

Heritage Alteration Permit

HAP20-0003



This permit relates to land in the City of Kelowna municipally known as

374 Park Ave.

and legally known as

Lot 4 District Lot 14 ODYD Plan 482

and permits the land to be used for the following development:

two dwelling housing and an accessory building

with variances to the following sections of the Zoning Bylaw 8000:

Section 6.5.3(g): General Development Regulations, Accessory Development, Accessory Buildings in Residential

Zones

To vary the required minimum distance between an accessory building and a principal dwelling from 3.0m required to 1.2m proposed.

The development has been approved subject to any attached terms and conditions, and to full compliance with the approved plans bearing the stamp of approval and the above described development permit number.

The present owner and any subsequent owner of the above described land must comply with any attached terms and conditions.

Date of Decision: October 27, 2020

Decision By: CITY COUNCIL

Issued Date:

Development Permit Area: N/A

This permit will not be valid if development has not commenced by October 27, 2022.

Existing Zone: RU6 – Two Dwelling Housing

Future Land Use Designation: S2RES – Single / Two Unit Residential

This is NOT a Building Permit.

In addition to your Development Permit, a Building Permit may be required prior to any work commencing. For further information, contact the City of Kelowna, Development Services Branch.

NOTICE

This permit does not relieve the owner or the owner's authorized agent from full compliance with the requirements of any federal, provincial or other municipal legislation, or the terms and conditions of any easement, covenant, building scheme or agreement affecting the building or land.

Owner: Kevin L. Fierbach & Jacqueline A. Fierbach

Ryan Smith, Divisional Director
Community Planning & Strategic Investments

Date

ATTACHMENT

A

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1. SCOPE OF APPROVAL

This Development Permit applies to and only to those lands within the Municipality as described above, and any and all buildings, structures and other development thereon.

This Development Permit is issued subject to compliance with all of the Bylaws of the Municipality applicable thereto, except as specifically varied or supplemented by this permit, noted in the Terms and Conditions below.

The issuance of a permit limits the permit holder to be in strict compliance with regulations of the Zoning Bylaw and all other Bylaws unless specific variances have been authorized by the Development Permit. No implied variances from bylaw provisions shall be granted by virtue of drawing notations that are inconsistent with bylaw provisions and that may not have been identified as required Variances by the applicant or Municipal staff.

2. CONDITIONS OF APPROVAL

- a) The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A";
- b) The exterior design and finish of the building to be constructed on the land be in accordance with Schedule "B";

This Development Permit is valid for two (2) years from the date of Council approval, with no opportunity to extend.

3. Indemnification

Upon commencement of the works authorized by this Permit the Developer covenants and agrees to save harmless and effectually indemnify the Municipality against:

- a) All actions and proceedings, costs, damages, expenses, claims, and demands whatsoever and by whomsoever brought, by reason of the Municipality said Permit.

All costs, expenses, claims that may be incurred by the Municipality where the construction, engineering or other types of works as called for by the Permit results in damages to any property owned in whole or in part by the Municipality or which the Municipality by duty or custom is obliged, directly or indirectly in any way or to any degree, to construct, repair, or maintain.

**The PERMIT HOLDER is the CURRENT LAND OWNER.
Security shall ONLY be returned to the signatory of the
Landscape Agreement or their designates.**

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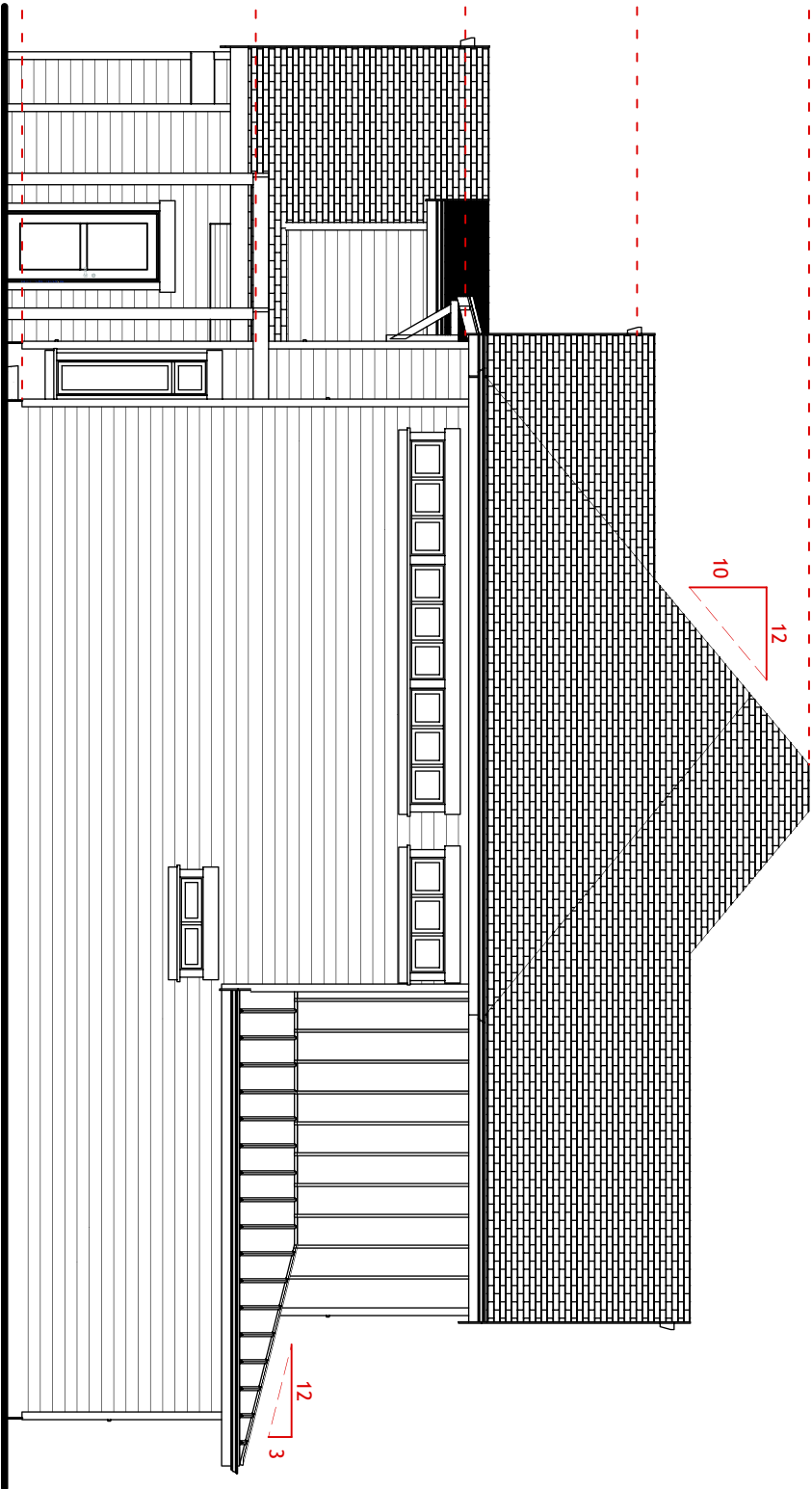
PEAK OF ROOF
34'-0 5/8" [10.379m]

MID-POINT OF ROOF
26'-7 3/8" [8.112m]

TOP OF SECOND FLOOR WALLS
19'-2 1/8" [5.844m]

TOP OF SECOND FLOOR
10'-1 3/8" [3.082m]

TOP OF MAIN FLOOR
0'-0" [0.000m]



