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**CITY OF KELOWNA**  
**MEMORANDUM**

<b>SCHEDULE</b>	A
This forms part of application # Z18-0117	
Planner Initials	LK
 City of <b>Kelowna</b> DEVELOPMENT PLANNING	

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**Date:** Jan 03, 2019  
**File No.:** Z18 - 0117  
**To:** Urban Planning Management (LK)  
**From:** Development Engineering Manager (JK)  
**Subject:** 145 Sadler Rd., 180 190 Hwy 33 E RU1, RU6 to C4

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The Development Engineering Branch has the following comments and requirements associated with this rezoning application. The road and utility upgrading requirements outlined in this report will be requirements of this development.

The Development Engineering Technologist for this project is Andy Marshall.

**1. Domestic Water and Fire Protection**

- a) This development is within the service area of the Rutland Water District (RWD). The developer is required to make satisfactory arrangements with the RWD for these items. All charges for service connection and upgrading costs, as well as any costs to decommission existing services are to be paid directly to RWD.
- b) The developer must obtain the necessary permits and have all existing utility services disconnected prior to removing or demolishing the existing structures.

**2. Sanitary Sewer**

Our records indicate that 145 Sadler Rd. is currently serviced with a 100mm-diameter sanitary sewer service and 180 and 190 Hwy 33 E are currently each serviced with a 150mm-diameter sanitary sewer service. The applicant's consulting mechanical engineer will determine the requirements of the proposed development and establish the service needs. Only one service will be permitted for this development. The applicant, at his cost, will arrange for the removal and disconnection of the existing services not required and the installation of one new larger service if required.

**3. Storm Drainage**

- a) The developer must engage a consulting civil engineer to provide a storm water management plan for the site which meets the requirements of the City Subdivision Development and Servicing Bylaw 7900. The storm water management plan must also include provision of lot grading plans, minimum basement elevations (MBE), if applicable, and recommendations for onsite drainage containment and disposal systems.
- b) On site drainage systems for the site will be reviewed and approved by Engineer when site servicing design is submitted.

#### **4. Road Improvements**

- a) Sadler Rd. will require upgrading to an urban standard (SS-R5 modified - to be determined at design) along the full frontage of the subject property which includes curb and gutter, sidewalk, street lighting, landscape boulevard, storm drainage system, pavement removal and replacement and relocation or adjustment of utility appurtenances if required to accommodate upgrading construction. Access shall be from Sadler.
- b) Hwy 33 will require upgrading of sidewalk, boulevard and trees to match existing frontage to the east. Access shall be removed.

#### **5. Subdivision and Dedication**

- a) Approximately 2.44m of road dedication is required along the entire frontage of Sadler Road.
- b) Approximately 5.2m of road dedication is required along the entire frontage of Hwy 33.
- c) Corner Rounding of 6m radius is required at the intersection.
- d) If any road dedication or closure affects lands encumbered by a Utility right-of-way (such as Hydro, Telus, Gas, etc.) please obtain the approval of the utility. Any works required by the utility as a consequence of the road dedication or closure must be incorporated in the construction drawings submitted to the City's Development Manager.

#### **6. Electric Power and Telecommunication Services**

- a) All proposed service connections are to be installed underground. It is the developer's responsibility to make a servicing application with the respective electric power, telephone and cable transmission companies to arrange for these services, which would be at the applicant's cost.
- b) Re-locate existing utilities, where necessary.

#### **7. Geotechnical Report**

As a requirement of this application the owner must provide a geotechnical report prepared by a Professional Engineer qualified in the field of hydro-geotechnical survey to address the following:

- (a) Area ground water characteristics.
- (b) Site suitability for development, unstable soils, etc.
- (c) Drill and / or excavate test holes on the site and install piezometers if necessary. Log test hole data to identify soil characteristics, identify areas of fill if any. Identify unacceptable fill material, analyse soil sulphate content, identify unsuitable underlying soils such as peat, etc. and make recommendations for remediation if necessary.

- (d) List extraordinary requirements that may be required to accommodate construction of roads and underground utilities as well as building foundation designs.
- (e) Additional geotechnical survey may be necessary for building foundations, etc.

