

Heritage Advisory Committee

AGENDA



Thursday, September 15, 2016
12:00 pm
Veendam Conference Room
2nd Floor, City Hall, 1435 Water Street

Pages

1. Call to Order

THE CHAIR WILL CALL THE HEARING TO ORDER:

- (a) The purpose of this Meeting is to consider certain Development Applications as noted on this meeting Agenda.
- (b) The Reports to Committee concerning the subject development applications are available on the City's website at www.kelowna.ca.
- (c) All representations to the Heritage Advisory Committee form part of the public record.
- (d) As an Advisory Committee of Council, the Heritage Advisory Committee will make a recommendation of support or non-support for each application as part of the public process. City Council will consider the application at a future date and, depending on the nature of the file, will make a decision.

2. Applications for Consideration

2.1 1989 Abbott Street, HAP16-0011 - Barry & Julianne Jessup

3 - 16

To consider the form and character and an addition to an existing single-family dwelling and a new accessory building on the subject property within the Heritage Conservation Area.

2.2 4193 Gordon Drive, HRA16-0002 - Colin Gifford Magnus Thomson

17 - 32

To consider a Heritage Revitalization Agreement to allow a proposed Carriage House on a Heritage Registered property.

3. Update - Council Decisions

A brief update from previous applications to be provided.

4. Next Meeting

October 20, 2016

5. Termination of Meeting

REPORT TO COMMITTEE



Date: September 15, 2016

RIM No. 0940-60

To: Heritage Advisory Committee

From: Community Planning Department (LK)

Application: HAP16-0011 **Owner:** Barry & Julianne Jessup

Address: 1989 Abbott Street **Applicant:** Fine Home 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 form and character and an addition to an existing single family dwelling and a new accessory building on the subject property within the Heritage Conservation Area.

2.0 Proposal

2.1 Background

The subject property is located within the Abbott Street Conservation area, but is not included on the Heritage Register. The Abbott Street Heritage Area Conservation Guidelines identify the dominant style of the block as 'Late Vernacular Cottage' on the east side of Abbott Street and 'Late Arts & Crafts' on the west side of Abbott Street. The subject property is located on the east side of the street and is within the 'Late Vernacular Cottage' style.

The proposal seeks to add a second storey addition to the rear of the existing cottage, a small addition on the south side of the cottage and a new covered entry at the front of the cottage. In doing so, the existing building will be relocated 1.83 m (6'-0") closer to the front property line. A detached accessory building is also proposed for the rear yard with access from the lane.

The existing house footprint is 107.40 m² (1156 sq ft), and will be increased by 18.95 m² (204 sq ft) on the main floor. A new covered deck area will add an additional 29 m² (312 sq ft) of area.

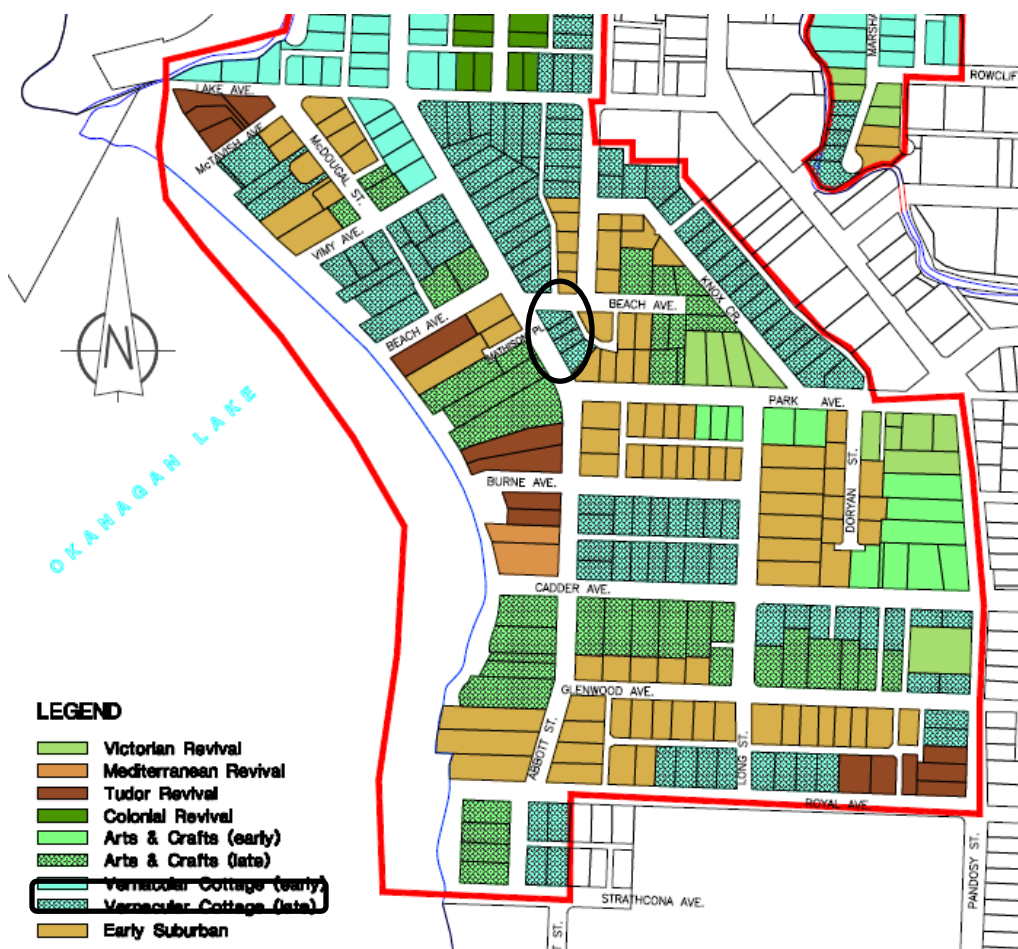
The second storey addition proposes 60 m² (645 sq ft) of floor area added for a new master bedroom with ensuite and a second bedroom and bathroom.

The main floor will undergo renovations to accommodate the new front entry, sunroom on the south side and a bump out and entry on the north side of the building. A new covered deck extends along the south side of the house and surrounding the sunroom on three sides. This area will provide a private amenity area for the dwelling along with a large front yard.

The exterior façade will be updated to colours from the Benjamin Moore Historial colour palette which includes 'Harris Grey' for the stucco, 'Oxford Ivory' for the trim with 'Edwardian Pewter' accents. The mature trees at the front of the property will be maintained. The sidewalk and affected landscaping will be replaced and updated.

2.2 Site Context

The subject property is located on the east side of Abbott Street within the Abbott Street Heritage Conservation Area, but is not listed on the Heritage Register. The property is zoned RU1 - Large Lot housing as is designated as S2RES - Single / Two Unit Residential in the Official Community Plan. The building is one of four 'Campbell Cottages' on the block. No further historical information was found.



Report prepared by:

Lydia Korolchuk, Planner

Approved for Inclusion:



Terry Barton, Urban Planning Manager

Attachments:

Schedule A - Heritage Guidelines

Applicant Rationale

Plans & Elevations

Site Photos

SCHEDULE A - Heritage Guidelines



Subject: HAP16-0011, 1989 Abbott Street

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?	✓		
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?	✓		

HERITAGE CONSERVATION AREA	YES	NO	N/A
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

- 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

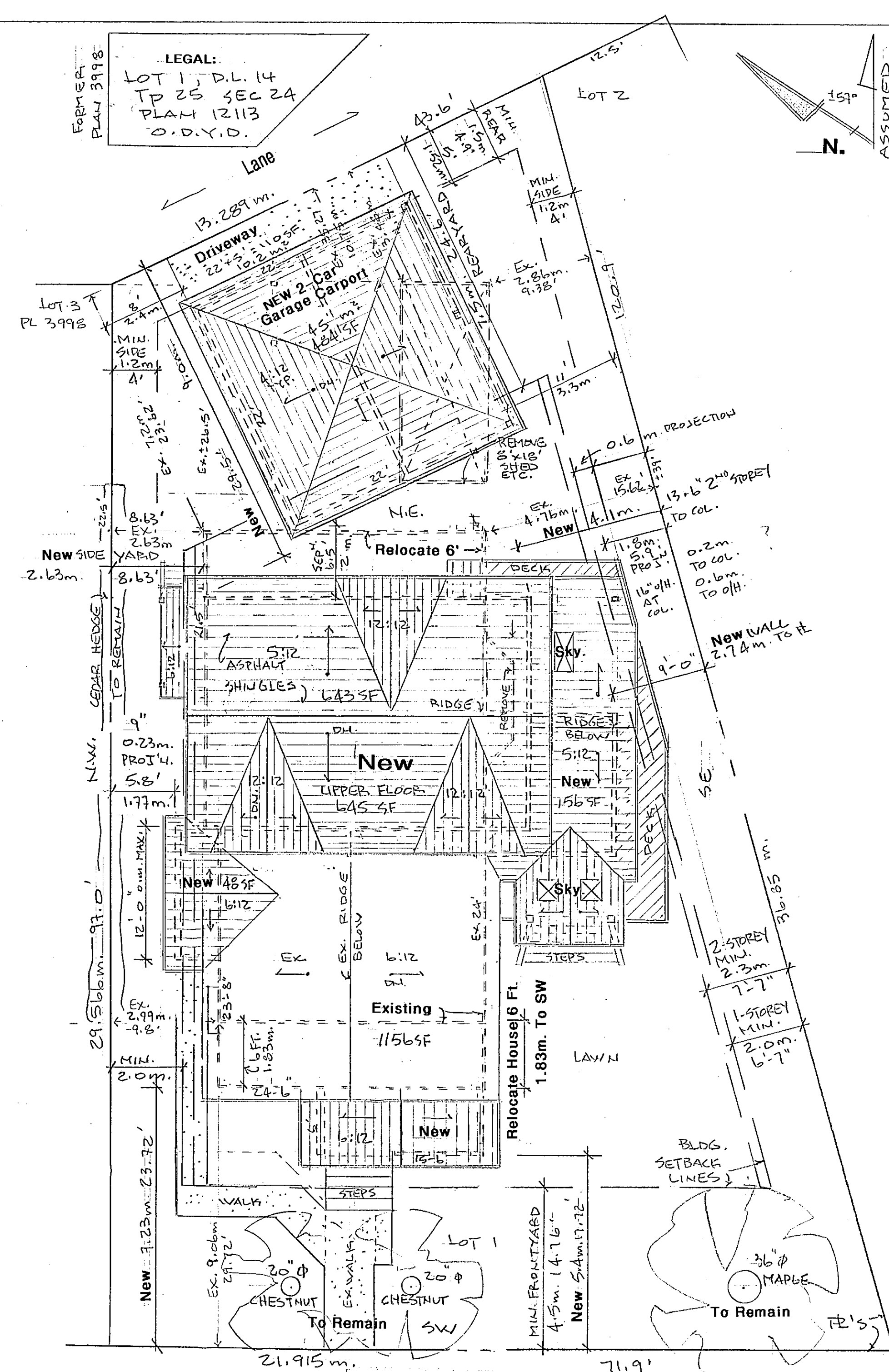
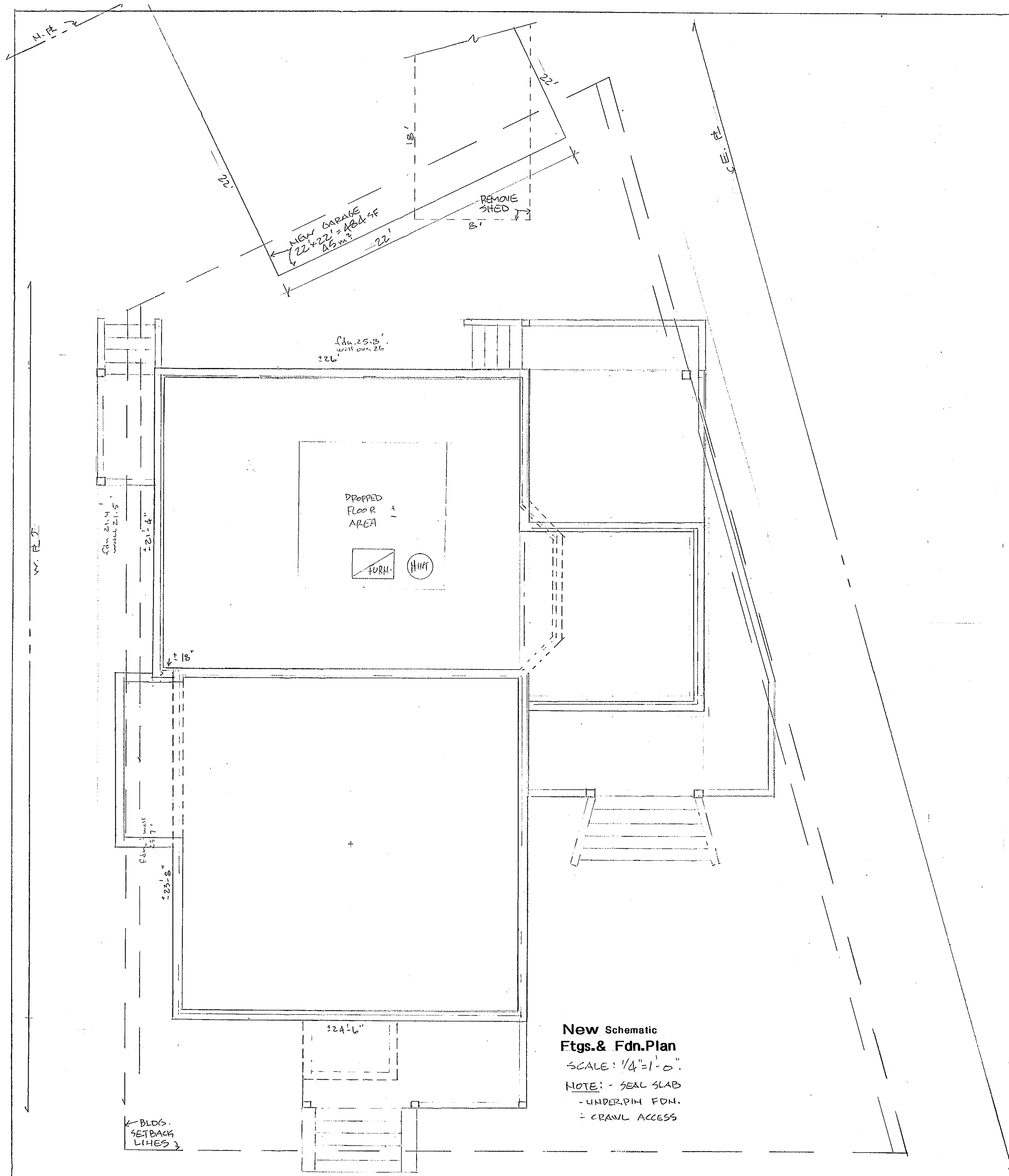
Letter of Rationale

