

# Memo



Date: October 7, 2009

To: City Manager

From: Community Sustainability Division

File No: HAP09-0002

Applicant: City of Kelowna (Randy Cleveland)

At: 1304 Ellis Street

Owner: City of Kelowna

Purpose: To obtain a Heritage Alteration Permit for structural repairs and various additional internal and external alterations.

Existing Zone: CD8LP/LRS - Heritage Industrial (Liquor Primary/Retail Liquor Sales)

Report Prepared by: Alec Warrender

---

## 1.0 RECOMMENDATION

THAT Council authorize the issuance of Heritage Alteration Permit No. HAP09-0002; for Lot 1, District Lot 139, ODYD, Plan 42511, located at 1304 Ellis Street, Kelowna, B.C., subject to the following:

1. The dimensions and siting of the building to be constructed on the land be in general accordance with Schedule "A";
2. The exterior design and finish of the building to be constructed on the land be in general accordance with Schedule "B"

## 2.0 SUMMARY

To obtain a Heritage Alteration Permit for the structural repairs and various additional internal and external alterations to the historic Laurel Packinghouse.

## 3.0 ADVISORY PLANNING COMMISSION

The Advisory Planning Commission (APC) passed the following recommendation at their meeting of March 17<sup>th</sup>, 2009:

THAT the Advisory Planning Commission support Heritage Alteration Permit Application No. HAP09-0002, for 1304 Ellis Street, Lot 1, Plan 42511, by City of Kelowna (R. Cleveland), to obtain a heritage alteration permit for structural repairs and various additional internal and external alterations.

## 4.0 COMMUNITY HERITAGE COMMISSION

The Community Heritage Commission (CHC) passed the following recommendation at their meeting of April 2<sup>nd</sup>, 2009:

THAT the Community Heritage Commission support Heritage Alteration Permit Application No. HAP09-0002, for 1304 Ellis Street, by City of Kelowna (R. Cleveland), to obtain a heritage alteration permit for structural repairs and various additional internal and external alterations.

A handwritten signature in black ink, appearing to be "R", located in the bottom right corner of the page.

## 5.0 BACKGROUND

As noted on the City of Kelowna's Heritage Registry the Laurel is a two-storey brick and timber-frame B.C. Growers Packing House, built as an early twentieth-century industrial building in 1918, now occupied by two museums.

The building has value:

- As one of the oldest fruit packing-houses remaining in Kelowna;
- For its current heritage exhibitions;
- For representing the values that the community places on conservation, the history of the agricultural industries and the cultural industries; and
- As a good and representative example of a traditional packing-house.

## 6.0 THE PROPOSAL

The subject property is located on the City of Kelowna's Heritage Register and is subject to Heritage Designation Bylaw #5480 (1983), with the authority to protect the structure and exterior appearance. The scope of work proposed in this HAP application includes:

### *Internal Changes*

- the partial removal of the second floor offices which were added into the original attic storage space in 1983;
- structural restoration of the main floor;
- the reallocation of space for the BC Wine Museum and BC Orchard Museum.

### *External Changes*

- structural repair of the brick walls and timber roof framing including the restoration of the original roof configuration;
- the replacement of external appurtenances such as the loading docks, rail line and a heritage box car;
- south facing windows will be replaced with doors;
- the wheelchair ramp will be moved to the western side yard frontage

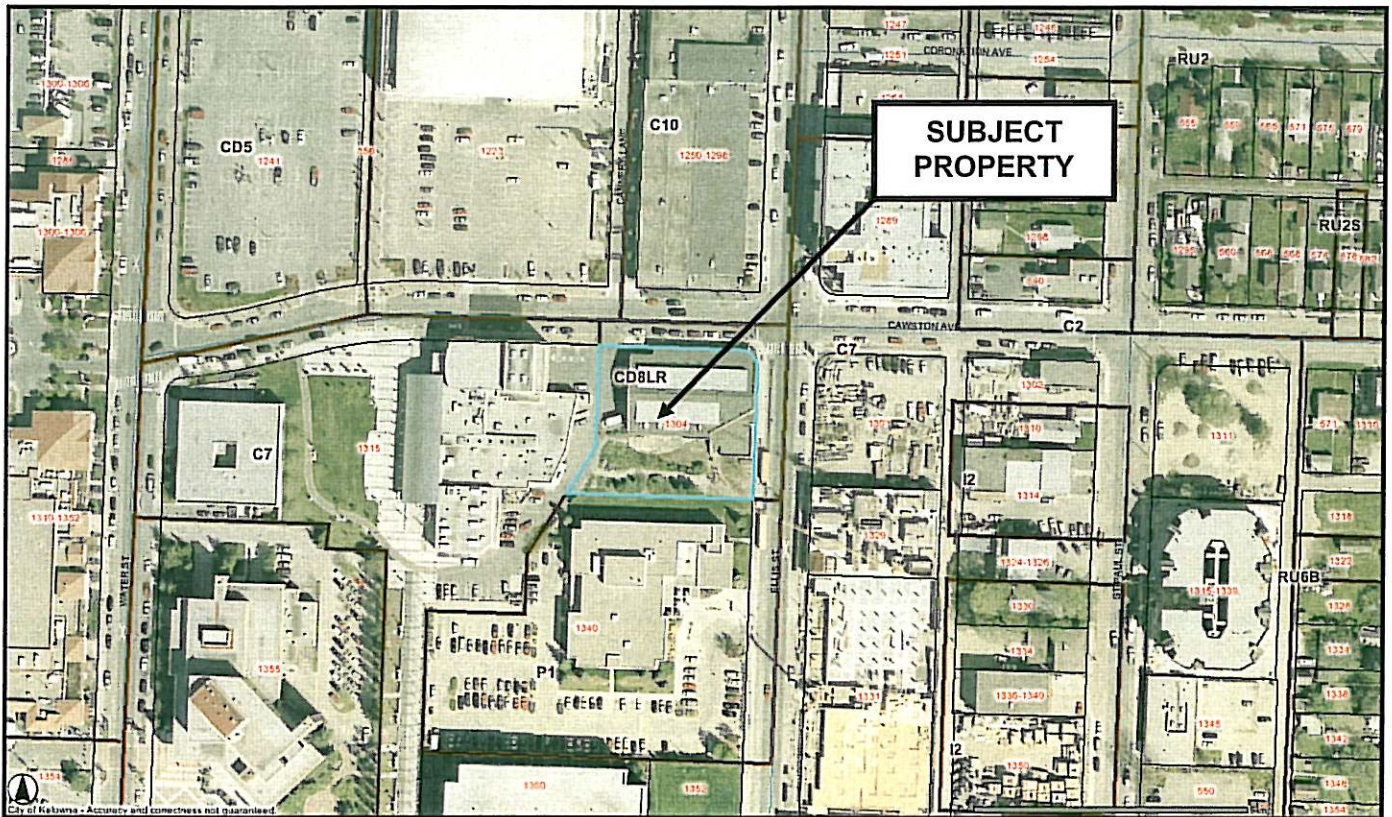
During construction the existing xeriscape garden will be removed from the site, and all of the plants and materials will be salvaged and permanently moved offsite. Temporary construction and storage containers / buildings will be located in this area on the southern edge of the subject property for approximately 10 months. Although alternate locations are being sought, the wine museum shop may also be located in a temporary building on the subject property during construction. A design for a 'heritage' garden and plaza area will be submitted to Council through a second HAP application at a later date, once construction has been completed.

### 6.1 Site Context

<i>Direction</i>	<i>Zoning Designation</i>	<i>Land Use</i>
North	CD10 - Heritage Cultural	Commercial
East	C7 - Central Business Commercial	Residential / Commercial
South	P1 - Major Institutional	Interior Health
West	C7 - Central Business Commercial	Residential / Commercial

6.2 Subject Property Map

1304 Ellis Street

7.0 CANADIAN REGISTER OF HISTORIC PLACES

The original packing-house is two storeys high relatively unornamented (other than a stepped parapet) and built of heavy timber construction with brick exterior walls. Numerous alterations were made over the years as the business of fruit-packing changed. A cold storage room was added in 1938; a cover over the loading doors in 1941; the platform was extended in 1945; and in 1960 the main door was enlarged and ramps were built to the first floor and the basement to accommodate fork lifts needed as the industry shifted from orchard boxes to bulk bins.

*Character Defining Elements*

- Prominent corner location
- Two-storey red brick building with large repetitive openings on the ground floor, clerestory windows on the second floor, and a prominent north porch
- Unusual stepped parapet
- Long two-storey industrial-type wing with raised full-length shed roof
- Loading dock
- Segmental arches over the windows
- Wood-sash windows
- Wood shutters
- Prominent terrace and landscaped courtyard on the south side



## 8.0 TECHNICAL COMMENTS

### 8.1 Building & Permitting

Structural engineer's schedules and supervision required for renovations to building. New construction to conform to requirements of BCBC 2006 Part 1 Section 1.1.1.1 (o), Heritage Buildings.

### 8.2 Development Engineering Branch

See Attached

## 9.0 LAND USE MANAGEMENT DEPARTMENT

The subject property is designated as Educational or Major Institutional in the OCP, and as such the proposed renovations to the interior and exterior are in keeping with this designation. The alterations conform to CD8LR zoning which this property and building are within.

The property is both on the Heritage Register and is a designated building (Bylaw #5480). Bylaw #5480 (1983) is one of the first designation bylaws in the City of Kelowna for a heritage building. Considering that this designation was one of the first, the bylaw does not provide detailed specifications as to what is to be conserved, but notes that the value of the building is its former industrial use and evolution as a community facility.

As a site on the Heritage Register, the property has a 'statement of significance'. The heritage value of the packinghouse as noted in the statement of significance includes its value as one of the oldest fruit packinghouses in Kelowna, and for being representative of this style of building with functionality and minimal ornamentation (except for the stepped parapet). Its value is also noted in the modifications made to the building over time to reflect its changing role in the community. The proposed alterations work is to conserve the existing value of the site, as well as bring it back to be more representative of its historical use with the replacement of loading docks, rail line and a heritage box car.

Currently there are significant structural concerns with the building. The proposed alterations would extend the life of the building, and return it to an earlier and more structurally appropriate form which is in keeping with the requirements of the designation.