## **8. Design and Construction**

- (a) Design, construction supervision and inspection of all off-site civil works and site servicing must be performed by a Consulting Civil Engineer and all such work is subject to the approval of the City Engineer. Drawings must conform to City standards and requirements.
- (b) Engineering drawing submissions are to be in accordance with the City's "Engineering Drawing Submission Requirements" Policy. Please note the number of sets and drawings required for submissions.
- (c) Quality Control and Assurance Plans must be provided in accordance with the Subdivision, Development & Servicing Bylaw No. 7900 (refer to Part 5 and Schedule 3).
- (d) A "Consulting Engineering Confirmation Letter" (City document 'C') must be completed prior to submission of any designs.
- (e) Before any construction related to the requirements of this subdivision application commences, design drawings prepared by a professional engineer must be submitted to the City's Development Engineering Department. The design drawings must first be "Issued for Construction" by the City Engineer. On examination of design drawings, it may be determined that rights-of-way are required for current or future needs

## **9. Servicing Agreements for Works and Services**

- (a) A Servicing Agreement is required for all offsite works and services on City lands in accordance with the Subdivision, Development & Servicing Bylaw No. 7900. The applicant's Engineer, prior to preparation of Servicing Agreements, must provide adequate drawings and estimates for the required works. The Servicing Agreement must be in the form as described in Schedule 2 of the bylaw.
- (b) Part 3, "Security for Works and Services", of the Bylaw, describes the Bonding and Insurance requirements of the Owner. The liability limit is not to be less than \$5,000,000 and the City is to be named on the insurance policy as an additional insured.

## **10. Other Engineering Comments**

- (a) Provide all necessary Statutory Rights-of-Way for any utility corridors as required.

  
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James Kay, P. Eng.  
Development Engineering Manager

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# ATTACHMENT A

This forms part of application

# Z18-0117



City of  
**Kelowna**  
DEVELOPMENT PLANNING

Planner  
Initials

LK



**pacific  
west  
architecture**

1200 West 73rd Ave (Airport Square)  
Suite 940  
Vancouver B.C. V6P 6G5

Office: 604 558 3064  
Email: info@pwaarchitecture.com  
www.pwaarchitecture.com



2021-04-30

REVISIONS

ISSUES	DATE
1	

ISSUES	DATE
8	
7	
6	APR-29-2021
5	REISSUED FOR REZONING AND DP
4	REISSUED FOR REZONING AND DP
3	REISSUED FOR REZONING AND DP
2	REISSUED FOR REZONING AND DP
1	ISSUED FOR REZONING AND DP

PROJECT NUMBER	A125
DRAWN BY	WW
CHECKED BY	PV
DATE CHECKED	
CONSULTANT	

PROJECT  
**MIXED-USE  
DEVELOPMENT**  
**HWY 33 & SADLER  
KELOWNA, B.C.**

DRAWING TITLE  
**COVER PAGE**

DRAWING NO.  
**A1.00**

# MIXED-USE DEVELOPMENT HIGHWAY 33 & SADLER

CIVIC ADDRESS:  
180 HWY 33 E  
190 HWY 33 E  
145 SADLER RD, KELOWNA, B.C.

LEGAL DESCRIPTION:  
LOT 1, 2 AND 3 SECTION 26 TOWNSHIP 26 PDYD PLAN 10045 AND PART OF THAT PART OF SECTION 26 TOWNSHIP 26 ODYD SHOWN ON PLAN EPP91865

## DRAWING INDEX

- A 1.00 COVER PAGE
- A 1.01 SITE PLAN AND STATISTICS
- A 2.01 UNDERGROUND FLOOR PLAN
- A 2.02 GROUND FLOOR PLAN
- A 2.03 2ND FLOOR PLAN
- A 2.04 3RD & 4TH FLOOR PLAN
- A 2.05 5TH FLOOR PLAN
- A 2.06 ROOF PLAN
- A 3.01 UNIT PLANS
- A 3.02 UNIT PLANS
- A 3.03 UNIT PLANS
- A 4.01 BUILDING ELEVATIONS
- A 4.02 BUILDING ELEVATIONS
- A 5.01 BUILDING SECTIONS
- A 5.02 BUILDING SECTIONS
- A 6.01 RENDERINGS
- A 6.02 RENDERINGS
- A 6.03 3D VIEWS