1 SOUTH ELEVATION
Scale: 1/8" = 1'-0"

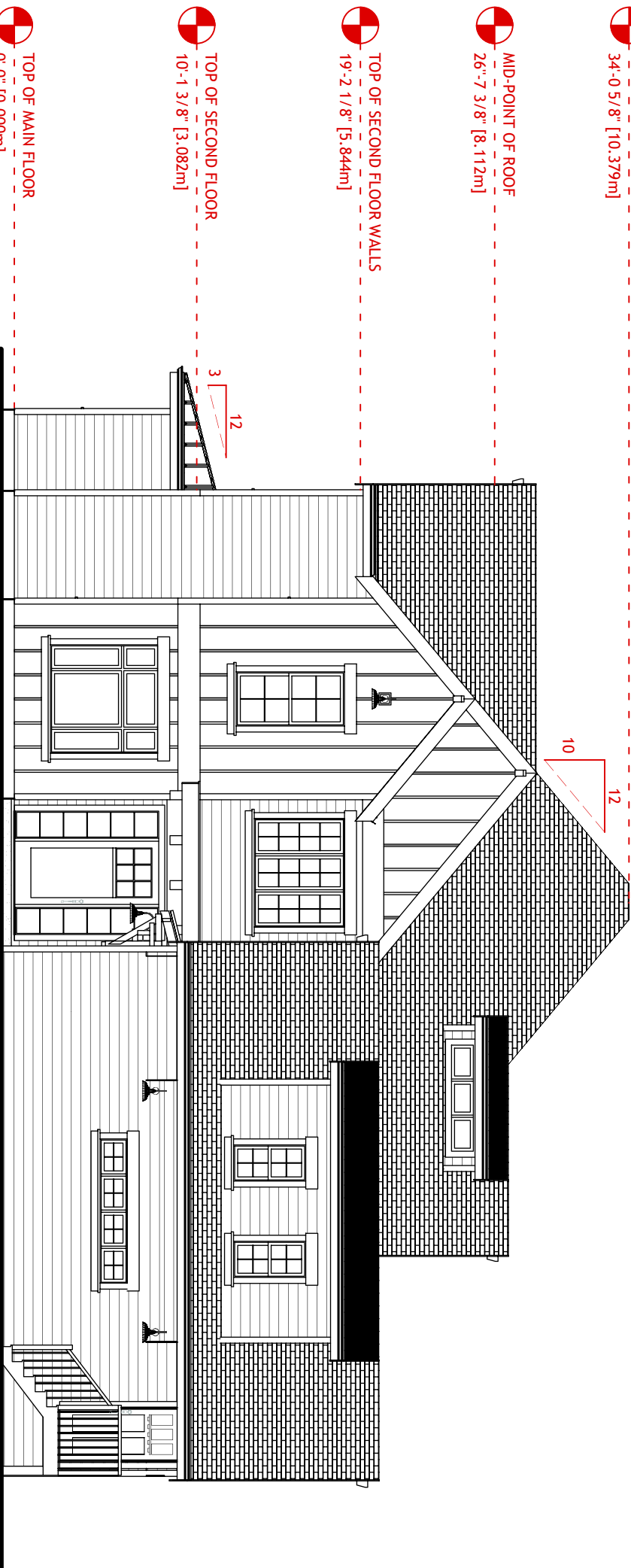
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2 NORTH ELEVATION
Scale: 1/8" = 1'-0"

SCHEDULE B

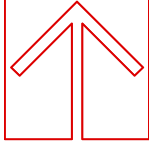
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#202-1470 ST. PAUL ST.,
KELOWNA, BC
250.212.7938
info@ihdesign.ca



FIERBACH RESIDENCE
374 PARK AVENUE
KELOWNA, BC

ELEVATIONS

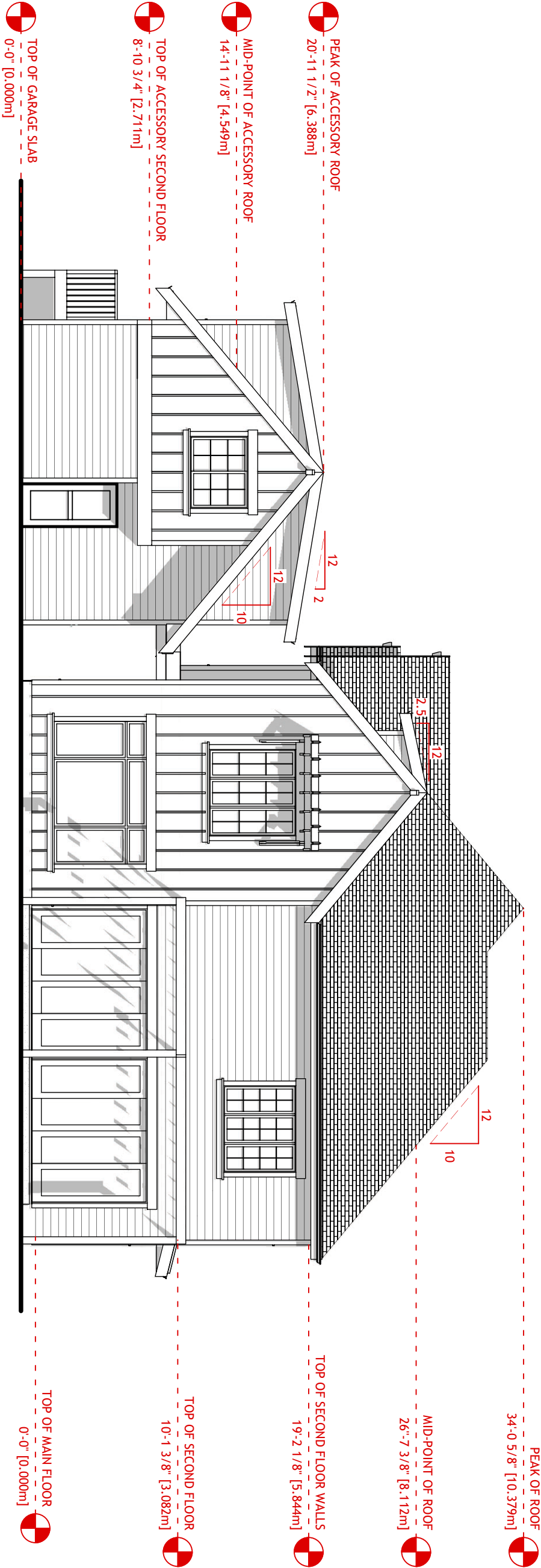
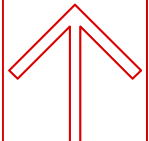
DATE: Thu, 9 Jul 2020

SCALE: 3/16" = 1'-0"
ISSUED FOR: HAP/REZONE
SHEET: A4

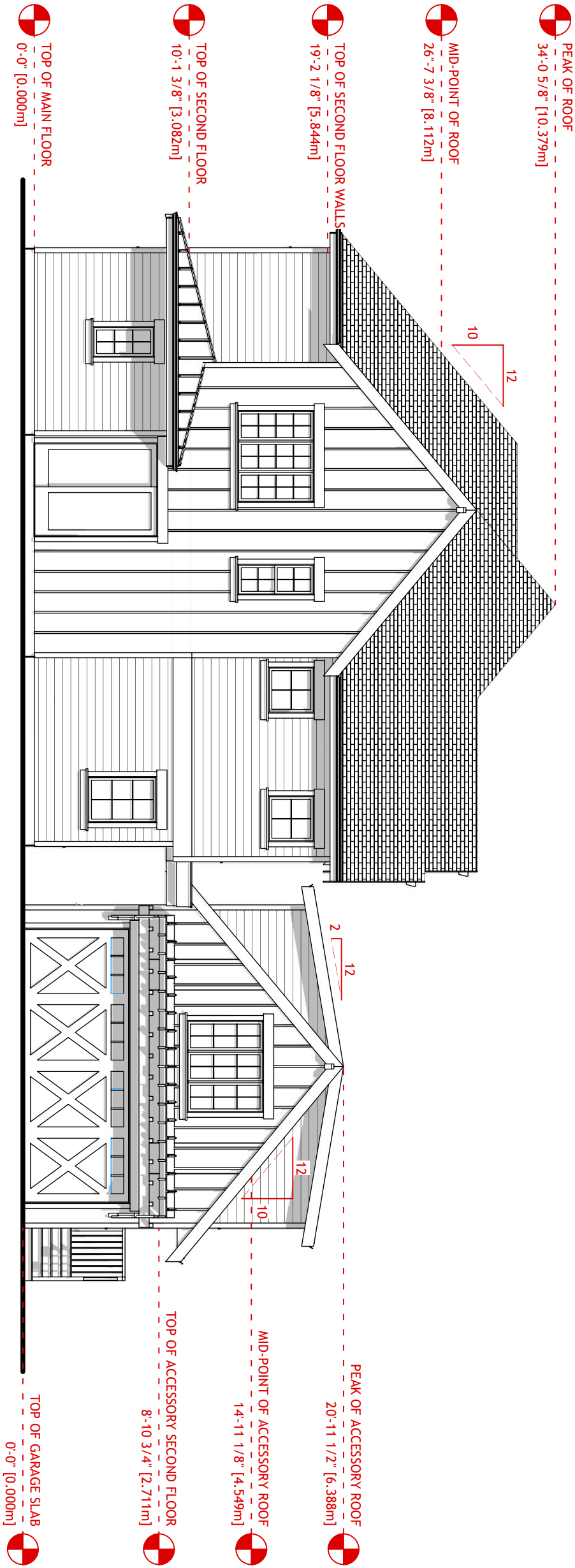


IHS DESIGN

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3
WEST ELEVATION
Scale: 1/8" = 1'-0"