The rationale for the project is to add liveability (floor area) to the very modest house (1156 sq. ft.) without changing the character of the existing house from the street.

Although no historical record has yet been attained for this building, it is commonly referred to as one of the four “Campbell” cottages on Abbott Street, due to the very modest size of the buildings. This project will retain the appearance of the four cottages on this block, as opposed to the demolition and rebuilding of a new house, most likely without the patina and quaintness of the original cottage.

Retaining the original house is not only cost effective but also maintains the heritage character of the area.

Similarly, retaining the mature landscaping helps maintain the character of the Heritage Conservation Area.



Zoning: RU1 LARGE LOT HOUSING

USES: SINGLE DWELLING HOUSE + GARAGE
 SUBDIVISION REGS.: EXIST. CONFORMING - LOT WIDTH 21.915m.
 LOT DEPTH 36.85m, LOT AREA 563.35m²
 DEV. REGS.: LOT COV. - BLDGS. 1844 SF 171.3m² 30.4%
 " " DRIVEWAY + BLDGS 1754 SF 181.5m² 32.2%
 BLDG. HT 7.41m. 2-STORIES (GARAGE 3.35m)
 SITINGS: HOUSE FRONTYARD 5.4m, NW SIDEYARD 2.63m
 SE SIDEYARD 2.74m, REARYARD 9.0m
 GARAGE REARYARD 1.52m 5', NW SIDE 2.4m. 8',
 SE SIDE 3.35m. 11' AND SEPARATION TO HSE. 2m. 6.5'
 OTHER REGS.: SEC. 6 ACCESSORY BLDG. 45m², YARD PROT. 0.6m.
 SEC. 7 MAX FENCE HT. 2.0m.
 SEC. 8 PARKING - 2 STALLS PROVIDED 3 x 6m. EA.
 ④ NW FDN. PROT. 0.23m. TO 1.77m. TO FL. X 3.65m. (12') LENGTH.
 ⑤ NE OVERHANGS PROT. 0.6m. (MAX.)

- Conforming -

Roof & Site Plan
 SCALE: 1/8" = 1'-0"
 LOT AREA: 6064 SF 0.14 AC.
 56335 m² 0.056 HA.

Jessup House Addition & Garage

1899 Abbott Street, Kelowna, B.C. V1Y 1C2

SCALE: AS SHOWN

Date: August 4, 2016

HAP Set

DWG. No.

1 -

OF 3

Peter J. Chataway, B.Sc., P.Arch.

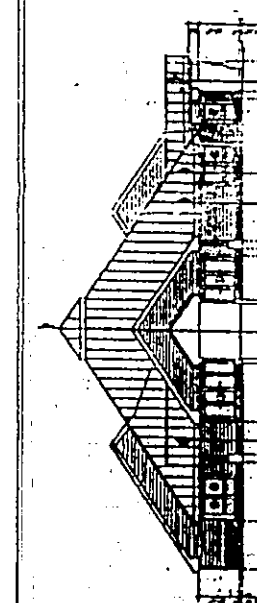
HOUSE PLANS AND DESIGN 368 CADDEN AVE.

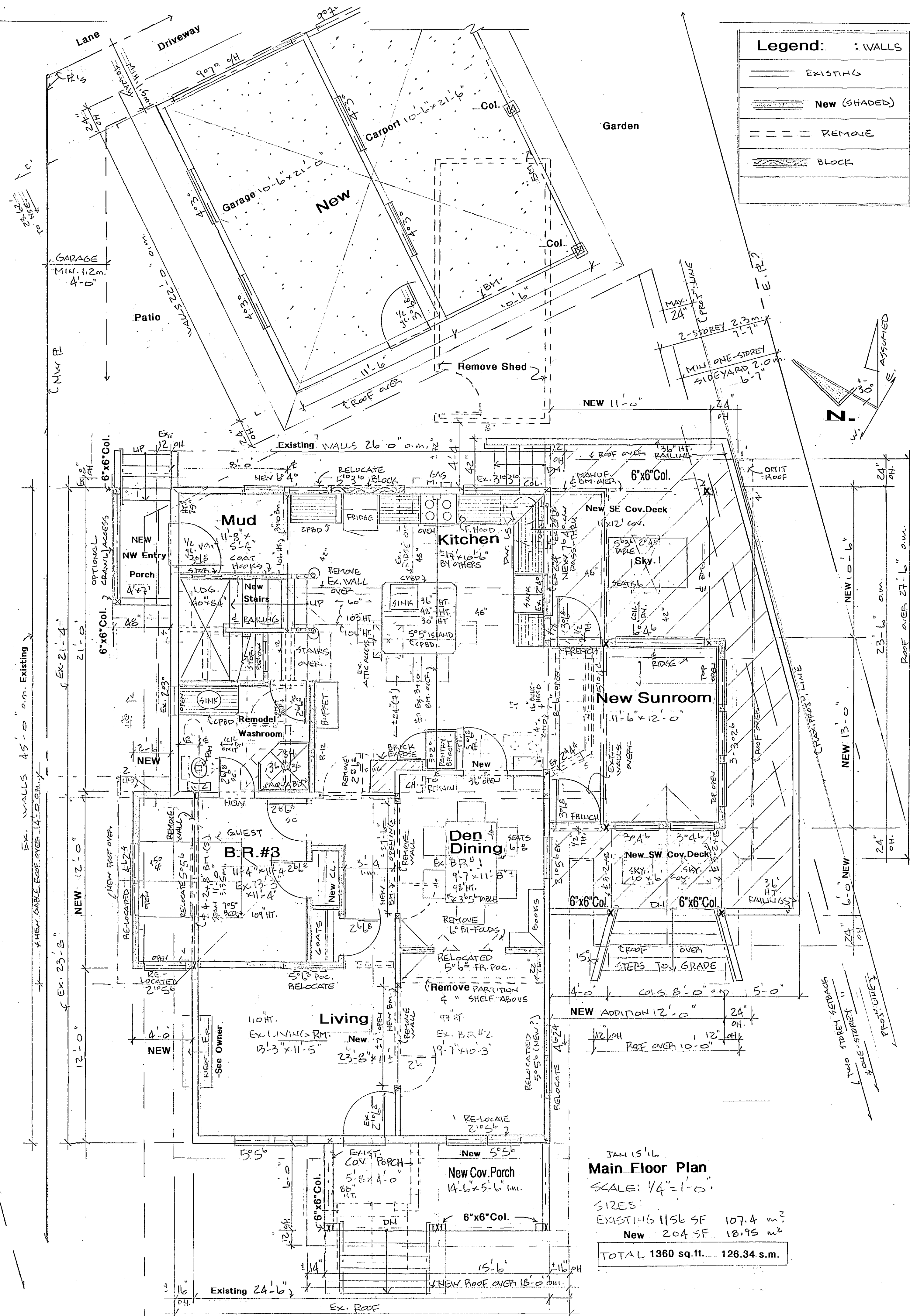
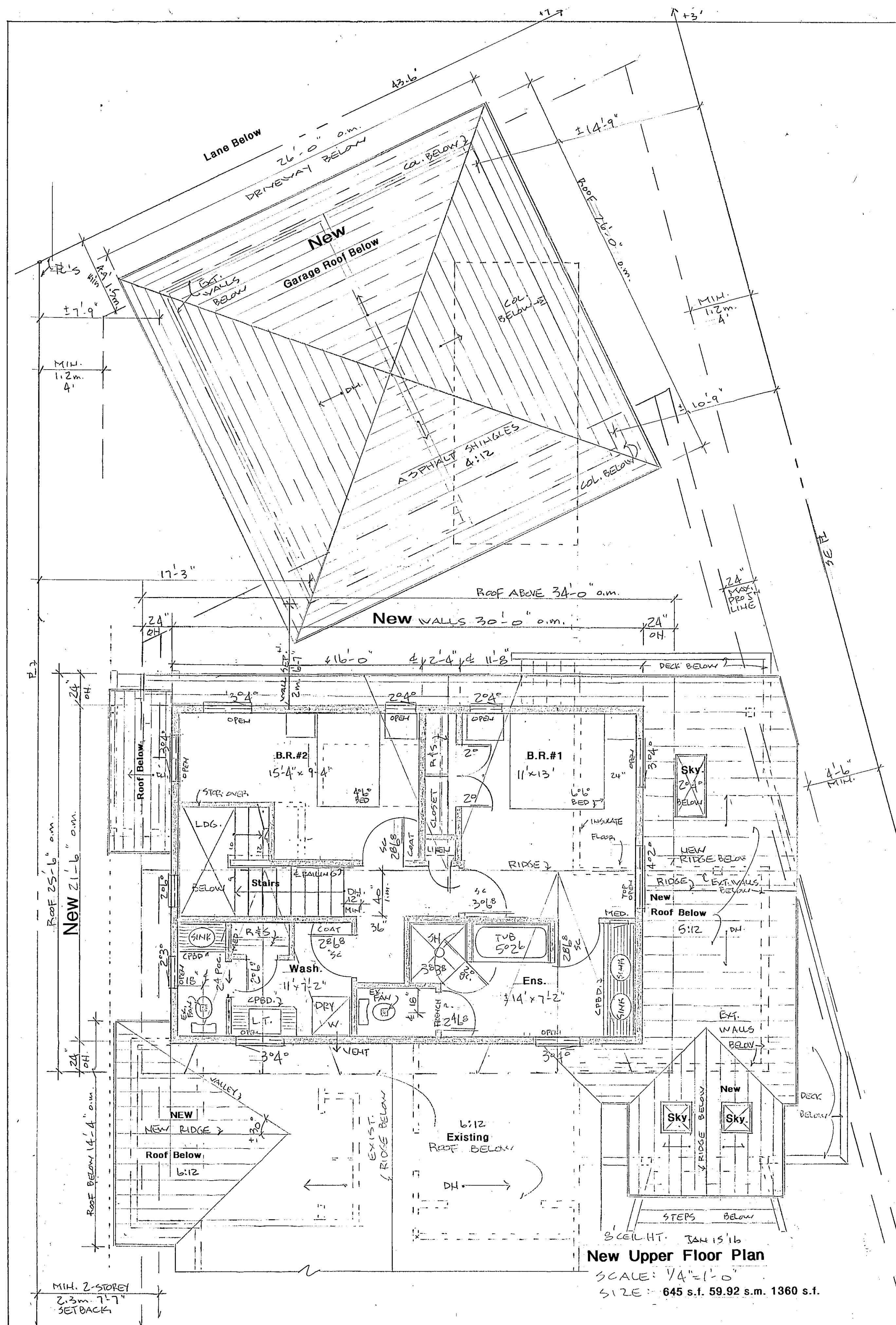
Kelowna, B.C. V1Y 5N1

Office (250) 763-1334

Home (250) 763-5367

E-mail: muncha@pjc.net





NOTES: SC = SOLID CORE DOOR

JESSUP House Addition

989 Abbott Street, Kelowna, B.C.

ALL: AS SHOWN

Date: August 4, 2016

2x6 PTC

2x6 PTC

206. No.

HAP Set

2

2F 3.

