

City of Kelowna

Regular Council Meeting

AGENDA



Tuesday, March 16, 2021
7:15 pm
Council Chamber
City Hall, 1435 Water Street

Pages

1. Call to Order

2. Reaffirmation of Oath of Office

The Oath of Office will be read by Councillor Donn.

3. Confirmation of Minutes

1 - 6

Public Hearing - February 23, 2021

4. Development Permit and Development Variance Permit Reports

Mayor to invite anyone participating online who deems themselves affected by the required variance(s) to indicate they wish to speak for each item.

4.1. START TIME 7:15 PM - Bach Rd 185 - BL12064 (Z20-0019) - Ashwani K. Lakha and Komal R. Lakha

7 - 7

To adopt Bylaw No. 12064 in order to rezone the subject property from the RU1 - Large Lot Housing zone to the RU2 - Medium Lot Housing zone.

4.2. START TIME 7:15 PM - Bach Rd 185 - DVP20-0074 - Ashwani K. Lakha and Komal R. Lakha

8 - 25

To vary the minimum lot width for the RU2 – Medium Lot Housing zone from 13.0m required to 12.65m for two proposed lots.

4.3. START TIME 7:15 PM - Enterprise Way 2540 - DP20-0215 DVP20-0216 - SD 116 Ventures Ltd., Inc.No. 648597

26 - 59

To consider the form and character of two industrial buildings and to vary the front yard setback from 7.5m permitted to 4.0m proposed on the subject property.

- 4.4. **START TIME 7:15 PM - Royal Ave 480 - BL12142 (Z20-0059) - W Squared Ventures Inc., Inc.No. BC1258050** 60 - 60

To amend at third reading and adopt Bylaw No. 12142 in order to rezone the subject property from the RU1- Large Lot Housing zone to the HD3 - Health Services Transitional zone.

- 4.5. **START TIME 7:15 PM - Royal Ave 480 - HAP20-0008 - W Squared Ventures Inc., Inc. No. BC1258050** 61 - 122

To consider the form and character of a new mixed-use building in the Heritage Conservation Area; to vary the maximum site coverage of driveways and parking areas, and to vary the minimum landscape buffer requirements for the side yard and rear yard setback areas.

5. **Reminders**

6. **Termination**



City of Kelowna Public Hearing Minutes

Date: Tuesday, February 23, 2021
 Location: Council Chamber
 City Hall, 1435 Water Street

Members Present Mayor Colin Basran, Councillors Maxine DeHart, Ryan Donn, Gail Given and Mohini Singh

Members participating remotely Councillors Charlie Hodge, Brad Sieben, Luke Stack and Loyal Wooldridge

Staff Present City Manager, Doug Gilchrist; City Clerk, Stephen Fleming; Deputy City Clerk, Laura Bentley; Divisional Director, Planning & Development Services, Ryan Smith; Community Planning & Development Manager, Dean Strachan

Staff participating remotely Legislative Coordinator (Confidential), Arlene McClelland

(* Denotes partial attendance)

2. **Call to Order the Public Hearing - START TIME 6:00 PM - Hwy 97 N 2690 - LUCT20-0002 (BL12067) Z20-0061 (BL12068) - Miltco Investments Limited, Inc. No. 0111450**

Mayor Basran called the Hearing to order at 6:04 p.m.

Mayor Basran advised that the purpose of the Hearing is to consider certain bylaws which, if adopted, will amend "Kelowna 2030 - Official Community Plan Bylaw No. 10500" and Zoning Bylaw No. 8000", and all submissions received, either in writing or verbally, will be taken into consideration when the proposed bylaws are presented for reading at the Regular Council Meeting which follows this Public Hearing.

Mayor Basran advised that in accordance with the Order of the Provincial Health Officer on Gatherings and Events, applicants and the public are not permitted to attend in person. Participation by applicants and the public will be by electronic means only.

3. **Individual Bylaw Submissions**

3.1 **START TIME 6:00 PM - Hwy 97 N 2690 - LUCT20-0002 (BL12067) Z20-0061 (BL12068) - Miltco Investments Limited, Inc. No. 0111450**

Staff:

- Displayed a PowerPoint Presentation summarizing the application and responded to questions from Council.

Mayor Basran invited anyone participating online who deemed themselves affected to indicate they wish to speak followed by comments from Council.

No one participating online indicated they wished to speak.

There were no further comments.

4. Termination

The Hearing was declared terminated at 6:12 p.m.

5. Call to Order the Regular Meeting

Mayor Basran called the meeting to order at 6:13 p.m.

6. Bylaws Considered at Public Hearing

- 6.1 START TIME 6:00 PM - Hwy 97 N 2690 - BL12067 (LUCT20-0002) - Miltco Investments Limited, Inc. No. 0111450

Moved By Councillor Given/Seconded By Councillor Singh

R0236/21/02/23 THAT Bylaw No. 12067 be read a second and third time.

Carried

- 6.2 START TIME 6:00 PM - Hwy 97 N 2690 - BL12068 (Z20-0061) - Miltco Investments Limited, Inc. No. 0111450

Moved By Councillor Singh/Seconded By Councillor Given

R0237/21/02/23 THAT Bylaw No. 12068 be read a second and third time.

Carried

7. Termination

The meeting was declared terminated at 6:14 p.m.

8. Call to Order the Public Hearing - START TIME 6:00 PM - Fenwick Rd 2821 - LUCT20-0008 (BL12158) Z20-0073 (BL12159) - McIntosh Properties Ltd., Inc. No. 0846631

Mayor Basran called the Hearing to order at 6:14 p.m.

9. Individual Bylaw Submissions

- 9.1 START TIME 6:00 PM - Fenwick Rd 2821 - LUCT20-0008 (BL12158) Z20-0073 (BL12159) - McIntosh Properties Ltd., Inc. No. 0846631

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Mayor Basran invited anyone participating online who deemed themselves affected to indicate they wish to speak followed by comments from Council.

No one participating online indicated they wished to speak.

There were no further comments.

10. Termination

The Hearing was declared terminated at 6:15 p.m.

11. Call to Order the Regular Meeting

Mayor Basran called the meeting to order at 6:15 p.m.

12. Bylaws Considered at Public Hearing

- 12.1 START TIME 6:00 PM - Fenwick Rd 2821 - BL12158 (LUCT20-0008) McIntosh Properties Ltd., Inc. No. 0846631**

Moved By Councillor Given/Seconded By Councillor Singh

R0238/21/02/23 THAT Bylaw No.12158 be read a second and third time.

Carried

- 12.2 START TIME 6:00 PM - Fenwick Rd 2821 - BL12159 (Z20-0073) - McIntosh Properties Ltd., Inc. No. 0846631**

Moved By Councillor Given/Seconded By Councillor Singh

R0239/21/02/23 THAT Bylaw No. 12159 be read a second and third time.

Carried

13. Termination

The meeting was declared terminated at 6:16 p.m.

14. Call to Order the Public Hearing - START TIME 6:00 PM - Hwy 97 N 3646-3652 - LUCT20-0009 (BL12160) Z20-0074 (BL12161) - BCJ Properties Ltd., Inc. No. 472355

Mayor Basran called the Hearing to order at 6:16 p.m.

15. Individual Bylaw Submissions

- 15.1 START TIME 6:00 PM - Hwy 97 N 3646-3652 - LUCT20-0009 (BL12160) Z20-0074 (BL12161) - BCJ Properties Ltd., Inc. No. 472355**

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Mayor Basran invited anyone participating online who deemed themselves affected to indicate they wish to speak followed by comments from Council.

No one participating online indicated they wished to speak.

There were no further comments.

16. Termination

The Hearing was declared terminated at 6:18 p.m.

17. Call to Order the Regular Meeting

Mayor Basran called the meeting to order at 6:18 p.m.

18. Bylaws Considered at Public Hearing

- 18.1 START TIME 6:00 PM - Hwy 97 N 3646-3652 - BL12160 (LUCT20-0009) - BCJ Properties Ltd., Inc. No. 472355**

Moved By Councillor Given/Seconded By Councillor Singh

R0240/21/02/23 THAT Bylaw No. 12160 be read a second and third time.

Carried

- 18.2 START TIME 6:00 PM - Hwy 97 N 3646-3652 - BL12161 (Z20-0074) - BCJ Properties Ltd., Inc. No. 472355**

Moved By Councillor Donn/Seconded By Councillor DeHart

R0241/21/02/23 THAT Bylaw No. 12161 be read a second and third time.

Carried

19. Termination

The meeting was declared terminated at 6:19 p.m.

- 20. Call to Order the Public Hearing - START TIME 6:00 PM - Multiple Addresses - OCP19-0005 (BL11928) Z19-0107 (BL11929) - Multiple Owners**

Mayor Basran called the Hearing to order at 6:19 p.m.

21. Individual Bylaw Submissions

- 21.1 START TIME 6:00 PM - Multiple Addresses - OCP19-0005 (BL11928) Z19-0107 (BL11929) - Multiple Owners**

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Mayor Basran invited anyone participating online who deemed themselves affected to indicate they wish to speak followed by comments from Council.

No one participating online indicated they wished to speak.

There were no further comments.

22. Termination

The Hearing was declared terminated at 6:20 p.m.

23. Call to Order the Regular Meeting

Mayor Basran called the meeting to order at 6:20 p.m.

24. Bylaws Considered at Public Hearing

24.1 START TIME 6:00 PM - Multiple Addresses - BL11928 (OCP19-0005) - Multiple Owners

Moved By Councillor Donn/Seconded By Councillor DeHart

R0242/21/02/23 THAT Bylaw No. 11928 be read a second and third time.

Carried

24.2 START TIME - 6:00 PM - Multiple Addresses - BL11929 (Z19-0107) - Multiple Owners

Moved By Councillor DeHart/Seconded By Councillor Donn

R0243/21/02/23 THAT Bylaw No.11929 be read a second and third time.

Carried

25. Termination

The meeting was declared terminated at 6:21 p.m.

26. Call to Order the Public Hearing - START TIME 6:00 PM - Begbie Rd, Union Rd, Glenmore Rd N - OCP20-0018 (BL12163) Z20-0086 (BL12164) - Glenwest Properties Ltd., Inc. No. Co889227

Mayor Basran called the Hearing to order at 6:21 p.m.

27. Individual Bylaw Submissions

27.1 Begbie Rd, Union Rd, Glenmore Rd N - OCP20-0018 (BL12163) Z20-0086 (BL12164) - Glenwest Properties Ltd., Inc. No. Co889227

Staff:

- Displayed a PowerPoint Presentation summarizing the application and responded to questions from Council.

Russ Foster Wilden Project Manager, Applicant

- Available for questions.

Mayor Basran invited anyone participating online who deemed themselves affected to indicate they wish to speak followed by comments from Council.

Online Participants:

David Fowler, Hidden Hills Drive

- Resident of the neighbourhood and in support of the project.
- Submitted correspondence to Council regarding the expansion of the Hidden Hills subdivision in the Wilden Development.
- Requested extra consideration for groundwater in the area as there are some underground streams and flowing groundwater.
- Would like the development and area to be pedestrian and bicycle friendly.

Russ Foster, Wilden Project Manager

- Responded to questions from Council

There were no further comments.

28. Termination

The Hearing was declared terminated at 6:28 p.m.

29. Call to Order the Regular Meeting

Mayor Basran called the meeting to order at 6:28 p.m.

30. Bylaws Considered at Public Hearing

- 30.1 Begbie Rd, Union Rd, Glenmore Rd N - BL12163 (OCP20-0018) - Glenwest Properties Ltd., Inc. No. Co889227**

Moved By Councillor DeHart/Seconded By Councillor Donn

R0244/21/02/23 THAT Bylaw No. 12163 be read a second and third time and be adopted.

Carried

- 30.2 Begbie Rd, Union Rd, Glenmore Rd N - BL12164 (Z20-0086) - Glenwest Properties Ltd., Inc. No. Co889227**

Moved By Councillor Donn/Seconded By Councillor DeHart

R0245/21/02/23 THAT Bylaw No. 12164 be read a second and third time and be adopted.

Carried

31. Confirmation of Minutes

Moved By Councillor Donn/Seconded By Councillor DeHart

R0246/21/02/23 THAT the Minutes of the Public Hearing and Regular Meeting of February 2, 2021 be confirmed as circulated.

Carried

32. Reminders – Nil.

33. Termination

The Hearing was declared terminated at 6:30 p.m.

Mayor Basran

lb/acm

Deputy City Clerk

CITY OF KELOWNA
BYLAW NO. 12064
Z20-0019 – 185 Bach Road

A bylaw to amend the "City of Kelowna Zoning Bylaw No. 8000".

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts as follows:

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot B Section 26 township 26 ODYD Plan KAP57577, located on Bach Road, Kelowna, BC from the RU1 – Large Lot Housing zone to the RU2 – Medium Lot Housing zone;
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 13th day of July, 2020.

Public Hearing Waived by the Municipal Council this 13th day of July, 2020.

Read a second and third time by the Municipal Council this 10th day of August, 2020.

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

REPORT TO COUNCIL



Date: March 16, 2021

To: Council

From: City Manager

Department: Development Planning

Application: DVP20-0074

Owner: Ashwani K. Lakha and Komal R. Lakha

Address: 185 Bach Road

Applicant: Birte Decloux; Urban Options Planning & Permits

Subject: Development Variance Permit Application

Existing OCP Designation: S2RES – Single / Two Unit Residential

Existing Zone: RU2 – Medium Lot Housing

1.0 Recommendation

THAT final adoption of Rezoning Bylaw No. 12064 be considered by Council;

AND THAT Council authorizes the issuance of Development Variance Permit No. DVP20-0074 for Lot B Section 26 Township 26 ODYD Plan KAP57577, located at 185 Bach Road, Kelowna, BC;

AND THAT variances to the following sections of Zoning Bylaw No. 8000 be granted:

Section 13.2.5(a): RU2 – Medium Lot Housing, Subdivision Regulations

To vary the minimum lot width from 13.0m required to 12.65m proposed;

AND FURTHER THAT this Development Variance Permit is valid for two (2) years from the date of Council approval, with no opportunity to extend.

2.0 Purpose

To vary the minimum lot width for the RU2 – Medium Lot Housing zone from 13m required to 12.65m for two proposed lots.

3.0 Development Planning

Development Planning supports the proposal to vary the minimum lot width of the RU2 – Medium Lot Housing zone for the two proposed lots.

The parent property was recently rezoned to RU2 with the intent of subdividing the lot in two. The parent property is 25.3m wide, which would leave each new lot at 12.65m wide. The subdivision regulations for the RU2 zone require that a lot be a minimum of 13m wide; and, as such, the proposed subdivision requires a variance for minimum lot width.

Staff support the variance as the narrowing of each lot by 0.35m is negligible in nature. Also, the two proposed lots meet all other minimum lot dimensions for the RU2 zone, including lot depth and lot area, as seen in the table below:

Table 1: RU2 Minimum Lot Dimensions vs. Proposed Lot Dimensions (With % Difference)

	RU2 Min.	Proposed Lots	% of RU2 Min.
Width (m)	13	12.65	97%
Depth (m)	30	41.7	139%
Area (m ²)	400	526.8	132%

In addition, the building envelope for the two proposed lots is such that a single family home could yet be accommodated on each without requiring any further variances.

Staff originally proposed that a shared access agreement between the two lots be required in order to mitigate against the reduction in lot width. However, further discussions with the Development Engineering Department have established that a shared access agreement would do little to increase transportation safety in this location; and, as such, Staff are now prepared to waive this requirement.

4.0 Proposal

4.1 Background

On August 10, 2020, Council gave 2nd and 3rd reading to the bylaw to rezone the subject property to RU2 – Medium Lot Housing, in order to facilitate a 2-lot subdivision. In the Report to Council it was made known that a variance for lot width would yet be required in order to complete the subdivision, and a condition of the rezoning was that this variance be considered by Council. At the time, Staff expressed support for the required variance. Part of the reason Staff supported the variance is that a reciprocal access agreement would be required in order to minimize the number of car accesses onto Bach Rd. This was thought to be beneficial in order to increase transportation safety in the area. However, subsequent discussions with the Development Engineering Department revealed that the shared access agreement would, in fact, do little to increase transportation safety in the area. As such, Staff are prepared now to waive this requirement.

4.2 Project Description

The applicant proposes to vary the minimum lot width for the RU2 zone in order to allow for a 2-lot subdivision of the subject parcel. The variance proposes reducing the minimum lot width from 13m required to 12.65m proposed for the two proposed lots.

4.3 Site Context

The property is located in the Rutland Sector and is just outside the boundary of the Rutland Urban Centre (within 150m). The lot is also directly across the street from both Rutland Senior School and Rutland Middle School.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1 – Large Lot Housing	Single Family Housing
East	RU1 – Large Lot Housing	Single Family Housing
South	RU2 – Medium Lot Housing	Single Family Housing
West	RU1 – Large Lot Housing	Single Family Housing

Subject Property Map: 185 Bach Rd.



4.4 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RU2 ZONE REQUIREMENTS	PROPOSAL
Subdivision Regulations		
Min. Lot Area	400m ²	526.8m ²
Min. Lot Width	13.0m	12.65m ❗
Min. Lot Depth	30m	41.7m

● Indicates a requested variance to minimum lot width.

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Chapter 5: Development Process

Objective 5.22 Ensure context sensitive housing development.

*Policy .6 **Sensitive Infill**. Encourage new development or redevelopment in existing residential areas to be sensitive to or reflect the character of the neighbourhood with respect to building design, height and siting.*

6.0 Application Chronology

Date of Application Received:	February 24, 2020
Date Public Consultation Completed:	May 20, 2020
Initial Consideration of Rezoning:	July 13, 2020
Public Hearing for Rezoning:	Waived
2 nd and 3 rd Reading of Rezoning:	August 10, 2020

Report prepared by: A.D. Thibeault, Planner II

Reviewed by: Jocelyn Black, Urban Planning Manager

Reviewed by: Terry Barton, Development Planning Department Manager

Approved for Inclusion: Ryan Smith, Divisional Director, Planning & Development Services

Attachments:

Attachment A: Draft Development Variance Permit DVP20-0074

Attachment B: Proposed Subdivision Plan

Development Variance Permit DVP20-0074



This permit relates to land in the City of Kelowna municipally known as
185 Bach Rd.
and legally known as
Lot B Section 26 Township 26 ODYD Plan KAP57577
and permits the land to be used for the following development: **Single
Family Housing**

ATTACHMENT A	
This forms part of application # DVP20-0074	
Planner Initials	AT
 City of Kelowna COMMUNITY PLANNING	

The present owner and any subsequent owner of the above described land must comply with any attached terms and conditions.

Date of Council Decision **March 16, 2021**
Decision By: COUNCIL
Development Permit Area: N/A
Existing Zone: RU2 – Medium Lot Housing
Future Land Use Designation: S2RES – Single / Two Unit Residential

This is NOT a Building Permit.

In addition to your Development Permit, a Building Permit may be required prior to any work commencing. For further information, contact the City of Kelowna, Development Services Branch.

NOTICE

This permit does not relieve the owner or the owner's authorized agent from full compliance with the requirements of any federal, provincial or other municipal legislation, or the terms and conditions of any easement, covenant, building scheme or agreement affecting the building or land.

Owner: Ashwani K. Lakha and Komal R. Lakha
Applicant: Birte Decloux; Urban Options Planning & Permits
Planner: A.D. Thibeault

Terry Barton
Development Planning Department Manager
Planning & Development Services

Date

1. SCOPE OF APPROVAL

This Development Permit applies to and only to those lands within the Municipality as described above, and any and all buildings, structures and other development thereon.

This Development Permit is issued subject to compliance with all of the Bylaws of the Municipality applicable thereto, except as specifically varied or supplemented by this permit, noted in the Terms and Conditions below.

The issuance of a permit limits the permit holder to be in strict compliance with regulations of the Zoning Bylaw and all other Bylaws unless specific variances have been authorized by the Development Permit. No implied variances from bylaw provisions shall be granted by virtue of drawing notations that are inconsistent with bylaw provisions and that may not have been identified as required Variances by the applicant or Municipal staff.

2. CONDITIONS OF APPROVAL

- a) Variances to the following sections of Zoning Bylaw No. 8000:

Section 13.2.5(a): RU2 – Medium Lot Housing, Subdivision Regulations To vary

the minimum lot width from 13.0m required to 12.65m proposed.

This Development Permit is valid for two (2) years from the date of approval, with no opportunity to extend.

5. INDEMNIFICATION

Upon commencement of the works authorized by this Permit the Developer covenants and agrees to save harmless and effectually indemnify the Municipality against:

- a) All actions and proceedings, costs, damages, expenses, claims, and demands whatsoever and by whomsoever brought, by reason of the Municipality said Permit.

All costs, expenses, claims that may be incurred by the Municipality where the construction, engineering or other types of works as called for by the Permit results in damages to any property owned in whole or in part by the Municipality or which the Municipality by duty or custom is obliged, directly or indirectly in any way or to any degree, to construct, repair, or maintain.

**The PERMIT HOLDER is the CURRENT LAND OWNER.
Security shall ONLY be returned to the signatory of the
Landscape Agreement or their designates.**

ATTACHMENT		A
This forms part of application		
# <u>DVP20-0074</u>		
Planner Initials	<div>AT</div>	 City of Kelowna COMMUNITY PLANNING

**PROPOSED SUBDIVISION SKETCH OF LOT
B SECTION 26 TOWNSHIP 26 OSOYOOS
DIVISION YALE DISTRICT PLAN KAP57577**

PID: 023-527-501

CLIENT: ASHWANI LAKHA
CIVIC ADDRESS: 185 BACH ROAD

HORIZONTAL COORDINATE SYSTEM: UTM 11 NAD83(CSRS)
VERTICAL DATUM: CGVD28

DATE OF FIELD SURVEY: NOVEMBER 6, 2018

REGISTERED DOCUMENTS:
COVENANT KAP7653 (PLAN KAP57578)

ZONING: RU1

SCALE 1:200



LEGEND	
Subject Property	
Water Contour (0.5m)	
Water Contour (1.0m)	
7.5m Slope	
Bottom Slope	
Force	
Catch Basin	
Asphalt	
Gravel	
Vault	
Curb Stop	
Electric Meter	
Hedge	

ATTACHMENT B

This forms part of application
DVP20-0074

Planner
Initials

AT





DVP20-0074 185 Bach Rd.

Development Variance Permit Application



Proposal

- ▶ To vary the minimum lot width for the RU2 – Medium Lot Housing zone from 13m required to 12.65m for two proposed lots.

Development Process

Feb. 24, 2020

Development Application Submitted



Staff Review & Circulation



May 20, 2020

Public Notification Received



July 13, 2020

Initial Consideration

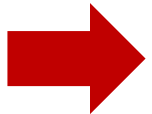


Aug. 10, 2020

Public Hearing (waived)
Second & Third Readings



Council
Approvals



March 16, 2021

Final Reading
Variances

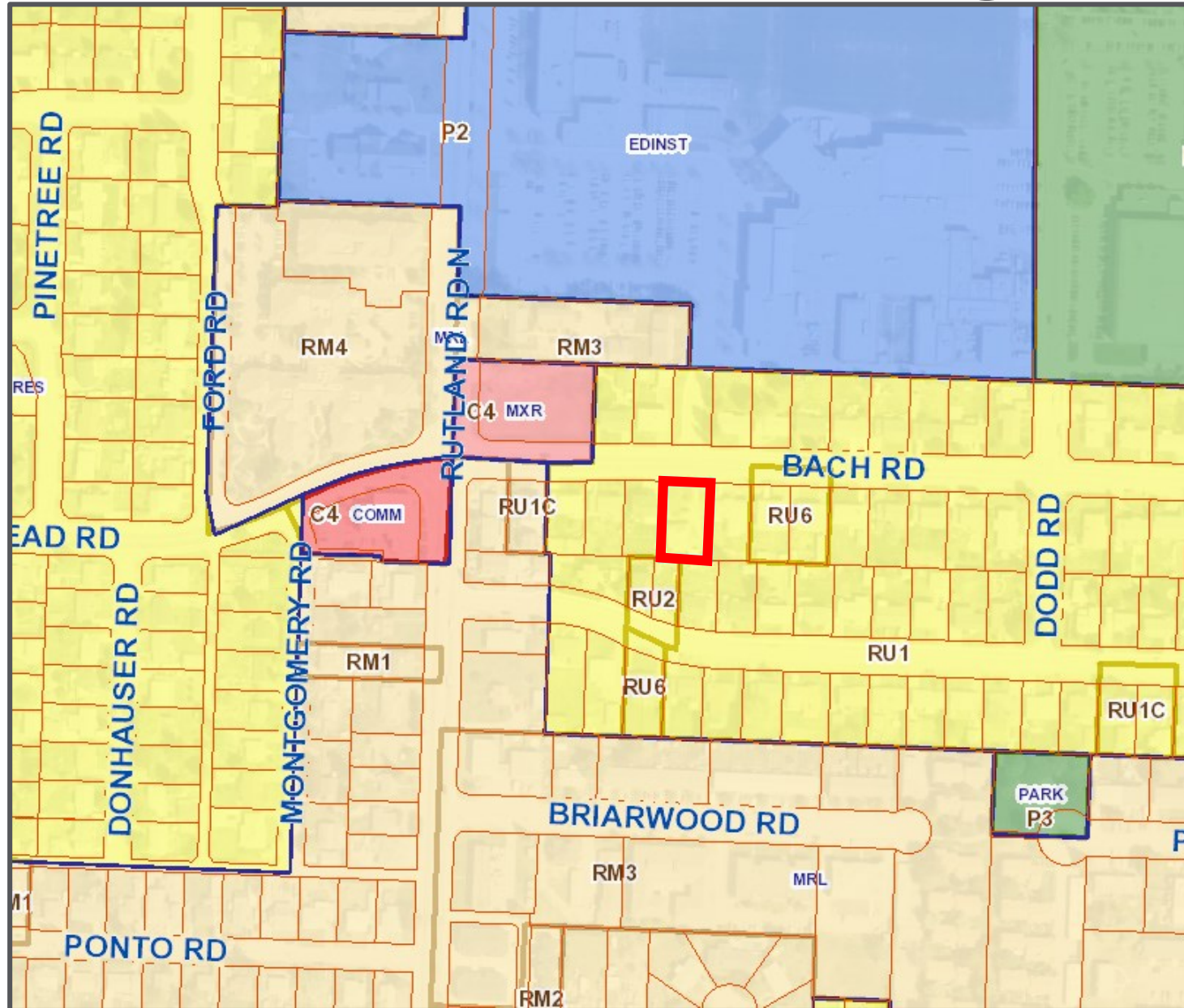


Building Permit

Context Map



OCP Future Land Use / Zoning



Subject Property Map



Project/technical details

- ▶ Vary the minimum lot width for the RU2 zone to allow for a 2-lot subdivision of the subject parcel.
- ▶ Vary minimum lot width from 13m required to 12.65m proposed.
- ▶ The proposed lots meet all other minimum lot dimensions for the RU2 zone:

	RU2 Min.	Proposed Lots	% of RU2 Min.
Width (m)	13	12.65	97%
Depth (m)	30	41.7	139%
Area (m ²)	400	526.8	132%

↑
N



Development Policy

- ▶ OCP Objective 5.22: Ensure context sensitive housing development.
 - ▶ Proposed lots are in keeping with the context in the area.
 - ▶ Reduction in lot width for the RU2 zone is negligible in size

Staff Recommendation

- ▶ Staff support the proposal to vary the minimum lot width for the RU2 zone from 13m required to 12.65m proposed to allow the 2-lot subdivision.