---

Danielle Noble  
Manager, Urban Land Use

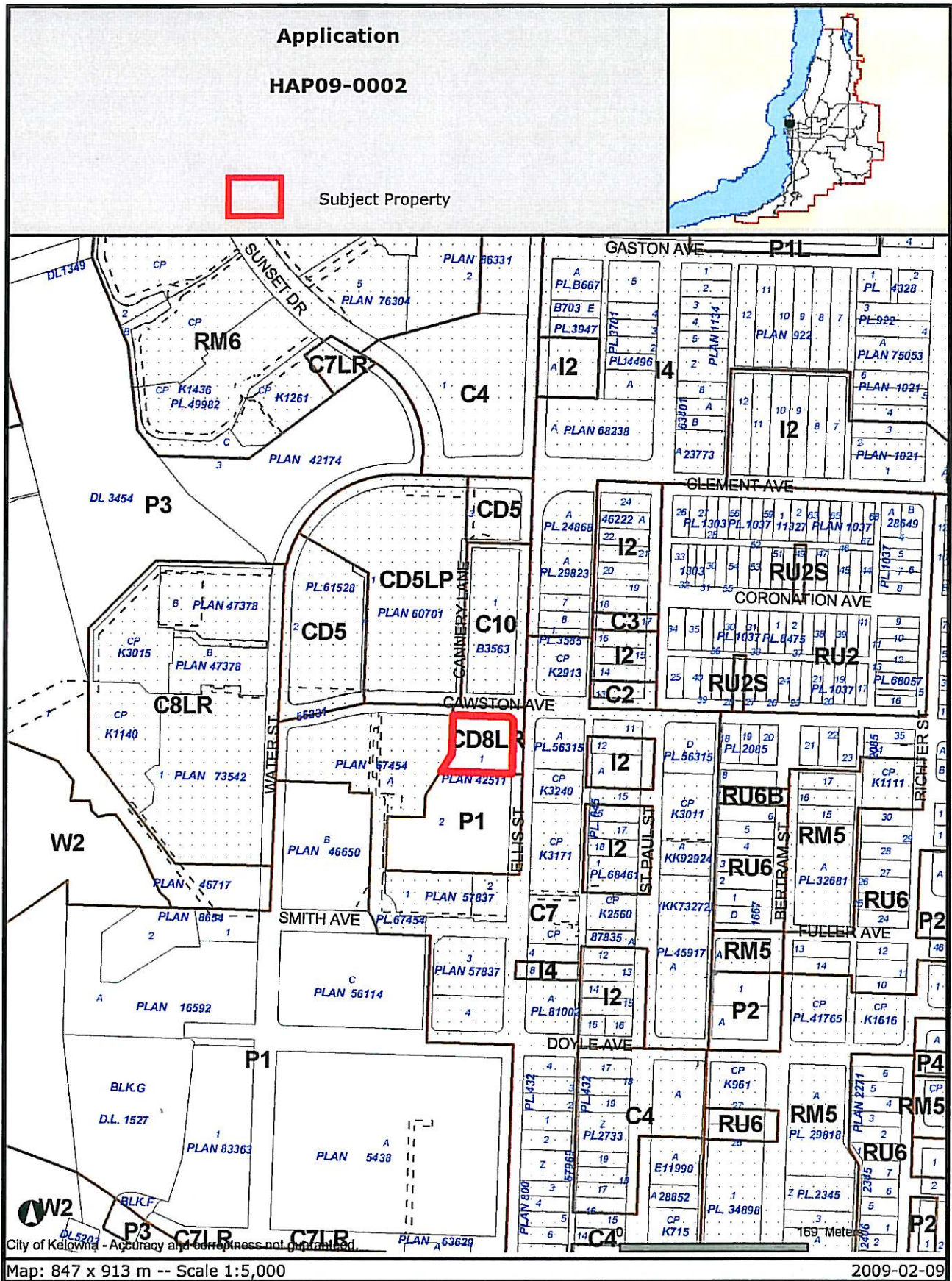
Approved for Inclusion

Shelley Gambacort  
Director, Land Use Management  
SG/DN/aw

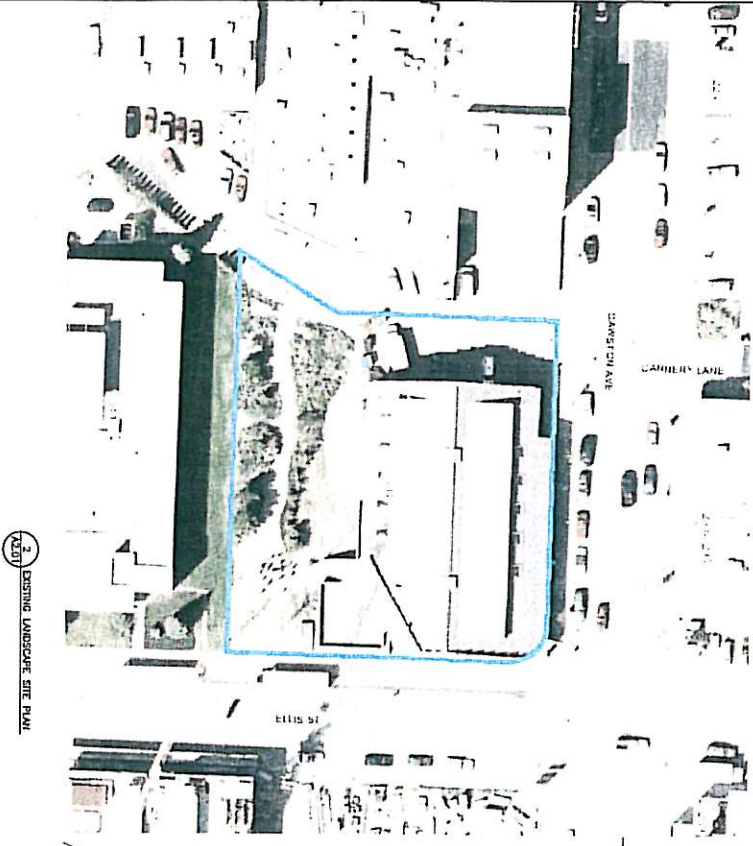
### ATTACHMENTS

- Location Map
- Site plan & Elevations
- Photographs & Heritage Register Information
- Development Engineering Comments

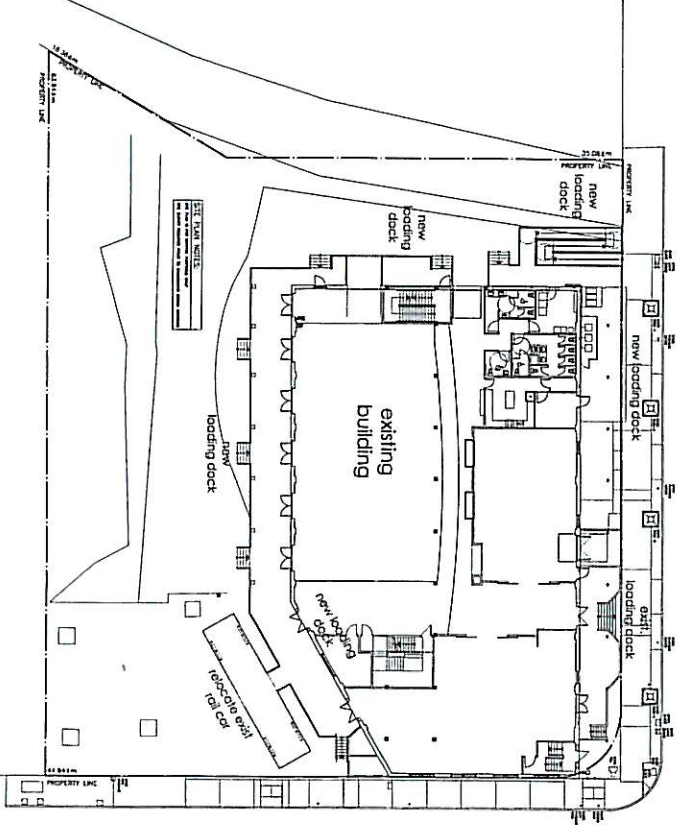




Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only.  
The City of Kelowna does not guarantee its accuracy. All information should be verified.



2 EXISTING LANDSCAPE SITE PLAN  
SCALE: 1/8"=1'-0"



1 SITE PLAN  
SCALE: 1/8"=1'-0"

cannery lane

cawston avenue

exist. cru

ellis street

**SCHEDULE A**  
This forms part of development  
Permit # HAP09-0002

DATE	DESCRIPTION
2010-01-15	PRELIMINARY
2010-02-15	REVISED
2010-03-15	REVISED
2010-04-15	REVISED
2010-05-15	REVISED
2010-06-15	REVISED
2010-07-15	REVISED
2010-08-15	REVISED
2010-09-15	REVISED
2010-10-15	REVISED
2010-11-15	REVISED
2010-12-15	REVISED