Peter J. Chataway, B.Sc., B.Arch.

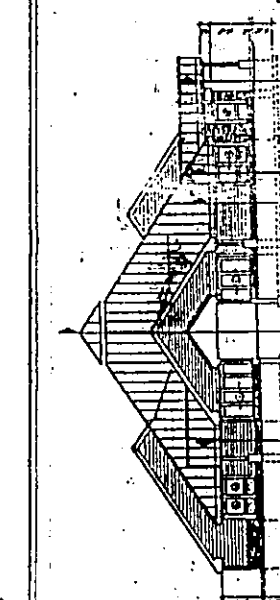
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Kalamazoo, MI 49001

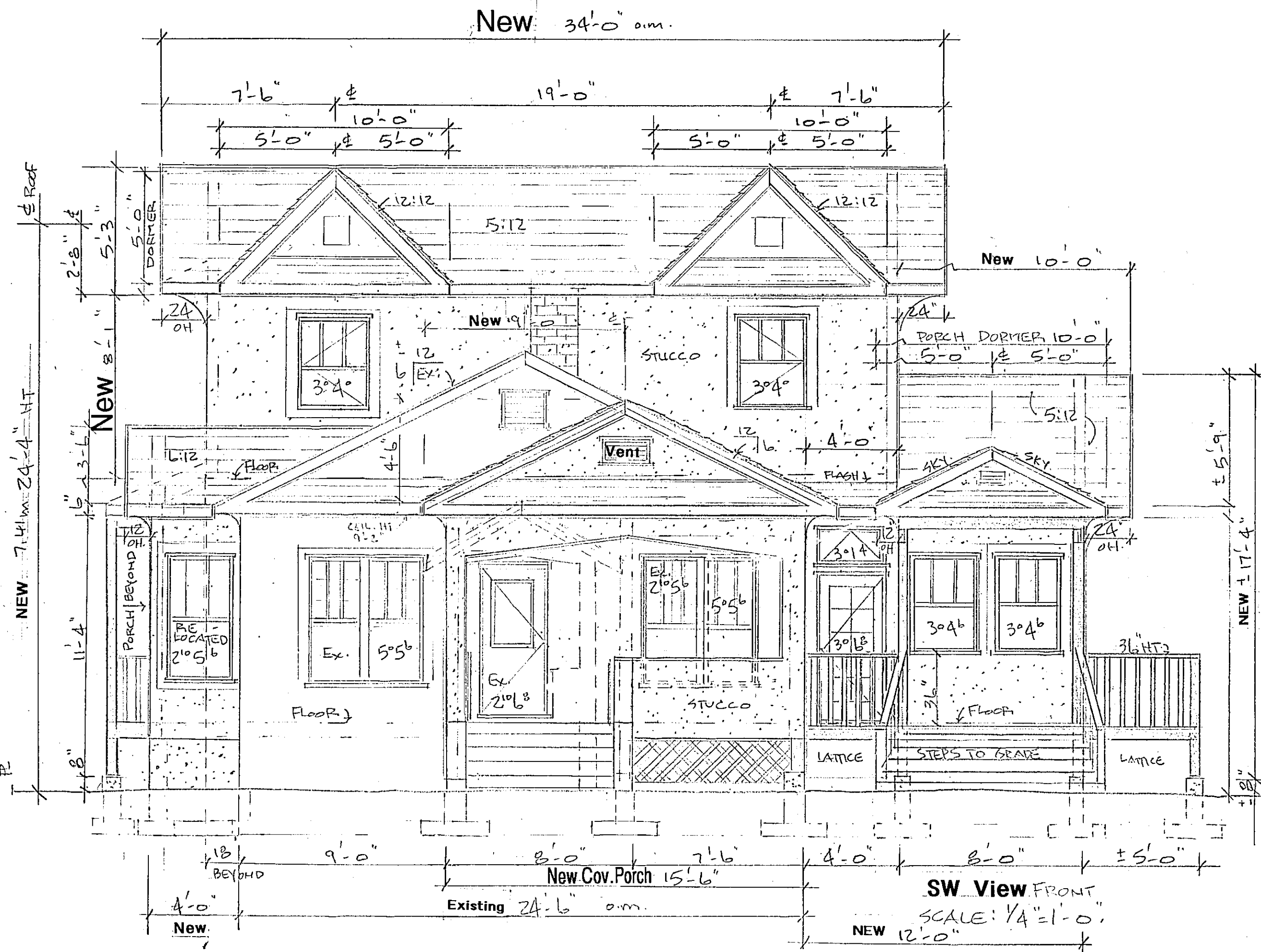
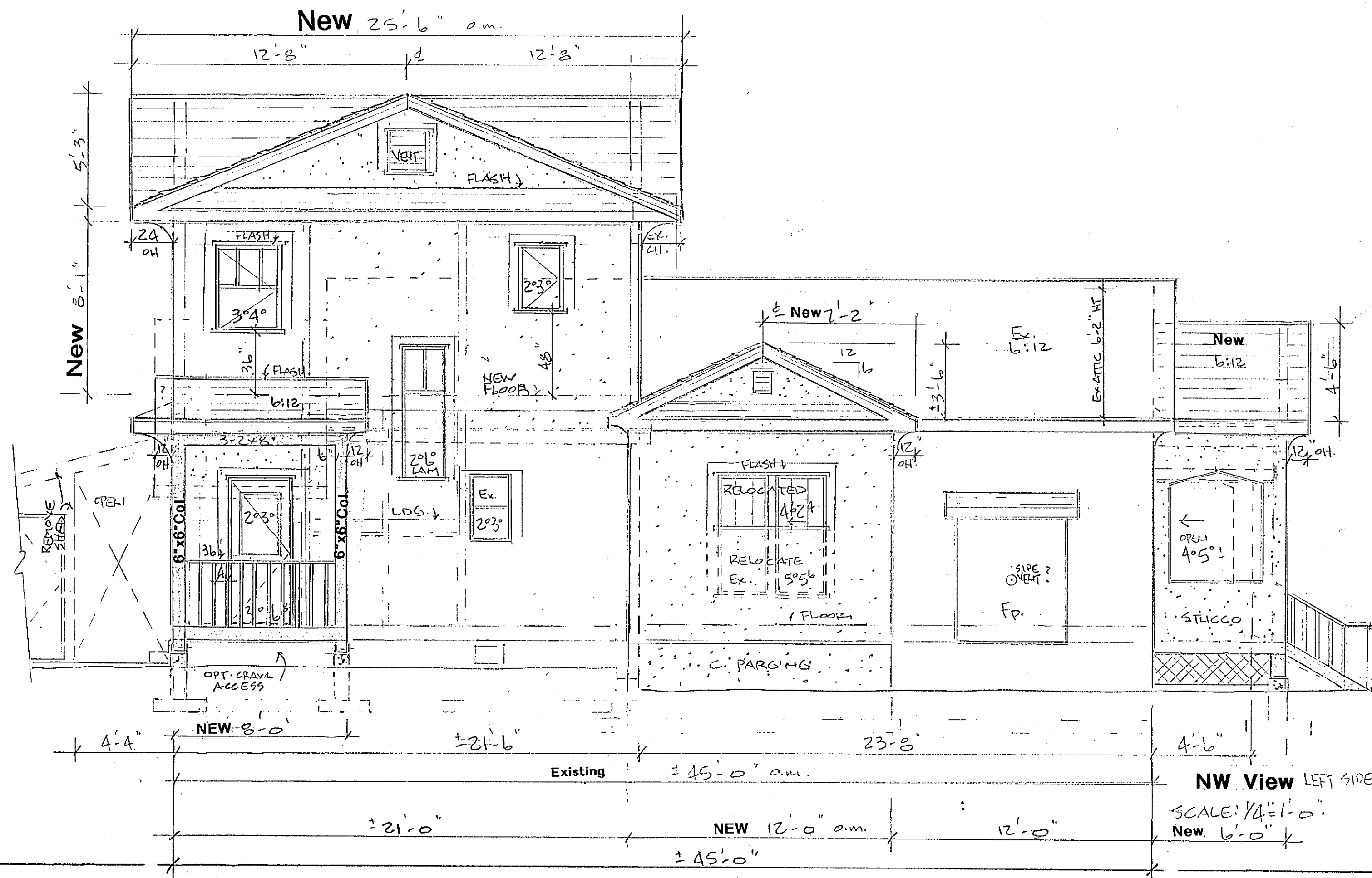
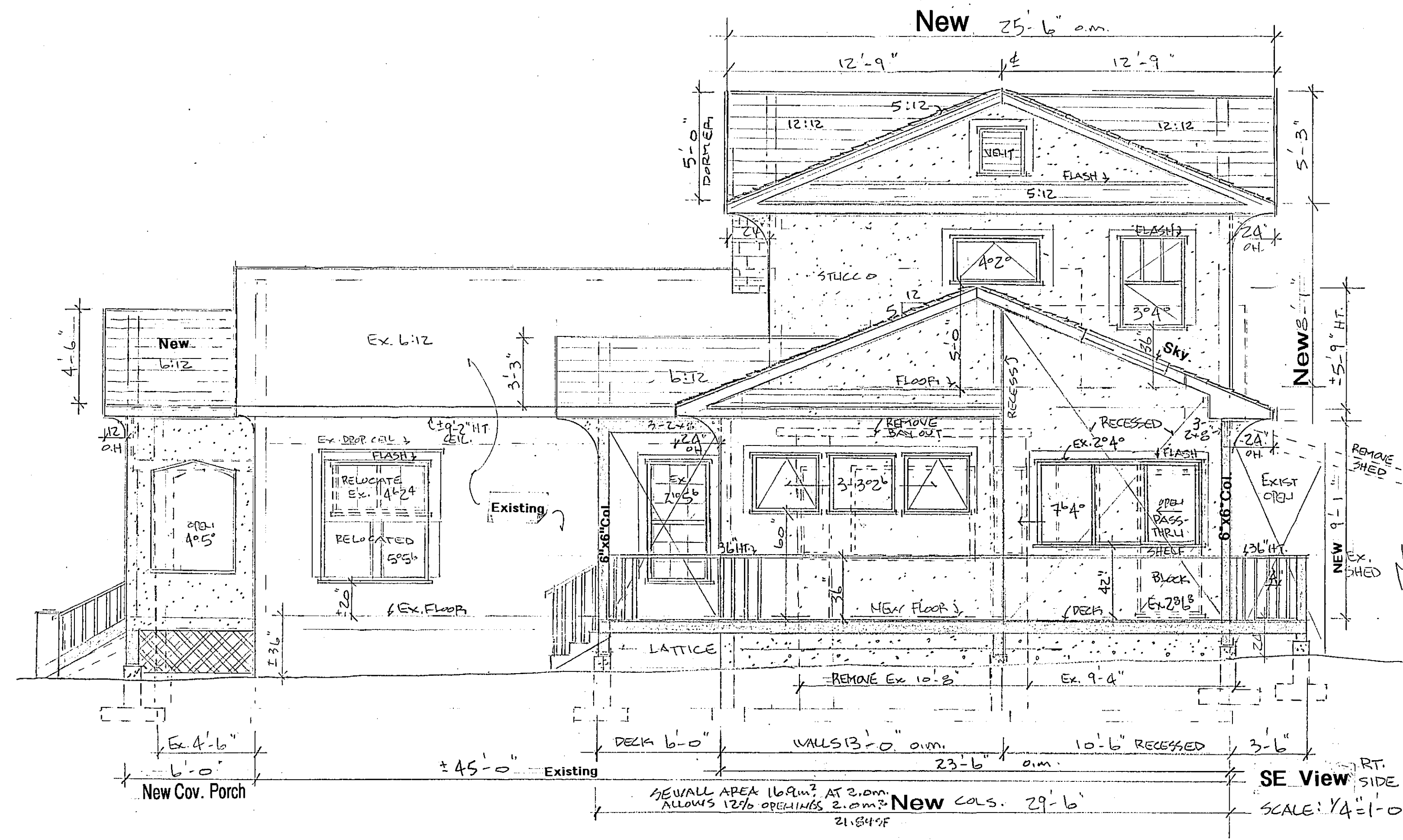
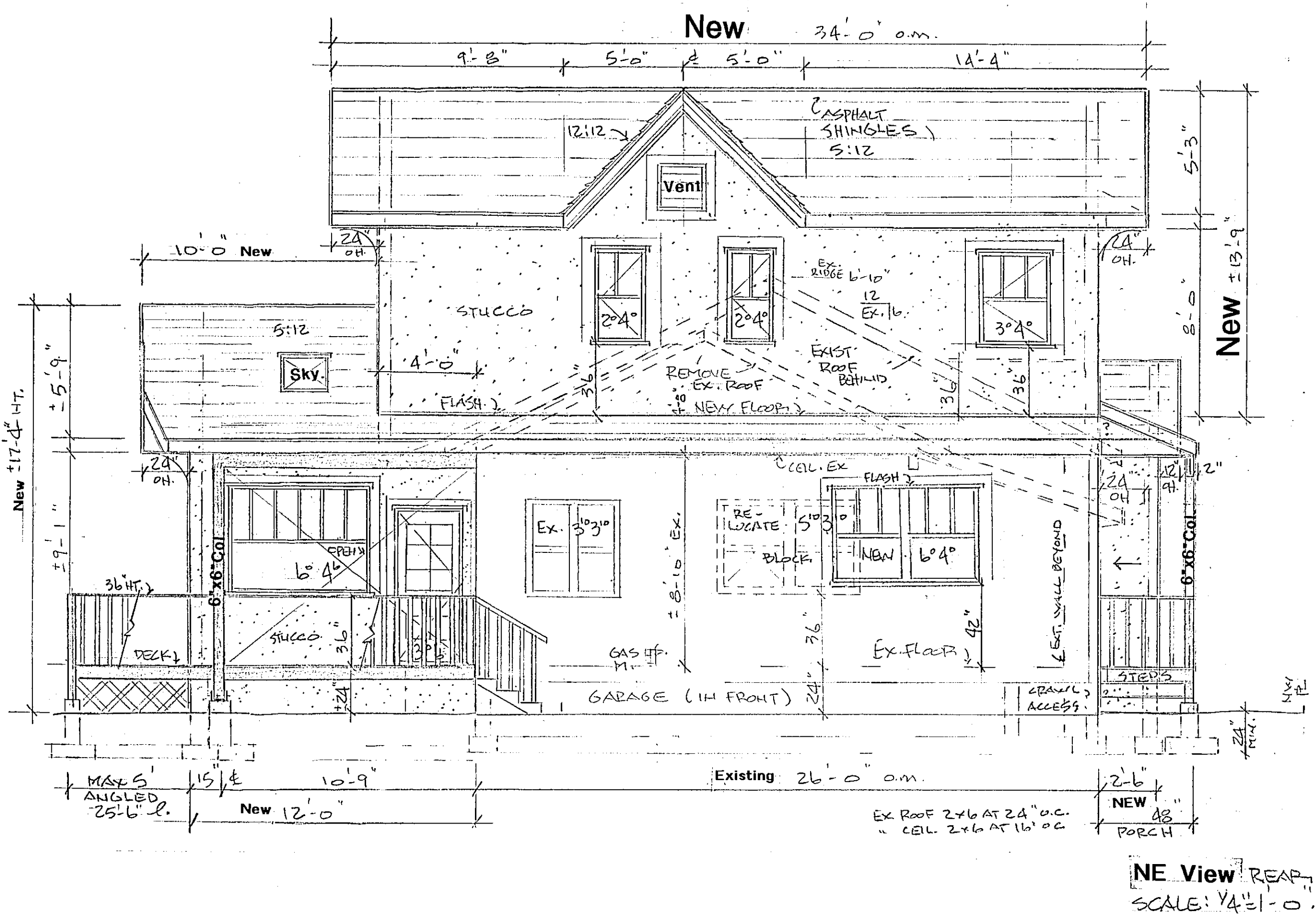
HOUSE PLANS AND DESIGN 368 CADDEN
Kelowna, B.C. V1Y 5N1