Conclusion of Staff Remarks

REPORT TO COUNCIL



Date: March 16, 2021

To: Council

From: City Manager

Department: Development Planning

Application: DP20-0215 DVP20-0216

Owner: SD 116 Ventures Ltd., Inc.No. 648597

Address: 2540 Enterprise Way

Applicant: Shane Worman – Worman Commercial

Subject: Development Permit and Development Variance Permit Applications

Existing OCP Designation: IND – Industrial / PARK – Major Park/Open Space (public)

Existing Zone: I2 – General Industrial

1.0 Recommendation

THAT Council authorizes the issuance of Development Permit No. DP20-0215 for Lot 2, District Lot 125, ODYD Plan KAP69740, located at 2540 Enterprise Way, Kelowna, BC, subject to the following:

1. The dimensions and siting of the building to be constructed on the land in accordance with Schedule "A";
2. The exterior design and finish of the building to be constructed on the land, be in accordance with Schedule "B";
3. Landscaping to be provided on the land in accordance with Schedule "C";
4. The applicant be required to post with City a Landscape Performance Security deposit in the form of a "Letter of Credit" in the amount of 125% of the estimated value of the landscaping, as determined by a Registered Landscape Architect

AND THAT this Development Permit is valid for two (2) years from the date of Council approval, with no opportunity to extend;

AND THAT Council authorizes the issuance of Development Variance Permit No. DVP20-0216 for Lot 2, District Lot 125, ODYD Plan KAP69740, located at 2540 Enterprise Way, Kelowna, BC;

AND THAT variances to the following section of Zoning Bylaw No. 8000 be granted:

Section 15.2.5(d): I2 - General Industrial Development Regulations

To vary the required minimum front yard setback from 7.5m permitted to 4.0m proposed.

AND FURTHER THAT this Development Variance Permit is valid for two (2) years from the date of Council approval, with no opportunity to extend.

2.0 Purpose

To consider the form and character of two industrial buildings and to vary the front yard setback from 7.5m permitted to 4.0m proposed on the subject property.

3.0 Development Planning

Staff are recommending support for the proposed Development Permit and Development Variance Permit due to the proposal's consistency with the Official Community Plan's (OCP) Urban Design Guidelines. The subject property was previously used as a car dealership, where the inherent nature of car dealerships generally causes inconsistencies with urban design guidelines; however, this application is proposing a retrofit of the existing site to better meet these policies. The proposal includes the addition of a new building at the front of the property to interface with the pedestrian realm along Enterprise Way consistent with OCP Urban Design guidelines. This triggers a front yard setback variance to the I2 zone, which staff are recommending support due to its positive interface with the street.

4.0 Proposal

4.1 Project Description

The Development Permit Application and Development Variance Permit Application is for two new industrial development buildings. The first building is a retrofit, redesign and expansion of the existing building on site, which was previously used as a car dealership. This building will use brick, stucco and shou sugi ban to upgrade the façade. Shou sugi ban is a Japanese siding made by burning the surface of the wood to pull out the hard carbon surface.

The second building will be a new three-storey building at the front of the property along Enterprise Way. This building will be built with brick, concrete, and steel. The first floor has high ceilings and will include storage space. This floor will also have partial second floor used for offices and additional storage space. Finally, the third storey will be unique to industrial properties because it will have two elevators, one of which will be a cargo/vehicle elevator, which allows access to any light industrial or manufacturing user of the space. The applicant is requesting a variance to this building from 7.5m permitted to 4.0m proposed, which they believe will help urbanize industrial space and add a stronger pedestrian interface.

The property will also undergo landscape improvements, which will help with the interface with Enterprise Way. These improvements include large deciduous trees along Enterprise Way, as well as landscape islands throughout the parking and hardscape.

4.2 Site Context

The subject property is in the Central City OCP Sector and the surrounding area is primarily a mix between I2 – General Industrial, C10 – Service Commercial, C3 – Community Commercial and P3 – Parks and Open Space. The surrounding area also has a Future Land Use Designation of IND – Industrial, SC – Service Commercial and PARK – Major Park/Open Space (public).

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	P ₃ – Parks and Open Space	Mill Creek and Rail Trail
East	I ₂ – General Industrial	Automotive and minor recreation vehicle sales/rentals
South	C ₁₀ – Service Commercial	Retail stores, service commercial
West	I ₂ – General Industrial	Automotive and minor recreation vehicle sales/rentals

Subject Property Map: 2540 Enterprise Way



4.3 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	I ₂ ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Min. Lot Area	12,137m ²	4,000m ²
Min. Lot Width	68.42m	40.0m
Min. Lot Depth	181.5m	35.0m
Development Regulations		
Max. Floor Area Ratio	1.5	0.49
Max. Site Coverage (buildings)	60%	31%
Max. Height	14.0m	13.4m
Min. Front Yard	7.5m	4.0m
Min. Side Yard (east)	4.5m	18.36m
Min. Side Yard (west)	4.5m	5.67m
Min. Rear Yard	6.0m	34.7m
Other Regulations		
Min. Parking Requirements	98	162

Min. Long-Term Bicycle Parking	3	3
● Indicates a requested variance to Section 15.2.5(d): General Industrial Development Regulations.		

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Chapter 14: Urban Design DP Guidelines

Objectives:

- Convey a strong sense of authenticity through urban design that is distinctive for Kelowna;
- Integrate new development with existing site conditions and preserve the character amenities of the surrounding area;
- Promote interesting, pedestrian friendly streetscape design and pedestrian linkages;
- Provide for a scale and massing of commercial buildings that promotes a safe, enjoyable living, pedestrian, working, shopping and service experience;
- Incorporate architectural features and detailing of buildings and landscapes that define an area's character.

6.0 Application Chronology

Date of Application Received: December 7th, 2020

Date Public Consultation Completed: December 17th, 2020

Report prepared by: Tyler Caswell, Planner I

Reviewed by: Jocelyn Black, Urban Planning Manager

Approved for Inclusion: Terry Barton, Development Planning Department Manager

Attachments:

Attachment A: Draft Development Permit & Development Variance Permit DP20-0215/DVP20-0216

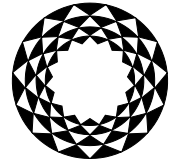
Schedule A: Site Plan

Schedule B: Elevation Drawings

Schedule C: Landscape Plan

Development Permit & Development Variance Permit DP20-0215 / DVP20-0216

ATTACHMENT		A
This forms part of application		
# DP20-0215/DVP20-0216		
Planner Initials	TC	 City of Kelowna DEVELOPMENT PLANNING



City of Kelowna

This permit relates to land in the City of Kelowna municipally known as 2540 Enterprise Way

and legally known as Lot 2 District Lot 125 ODYD Plan KAP69740

and permits the land to be used for the following development: General Industrial Uses

I2 – General Industrial Zone

The present owner and any subsequent owner of the above described land must comply with any attached terms and conditions.

<u>Date of Council Decision</u>	March 16 th , 2021
<u>Decision By:</u>	COUNCIL
<u>Development Permit Area:</u>	Comprehensive Development Permit Area
Existing Zone:	I2 – General Industrial
Future Land Use Designation:	IND – Industrial / PARK – Major Park/Open Space (public)

This is NOT a Building Permit.

In addition to your Development Permit, a Building Permit may be required prior to any work commencing. For further information, contact the City of Kelowna, Development Services Branch.

NOTICE

This permit does not relieve the owner or the owner's authorized agent from full compliance with the requirements of any federal, provincial or other municipal legislation, or the terms and conditions of any easement, covenant, building scheme or agreement affecting the building or land.

Owner:	SD 116 Ventures Ltd., Inc.No. 648597
Applicant:	Shane Worman – Worman Commercial

Terry Barton
Development Planning Department Manager
Planning & Development Services

Date

1. SCOPE OF APPROVAL

This Development Permit applies to and only to those lands within the Municipality as described above, and any and all buildings, structures and other development thereon.

This Development Permit is issued subject to compliance with all of the Bylaws of the Municipality applicable thereto, except as specifically varied or supplemented by this permit, noted in the Terms and Conditions below.

The issuance of a permit limits the permit holder to be in strict compliance with regulations of the Zoning Bylaw and all other Bylaws unless specific variances have been authorized by the Development Permit. No implied variances from bylaw provisions shall be granted by virtue of drawing notations that are inconsistent with bylaw provisions and that may not have been identified as required Variances by the applicant or Municipal staff.

2. CONDITIONS OF APPROVAL

- a) The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A";
- b) The exterior design and finish of the building to be constructed on the land be in accordance with Schedule "B";
- c) Landscaping to be provided on the land be in accordance with Schedule "C"; and
- d) The applicant be required to post with the City a Landscape Performance Security deposit in the form of a "Letter of Credit" in the amount of 125% of the estimated value of the landscaping, as determined by a Registered Landscape Architect.
- e) That variance to the following section of the Zoning Bylaw No. 8000 be granted in accordance with Schedule "A":

Section 15.2.5(d): I2 – General Industrial Regulations

To vary the front yard setback from 7.5m permitted to 4.0m proposed.

This Development Permit is valid for two (2) years from the date of approval, with no opportunity to extend.

3. PERFORMANCE SECURITY

As a condition of the issuance of this Permit, Council is holding the security set out below to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Developer and be paid to the Developer or his or her designate if the security is returned. The condition of the posting of the security is that should the Developer fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the Municipality may use enter into an agreement with the property owner of the day to have the work carried out, and any surplus shall be paid over to the property own of the day. Should the Developer carry out the development permitted by this Permit within the time set out above, the security shall be returned to the Developer or his or her designate. There is filed accordingly:

- a) An Irrevocable Letter of Credit **OR** certified cheque in the amount of **\$163,656.25**

Before any bond or security required under this Permit is reduced or released, the Developer will provide the City with a statutory declaration certifying that all labour, material, workers' compensation and other taxes and costs have been paid.

5. INDEMNIFICATION

Upon commencement of the works authorized by this Permit the Developer covenants and agrees to save harmless and effectually indemnify the Municipality against:

- a) All actions and proceedings, costs, damages, expenses, claims, and demands whatsoever and by whomsoever brought, by reason of the Municipality said Permit.

All costs, expenses, claims that may be incurred by the Municipality where the construction, engineering or other types of works as called for by the Permit results in damages to any property owned in whole or in part by the Municipality or which the Municipality by duty or custom is obliged, directly or indirectly in any way or to any degree, to construct, repair, or maintain.

**The PERMIT HOLDER is the CURRENT LAND OWNER.
Security shall ONLY be returned to the signatory of the
Landscape Agreement or their designates.**

32

SCHEDULE

A

This forms part of application

DP20-0215/DVP20-0216

Planner
Initials TC

City of
Kelowna
DEVELOPMENT PLANNING



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Revision No., Date and Description
11.14.20 - FOR CLIENT REVIEW
11.28.20 - FOR DP
12.02.20 - FOR DP
12.03.20 - FOR DP

Plot Date 3-Dec-20 **Drawing No.** A-100

PROJECT 2340 ENTERPRISE WAY

DRAWING TITLE EXISTING BUILDING - ENTRY LEVEL



FOR DP



SCHEDULE

A

This forms part of application

DP20-0215/DVP20-0216

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Initials

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Revision No., Date and Description

11.14.20	- FOR CLIENT REVIEW
12.02.20	- FOR DP
12.03.20	- FOR DP

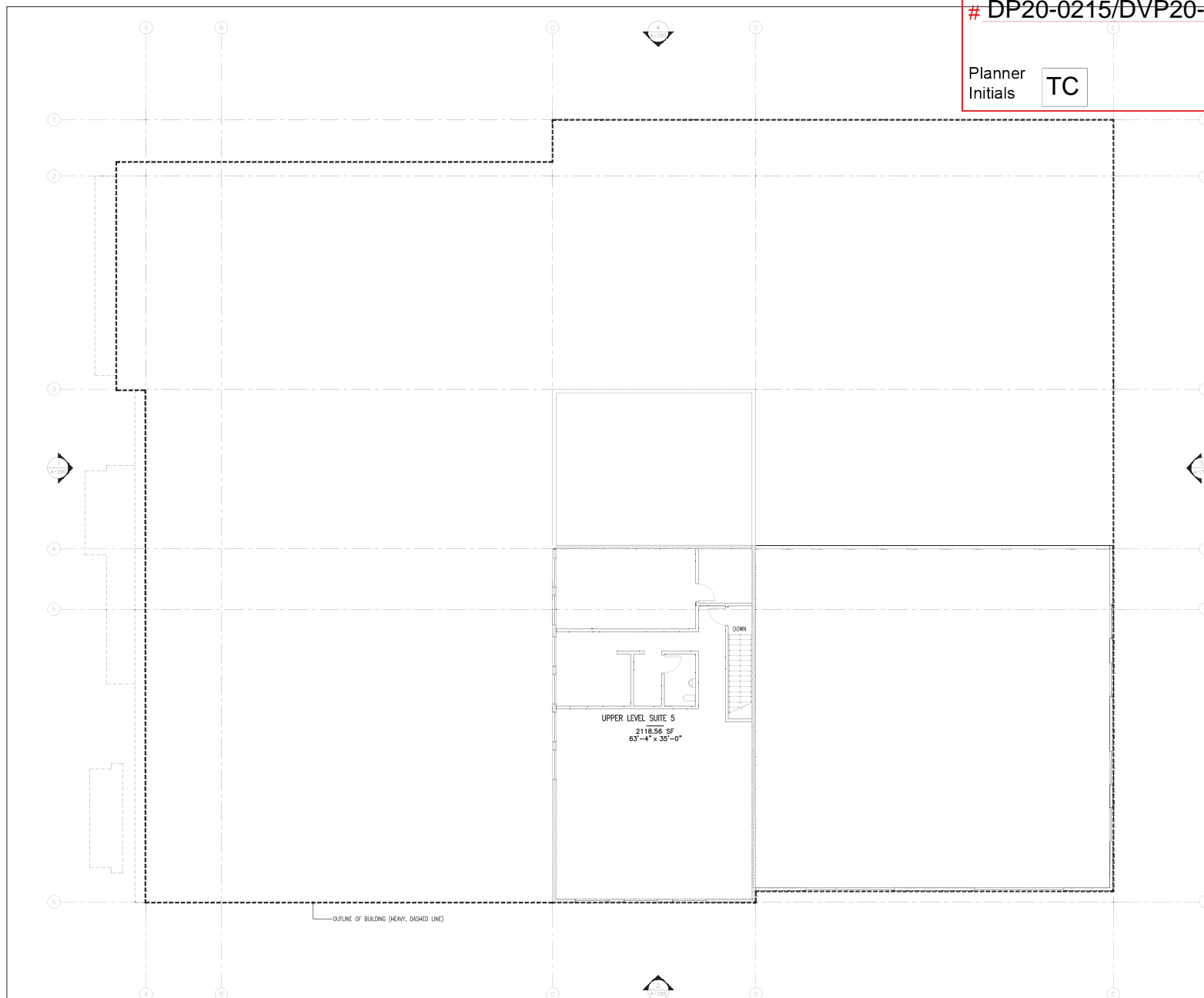
Plot Date 3-Dec-20 **Drawing No.** A-101

PROJECT 2340 ENTERPRISE WAY

DRAWING TITLE EXISTING BUILDING - SECOND LEVEL

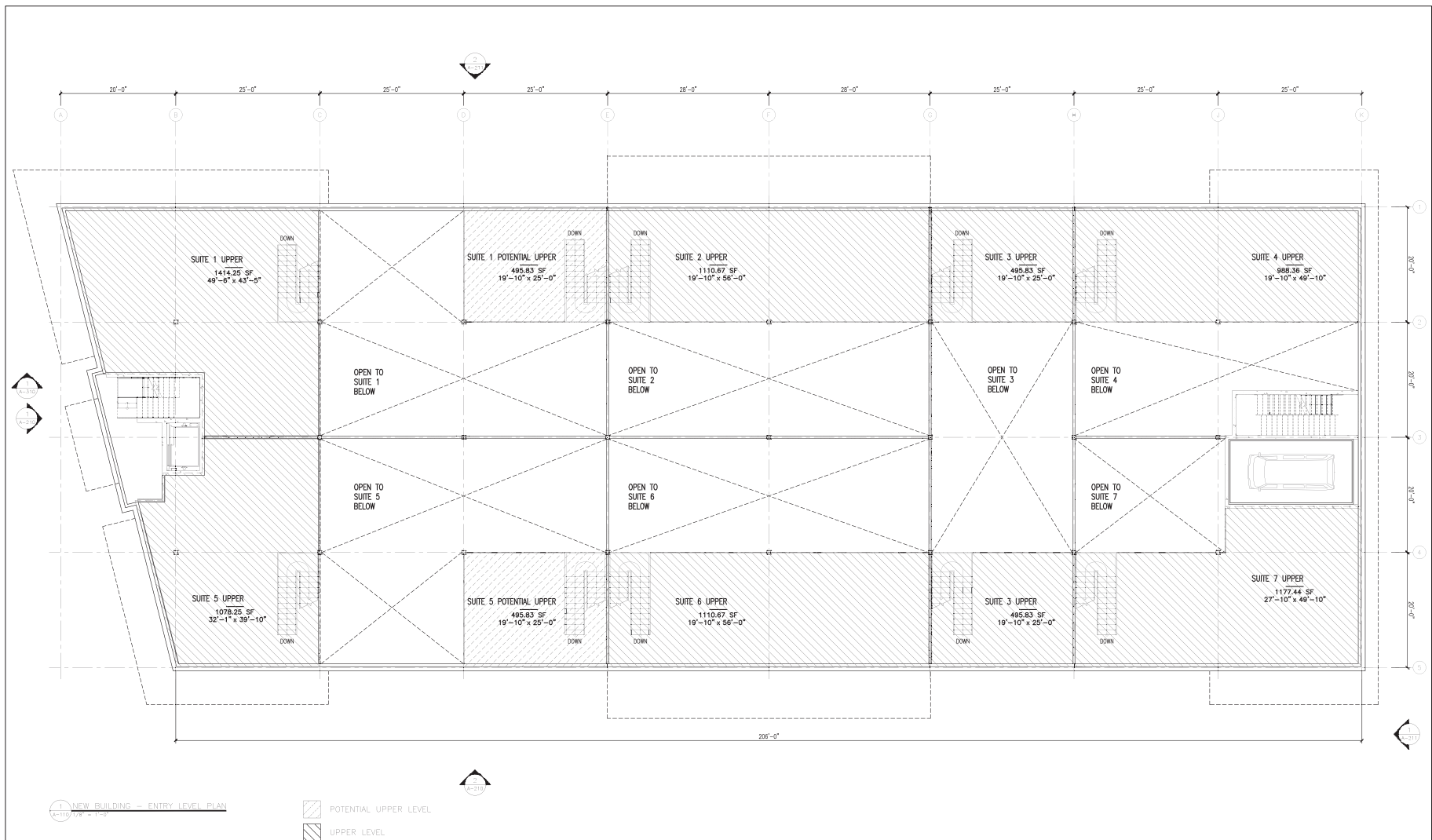


FOR DP



1. EXISTING BUILDING - SECOND LEVEL PLAN

POTENTIAL SUITE



FOR DP

SCHEDULE

A

This forms part of application

DP20-0215/DVP20-0216



City of
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Revision No., Date and Description

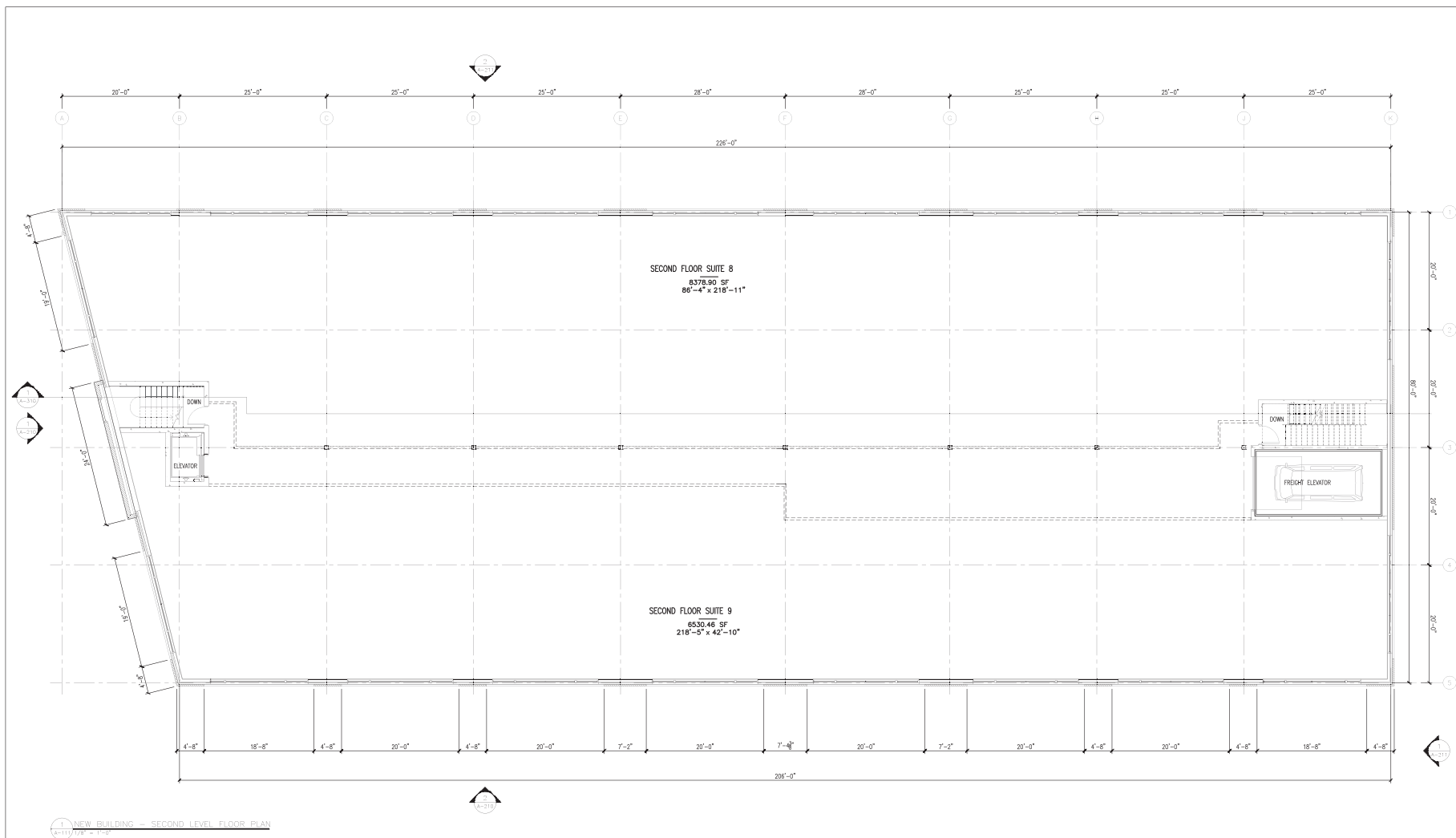
11.12.20	FOR CLIENT REVIEW
11.28.20	FOR DP
12.02.20	FOR DP
12.03.20	FOR DP

Plot Date
3-Dec-20

Drawing No.
A-112

PROJECT
2340 ENTERPRISE WAY

DRAWING TITLE
NEW BUILDING - SECOND LEVEL FLOOR PLAN



FOR DP

SCHEDULE A

This forms part of application
DP20-0215/DVP20-0216

Planner
Initials

TC

City of Kelowna
DEVELOPMENT PLANNING

SCHEDULE

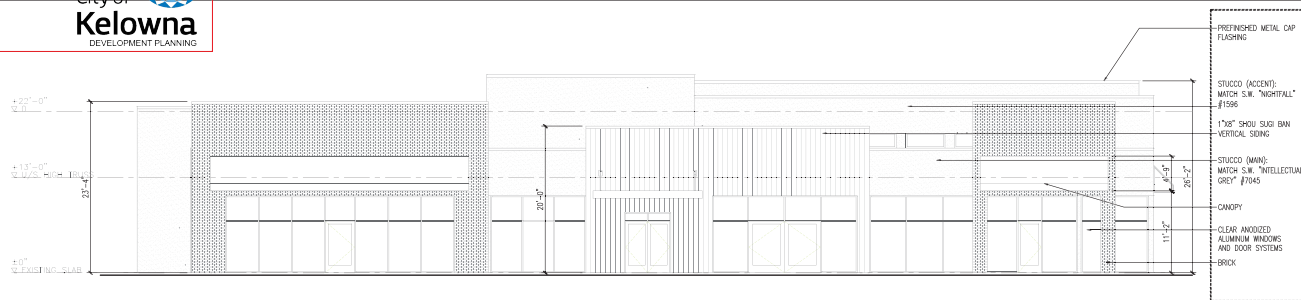
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This forms part of application
DP20-0215/DVP20-0216

