



HAP20-0007 286 Lake Ave

Heritage Alteration Permit



Proposal

- ▶ To consider a Heritage Alteration Permit (HAP) to facilitate the development of a carriage house on the subject property within the Heritage Conservation Area.

Development Process

July 20, 2020

Development Application Submitted

Staff Review & Circulation

Aug 18, 2020

Public Notification Received

Sept 14, 2020

Initial Consideration

Oct 6, 2020

Public Hearing
Second & Third Readings

Oct 15, 2020

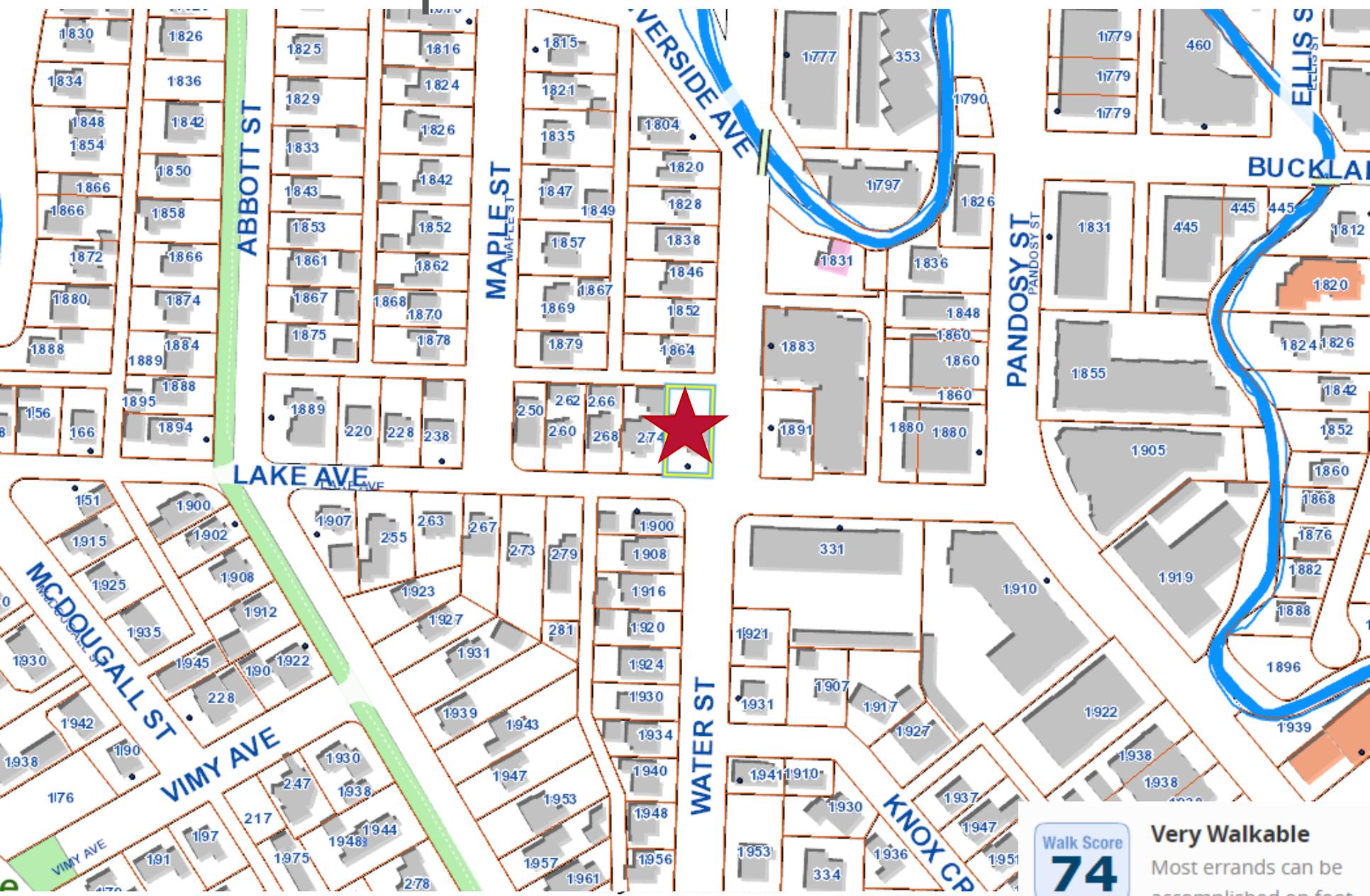
HAC Consideration

Final Reading, HAP & Building Permit

Council
Approvals



Context Map



Walk Score
74

Very Walkable
Most errands can be accomplished on foot.