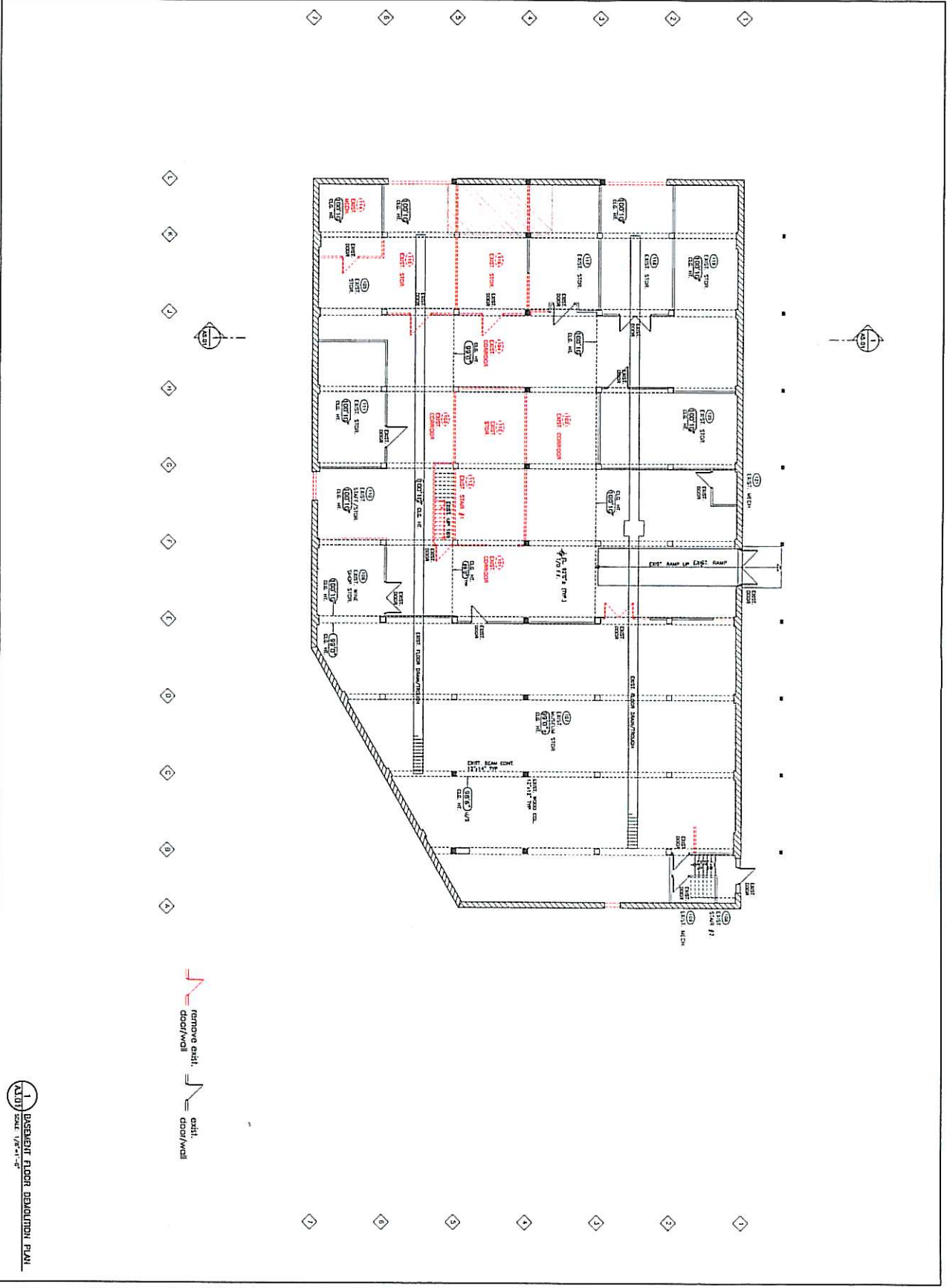
**A201**  
OF

RESTORATION TO  
EXIST. LAUREL  
PACKING HOUSE

NO.	REVISION
1	ISSUED FOR PERMITTING
2	ISSUED FOR PERMITTING
3	ISSUED FOR PERMITTING
4	ISSUED FOR PERMITTING
5	ISSUED FOR PERMITTING
6	ISSUED FOR PERMITTING
7	ISSUED FOR PERMITTING
8	ISSUED FOR PERMITTING
9	ISSUED FOR PERMITTING
10	ISSUED FOR PERMITTING



MEIKLEJOHN ARCHITECTS INC.  
1000 BAYVIEW AVE. SUITE 100  
SCARBOROUGH, ONTARIO M1B 2Y7  
TEL: 416-291-2200  
FAX: 416-291-2201  
WWW.MEIKLEJOHNARCHITECTS.COM



remove exist. cond./wall  
 exist. cond./wall

BASEMENT FLOOR DEMOLITION PLAN  
 SCALE: 1/8" = 1'-0"

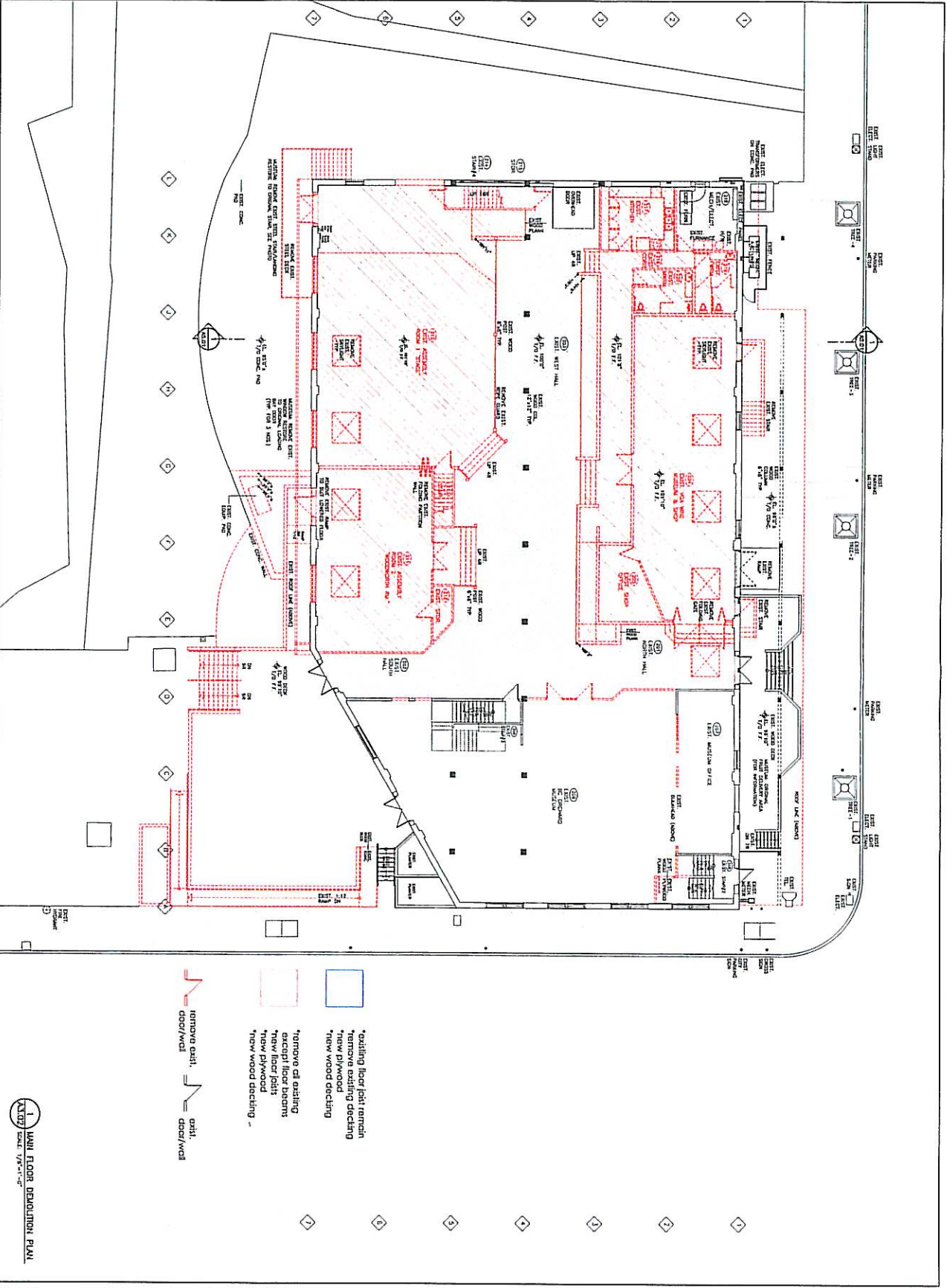
NO.	DATE	DESCRIPTION
1	2024-03-07	ISSUED FOR PERMIT
2	2024-03-15	REVISED PER COMMENTS
3	2024-03-20	REVISED PER COMMENTS
4	2024-03-25	REVISED PER COMMENTS
5	2024-04-01	REVISED PER COMMENTS
6	2024-04-05	REVISED PER COMMENTS
7	2024-04-10	REVISED PER COMMENTS
8	2024-04-15	REVISED PER COMMENTS
9	2024-04-20	REVISED PER COMMENTS
10	2024-04-25	REVISED PER COMMENTS
11	2024-05-01	REVISED PER COMMENTS
12	2024-05-05	REVISED PER COMMENTS
13	2024-05-10	REVISED PER COMMENTS
14	2024-05-15	REVISED PER COMMENTS
15	2024-05-20	REVISED PER COMMENTS
16	2024-05-25	REVISED PER COMMENTS
17	2024-06-01	REVISED PER COMMENTS
18	2024-06-05	REVISED PER COMMENTS
19	2024-06-10	REVISED PER COMMENTS
20	2024-06-15	REVISED PER COMMENTS
21	2024-06-20	REVISED PER COMMENTS
22	2024-06-25	REVISED PER COMMENTS
23	2024-07-01	REVISED PER COMMENTS
24	2024-07-05	REVISED PER COMMENTS
25	2024-07-10	REVISED PER COMMENTS
26	2024-07-15	REVISED PER COMMENTS
27	2024-07-20	REVISED PER COMMENTS
28	2024-07-25	REVISED PER COMMENTS
29	2024-08-01	REVISED PER COMMENTS
30	2024-08-05	REVISED PER COMMENTS
31	2024-08-10	REVISED PER COMMENTS
32	2024-08-15	REVISED PER COMMENTS
33	2024-08-20	REVISED PER COMMENTS
34	2024-08-25	REVISED PER COMMENTS
35	2024-09-01	REVISED PER COMMENTS
36	2024-09-05	REVISED PER COMMENTS
37	2024-09-10	REVISED PER COMMENTS
38	2024-09-15	REVISED PER COMMENTS
39	2024-09-20	REVISED PER COMMENTS
40	2024-09-25	REVISED PER COMMENTS
41	2024-10-01	REVISED PER COMMENTS
42	2024-10-05	REVISED PER COMMENTS
43	2024-10-10	REVISED PER COMMENTS
44	2024-10-15	REVISED PER COMMENTS
45	2024-10-20	REVISED PER COMMENTS
46	2024-10-25	REVISED PER COMMENTS
47	2024-11-01	REVISED PER COMMENTS
48	2024-11-05	REVISED PER COMMENTS
49	2024-11-10	REVISED PER COMMENTS
50	2024-11-15	REVISED PER COMMENTS
51	2024-11-20	REVISED PER COMMENTS
52	2024-11-25	REVISED PER COMMENTS
53	2024-12-01	REVISED PER COMMENTS
54	2024-12-05	REVISED PER COMMENTS
55	2024-12-10	REVISED PER COMMENTS
56	2024-12-15	REVISED PER COMMENTS
57	2024-12-20	REVISED PER COMMENTS
58	2024-12-25	REVISED PER COMMENTS
59	2025-01-01	REVISED PER COMMENTS
60	2025-01-05	REVISED PER COMMENTS
61	2025-01-10	REVISED PER COMMENTS
62	2025-01-15	REVISED PER COMMENTS
63	2025-01-20	REVISED PER COMMENTS
64	2025-01-25	REVISED PER COMMENTS
65	2025-02-01	REVISED PER COMMENTS
66	2025-02-05	REVISED PER COMMENTS
67	2025-02-10	REVISED PER COMMENTS
68	2025-02-15	REVISED PER COMMENTS
69	2025-02-20	REVISED PER COMMENTS
70	2025-02-25	REVISED PER COMMENTS
71	2025-03-01	REVISED PER COMMENTS
72	2025-03-05	REVISED PER COMMENTS
73	2025-03-10	REVISED PER COMMENTS
74	2025-03-15	REVISED PER COMMENTS
75	2025-03-20	REVISED PER COMMENTS
76	2025-03-25	REVISED PER COMMENTS
77	2025-04-01	REVISED PER COMMENTS
78	2025-04-05	REVISED PER COMMENTS
79	2025-04-10	REVISED PER COMMENTS
80	2025-04-15	REVISED PER COMMENTS
81	2025-04-20	REVISED PER COMMENTS
82	2025-04-25	REVISED PER COMMENTS
83	2025-05-01	REVISED PER COMMENTS
84	2025-05-05	REVISED PER COMMENTS
85	2025-05-10	REVISED PER COMMENTS
86	2025-05-15	REVISED PER COMMENTS
87	2025-05-20	REVISED PER COMMENTS
88	2025-05-25	REVISED PER COMMENTS
89	2025-06-01	REVISED PER COMMENTS
90	2025-06-05	REVISED PER COMMENTS
91	2025-06-10	REVISED PER COMMENTS
92	2025-06-15	REVISED PER COMMENTS
93	2025-06-20	REVISED PER COMMENTS
94	2025-06-25	REVISED PER COMMENTS
95	2025-07-01	REVISED PER COMMENTS
96	2025-07-05	REVISED PER COMMENTS
97	2025-07-10	REVISED PER COMMENTS
98	2025-07-15	REVISED PER COMMENTS
99	2025-07-20	REVISED PER COMMENTS
100	2025-07-25	REVISED PER COMMENTS