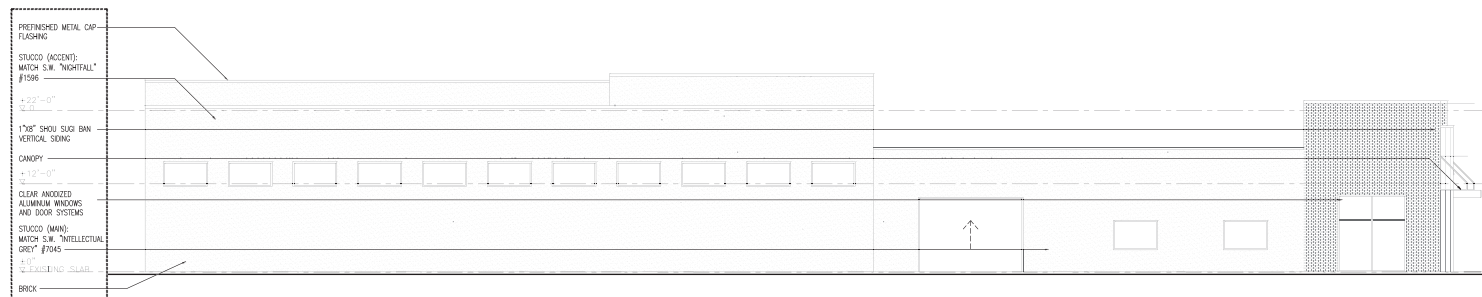


Planner
Initials TC

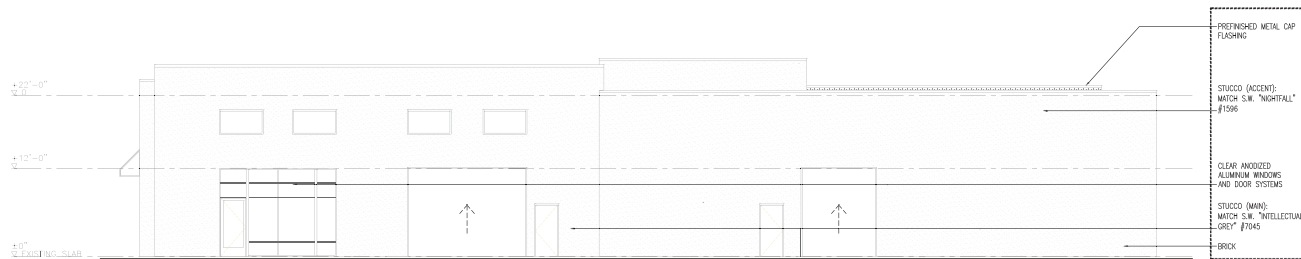
City of
Kelowna
DEVELOPMENT PLANNING



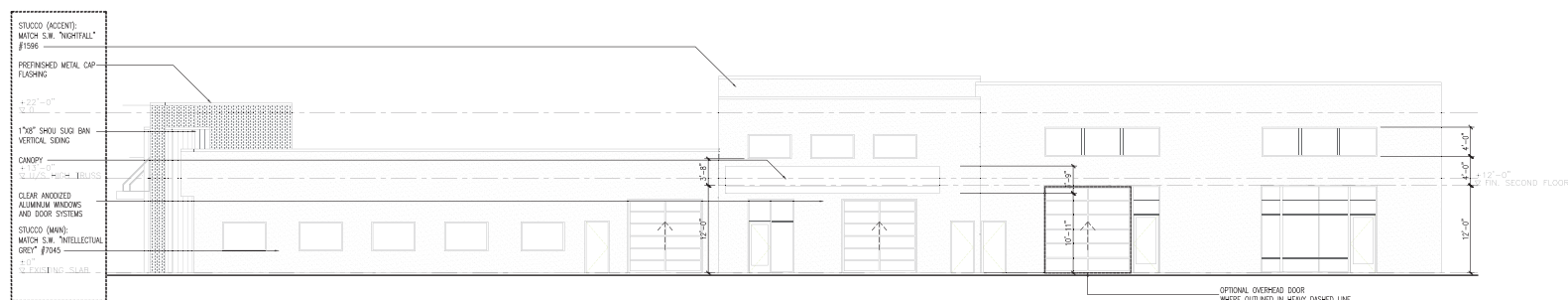
1 SOUTH ELEVATION



2 WEST ELEVATION



3 NORTH ELEVATION



4 EAST ELEVATION

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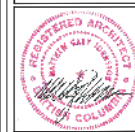
- PRE-FINISHED ALUMINUM WINDOWS AND ENTRY/DOOR SYSTEMS
- CLEAR ANODIZED ALUMINUM
- BRICK
- CLASSIC USED BY MUTUAL MATERIALS
- VERTICAL 1x6 SIDING
- SHOU SUGI BAN
- EXPOSED CONCRETE
- NATURAL CONCRETE
- STUCCO (MAIN):
MATCH S.W.: 'INTELLECTUAL GREY' #7045
- STUCCO (ACCENT):
MATCH S.W.: 'NIGHTFALL' #1596
- PRE-FINISHED ALUMINUM CAP FLASHINGS:
- BLACK AND/OR
MATCH ADJACENT EXTERIOR COLOUR



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Revision No., Date and Description
11.16.20 - FOR CLIENT REVIEW
11.17.20 - FOR CLIENT REVIEW
11.23.20 - DP PROGRESS SET
11.28.20 - FOR DP
12.01.20 - FOR DP

Plot Date	Drawing No.
1-Dec-20	A-200
PROJECT	2540 ENTERPRISE WAY
DRAWING TITLE	EXISTING BUILDING ELEVATIONS



FOR DP

SCHEDULE

B

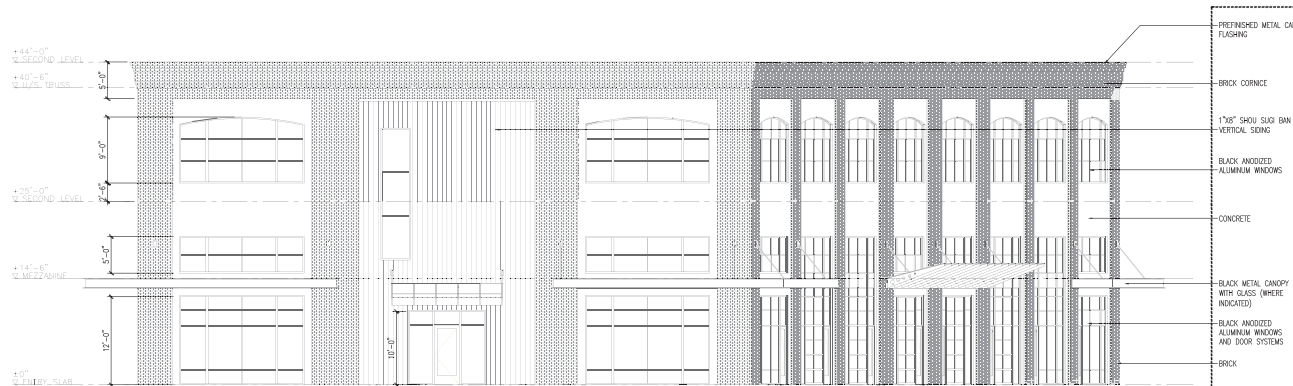
This forms part of application
DP20-0215/DVP20-0216



Planner
Initials

TC

City of
Kelowna
DEVELOPMENT PLANNING













1 SOUTH ELEVATION



2 WEST ELEVATION

PROJECT MATERIALS:

-  PRE-FINISHED ALUMINUM WINDOWS AND ENTRY/DOOR SYSTEMS
-  BLACK ANODIZED ALUMINUM
-  BRICK
-  CLASSIC USED BY MUTUAL MATERIALS
-  VERTICAL 1X6 SIDING
-  SHOU SUGU BAN
-  EXPOSED CONCRETE
-  NATURAL CONCRETE
-  PRE-FINISHED ALUMINUM FLASHINGS
-  BLACK AND/OR MATCH ADJACENT EXTERIOR COLOUR



PHONE: 250-448-7881
305-1858 Wilmar Street
Kelowna, BC V1Y 3M2
www.limearchitecture.com



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ARCHITECTS
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1000-1000-1000
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Revision No., Date and Description
11.13.20 - FOR CLIENT REVIEW
11.17.20 - FOR CLIENT REVIEW
11.28.20 - FOR DP
12.01.20 - FOR DP

Plot Date 1-Dec-20 Drawing No. A-210

PROJECT 2540 ENTERPRISE WAY

DRAWING TITLE NEW BUILDING ELEVATIONS



FOR DP

B

DP20-0215/DVP20-0216



City of Kelowna
DEVELOPMENT PLANNING

Planner Initials TC



ONE-250-448-7801

5-1528 Richter Street,
Lawns, DC WYF 20623



VORMAN

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Baltimore, MD 21202
B. 700 N. 1st St.

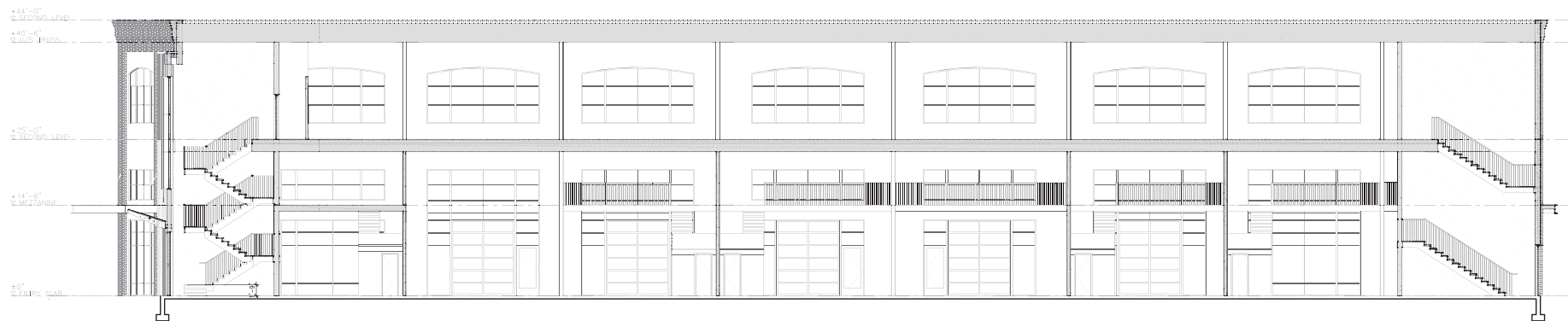
E. 2006-7622-0000
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Revision No., Date
and Description



NEW BUILDING - LONG SECTION

Plot Date	Drawing No.
Dec-20	A-310

PROJECT
40 ENTERPRISE WAY

DRAWING TITLE
NEW BUILDING SECTION

RECEIVED



FOR DP

B



TC



SUBJECT PROPERTY
(outline with heavy dashed line)



LIME
ARCHITECTURE INC.

PHONE: 255-448-7900

305-1636 Winter Street
Kalamazoo, MI 49001
www.limearchitecture.com



WORMAN
4001 - 700 K.L.O. Road
Kelowna, BC V1Y 7G2
P: 250.762.0040
F: 250.762.0750
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Revision No., Date and Description
11.28.20 - FOR DP
12.02.20 - FOR DP

Plot Date 2-Dec-20	Drawing No. A-RENDER1
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PROJECT
2540 ENTERPRISE WAY

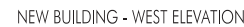
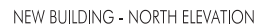
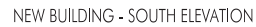
DRAWING TITLE
EXISTING BUILDING COLOUR
STUDIES/ADJACENT PROPERTIES





TC

City of Kelowna
DEVELOPMENT PLANNING



SUBJECT PROPERTY
— (outline with heavy dashed line)



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Revision No., Date
and Description
11.28.20 - FOR DP

Plot Date	Drawing No.
28-Nov-20	A-RENDER2

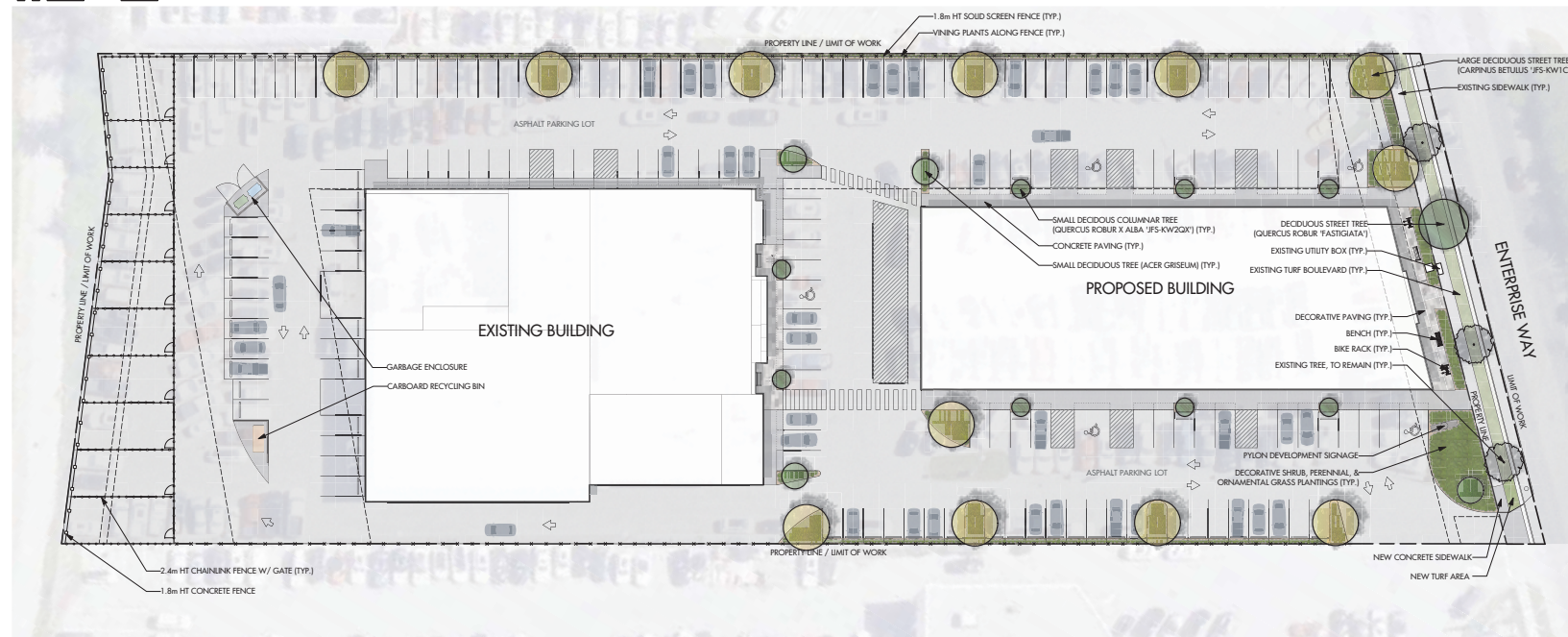
PROJECT

DRAWING TITLE
NEW BUILDING COLOUR
STUDIES/ADJACENT PROPERTIES



43

0 5 10 15 20 25 M



NOTES

1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED CHIA STANDARDS.
2. ALL OFFSITE LANDSCAPE WORKS TO MEET CITY OF KELLOWNA BYLAW 7900 STANDARDS.
3. ALL SOFT LANDSCAPE AREAS SHALL BE WATERED BY A FULLY AUTOMATIC TIMED UNDERGROUND IRRIGATION SYSTEM.
4. TREE AND SHRUB BEDS TO BE DRESSED IN A MINIMUM 75mm DOUGLAS RED FIB MULCH, AS SHOWN IN PLANS. DO NOT PLACE WEED MAT UNDERNEATH TREE AND SHRUB BEDS.
5. TREE AND SHRUB BEDS TO RECEIVE A MINIMUM 300mm DEPTH TOPSOIL PLACEMENT.
6. TURF AREAS FROM SOD SHALL BE NO. 1 GRADE GROWN FROM CERTIFIED SEED OF IMPROVED CULTIVARS REGISTERED FOR SALE IN B.C. AND SHALL BE TOLERANT OF DROUGHT CONDITIONS. A MINIMUM OF 150mm DEPTH OF GROWING MEDIUM IS REQUIRED BENEATH TURF AREAS. TURF AREAS SHALL MEET EXISTING GRADES AND HARD SURFACES FLUSH.
7. SITE GRADING AND DRAINAGE WILL ENSURE THAT ALL STRUCTURES HAVE POSITIVE DRAINAGE, AND THAT NO WATER OR LOOSE IMPEDIMENTS WILL BE DISCHARGED FROM THE LOT ONTO ADJACENT PUBLIC, COMMON, OR PRIVATE PROPERTIES.

PLANT LIST

BOTANICAL NAME	COMMON NAME	QTY	SIZE/SPACING & REMARKS
TREES			
ACER GRISEUM	PAPERBARK MAPLE	4	6cm CAL
CARPINUS BETULUS 'F5-KW1CB'	EMERALD AVENUE HORNBEAM	12	6cm CAL
QUERCUS ROBUR 'F5-KW2QK'	SKINNY GENES OAK	8	6cm CAL
QUERCUS ROBUR 'F5-KW2QK'	SKYROCKET OAK	1	6cm CAL
SHRUBS			
ARCTOSTAPHYLOS X COLORADOENSIS 'PANCHITO'	PANCHITO MANZANITA	20	#02 CONT. / 1.5M O.C. SPACING
BERBERIS THUNBERGII 'BALCON'	BURBY CARDOUS BARBERRY	29	#02 CONT. / 1.5M O.C. SPACING
CORNUS SERICEA 'KELSEY'	KELSEY'S RED OSIER DOGWOOD	66	#02 CONT. / 1.0M O.C. SPACING
ROSA 'BARON'	MUSIC BOX ROSE	29	#02 CONT. / 1.5M O.C. SPACING
VIBURNUM OPULUS 'NANUM'	DWARF EUROPEAN CRANBERRY	45	#02 CONT. / 1.2M O.C. SPACING
PERENNIALS, GRASSES & GROUNDCOVERS			
ACHILLEA MILLEFOLIUM 'TERRACOTTA'	TERRACOTTA YARROW	31	#01 CONT. / 1.0M O.C. SPACING
ASTER FRIKARTII 'MONCH'	FRIKART'S ASTER	14	#01 CONT. / 1.5M O.C. SPACING
ECHINACEA PURPUREA 'GREEN TWISTER'	GREEN TWISTER CONEFLOWER	31	#01 CONT. / 1.0M O.C. SPACING
EUPATORIUM DUBIUM 'BABY JOE'	BABY JOE DWARF JOE PYE WEED	14	#01 CONT. / 1.5M O.C. SPACING
NEPETA X PAASSENTI 'WALKER'S LOW'	WALKER'S LOW CATMINT	22	#01 CONT. / 1.2M O.C. SPACING
HELIOTROPIS CHRYSEUS 'SUPERBINE'	BLUE OAT GRASS	14	#01 CONT. / 1.5M O.C. SPACING
PENNISETUM ALOPECUROIDES	FOUNTAIN GRASS	14	#01 CONT. / 1.5M O.C. SPACING

SCHEDULE

C

This forms part of application

DP20-0215/DVP20-0216

Planner
Initials

TC

City of
Kelowna
DEVELOPMENT PLANNING



OUTLAND DESIGN
LANDSCAPE ARCHITECTURE

303 509 KLO Road
Kelowna, BC V1Y 7S2
T (250) 868-9270
www.outlanddesign.ca



PROJECT TITLE

2540 ENTERPRISE WAY

Kelowna, BC

DRAWING TITLE

**CONCEPTUAL LANDSCAPE
PLAN**

ISSUED FOR / REVISION

NO.	DATE	REVISION
1	21.02.18	Review
2		
3		
4		

PROJECT NO.

20111

DESIGN BY

FB

DRAWN BY

WVC/TK

CHECKED BY

FB

DATE

18th Feb 2021

SCALE

1:300

PAGE SIZE

24x36

SEAL

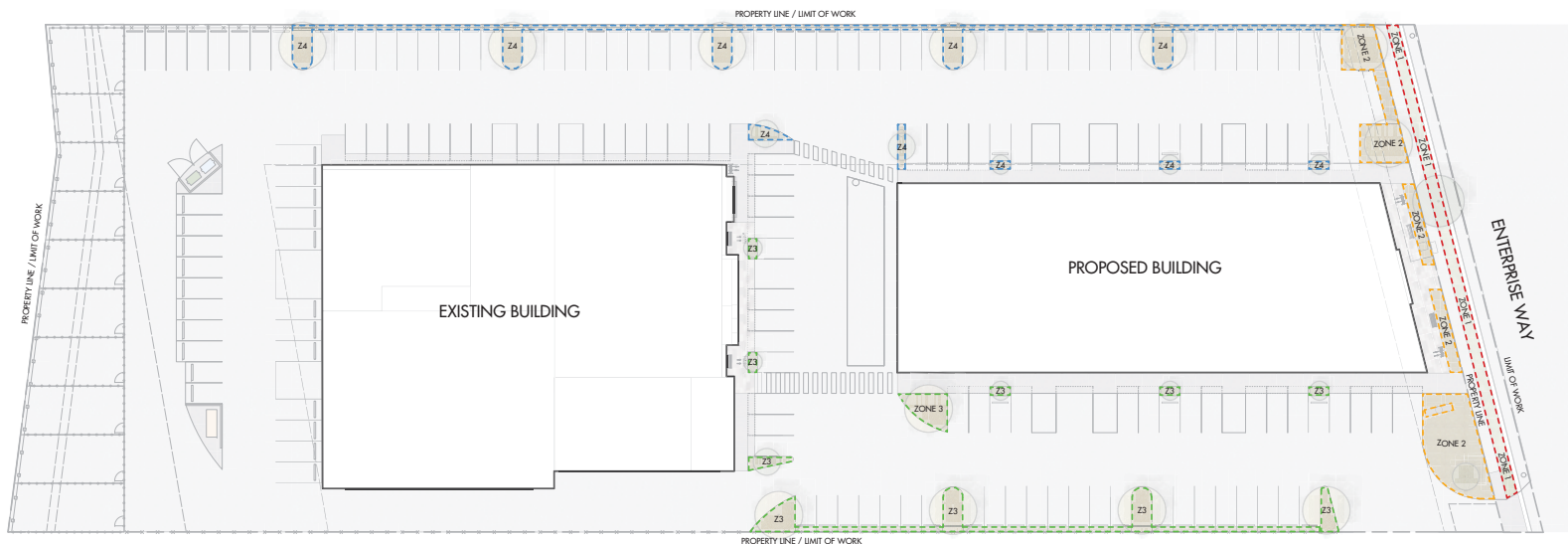


DRAWING NUMBER

L1/2

ISSUED FOR REVIEW ONLY

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WATER CONSERVATION CALCULATIONS

LANDSCAPE MAXIMUM WATER BUDGET (WB) = 389 cu.m. / year
ESTIMATED LANDSCAPE WATER USE (WU) = 269 cu.m. / year
WATER BALANCE = 120 cu.m. / year
*REFER ATTACHED IRRIGATION APPLICATION FOR DETAILED CALCULATIONS

IRRIGATION NOTES

1. IRRIGATION PRODUCTS AND INSTALLATION METHODS SHALL MEET OR EXCEED THE REQUIREMENTS OF THE WATER USE REGULATION BYLAW NO. 10480 AND THE SUPPLEMENTARY SPECIFICATIONS IN THE CITY OF KELLOWNA BYLAW 7900 (PART 6, SCHEDULE 5).
2. THE IRRIGATION SYSTEM SHALL MEET THE REQUIREMENTS, REGULATIONS, AND BYLAWS OF THE WATER PURVEYOR.
3. THE IRRIGATION SYSTEM SHALL BE EQUIPPED WITH AN APPROVED BACKFLOW PREVENTION DEVICE, WATER METER, AND SHUT OFF VALVE LOCATED OUTSIDE THE BUILDING ACCESSIBLE TO THE CITY.
4. AN APPROVED SMART CONTROLLER SHALL BE INSTALLED. THE IRRIGATION SCHEDULING TIMES SHALL UTILIZE A MAXIMUM ET VALUE OF 7" / MONTH (KELLOWNA JULY ET), TAKING INTO CONSIDERATION SOIL TYPE, SLOPE, AND MICROCLIMATE.
5. DRIP LINE AND EMITTERS SHALL INCORPORATE TECHNOLOGY TO LIMIT ROOT INTRUSION.
6. IRRIGATION SLEEVES SHALL BE INSTALLED TO ROUTE IRRIGATION LINES UNDER HARD SURFACES AND FEATURES.
7. IRRIGATION PIPE SHALL BE SIZED TO ALLOW FOR A MAXIMUM FLOW OF 1.5m / SEC.
8. A FLOW SENSOR AND MASTER VALVE SHALL BE CONNECTED TO THE CONTROLLER AND PROGRAMMED TO STOP FLOW TO THE SYSTEM IN CASE OF AN IRRIGATION WATER LEAK.

IRRIGATION LEGEND

- ZONE #1: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS
TOTAL AREA: 101 sq.m.
MICROCLIMATE: EAST EXPOSURE, PARTIALLY SHADED BY TREES
ESTIMATED ANNUAL WATER USE: 87 cu.m.
- ZONE #2: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
TOTAL AREA: 198 sq.m.
MICROCLIMATE: EAST EXPOSURE, PARTIALLY SHADED BY TREES
ESTIMATED ANNUAL WATER USE: 66 cu.m.
- ZONE #3: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
TOTAL AREA: 153 sq.m.
MICROCLIMATE: SOUTHWEST EXPOSURE, PARTIALLY SHADED BY TREES
ESTIMATED ANNUAL WATER USE: 51 cu.m.
- ZONE #4: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
TOTAL AREA: 117 sq.m.
MICROCLIMATE: NORTHEAST EXPOSURE, PARTIALLY SHADED BY TREES
ESTIMATED ANNUAL WATER USE: 66 cu.m.

SCHEDULE

C

This forms part of application

DP20-0215/DVP20-0216

Planner
Initials

TC

City of
Kelowna
DEVELOPMENT PLANNING



OUTLAND DESIGN
LANDSCAPE ARCHITECTURE

303 500 KLO Road
Kelowna, BC V1Y 7S2
T (250) 868-9270
www.outlanddesign.ca



PROJECT TITLE

2540 ENTERPRISE WAY

Kelowna, BC

DRAWING TITLE

**WATER CONSERVATION/
IRRIGATION PLAN**

ISSUED FOR / REVISION

1	21.02.18	Review
2		
3		
4		

PROJECT NO. 20111

DESIGN BY TB

DRAWN BY WVC/K

CHECKED BY TB

DATE: 18.18.2021

SCALE: 1:300

PAGE SIZE: 24x36

SEAL



DRAWING NUMBER

L2/2

ISSUED FOR REVIEW ONLY

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DP20-0215 / DVP20-0216 2540 Enterprise Way

Development Permit and Development Variance Permit Applications



Proposal

- ▶ To consider the form and character of two industrial buildings and to vary the front yard setback from 7.5m to 4.0m proposed on the subject property.