4
EAST ELEVATION
Scale: 1/8" = 1'-0"

SCHEDULE

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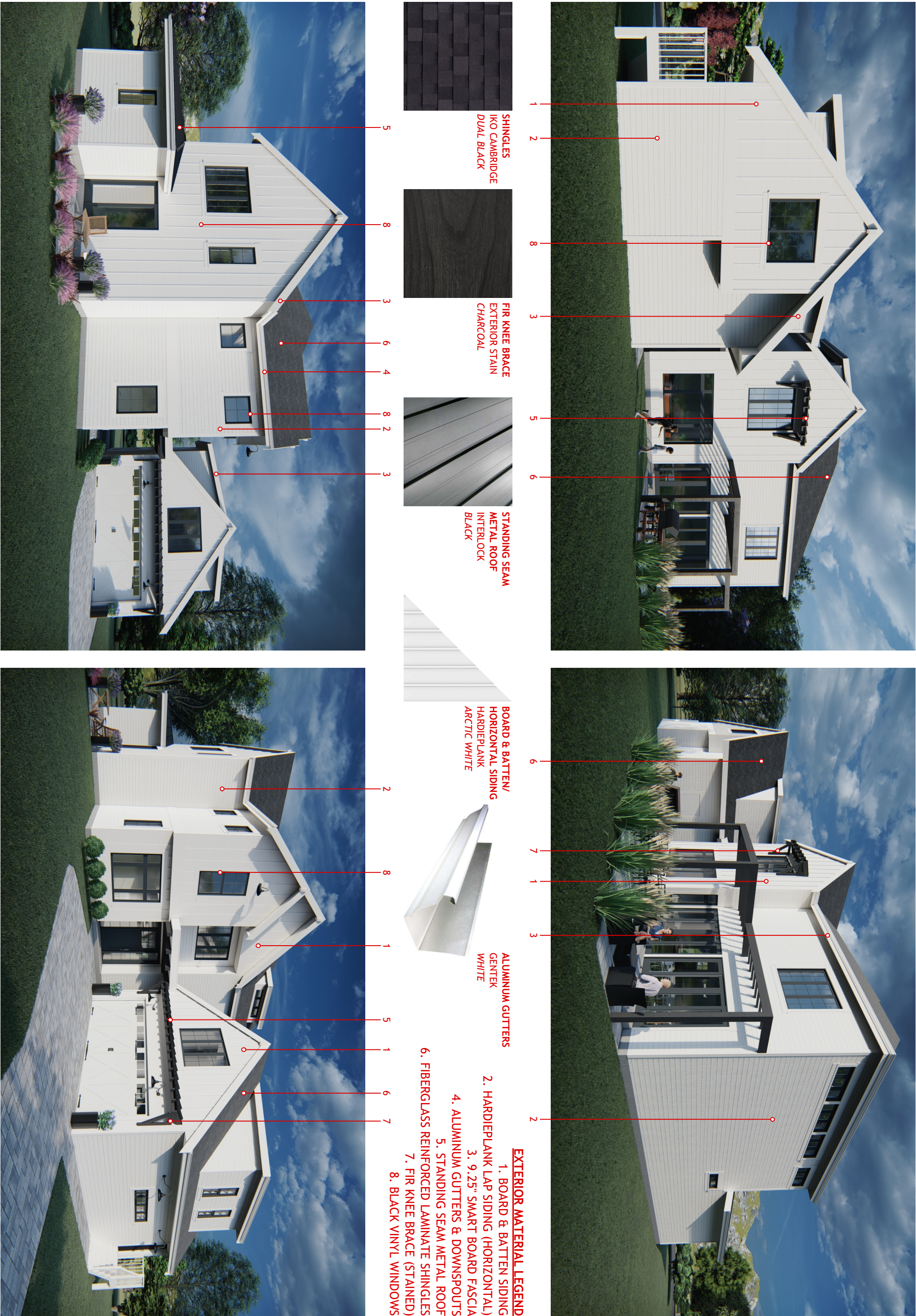
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SCHEDULE

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FIERBACH RESIDENCE
374 PARK AVENUE
KELOWNA, BC

BUILDING MATERIALS

DATE: Thu, 9 Jul 2020

SCALE: 3/16" = 1'-0"
ISSUED FOR: HAP/REZONE
SHEET: A11



January 31, 2020

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

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RE: Proposed Rezoning and Heritage Alteration Permit at 374 Park Avenue

Dear Urban Planner:

The purpose of this application is to rezone the subject property from the existing "RU1 – Large Lot Housing" zone to the "RU6 – Two Dwelling Housing" zone to permit the construction of a new single-family dwelling. The property exceeds the minimum frontage and area required in the RU6 zone to allow for two full houses. The dwelling that is currently located on the property is to remain in place with no alterations.

The subject property is located within the Abbott Street Heritage Conservation area and thus requires an application for a Heritage Alteration Permit to authorize construction of the new dwelling. The existing dwelling is not listed on the Heritage Register but is identified as within the "Victorian Revival" dominant style in the "Abbott Street & Marshall Street Heritage Conservation Area Development Guidelines."

Owing to challenges with the site plan, the proposed location of the new garage building is located only 1.2m from the new dwelling, where the zoning bylaw requires a separation of 3.0m. As part of this application, we are seeking a development variance permit to authorize this request.

Despite its modern architectural design, the proposed dwelling is incorporated with elements reminiscent of the "Victorian Revival" style in order to complement the heritage design elements of other dwellings located in the neighbourhood. The building meets the following character defining qualities:

- Gable roof forms
- Gable dormer forms
- Returned eaves & projecting verges
- Up to 2.5 storey massing
- Vertical double-hung window openings
- Multiple pane windows (leaded glass)
- Side or rear yard parking

The new dwelling adjacent to the Knox Crescent frontage is 2 storeys in height. Plenty of outdoor spaces are provided, including a patio and garden area which extends from the kitchen on the west side of the dwelling, in addition to a patio extending from the master bedroom on the east side. Other small outdoor spaces are located around the proposed dwelling. Victorian style gardens are known for various types stonework and patio space in combination with beautiful vegetation to compliment the property. In turn, the outdoor space of the proposed dwelling has been designed for the owner to take advantage of the opportunity to contribute to the Victorian fashion of the neighbourhood.

The proposed dwelling will be located to the north of the existing dwelling, with a privacy fence being built to provide separation. Two vehicle parking stalls have been allocated to the north of the proposed dwelling. The colour palette of the proposed building compliments the existing dwelling on the site, and much care has been taken to ensure the design of the building blends seamlessly into the existing dwelling. With regards to access, the driveway for the proposed dwelling will be connected to Knox Crescent through an easement that is currently registered on title (KF35403). The easement covers a small corner of Lot 2, which is located at the northeast corner of the subject property.

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

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

Regards

Birte Decloux on behalf of the owners

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**Heritage Report
374 Park Avenue
For Jackie and Kevin Furbach
May 6, 2020**

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Introduction

The property located at 374 Park Avenue in Kelowna, British Columbia, was constructed in circa 1910 and is within the Abbott Street Heritage Conservation Area. It was identified by the City of Kelowna as having heritage value and was placed on the Heritage Inventory in 1983; however, it is not listed on the Heritage Register nor is it formally protected. The applicants propose rezoning the property to allow for two single-family dwellings on the lot. They would retain the existing historic house and build the new second dwelling at the rear of the lot, with a new detached garage/art studio, both of which would be accessed from Knox Crescent. Given that the property is within the Heritage Conservation Area, the application must include a heritage report, with the following information:

- 1) an understanding of the past historic value of the subject property;
- 2) an evaluation of the heritage values and significance of the subject property;
- 3) identification of character-defining elements of the neighbouring properties; and
- 4) development of recommendations and strategies that can inform the design of the new building.

This report is presented in three sections: the first is a description of the context of the subject property; the second identifies the heritage values and character-defining elements of the subject house and neighbouring houses; and the third assesses how the proposed design for the new single family house has responded to the Development Guidelines and other relevant best-practice documents (Chapter 16 of the Kelowna Official Community Plan and The Standards and Guidelines for the Conservation of Historic Places in Canada).

Historic research into the subject property and the neighbouring properties has been limited because the Kelowna Archives is inaccessible due to the COVID-19 pandemic. On-line research has been attempted with limited success.

Photographs of the subject and neighbouring properties has been provided by the project team. Google Street View and Maps has also been used. Drawings, plans and renderings of the project are used with permission of IHS Design.