**ARCHITECT**  
PACIFIC WEST ARCHITECTURE Inc.  
1200 West 73rd Ave(Airport Square)  
Suite 940, Vancouver B.C. V6P 6G5  
Tel: 604-558-3064  
Email: info@pwaarchitecture.com  
Contact: Patrick Yang

**LANDSCAPE ARCHITECT**  
BENCH SITE DESIGN INC.  
4-1562 Water Street, Kelowna B.C. V1Y 1J7  
Tel: (250)-808-5113  
Contact: Lesley St Godard

**CIVIL ENGINEERS**  
APLIN & MARTIN CONSULTANTS LTD  
1258 Ellis St, Kelowna, BC  
Tel: (250)-808-6856  
Email: JGRAFF@APLINMARTIN.COM  
Contact: Josh Graff

**SURVEY**  
FERGUSON LAND SURVEYING &  
GEOMATICS LTD.  
404-1630 Pandosy St.  
Tel: (250)-763-3115  
Email: rdelaunier@flsg.ca  
Contact: Ryan Delaurier



1 SITE KEY  
Scale: 3/32" = 1'-0"



2 SITE PHOTO LOOKING SOUTHEAST



3 SITE PHOTO LOOKING NORTHEAST



4 SITE PHOTO LOOKING NORTH



5 SITE PHOTO LOOKING NORTHWEST





## Amended Statement of Significance

Sproul Farm House, 180 Hwy 33 East, Kelowna, BC

March 8, 2021

The following is the Statement of Significance of the Sproul Farm House, originally written by the City of Kelowna Planning Department in 2001, with amendments made by Cummer Heritage Consulting (CHC) to address historical inaccuracies in the original statement.



Fig. 1: View of 180 Hwy 33 East, 2005. (Source: City of Kelowna 2005).

### Description

This historic place is the one-and-one-half-storey, wood-frame construction with narrow horizontal wood siding and a medium-pitch cross-gable roof. It is known as the Sproul Farm House, built in 1906, and located at 180 Highway 33 East in Kelowna's Rutland neighbourhood.

### Heritage Value

The Sproul Farm House has historical value, cultural value and aesthetic value. The historical value of the Sproul Farm House lies in its being one of the few residences remaining in the area from the early rural period. While the newly-incorporated City of Kelowna was actively growing, the surrounding areas remained rural in character and provided much of the fruit-growing land in the region. At the time of construction and until 1973, Rutland was not yet part of the City of Kelowna.

This building is also valued through its association with the Sproul Family, who were among the early pioneers and orchardists of the Rutland area. The Sproul brothers, Samuel and Robert, illustrate how pioneers converged on the Okanagan in the years around 1900. Typical of the early development of the neighbourhood, in late 1904, they bought part of the young orchard of John Matthew Rutland, in the lower portion of the area today known as Rutland, towards Highway 97. In the 1910s, at the height of the orchard boom, Sam Sproul sold his orchard and residence on the lower Rutland bench and proceeded to develop his 80 acres of raw land on the upper Rutland bench, where the Sproul Farm House is located.

This house was erected sometime around 1906 and built by the prominent local builder M.J. Curts (Michael 'Johnny' Curts). Connecting to its aesthetic value, its form is representative of the straightforward, vernacular farmhouses of the day, one-and-one-half storeys high with a cross-gabled roof and a broad porch facing the street.

Various families lived in the house over the years, connecting to the place's cultural value, particularly its capacity to evoke a way of life or a memory of the past. Specifically, the culture of working-class families, often with multiple children, living in the house and working in the community. The house was built for Lillian Sproul (Robert Sproul's daughter), who married Ernest Dudgeon, a "trainman" according to their wedding certificate. The Dudgeons lived in the house until 1926, when the Graf Family bought it, living there until 1938. Other families that were resident there, included the McLeod's, the Schneider's and the Horning's, among others.

By 1971, the house had been converted to mix-use including commercial use, first as the office of H.R. Funk's excavating firm, illustrating the business development of 'downtown' Rutland. The Funks bought the house and rented out portions of it for commercial and residential purposes into the 21<sup>st</sup> century.