Development Process

Dec. 7th, 2020

Development Application Submitted



Staff Review & Circulation



Dec. 17th, 2020

Public Notification Received



Mar 16th, 2021

Development Permit &
Development Variance Permit

} Council
Approval



Building Permit

Context Map



Subject Property Map



Subject Property Photo



Project Details

- ▶ The proposal is for two new industrial building.
- ▶ Existing building will be redesign, retrofitted and expanded.
- ▶ New building will be a three-storey industrial building facing Enterprise Way.
 - ▶ Requesting variance from 7.5m to 4.0m
- ▶ The rest of the site will primarily be a mix of parking and storage.

[illegible]

Elevations

EXISTING MATERIALS:



PRE-FINISHED ALUMINUM WINDOWS AND ENTRY/DOOR SYSTEMS

CLEAR ANODIZED ALUMINUM



BRICK:

CLASSIC USED BY MUTUAL MATERIALS



VERTICAL 1X6 SIDING:

SHOU SUGI BAN



EXPOSED CONCRETE:

NATURAL CONCRETE



STUCCO (MAIN):

MATCH S.W.: INTELLECTUAL GREY #7045



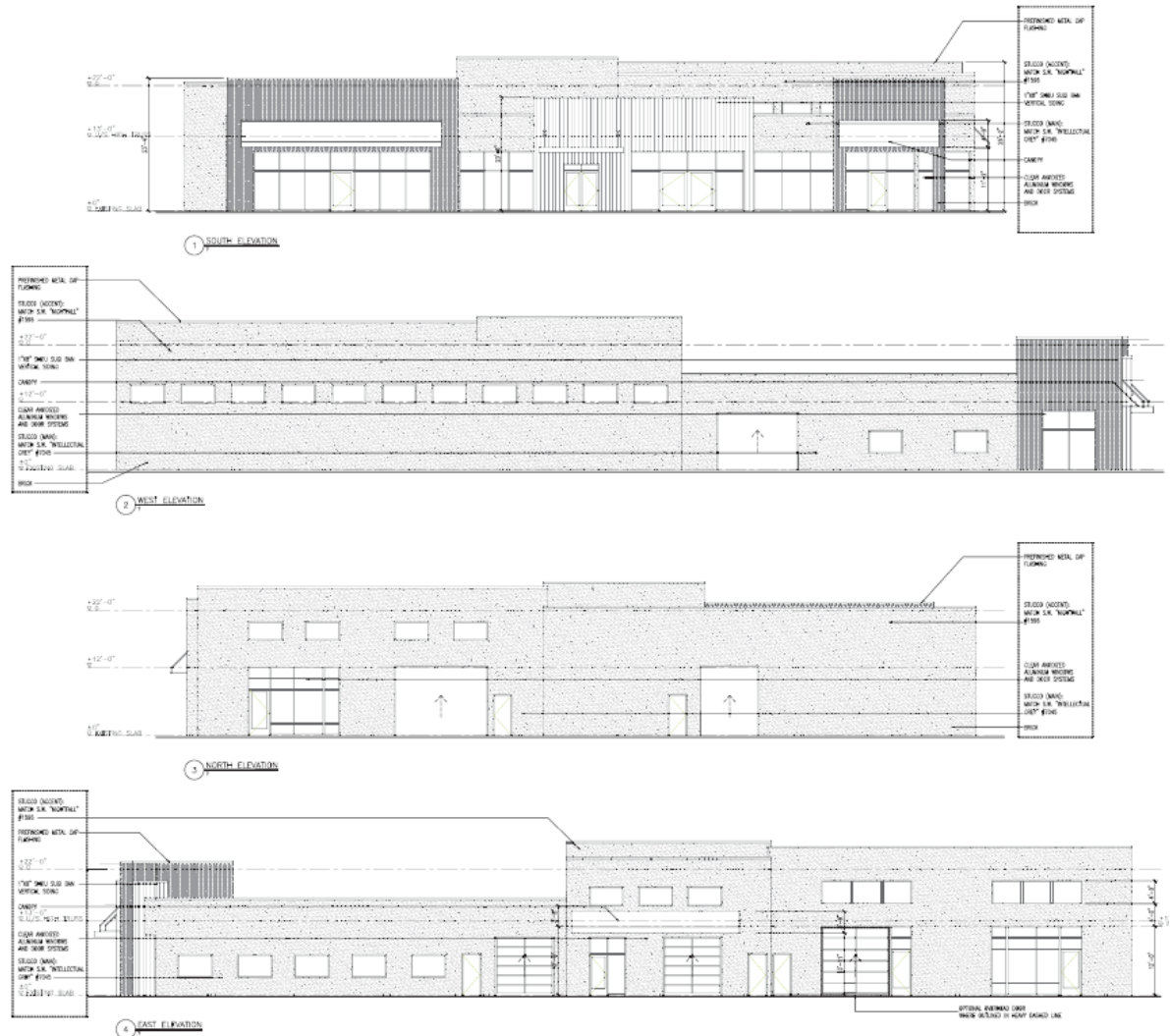
STUCCO (ACCENT):

MATCH B.M.: NIGHTFALL #1596



PRE-FINISHED ALUMINUM CAP FLASHINGS:

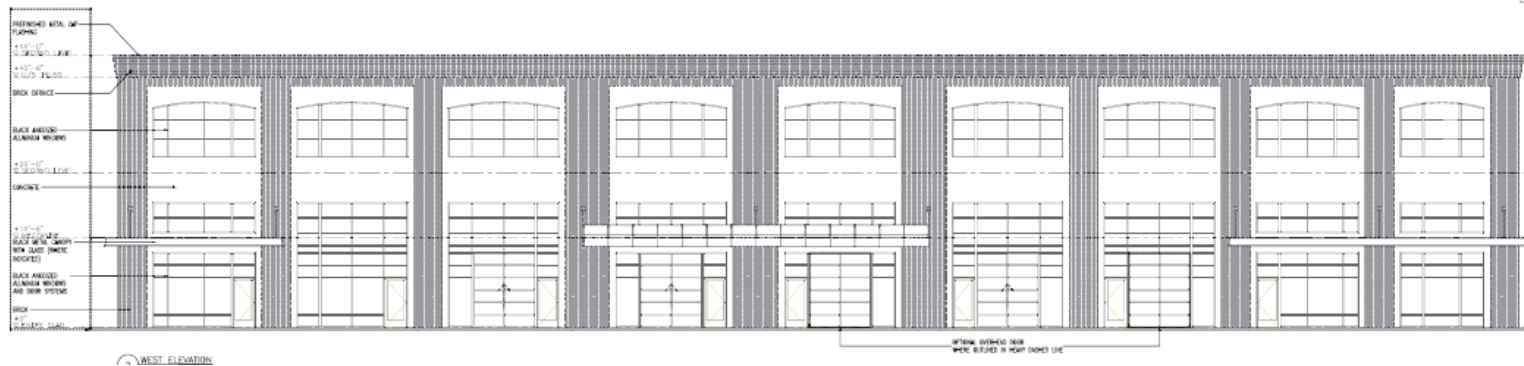
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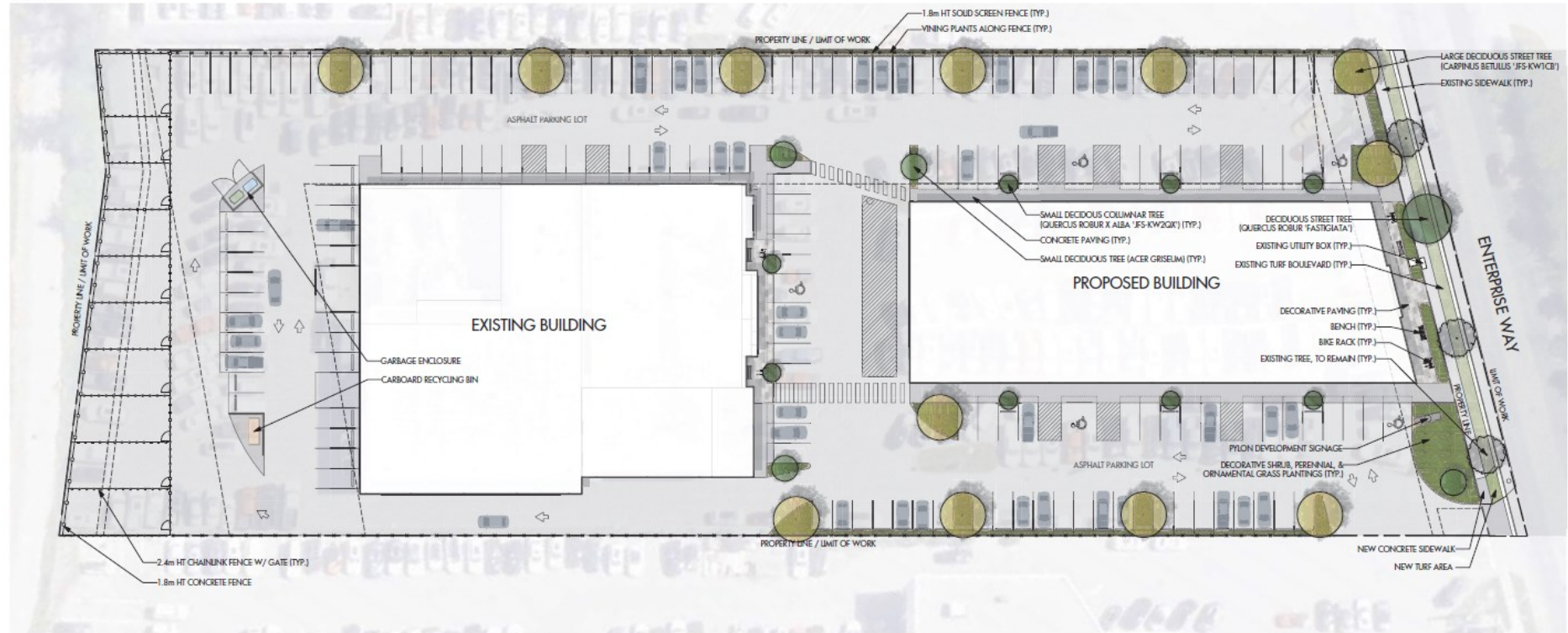
Elevations



PROJECT MATERIALS:



Landscaping



Development Policy

- ▶ Chapter 14: Urban Design DP Guidelines
 - ▶ Convey a strong sense of authenticity through urban design that is distinctive for Kelowna;
 - ▶ Integrate new development with existing site conditions and preserve the character amenities of the surrounding area;
 - ▶ Promote interesting, pedestrian friendly streetscape design and pedestrian linkages;
 - ▶ Provide for a scale and massing of commercial buildings that promotes a safe, enjoyable living, pedestrian, working, shopping and service experience;
 - ▶ Incorporate architectural features and detailing of buildings and landscapes that define an area's character.

Staff Recommendation

- ▶ Staff recommend **support** of the Development Permit and Development Variance Permit
 - ▶ Consistent with OCP urban design guidelines.
 - ▶ Proposed variance will help improve street interface and pedestrian realm.
 - ▶ The proposal retrofits the existing property that is primarily parking and hardscaping.



Conclusion of Staff Remarks

CITY OF KELOWNA

BYLAW NO. 12142

Z20-0059

480 Royal Avenue

A bylaw to amend the "City of Kelowna Zoning Bylaw No. 8000".

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts as follows:

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot 4, District lot 14, ODYD, Plan 7535, Except Plan EPP108760 located at Royal Avenue, Kelowna, BC from the RU1 – Large Lot Housing zone to the HD3 – Health Services Transitional zone.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 18th day of January, 2021.

Considered at a Public Hearing on the 2nd day of February, 2021.

Read a second and third time by the Municipal Council this 2nd day of February, 2021.

Amended at third reading and adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

REPORT TO COUNCIL



Date: March 16, 2021

To: Council

From: City Manager

Department: Development Planning

Application: HAP20-0008

Owner: W Squared Ventures Inc., Inc.
No. BC1258050

Address: 480 Royal Ave

Applicant: Shane Worman

Subject: Heritage Alteration Permit Application - Major

Existing OCP Designation: HLTH – Health District

Existing Zone: HD3 – Health Services Transitional

1.0 Recommendation

THAT final adoption of Rezoning Bylaw No. 12142 be considered by Council;

AND THAT Council authorizes the issuance of Heritage Alteration Permit No. HAP20-0008 for Lot 4, District Lot 14, ODYD, Plan 7535, Except Plan EPP108760 located at 480 Royal Avenue, Kelowna, BC subject to the following:

1. The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A";
2. The exterior design and finish of the building to be constructed on the land be in accordance with Schedule "B";
3. Landscaping to be provided on the land be in general accordance with Schedule "C";
4. The applicant be required to post with the City a Landscape Performance Security deposit in the form of a "Letter of Credit" in the amount of 125% of the estimated value of the landscaping, as determined by a Registered Landscape Architect;

AND THAT variances to the following section of Zoning Bylaw No. 8000 be granted in accordance with Schedule "A":

Section 17.3.4(b): HD3 – Health Services Transitional, Development Regulations

To vary the maximum site coverage with driveways and parking areas from 60% permitted to 72% proposed.

Section 17.3.5(b): HD3 – Health Services Transitional, Other Regulations

To vary the minimum landscape buffer setback areas from 2.0m permitted to 0.66m proposed for the north side yard and from 3.0m permitted to 0.47m proposed for the rear yard.

AND THAT the applicant be required to complete the above noted conditions of Council's approval of the Heritage Alteration Permit Application in order for the permits to be issued;

AND FURTHER THAT this Heritage Alteration Permit is valid for two (2) years from the date of Council approval, with no opportunity to extend.

2.0 Purpose

To consider the form and character of a new mixed-use building in the Heritage Conservation Area; to vary the maximum site coverage of driveways and parking areas, and to vary the minimum landscape buffer requirements for the side yard and rear yard setback areas.

3.0 Development Planning

Staff supports the proposed Heritage Alteration Permit (HAP) on the subject property. The proposal is consistent with the Heritage Alteration Permit Guidelines (Attachment A). The applicant retained the services of a Registered Heritage Professional (Consultant) to review and comment on the proposed design (Attachment B) in relation to Chapters 14 and 16 of the OCP Heritage Conservation Area Guidelines and to the "*Standards and Guidelines for the Conservation of Historic Places in Canada*" (Canadian Standards and Guidelines). In her report, the Consultant identified that the proposal met several key OCP Heritage Conservation Area Guidelines and is generally in keeping with the Canadian Standards and Guidelines.

One of the key design objectives of the proposed building was to design a building that is unique, that fits in with the surroundings and suits the site and the neighbourhood, and that uses authentic materials (Figure 1). This objective has meets both the City's Heritage Guidelines, that "*the design should be distinct to Kelowna*" as well Canadian Standards and Guidelines, to "*Recognize each historic place as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other historic places or other properties, or by combining features of the same property that never coexisted.*"

Additionally, given the subject property's corner location, the proposed two-storey mixed-use building in this location would allow for the modest transition from the Kelowna General Hospital (KGH) campus to the existing surrounding residential land uses that the HD3 zone was intended for, as well is an appropriate scale of development within the HD3 area.

Figure 1: North (Royal Avenue) facing elevation of the proposed new building at 480 Royal Ave.



To fulfil Council Policy No. 367, the applicant submitted a Neighbour Consultation Summary Form to staff on August 23, 2020, outlining that the neighbours within 50 m of the subject property were notified.

Variances

The applicant is requesting two variances: the maximum site coverage with buildings and parking areas, and the minimum landscape buffer requirements for the north side yard and rear yard.

The first variance is for site coverage which considers the proposed hardscaping. The proposed building site coverage is at 35%, well below the permitted 50%. However, with the addition of the proposed hardscape (parking and sidewalks), the site coverage exceeds the permitted 60%, to 72% proposed.

The proposed landscape setback reduction for the side yard is for a portion of the parking area along the northern property line. The applicant is able to meet the opaque barrier fence requirement along the side and rear yard setbacks. The variances to the landscape buffer are required in order to meet the parking requirements for this zone, and given the location of the property, are not expected to impact the neighbouring properties.

4.0 Proposal

4.1 Background

On February 2, 2021, Council gave 2nd and 3rd readings to Zoning Bylaw Amendment (BL12142) to rezone the subject lot RU1 – Large Lot Housing to HD3 – Health Services Transitions to facilitate the development of a mixed-use building on the property. Part of the conditions of approval of the rezoning is that the HAP be considered by Council. Additionally, an associated Text Amendment to the HD3 – Health Services Transitional Zone to add multiple dwelling housing as a primary use was adopted on February 2nd. This broad amendment to the HD3 - Health Services Transitional zone was initiated by development applications to facilitate development proposals at 480 Royal Avenue under application Z20-0059 and 416, 426 and 430 Royal Ave under application Z19-0068.

The property is in the City's Heritage Conservation Area; and therefore, any change to the property, including the addition of new buildings, requires an HAP. Under the Terms of Reference for the City's Heritage Advisory Committee (HAC), a new build that is visible from a street, as the proposal is, would be subject to the Committee's review. Due to health measures related to the COVID-19 Pandemic, the HAC was not in operation. In lieu of a Committee review, the applicant retained the services of a Registered

Heritage Professional to review and comment on the proposed development, and to help Staff and Council determine whether the proposal is consistent with the City's Heritage Conservation Area Guidelines.

4.2 Project Description

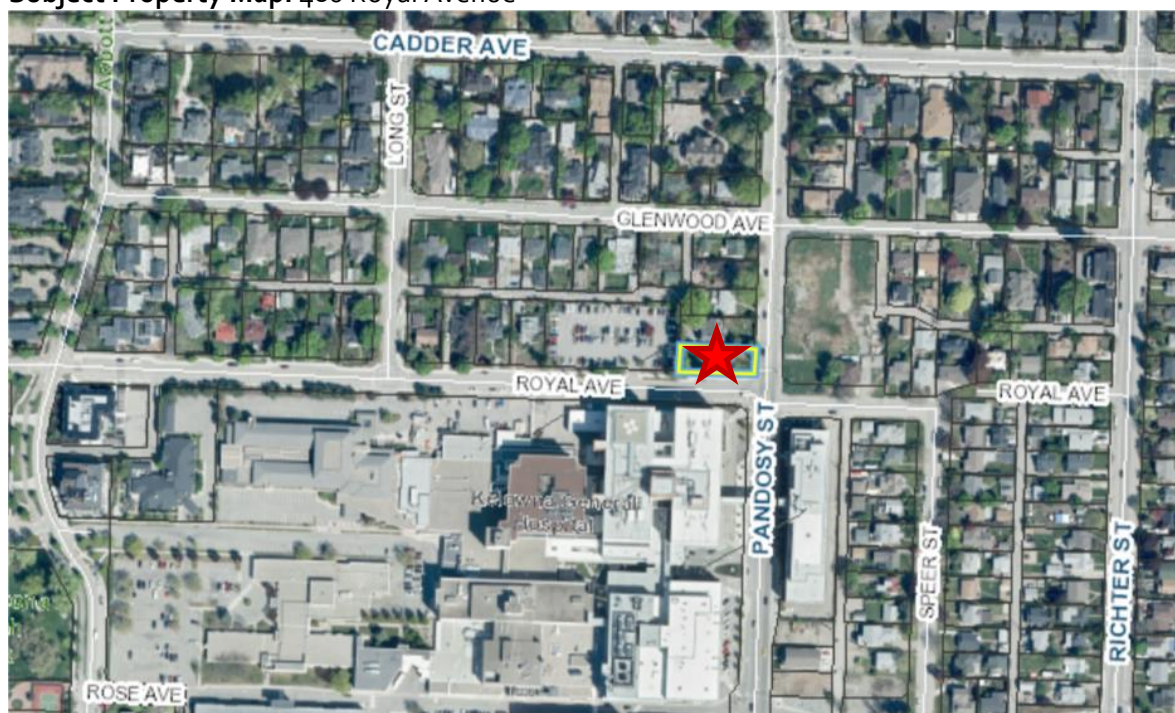
The applicant is proposing to develop a two-storey mixed-use building on the subject property. The main floor consists of 186 m² (2,000 ft²) of commercial spaces intended to support the KGH campus. The second floor contains four 1-bedroom rental, residential suites. Parking is provided at grade on the west side of the property with access from Royal Avenue. Each of the residential units have private decks facing south and dedicated bicycle and storage lockers at grade along the north side of the proposed development.

4.3 Site Context

The subject property is located at the corner of Royal Avenue and Pandosy Street within the Central City Sector. The vacant lot fronts Royal Avenue to the south and is flanked by Pandosy Street to the east. Surrounding land use consist of single-family dwelling lots to the north, a parking lot to the west, the KGH campus to the south and a vacant lot zoned HD2 – Hospital and Health Support Services to the east. Adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1 – Large Lot Housing RU1c – Large Lot Housing with Carriage House	Single family housing
East	Pandosy Street HD2 – Hospital and Health Support Services RU6 – Two Dwelling Housing	Vacant lot Single and/or two dwelling housing
South	Royal Avenue HD1 – Kelowna General Hospital	KGH Campus
West	P1 – Major Institutional RU1 – Large Lot Housing	Parking Lot Single family housing

Subject Property Map: 480 Royal Avenue



4.4 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	HD ₃ ZONE REQUIREMENTS	PROPOSAL
Development Regulations		
Max. Site Coverage (buildings)	50%	35%
Max. Site Coverage (buildings, parking, driveways)	60%	72% ❶
FAR	0.5	0.5
Max. Height	9.5m or 2.5 storeys	7.86m or 2 storeys
Min. Front Yard (Pandosy St)	4.5m	4.69m
Min. Flanking Side (south – Royal Ave)	2.0m for 1 or 1.5 storey / 2.3m for 2, 2.5 or 3 storeys	2.0m for 1 storey / 3.98m for 2 storeys
Min. Side Yard (north)	2.0m for 1 or 1.5 storey / 2.3m for 2, 2.5 or 3 storeys	2.12m for 1 storey / 2.42m for 2 storeys
Min. Rear Yard	6m	19.73m
Other Regulations		
Min. Parking Requirements	12	10*
Min. Bicycle Parking	4	4
Landscape Buffer to Front Yard (Pandosy St)	Level 2 – 3.0m	3.0m
Landscape Buffer to Side Yard (north)	Min 2.0m	0.66m ❷
Landscape Buffer Rear Yard	Level 3 – 3.0m	0.47m ❸
❶ Indicates a requested variance to maximum site coverage with driveways and parking area from 60% to 72% ❷ Indicates a requested variance to landscape buffer required for the side yard from 2.0m to 0.66m ❸ Indicates a requested variance to landscape buffer required for the rear yard from 3.0m to 0.47m *Total minimum off-street vehicle parking can be reduced by 2 parking stalls subject to the provision of bonus long-term bicycle parking spaces, as per Zoning Bylaw 8.5.8		

5.0 **Current Development Policies**5.1 Kelowna Official Community Plan (OCP)

Chapter 16: Heritage Conservation Area Guidelines

Objectives: Encourage new development, additions and renovations to existing development which are compatible with the form and character of the existing context.

The purpose of the Heritage Conservation Area is to sustain the historical legacy of the neighbourhoods shown on Map 9.1. The special qualities of these neighbourhoods will be preserved by ensuring changes complement the established streetscape and maintain the integrity of traditional architectural forms.

6.o Application Chronology

Date of Application Received: July 22, 2020
Date Public Consultation Completed: August 23, 2020
Date of Revised Plans Received: October 1, 2020

Heritage Advisory Committee:

The application was not reviewed by the Heritage Advisory Committee for reasons given above in Section 4.1: Background.

Report prepared by: Barbara B. Crawford, Planner II
Reviewed by: Jocelyn Black, Urban Planning Manager
Approved for Inclusion: Terry Barton, Development Planning Department Manager

Attachments:

Attachment A: Draft Development Permit HAP20-0008

Schedule A: Site Plan

Schedule B: Elevations, Materials and Colour Board

Schedule C: Landscape Plan

Attachment B: Rationale Letter

Attachment C: Heritage Report

Attachment D: Heritage Design Guidelines Checklist



City of
Kelowna

Heritage Alteration Permit

HAP20-0008

This permit relates to land in the City of Kelowna municipally known as

480 Royal Avenue

and legally known as

Lot 4, District Lot 14, ODYD, Plan 7535 Except Plan EPP108760

and permits the land to be used for the following development:

A new two-storey mixed-use building consisting of commercial spaces on the main floor and four 1-bedroom rental, residential suites on the second floor.

Date of Decision: **March 16, 2021**

Decision By: City Council

Issued Date: **TBD**

Development Permit Area: Abbott Street and Marshall Street Heritage Conservation Area

This permit will not be valid if development has not commenced by **XXXX, 2022.**

Existing Zone: HD3 – Health Services Transitional

Future Land Use Designation: HLTH – Health District

This is NOT a Building Permit.

In addition to your Development Permit, a Building Permit may be required prior to any work commencing. For further information, contact the City of Kelowna, Development Services Branch.

NOTICE

This permit does not relieve the owner or the owner's authorized agent from full compliance with the requirements of any federal, provincial or other municipal legislation, or the terms and conditions of any easement, covenant, building scheme or agreement affecting the building or land.

Owner: W Squared Ventures Inc., Inc. No. BC1258050

Terry Barton, Development Planning Department Manager

Date

1. SCOPE OF APPROVAL

This Development Permit applies to and only to those lands within the Municipality as described above, and any and all buildings, structures and other development thereon.

This Development Permit is issued subject to compliance with all of the Bylaws of the Municipality applicable thereto, except as specifically varied or supplemented by this permit, noted in the Terms and Conditions below.

The issuance of a permit limits the permit holder to be in strict compliance with regulations of the Zoning Bylaw and all other Bylaws unless specific variances have been authorized by the Development Permit. No implied variances from bylaw provisions shall be granted by virtue of drawing notations that are inconsistent with bylaw provisions and that may not have been identified as required Variances by the applicant or Municipal staff.