Context

The subject property, outlined in red below, is located at 374 Park Avenue, on the north side of the street, near the corner of Park Avenue and Knox Crescent.



The properties on either side and across Park Avenue and Knox Crescent are all single-family houses of varying styles and ages, on varying sized and dimensioned lots. The adjacent houses range in age from early to mid-Twentieth Century.

The subject property is zoned RU1 – Large Lot Housing, the purpose of which is “to provide a zone for single detached housing, and compatible secondary uses, on larger services urban lots”¹. The proposal is to rezone the property to RU6 – Two Dwelling Housing, the purpose of which is “to provide a zone for development of a maximum of two dwelling units per lot.”²

The subject property falls within the Abbott Street Heritage Conservation Area and is therefore located within an area with heritage protection and which must follow the heritage guidelines that form Chapter 16 in the City of Kelowna Official Community Plan³.

According to the Development Guidelines for the Conservation Area, the neighbourhood was established in about 1904 when it was formally subdivided, and by the 1920/30s it was considered to be a prestigious area to live. This is evident today from the age and architectural designs of the majority of

¹Section 13 of the City of Kelowna Consolidated Zoning Bylaw No. 8000. www.kelowna.ca/city-hall/city-government/bylaws-policies/zoning-bylaw

² Ibid

³ Chapter 16 of the City of Kelowna 2030 Official Community Plan. www.kelowna.ca/our-community/planning-projects/long-range-planning/official-community-plan

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

Heritage Evaluation

The heritage value of a place is determined by assessing it for aesthetic, cultural, historic, scientific, social and/or spiritual importance or significance for past, present and future generations. *Please see Appendix A for definitions.* This method of assessing heritage value is taken from “The Standards and Guidelines for the Conservation of Historic Places in Canada”⁴ (Standards & Guidelines), a pan-Canadian document created to guide heritage conservation work in Canada. If present, the heritage values of a place would be embodied by character-defining elements typically identified as materials, forms, location, spatial configurations, uses and cultural associations or meanings. The level of value can range from high (using such terms as ‘significant’ or ‘very’) to low (using such terms as ‘some’ or ‘minor’), and for some value categories, there may be no heritage value at all.

The heritage evaluation has been written using the format of a Statement of Significance, which is a methodology developed for this purpose in Canada and results in a document that summarizes heritage values and the character-defining elements and which follows a particular format for the presentation of this material:

- a brief description of the historic place;
- an identification of the key heritage values assigned to the historic place; and
- a list of its principal character-defining elements.

The architectural design category of the neighbouring houses has been taken from the Style Inventory that forms part of the “Abbott Street & Marshall Street Heritage Conservation Areas Development Guidelines”⁵, which were developed in August 1997 and on which the current Official Community Plan’s Chapter 16 is based. It divides the houses in the Conservation Area into one of four civic phases. The years in the Style Inventory for the different phases are approximate, and the author has taken the liberty of naming the phases.

- 1904 – 1918 Revival Period
Style: Victorian, Dutch, Mediterranean, Tudor, and Colonial Revival; Early Arts & Crafts
- 1918 - 1932 Traditional Period
Style: Late Arts & Crafts and Early Vernacular Cottage
- 1933 - 1945 Transition Period
Style: Late Vernacular Cottage and Moderne
- 1946 - 1960 Post-World War Two Period
Style: Early Suburban



⁴ “The Standards and Guidelines for the Conservation of Historic Places in Canada”, Second Edition, 2010.
www.historicplaces.ca/en/pages/standards-normes.aspx

⁵ “The Abbott Street & Marshall Street Heritage Conservation Areas Development Guidelines” August 1997.

Statement of Significance

As research for this property was restricted, the Statement of Significance is lacking the depth of research that it would normally have, in particular regarding the cultural and historic values; however, as the City does not require an in-depth heritage evaluation of the house, the following should be satisfactory for the purposes of this report.

Description

The subject property is one lot in from the corner of Park Avenue and Knox Crescent, and is in the Abbott Street Heritage Conservation Area. The house, designed in the Victorian Revival Style, is 2 storeys high with a multi-gable roof and an open, wrap-around front porch. It is clad in clapboard and white-painted shingle siding with dark grey and black trim. It is surrounded by single-family homes that range in age from the early- to the mid-Twentieth Century.

Heritage Value

The Abbott Street Heritage Conservation Area has heritage value for being an early neighbourhood in Kelowna and for quickly becoming a prestigious place in which to live. This part of the Conservation Area is a microcosm of the larger Area. The house has heritage value for its aesthetic, cultural/historic, scientific and social significance, in particular for its Victoria Revival Style and its association with the development of the historic neighbourhood.

Aesthetic: The house has aesthetic value for its Victorian Revival Style, in particular for its multi-gable roof, returned eaves, projecting verges, gable dormer forms, ornamental clapboard and shingle siding, corner boards, moulded frieze and belt lines, vertical double-hung wood frame windows, wrap-around open front porch, and decorative detailing.

The Park Avenue streetscape, of which this house is a part, has aesthetic value for the variety of architectural designs that range in age from the Early to Mid-Twentieth Century. Styles represented within a one block radius are identified by City documents as Victoria Revival, Early and Late Arts & Crafts, Late Vernacular Cottage, and Early Suburban. Additionally, the overall street and property pattern, the setbacks, and the mature trees and gardens contribute to the heritage value.

Cultural and Historic: The house has cultural and historic value for its age, as it was constructed in circa 1910. It has additional value for its association with the development of the neighbourhood from early farmhouses to an area known for being prestigious. The house evokes a memory of what life was like during the first decade of the Twentieth Century. Additionally, the mature shrubs and garden contribute to the cultural and historic value of both the house and the streetscape.

Scientific Value: There is some scientific value associated with the house as it provides information that helps people understand and appreciate the era in which the house was built.

Social Value: There is some social value for its connection to the community today and the way it contributes to the community's sense of identity by providing architectural variety and interest and by being part of a well-maintained historic streetscape of compatible single-family houses.

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Spiritual Value: There is no apparent spiritual value as neither the house nor the streetscape have been identified as a sacred or spiritual place.⁶

Character-defining Elements

The character-defining elements of the house include:

- The location on and orientation of the house to Park Avenue
- The form, scale and massing of the house as expressed by its:
 - 2 storey height
 - Multi-gable roof form with gable dormer forms, returned eaves and projecting verges
 - Wrap-around, open front porch
- Its Victorian Revival style architectural elements such as the:
 - Ornamental clapboard and shingle siding
 - Corner boards
 - Moulded frieze and belt lines
 - Vertical double-hung wood frame windows
 - Decorative detailing on the wrap-around front porch

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374 Park Avenue, constructed c. 1910

⁶ To determine if there is spiritual value as it relates to local Indigenous culture, consultation with the local First Nations people would be required.



Design Strategies

The following design suggestions for the proposed new single-family house and garage are based on the following:

- Abbott Street & Marshall Street Heritage Conservation Guidelines: Official Community Plan, Chapter 16
- The Standards and Guidelines for the Conservation of Historic Places in Canada, Second Edition, 2010

The Official Community Plan, adopted by City Council in May 2011, acknowledges the value of heritage resources within the City of Kelowna. Chapter 16 deals with the “Abbott Street & Marshall Street Heritage Conservation Areas” (Conservation Areas) and provides guidelines for renovations and new construction of single-family dwellings within the Conservation Areas. It is based on the guidelines that were completed in August 1997 as part of the creation of the Conservation Areas. The purpose of the guidelines is to have buildings that are compatible with the heritage value of the neighbourhood, in particular with its existing form and character.

The “Standards and Guidelines for the Conservation of Historic Places in Canada” (Second Edition, 2010), is a pan-Canadian document used by heritage professionals and local governments for assessing heritage value and for providing best practices that can guide development projects which incorporate historic buildings. Intended primarily for projects that retain heritage resources either as is or with additions made to them, there are, however, some sections that are relevant to new construction adjacent to an historic building and within an historic area.

A house-by-house analysis of the north side of the 300 block of Park Avenue and of the 1900 block of Knox Crescent has been conducted and the results have also been used to inform the design strategies.

The Strategies

The following strategies have been developed to assist the architect with the design of the proposed new single-family house, with the understanding that these suggestions are based primarily on heritage conservation principles. The author is not an architect, and this is not a peer review.

Guidelines from Chapter 16 of the Kelowna Official Community Plan

It is worth noting the four objectives of Chapter 16 and how the proposed design for a new house has responded to them.