**A3.01**  
OF -

RESTORATION TO  
EXIST. LAUREL  
PACKING HOUSE



215 BAKER STREET  
 KELLOWNA, B.C.  
 TEL: 250-861-1111  
 FAX: 250-861-1111  
 INFO: 250-861-1111  
 WWW.MEIKLEJOHNARCHITECTS.COM



- 
 REMOVE EXIST. DOOR/WOOD
- 
 EXIST. DOOR/WOOD
- 
 \*existing floor joist remain  
 \*remove existing decking  
 \*new wood decking
- 
 \*remove all existing  
 \*except floor beams  
 \*new floor joists  
 \*new plywood  
 \*new wood decking

1 MAIN FLOOR DEMOLITION PLAN  
 SCALE: 1/8" = 1'-0"

A3.02  
 OF

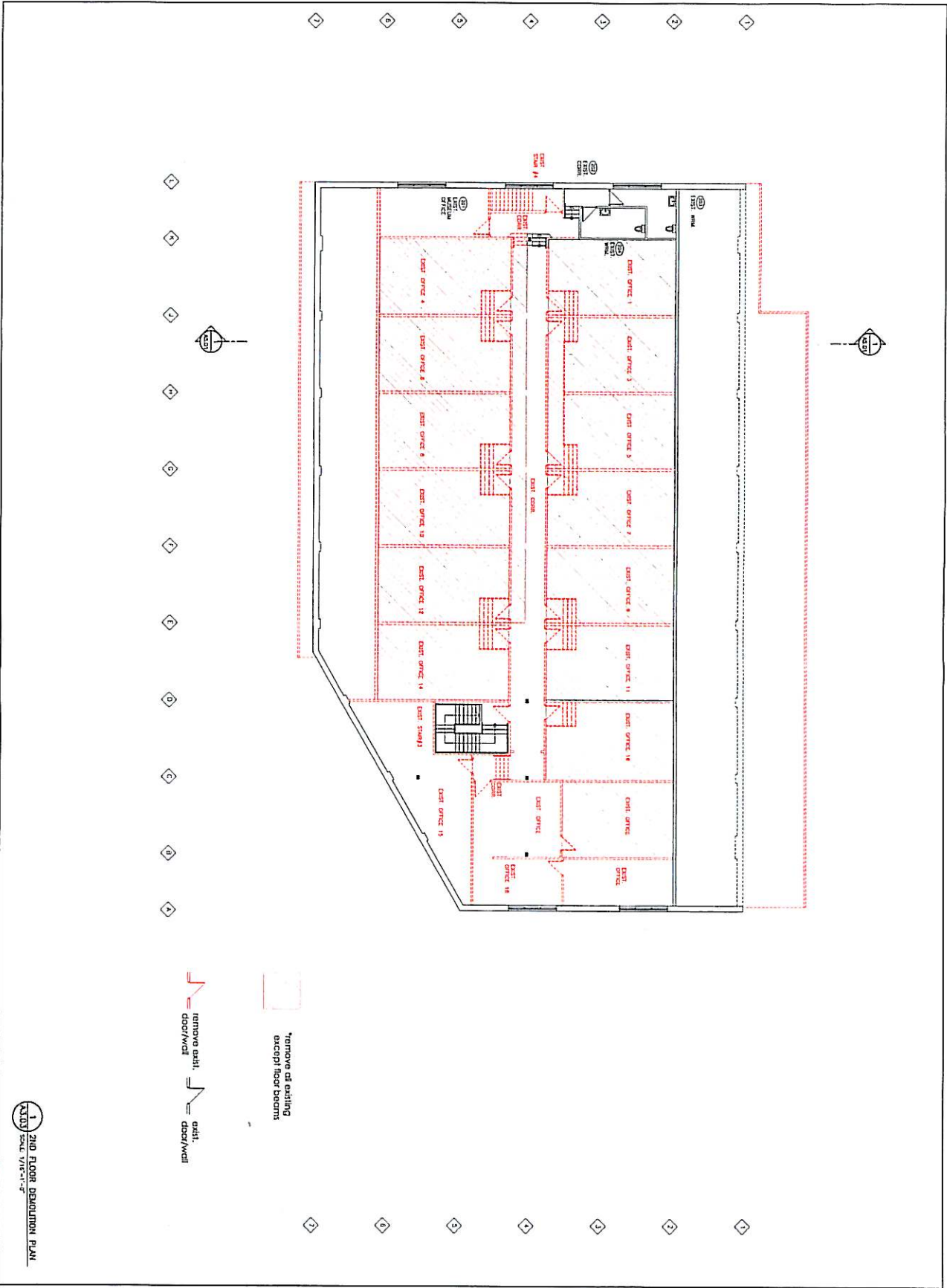
MAIN FLOOR  
 DEMOLITION PLAN

NO.	DATE	BY	DESCRIPTION
1	11-15-11	MM	ISSUED FOR PERMIT
2	11-15-11	MM	ISSUED FOR PERMIT
3	11-15-11	MM	ISSUED FOR PERMIT
4	11-15-11	MM	ISSUED FOR PERMIT
5	11-15-11	MM	ISSUED FOR PERMIT
6	11-15-11	MM	ISSUED FOR PERMIT
7	11-15-11	MM	ISSUED FOR PERMIT
8	11-15-11	MM	ISSUED FOR PERMIT
9	11-15-11	MM	ISSUED FOR PERMIT
10	11-15-11	MM	ISSUED FOR PERMIT



111 HALL STREET  
 KELLOWNA, B.C.  
 V1Y 1S1  
 TEL: 250.860.1111  
 FAX: 250.860.1112  
 WWW.MEIKLEJOHN.COM  
 270 BAKER AVENUE  
 KELLOWNA, B.C.  
 V1Y 1S1  
 TEL: 250.860.1111  
 FAX: 250.860.1112  
 WWW.MEIKLEJOHN.COM





Remove of existing  
except floor beams

Remove exist.  
CORR/WALL

exist.  
CORR/WALL

1 2ND FLOOR DEMOLITION PLAN  
SCALE: 1/8" = 1'-0"





**A3.03**  
 OF  
 2ND FLOOR  
 DEMOLITION PLAN

PROJECT TITLE:  
 RESTORATION TO  
 EXIST. LAUREL  
 PACKING HOUSE

PROJECT LOCATION:  
 1100 BAY STREET, KEOLOWNA BC V1Y 1S4

DRAWING NO.:  
 A3.03

DATE:  
 2024-07-15

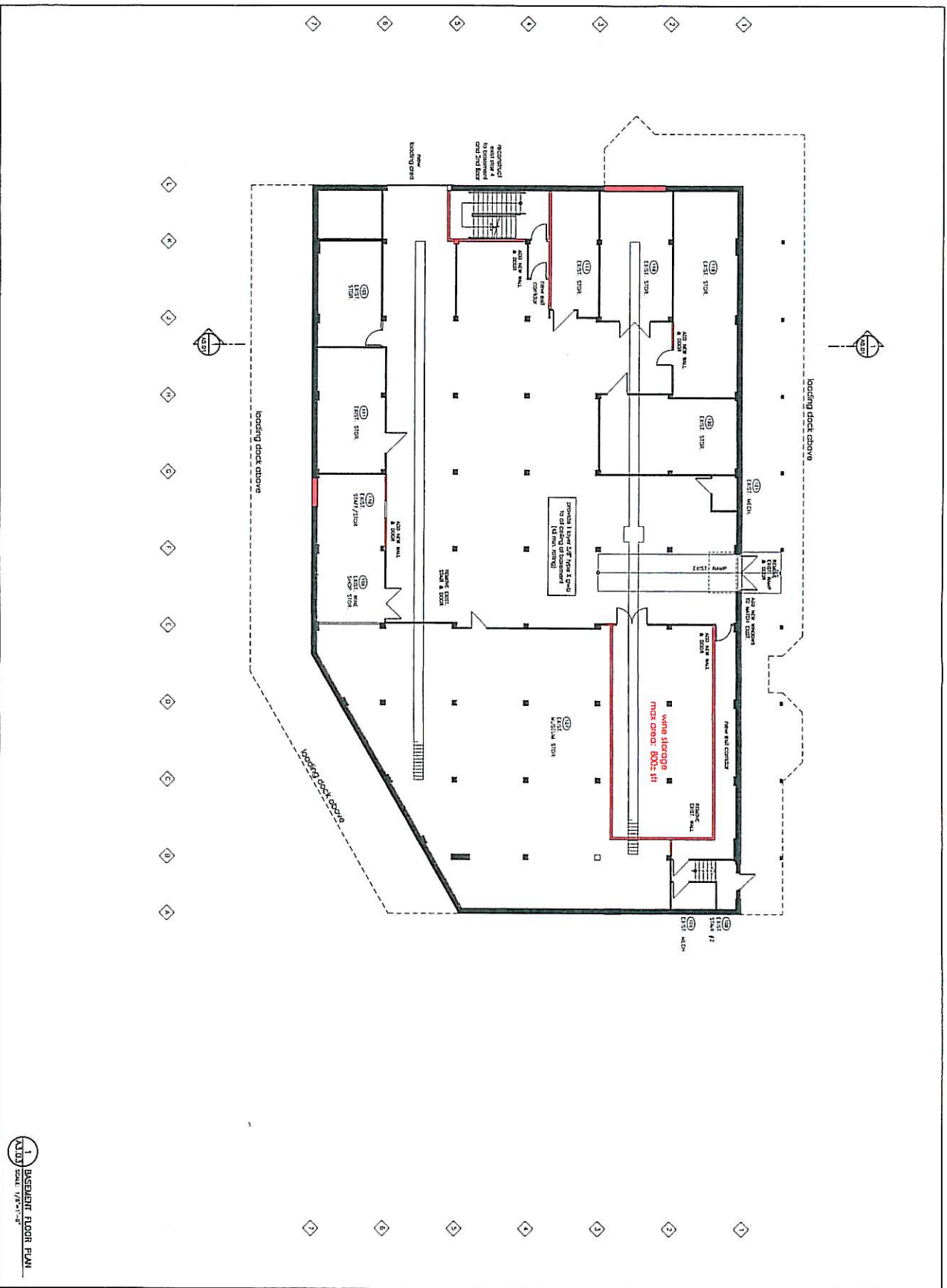
DRAWN BY:  
 J. BROWN

CHECKED BY:  
 M. SMITH

PROJECT MANAGER:  
 S. JONES

ARCHITECT:  
 MEKLEJOHN ARCHITECTS INC.

