

REPORT TO COMMITTEE



Date: September 21, 2017

RIM No. 0940-60

To: Heritage Advisory Committee

From: Community Planning Department (EW)

Application: HAP17-0013 **Owner:** Michael Humer & Maria Verdurmen

Address: 188 Beach Ave **Applicant:** MQN Architecture & Interior Design

Subject: Heritage Alteration Permit

Existing OCP Designation: S2RES – Single/Two Unit Residential

Existing Zone: RU1 – Large Lot Housing

Heritage Conservation Area: Abbott Street

Heritage Register: Not Included

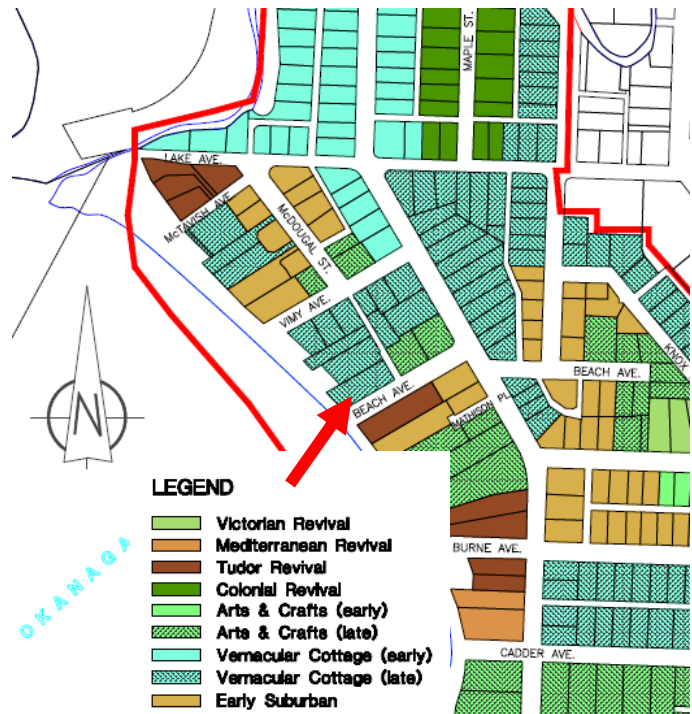
1.0 Purpose

To consider the development of a new single detached house on the subject property within the Abbott Street Heritage Conservation Area.

2.0 Proposal

2.1 Background/Site Context

The subject property is a lakefront property, located on the north side of Beach Ave, two blocks west of Abbott Street. The 1408m² property is zoned RU1 – Large Lot Housing and is designated as S2RES – Single/ Two Unit Residential in the Official Community Plan. The property is located in the Abbott Street Heritage Conservation area, but is not included on the Heritage Register. The Abbott Street



Conservation Guidelines identify the dominant style for this block as 'Late Vernacular Cottage'.

The existing dwelling was constructed in the 'Late Vernacular Cottage' building style. The plan is to demolish the existing dwelling and construct a new single detached house on the subject property.

2.2 Project Description

As indicated in the applicant's design package (Attachments A & B), a 3988ft² (370m²) single detached house is proposed which maintains access from McDougall St. A garage, connected to the principal dwelling by a breezeway, is a dominant feature from McDougall St and results in a L-shaped dwelling. The two-storey house has a modern hip roof and large windows. The exterior materials include shake siding, board and batten siding, and arbutus stone veneer. The roofing material is asphalt shingles. Decorative metal railings are proposed for the east balcony and metal deck railing for the west (lakeside) deck. Significant landscaping is proposed along the Beach Ave park interface as well along McDougall St.

The application meets the Zoning Bylaw development regulations with no variances requested.

Subject Property Map: 188 Beach Ave



2.3 Heritage Advisory Committee

Community Planning Staff are looking for comments regarding the form and character of the proposed dwelling on the subject property.

Report prepared by: Emily Williamson, Planner
Approved for Inclusion: Terry Barton, Urban Planning Manager

Attachments:

Schedule 'A' - Heritage Guidelines
Attachment 'A' – Applicant's Rationale
Attachment 'B' – Applicant's Design Package

SCHEDULE A – Heritage Guidelines



Subject: HAP17-0013, 188 Beach Ave

1.0 Heritage Conservation Area Guidelines (Kelowna Official Community Plan Chapter 16)

Objectives:

- 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;
- 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; and
- Provide historical interest for visitors through context sensitive development.

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?	✓		

HERITAGE CONSERVATION AREA	YES	NO	N/A
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?		✓	
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?	✓		

2.0 **Abbott Street & Marshall Street Heritage Conservation Areas Development Guidelines**

2.1 Third Civic Phase Architectural Styles (approx. 1933-1945)

The third civic phase spans from the end of the Great Depression, about 1933, and continues to the end of World War II, 1945. This period is noted for a declining interest in traditional styles in favour of smaller, less ornately detailed housing development. The dominant styles of this period are the Late Vernacular Cottage and the 'forward looking' Moderne architecture. However, well-to-do members of Kelowna's leading civic and commercial families continued to build large homes of more traditional style.

Late Vernacular Cottage Characteristics **(Existing Building & Dominant Street Style)**

- Less fanciful feel to the architecture
- Flush gable verges
- Stucco or horizontal siding
- Up to 2 storey massing
- Clustered vertical window sashes
- Asymmetrical façade design
- Flush front entrance
- Minor decorative detailing
- Gable roof forms
- Wood or interlocking asphalt shingle
- Side or rear yard parking