- 1) Maintain the residential and historical character of the Marshall Street and the Abbott Street Heritage Conservation Areas.
- 2) Encourage new development, additions and renovations to existing development which are compatible with the form and character of the existing context.

- 3) Ensure that change to buildings and streetscapes will be undertaken in ways which offer continuity of the 'sense-of-place' for neighbours, the broader community.
- 4) Provide historical interest for visitors through context sensitive development.

The design for the proposed second house on the subject property attains an excellent blend of new and old. The contemporary design of the new house retains the residential and historical character of the Abbott Street Heritage Conservation Area and is compatible with the form and character of the existing context. It does this by using design elements of 374 Park Avenue as inspiration to create a modern interpretation of a Victorian Revival style house. These elements include gable roof and dormer forms, returned eaves and projecting verges, vertical double-hung windows with a multi-pane (leaded glass) style, and the use of horizontal lap siding. Of great importance to the principles of heritage conservation is that the new house does not mimic the historic houses around it, nor does it pretend to be old. It therefore successfully integrates into the streetscape, offering a continuity of a 'sense-of-place' and a context sensitive development.

The guidelines from Chapter 16 of the Kelowna Official Community Plan are presented in italics, followed by a brief description of how the new house and garage design responds to that guideline.

General Introductory Comments:

The established context of the Conservation Area should serve as the inspiration for new development.

- The new house and garage designs are based on the established context of the neighbourhood, drawing inspiration from the Victoria Revival design of the extant house (374 Park Avenue) behind which it will be located. Appropriately, the new house and garage will not mimic historic styles nor pretend to be old.

Dominant patterns and key elements occurring on the streetscape of the subject site should be noted and used as the general basis for the design of a new house. However, it is not required that the architectural style of new buildings be consistent with the dominant style of the block.

- The dominant pattern of this part of Park Avenue is Victorian Revival, and the dominant pattern of this part of Knox Crescent is Late Vernacular Cottage, with two new faux-historic styles directly across the street. The proposed new house appropriately pulls its main inspiration from the Victoria Revival style of the primary house but presents those elements in a more simplified and contemporary manner that seamlessly fits in with the houses along Knox Crescent.

Site Layout & Parking:

Maintain the established front yard setback by placing additions and new constructions within 10% of the adjacent or average building setback.

- The front yard setback of the primary house is not changing. The new house will be accessed from Knox Crescent and will be set back from Knox Crescent in such a way that it meets this guideline.

New front drives and garage doors facing the street are discouraged in areas where they are not common and particularly where rear lane access is available. Where no lane is available, front drives with rear garages are encouraged.

julie@schueckconsulting.com



Schueck
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- There will be a new, 2-car garage with an artist studio above. The doors will face Knox Crescent, but at an angle. There is no rear lane, so this is a reasonable solution.

Spacing between buildings should retain the established pattern.

- The spacing between the houses along Knox Crescent will be enhanced with the proposed new house, as it will fill in the gap in the established pattern.

Rear setbacks may vary from the established pattern, within the limits of the Zoning Bylaw, to accommodate additions to the residential building footprint.

- The rear setback of the new house is within the limits of the Zoning Bylaw.

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

- The artist studio proposed for the upper storey of the new garage uses the same design language as the new house.

Building Massing (Envelope):

New construction or additions to existing structures are encouraged to maintain the established massing of the streetscape.

- The new house and the garage would maintain the established massing of the streetscape by being comparable to the existing houses along Knox Crescent.

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

- The new house is slightly taller than the extant house, but its massing is smaller and fits in with the general neighbourhood massing through such elements as a cross-gable roof form with multiple, different sized gables and dormers. The massing of the garage is reduced through the use of side dormers that are set back and positioned in the middle of the roof.



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Architectural Pattern

Established block face building spacing, foundation height, proportion, wall to window/door ratio and setbacks of adjacent development are to be considered with new development or additions to existing buildings.

- The new house and garage will meet this guideline by enhancing the Knox Crescent's building spacing, and by maintaining a similar foundation height, wall to window/door ratios, and a typical setback.

Roof Forms, Dormers & Chimneys:

The dominant neighbourhood roof pattern is encouraged, particularly for buildings of the same architectural style, by new or renovated development.

- The dominant roof pattern along Knox Crescent is a gabled form, followed closely by a hipped roof form. The new house and garage would follow the dominant gable roof form pattern and will also match the roof form of 374 Park Avenue, the extant historic house.

Roof form complexity, roof line silhouette, and the use of secondary elements (dormers, gables, chimneys, etc.) should be consistent with the building style.

- The roof form emulates the complexity of the primary house, and also incorporates dormers and a cross-gable form. Both the roof of the new house and of the garage are consistent with the building design.

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

- There are no skylights proposed for the new house or the garage.

High quality, low maintenance roofing materials, of similar design to traditional materials, may be used for buildings not being restored to period authenticity.

- There are two types of roofing material proposed for the new house: the majority will be asphalt shingles with accents of sheet metal (on the side at the rear over the first floor and as window overhangs). The roofing material for the garage is proposed to be asphalt shingles with metal accent features over the garage door. These materials are all high quality and will be long-lasting and low maintenance.

Soffit overhang, rafter shape, bracket detail and rainwater drainage are encouraged to be similar to the original building design or be consistent with the established methods characteristic of the architectural style of the building.

- The soffits and fascia boards on the new house are similar to those on the primary house and are consistent with the architectural style of it. The gutters and downspouts will be aluminum and painted white to blend in with the colour scheme.

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

- The primary roof slopes are 12/10. Secondary roof slopes are all 12/2, with one small roof being 12/2.5. All secondary roof elements meet this guideline.

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

- There are no chimneys proposed for the new house.

Cladding Materials:

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

- The exterior cladding of the new house is a combination of horizontal lap siding with board & batten siding for contrast on the elevations, both of which are hardiplank and painted white. This material is low maintenance. The choice of horizontal lap siding as the primary cladding respects the traditional materials of historic houses in the neighbourhood. The use of board & batten siding as accent cladding sets this house apart in a way that both respects the historic cladding material of the neighbourhood and yet appears contemporary.

Exterior paint or prefinished exterior material colours which are similar to the traditional tones for the building's architectural style are encouraged.

- The paint scheme of a white body and trim with a black roof and black framed windows meets this guideline and the light colour scheme is in keeping with the majority of houses in the immediate area.

Doors & Windows:

Window and door-to-wall area ratio, placement and style are encouraged to adhere to the pattern of the established architectural style.

- The window and door-to-wall area ratio, placement and style meet this guideline. The design, placement and ratio of other houses along Knox Crescent are varied enough that there is no dominant pattern.

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

- The main entrance to the new house is visible and evident, and although it is not prominent, it will be obvious to those approaching the house.

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

- The door and window shape, sash design, trim, casements and sills meet this guideline. The window and door styles on the houses along Knox Crescent are varied and do not indicate a dominant pattern or style. The choice of windows and doors on the new house are very compatible with other houses along Knox Crescent.

Front steps leading to the principle entrance are encouraged to be constructed in a style and of materials consistent with the established architectural style of the home.

- The new house is nearly at grade. There is one step to the front door. The style and materials are consistent with the architectural style of the building and of other houses along Knox Crescent.

Landscaping, Walks & Fences:

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

- Two of the trees on the property will be removed as part of this project. The remaining will be protected during construction.

Front steps leading to the principle entrance are encouraged to be constructed in a style and of materials consistent with the established architectural style of the home.

- See note above.

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

- These landscape elements will be derived from the basic elements of adjacent sites and will be high quality and well-maintained.

Fences or screening landscaping, greater than 1.0 metre in height, are discouraged in front yards unless inconsistent with treatment derived from the context of the adjacent sites.

- There will not be any fencing or screening of the front yard of the new house.

Streetscape Guidelines:

Fences or screening landscaping, greater than 1.0 metre in height, are discouraged in front yards unless inconsistent with treatment derived from the context of the adjacent sites.

- See note above.

The established road right-of-way for existing streets should be retained at current dimensions. Council may consider variances of the City's servicing standards for roads within the Heritage Conservation Areas via a Development Variance Permit, Heritage Revitalization Agreement or Major Heritage Alteration Permit.

- The road right-of-way will not be impacted by this project. There is an existing easement that allows access to the rear of the site. This will be retained.

Character street lighting, in the form of the standard King Louminaire and decorative pole, is encouraged within the Heritage Conservation Areas, potentially funded through a Specified Area Bylaw for cost recovery of the incremental costs in excess of the conventional streetlight service.

- The street lighting will not be impacted by this project.

All healthy, mature boulevard trees within the public right-of-way are encouraged to be retained and protected during construction.