Office: (250) 763-1334
Home: (250) 763-5367
E-mail: muncha@cnx.net

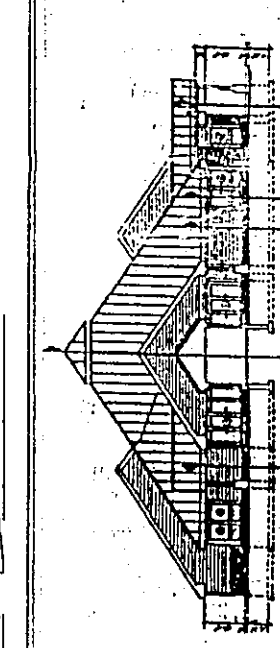
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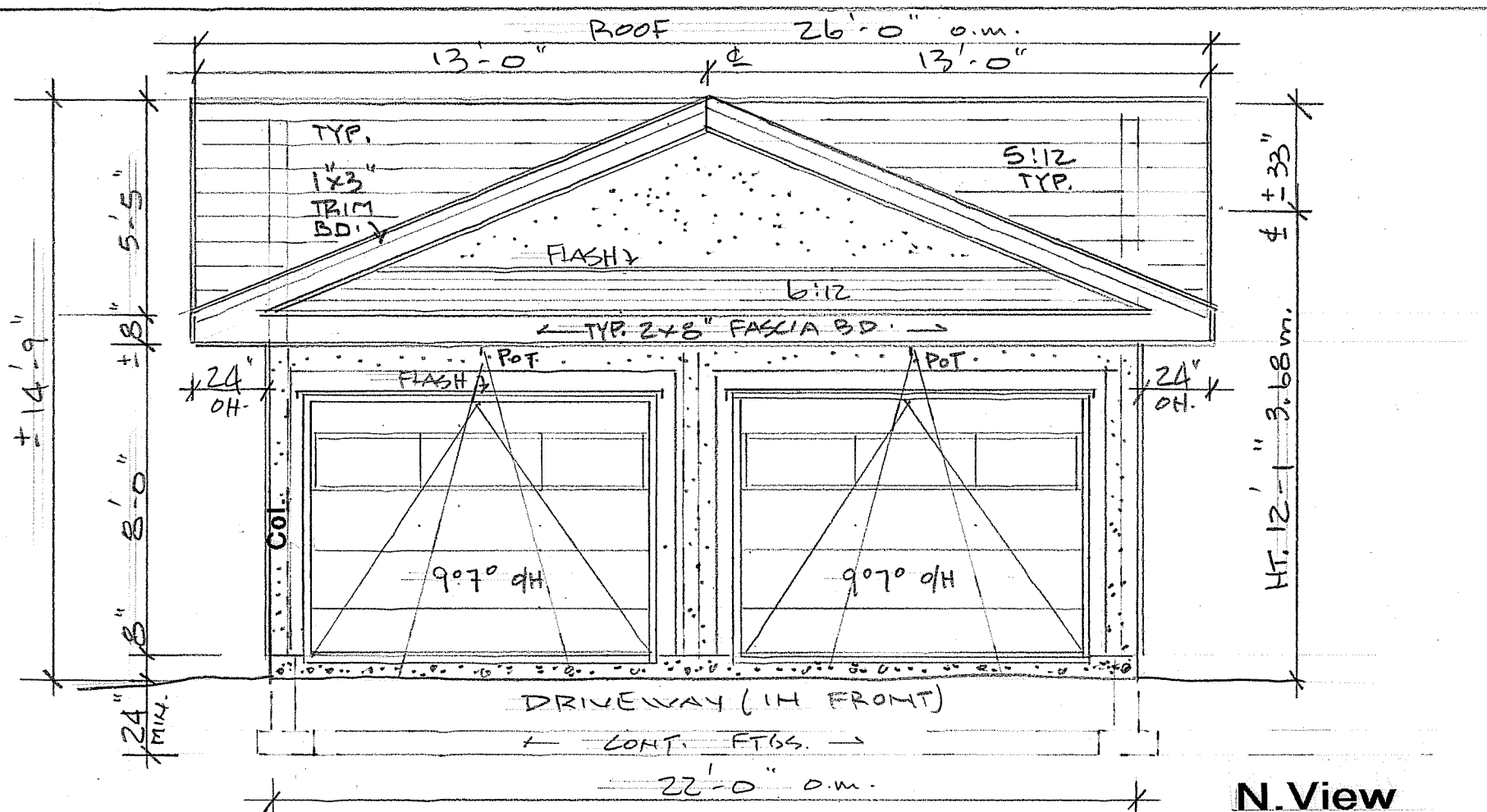


Peter J. Chataway, B.Sc., P.Arch.
HOUSE PLANS AND DESIGN 368 CADDEN AVE.
Kelowna, B.C. V1Y 5N1
Office: (250) 763-1334
Home: (250) 763-5367
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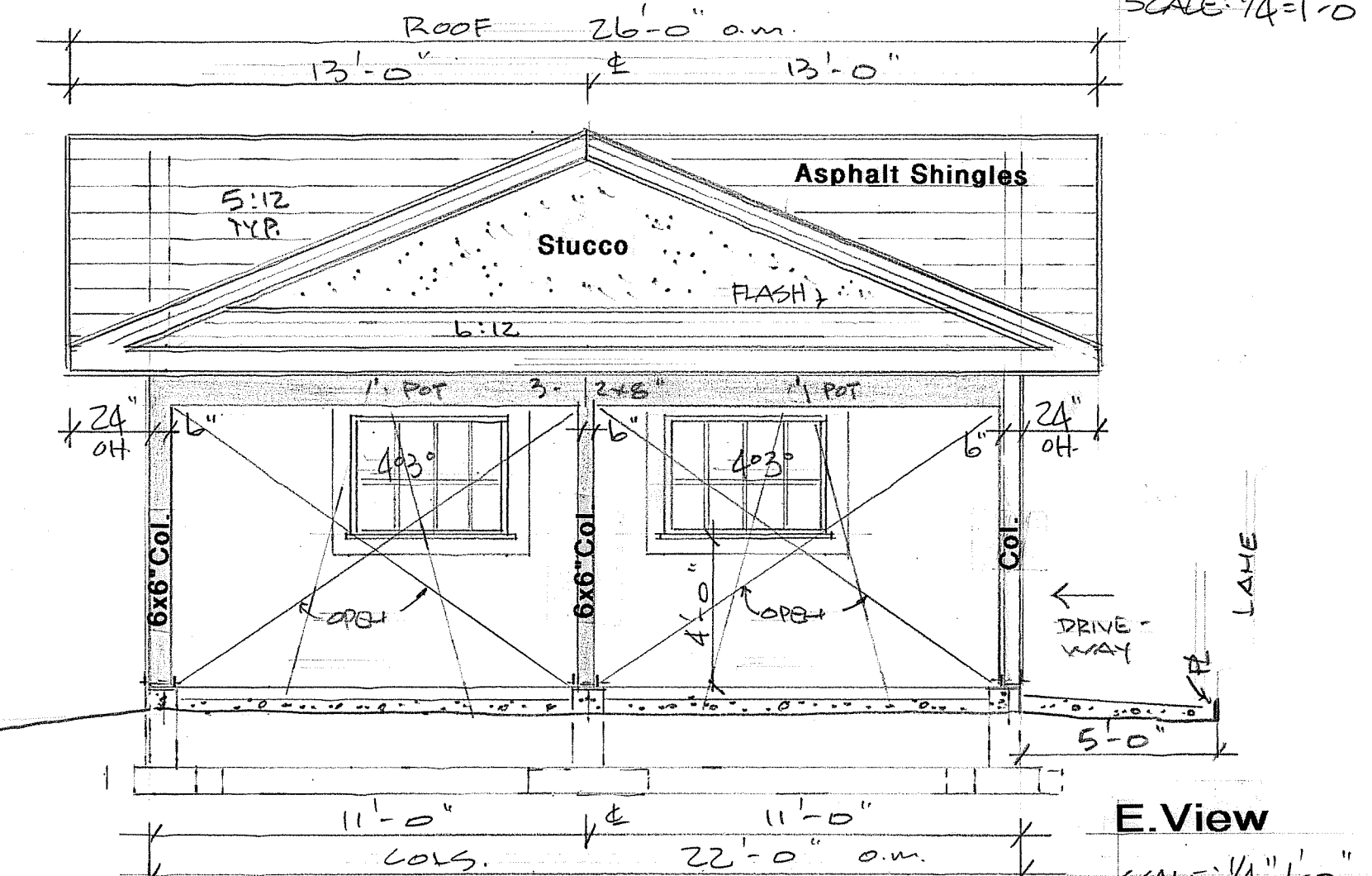


