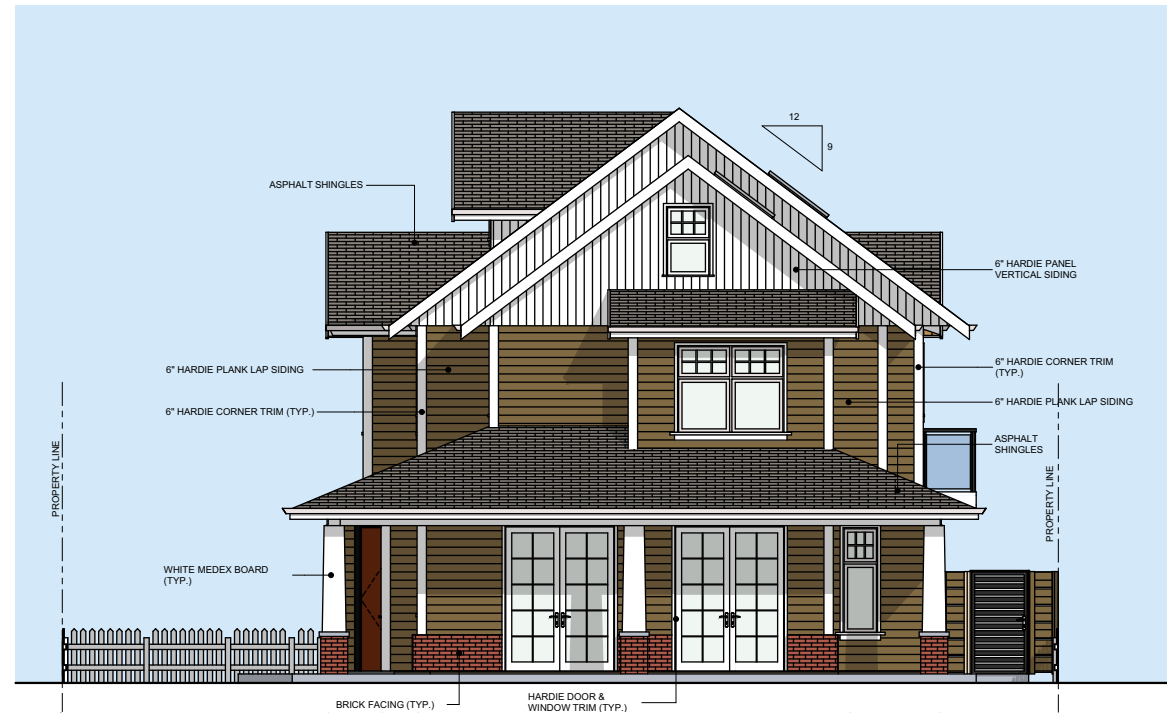
PROJECT : 2050 LONG STREET
 KELOWNA, BC
 TITLE : Elevations

CUSTOMER : SHELLY DAVIES AND GREGORY ANDRONIK
 CIVIC : 2050 LONG STREET, KELOWNA, BC
 LEGAL : LOT 3, D.L. 14, O.D.Y.D., PLAN 3207

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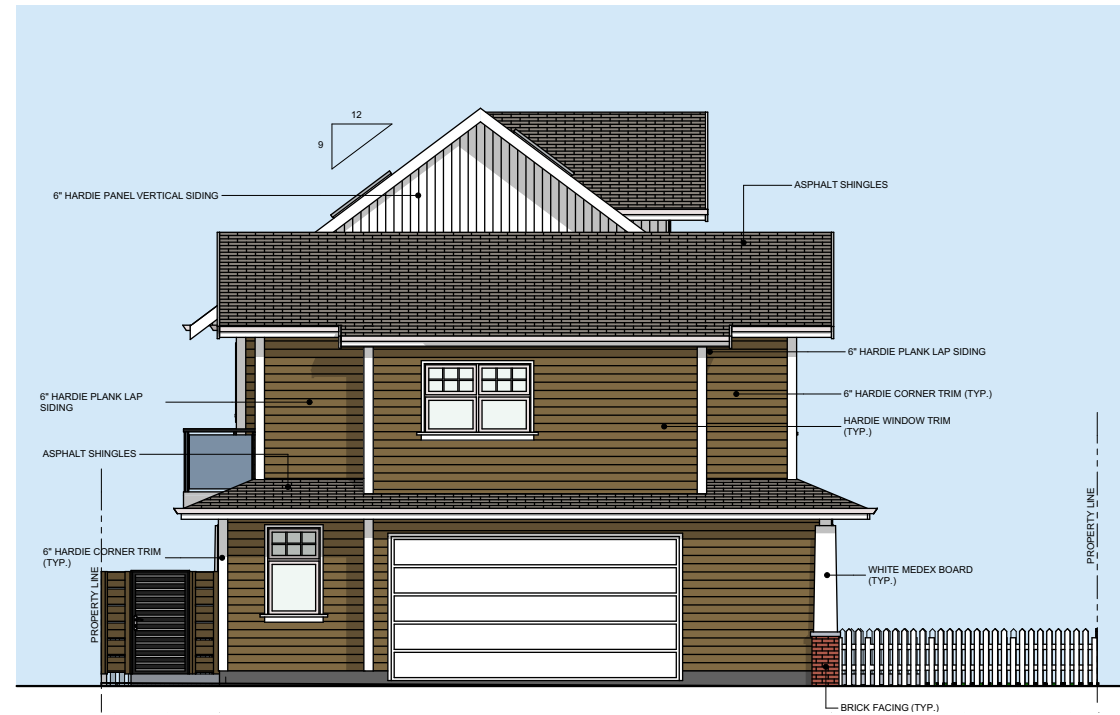
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 DATE : 1/25/2018