- There are no boulevard trees along the Knox Crescent section of the project property.

Any tree pruning required, for overhead wire clearances, public safety or any other reason, is encouraged to be undertaken under the direction of a Landscape Architect or arborist certified by the International Society of Arboriculture.

- No tree pruning is required as part of this project.

Privacy & Shadowing Guidelines:

The design of front yards should provide for sight lines to the front yard and residence from the front street.

- There are clear site lines to the front yard and new house from the Knox Crescent.

Casting of shadow on adjacent yards is minimized by stepping second storey elevations back to satisfy the sunlight requirements of the City's Zoning Bylaw. In cases where the architectural authenticity does not accommodate a stepped building form, overshadowing may be managed through other design solutions, such as locating the building on the site in ways which satisfy the Zoning Bylaw daylighting standards.

- The new house and garage design satisfy the Zoning Bylaw daylighting standards.

Guidelines from the Standards and Guidelines for the Conservation of Historic Places in Canada

The Standards and Guidelines provide a list of 14 standards, most all of which apply to work proposed for extant heritage places. Most of the standards do not apply to situations where a new house is being placed adjacent to an historic one; however, there is one standard that is relevant to this project.

"Recognize each historic place as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other historic places or other properties, or by combining features of the same property that never coexisted."

- This standard is an especially important standard and first principle in heritage conservation, and this proposal meets it extremely well. The design of the proposed new house and garage does not mimic the extant historic house (374 Park Avenue), nor the neighbouring historic architecture, nor does it create a false sense of history. The new house has not been designed to look 'old'. The new house does, however, appropriately and respectfully draw on the historic architecture of 374 Park Avenue by using specific elements in a way that makes sense on a contemporary building; for example, by incorporating the following: gable roof and dormer forms, returned eaves and projecting verges, vertical double-hung windows with a multi-pane (leaded glass) style, and horizontal lap siding.

The Standards and Guidelines also provides a series of guidelines for various heritage conservation scenarios. For this project, the most relevant section is 4.1 "Guidelines for Cultural Landscapes, Including Heritage Districts". The subsection numbers are provided in brackets for reference.

Understand and respect how the relationships of the land use, buildings, streets and topography have affected the spatial organization of the neighbourhood (4.1.4)

- The new house and garage are compatible with the spatial organization of the neighbourhood, in particular with the pattern of open and solid spaces. The proposed development maintains the pedestrian edge, by providing a similar amount of setback to other houses along the street, and by designing a landscape that is informed by the landscape along Park Avenue and Knox Crescent.

Respect and maintain the visual relationships of the neighbourhood (4.1.5)

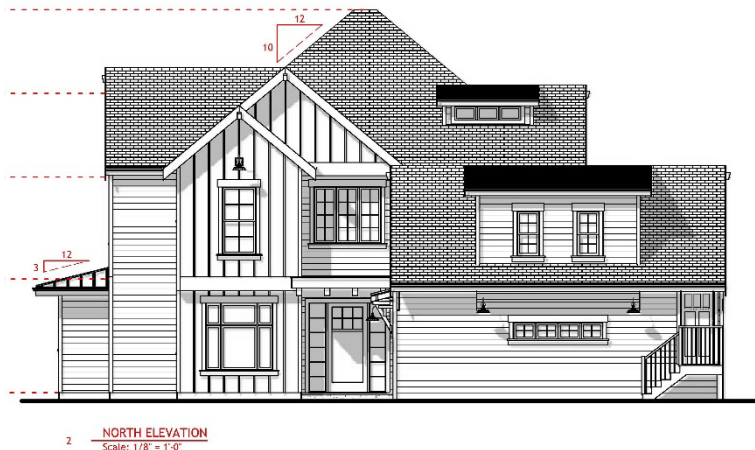
- The visual impact of the new buildings on the streetscape are neither too large nor too small compared to the other houses that are immediately adjacent.

Respect and maintain the existing circulation pattern of the neighbourhood (4.1.6)

– The alignment, width, finished grade, surface materials of Knox Crescent are being retained, as are the typical street edge treatments along Knox Crescent.

Use vegetation (trees, shrubs, herbaceous plants, grasses, vines, etc.) that are typical of Kelowna and that are typical in the neighbourhood (4.1.8)

– A landscape plan is not required as part of this application, but the project will use vegetation that is typical of Kelowna and the neighbourhood.



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

- The design of the new house and of the garage are compatible with and respectful of the heritage value associated with the primary, extant house, in particular through the roof form, cladding design, and colour scheme.

Conclusion

The design and siting of the proposed new house and garage have met all of the guidelines in Chapter 16 of the “Abbott Street & Marshall Street Heritage Conservation Guidelines” and of the relevant standards from “The Standards and Guidelines for the Conservation of Historic Places in Canada”. The new house will be a positive addition to this part of the Knox Crescent streetscape. It meets the first principles of heritage conservation by not mimicking or pretending to be an old house; rather, it takes its architectural language from the primary house (374 Park Avenue) and creates a contemporary design that fits seamlessly into the street. It achieves the often-difficult balance between new and old in a way that is both respectful and compatible.

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Patterns/Materials Study of Neighbouring Houses

The primary house and eight properties adjacent and near it have been analysed. As a site visit was not possible, the analysis has been based on photographs supplied by the project team and on Google Street View. Many of the houses are behind tall shrubs and/or trees, making the assessment less thorough than a site visit would have allowed.

The style identified for each house and the design characteristics are taken from the City of Kelowna “Abbott Street & Marshall Street Heritage Conservation Areas Development Guidelines” (August 1997)⁷. The properties that have been analysed are identified with a blue outline on this excerpt from the “Abbott Street & Marshall Street Heritage Conservation Areas” Styles Map. The subject property is identified with a blue star. The properties with a black dot indicate that they are listed on the Heritage Register. For information, the author has added an “X” for those properties listed on the Heritage Inventory. For a legend of the meaning of the colours, please see Appendix C.



According to the Guidelines, the styles of the houses which have been analysed fall into the following three styles. The style characteristics of each design are also identified. Note that the houses at 1981 and 1985 Knox Crescent are new and do not fall within the following styles.

Victoria Revival (366 and 374 Park Avenue)

- Regal feel to the architecture
- Bell-cast, medium height gable roof
- Returned eaves & projecting verges
- Gable dormer forms
- Ornamental shingle & clapboard siding
- Corner-boards
- Molded frieze & belt line
- Up to 2.5 storey massing
- Vertical double-hung window openings

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⁷ <https://www.kelowna.ca/homes-building/property-development/heritage-development>

- Front room bay-window
- Multiple pane windows (leaded glass)
- Near-symmetrical front facade design
- Wrap-around, open porch
- Decorative detailing
- Corbelled brick chimney cap
- Wood shingle roofing
- Side or rear yard parking

Vernacular Cottage – Late (386 Park Avenue and 1977 Knox Crescent)

- 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

Early Suburban (1972, 1973, 1989 Knox Crescent)

- 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 facade
- Side or front yard parking
- Asphalt shingle
- Front driveway access

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Map showing the properties that have been analysed

Address: 366 Park Avenue



- white and blue; Roof - asphalt shingles, dark colour

Due to a high and solid hedge along the front property line, it was difficult to assess the house and the landscape from photographs.

Style: Victorian Revival. Multi-gable roof, gable dormer forms, ornamental shingle and clapboard siding, corner boards, 2 ½ storeys, front room bay window, side yard parking. Also of note on this house is the 2-storey, multi-sided projecting bay on the right front façade and the impression that the house has been added onto over the years.

Materials: Body - horizontal clapboard siding with shingles in the gable eave, light colour; Trim

Fenestration: No standard size or type; some double hung, some multi-pane, some newer inserts, some vertical and some more horizontal, flat wood frames, simple casings.

Landscape: Some grassy area, mature trees, tall green hedge along front property line.

Listed: On the Heritage Inventory but not on the Heritage Register.

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Address: 374 Park Avenue - Subject House



Style: Victorian Revival. Multi-gable roof, returned eaves and projecting verges, gable dormer forms, ornamental clapboard and shingle siding, corner boards, moulded frieze and belt lines, 2 storeys, vertical double hung windows, near symmetrical front façade, wrap-around open front porch, decorative detailing, side yard parking. This house also has a small, more recent bay window on the front elevation.

Materials: Body - wood shingles, light colour; Trim, dark gray; Roof, asphalt shingles, dark colour

Fenestration: Double-hung, vertical oriented windows, wood casings and simple wood frames. Small, three-sided newer bay window on the front elevation.