### **Character Defining Elements**

Key elements that define the heritage character of the Sproul Farm House include its:

- residential form, scale and massing, as expressed by its one-and-one-half-storey height and rectangular plan
- medium-pitched gabled roof with two secondary cross-gables
- street elevation has full-width open porch with repetitive, evenly-spaced painted wood columns
- corbelled brick chimney
- narrow V-joint horizontal wood siding
- wood shingles in upper part of main gables
- ground-level wood bay windows with triangular and elongated leaded glass panes
- one-over-one double-hung wood-sash windows on the upper floor, with plain wood trim

March 8, 2021

**City of Kelowna**  
1435 Water Street  
Kelowna, BC, V1Y 1J4

RE: Letter of support for the Sproul Farm House commemoration plan

This letter provides my professional perspective on the heritage commemoration design of the Sproul Farm House and the revised proposed redevelopment of the land it currently occupies at 180 Hwy 33 East. I was the heritage consultant who conducted the re-assessment of the site in July of 2018, presented to the City of Kelowna Heritage Committee in August of 2018 and helped to present the project to Council in December of 2019. Unfortunately, much has happened to the Sproul Farm House since then.

In October 2020, the house was heavily damaged by fire (Fig. 1). As stated at the time by the Kelowna Fire Department Platoon Captain, Kelly Stephens, “the building sustained major fire damage to the exterior and the roof area.” And, as outlined by a registered Structural Engineer, Kevin Ma, “the building above the ground is not safe.” Even prior to this fire, the house was vandalised and broken into numerous times, with one such incident resulting in its basement being flooded. Sadly, these events have impacted the physical fabric of the farm house and what is now possible to conserve. That being said, this does not alter our commitment to commemorating the Sproul Farm House on site because, of course, a place is so much more than just its physical fabric.

