

2040 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:

RATE PROPOSALS COMPLIANCE TO PERTINENT GUIDELINE <i>(1 is least complying & 5 is highly complying)</i>	N/A	1	2	3	4	5
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						

RATE PROPOSALS COMPLIANCE TO PERTINENT GUIDELINE <i>(1 is least complying & 5 is highly complying)</i>	N/A	1	2	3	4	5
Are established window placement, style and window-to-wall area ratios maintained?						✓
Are established door placement, style and door-to-wall area ratios maintained?						✓
Is the main entrance a dominant feature visible from the street?						✓
Is the main entrance in keeping with the building's architectural style?						✓
Are the door and window design details consistent with the building's architectural style?						✓
Landscaping, Walks and Fences						
Are existing healthy mature trees being retained?						✓
Is the front yard landscaping consistent with neighbouring properties?						✓
Is street facing fencing or screening landscaping no more than 1 m in height?	✓					
Privacy and Shadowing Guidelines						
Are there clear sightlines from the street to the front yard and dwelling?						✓
Does the building location minimize shadowing on the private open space of adjacent properties?						✓

ATTACHMENT B	
This forms part of application # HAP25-0003	
Planner Initials	SS
 City of Kelowna COMMUNITY PLANNING	