Landscape: Some grassy area, mature trees, tall green hedge along front property line.

Listed: On the Heritage Inventory but not on the Heritage Register.

386 Park Avenue



Due to a high and solid hedge along the front property line, it was difficult to assess the house and the landscape from photographs.

Style: Vernacular Cottage – Late. Stucco siding, 1 ½ storeys, asymmetrical façade, flush front entrance, minor decorative detailing, rear yard parking. Roof is multi-hipped and atypical for this style description.

Materials: Body – stucco, light colour; Trim,

light green; Roof, asphalt shingles, dark colour

Fenestration: Difficult to see due to the large hedge along the front property line, but looks like they might be the original windows, some double-hung, medium wood casings and frames, some multi-pane, side-by-side operable wood casings and frames.

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Landscape: Some grassy area, mature trees, tall green hedge along front and part of the side property lines.

Listed: Not listed on the Heritage Inventory nor on the Heritage Register.

1972 Knox Crescent



Due to high and solid trees along the front property line, it was difficult to assess the house and the landscape from photographs.

Style: Early Suburban. Horizontal orientation, low gable roof form, plain soffits, 1 storey, wide siding below belt line with narrow siding above, asymmetrical front façade, asphalt shingle roof, front driveway access to parking.

Materials: Body – horizontal lap siding, white; Trim – difficult to see; Roof - asphalt shingles, light colour

Fenestration: Looks like newer vinyl frame windows, horizontal orientation.

Landscape: Open grassy areas, minimal if any planting.

Listed: Not listed on the Heritage Inventory nor on the Heritage Register.

1973 Knox Crescent



This analysis is based on an image from Google Street View dated 2014 and may not be entirely accurate.

Style: Early Suburban. Horizontal massing, low hip roof form, 1 storey, picture windows with horizontal orientation, narrow window and door surrounds, asphalt shingle roof. There is a lane and a detached garage at the rear of the property.

Materials: Body – looks to be stucco; Trim – dark colour; Roof - asphalt shingles, medium

dark colour

Fenestration: Picture windows with horizontal orientation

Landscape: Open grassy areas, informal perennials on either side of the front pathway, some mature trees, large shrubs along south property line.

Listed: Not listed on the Heritage Inventory nor on the Heritage Register.

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1977 Knox Crescent



This analysis is based on an image from Google Street View dated 2014 and may not be entirely accurate. Additionally, the image from Google shows a large recreational vehicle parked in front of the house, making it difficult to assess the house and the landscape.

Style: Vernacular Cottage – Late. Horizontal siding, 1 ½ storeys, asymmetrical façade, minimal decorative details, gable roof form, asphalt shingle roof. Parking is accessed from

the rear lane. There is a detached garage at the rear of the property.

Materials: Body - horizontal siding; Trim – white and dark; Roof - asphalt shingles, dark colour

Fenestration: Looks like a newer vinyl window on the front façade, perhaps replacing a similarly-sized picture window.

Landscape: Open grassy areas, mature shrubs and trees, some formal low hedging along the front pathway.

Listed: Not listed on the Heritage Inventory nor on the Heritage Register

1981 Knox Crescent



Style: A new house that is in a faux-Craftsman-style. Steep side gable roof with a flared eave on the front elevation, front dormer centred on the front elevation with gable roof and a set of three side-by-side multi-pane windows and clad in shingles, horizontal siding on the main body of the house, low horizontal massing, symmetrical, 1 ½ storey, multi-sash horizontal windows, asphalt shingle roof. Parking is accessed from the rear lane. There is a detached garage at the rear of the property.

Materials: Body – dark colour; Trim – dark; Roof - asphalt shingles, medium dark colour

Fenestration: The windows on the main level are 3-pane picture windows; on the upper storey there is a set of three side-by-side multi-pane windows.

Landscape: Open grassy areas with a low, curved picket fence along the front property line.

Listed: New house. Not listed on the Heritage Inventory nor on the Heritage Register.

1985 Knox Crescent



Style: A new house that is in a faux-Bungalow-Cottage style. Multi-gable, front-facing roof form, horizontal massing, 1 ½ storeys, asymmetrical, open but covered porch on the right half of the front elevation, small front-facing gable roof over the main entrance and front stairs, horizontal siding, 3-pane picture window.

Materials: Body – horizontal siding, light colour; Trim – white; Roof - asphalt shingles, dark colour

Fenestration: Three-pane picture window.

Landscape: Open grassy area, large mature tree in the middle of the front yard, some perennials at house, low picket fence along front property line.

Listed: New house. Not listed on the Heritage Inventory nor on the Heritage Register.

1989 Knox Crescent



Style: Early Suburban. Horizontal massing, low hip roof, plain soffits, 1 storey, wide siding above belt line, horizontal multi-sash windows, asymmetrical front façade, side year parking with front driveway access, asphalt shingled roof. The gable-end over the front porch is clad in wood shingles, unpainted, and has decorative brackets.

Materials: Body – wide horizontal siding, light colour; Gable-end – unpainted wood shingles;

Trim - white; Roof - asphalt shingles, dark colour.

Fenestration: Horizontal multi-sash window on front and side elevations, wide casings.

Landscape: Small amount of grassy area, some gravel covered area, pool in the back yard, some mature trees, large garage in back yard adjacent to rear lane.

Listed: Not listed on the Heritage Inventory nor on the Heritage Register.

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Common Characteristics:

The following are characteristics derived from the houses analysed above.

- No dominant massing form
- Height ranges from 1 to 2 ½ storeys with the majority being either 1 or 1 ½ storeys (the primary house is 2 storeys and the house next door is 2 ½ storeys)
- Gable pitch roofs, some cross-gables, some multi-gable ranging from low to medium pitches are the dominant roofing form. The next most common roof form is hipped, ranging from low to medium
- Asphalt roofing material, almost all dark
- Asymmetrical front facades
- Variety of cladding, including horizontal siding, shingles, and stucco
- Window orientation ranges from vertical to horizontal – no dominant orientation
- Window styles range from double-hung, to sash, to multi-pane, to picture - no dominant style
- If there is a front porch, the dominant style is open.
- Colour schemes: the dominant colour scheme was a light body colour with dark trim
- Front yard setbacks along the east side of Knox Crescent are fairly consistent with each other, likely meeting Zoning
- Open front yard, mostly open grassy areas, some with mature trees and shrubs, some with perennial plantings. Dominant style is quite open and simple.
- Access to off-street parking is either from the front street and accessed at the side, or from the rear where there is rear lane access; all have detached garages



Appendix A: Definitions of Heritage Values

The following definitions of heritage value are quoted directly from the “Canadian Register of Historic Places: Writing Statements of Significance” Guide⁸ and have been used in the writing of the Statements of Significance of the subject properties.

Aesthetic value refers to the sensory qualities of a historic place (seeing, hearing, touching, smelling and tasting) in the context of broader categories of design and tradition. A place may have aesthetic significance because it evokes a positive sensory response, or because it epitomizes a defined architectural style or landscape concept. Visual aesthetic value is typically expressed through form, colour, texture or materials. It is possible for historic places to have other aesthetic values as well, such as auditory ones. Historic places with aesthetic significance may reflect a particular style or period of construction or craftsmanship, or represent the work of a well-known architect, planner, engineer or builder.

Cultural and Historical values are sometimes combined and refer to the associations that a place has with past events and historical themes, as well as its capacity to evoke a way of life or a memory of the past. Historical or cultural value may lie in the age of a heritage district, its association with important events, activities, people or traditions; its role in the development of a community, region, province, territory or nation; or its patterns of use. Historical or cultural value can lie in natural or ecological features of the place, as well as in built features.

Scientific value refers to the capacity of a historic place to provide evidence that can advance our understanding and appreciation of a culture. The evidence is found in the form, materials, design and/or experience of the place. Scientific value can derive from various factors, such as age, quality, completeness, complexity or rarity. Scientific value may also be present when the place itself supplements other types of evidence such as written sources, such as in archaeological sites.

Social value considers the meanings attached to a place by a community in the present time. It differs from historical or cultural value in that the value may not have an obvious basis in history or tradition and relates almost entirely to the present time. Social value may be ascribed to places that perform a key role within communities, support community activities or traditions, or contribute to the community’s sense of identity. Places with social value include sites that bring the community together and create a sense of shared identity and belonging.

Spiritual value is ascribed to places with religious or spiritual meanings for a community or a group of people. Sacred and spiritual places could include places of mythological significance, landscape features associated with myth and legends, burial sites, rock cairns and alignments, fasting/vision quest sites etc., places representing particular belief system(s) or places associated with sacred traditions, ceremonial practices or rituals of a community/group of people.