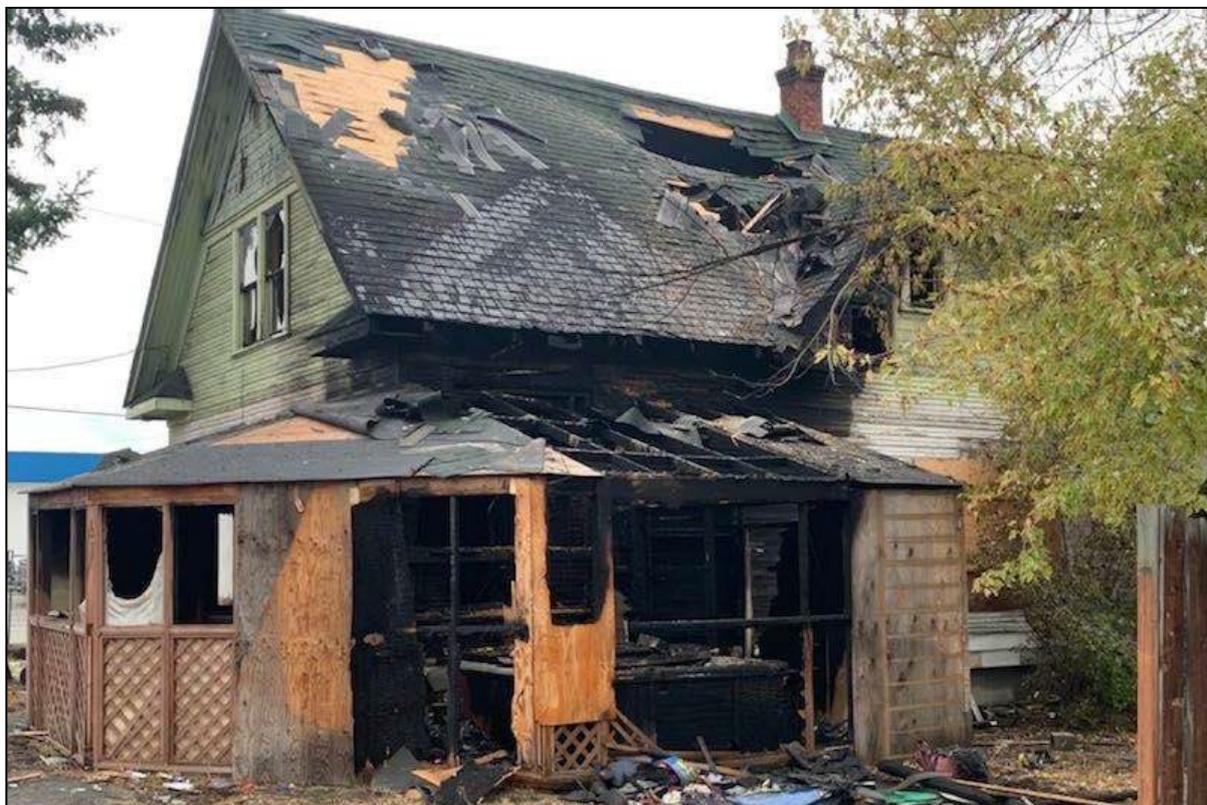


Fig. 1: Southeast corner view of 180 Hwy 33 E, illustrating some of the fire damage. (Source: An, 2020)

The updated design for the proposed redevelopment of 180 Hwy 33 East is as follows (Figs. 2 and 3).



Fig. 2: Rendering of the proposed redevelopment of 180 Hwy 33 East, showing the broader view of the project from the southwest corner. (Source: Pacific West Architecture, 2021)



Fig. 3: Closer view of the rendering of the proposed redevelopment of 180 Hwy 33 East, showing the Sproul Farm House commemorative details. (Source: Pacific West Architecture, 2021)

With this revised design, the Sproul Farm House is to be commemorated in the following ways:

- 1) On its most prominent corner (the southwest corner), a large wall mural will be installed showing the Sproul Farm House in its original orientation and look, with all of its Character Defining Elements (CDEs) intact, including its open porch. Being located on the new development's most prominent corner provides a valuable reminder of the former streetscape and allows for the memory of the house to be foregrounded.
  - a. It is suggested that a community competition be organized to commission various illustrations of the farm house and that the winner be selected to do this wall mural. Additional submissions could also be used to decorate the apartment lobby and as part of the on-site interpretation.
- 2) Although the façades are not usable as originally intended, one of the most prominent features of the house, (the western bay window with its triangular and elongated leaded glass panes), will be used as part of the apartment lobby. Similar to the façade proposal, this will not be a false window, but will be functional providing a view out from the lobby as well as light into the interior space.
  - a. It is recommended that the narrow v-joint horizontal wood siding be preserved as part of this window feature and that any sections that require repair be repaired with the available wood siding from the rest of the house that is in good condition.

- b. As part of the demolition process, any siding or glass panes that are in good condition should be salvaged and stored on site to facilitate any repairs in the future.
  - c. Inside the bay window there will also be a carefully made architectural model of the Sproul Farm House on display, showcasing all of its CDEs (its residential form, gabled roof with secondary cross-gables, full-width open porch, corbelled brick chimney, etc.). This model will be visible from inside the lobby or from outside on the street, allowing any passer-by to better understand and appreciate what formerly occupied this site for over 100 years.
- 3) Further along the western side of the new building, on the other side of the apartment entryway, additional site interpretation will be installed to further promote and commemorate the Sproul Farm House. In this location, interpretative panels will be installed featuring historical photographs, plans and text outlining the history and significance of the Sproul Farm House, based on the Amended Statement of Significance, which more accurately reflects the site's history (see Appendix A).

In addition to the prominent ground level commemoration of the Sproul Farm House, outlined above, some of the design details of the new development also acknowledge and pay tribute to what was on the site previously, particularly through the colour choices:

- a. The light green echoes the current colour of the Sproul Farm House's gables (Fig. 4);
- b. The lighter white/grey of the bulk of the building connects to the current colour of the horizontal wood siding (Fig. 5); and
- c. The blues and wood panelling connect to some of the interior detailing of the Sproul Farm House (Figs. 6 and 7).



Figs. 4 and 5: Fig. 4 (left) shows the southern gable of the Sproul Farm House painted in a light green hue and Fig. 5 (right) shows the western view of the house and its white/grey horizontal wood siding; inspiration for some of the exterior colour choices of the new development. (Source: Cummer, 2019)



Figs. 6 and 7: Fig. 6 (left) shows the interior view of the western bay window with a light blue wall and wood detailing, and Fig. 7 (right) shows an upstairs door with a similar wood and blue accent colour combination, further inspiration for some of the exterior colour choices of the new development. (Source: Cummer, 2019)

Of course, it is disappointing that the Sproul Farm House has been as badly damaged as it has been over the last three years. It is fortunate though that I was able to document the house in December of 2019, before the fire of 2020. These photographs will be used as part of the site's interpretation, in addition to historical materials, including those submitted to me by members of the community with a connection to the place.