Subject Property Map









Arts & Crafts (late)

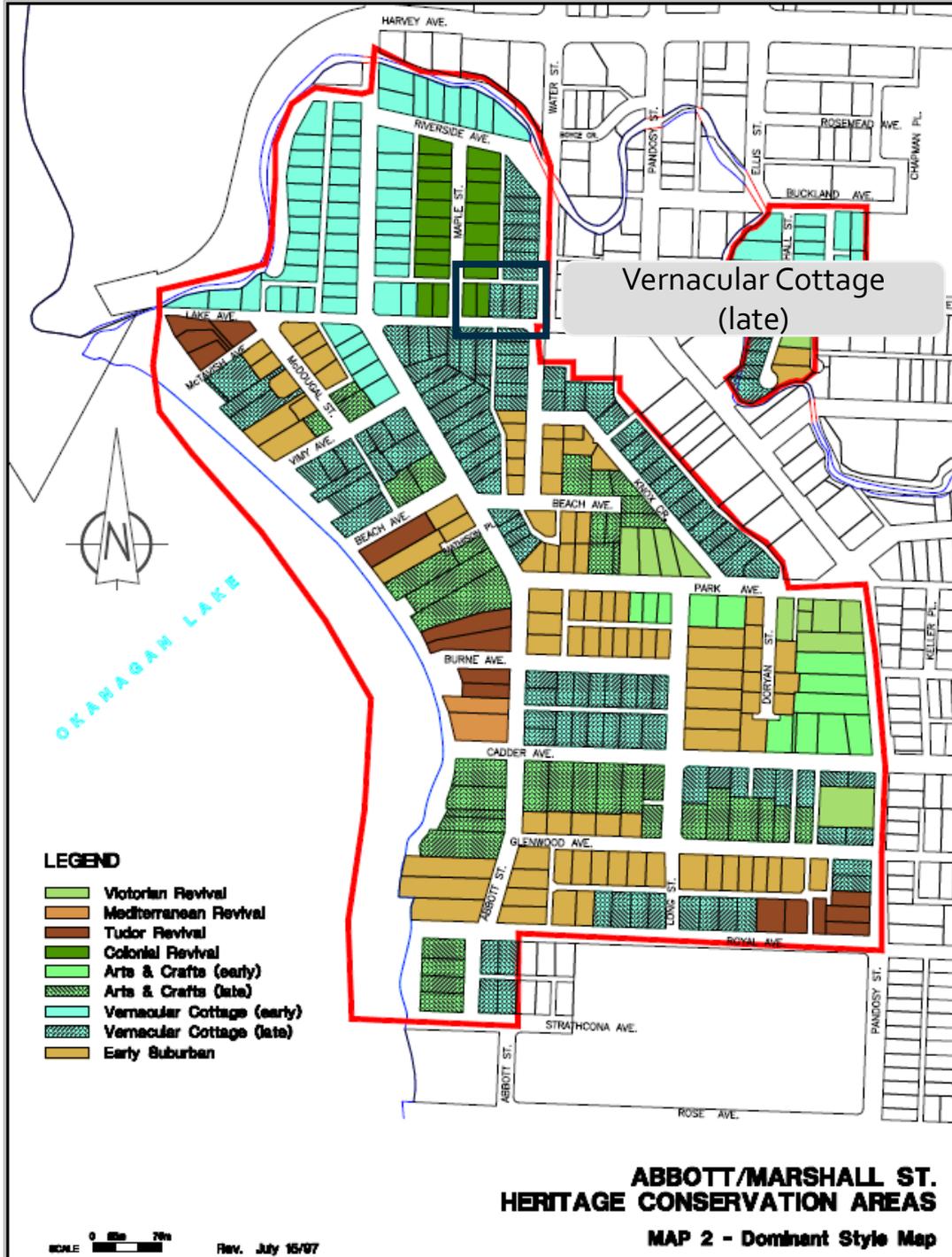
LEGEND

- Victorian Revival
- Dutch Revival
- Mediterranean Revival
- Tudor Revival
- Colonial Revival
- Arts & Crafts (early)
- Arts & Crafts (late)
- Vernacular Cottage (early)
- Vernacular Cottage (late)
- Moderne
- Early Suburban

- Kelowna Heritage Resource Inventory-1983
- Kelowna Heritage Register

ABBOTT/MARSHALL ST. HERITAGE CONSERVATION AREAS

MAP 1 - Building Style Map



Vernacular Cottage
(late)

- LEGEND**
- Victorian Revival
 - Mediterranean Revival
 - Tudor Revival
 - Colonial Revival
 - Arts & Crafts (early)
 - Arts & Crafts (late)
 - Vernacular Cottage (early)
 - Vernacular Cottage (late)
 - Early Suburban

