

**OCP Chapter 23: HERITAGE ALTERATION PERMIT GUIDELINES**

Heritage Conservation Area

Consideration has been given to the following guidelines as identified in Chapter 23 of the City of Kelowna Official Community Plan relating to Heritage Conservation Areas:

<b>RATE PROPOSALS COMPLIANCE TO PERTINENT GUIDELINE</b> <i>(1 is least complying &amp; 5 is highly complying)</i>	<b>N/A</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>
<b>Site Layout and Parking</b>						
Are established front yard setbacks maintained within 10% of neighbouring building setbacks?						✓
Are parking spaces and garages located in the rear yard?		✓				
Are established building spacing patterns maintained?						✓
Does the carriage house complement the character of the principal dwelling?	✓					
Are accessory buildings smaller than the principal building?						✓
<b>Building Massing</b>						
Is the established streetscape massing maintained?						✓
Is the massing of larger buildings reduced?	✓					
<b>Roof Forms, Dormers and Chimneys</b>						
Is the roof pattern in keeping with neighbouring buildings?					✓	
Are skylights hidden from public view?	✓					
Are high quality, low maintenance roofing materials being used?					✓	
Are the roofing materials similar to traditional materials?						✓
Are the soffit, overhang and rain water drainage features in keeping with the building's architectural style?						✓
Do secondary roof elements have a similar pitch as the principal roof?						✓
Are chimneys in keeping with the building's architectural style?	✓					
<b>Cladding Materials</b>						
Are low maintenance building materials being used?					✓	
Are the building materials similar to traditional materials?						✓
Are exterior colours in keeping with the traditional colours for the building's architectural style?						✓
<b>Doors and Windows</b>						
Are established window placement, style and window-to-wall area ratios maintained?						✓

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Is the main entrance a dominant feature visible from the street?						✓
Is the main entrance in keeping with the building's architectural style?						✓
Are the door and window design details consistent with the building's architectural style?						✓
<b>Landscaping, Walks and Fences</b>						
Are existing healthy mature trees being retained?						✓
Is the front yard landscaping consistent with neighbouring properties?						✓
Is street facing fencing or screening landscaping no more than 1 m in height?	✓					
<b>Privacy and Shadowing Guidelines</b>						
Are there clear sightlines from the street to the front yard and dwelling?						✓
Does the building location minimize shadowing on the private open space of adjacent properties?					✓	