The Sproul Farm House is significant for its historical, cultural and aesthetic value. I believe this proposed commemoration plan is the best means possible (in these challenging circumstances) to remember the significance of the Sproul Farm House. For, although the tangible elements of the building have already been lost and will be further removed with its demolition, through this commemorative plan these values can be remembered and celebrated, while also providing much needed additional housing to the area. Even though much of the physical fabric will be gone, the pioneering Sproul Brothers, the builder M.J. Curts and the numerous families who called this house home will not be forgotten.

I will continue to work with the developer team to ensure this heritage place is properly commemorated. This involvement will include drafting and designing the interpretative panels for the on-site interpretation, helping to share the story of this heritage place so that its legacy can continue to be appreciated going forward. I hope this helps to provide some context from a heritage perspective in relation to the commemoration plan of the Sproul Farm House and the proposed redevelopment of 180 Hwy 33 East.

If you have any further questions or would like me to clarify anything, please feel free to contact me by email at [kcummer@gmail.com](mailto:kcummer@gmail.com) or by phone at (778) 678 1913.

Thank you for your time and consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Katie Cummer', with a long horizontal flourish extending to the right.

Katie Cummer, PhD CAHP  
Principal, Cummer Heritage Consulting (CHC)

## References

City of Kelowna. "Heritage Register: Sproul Farm House." No date (n.d.). Online resource: <https://www.kelowna.ca/our-community/arts-culture-heritage/heritage/heritage-register/sproul-farm-house>.

Cummer, Katie. *Heritage Assessment and Evaluation: 180 Hwy 33 E, Kelowna BC*. Victoria, BC: Cummer Heritage Consulting (CHC), 2018.

\_\_\_\_\_. *Amended Statement of Significance*. Victoria, BC: Cummer Heritage Consulting (CHC), 2020.

Ma, Kevin. *Field Review Report: 180 Highway 33, Kelowna, BC, Canada*. Surrey, BC: GBS Engineering Group Ltd., 2020.

Seymour, Rob. "Old Rutland Farmhouse, Built in 1906, Heavily Damaged by Fire." *The Daily Courier* (Kelowna), October 19, 2020. Online resource: [https://www.kelownadailycourier.ca/news/article\\_de7ad8ac-1227-11eb-93b5-5b2e99ce28c1.html](https://www.kelownadailycourier.ca/news/article_de7ad8ac-1227-11eb-93b5-5b2e99ce28c1.html)