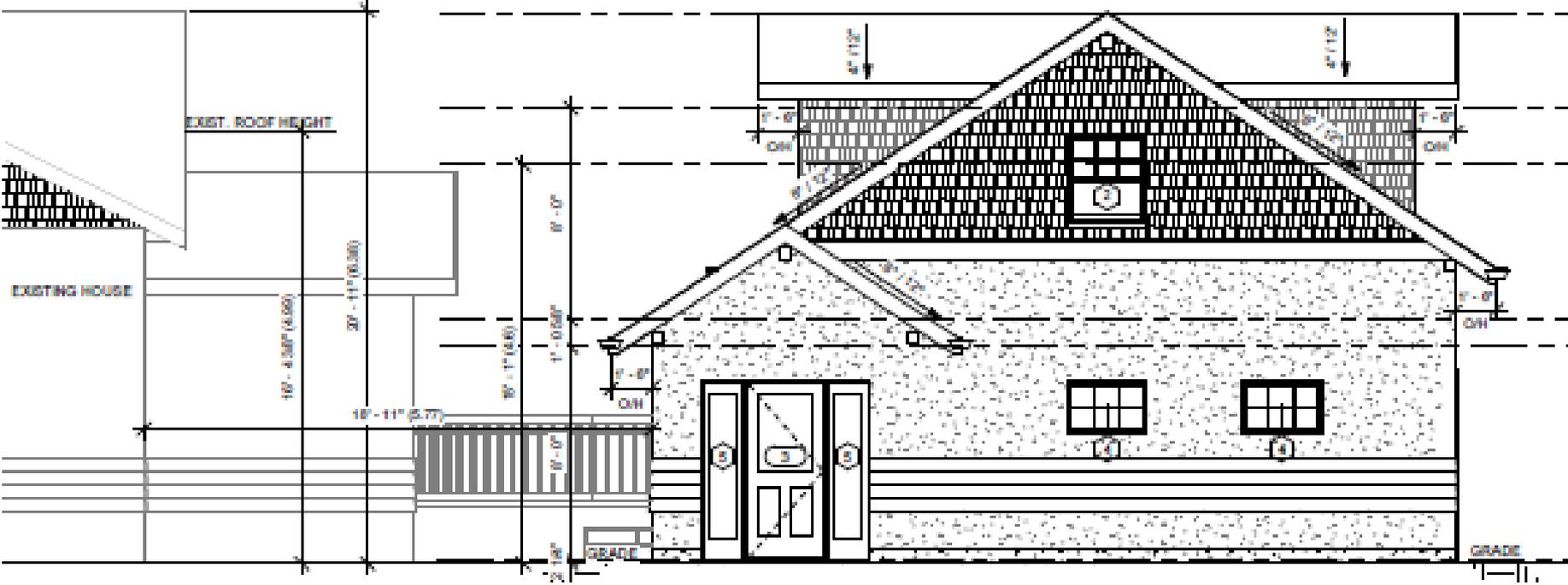
**ABBOTT/MARSHALL ST.
HERITAGE CONSERVATION AREAS**