2. CONDITIONS OF APPROVAL

- a) The dimensions and siting of the building to be constructed on the land be in accordance with Schedules "A";
- b) The exterior design and finish of the building to be constructed on the land be in accordance with Schedule "B";
- c) Landscaping to be provided on the land be in general accordance with Schedule "C".

AND THAT variances to the following sections of Zoning Bylaw No. 8000 be granted as shown on Schedule "A":

Section 17.3.4(b): HD3 - Health Services Transitional, Development Regulations

To vary the maximum site coverage with driveways and parking areas from 60% permitted, to 72% proposed.

Section 17.3.5(b): HD3 - Health Services Transitional, Other Regulations

To vary the minimum landscape buffer setback areas from 2.0m permitted to 0.66m proposed for the north side yard and from 3.0m permitted to 0.47m proposed for the rear yard.

This Development Permit is valid for two (2) years from the date of Development Planning Department Manager approval, with no opportunity to extend.

3. PERFORMANCE SECURITY

As a condition of the issuance of this Permit, Council is holding the security set out below to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Developer and be paid to the Developer or his or her designate if the security is returned. The condition of the posting of the security is that should the Developer fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the Municipality may use enter into an agreement with the property owner of the day to have the work carried out, and any surplus shall be paid over to the property own of the day. Should the Developer carry out the development permitted by this Permit within the time set out above, the security shall be returned to the Developer or his or her designate. There is filed accordingly:

- a) An Irrevocable Letter of Credit in the amount of **\$32,825.00, or**
- b) A certified cheque in the amount of **\$32,825.00**

Before any bond or security required under this Permit is reduced or released, the Developer will provide the City with a statutory declaration certifying that all labour, material, workers' compensation and other taxes and costs have been paid.

4. Indemnification

Upon commencement of the works authorized by this Permit the Developer covenants and agrees to save harmless and effectually indemnify the Municipality against:

- a) All actions and proceedings, costs, damages, expenses, claims, and demands whatsoever and by whomsoever brought, by reason of the Municipality said Permit.

All costs, expenses, claims that may be incurred by the Municipality where the construction, engineering or other types of works as called for by the Permit results in damages to any property owned in whole or in part by the Municipality or which the Municipality by duty or custom is obliged, directly or indirectly in any way or to any degree, to construct, repair, or maintain.

**The PERMIT HOLDER is the CURRENT LAND OWNER.
Security shall ONLY be returned to the signatory of the**

Landscape Agreement or their designates.

DRAFT

480 ROYAL AVE., KELOWNA, BC

PROPERTY DESCRIPTION

CIVIC: 480 Royal Avenue, Kelowna, BC
LEGAL: Lot 4, Plan 7535

ZONING CALCULATIONS:

CURRENT: City of Kelowna RU1 Zoning
RE-ZONING: City of Kelowna HD3 Zoning

SITE INFORMATION:

Gross Site Area (south of Lane Dedication)=	Allowed 7,444.3 SF (691.6 SM)	Proposed 35% (2,579 SF)	Variance Required
Allowable Site Coverage=	50% (3,722 SF)	72% (5,350 SF)	
Coverage + Hardscaping=	60% (4,467 SF)	72% (5,350 SF)	
F.A.R. =	0.5 (3,722 SF)	0.50 (3,722 SF)	

Unit Area Calculations:

Entry Level	
CRU #1	523 SF
CRU #2	482 SF
CRU #3	482 SF
CRU #4	518 SF

Second Level	
RES #1	469 SF
RES #2	386 SF
RES #3	386 SF
RES #4	476 SF

TOTAL New Commercial	2,005 SF (186 SM)
TOTAL New Residential	1,717 SF (159 SM)
TOTAL New	3,722 SF (345 SM)

Building Height:	Allowed:	Proposed:
Max. Height =	9.5m (31.16 ft) OR 2.5 storeys	7.86m (25'-9 1/2" ft) OR 2 storeys

Yard setbacks:	Allowed:	Proposed:
Front yard -	4.5m	4.69m
Side yard / South Elevation -	2.0m for 1 or 1.5 storey/ 2.3m for 2, 2.5 or 3 storeys	2.0m for 1 storey/ 3.981m for 2 storeys
Side yard / North Elevation -	2.0m for 1 or 1.5 storey/ 2.3m for 2, 2.5 or 3 storeys	2.115m for 1 storey/ 2.420m for 2 storeys
Rear yard -	6m	19.734m

Parking Calculations:	Required:	Proposed:
1 per 1 Bedroom Unit =	1 X 4 = 4 Required	4
Visitor =	0.14 per 1 Bedroom Unit = 1 Required	1
3.5/100m2 (Health Services)	3.5 x 193m2/100 = 7 Required	5
Total	12 Required	10*

*Total minimum off-street vehicle parking can be reduced by 2 parking spaces subject to the provision of bonus long-term bicycle parking spaces as per Zoning Bylaw 8.5.8.

Bicycle Storage:

Residential:	Required:	Bonus	Proposed:
Long-term	.75 per unit (4 units) = 3 (Required)	1 per Unit = 4	4
Short-term	6 per Entrance = N/A		
Offices			
Long-term	1 per 500m2 = 1 (Required)		2
Short-term	2 per entrance = 2 (Required)		2

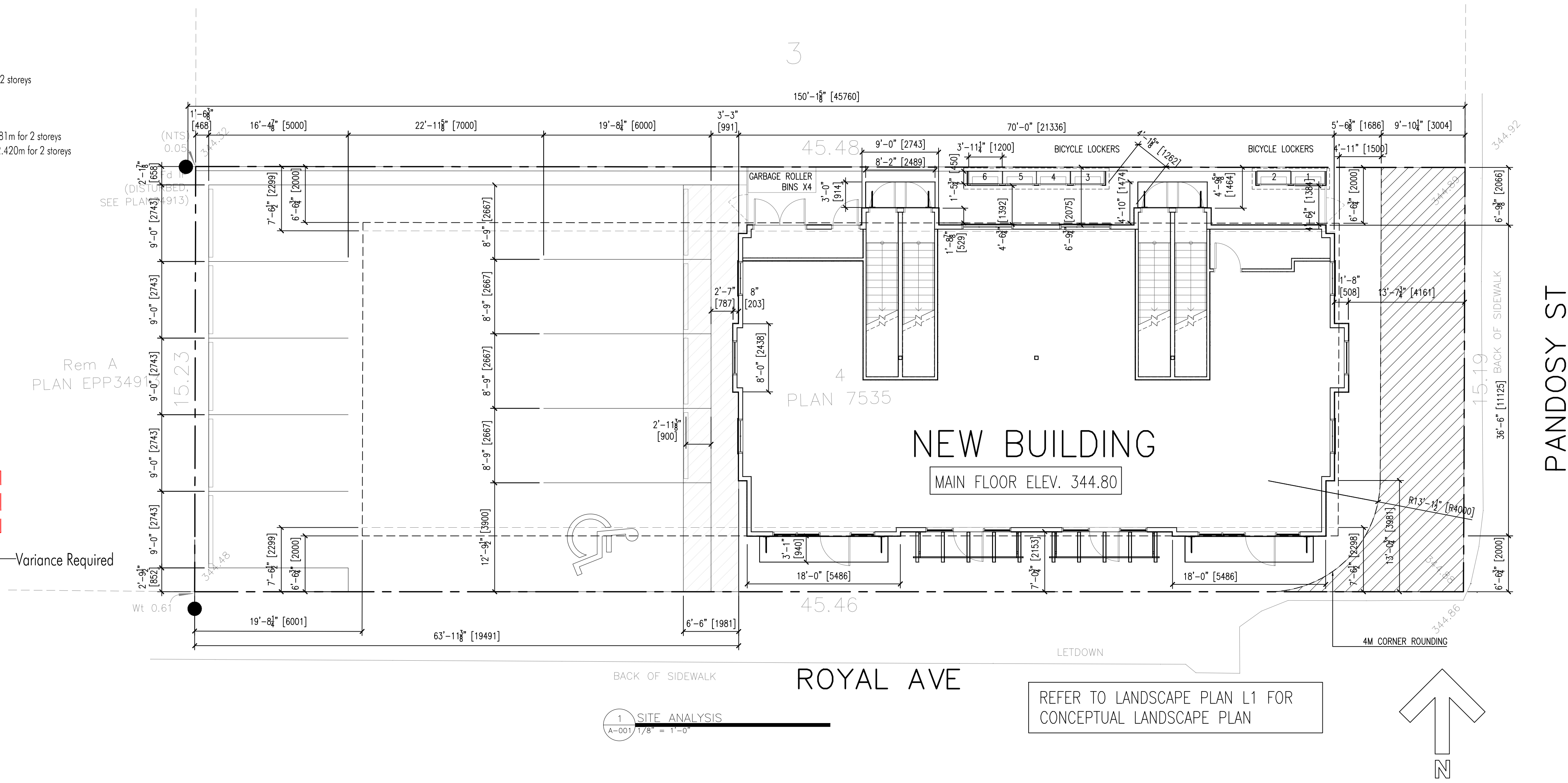
Landscape Buffer for HD3 Zoning:	Required:	Proposed:
Front yard & Flanking Street -	Level 2 - 3.0m	3.0m Pandosy St. / 2.0m Royal Ave.
Side yard -	Minimum 2.0m	0.658m
Rear yard -	Level 3 - 3.0m	0.468m

ARCHITECTURAL DRAWINGS:

A-001 PROJECT INFORMATION
A-101 ENTRY LEVEL PLAN
A-102 SECOND LEVEL PLAN
A-200 ELEVATIONS
A-201 ELEVATIONS
A-300 SECTIONS

LANDSCAPE DRAWINGS:

L-001 --



SCHEDULE

A

This forms part of application
HAP20-0008

Planner
Initials

BC

City of
Kelowna
DEVELOPMENT PLANNING



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All trades are to execute the work in accordance with the current municipality building bylaws and requirements of other local authorities having jurisdiction as well as the British Columbia Building Code - (most recent edition) including all published revisions and addenda. All trades shall assume full responsibility for the locations and protection of all under and above ground utilities, wires and conduit connections, including (but not limited to) water, sewer, gas, hydro and telephone.

Revision No., Date and Description
07.03.20 - FOR REVIEW
07.07.20 - FOR REVIEW
07.08.20 - FOR REVIEW
07.09.20 - FOR REVIEW
10.01.20 - DVP REVISION:
included 4m corner round

Plot Date
1-Oct-20

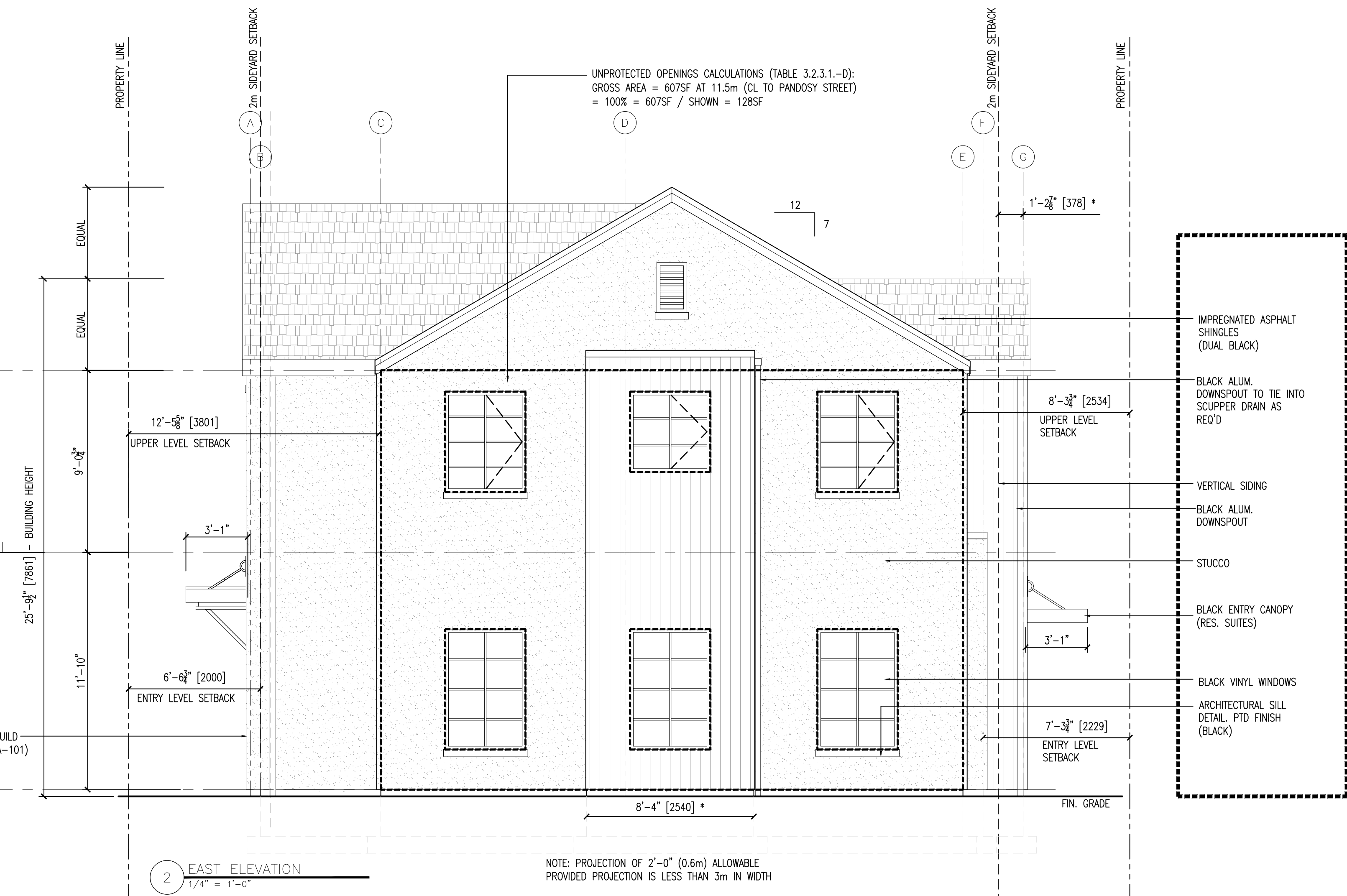
Drawing No.
A-001

PROJECT
480 ROYAL AVE. - WORMAN

DRAWING TITLE
PROJECT INFORMATION



FOR DVP



ASPHALT SHINGLES:


DUAL BLACK
ARCHITECTURAL SERIES BY IKO

COMPOSITE VERTICAL SIDING:
STREET CHIC CSP-45, BENJAMIN MOORE

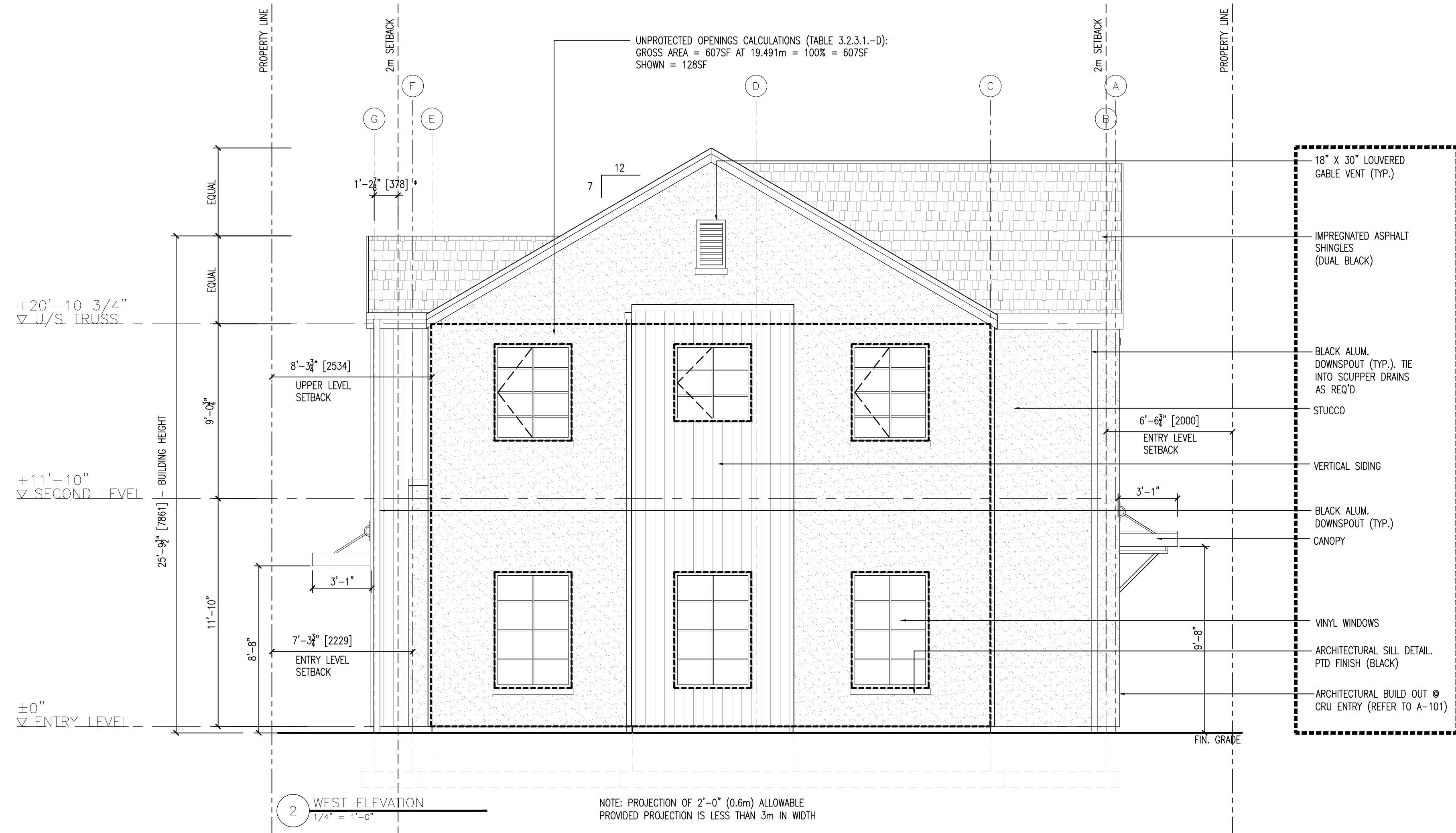
STUCCO:
CLOUD COVER OC-25, BENJAMIN MOORE

WINDOWS, DOORS, RAILS, PERGOLA AND FASCIA:
BLACK

PREFINISHED ALUMINUM FLASHING:
BENJAMIN MOORE BLACK BEAUTY 2128-10

<h1 style="margin: 0; color: #C00000;">SCHEDULE</h1> <p style="margin: 10px 0 0 0; color: #000080;">This forms part of application</p> <p style="margin: 0 0 0 0; color: #000080;"># HAP20-0008</p>	<h1 style="margin: 0; color: #000080;">B</h1> <div style="margin-top: 20px;">  <p style="margin: 10px 0 0 0;">City of Kelowna DEVELOPMENT PLANNING</p> </div>
<p style="margin: 0;">Planner Initials</p> <div style="border: 1px solid black; width: 60px; height: 60px; display: flex; align-items: center; justify-content: center; margin: 10px auto;"> BC </div>	

FOR BP



PROJECT MATERIALS:

- ASPHALT SHINGLES:
DUAL BLACK
ARCHITECTURAL SERIES BY IKO
- COMPOSITE VERTICAL SIDING:
STREET CHIC CSP-45, BENJAMIN MOORE
- STUCCO:
CLOUD COVER OC-25, BENJAMIN MOORE
- WINDOWS, DOORS, RAILS, PERGOLA AND FASCIA:
BLACK
- PREFINISHED ALUMINUM FLASHING:
BENJAMIN MOORE BLACK BEAUTY 2128-10

SCHEDULE

B

This forms part of application
HAP20-0008

Planner Initials BC

City of Kelowna
DEVELOPMENT PLANNING

FOR BP

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205-1626 Richter Street,
Kelowna, BC V1Y 2M3
www.limearchitecture.com

WORMAN
#401 - 590 KLO Road
Kelowna, BC V1Y 7S2
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Revision No., Date and Description
10.29.20 - 25% BP REVIEW
01.14.21 - FOR COORDINATION
01.19.21 - 60% BP REVIEW
01.29.21 - 80% BP REVIEW
02.11.21 - 95% BP REVIEW
02.16.21 - FOR BP
02.24.21 - REISSUED FOR BP

Plot Date	Drawing No.
24-Feb-21	A-201

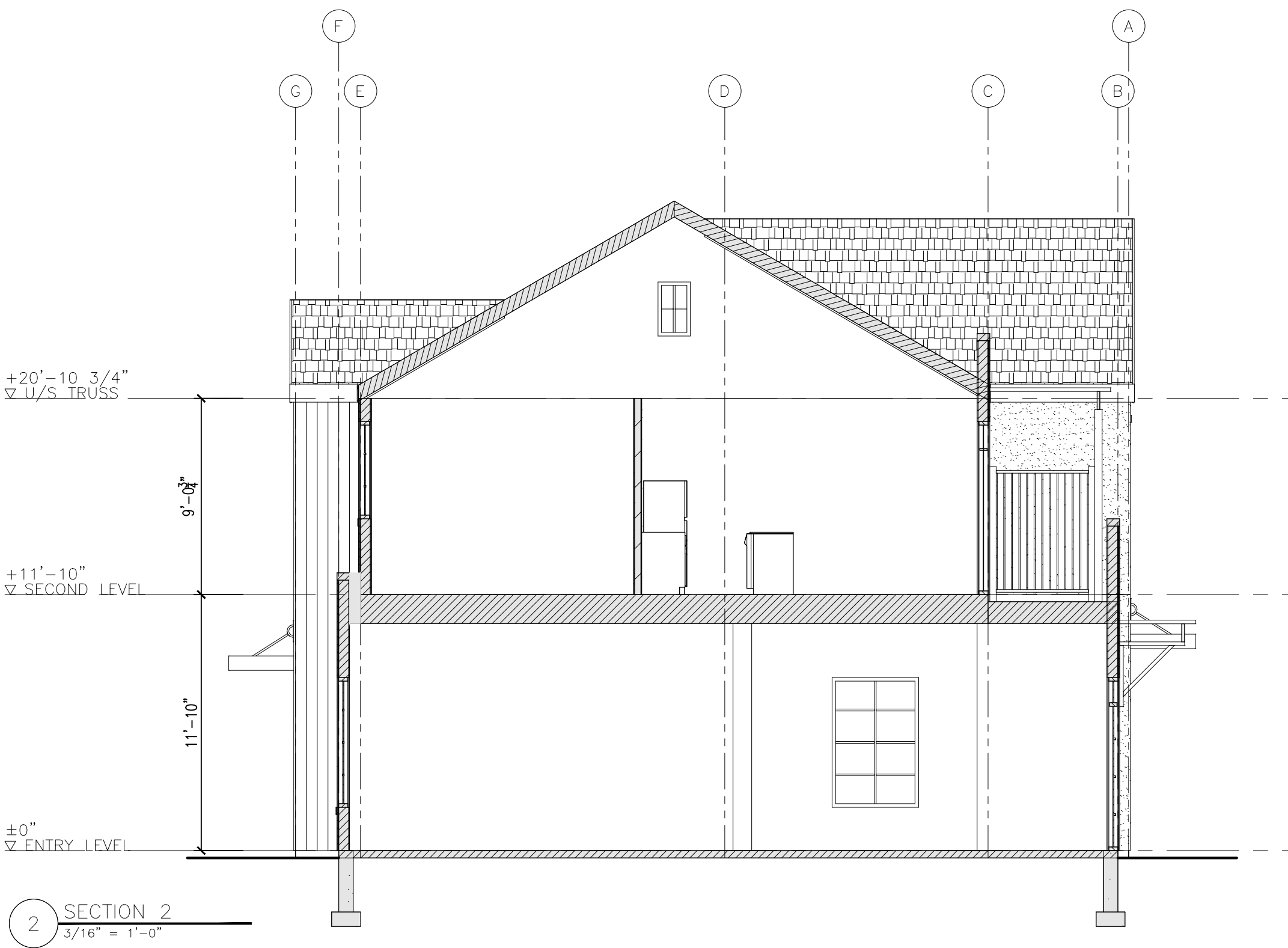
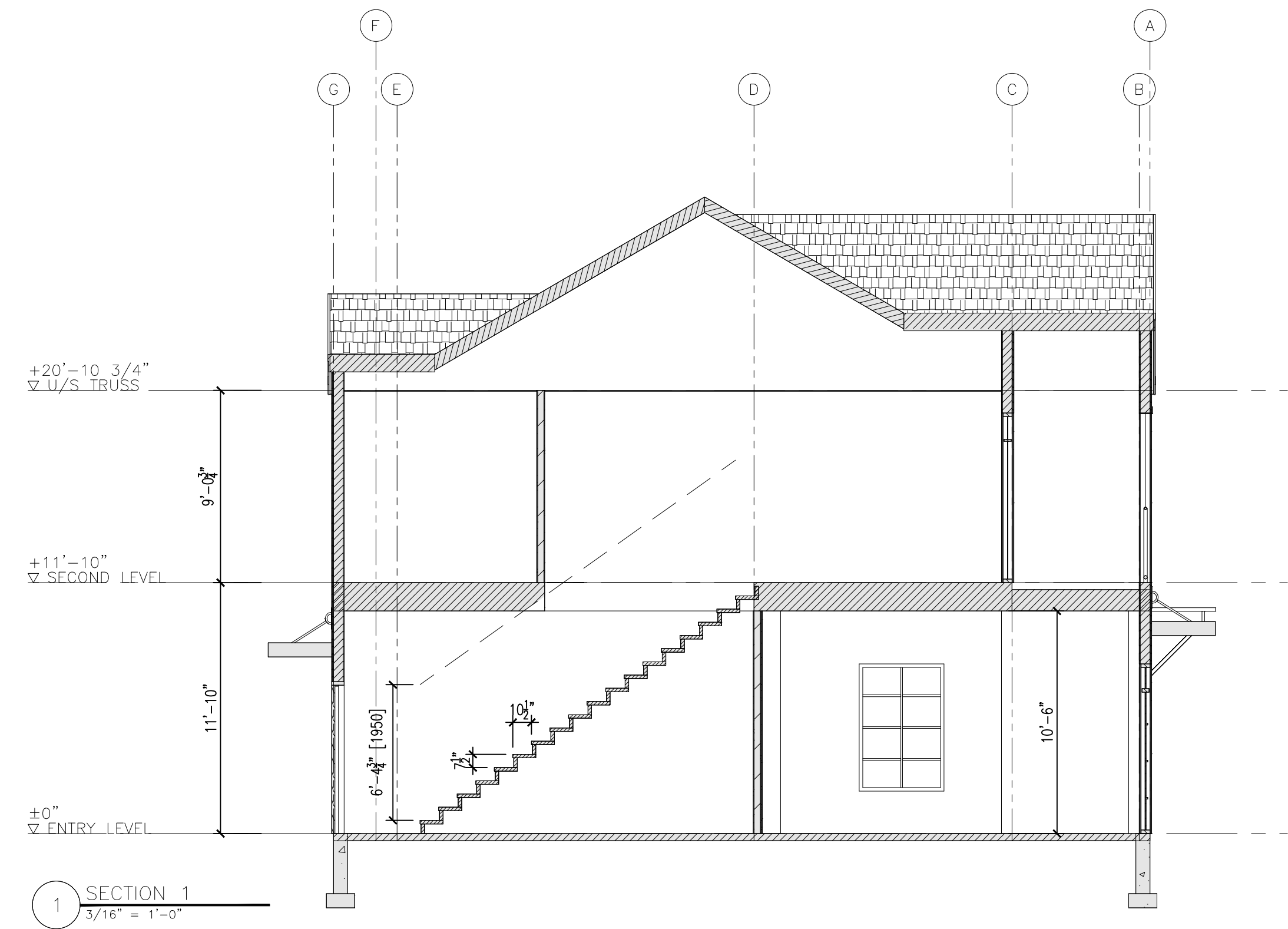
PROJECT
480 ROYAL AVE. - WORMAN