## FIELD REVIEW REPORT

180 Highway 33, Kelowna, BC, CANADA

**ATTACHMENT**      **D**

This forms part of application  
# Z18-0117

Planner  
Initials **LK**

City of  
**Kelowna**  
DEVELOPMENT PLANNING



**Prepared for**

*Louisan Pacific Developments Inc.*

*Suite 1100, 1200 West 73rd Ave (Airport Square)*

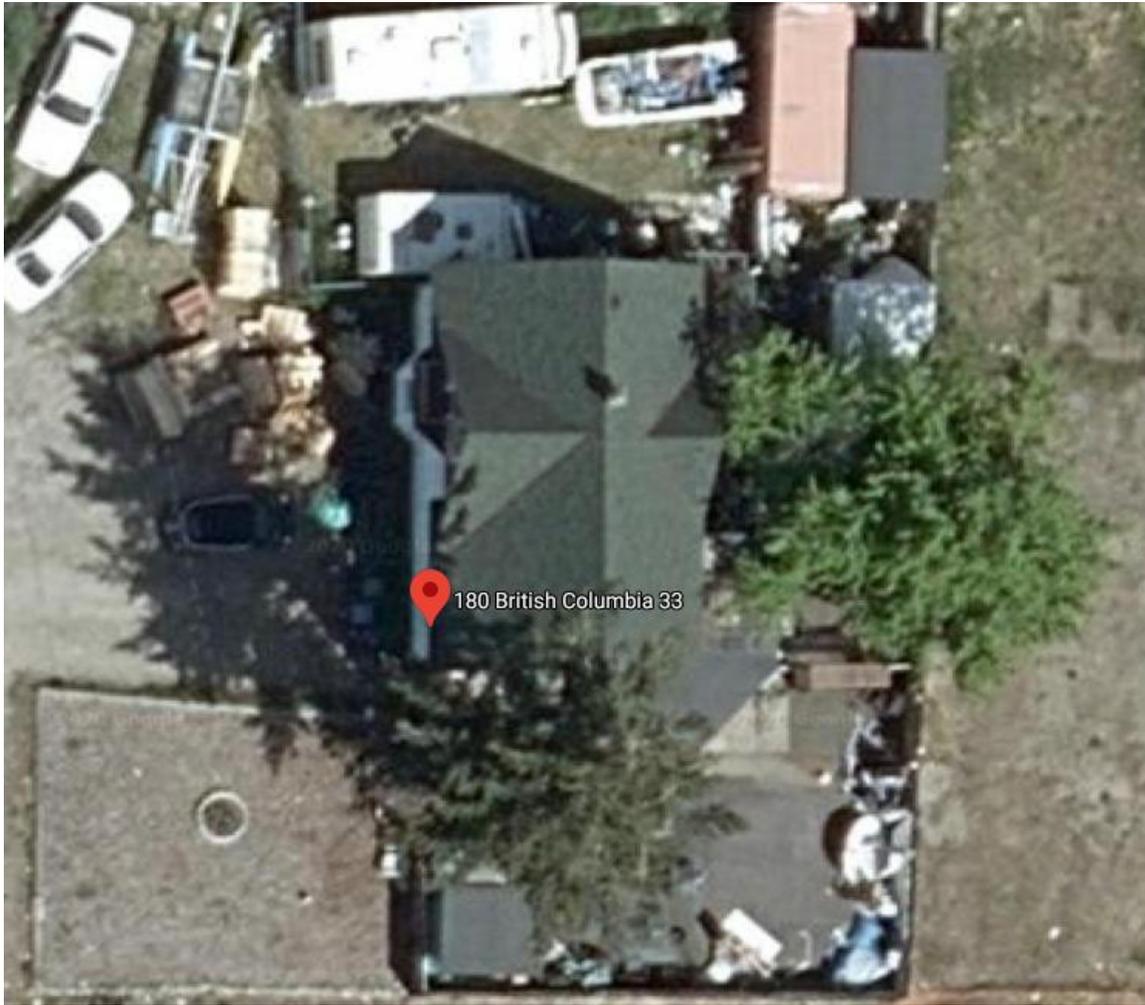
*Vancouver B.C. V6P 6G5*

**Attention to:**

*Anthony An, President, project manager*

*Phone: 604-783-4050, [aitinc2007@hotmail.com](mailto:aitinc2007@hotmail.com)*

**Date issued:** *November 13, 2020*



*Birds eye view of the house (from Google Map)*

## **1. Visible observation**

As requested, GBS has conducted a filed review on October 23, 2020.

A walk through the outside and inside of the building have been conducted.

Below is a summary of pictures showing the current condition of the building.

1.1 Visible observation



P1: West face (2<sup>nd</sup> floor)



P2: South face



P3: East-south face



P4: East-south roof



P5: Roof framing around the chimney



P6: Typical rafters



P7: Rafters, ceiling and walls



P8: Framing at Kitchen



P9: Interior door framing



P10: South-east lower roof framing



P11: South-west upper floor



P12: Middle section upper floor



P13: Basement showing main floor framing

## 2. Discussion and conclusions

Based on the filed observation and in-house review, it was found that

- 1) The primary structure for the existing building was constructed with light-wood framing;

- 2) The roof framing and upper floor framing have significant damage during the fire;
- 3) No visible damages were found in the basement

Based on our field observation and review, we have conclusions below

- A. the building above the ground is not safe for the current occupancy;
- B. the building above the ground is not safe for workers to enter in without a temporary safety method.

I trust it meets your current needs.

Please feel free to contact the writer should you have any further questions.

Kevin Ma, P.Eng, Struct.Eng