⁸ Historic Places Program Branch, “Canadian Register of Historic Places: Writing Statements of Significance”, Parks Canada, November 2006, pp. 12-13.



Appendix B: Plan of Subject Property, Lot 4, drawn June 24, 1907, deposited
January 27, 1908

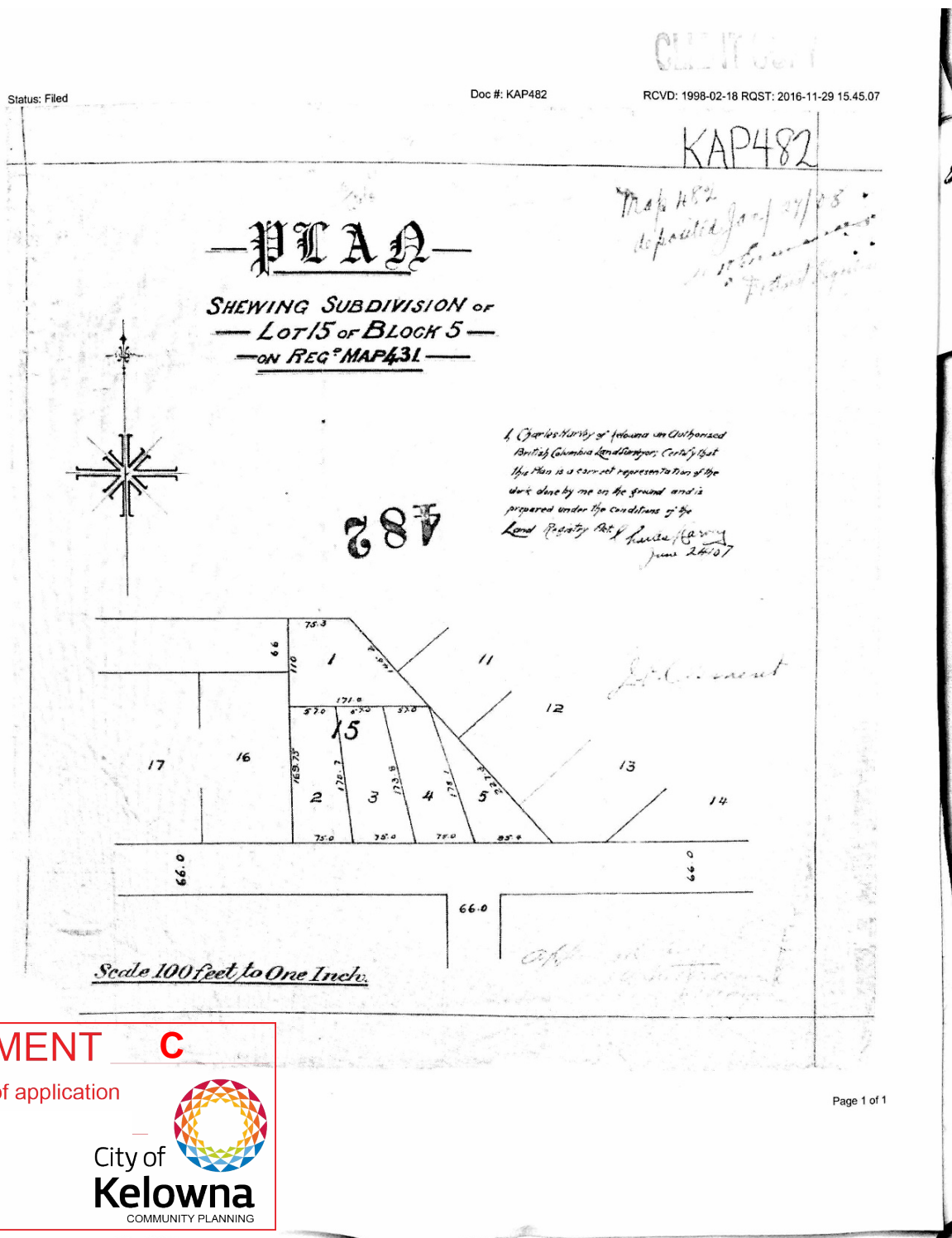
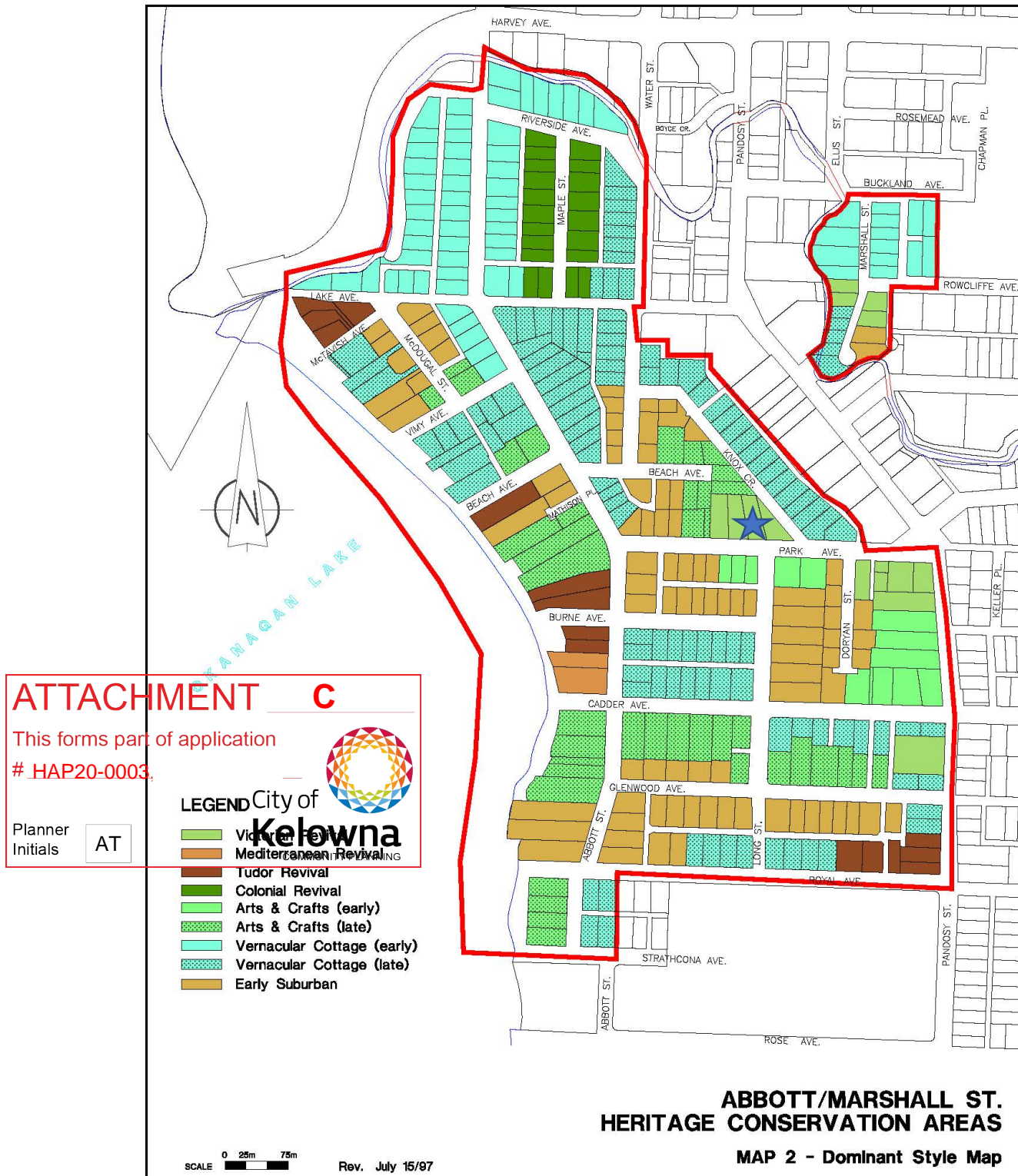


Image supplied by the applicants. No source available.

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



Resources:

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

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

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

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

Gottfried, Herbert and Jan Jennings. American Vernacular Architecture: Buildings and Interiors 1870-1960. W.W. Norton & Company Inc. New York/London, 2009.

McAlester, Virginia Savage. A Field Guide to American Houses. Alfred A. Knopf. New York, 2018

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



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HERITAGE ALTERATION PERMIT GUIDELINES

Heritage Conservation Area

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?	✓		
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?	✓		

HERITAGE CONSERVATION AREA	YES	NO	N/A
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?	✓		

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