DRAWING TITLE
ELEVATIONS



PROJECT MATERIALS:

- ASPHALT SHINGLES:
DUAL BLACK
ARCHITECTURAL SERIES BY IKO
- COMPOSITE VERTICAL SIDING:
STREET CHIC CSP-45, BENJAMIN MOORE
- STUCCO:
CLOUD COVER OC-25, BENJAMIN MOORE
- WINDOWS, DOORS, RAILS, PERGOLA AND FASCIA:
BLACK
- PREFINISHED ALUMINUM FLASHING:
BENJAMIN MOORE BLACK BEAUTY 2128-10



SCHEDULE B

This forms part of application
HAP20-0008

Planner Initials **BC**

City of Kelowna
DEVELOPMENT PLANNING

FOR DVP

PHONE: 250-448-7801
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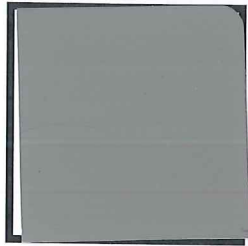
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Revision No., Date and Description
07.08.20 - FOR REVIEW
07.10.20 - FOR DVP

Plot Date	Drawing No.
10-Jul-20	A-300

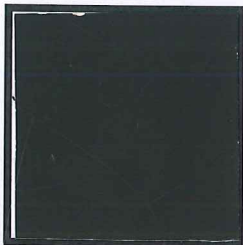
PROJECT
480 ROYAL AVE. - WORMAN
DRAWING TITLE
SECTIONS



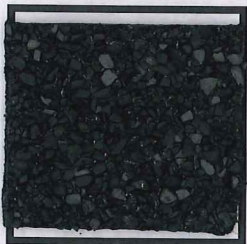
VERTICAL SIDING
BENJAMIN MOORE
"STREET CHIC" CSP-45



STUCCO
BENJAMIN MOORE
"CLOUD COVER" OC-25



WINDOWS, FASCIA, PERGOLA & CANOPIES
BLACK



ASPHALT SHINGLES
"DUAL BLACK"



EXTERIOR FINISHES

480 ROYAL AVENUE

KELOWNA, BC

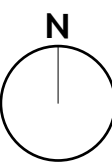
PROJECT NUMBER:
#480ROYALAVENUE

DATE:
July 6, 2020



OUTLAND DESIGN
LANDSCAPE ARCHITECTURE

303-590 KLO Road
Kelowna, BC V1Y 7S2
T (250) 868-9270
www.outlanddesign.ca



PROJECT TITLE

480 ROYAL AVENUE

Kelowna, BC

DRAWING TITLE

CONCEPTUAL
LANDSCAPE PLAN

ISSUED FOR / REVISION

1	20.07.10	Review
2	21.02.19	Review
3		
4		
5		

PROJECT NO. 20-061

DESIGN BY FB

DRAWN BY WJC/KK

CHECKED BY FB

DATE FEB. 19, 2021

SCALE 1:75

PAGE SIZE 24x36

SEAL



DRAWING NUMBER

L1/2

ISSUED FOR REVIEW ONLY

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SCHEDULE C

This forms part of application
HAP20-0008

Planner
Initials BC

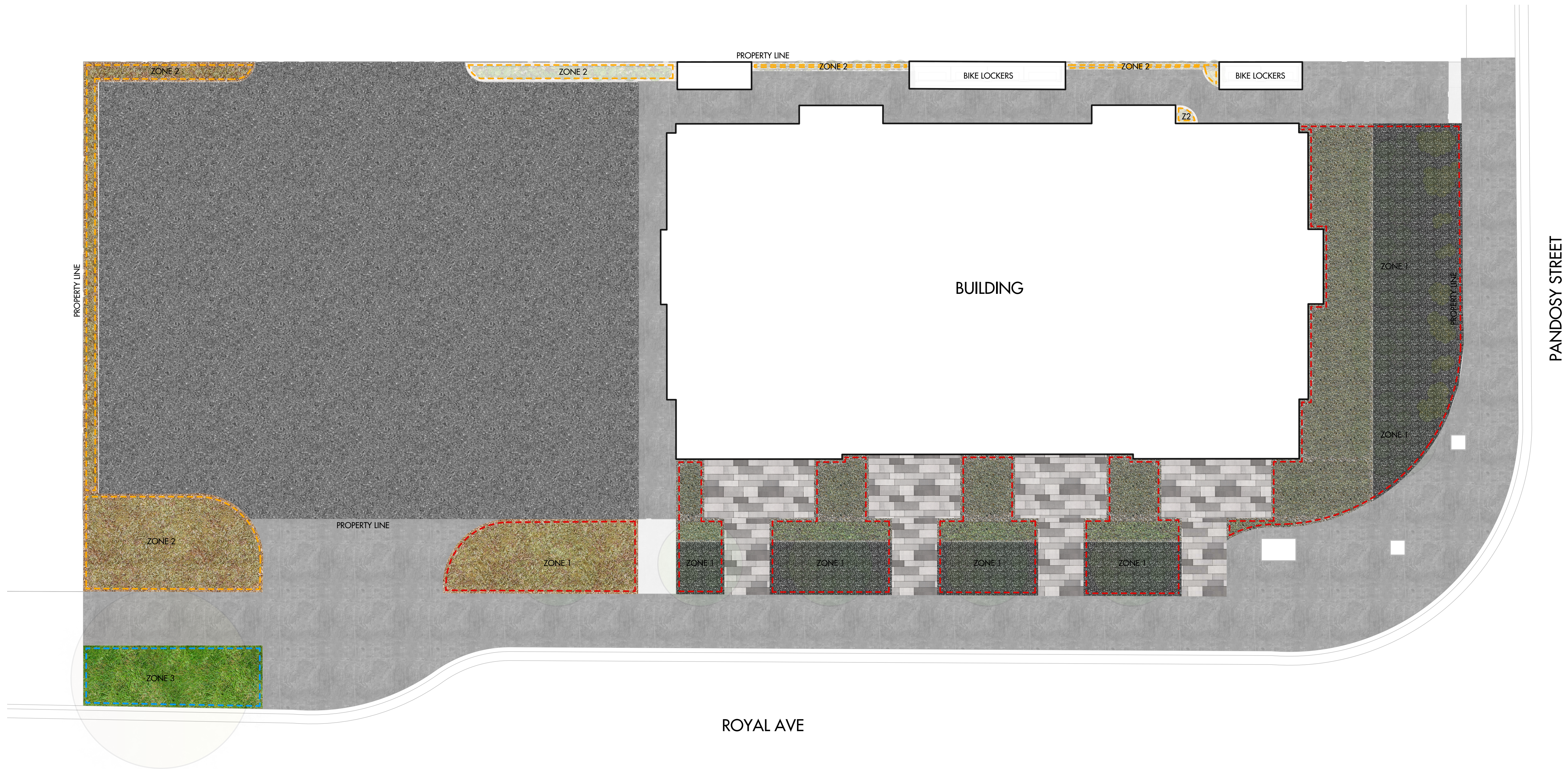


NOTES

1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED THE CANADIAN NURSERY LANDSCAPE ASSOCIATION STANDARDS.
2. ALL SOFT LANDSCAPE AREAS SHALL BE WATERED BY A FULLY AUTOMATIC TIMED UNDERGROUND IRRIGATION SYSTEM.
3. TREE AND SHRUB BEDS TO BE DRESSED IN A MINIMUM 75mm DOUGLAS RED FIR MULCH AS SHOWN IN PLANS. DO NOT PLACE WEED MAT UNDERNEATH TREE AND SHRUB BEDS IN WOOD MULCH AREAS.
4. TREE AND SHRUB BEDS TO RECEIVE A MINIMUM 300mm DEPTH TOPSOIL PLACEMENT.
5. SITE GRADING AND DRAINAGE WILL ENSURE THAT ALL STRUCTURES HAVE POSITIVE DRAINAGE AND THAT NO WATER OR LOOSE IMPEDIMENTS WILL BE DISCHARGED FROM THE LOT ONTO ADJACENT PUBLIC, COMMON, OR PRIVATE PROPERTIES.

PLANT LIST

BOTANICAL NAME	COMMON NAME	QTY	SIZE/SPACING & REMARKS
TREES			
ACER X FREEMANII 'SIENNA'	SIENNA GLEN MAPLE	1	6cm CAL.
CARPINUS CAROLINIANA	AMERICAN HORNBEAM	4	6cm CAL.
FRAXINUS PENNSYLVANICA 'RUGBY'	PRAIRIE SPIRE ASH	5	6cm CAL.
JUNIPERUS SCOPULORUM 'MEDORA'	MEDORA JUNIPER	5	2.0m HT.
SHRUBS			
BUXUS 'GREEN GEM'	GREEN GEM BOXWOOD	9	#02 CONT. /0.6M O.C. SPACING
LIGUSTRUM X VICARYI	GOLDEN TICKET PRIVET	28	#02 CONT. /1.0M O.C. SPACING
ROSA RUGOSA 'BLANC DE COUBERT'	BLANC DE COUBERT ROSE	19	#02 CONT. /1.5M O.C. SPACING
TAXUS CUSPIDATA 'NANA AURESCENS'	DWARF GOLDEN JAPANESE YEW	42	#02 CONT. /1.0M O.C. SPACING
PERENNIALS & GRASSES			
CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FOERSTER'S FEATHER REED GRASS	4	#01 CONT. /0.75M O.C. SPACING
THYMUS CITRIODORUS 'AUREA'	GOLDEN LEMON THYME	20	#01 CONT. /1.0M O.C. SPACING
THYMUS PSEUDOLANGINOSUS	WOOLY THYME	11	#01 CONT. /0.6M O.C. SPACING
SALVIA OFFICINALIS	COMMON SAGE	21	#01 CONT. /1.0M O.C. SPACING
SEDUM PACHYCLADOS	SILVER GEM STONECROP	11	#01 CONT. /1.0M O.C. SPACING



SCHEDULE

C

This forms part of application

HAP20-0008

Planner

Initials

BC

City of

Kelowna

DEVELOPMENT PLANNING

WATER CONSERVATION CALCULATIONS

LANDSCAPE MAXIMUM WATER BUDGET (WB) = 173 cu.m. / year

ESTIMATED LANDSCAPE WATER USE (WU) = 107 cu.m. / year

WATER BALANCE = 66 cu.m. / year

*REFER ATTACHED IRRIGATION APPLICATION FOR DETAILED CALCULATIONS

IRRIGATION LEGEND

Zone #1: High efficiency subsurface drip irrigation for moderate water use planting areas

Total area: 124 sq.m.

Microclimate: Southeast exposure, partially shaded by trees & building

Estimated annual water use: 69 cu.m.

Zone #2: High efficiency subsurface drip irrigation for moderate water use planting areas

Total area: 36 sq.m.

Microclimate: Southwest exposure, partially shaded by building

Estimated annual water use: 21 cu.m.

Zone #3: Low volume pop-up sprayheads for turf areas

Total area: 13 sq.m.

Microclimate: South exposure, partially shaded by trees

Estimated annual water use: 19 cu.m.

IRRIGATION NOTES

1. IRRIGATION PRODUCTS AND INSTALLATION METHODS SHALL MEET OR EXCEED THE REQUIREMENTS OF THE WATER USE REGULATION BYLAW NO. 10480 AND THE SUPPLEMENTARY SPECIFICATIONS IN THE CITY OF KELOWNA BYLAW 7900 (PART 6, SCHEDULE 5).

2. THE IRRIGATION SYSTEM SHALL MEET THE REQUIREMENTS, REGULATIONS, AND BYLAWS OF THE WATER PURVEYOR.

3. THE IRRIGATION SYSTEM SHALL BE EQUIPPED WITH AN APPROVED BACKFLOW PREVENTION DEVICE, WATER METER, AND SHUT OFF VALVE LOCATED OUTSIDE THE BUILDING ACCESSIBLE TO THE CITY.

4. AN APPROVED SMART CONTROLLER SHALL BE INSTALLED. THE IRRIGATION SCHEDULING TIMES SHALL UTILIZE A MAXIMUM ET VALUE OF 7" / MONTH (KELOWNA JULY ET), TAKING INTO CONSIDERATION SOIL TYPE, SLOPE, AND MICROCLIMATE.

5. DRIP LINE AND EMITTERS SHALL INCORPORATE TECHNOLOGY TO LIMIT ROOT INTRUSION.

6. IRRIGATION SLEEVES SHALL BE INSTALLED TO ROUTE IRRIGATION LINES UNDER HARD SURFACES AND FEATURES.

7. IRRIGATION PIPE SHALL BE SIZED TO ALLOW FOR A MAXIMUM FLOW OF 1.5m / SEC.

8. A FLOW SENSOR AND MASTER VALVE SHALL BE CONNECTED TO THE CONTROLLER AND PROGRAMMED TO STOP FLOW TO THE SYSTEM IN CASE OF AN IRRIGATION WATER LEAK.

ISSUED FOR / REVISION		
1	20.07.10	Review
2	21.02.19	Review
3		
4		
5		

PROJECT NO.	20-061
DESIGN BY	FB
DRAWN BY	WC/KK
CHECKED BY	FB
DATE	FEB. 19, 2021
SCALE	1:75
PAGE SIZE	24x36

SEAL



DRAWING NUMBER

L 2/2



WORMAN

WORMAN HOMES | WORMAN COMMERCIAL

July 12, 2020

Re: 480 Royal Avenue
Development and Variance Rationale Letter

Dear City Staff and Council,

The attached application for 480 Royal Avenue proposes a 2-storey mixed use development. The main floor consists of 186 square meters of commercial space intended to support KGH. The second floor contains 4 small 1-bedroom rental, residential suites. Parking is provided at grade on the west end of the site, entered from Royal Avenue. Each of the residential units have private decks facing south and their own individual bicycle/storage lockers located at grade.

This application is consistent with the OCP designation of HD3.

Architecturally, the building is designed to complement the surrounding single-family homes. The style was chosen in order to best fit the neighbourhood context as part of the Heritage Conservation Area. The design was carefully considered based on recommendations found in the Heritage Report prepared for this site by Schueck Heritage Consulting. While heritage details are reflected in the design, we did not want to try and make the building look like a reproduction of an older home, but rather use some of the great design influences found in the area.

The proposed building meets all zoning bylaw requirements under HD3.

To accommodate the required parking however, the application contains two variances. The first variance is for site coverage including hardscaping. While our building is well under the 50% site coverage requirement (at 35%) once we add the parking stalls and the sidewalks, we are over the 60% allowed (at 72%).

The second variance is to reduce the minimum landscape buffer as required for a side yard. The rear yard, as a Level 3 buffer, allows for an opaque barrier (a fence), which can easily be achieved. However, the side yard requires a Level 2 buffer of 2.0 m and does not allow for a fence instead of the buffer. Our proposal provides for a fence at this northern boundary as well as a .658 meter buffer. This variance is needed only for the parking area.

Both variances are a required for this site to meet the parking requirements for this zone. We feel that these minor variances will have very minimal impact on the neighbourhood compared to the impact of adding more parking strain on this already strained area.

This application will be a great asset to this neighbourhood and will serve as an excellent transition from KGH into the Heritage Conservation Area. We look forward to the application's approval.

Sincerely,

Shane Worman
Worman Homes/ Worman Commercial

Heritage Report 480 Royal Avenue June 2020

Introduction

The property located at 480 Royal Avenue in Kelowna, British Columbia is within the Abbott Street Heritage Conservation Area. There was a house on the lot, built sometime after 1950, which was demolished in around 2019 and the lot has been empty since. There is a proposal to construct a mixed-use development containing commercial units on the main floor and apartment units on the upper floor(s).

The application process for properties within the Heritage Conservation Area includes the submission of a heritage report, with the following information:

- 1) an understanding of the past historic value of the subject property
- 2) an evaluation of the heritage values and significance of the subject property
- 3) identification of character-defining elements of the neighbouring properties
- 4) development of recommendations and strategies that can inform the design of the new building

This report is presented in four sections:

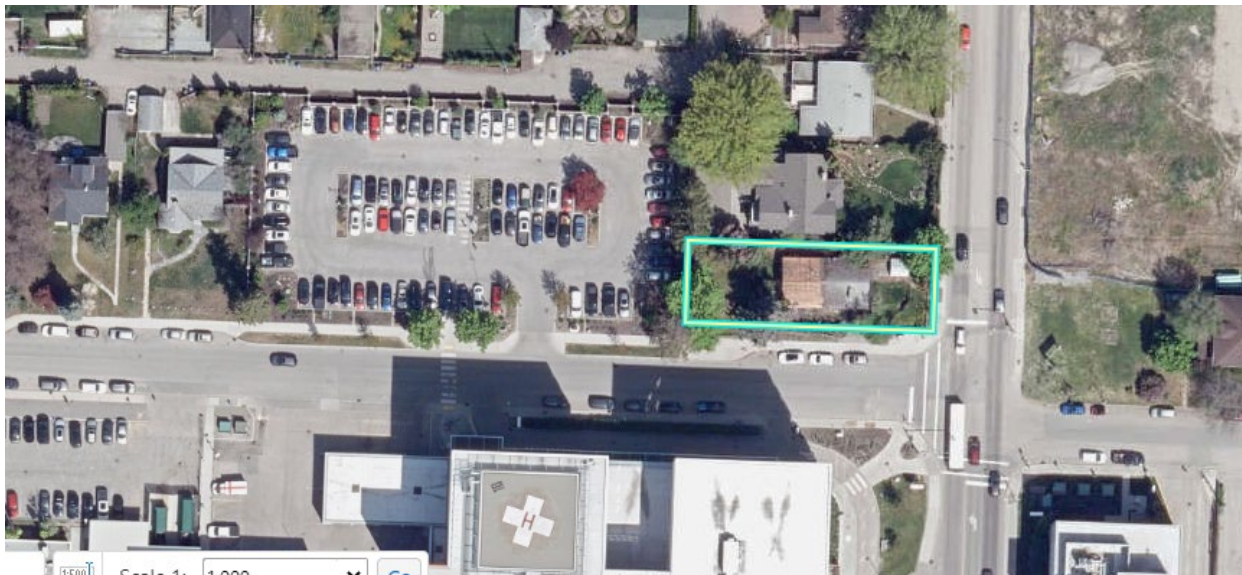
- 1) A description of the context of the subject property
- 2) Identification of the heritage values and character-defining elements of the subject property
- 3) A study of the patterns and materials of neighbouring houses
- 4) An assessment of how the proposed design for the new building might respond to the Development Guidelines and other relevant best-practice documents

Historic research into the subject property and the neighbouring properties has been limited because the Kelowna Archives is closed due to the COVID-19 pandemic. On-line research has been carried out with limited success. This situation is understood by the City.

Photographs of the subject and neighbouring properties has been provided by the project team, and Google Street View and Maps has also been used.

1 - Context

The subject property, outlined in green below, is located at 480 Royal Avenue, on the north-west corner of Royal Avenue and Pandosy Street. This aerial was taken in 2019 and the house is still evident. It has since been demolished. To the rear (west) of the property is a large surface parking lot and single-family housing (although there might be an application for redevelopment of the three lots adjacent to the parking lot for a mixed-use building). To the north of the subject property are single family houses; to the south is the Kelowna General Hospital. Directly across Pandosy Street to the east of the subject property is a large lot being redeveloped for multi-use purposes. Across the street, kitty-corner to the subject property, is a newer, three-storey commercial building, the Dr. William Anderson Building, with medical offices that forms part of the hospital complex.



Map courtesy of the City of Kelowna Map Viewer website: <https://maps.kelowna.ca/public/mapviewer/>

The subject property is zoned RU1 – Large Lot Housing, the purpose of which is “to provide a zone for single detached housing, and compatible secondary uses, on larger services urban lots”¹.

The subject property falls within the Abbott Street Heritage Conservation Area and is therefore located within an area with heritage protection and which must follow the heritage guidelines that form Chapter 16 in the City of Kelowna Official Community Plan².

The subject property is designated as “Health” in the Official Community Plan (OCP) with the following purpose: “To integrate uses in support of the regional KGH campus both physically and functionally with the surrounding communities and to provide a moderating transition in scale from a major institutional centre to adjacent established residential areas that incorporate heritage components, where included

¹Section 13 of the City of Kelowna Consolidated Zoning Bylaw No. 8000. www.kelowna.ca/city-hall/city-government/bylaws-policies/zoning-bylaw

² Chapter 16 of the City of Kelowna 2030 Official Community Plan. www.kelowna.ca/our-community/planning-projects/long-range-planning/official-community-plan

in the Heritage Conservation Area boundary. This designation is to encompass development that supports the operations of the Kelowna General Hospital or other health administration, health education, patient services or care facility operation. Other uses may include multiple unit residential uses consistent with the RM3, RM4 or RM5 zones of the Zoning Bylaw. Limited health and service-related commercial uses as defined by the Zoning Bylaw may be supported. The health district west of Pandosy Street is a transitional area from the Kelowna General Hospital campus to the surrounding residential neighbourhoods. Any properties west of Pandosy Street that are designated health district are limited to the HD3 –Health Services Transitional zone of the Zoning Bylaw. The embedded guidelines are intended to ensure that the design of individual developments is compatible with the overall neighborhood context, adjacent established and future residential neighborhoods of this area.”³

According to the Development Guidelines for the Conservation Area, the Abbott Street Heritage Conservation Area was established in about 1904 when it was formally subdivided, and by the 1920/30s it was considered to be a prestigious area to live. This is evident today from the age and architectural designs of the majority of the 325 noted houses, the mature gardens and trees, and the overall pattern of the neighbourhood.

The boundaries of the Conservation Area are Mill Creek (north), Royal Avenue (South), Pandosy Street (east) and Okanagan Lake (west). The subject property is on the edge of the Conservation Area, in the south-east corner.



Map from the City of Kelowna OCP, Chapter 9

³ Official Community Plan, revised April 25, 2016, Chapter 4, p.

2 - Heritage Evaluation

The heritage value of a place is determined by assessing it for aesthetic, cultural, historic, scientific, social and/or spiritual importance or significance for past, present and future generations. *Please see Appendix A for definitions.* This method of assessing heritage value is taken from “The Standards and Guidelines for the Conservation of Historic Places in Canada”⁴ (Standards & Guidelines), a pan-Canadian document created to guide heritage conservation work in Canada. If present, the heritage values of a place would be embodied by character-defining elements typically identified as materials, forms, location, spatial configurations, uses and cultural associations or meanings. The level of value can range from high (using such terms as ‘significant’ or ‘very’) to low (using such terms as ‘some’ or ‘minor’), and for some value categories, there may be no heritage value at all.

As there is no longer a building on the subject property, this section of the report will evaluate the general heritage values of the Royal Avenue/Pandosy Street streetscape within a limited number of properties on either side of and across the street from the subject property.

The heritage evaluation has been written using the format of a Statement of Significance, which is a methodology developed for this purpose in Canada and results in a document that summarizes heritage values and the character-defining elements and which follows a particular format for the presentation of this material:

- a brief description of the historic place;
- an identification of the key heritage values assigned to the historic place; and
- a list of its principal character-defining elements.

The architectural design category of the neighbouring houses⁵ has been taken from the Style Inventory that forms part of the “Abbott Street & Marshall Street Heritage Conservation Areas Development Guidelines”⁶, which were developed in August 1997 and on which the current Official Community Plan’s Chapter 16 is based. It divides the houses in the Conservation Area into one of four civic phases. The years in the Style Inventory for the different phases are approximate, and the author has taken the liberty of naming the phases.

- 1904 – 1918 Revival Period
Style: Victorian, Dutch, Mediterranean, Tudor, Colonial Revival, Early Arts & Crafts
- 1918 - 1932 Traditional Period
Style: Late Arts & Crafts, Early Vernacular Cottage
- 1933 - 1945 Transition Period
Style: Late Vernacular Cottage, Moderne
- 1946 - 1960 Post-World War Two Period
Style: Early Suburban

⁴ “The Standards and Guidelines for the Conservation of Historic Places in Canada”, Second Edition, 2010.
www.historicplaces.ca/en/pages/standards-normes.aspx

⁵ The institutional buildings are not categorized as Chapter 16 focuses exclusively on single-family dwellings.

⁶ “The Abbott Street & Marshall Street Heritage Conservation Areas Development Guidelines” August 1997.

Generalized Statement of Significance for the Royal Avenue and Pandosy Street Corner Streetscape

The following is a generalized Statement of Significance for this section of Royal Avenue/Pandosy Street, based on the general heritage character-defining elements of the immediate neighbouring buildings.