MAP 2 - Dominant Style Map

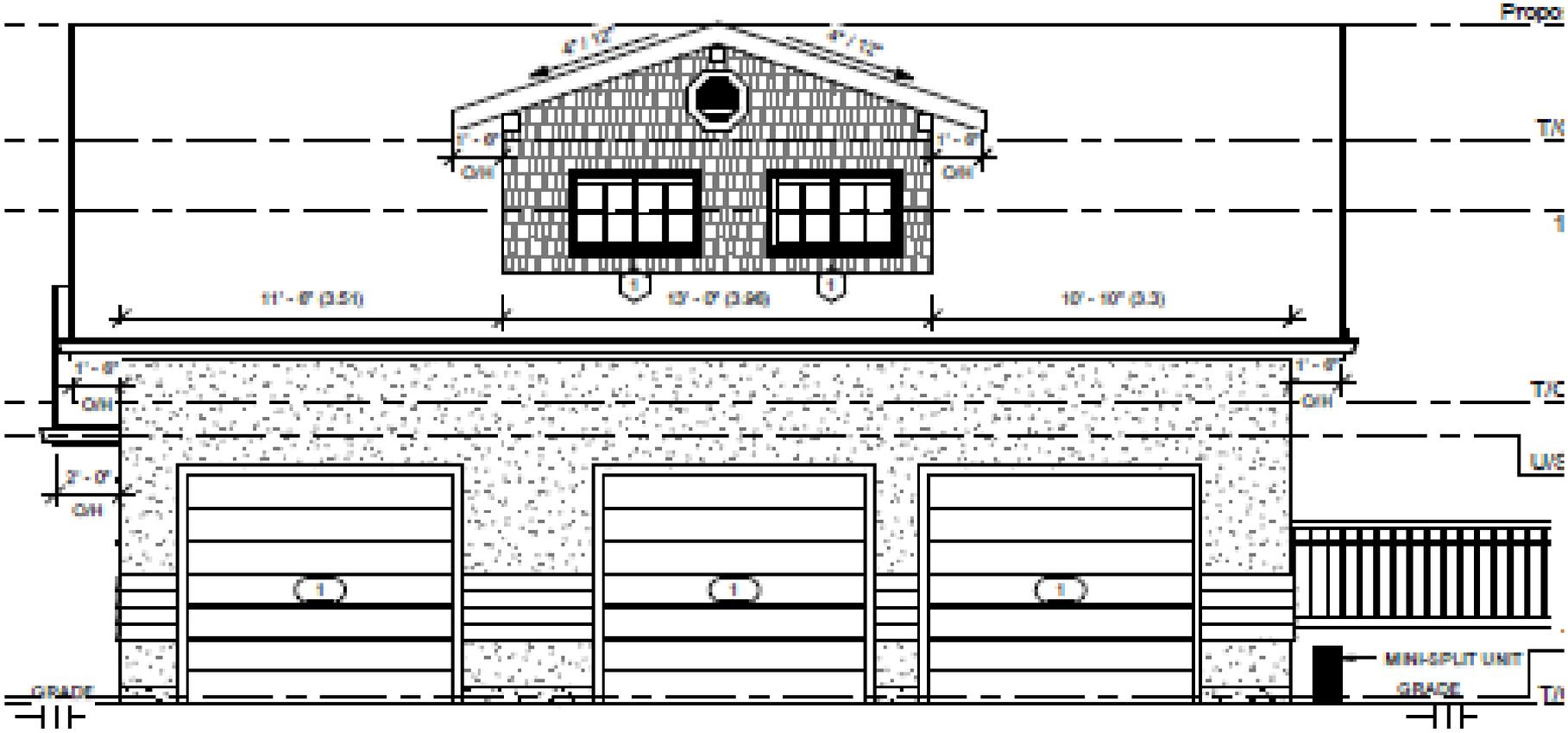
Late Arts & Crafts Style Characteristics