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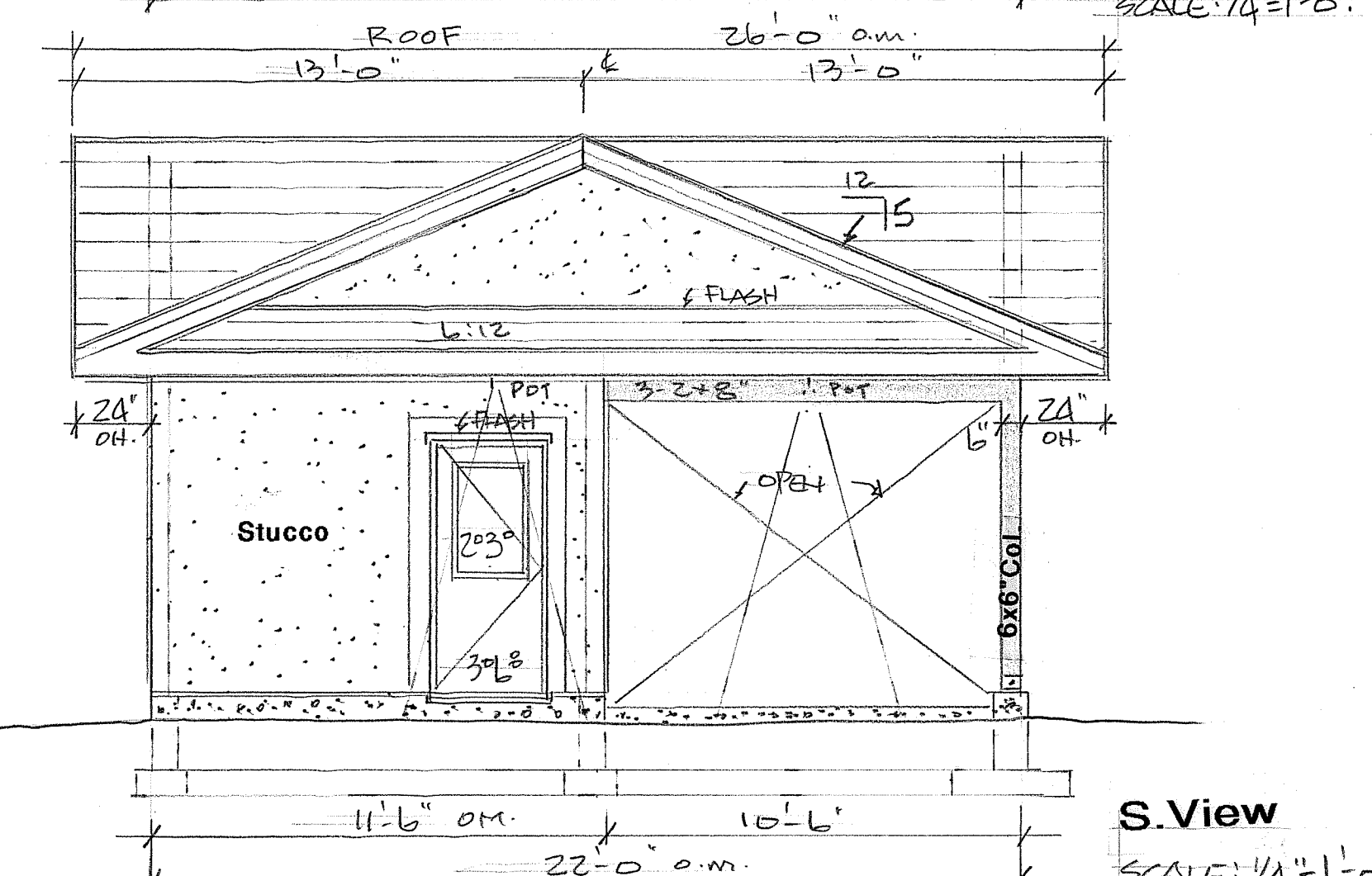
JESSUP House Addition	1989 Abbott Street, Kelowna, B.C.	PROJECT NO. 2015-08-09	DWG. PJC
	SCALE: AS SHOWN	Date: August 4, 2016.	
DWG No.	3	OF	3.



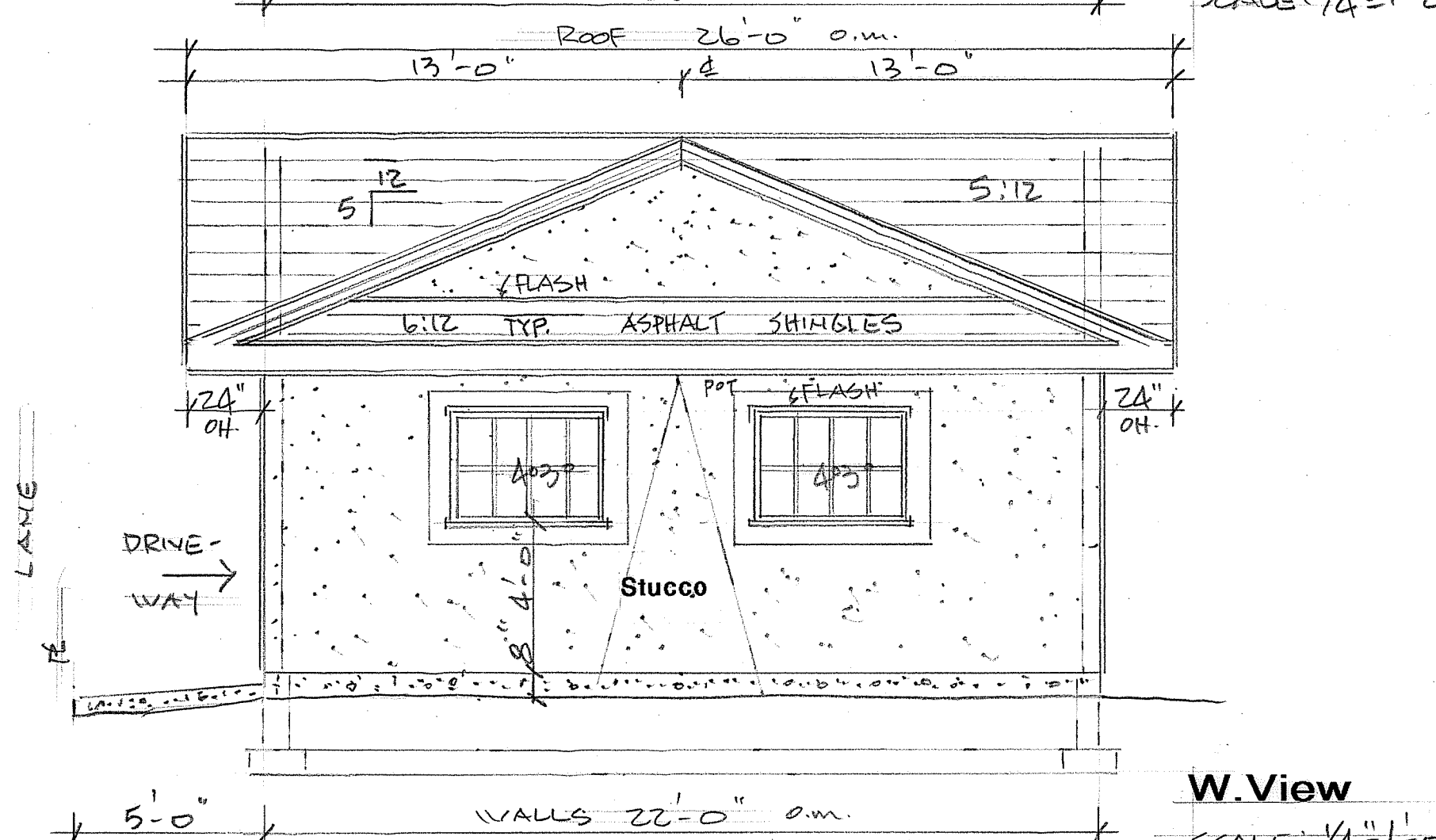
N. View
SCALE: 1/4"=1'-0"



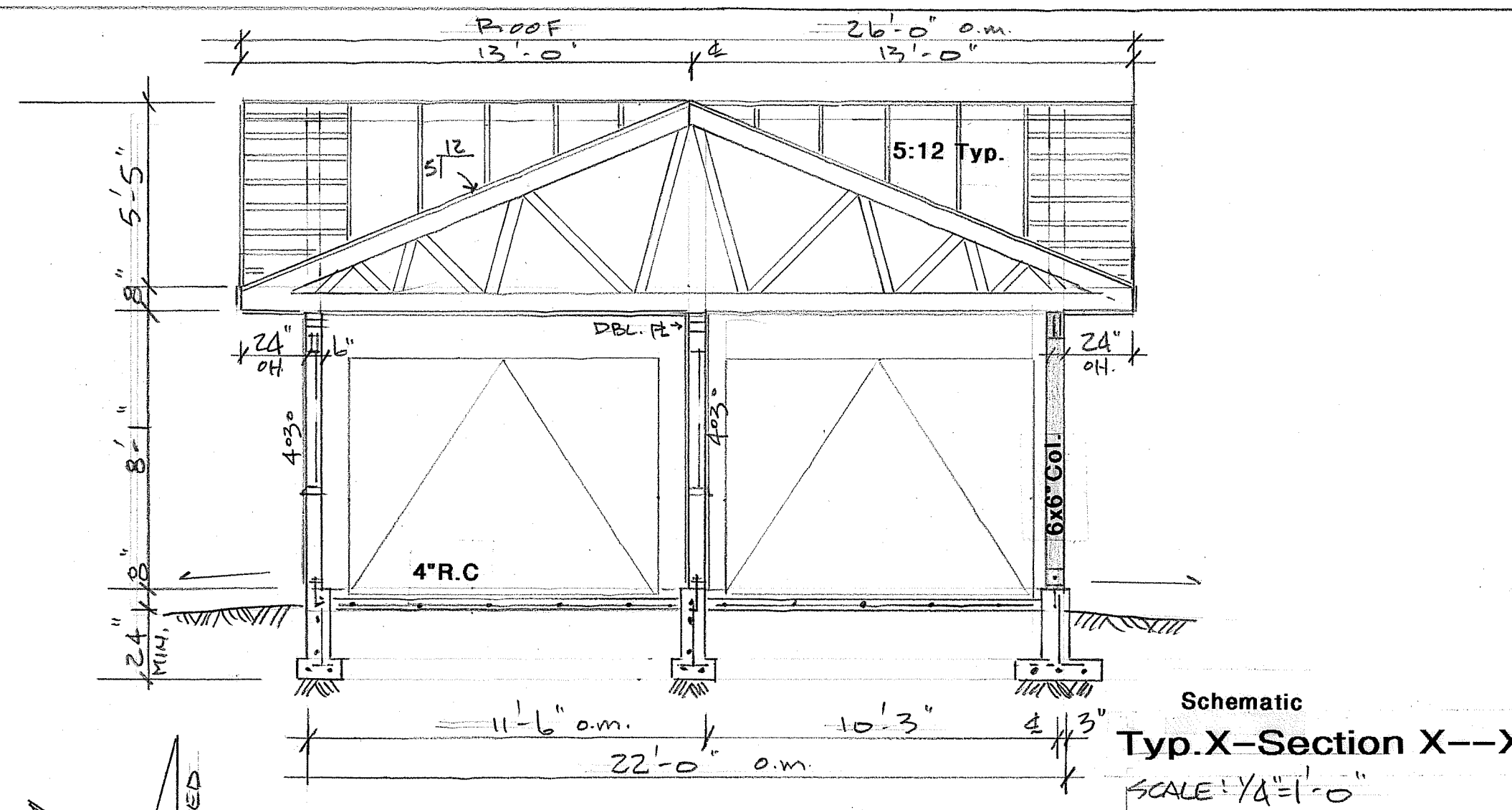
E. View
SCALE: 1/4"=1'-0"