Description

The subject property is a vacant corner property located at 480 Royal Avenue, on the north-west corner of Royal Avenue and Pandosy Street, at the south-east boundary of the Abbott Street Heritage Conservation Area. To the rear (west) of the property is a large surface parking lot and single-family housing. To the north of the subject property are single family houses; to the south is the Kelowna General Hospital. Directly across Pandosy Street to the east of the subject property is a large lot being redeveloped for multi-use purposes. Across the street, kitty-corner to the subject property, is a newer, three-storey commercial building, the Dr. Walter Anderson Building, which houses medical offices, and which is connected to the hospital with a sky bridge.

Heritage Value

The Abbott Street Heritage Conservation Area has significant heritage value for being an early neighbourhood in Kelowna and for quickly becoming a prestigious place in which to live. This small section of Royal Avenue and Pandosy Street is a microcosm, but less-representative part, of the larger Area.

Aesthetic: The Royal Avenue/Pandosy Street streetscape has some aesthetic value for the variety of architectural designs of the nearby houses that range in age from the Early to Mid-Twentieth Century. The house styles represented within a half- block radius are identified by City documents as Tudor Revival, Early Arts & Crafts, Late Vernacular Cottage, and Early Suburban.

Cultural and Historic: The cultural and historic value of the Royal Avenue/Pandosy Street streetscape lies in its association with such past events as the development of this neighbourhood from the area where the first farmers built their farmhouses, through the transition of the area over time to a prestigious place in which to build homes. Although this particular section of the neighbourhood has changed dramatically in the last fifty-plus years as a result of the growing hospital complex across the street, the role that this historic district played, and continues to play, in the development of Kelowna is evident.

Scientific Value: There is some minor scientific value associated with the streetscape as it provides information that helps people understand and appreciate the eras in which the houses were built and the transition of function from housing to institutional; however, the number of large newer commercial buildings, including the hospital, that comprise a large hospital complex, as well as the surface parking lot, all contribute to a loss of historic character in this corner of the Conservation Area.

Social Value: There is very little social value as this area contributes little to the community's sense of historic identity.

Spiritual Value: There is no apparent spiritual value as this streetscape has not been identified as a sacred or spiritual place.⁷

Character-defining Elements

The character-defining elements of the Royal Avenue/Pandosy Street streetscape include:

- Single family housing types representative of their era: typically 2 storeys, with both symmetrical and asymmetrical front facades, with textured stucco and/or wood cladding, some with open and covered front porches
- Roofs that are either gable pitch or cross-gable ranging from low to high pitches, or medium hip roof forms; with dark asphalt roofing shingles
- Window orientation including both vertical and horizontal; with window styles ranging from double-hung, to single sash, to multi-pane
- Colour schemes that are either medium or dark, with dark trim
- Open front yard, mostly grass, with mature trees and shrubs and perennials, typically with access to off-street parking from the lane or side street



View of the subject property, looking west, with the Hospital on the left & single-family dwellings on the right.



View of the subject property on the right, looking north, with the surface parking lot on the left.

⁷ To determine if there is spiritual value as it relates to local Indigenous culture, consultation with the local First Nations people would be required.

3 - Patterns/Materials Study of Neighbouring Houses

Four properties adjacent and near the subject property that contain single-family dwellings have been analysed using the City of Kelowna “Abbott Street & Marshall Street Heritage Conservation Areas Development Guidelines” (August 1997)⁸. A further four properties will also be described, which include the Kelowna General Hospital, the Dr. Walter Anderson building, a parking lot, and an empty lot.

The properties that have been analysed are identified with a blue outline on this excerpt from the Abbott Street & Marshall Street Heritage Conservation Areas Styles Map. The Heritage Conservation Area is outlined in red. The subject property is identified with a blue star. The properties with a black dot indicate that they are listed on the Heritage Register. Note that four of the properties studied fall outside of the Heritage Conservation Area and that some properties have been amalgamated since the creation of this Style map. *For the full map and a legend of the colours, please see Appendix B.*



According to the Guidelines, the styles of the houses which have been analysed fall into the following four styles: Tudor Revival, Early Arts & Crafts, Late Vernacular Cottage, and Early Suburban. (The house across the street and outside of the Heritage Conservation Area has been identified by this author as being in the Early Arts & Crafts style.) The style characteristics of each design used in the following analysis are taken from the Guidelines. If present, the particular elements of that design style for each house are listed in point form. No further analysis or updating of the style characteristics has been conducted.

⁸ <https://www.kelowna.ca/homes-building/property-development/heritage-development>

The following design categories and characteristics are taken directly from the Guidelines:

Tudor Revival (2178 Pandosy Street)

- Post & beam feel to the architecture
- High gable and dormer roof form
- Projecting eaves, open soffit & brackets
- Half-timber with stucco infill panels
- Up to 2 storeys with attic
- Upper storeys within roof mass
- Vertical double-hung window openings
- Single & multi-sash window assembly
- Half-timber window & door trim
- Multiple pane windows
- Asymmetrical front facade on cottages
- Symmetrical fronts on more formal homes
- Wood shingle roofing
- Side or rear yard parking

Arts & Crafts – Early (2169 Pandosy Street)

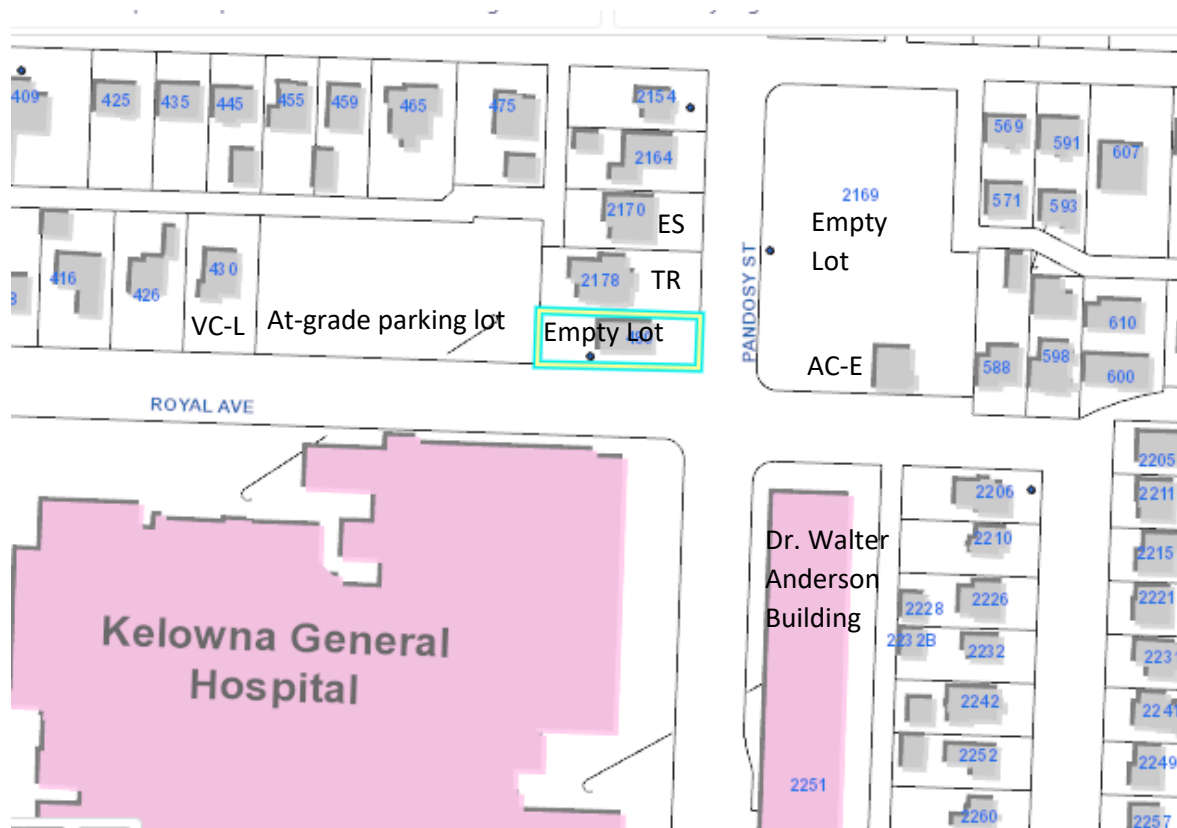
- Stick-built feel to the architecture
- Medium gable and hip roof form
- Decorated soffit & brackets
- Open front verandah
- Up to 1 ½ storeys
- Horizontal wood siding & corner-boards
- Upper storey belting (cladding may vary)
- Ornamental crafted wood
- Vertical double-hung window openings
- Single & multi-sash window assembly
- Wide window & door surrounds
- Multiple pane windows
- Asymmetrical front facade
- Side or rear yard parking

Vernacular Cottage – Late (430 Royal Avenue)

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

Early Suburban (2170 Pandosy Street)

- Horizontal feel to the architecture
- Low gable and hip roof form
- Plain soffit & brackets
- 1&2 storey massing
- Wide siding below belt-line / stucco above
- Horizontal multi-sash and picture windows
- Narrow window & door surrounds
- Asymmetrical front facade
- Side or front yard parking
- Asphalt shingle
- Front driveway access



Map showing properties analysed.
Subject property outlined in green.
Map courtesy of the City of Kelowna Map Viewer

TR = Tudor Revival
AC-E = Arts & Crafts Early
VC-L = Vernacular Cottage Late
ES = Early Suburban

Address: 430 Royal Avenue



Style: “Vernacular Cottage – Late”: 1-1/2 storey; steep-pitched, cross-gable roof; internal brick chimney; projecting bay on left with a bay window topped with a hipped-roof; inset front door in middle of overall elevation, accessed by three steps; 1 storey shed-roofed addition on the rear. Parking is accessed from the rear lane.

Materials: Body: smooth stucco on main part with wide vertical Board and Batten siding in eaves on each elevation, blue; Roof: asphalt roof shingles, multi-grey.

Fenestration: Bay window has more

recent, single-sash inserts; window to right of door is double-hung, 3/3. Most windows have decorative vertical wood slat shutters.

Landscape: large grassy area, shrubs near house, mature trees.

Listed: Not on the Heritage Register.

Address: 2178 Pandosy Street



Style: Tudor Revival: 2-storeys, cross-gable roof form, projecting eaves, brackets, upper storey is within the roof mass, asymmetrical front façade with a dominant projecting full-height bay on the left side of the front elevation. The half timbering is used in part as belt coursing and there is a prominent exterior, stucco clad chimney. The front door is accessed by an open but covered front porch. Parking is accessed from the rear lane.

Materials: Body: stucco with wood half-timbering, possibly grey or brown (difficult to tell in the photos); Roof: asphalt shingles, black or dark grey.

Fenestration: vertical and narrow double-hung windows, wood frames that blend into the half-timbering on the upper level, but which are separate on the lower level and with crowns.

Landscape: open grassy front yard, mature deciduous tree and tall evergreen hedge at the front property line, mature trees and perennials in the English Garden style adjacent to the front façade and along the edges of the front yard.

Listed: Listed on the Heritage Register. *Please see Appendix C for Statement of Significance for this property.*

Address: 2170 Pandosy Street



Style: Early Suburban: 2-storeys, horizontal orientation, projecting eaves with plain soffits, wide siding (but on all of the house rather than just below the belt-line), asymmetrical front façade. The roof has a very gentle side-facing gable. The front elevation has multiple projections. Parking is accessed from the rear lane.

Materials: Body: wide horizontal lap siding, possibly wood on front elevation with stucco

on the side elevations; Roof: difficult to tell what material is present, colour looks to be light grey.

Fenestration: large picture window on the left of the front façade on a projecting bay, with narrow vertical windows on each side of the bay; narrow horizontal slider windows, two on the bottom near grade and one just under the overhang on the right side. All look to be newer, with very narrow frames, possibly aluminum.

Landscape: open grassy area with mature perennials adjacent to the house and along the side edges of the property; mature trees and a tall evergreen hedge at the front property line.

Listed: Not on the Heritage Register.

Address: 2169 Pandosy Street



Style: Arts & Crafts – Early: 2-1/2 storey, medium hip roof form, projecting eaves, open front verandah, upper storey belting with different cladding from rest of the house. This house differs from the characteristics identified in the Guidelines by having wood shingles cladding on the main body of the house with stucco and half-timbering on the upper level, the soffits are plain rather than decorated with brackets, and the front façade appears to be symmetrical. Parking is accessed

from the side street at the rear of the property.

Materials: Body: wood shingles (Brown) below with stucco (cream or white) above; Roof: appears to be asphalt shingles, black.

Fenestration: Front elevation is difficult to see in the photographs due to large trees, but there appear to be two sets of triple sash windows with double-hung 6/1 windows on each end. On the upper front elevation are double sash, double-hung, multi-pane windows. The north side elevation has single, double-hung, 6/1 windows. All of the windows appear to have wide frames and possibly projecting sills and crown, all of which appear to be wood. It is possible that these windows are original to the house. According to the Statement of Significance, there are also some single and double assembly 9/1 and 8/1 double-hung wooden-sash windows, a fixed 8-pane dormer window and a small square fixed 9-pane window on the rear elevation

Landscape: mature trees directly in front of the house, open grassy unenclosed yard.

Listed: Listed on the Heritage Register. *Please see Appendix C for Statement of Significance for this property.*

Common Characteristics:

The following are characteristics derived from the houses analysed above.

- **Massing:** the dominant massing style is tall and boxy.
- **Height:** three of the four houses are 2 or 2 ½ storeys.
- **Roof Design:** three of the four houses have gable roofs, two are cross-gable, 1 is steep, 1 is medium and 1 is low pitched. One house has a hip roof. All have projecting eaves. All appear to have asphalt shingles, and most are dark in colour.
- **Façade Design:** there is no dominant façade design, some are symmetrical, and some are asymmetrical.
- **Exterior Cladding:** all four houses have a mixture of stucco and/or wood cladding.
- **Window orientation and style:** there is no dominant window orientation or style.

- Front Porch: two of the houses have open but covered front porches/verandahs, and two have set-back front doors accessible by one or a few steps.
- Colour schemes: there is no dominant colour scheme, half are medium and half are dark, most have dark trim.
- Front yard setbacks: the dominant setback is quite deep and likely conforming to the Zoning Bylaw for single-family dwellings.
- Landscaping: there is no dominant style but some do have an English Country garden palette.
- Off-street parking: all have rear accessed off-street parking.

Non-Single-Family Dwelling Properties

Address: 480 Royal Avenue (subject property)



Address: At-grade parking lot between 430 and 480 Royal Avenue

This parking lot replaced three single-family dwellings. The property is tied to the hospital district.



Address: balance of 2169 Pandosy Street

The balance of 2169 Pandosy Street is currently empty and awaiting development.



Address: 2268 Pandosy Street

The Kelowna General Hospital occupies this property and is the core of the hospital complex.



Address: 2251 Pandosy Street

The Dr. Walter Anderson Building occupies this site and is part of the hospital complex.



4 - Design Strategies

The following design suggestions for the proposed new multi-use building are based on the following:

- Urban Design Development Permit Guidelines: Official Community Plan, Chapter 14, Section A
- Abbott Street & Marshall Street Heritage Conservation Guidelines: Official Community Plan, Chapter 16
- The Standards and Guidelines for the Conservation of Historic Places in Canada, Second Edition, 2010

The Official Community Plan has a number of designated Development Permit Areas with their own set of design guidelines. This proposal is not within a Development Permit Area and is therefore not required to follow these design guidelines but given that the guidelines for the Heritage Conservation Area are geared for single-family dwellings, it is reasonable that these design guidelines be used to inform the design process. For that reason, the Urban Design Development Permit Guidelines in Section A “Comprehensive (Multiple Unit Residential, Commercial, and Industrial)” of Chapter 14 of the Official Community Plan has been reviewed.

The Official Community Plan, adopted by City Council in May 2011, acknowledges the value of heritage resources within the City of Kelowna. Chapter 16 deals with the Abbott Street & Marshall Street Heritage Conservation Areas (Conservation Areas) and provides guidelines for renovations and new construction of single-family dwellings within the Conservation Areas. It is based on the guidelines that were completed in August 1997 as part of the creation of the Conservation Areas. The purpose of the guidelines is to have single-family dwellings that are compatible with the heritage value of the neighbourhood, in particular with its existing form and character. As the proposed new building on the subject site is not intended to be a single-family dwelling, many points are not relevant and have not been referenced.

The “Standards and Guidelines for the Conservation of Historic Places in Canada” (Second Edition, 2010), is a pan-Canadian document used by heritage professionals and local governments for assessing heritage value and for providing best practices that can guide development projects which incorporate historic buildings. Intended primarily for projects that retain heritage resources, there are, however, some sections that are relevant to new construction within an historic area.

The results of the analysis of four houses adjacent to or near the subject property have also been used to inform the design strategies.

The following strategies have been developed to assist the architect team with the design of the proposed new multi-use building, with the understanding that these suggestions are based entirely on heritage conservation principles. The author is not an architect, and this is not a peer review. The author understands that not all of the following suggestions may be feasible, either from a design rationale or for more practical reasons such as Building Codes or the Zoning Bylaw.

Guidelines from Chapters 14 and 16 of the Kelowna Official Community Plan

The italicized sentence at the beginning of each paragraph is based on either Chapter 14 or 16 of the Kelowna Official Community Plan, or in the event that they both identify the same type of guideline, is a compilation of the two. Possible design strategies follow each guideline summary. Given that there are many detailed guidelines in Chapter 14 and many of the guidelines in Chapter 16 are for new single-family dwellings, only those relevant or in need of further discussion as they relate to heritage conservation principles have been included here. The architect team will be reviewing both Chapters 14 and 16 independently of this report.

The design should be distinct to Kelowna – This is a very difficult guideline to meet. The most reasonable approach is to design a building that is unique, that fits in with its surroundings, that suits the site and the neighbourhood, and that uses authentic materials. Two important first principles of heritage conservation are to never mimic another building nor build something that pretends to be historic. These principles would contribute to the resulting building being ‘distinctly Kelowna’.

The urban design and quality of construction should be high – There are various means to achieve this, with some suggestions found below, but in summary, the building can achieve this goal by being interesting, unique, aesthetically attractive and authentic. The material (building and landscape) choices should be high quality, functional, durable, long-lasting and easily maintained. The materials should preferably be authentic and not mimic other material. For example, use real wood rather than hardiplank (which mimics wood). Another good choice is stucco, which is also an authentic material and one that requires minimal maintenance.

The building should be authentic – Use authentic materials (for example, stucco or wood versus hardiplank, wood frame windows versus vinyl frame, etc.) and keep the choice of those materials respectful of the neighbourhood (see suggestions in next bullet point). It is important that the building be contemporary and not made to look ‘old’ nor create a false sense of history.

Respect⁹ the nearby form and character of existing buildings – This is difficult to achieve for a new multi-use building that is proposed to be two or three storeys high. Additionally, the site is located on a corner and the adjacent buildings range from single-family dwellings to the substantial Kelowna General Hospital complex. In this case, it is reasonable to look to the next-door house, at 2178 Pandosy Street, and use its design elements to inform (without mimicking or copying) the design of the new building. For example, consider such elements as the tall, narrow bay, of the gabled roof form, and the use of stucco and/or wood cladding. As a note, the Dr. Walter Anderson building, kitty-corner to the subject site, also has a tall, narrow bay design element. If the new building, in its prominent corner location, were to draw inspiration from these adjacent buildings, it could be an important transition piece between the large institutional buildings on one side, and the single-family dwellings on the other.

⁹ Clarification: Chapter 14 of the OCP uses the word “emulate” in the above guideline, which can mean either to “match” or to “outdo”. The first principles of heritage conservation do not support either matching or outdoing neighbouring heritage resources, the first in order to avoid a false sense of history, and the second in order to avoid overwhelming existing heritage resources. The term “respect” has been substituted here so that it adheres with heritage conservation principles.

Create visual continuity with the existing streetscape – The new building should be of a contemporary design that effectively transitions between the large institutional buildings on one side and the single-family dwellings on the other. This will be challenging given the extremes of scale, massing, material, etc. that exists. For example, in addition to the extremes of scale and massing, there is also a surface parking lot behind the site with a potential new development behind that which might see the three single-family dwellings replaced with a three-storey multi-use building. Additionally, across Pandosy Street, there is a large and empty lot awaiting redevelopment with no approved plans in place which can be reviewed.

Achieving visual continuity will require making choices about which nearby design elements should be used to help inform the design of the new building. For example, one strategy would be to line up the cornice or some level of the new building with something on either the next-door house (2178 Pandosy Street) or of the Hospital building. Another strategy would be the choice of roof form. Given the small scale of the proposed new building, a gabled roof form, either as one over the entire building, or broken up into multiple, side by side gables, would be appropriate. A third strategy would be the choice of cladding. The scale and transitional aspect of the new building would make the use of authentic cladding, such as stucco and wood, a good choice. A fourth strategy has been suggested in the previous guideline; to draw inspiration from the tall, narrow bay elements of the house next door and of the Dr. Walter Anderson building. Using some or all of these suggestions should result in a new building on this empty corner of the streetscape that nicely achieves visual continuity along both streetscapes.

Create an effective and interesting street edge that respects the design and rhythm of the existing streetscape – There is no dominant design or rhythm of the existing streetscape for the design to follow. The street edge of the new building will need to respond to busy streets and an active intersection. Creating an effective and interesting street edge in these circumstances will rely heavily on the landscape design. Consideration should be given to landscape elements (natural or built) that provide a clear definition of the site's boundaries and provide some privacy and noise reduction for residents.

Use cladding materials that relate to the character of the neighbourhood – The historic character of the neighbourhood is represented by the single-family dwellings, four of which are nearby and have been analysed in an earlier section of this report. Based on those four houses, the following suggestions have been developed. Consider using authentic cladding material such as stucco (either textured or smooth) and/or wood (horizontal or vertical, do not use shingles on the elevations). The common roofing material is dark, asphalt shingles.

Use a colour scheme that relates to the neighbourhood – The colour scheme can be used effectively to help reduce the visual massing of a building, to provide interest, and to be respectful of the heritage value of the neighbourhood. The four houses analysed mostly have a brown colour palette, with one (on Royal Avenue) having a blue colour palette. It is not expected that the brown colour palette will be copied for the new building, but rather, the palette chosen should fit in with the existing and nearby houses. Do not use bright colours.

The front landscaping should follow the dominant landscape pattern of the streetscape: As the subject property is a corner lot, the landscaping will need to respond to two busy streets. It is appropriate, given the scale of the new building, to look to the single-family dwellings for ideas. Suggestions include planting perennials/shrubs adjacent to the building and along the edges of the property, hedges and/or

fences at the property edge, and slender trees if there is room. Consideration should be given to the mature size and needs of any plants or trees used; for example, how much water is required and how much space each will end up taking.

Transition the height of the building to neighbouring buildings – Across Royal Avenue from the subject property is the multi-storey General Hospital, kitty-corner is a four-storey office building, behind is surface parking lot, and next door at 2178 Pandosy Street is a two-storey tall house. A two-to-three storey building with a footprint closest to the intersection, with surface parking at the rear (west), would be most appropriate.

Provide a visually interesting roofline and make it distinguishable from the body of the building – A gable roof form, either one large gable or multiple gables would be most appropriate.

The front entrance to the different uses of the building should be obvious - The medical support (commercial/institutional) use will require its own entrance, as will the residential component. The four houses analysed do not have a dominant pattern upon which to draw ideas. Consideration should be given to placing the entrances of separate elevations; for example, the office entrance could be on Royal Avenue or off the parking lot, and the residential entrance could be on the quieter north elevation.

Guidelines from the Standards and Guidelines for the Conservation of Historic Places in Canada

The Standards and Guidelines provide a list of 14 standards, most all of which apply to extant heritage places and do not apply to situations when the heritage resources are being or have been removed; however, there is one standard that is relevant to this project.

“Recognize each historic place as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other historic places or other properties, or by combining features of the same property that never coexisted.” – The design of the proposed new building should not mimic the neighbouring historic architecture, nor should it create a false sense of history (the new building should not be made to look ‘old’). The new building may, however, draw on the historic architecture in the neighbourhood by using specific elements in a way that makes sense on a contemporary building; for example, by incorporating a selection of the following (either literally or interpreted): tall narrow bays, gabled roof forms, authentic cladding material, and a compatible colour scheme.

The Standards and Guidelines also provides a series of guidelines for various heritage conservation scenarios. For this project, the most relevant section is 4.1 “Guidelines for Cultural Landscapes, Including Heritage Districts”.

Understand and respect how the relationships of the land use, buildings, streets and topography have affected the spatial organization of the neighbourhood (4.1.4) – The new building should be compatible with the spatial organization of the neighbourhood, by referencing or interpreting the pattern of open and solid spaces, by maintaining the pedestrian edge, by providing front- and side-yard setbacks, and by designing a landscape that is informed by the landscaping styles and plant choices of the next door houses along Pandosy Street and further down along Royal Avenue.

Respect and maintain the visual relationships of the neighbourhood (4.1.5)– A building that is two or three storeys high, with a gabled roof form, and that covers most of the property, would be a good transition for the contrasting building typology on this corner of the neighbourhood.

Respect and maintain the existing circulation pattern of the neighbourhood (4.1.6) – Maintain the alignment, width, finished grade, surface materials of Royal Avenue and Pandosy Street; use the same or an interpretation of the typical street edge treatments along these streets (in particular consider the choice of plants, trees, shrubs, open grassy areas, type of fencing, pathways to the front door, etc.).

Use vegetation (trees, shrubs, herbaceous plants, grasses, vines, etc.) that are typical of Kelowna and that are typical in the neighbourhood (4.1.8) – Determine the most typical examples along Pandosy Street and Royal Avenue and incorporate them into the landscape design, if possible.

Design the new building so that it is compatible with the heritage value associated with the neighbourhood (4.1.11) – by considering all of the above suggestions.

Appendix A: Definitions of Heritage Values

The following definitions of heritage value are quoted directly from the “Canadian Register of Historic Places: Writing Statements of Significance” Guide¹⁰ and have been used in the writing of the Statements of Significance of the subject properties.

Aesthetic value refers to the sensory qualities of a historic place (seeing, hearing, touching, smelling and tasting) in the context of broader categories of design and tradition. A place may have aesthetic significance because it evokes a positive sensory response, or because it epitomizes a defined architectural style or landscape concept. Visual aesthetic value is typically expressed through form, colour, texture or materials. It is possible for historic places to have other aesthetic values as well, such as auditory ones. Historic places with aesthetic significance may reflect a particular style or period of construction or craftsmanship, or represent the work of a well-known architect, planner, engineer or builder.