- ▶ Stick-built feel to the architecture
- ▶ Medium gable and hip roof form
- ▶ Decorated soffit & brackets
- ▶ Enclosed front porch or portico
- ▶ Up to 2 ½ storeys
- ▶ Horizontal wood siding & corner-boards
- ▶ Upper storey belting (cladding may vary)
- ▶ Ornamental crafted wood
- ▶ Vertical double-hung window openings
- ▶ Multi-sash window assembly
- ▶ Wide window & door trim
- ▶ Multiple pane windows
- ▶ Asymmetrical front façade
- ▶ Wood shingle roofing
- ▶ Side or rear yard parking

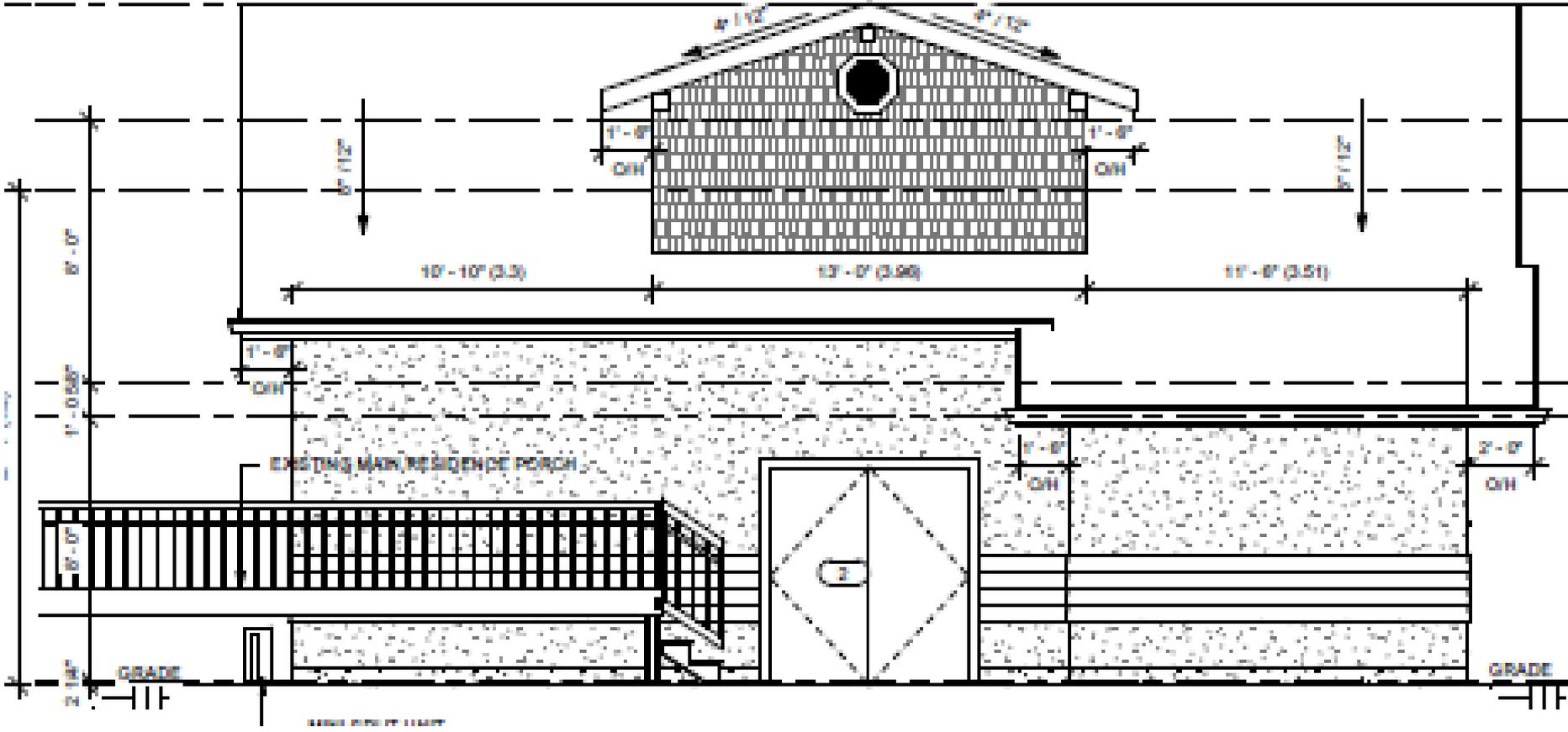
Carriage House Elevations - East



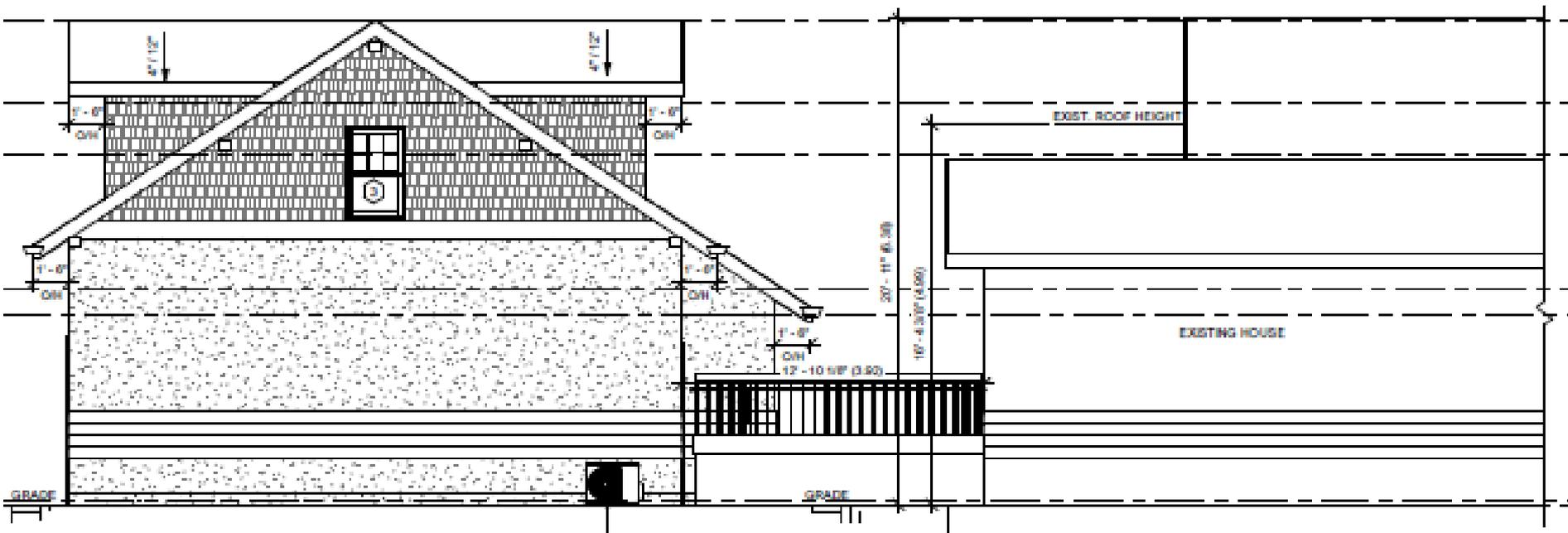
Carriage House Elevations - North



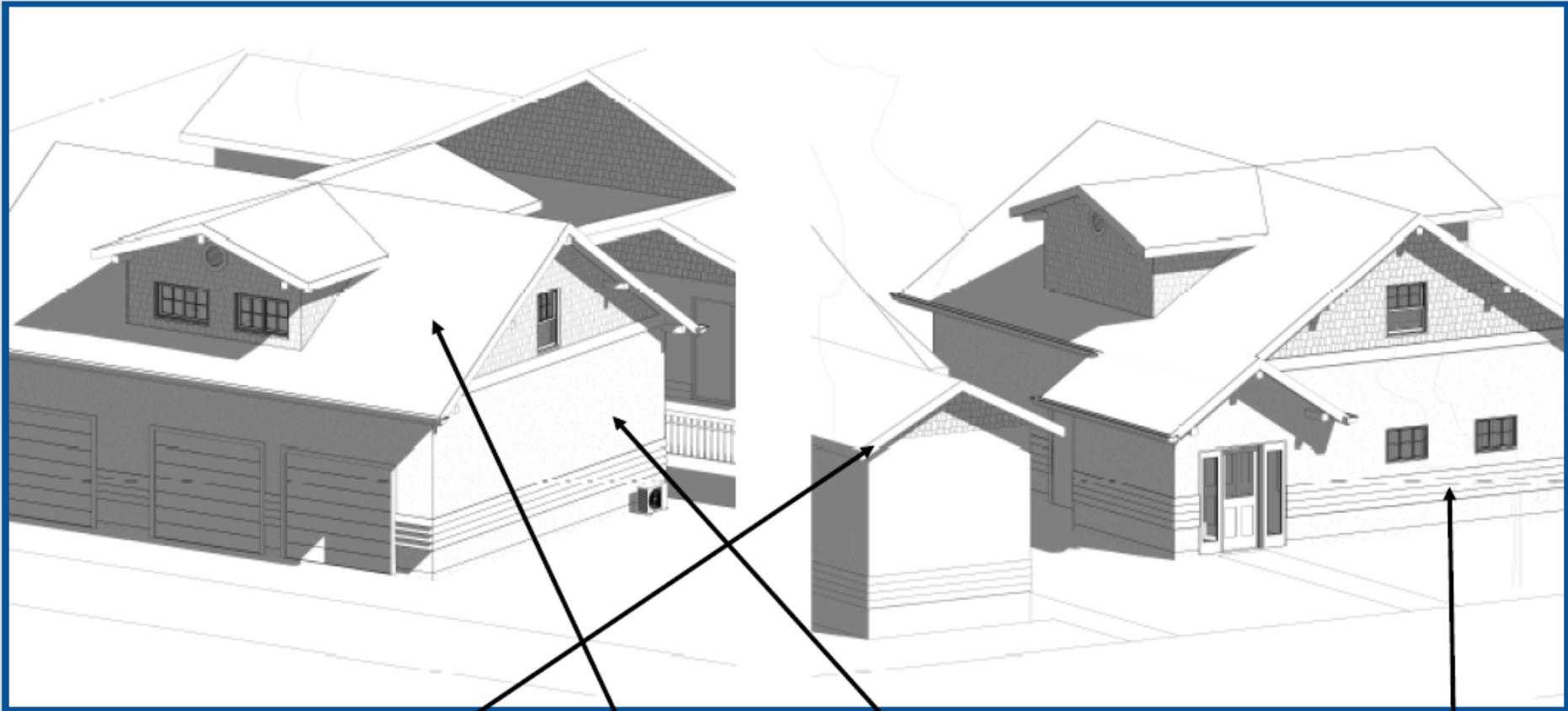
Carriage House Elevations - South



Carriage House Elevations - West



Colour Board



Gable Trim

Colour: New London Burgundy



Shingles

Colour: Magenta Red



Body

Colour: Hawthorne Yellow



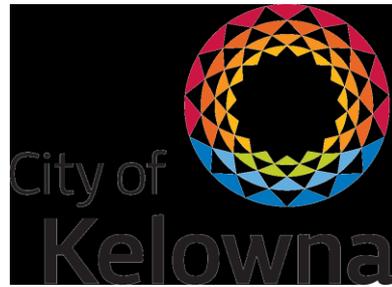
Trim and Sash

Colour: Revere Pewter



Development Objectives

- ▶ Heritage Conservation Area Guidelines (Kelowna Official Community Plan Chapter 16)
 - ▶ 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
 - ▶ Provide historical interest for visitors through context sensitive development.



Conclusion of Staff Remarks