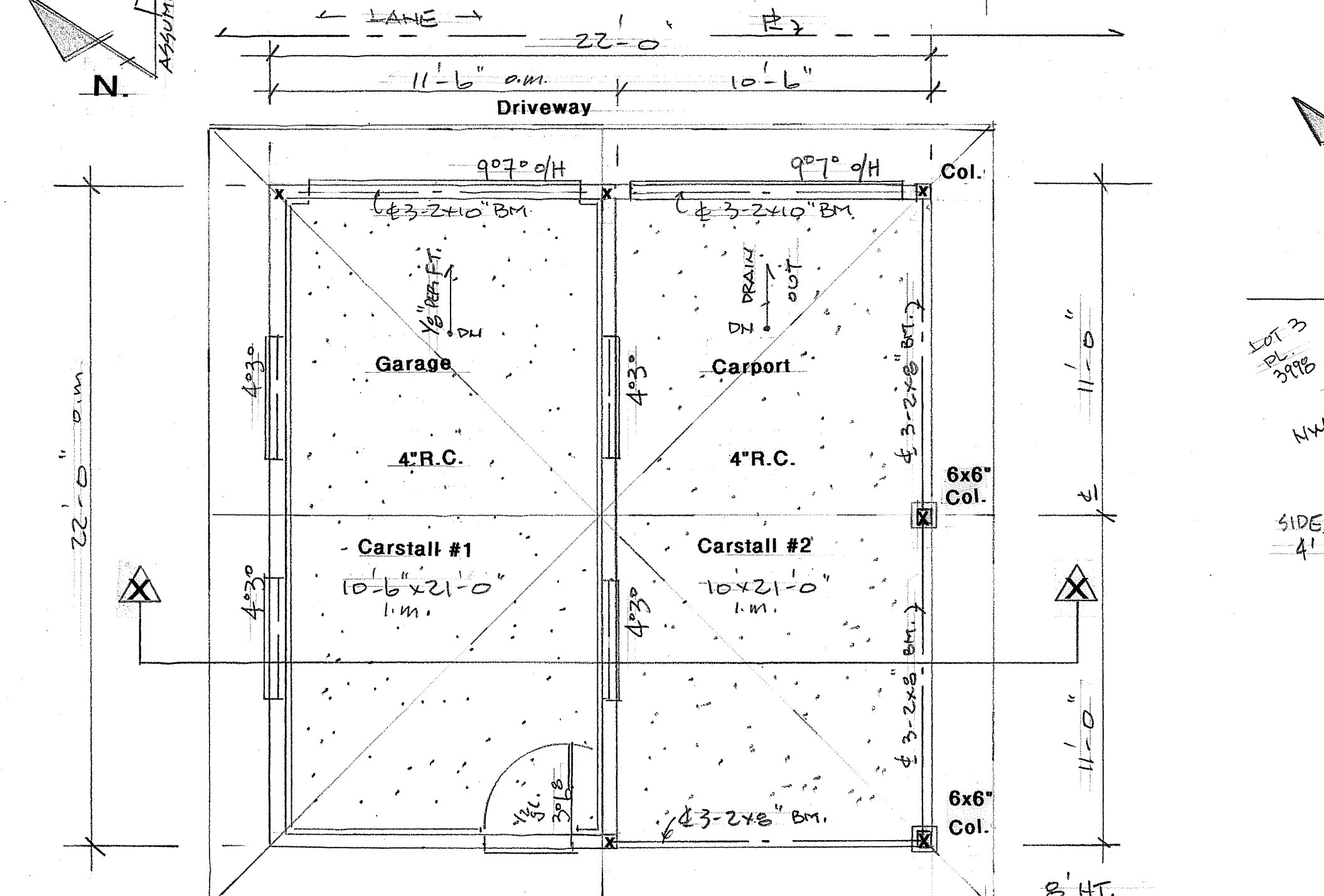
S. View
SCALE: 1/4"=1'-0"



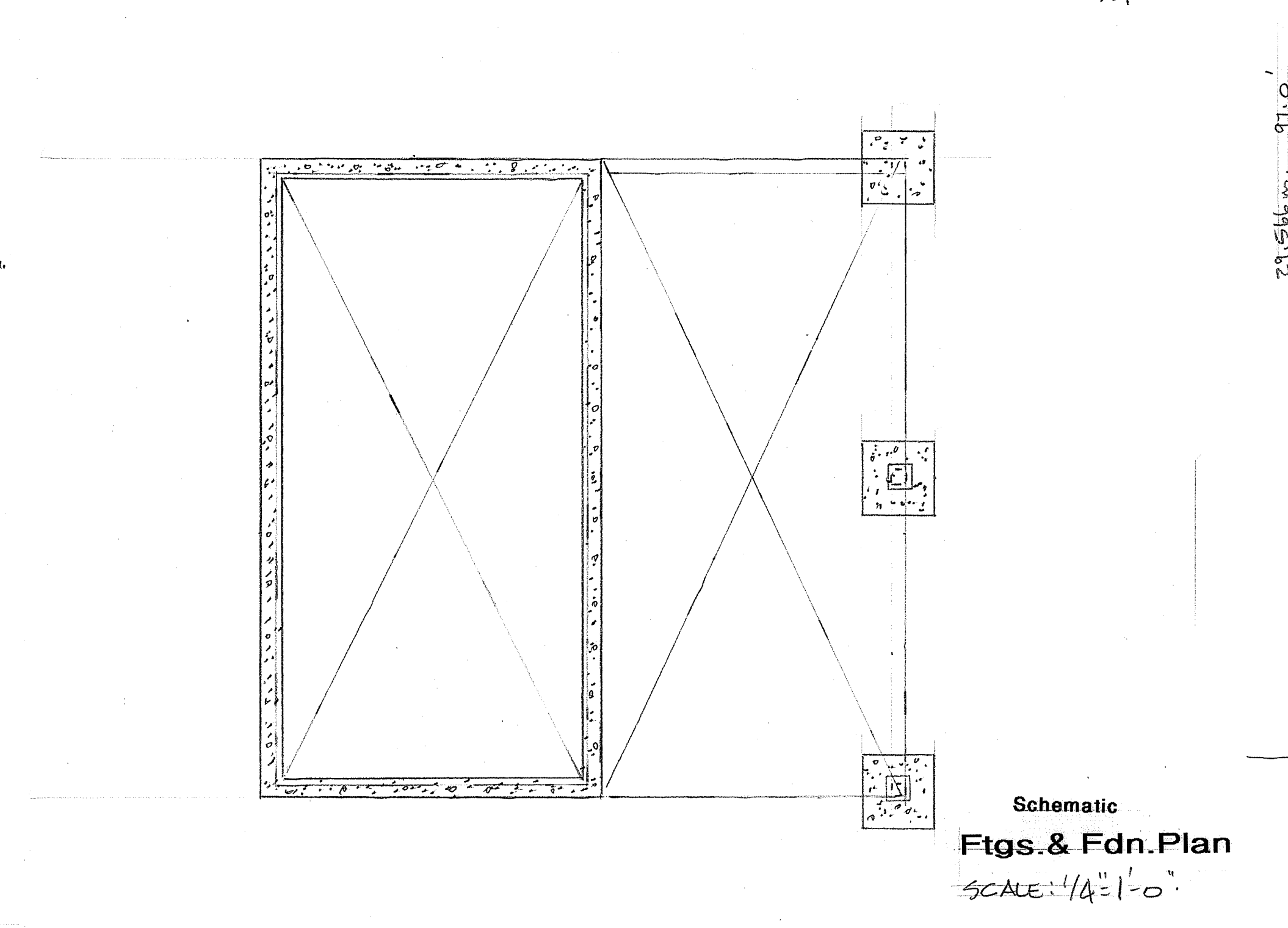
W. View
SCALE: 1/4"=1'-0"



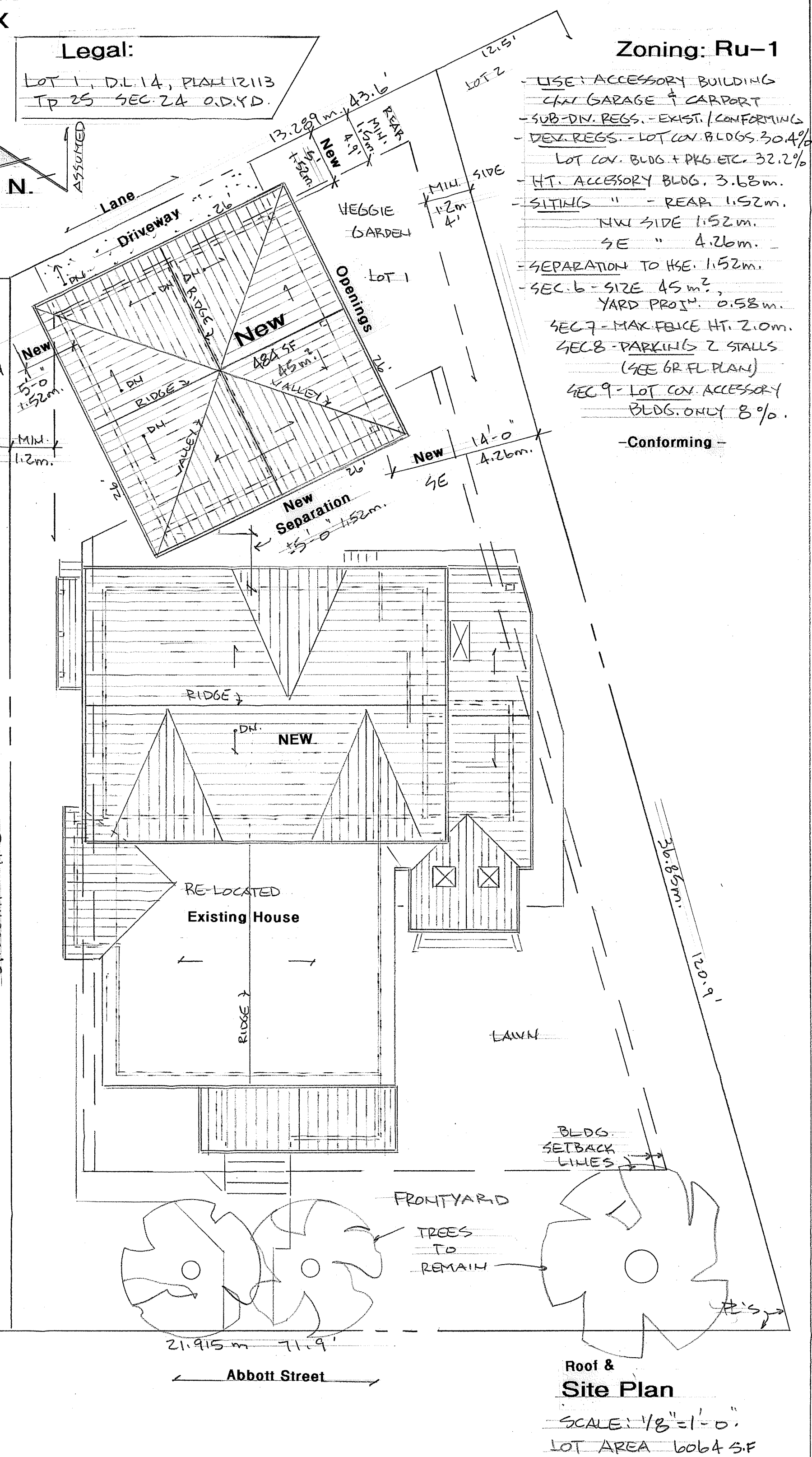
Typ. X-Section X-X
SCALE: 1/4"=1'-0"



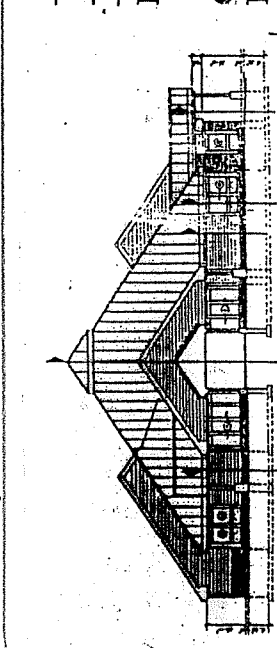
Floor Plan
SCALE: 1/4"=1'-0"



Schematic Fgts. & Fdn. Plan
SCALE: 1/4"=1'-0"



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Kelowna, B.C. V1Y 5N1
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E-mail: munch@cnx.net



NOTES:

Jessup Garage/Carport - UNHEATED -
1989 Abbott Street, Kelowna, B.C. V1Y 1C2

HAP Print

DATE: AUG. 31, 2016. DWG. PIC

1. OF 1.

REAR N.E.