1100 BAY STREET  
 KEOLOWNA BC V1Y 1S4  
 TEL: 250-860-1111  
 WWW.MEKLEJOHN.COM



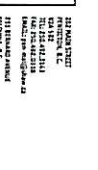
1. BASEMENT FLOOR PLAN  
Scale: 1/8" = 1'-0"

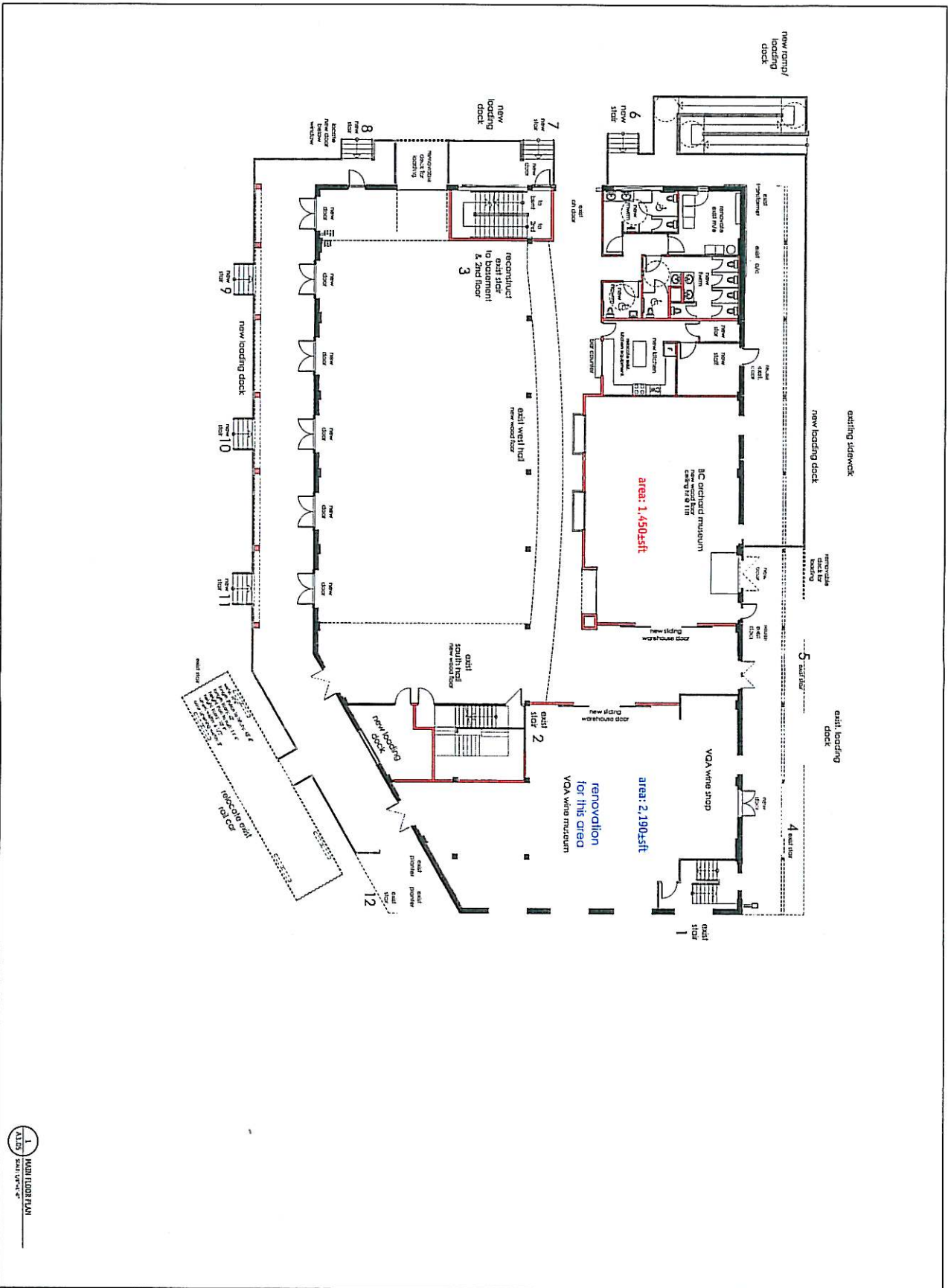
NO.	DATE	DESCRIPTION
1	2023.07.07	ISSUED FOR PERMIT
2	2023.07.07	ISSUED FOR PERMIT
3	2023.07.07	ISSUED FOR PERMIT
4	2023.07.07	ISSUED FOR PERMIT
5	2023.07.07	ISSUED FOR PERMIT
6	2023.07.07	ISSUED FOR PERMIT
7	2023.07.07	ISSUED FOR PERMIT
8	2023.07.07	ISSUED FOR PERMIT
9	2023.07.07	ISSUED FOR PERMIT
10	2023.07.07	ISSUED FOR PERMIT

**A3.04**  
OF

RESTORATION TO EXIST. LABEL PACKING HOUSE

MEIKLEJOHN ARCHITECTS INC.  
1111 BURNHAMTHORPE AVENUE  
SUITE 100  
SCARBOROUGH, ONTARIO M1V 5P6  
TEL: 416-291-1111  
WWW.MEIKLEJOHN.COM





1 MAIN FLOOR PLAN

**A3.05**  
OF -

MAIN FLOOR PLAN

DATE	2008.02.07
BY	MMB, BMB
CHKD	MMB
APPD	MMB
SCALE	AS SHOWN
DRAWN	MMB
CHECKED	MMB
DATE	2008.02.07

**RESTORATION TO  
EXIST. LABREL  
PACKING HOUSE**

1.1841 East Street, Kelowna, B.C. V1Y 1S1

MEIKLEJOHN ARCHITECTS INC.

217 BROADVIEW STREET  
KELOWNA, B.C. V1Y 1S1  
TEL: 250.860.2100  
FAX: 250.860.2101  
WWW.MJARCHITECTS.COM  
EMAIL: info@mjarchitects.com

**City of Kelowna  
Museum  
MUSEUMS**

**MEIKLEJOHN ARCHITECTS INC.**

**MEIKLEJOHN ARCHITECTS INC.**

**MEIKLEJOHN ARCHITECTS INC.**

**MEIKLEJOHN ARCHITECTS INC.**

**MEIKLEJOHN ARCHITECTS INC.**

**MEIKLEJOHN ARCHITECTS INC.**

**MEIKLEJOHN ARCHITECTS INC.**

**MEIKLEJOHN ARCHITECTS INC.**

**MEIKLEJOHN ARCHITECTS INC.**

**MEIKLEJOHN ARCHITECTS INC.**

**MEIKLEJOHN ARCHITECTS INC.**

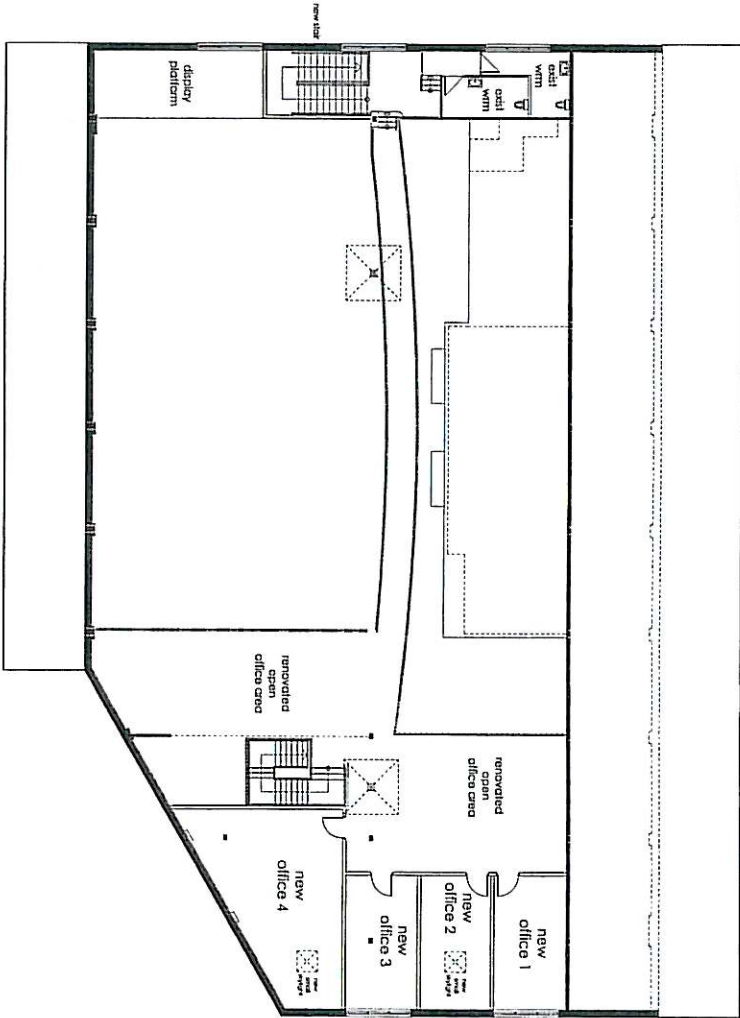
**MEIKLEJOHN ARCHITECTS INC.**

**MEIKLEJOHN ARCHITECTS INC.**

**MEIKLEJOHN ARCHITECTS INC.**

**MEIKLEJOHN ARCHITECTS INC.**

**MEIKLEJOHN ARCHITECTS INC.**



1 2ND FLOOR PLAN  
SCALE: 1/8" = 1'-0"

THE ARCHITECT  
MEIKLEJOHN ARCHITECTS, INC.  
223 BROADWAY, SUITE 200  
NEW YORK, N.Y. 10038  
TEL: 212 512 2200  
FAX: 212 512 2201  
WWW.MEIKLEJOHN.COM

m+m  
MEIKLEJOHN ARCHITECTS, INC.