SHEET : DP-009



DP North Elevation

SCALE: 3/32" = 1'-0"



DP South Elevation

SCALE: 3/32" = 1'-0"

PROJECT : 2050 LONG STREET
KELOWNA, BC

TITLE : Elevations

PROJECT :

TITLE :

CUSTOMER : SHELLY DAVIES AND
GREGORY ANDRONIK

CIVIC : 2050 LONG STREET, KELOWNA, BC

LEGAL : LOT 3, D.L. 14, O.D.Y.D., PLAN 3207

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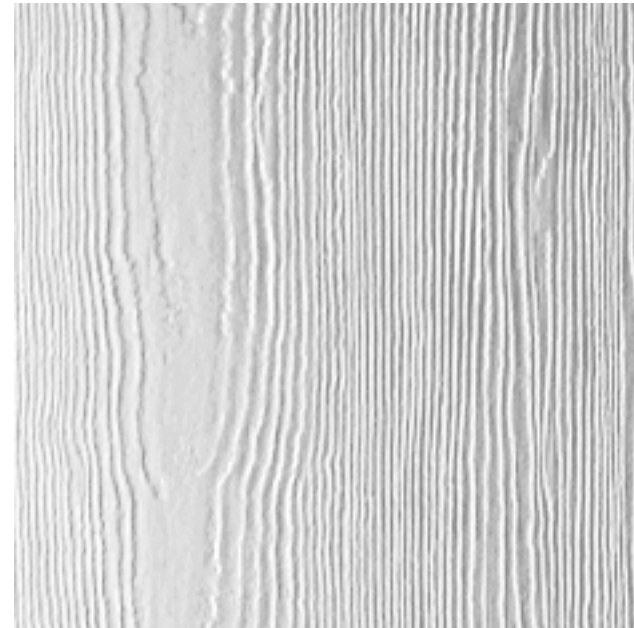
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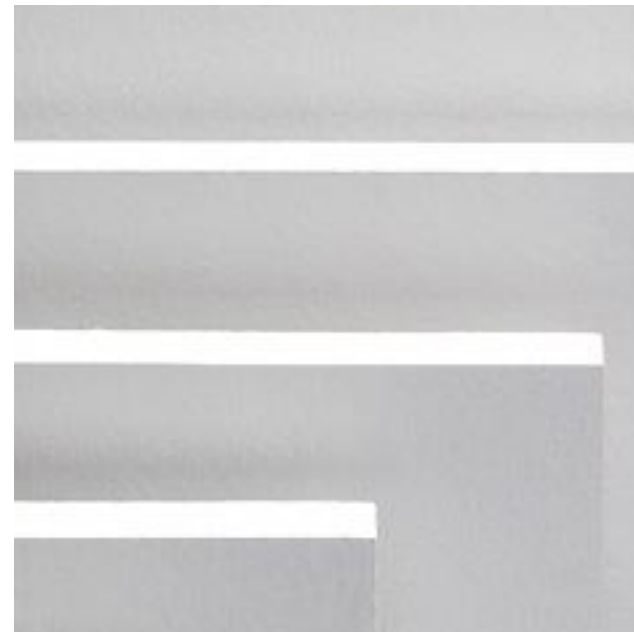
Hardie Plank
Lap Siding
- Chestnut Brown



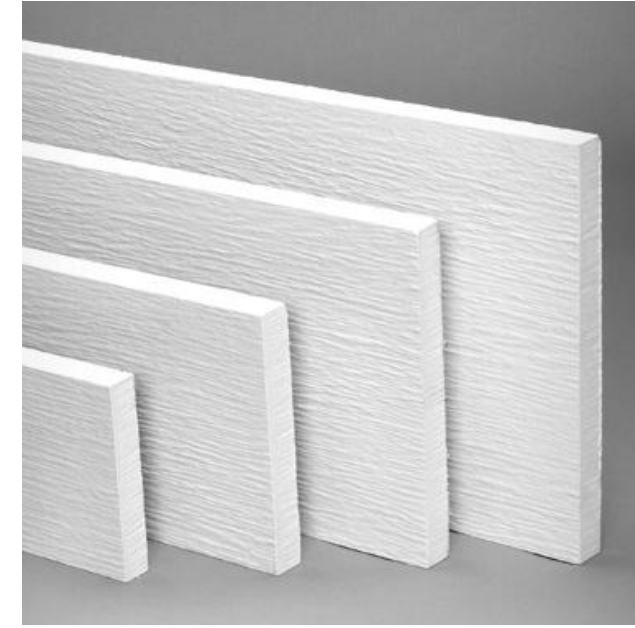
Brick Facing



Hardie Panel
Vertical Siding
- Arctic White



Column Cladding
MEDEX Panels
- Painted White



Fascias & Trims
HardieTrim
- Arctic White



Asphalt Shingles



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PROJECT: 2050 LONG STREET
KELOWNA, BC
TITLE: Materials

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