SIDE H.W.



SIDE S.E.



ADJ. N.



10/28/2015

ADJ. S.



16

10/28

REPORT TO COMMITTEE



Date: September 15, 2016

RIM No. 1240-30

To: Heritage Advisory Committee

From: Community Planning Department (TB)

Application: HRA16-0002 **Owner:** Colin Gifford Magnus Thomson

Address: 4193 Gordon Drive **Applicant:** Colin Gifford Magnus Thomson

Subject: Heritage Revitalization Agreement

Existing OCP Designation: REP - Resource Protection Area

Existing Zone: A1 - Agriculture 1

Heritage Register: Included (Two Buildings)

1.0 Purpose

To consider a Heritage Revitalization Agreement to allow a proposed Carriage House on a Heritage Registered property.

2.0 Proposal

2.1 Background

The subject property is zoned A1-Agriculture and is located in the Agricultural Land Reserve. It is of historical interest because of its long association (1904) with one family (Thomson) which settled in the area during the earliest phase of European Settlement. It was once part of a 120-acre block that ended at the shoreline of Okanagan Lake. Over the years it has slowly been subdivided and sold off to various developers including the City of Kelowna (Capital News Centre, and H2O Centre). The farm has historically been used as a tobacco farm, dairy farm, lettuce and celery, and nursery stock.

There are two heritage designated structures on the property - the Farm House and the Tobacco Barn. The Farm House (http://apps.kelowna.ca/iHeritage/hc002.cfm?heritage_id=322) was constructed in the 1920's and has been well maintained. It has a 3-bay front elevation, gabled dormers, and a large verandah. It represents a straightforward design with no pretence to historical styles. It has been noted on the Heritage Registry as being attractive and well maintained, with minimal alterations.

The Tobacco Barn (http://apps.kelowna.ca/iHeritage/hc002.cfm?heritage_id=323) is associated with the second phase of the tobacco industry and was constructed after 1925. It is a well preserved, rare agricultural structure, and is considered a utilitarian agricultural building. The design features a gable-roofed central bay with shed-roofed side bays and is constructed using post and beam. Other structures of note on the property include a barn/horse stable (1913), and a milk house (1922).

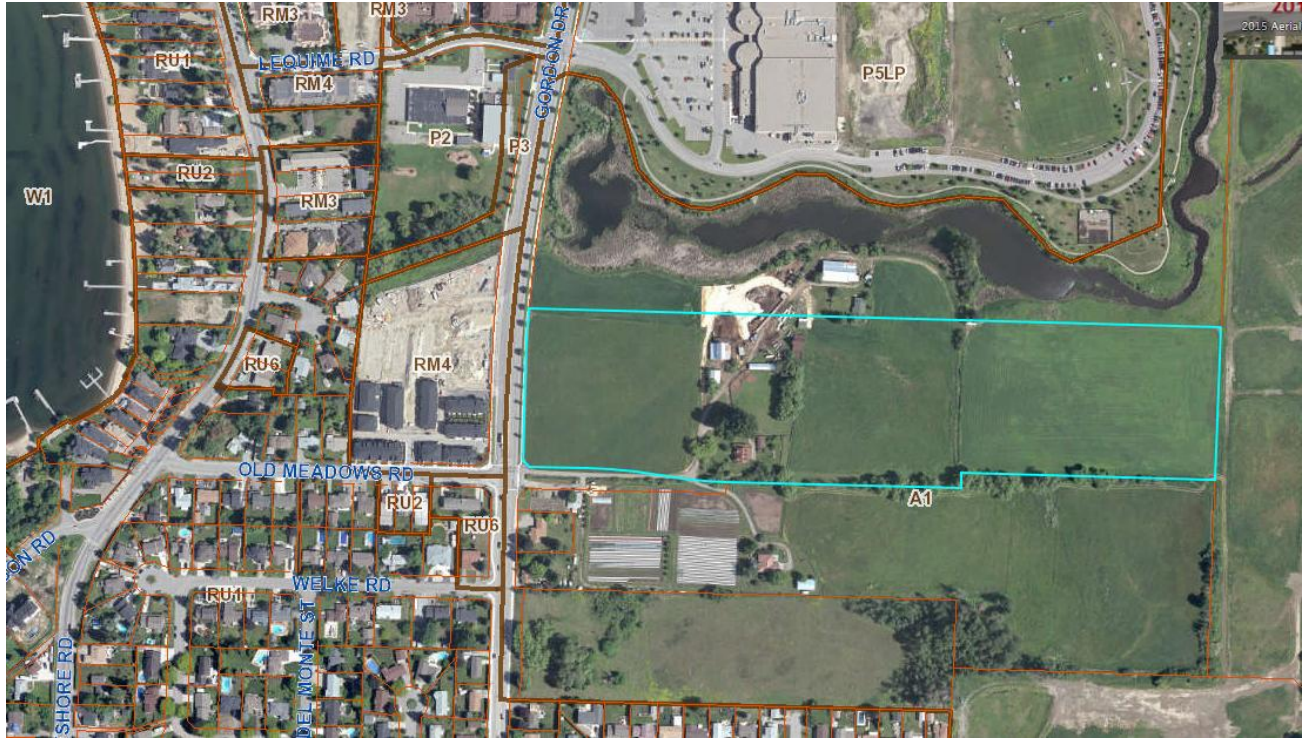
The farm has been a beef and hay operation since 1980. Currently the applicant supports a cow/calf operation of 60 cows and 4 bulls. The subject property is also related closely with the property to the south which is farmed with intensive vegetables and hay.

2.2 Project Description

The applicant proposes to construct a small single storey carriage house (under 90m²) on the south-east corner of the property. The specific siting and design will be a condition of the Heritage Revitalization Agreement. The applicant's rationale is to provide short term and long term rentals that would be associated with agri-tourism of the subject property in terms of heritage tours and farm tours.

The proposal is to have flexibility between short term rentals and long term rentals so that during seasons that are not as viable for tourists, low cost accommodation could be provided long term to other tenants. It is of note that this application is similar to an A1t (Agri-tourist Accommodation) or A1c (Agriculture with Carriage House) rezoning, however utilizing the Heritage Revitalization Agreement allows the application to be tied to the existing heritage value on the property.

It is anticipated that the impact on the neighbourhood will be minimal due to the mix of agricultural and multi-family properties in the near vicinity. Parking will be provided on site, no additional signage is proposed, and the property currently has landscaping that screens the view from Gordon Drive. No changes are proposed to the existing heritage structures at this time.

Subject Property Map: 4193 Gordon Drive - 22.35 acres**Site Context:**

Direction	Zoning	ALR	Land Use
North	A1 - Agriculture	Yes	Agriculture
South	A1 - Agriculture	Yes	Agriculture
East	A1 - Agriculture	Yes	Agriculture
West	RM4 - Transitional Low Density Housing	No	Multi-Family

3.0 Community Planning

Community Planning is seeking input from the Heritage Advisory Committee on the following components:

- How does the proposal relate to the Adaptive Re-Use Guidelines?
- Does the value of the existing heritage structures and farm support increased use in the form of a carriage house and short term rentals?
- Should a Heritage Designation Bylaw be required?
- Should there be a form of interpretation associated with the heritage structures to make the public aware of their importance?

3.1 Relevant Development Processes

Chapter 5 - Development Process

Objective 5.7: Identify and conserve heritage resources.¹

Policy 1 Heritage Register: Use the Kelowna Heritage Register for fully informed decision-making regarding land use of heritage properties.

Policy 2 Heritage Designation: Encourage owners of properties listed in the Kelowna Heritage Register and identified as significant to voluntarily provide long-term heritage protection to their properties through the use of a Heritage Designation Bylaw.

Policy 3 Heritage Revitalization Agreements: Consider the adaptive reuse of heritage buildings appropriate within any future land use designation, provided that a Heritage Revitalization Agreement is negotiated with the City and provided that the project meets the criteria established for sensitive neighbourhood integration.

Chapter 5 - Development Process

Objective 5.33 Protect and enhance local agriculture.²

Policy 5 Agri-tourism, Wineries, Cideries, Retail Sales. Support agri-tourism uses that can be proven to be in aid of and directly associated with established farm operations. Permit wineries, cideries and farm retail sales (inside and outside the ALR) only where consistent with existing ALC policies and regulations.

Report prepared by:

Trisa Brandt, Planner I

Approved for Inclusion: ☐ Terry Barton, Urban Planning Manager

Attachments:

Schedule A - Adaptive Re-Use Guidelines
Conceptual Site Plan, Elevations, Floor Plans
Photos of the Site
Applicant's Rationale

¹ City of Kelowna, Official Community Plan Chapter 5, Objective 5.7

² City of Kelowna, Official Community Plan Chapter 5, Objective 5.33

Schedule A: Adaptive Re-Use Guidelines for Residential Heritage Buildings

Objectives:

- To conserve Kelowna's residential heritage buildings listed in the Kelowna Heritage Register by enhancing their appearance and viability as functional buildings;
- To retain the desirable qualities of older residential neighbourhoods such as heritage houses, mature landscaping and pedestrian oriented street environments;
- To favourably consider a limited range of uses which would achieve the adaptive re-use of heritage buildings and at the same time, would preserve the prevailing character of neighbourhoods by limiting impacts such as high amount of traffic, noise, smell, etc.;
- To ensure that allowing adaptive re-uses within heritage buildings does not have a negative impact on the viability of existing commercial areas within Town Centre areas.

Proposed Uses & Location

There is an essential relationship between the proposed use in a heritage building and the property location relative to surrounding streets and the character of the neighbourhood. The type and intensity of a proposed adaptive re-use will be assessed according to which category of roadway can best accommodate that particular use. The roadway categories are based on the Official Community Plan 20 Year Major Road Network Plan:

- Major roads: identified on the 20 Year Major Road Network Plan.
 - Support a wider variety and intensity of uses without affecting the area's character.
 - Potential to consider uses not normally permitted within residential areas.
- Local roads: not identified on the 20 Year Major Road Network Plan.
 - Support uses typically permitted in residential areas (e.g. home-based businesses, bed and breakfast homes, care centres).
 - The scale and conditions of these uses could be expanded under an HRA.

Site Specific Criteria

1. Neighbourhood Resident Concerns

- Consider the concerns of neighbouring property owners.
- Identify and, where possible, resolve issues when developing specific terms and conditions.

2. Residential Component

- Residential component is mandatory in conjunction with non-residential use.
- Minimize impacts on residential character of a neighbourhood.
- Important for security purposes on a block with a high concentration of adaptive re-uses.
- May not be desirable if it negatively impacts heritage character.

3. Concentration of Adaptive Re-uses

- Avoid a concentration of adaptive re-uses in a given area to maintain the existing character.
- Consider impacts on the ability to redevelop to higher density uses supported in the OCP.

4. Design Standards

- Restorations, renovations or alterations must respect the heritage character of the building and its surrounding area.
- Refer to the character-defining elements in the Heritage Register record.

5. Scale

- Size and intensity should be compatible with the surrounding neighbourhood and accommodated within the existing building.
- Use requirements and available floor area in existing building will limit the extent and nature of the adaptive re-use.

Scale of Use	Along Major Roads	Along Local Roads
Maximum number of non-resident employees at any given time	Four	Two
Maximum floor area for non-residential uses	60% to a maximum of 232 m ² (2,500 ft ²)	40% to a maximum of 139 m ² (1,500 ft ²)

6. Signage

- Maximum of one non-illuminated nameplate with a maximum area of 0.23 m² (2.5 ft²).
- Must be placed within, flat against or hanging from the dwelling unit. May be hung from a free-standing for properties along major roads.