Kelowna Museums  
1000 West 10th Street  
Kelowna, BC V1Y 9V6



Legend

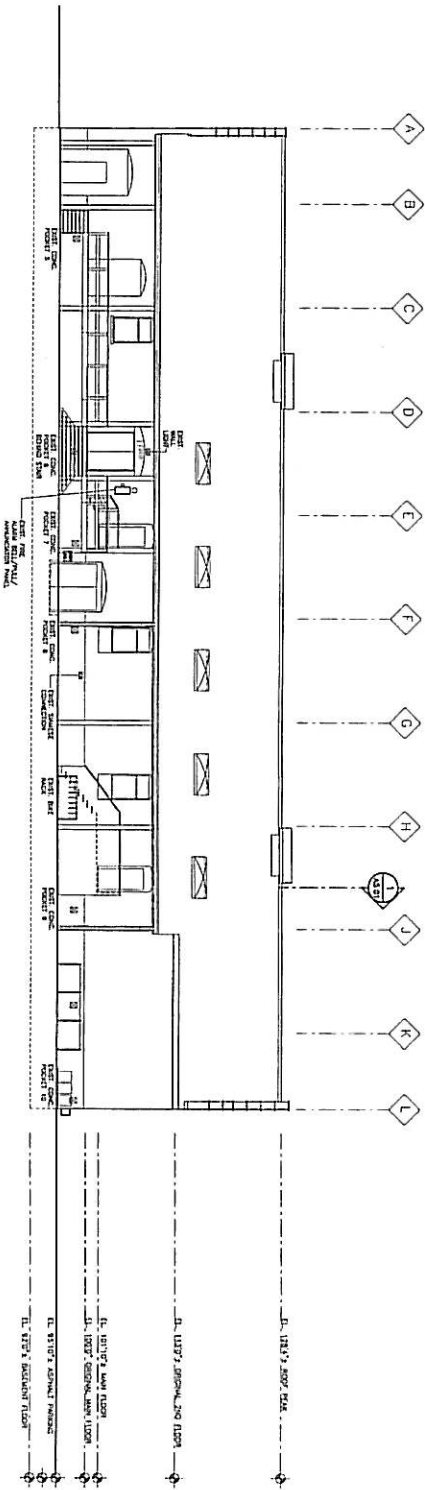
Symbol	Description
[Symbol]	Existing Structure
[Symbol]	Proposed Structure
[Symbol]	Proposed Renovation
[Symbol]	Proposed Addition
[Symbol]	Proposed Deletion
[Symbol]	Proposed Elevation
[Symbol]	Proposed Foundation
[Symbol]	Proposed Mechanical
[Symbol]	Proposed Electrical
[Symbol]	Proposed Plumbing
[Symbol]	Proposed Fire Protection
[Symbol]	Proposed Security
[Symbol]	Proposed Accessibility
[Symbol]	Proposed Landscaping
[Symbol]	Proposed Site Work
[Symbol]	Proposed Other

A3.06  
OF

RESTORATION TO  
EXIST. LAUREL  
PACKING HOUSE

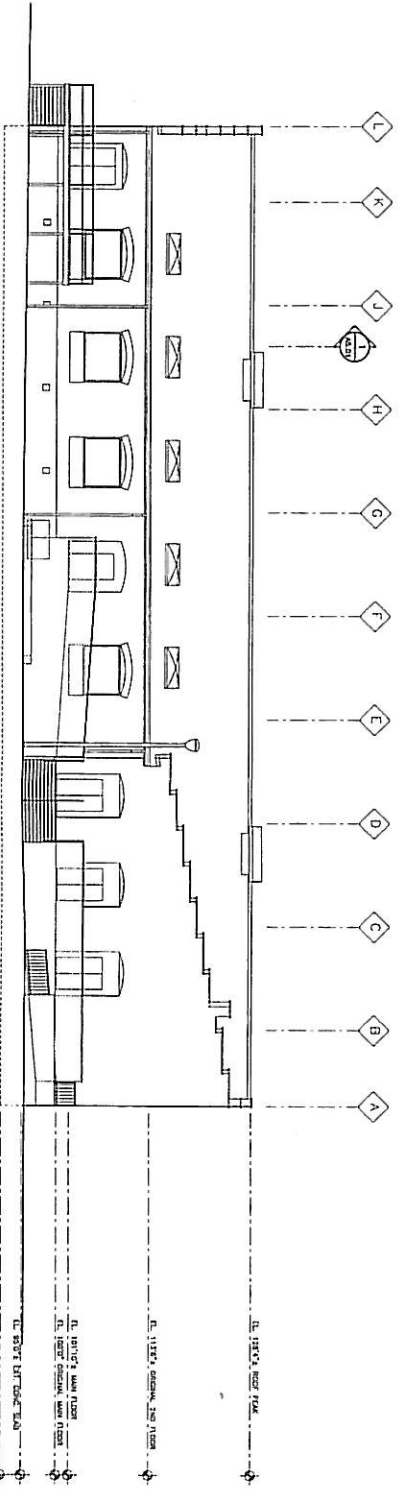
Project Information

Project Name	RESTORATION TO EXIST. LAUREL PACKING HOUSE
Project Number	A3.06
Project Date	11/15/2011
Project Location	1000 West 10th Street, Kelowna, BC V1Y 9V6
Project Owner	City of Kelowna
Project Architect	Meiklejohn Architects Inc.
Project Designer	Meiklejohn Architects Inc.
Project Engineer	Meiklejohn Architects Inc.
Project Contractor	Meiklejohn Architects Inc.
Project Consultant	Meiklejohn Architects Inc.
Project Specialist	Meiklejohn Architects Inc.
Project Coordinator	Meiklejohn Architects Inc.
Project Manager	Meiklejohn Architects Inc.
Project Assistant	Meiklejohn Architects Inc.
Project Secretary	Meiklejohn Architects Inc.
Project Receptionist	Meiklejohn Architects Inc.
Project Cleaner	Meiklejohn Architects Inc.
Project Janitor	Meiklejohn Architects Inc.
Project Security Guard	Meiklejohn Architects Inc.
Project Maintenance	Meiklejohn Architects Inc.
Project Landscaper	Meiklejohn Architects Inc.
Project Electrician	Meiklejohn Architects Inc.
Project Plumber	Meiklejohn Architects Inc.
Project Fire Alarm	Meiklejohn Architects Inc.
Project Security System	Meiklejohn Architects Inc.
Project Accessibility	Meiklejohn Architects Inc.
Project Landscaping	Meiklejohn Architects Inc.
Project Site Work	Meiklejohn Architects Inc.
Project Other	Meiklejohn Architects Inc.



1 NORTH ELEVATION  
A4.01 SCALE: 1/8"=1'-0"

1. 128'11" 2ND FLOOR  
 2. 133'7" 2ND FLOOR  
 3. 138'3" 2ND FLOOR  
 4. 142'9" 2ND FLOOR  
 5. 147'5" 2ND FLOOR  
 6. 152'1" 2ND FLOOR  
 7. 156'7" 2ND FLOOR  
 8. 161'3" 2ND FLOOR  
 9. 165'9" 2ND FLOOR  
 10. 170'5" 2ND FLOOR  
 11. 175'1" 2ND FLOOR  
 12. 179'7" 2ND FLOOR



2 SOUTH ELEVATION  
A4.01 SCALE: 1/8"=1'-0"

1. 128'11" 2ND FLOOR  
 2. 133'7" 2ND FLOOR  
 3. 138'3" 2ND FLOOR  
 4. 142'9" 2ND FLOOR  
 5. 147'5" 2ND FLOOR  
 6. 152'1" 2ND FLOOR  
 7. 156'7" 2ND FLOOR  
 8. 161'3" 2ND FLOOR  
 9. 165'9" 2ND FLOOR  
 10. 170'5" 2ND FLOOR  
 11. 175'1" 2ND FLOOR  
 12. 179'7" 2ND FLOOR

MEIKLEJOHN ARCHITECTS INC.  
 1000 BROADWAY  
 SUITE 1000  
 WILSONVILLE, OR 97148  
 TEL: 503.535.1100  
 FAX: 503.535.1101  
 WWW: MEIKLEJOHN.COM

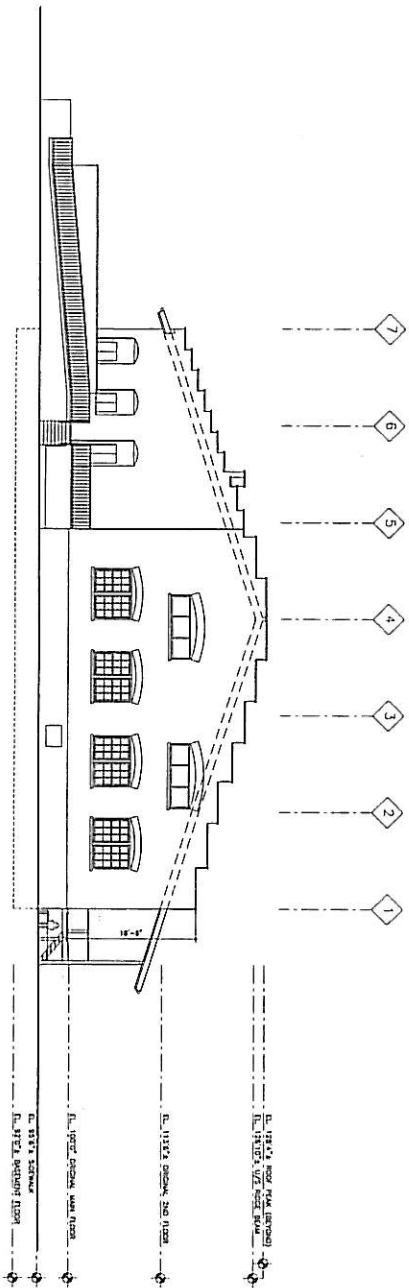
m+m  
 MEIKLEJOHN ARCHITECTS INC.