7. Parking / Access

- Consider on-site parking, access and traffic generation associated with adaptive re-use.
- Required number of on-site parking spaces should conform to Zoning Bylaw requirements to limit the impact on adjacent properties.

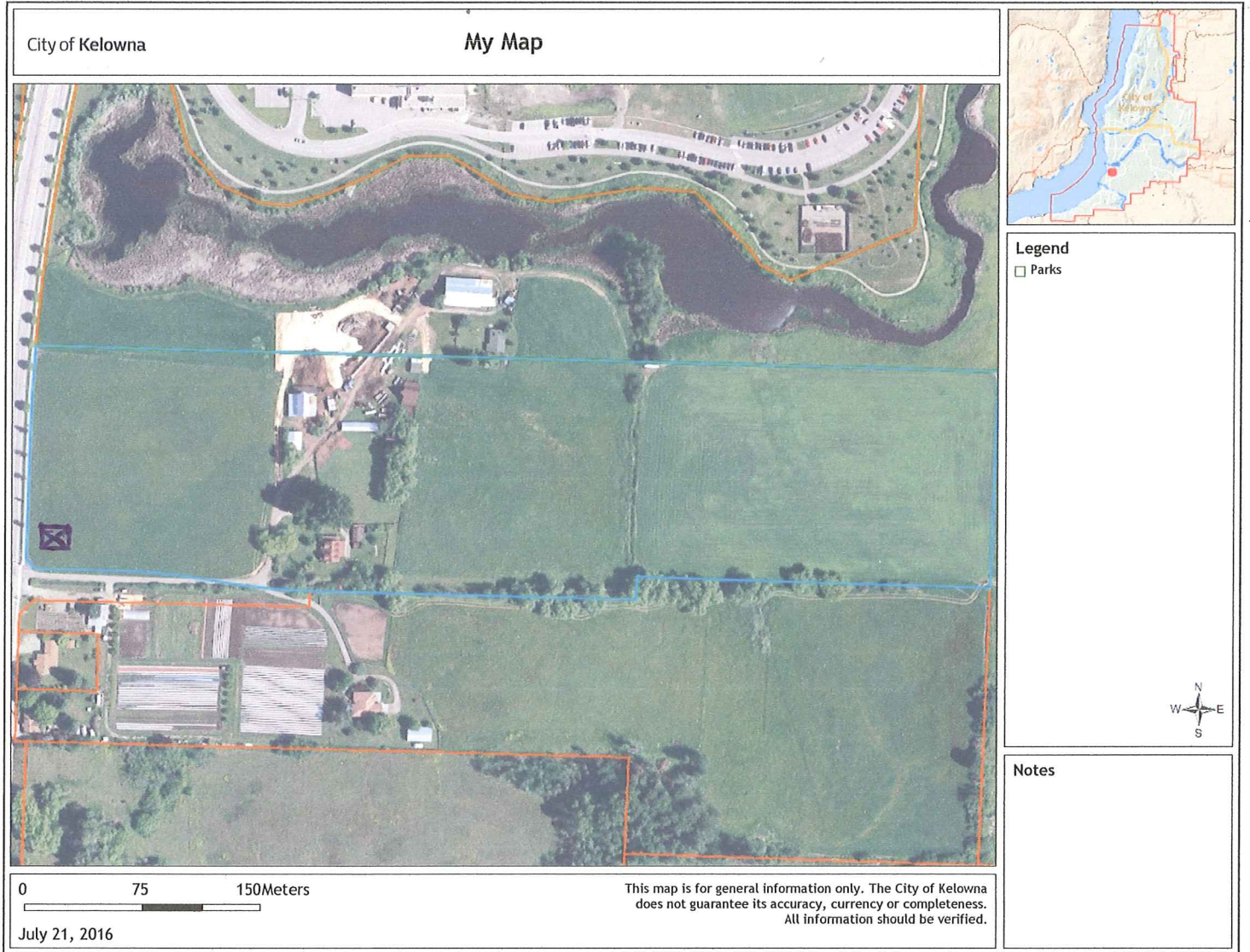
8. Hours of Operation

- Limit excess traffic generation during non-regular working hours.
- Limit hours of operation to daytime hours, Monday through Friday.

9. Screening

- Outdoor storage and parking areas should be well screened with fencing and landscaping.

- Design should be compatible with the heritage building and form a year-round dense screen.



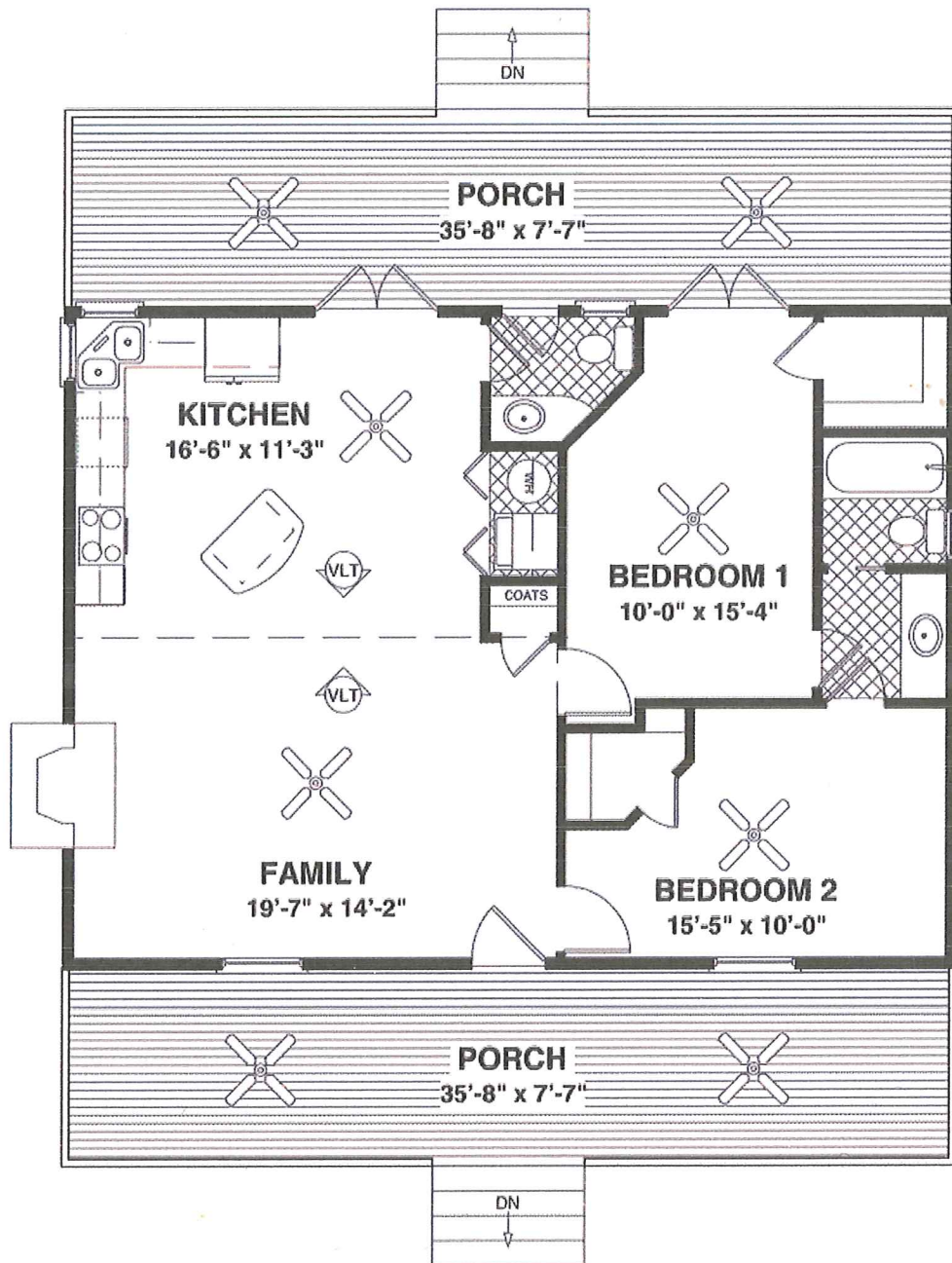
 PROPOSED COTTAGE LOCATION



SOMETHING VERY CLOSE TO THIS WE WOULD LIKE TO BUILD

SIDING AND ROOF SHINGLES WOULD MATCH HERITAGE FARM HOUSE WE LIVE IN NOW BUILT 1922 BY MY GRANDFATHER AND GREAT UNCLE!

PERHAPS SOME FALSE GABLES TO MATCH THE FARM HOUSE ALSO WOULD LOOK GOOD.



- WE LIKE THIS LAYOUT OR
SOMETHING VERY CLOSE TO IT.

**A
CENTURY FARM**

**THE
THOMSON FARM**

Established 1898
**OKANAGAN MISSION
B.C.**

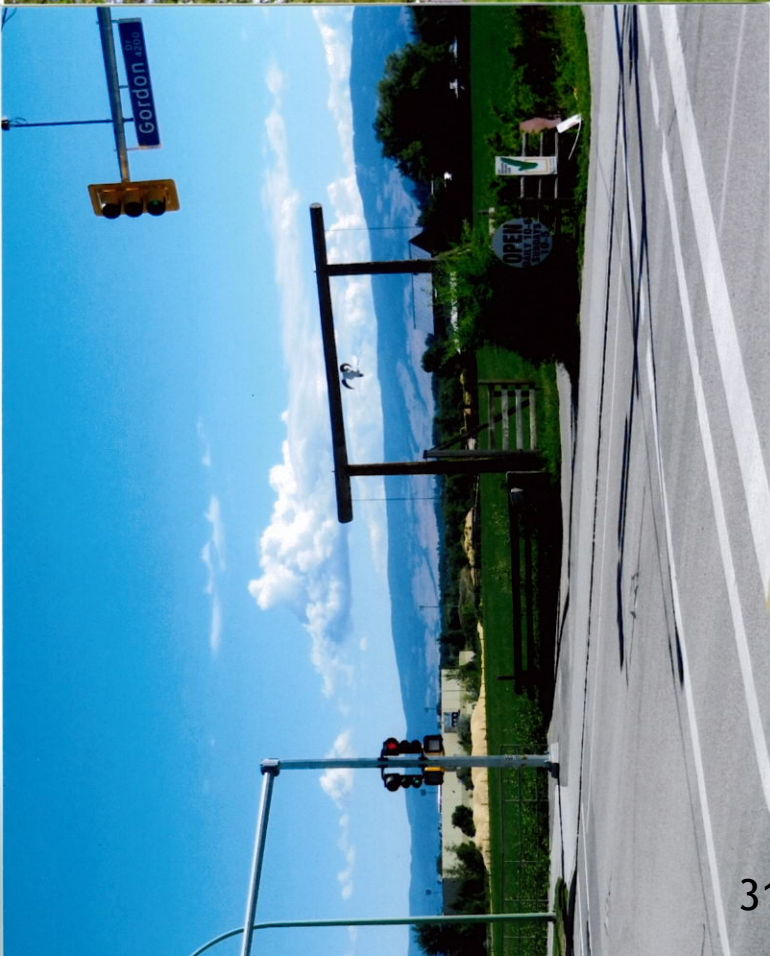


Ministry of Agriculture, Food and Fisheries









July 22, 2016

Thomson Heritage Farm:

The Thomson Family arrived in Okanagan mission in 1891. I am proud to be the fourth generation farming as my family has done all these years. The farm has seen many changes. Vegetables, tobacco, nursery stock, thirty years a Holstein Dairy, and since 1980 a beef and hay operation. Currently I work year round supporting a cow/calf operation of 60 cows and 4 bulls. I sell what feed I can and buy a lot of feed for the cattle. My wife and I are raising 4 boys. As careful as we are with our expenses, the farm is not profitable.

A guest cottage built in the corner of our farm would give us the extra income we need. We would like to invite guests to come and visit our heritage farm. Our location is ideal for tourists wanting to experience old mission history while being minutes away from wineries, beaches, recreational facilities and much more.

A guest cottage would be a wonderful addition to our farm and we are very confident that it would be successful. We are committed to farming here but to be profitable now and in the future, we need to diversify.

Thank you for your consideration,

Colin and Sarah Thomson