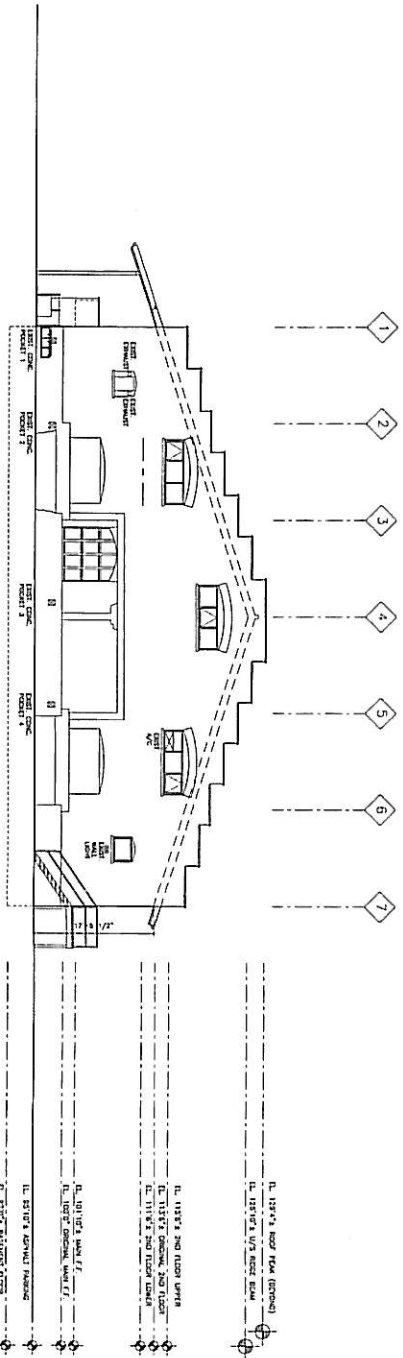
NO.	DATE	DESCRIPTION
1	2011.01.11	ISSUED FOR PERMIT
2	2011.01.11	ISSUED FOR PERMIT
3	2011.01.11	ISSUED FOR PERMIT
4	2011.01.11	ISSUED FOR PERMIT
5	2011.01.11	ISSUED FOR PERMIT
6	2011.01.11	ISSUED FOR PERMIT
7	2011.01.11	ISSUED FOR PERMIT
8	2011.01.11	ISSUED FOR PERMIT
9	2011.01.11	ISSUED FOR PERMIT
10	2011.01.11	ISSUED FOR PERMIT

RESTORATION TO EXIST. LAUREL PACKING HOUSE  
 PROJECT NO. A4.01  
 1. 128'11" 2ND FLOOR  
 2. 133'7" 2ND FLOOR  
 3. 138'3" 2ND FLOOR  
 4. 142'9" 2ND FLOOR  
 5. 147'5" 2ND FLOOR  
 6. 152'1" 2ND FLOOR  
 7. 156'7" 2ND FLOOR  
 8. 161'3" 2ND FLOOR  
 9. 165'9" 2ND FLOOR  
 10. 170'5" 2ND FLOOR  
 11. 175'1" 2ND FLOOR  
 12. 179'7" 2ND FLOOR

A4.01 OF  
 EXISTING BUILDING EXTERIOR ELEVATIONS



1 EAST ELEVATION  
SCALE: 1/8"=1'-0"



2 WEST ELEVATION  
SCALE: 1/8"=1'-0"

MEIKLEJOHN ARCHITECTS INC.  
212 BARKER AVENUE  
KELLOWNA, BC V1A 2S4  
TEL: 250.863.8222  
FAX: 250.863.8223  
WWW.MEIKLEJOHN.COM

m+m  
MEIKLEJOHN ARCHITECTS INC.

Kelowna Museums  
MUSEUMS OF THE SHANAHAN DISTRICT



Project Name: RESTORATION TO EXIST. LAUREL PACKING HOUSE  
Project No: A4.02

NO.	REVISION	DATE
1	ISSUED FOR PERMIT	2014.03.10
2	ISSUED FOR PERMIT	2014.03.10
3	ISSUED FOR PERMIT	2014.03.10
4	ISSUED FOR PERMIT	2014.03.10
5	ISSUED FOR PERMIT	2014.03.10
6	ISSUED FOR PERMIT	2014.03.10
7	ISSUED FOR PERMIT	2014.03.10
8	ISSUED FOR PERMIT	2014.03.10
9	ISSUED FOR PERMIT	2014.03.10
10	ISSUED FOR PERMIT	2014.03.10

A4.02 OF.

EXISTING BUILDING EXTERIOR ELEVATIONS

NO.	REVISION	DATE
1	ISSUED FOR PERMIT	2014.03.10
2	ISSUED FOR PERMIT	2014.03.10
3	ISSUED FOR PERMIT	2014.03.10
4	ISSUED FOR PERMIT	2014.03.10
5	ISSUED FOR PERMIT	2014.03.10
6	ISSUED FOR PERMIT	2014.03.10
7	ISSUED FOR PERMIT	2014.03.10
8	ISSUED FOR PERMIT	2014.03.10
9	ISSUED FOR PERMIT	2014.03.10
10	ISSUED FOR PERMIT	2014.03.10

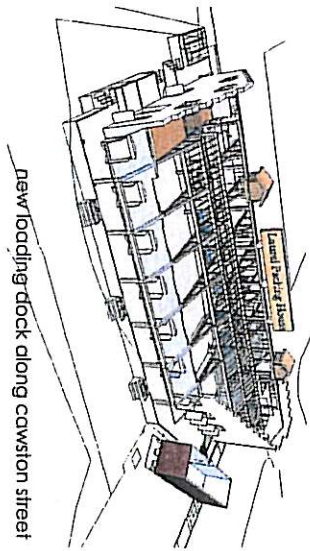
**SCHEDULE**

**B**

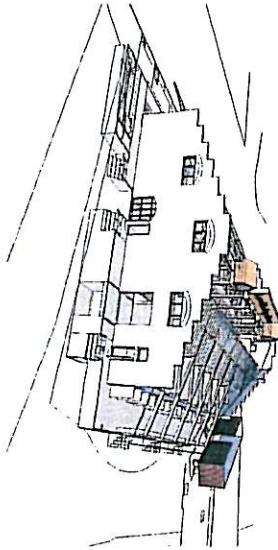
This forms part of development

Permit # **HAP09-0062**

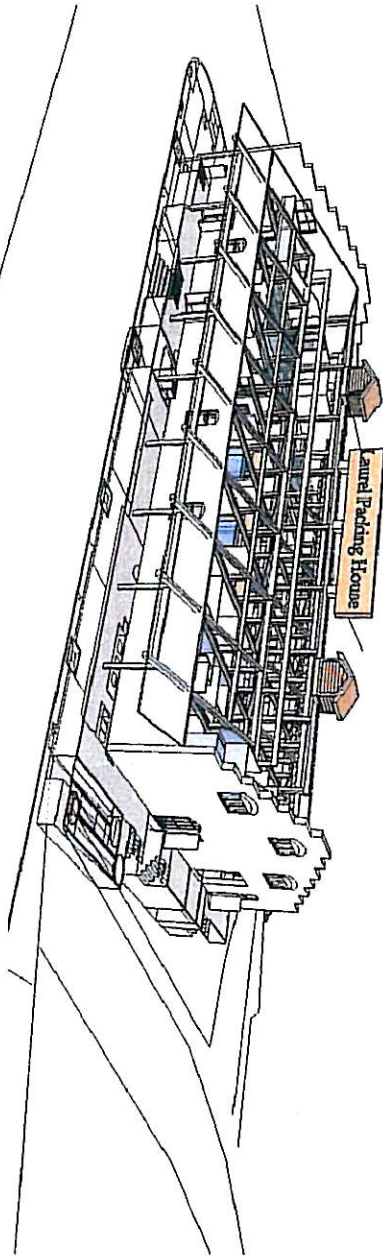
*\* Roof top signage not included as part of HAP09-0062 \**



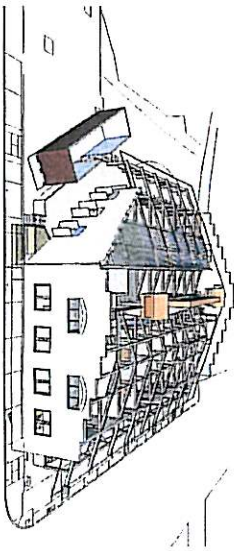
new loading dock along cowston street



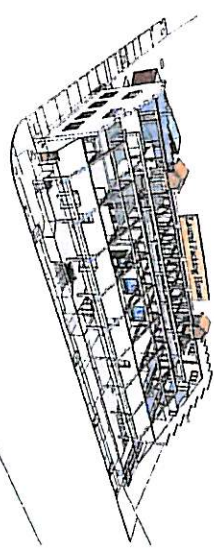
new loading dock/  
h/c ramp  
along ellis street  
existing loading area  
remain



aerial view



new loading dock/roll car along ellis street



new loading dock along cowston street

224 SOUTH STREET  
ANN ARBOR, MI 48106  
TEL: 734.261.4111  
FAX: 734.261.4112  
WWW.M+MA.COM

**m+m a**  
MEIKLEJOHN ARCHITECTS INC.

**Kelowna Museums**  
1000 BROADWAY  
KELOWNA BC V1Y 9V6  
TEL: 250.860.2200  
FAX: 250.860.2202  
WWW.KELOWNAMUSEUMS.COM



Copyright Reserved. This plan and design is the property of Meiklejohn Architects Inc. and is not to be used for any other project without the written consent of Meiklejohn Architects Inc.

NO.	DATE	DESCRIPTION
1	2009.03.27	ISSUED FOR PERMIT
2	2009.04.02	ISSUED FOR PERMIT
3	2009.04.02	ISSUED FOR PERMIT
4	2009.04.02	ISSUED FOR PERMIT
5	2009.04.02	ISSUED FOR PERMIT
6	2009.04.02	ISSUED FOR PERMIT
7	2009.04.02	ISSUED FOR PERMIT
8	2009.04.02	ISSUED FOR PERMIT
9	2009.04.02	ISSUED FOR PERMIT
10	2009.04.02	ISSUED FOR PERMIT

Project Title  
**RESTORATION TO  
EXIST. LAUREL  
PACKING HOUSE**

Sheet No.  
**A4.03**

DATE PLOTTED  
2009.04.02

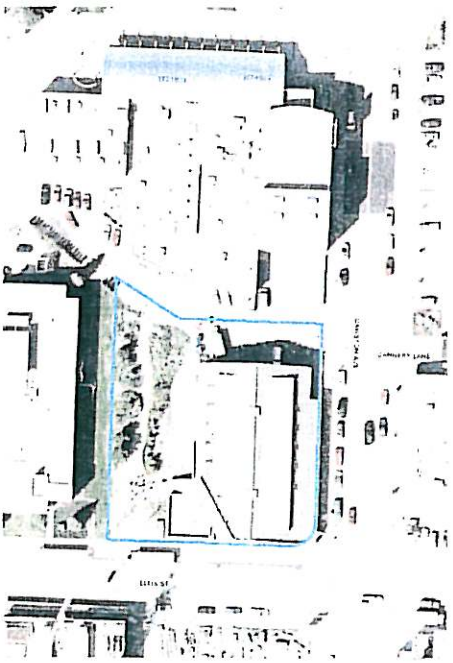
PROJECT TITLE  
NEW DOCKING AREA



streetscape of front along cwvstion ave



paved parking next to rotary art centre



landscape area at back of building



landscape planter along ellis street



existing trees along ellis street/back of building

1111 BROAD STREET  
 KELLOWNA, B.C.  
 TEL: 250-868-3111  
 FAX: 250-868-3113  
 WWW.MEIKLEJOHN.COM  
 1111 BROAD STREET  
 KELLOWNA, B.C.  
 TEL: 250-868-3111  
 FAX: 250-868-3113  
 WWW.MEIKLEJOHN.COM

m+m  
 MEIKLEJOHN ARCHITECTS INC.

Kelowna  
 Museums  
 RESTORATION TO  
 EXIST. LAUREL  
 PACKING HOUSE



Project Name: RESTORATION TO EXIST. LAUREL PACKING HOUSE  
 Project Number: A202 OF

NO.	DATE	DESCRIPTION
1	2011-01-11	Issue for client review
2	2011-01-11	Issue for client review
3	2011-01-11	Issue for client review
4	2011-01-11	Issue for client review
5	2011-01-11	Issue for client review
6	2011-01-11	Issue for client review
7	2011-01-11	Issue for client review
8	2011-01-11	Issue for client review
9	2011-01-11	Issue for client review
10	2011-01-11	Issue for client review

A202 OF

LANDSCAPE PHOTOS

NO.	DATE	DESCRIPTION
1	2011-01-11	Issue for client review
2	2011-01-11	Issue for client review
3	2011-01-11	Issue for client review
4	2011-01-11	Issue for client review
5	2011-01-11	Issue for client review
6	2011-01-11	Issue for client review
7	2011-01-11	Issue for client review
8	2011-01-11	Issue for client review
9	2011-01-11	Issue for client review
10	2011-01-11	Issue for client review



HOME Search

## Heritage Building

### Heritage Building Information



**Kid:** 362448 **Plan:** 42511 **Lot:** 1 **Block:**  
[Map](#)  
**Civic Address:** 1304 Ellis St  
**Neighbourhood:** Downtown  
**Building Name:** BC Growers Packing House  
**Conservation Area:** no  
**Date Built:** 1918  
**Status:** Active

#### Historical Significance:

One of the earliest remaining fruit-packing buildings. The building has been restored and houses a museum related to its original function. The alterations reflect the changes over the years in fruit handling and storage.

#### History:

Byron McDonald, who came to Kelowna in 1907 as manager of Kelowna Farmers' Exchange, established an independent shipping house, B.C. Growers Ltd., in 1913. The company sold in 1923 during the movement to consolidate the shipping firms, and the building came into the hands of Kelowna Growers Exchange. By 1935 owner was the Crown Fruit Company; during WWII the Laurel Cooperative Union took over and operated it until the 1970s. In 1980s building was converted to an arts facility and orchard/wine museum.

#### Architectural Significance:

Very good brick industrial building with an unusual stepped gable. Built by Ward & Baldock.

#### Style / Character:

First quarter of the 20th century brick industrial building with some period details: stepped gable, arched window openings. brick lends the structure an air of permanence.

#### Design Features:

Long 2 storey industrial building with a raised full length shed-roofed service area. The building is angled to accommodate the railway track. Steeped gable obscures the roofline. Clerestorey on the north (typical in industrial buildings). long spans create large open areas inside for storage and processing.

#### Architect:

unknown

#### Builder:

Ward & Baldock / J. Harris

#### Building Construction:

brick walls, timber frame

#### Foundation Construction:

concrete

#### Stories:

2

#### Roof Type:

shed, separate shed roof on the siding

#### Window types:

DH 6/6 in groups of 2 on 1st storey, awning sash on 2nd storey in groups of 3

#### Exterior Wall Material:

brick

#### Original Wall Material:

brick

#### Exterior Wall Color:

red brick

#### Landscape Features:

concrete sidewalk around front and right side, trees and flowers on left, parking at rear

#### Associated Buildings:

none

#### Alterations Documented:

1938 cold storage; 1941 cover over unloading doors; 1945 extension of platform; 1960 ramp to first floor, and to basement, and enlarge existing door; 1983

numerous alterations [STREET FILES]

**Alterations Observed:**

converted into museum 1983, some windows bricked over, general upgrading and many minor alterations.

**Site Context:**

Set amid a commercial/light industrial block in the downtown.

**Source:**

STREET FILES; KHRI.

**Additional Notes and Comments:**

**Updates:**

**History Recorder Name:**

David Dendy

**Date Recorded:**

1997-09-03

**Field Recorder Name:**

Leigh-Ann Carter

**Date Recorded:**

1997-08-01

**Photographer:**

Leigh-Ann Carter

**Date Photographed:**

1997-08-01

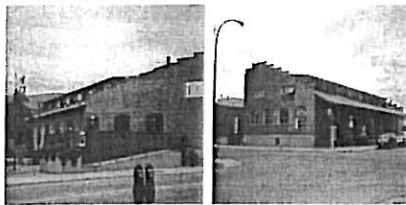
**Photo Reference:**

CD6.116-118

**Main Photo File:**



**Additional Photos:**



**CRHP Inventory:**

[Click Here](#)



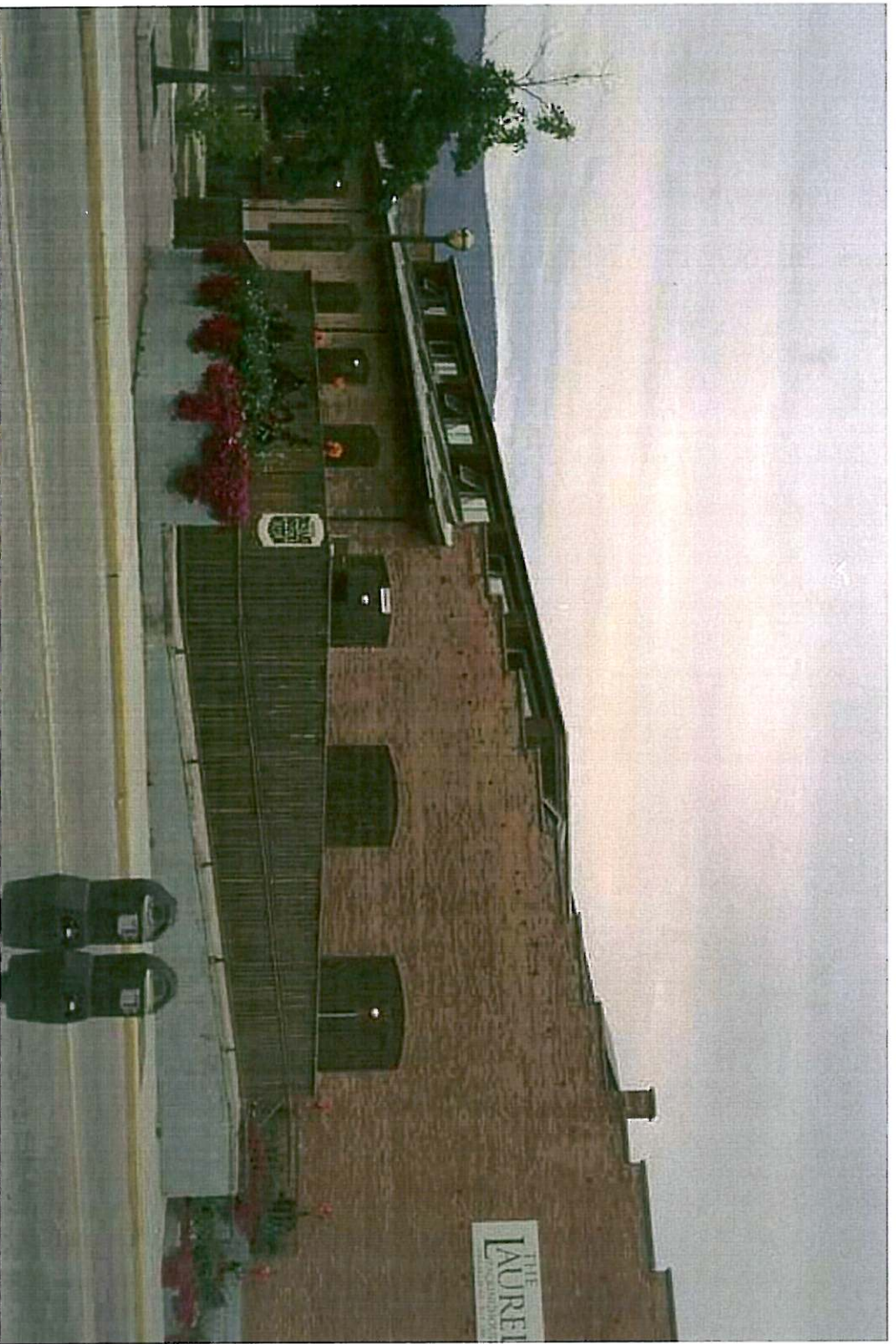


# Heritage Building



[http://kelintranetd/heritage\\_buildings/scripts/hb005.cfm?photo\\_file=img0116i.jpg&photo\\_size=L](http://kelintranetd/heritage_buildings/scripts/hb005.cfm?photo_file=img0116i.jpg&photo_size=L)

# Heritage Building



## Heritage Building



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

---

**Date:** February 25, 2009  
**File No.:** HAP09-0002

**To:** Land Use Management Department (AW)

**From:** Development Engineering Manager (SM)

**Subject:** Heritage Alteration Permit                      1304 Ellis St.                      Lot 1 PL. 42511

---

Development Engineering Services has the following requirements associated with this application.

1.     Domestic Water and Fire Protection

- (a)     This property is currently serviced with a 50mm-diameter copper water service and a 150mm CI service. The developer's consulting mechanical engineer will determine the domestic and fire protection requirements of this proposed development and establish hydrant requirements and service needs.
- (b)     Only one service is permitted per lot. If any road excavations is to take place one of the services shall be decommissioned at the applicants cost.

2.     Sanitary Sewer

This property is currently serviced with two 100mm-diameter sanitary sewer services. Only one service is permitted per lot. If any road excavations is to take place, one of the services shall be decommissioned at the applicants cost. Inspection Chambers will be required on the existing services. Service upgrades can be provided by the City at the applicant's cost.

**The applicant will be required to sign a Third Party Work Order for the cost of the service upgrade.** For estimate, inquiry's please contact Derek Corning at 250-469-8568

3.     Site Related Issues

Adequate off-street parking must be provided

---

Steve Muenz, P. Eng.  
Development Engineering Manager  
DC