Cultural and Historical values are sometimes combined and refer to the associations that a place has with past events and historical themes, as well as its capacity to evoke a way of life or a memory of the past. Historical or cultural value may lie in the age of a heritage district, its association with important events, activities, people or traditions; its role in the development of a community, region, province, territory or nation; or its patterns of use. Historical or cultural value can lie in natural or ecological features of the place, as well as in built features.

Scientific value refers to the capacity of a historic place to provide evidence that can advance our understanding and appreciation of a culture. The evidence is found in the form, materials, design and/or experience of the place. Scientific value can derive from various factors, such as age, quality, completeness, complexity or rarity. Scientific value may also be present when the place itself supplements other types of evidence such as written sources, such as in archaeological sites.

Social value considers the meanings attached to a place by a community in the present time. It differs from historical or cultural value in that the value may not have an obvious basis in history or tradition and relates almost entirely to the present time. Social value may be ascribed to places that perform a key role within communities, support community activities or traditions, or contribute to the community’s sense of identity. Places with social value include sites that bring the community together and create a sense of shared identity and belonging.

Spiritual value is ascribed to places with religious or spiritual meanings for a community or a group of people. Sacred and spiritual places could include places of mythological significance, landscape features associated with myth and legends, burial sites, rock cairns and alignments, fasting/vision quest sites etc., places representing particular belief system(s) or places associated with sacred traditions, ceremonial practices or rituals of a community/group of people.

¹⁰ Historic Places Program Branch, “Canadian Register of Historic Places: Writing Statements of Significance,” Parks Canada, November 2006, pp. 12-13.

Appendix B: Building Style Map from the City of Kelowna Abbott Street & Marshall Street Heritage Conservation Areas Development Guidelines (August 1997)



Appendix C: Historic Information

Statement of Significance 2178 Pandosy Street, from the City of Kelowna Website, Author Unknown



Place Description

The historic place is the two-storey wood Anne Stirling House, built in 1910 in a fusion of the Tudor Revival and Arts and Crafts styles, and located at 2178 Pandosy Street in Kelowna's South Central neighbourhood.

Heritage Value

The Anne Stirling House is valued in part for its association with the two prominent families in the community, the Stirlings and the McLaren, and also for the well-preserved fusion of the Tudor Revival and Arts and Crafts styles and for having been built during the first major development phase after the City of Kelowna's incorporation in 1905.

This substantial house was built around 1910 for Anna Stirling (born 1837), the widow of Thomas Mayne Stirling of Muiravonside, Scotland, and the mother of Thomas Willing Stirling, a prominent Kelowna fruit-grower and investor. At that time T.W. Stirlings recently built home, Cadder House (see 2124 Pandosy Street), and this house occupied the corners of a block. The adjacent cross-street, Glenwood Avenue, and the other nearby houses are all more recent insertions. The Stirlings left their mark on Kelowna and then returned to Scotland. Anna Stirling probably went back to Scotland shortly after 1913, when her son returned to Britain for military service during WWI, and certainly by the time he re-settled in Scotland in 1921. By 1924 the house was owned by Kenneth McLaren and Bessie McLaren, since they added a sunroom, built by prominent contractor J. Curts, in that year. The McLaren family, who were in the lumber business, occupied the residence until the 1950s. The house also has significance for having been preserved under the terms of a Heritage Revitalization Agreement, which was executed in 2002.

The historic place also has value for its architectural prominence and design. The large, two-storey house has the ornamental wood strips characteristic of the Tudor Revival style (in Tudor times the timbers were structural), but also the greater simplicity and emphasis on form characteristic of the Arts and Crafts style. The original form is clear visible, despite minor alterations and additions.

Character Defining Elements

- Mature trees spaced around the property, with lawn to the street and a high continuous evergreen hedge
- Sitting, well back on the property
- Residential form, scale, and massing, expressed by the 2-storey height and rectangular plan
- Stucco walls with prominent horizontal and vertical Tudor Revival wood trim
- Medium-pitch gabled roof with a cross-gable at the left, facing the street
- Entrance porch, with two wood corner posts and wood handrail
- Entrance door, with four decorative stained-glass panels
- Corbelled brick chimney

Statement of Significance 2169 Pandosy Street, from the City of Kelowna Website, Author Unknown



Place Description

The Collett House is a large two and one-half storey wood-frame Foursquare residence with a hipped roof, set on a large lot at the corner of Pandosy Street and Royal Avenue. The house is distinguished by its broad hipped roof, central hipped roof dormer and full-width open front verandah. A complementary early garage is situated behind the house.

Heritage Value

The Collett House is of heritage significance for its association with Horace Carlisle S. Collett (1881-1975), a businessman who was active in the community and also played an important role in conserving Kelowna's history. Collett, in partnership with his brother, founded Collett Bros. Livery Stable. Later, he was the manager of the Belgo Land Co., and of Kelowna Land and Orchard. He then moved to Okanagan Mission where he was the real estate manager for Okanagan Loan and Investment Trust. He was keenly involved in the Okanagan Historical Society and an enthusiastic promoter of the restoration of the Father Pandosy Mission.

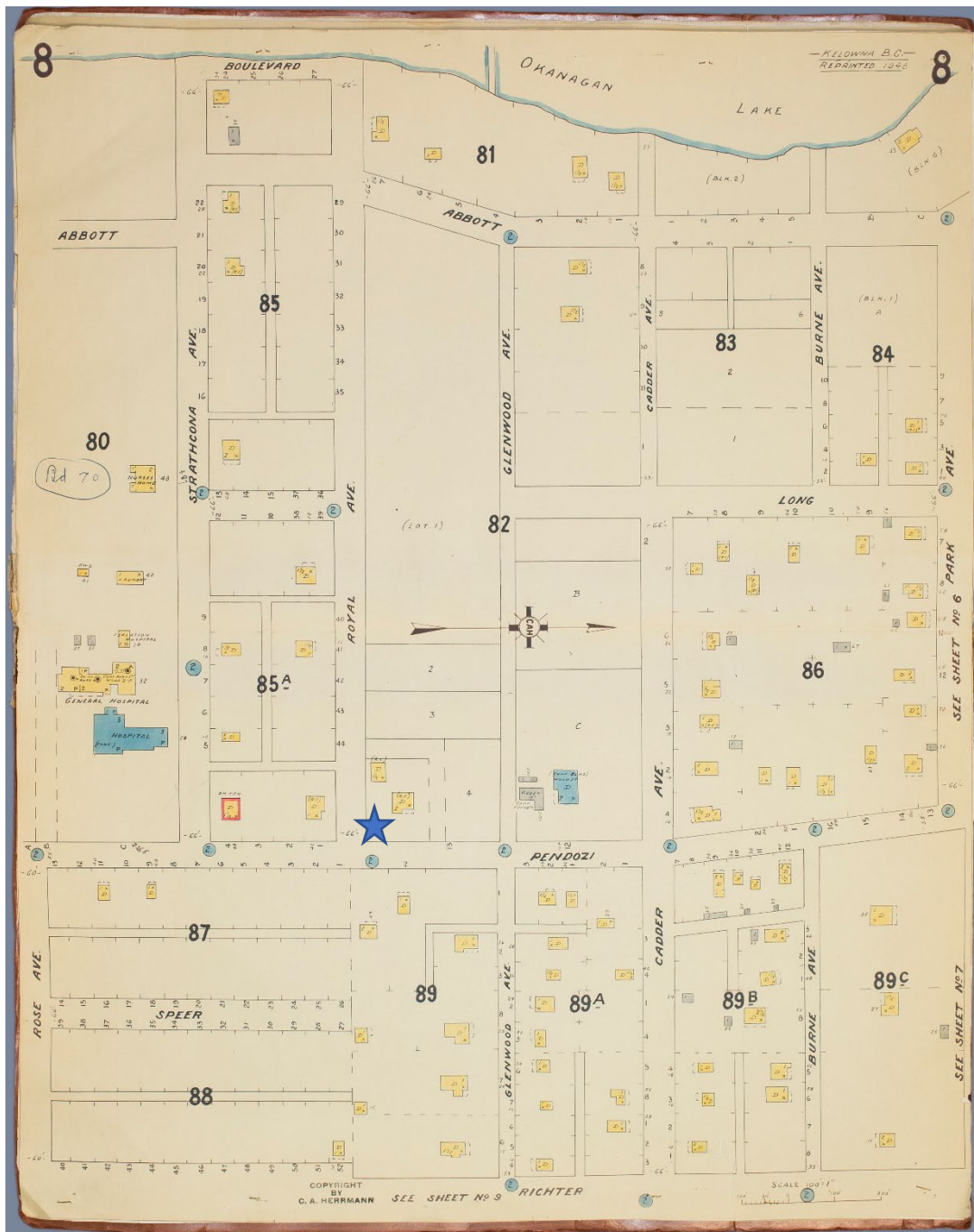
Built in 1913, the Collett House is additionally of heritage value as a fine and notably intact example of the Foursquare style, common during the Edwardian era as a rational expression of modern needs and conveniences. The exterior cladding reflects the pervasive influence of the Arts and Crafts movement that signalled loyalty to Britain and traditional values. Set on a large property, the grand scale and generous proportions of this house reflect the prosperity of the pre-First World War era.

Character Defining Elements

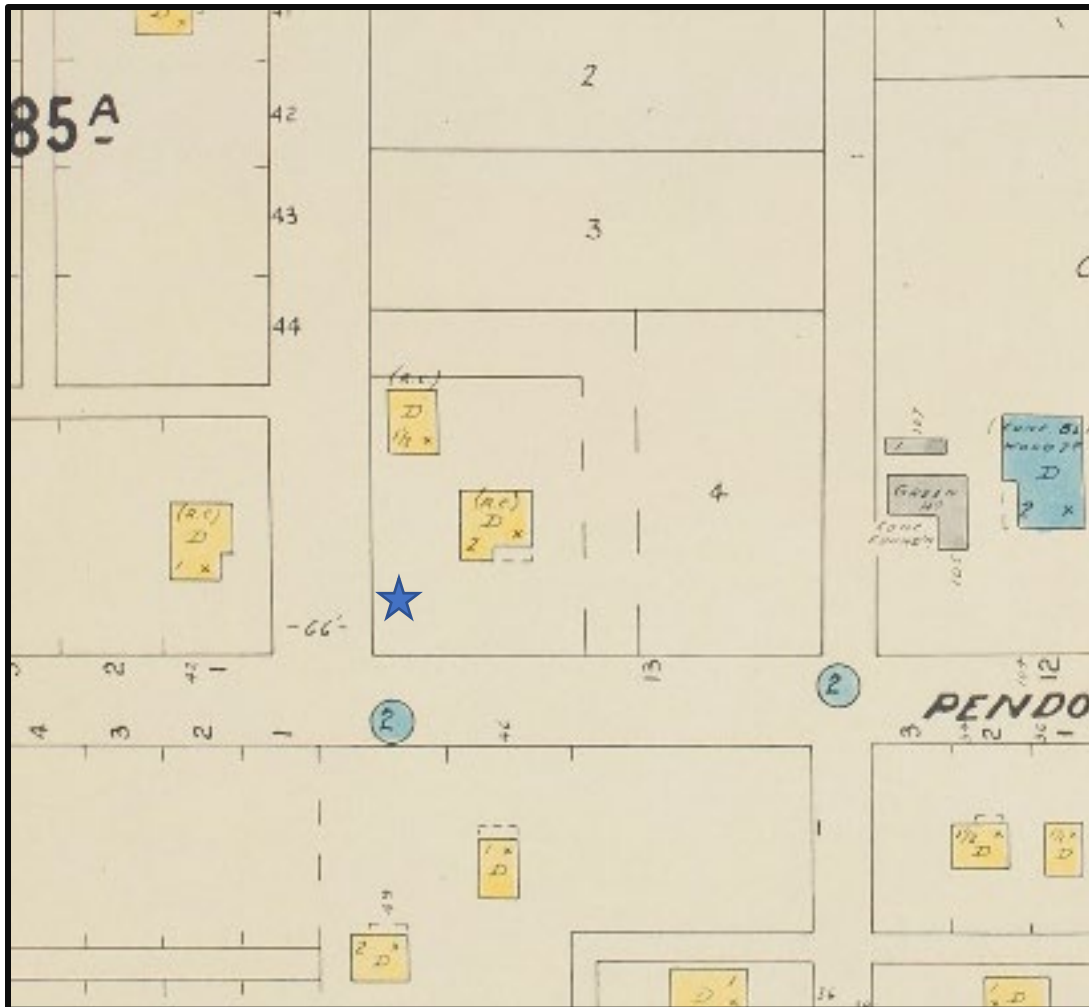
- Key elements that define the heritage character of the Collett House include its:
- Prominent corner location at Pandosy Street and Royal Avenue, set back on a large property
- Residential form, scale and cubic massing as expressed by its two and one-half storey height and regular, rectangular plan
- Foursquare style as reflected in its rigorous symmetry and central front entry
- Broad hipped roof with central hipped dormer and wide, closed eaves
- Wood-frame construction with bellcast cedar shingle cladding on the lower two-thirds of the exterior, capped with a broad beltcourse with stucco and half-timbering above
- Additional external elements such as its full-width open front verandah with central steps and shingled columns, rear screened porch with screened balcony above, and two internal red brick chimneys
- Regular fenestration, including single and double assembly 9-over-1 double-hung wooden-sash windows, triple assembly 6-over-1 and 8-over-1 double-hung wooden-sash windows, fixed 8-pane dormer window, and small square fixed 9-pane rear windows
- Associated landscape features such as the grassed yard, mature trees and an early wood-frame garage

Fire Insurance Map, reprinted 1948.

Source: City of Kelowna Public Archives, Bob DeMara Fonds 2011.012.011



The subject property is indicated with a blue star. Note that the property had not yet been subdivided. The building shown is likely 2178 Pandosy Street.



Close up of the Fire Insurance Map from previous page. The subject property is indicated with a blue star. Note that the property had not yet been subdivided. The building shown is likely 2178 Pandosy Street.

Resources:

“The Abbott Street & Marshall Street Heritage Conservation Areas Development Guidelines” August 1997.

“Canadian Register of Historic Places: Writing Statements of Significance,” Historic Places Program Branch, Parks Canada, November 2006, pp. 12-13.

City of Kelowna Consolidated Zoning Bylaw No. 8000, Section 13.
www.kelowna.ca/city-hall/city-government/bylaws-policies/zoning-bylaw

City of Kelowna 2030 Official Community Plan, Section 14.
www.kelowna.ca/our-community/planning-projects/long-range-planning/official-community-plan

City of Kelowna 2030 Official Community Plan, Section 16.
www.kelowna.ca/our-community/planning-projects/long-range-planning/official-community-plan

City of Kelowna – Our Community - Website
<https://www.kelowna.ca/our-community/arts-culture-heritage/heritage/heritage-register>

Fire Insurance Map, reprinted 1948, City of Kelowna
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Gottfried, Herbert and Jan Jennings. American Vernacular Architecture: Buildings and Interiors 1870-1960. W.W. Norton & Company Inc. New York/London, 2009.

McAlester, Virginia Savage. A Field Guide to American Houses. Alfred A. Knopf. New York, 2018

“The Standards and Guidelines for the Conservation of Historic Places in Canada”, Second Edition, 2010.
www.historicplaces.ca/en/pages/standards-normes.aspx

HERITAGE ALTERATION PERMIT GUIDELINES

Heritage Conservation Area

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?	√		
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?	√		

HERITAGE CONSERVATION AREA	YES	NO	N/A
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?	√		





HAP20-0008

480 Royal Avenue

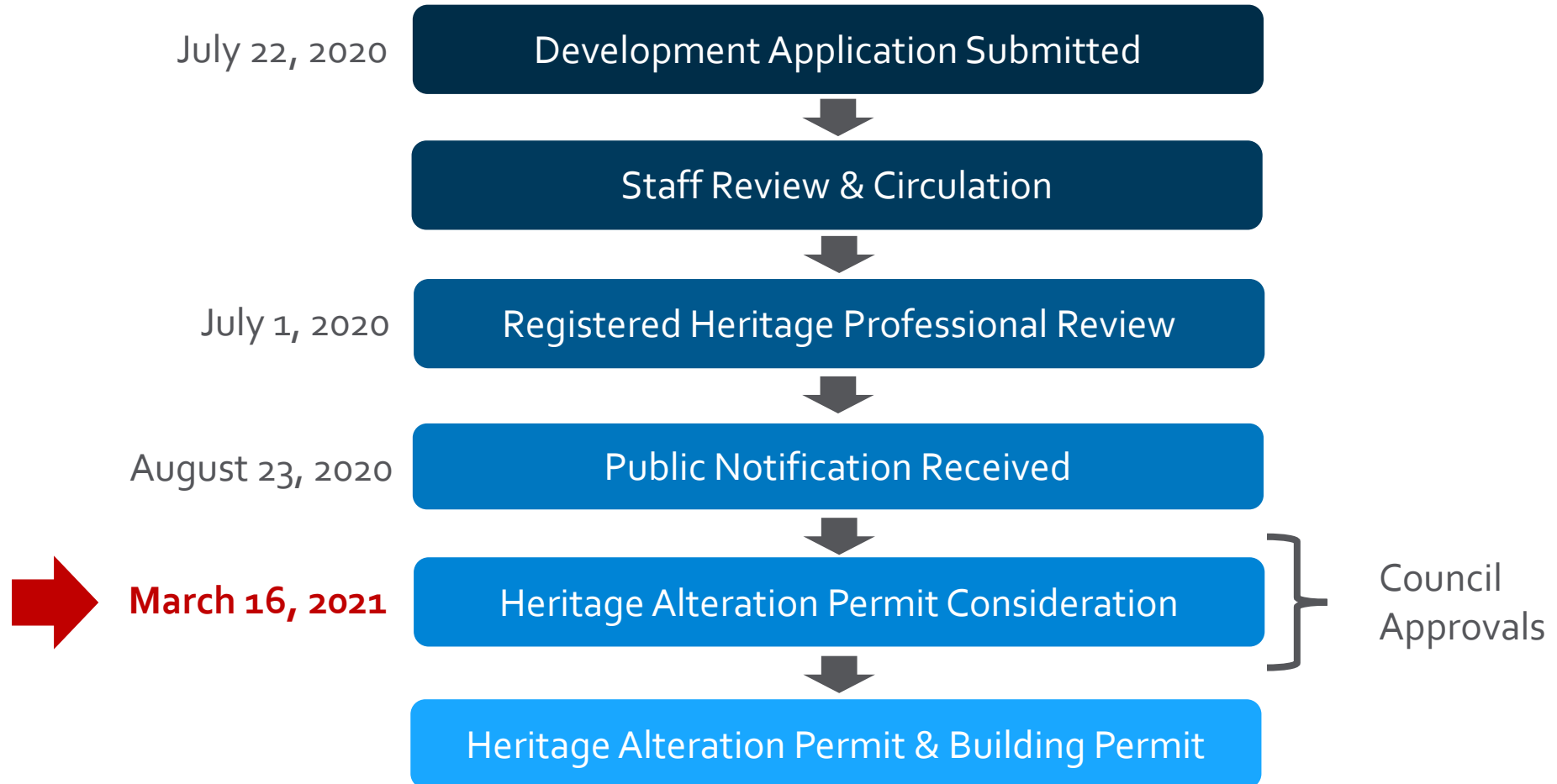
Heritage Alteration Permit - Major



Proposal

- ▶ To consider the form and character of a new mixed-use building in the Heritage Conservation Area;
- ▶ To vary the maximum site coverage of driveways and parking areas, and to vary the minimum landscape buffer requirements for the side yard and rear yard setback areas.

Development Process



Background

- ▶ February 2, 2021
 - ▶ 2nd and 3rd reading to Rezone from RU1 – Large Lot Housing to HD3 – Health Services Transitional to facilitate the development of a mixed-use building on the property.
 - ▶ Text Amendment to the HD3 – Health Services Transitional Zone to add multiple dwelling housing as a primary use was adopted.

Heritage Alteration Permit (HAP)



- ▶ Abbott Street and Marshall Street Heritage Conservation Area Development Guidelines
- ▶ Heritage Alteration Permit Guidelines (OCP)

Context Map

Subject
Property



Some Transit

A few nearby public transportation options.



Biker's Paradise

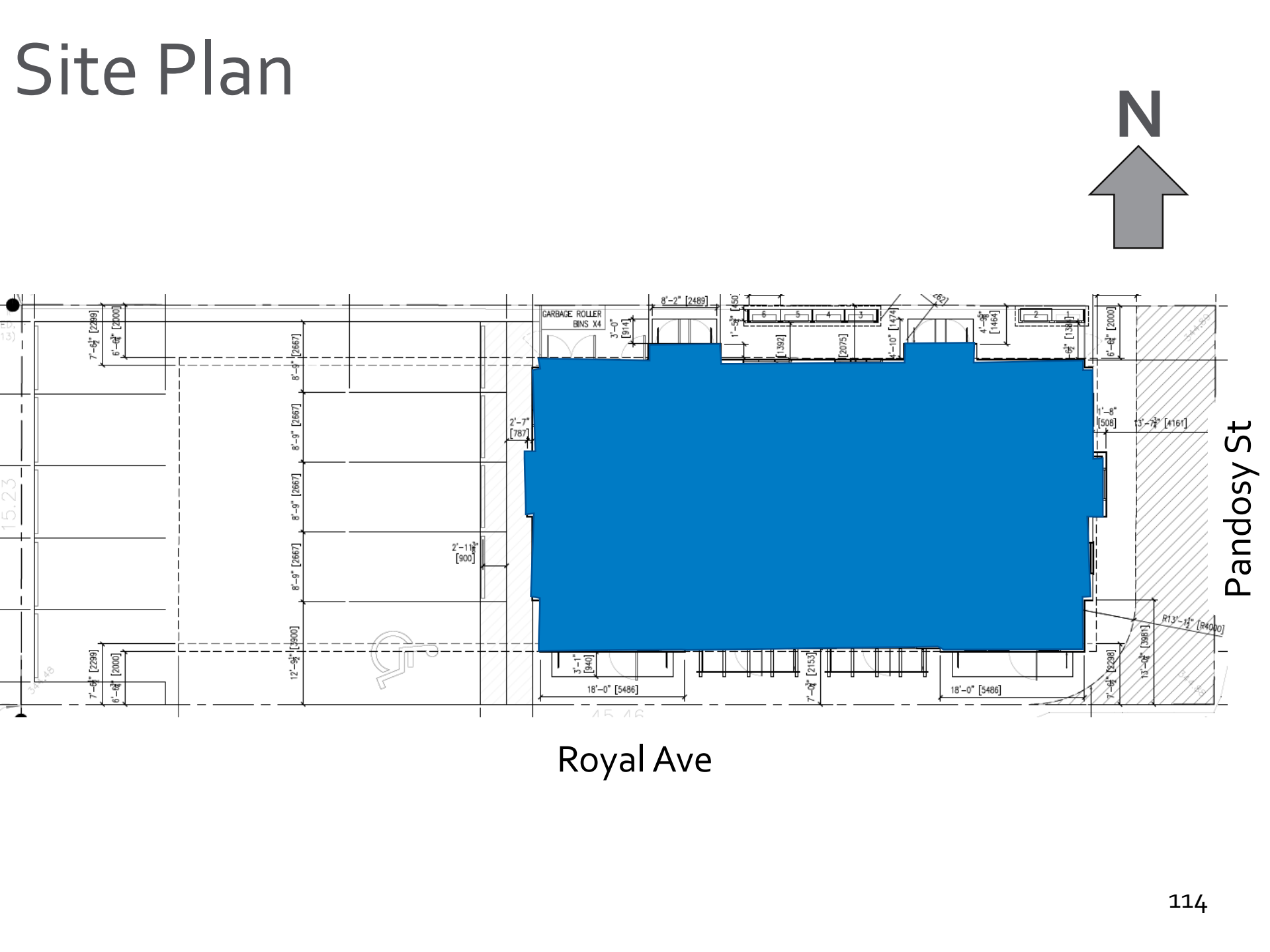
Daily errands can be accomplished on a bike.

Subject Property Map



Project and Technical Details

- ▶ New two-storey mixed use building;
- ▶ Four ground-oriented commercial units on the main floor;
- ▶ Four 1-bedroom rental residential suites on second floor;
- ▶ Registered Heritage Consultant;
 - ▶ Meet OCP Heritage Conservation Area Guidelines;
 - ▶ Keeping with the Canadian Standards and Guidelines.

[illegible]

Site Plan

Site Plan

North Arrow (N)

Building Footprint (Blue)

Surrounding Area (Hatched)

Dimensions (Feet and Inches / Metric):

- Top: 7'-6" [2286], 6'-6" [2000], 8'-2" [2489], 1'-3" [450], 4'-10" [1474], 4'-9" [1463], 6'-6" [2000]
- Right: 1'-6" [508], 3'-7 1/2" [4161], 13'-8" [3961], R13'-1 1/2" [R4000]
- Bottom: 18'-0" [5486], 7'-0" [2153], 18'-0" [5486], 13'-8" [3961]
- Left: 12'-9" [3900], 8'-9" [2667], 8'-9" [2667], 8'-9" [2667], 8'-9" [2667], 2'-11 1/2" [900], 2'-7" [787], 3'-0" [914], 3'-1" [914]
- Other: 15'-23" [4630], 7'-6" [2286], 6'-6" [2000], 3'-1" [914], 18'-0" [5486], 7'-0" [2153], 18'-0" [5486], 13'-8" [3961]

Labels:

- GARBAGE ROLLER BINS X4
- Wheelchair Symbol
- R13'-1 1/2" [R4000]

Streets:

- Royal Ave
- Pandosy St

114

Site Plan

Site Plan

North Arrow (N)

Building Footprint (Blue)

Surrounding Area (Hatched)

Dimensions (Feet and Inches / Metric):

- Top: 7'-6" [2286], 6'-6" [2000], 8'-2" [2489], 1'-3" [450], 4'-10" [1474], 4'-9" [1463], 6'-6" [2000]
- Right: 1'-6" [508], 3'-7 1/2" [4161], 13'-8" [3961], R13'-1 1/2" [R4000]
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114

Conceptual Rendering



Royal Avenue Streetscape

Conceptual Rendering



Royal Ave

Pandosy St



VERTICAL SIDING
BENJAMIN MOORE
"STREET CHIC" CSP-45



STUCCO
BENJAMIN MOORE
"CLOUD COVER" OC-25

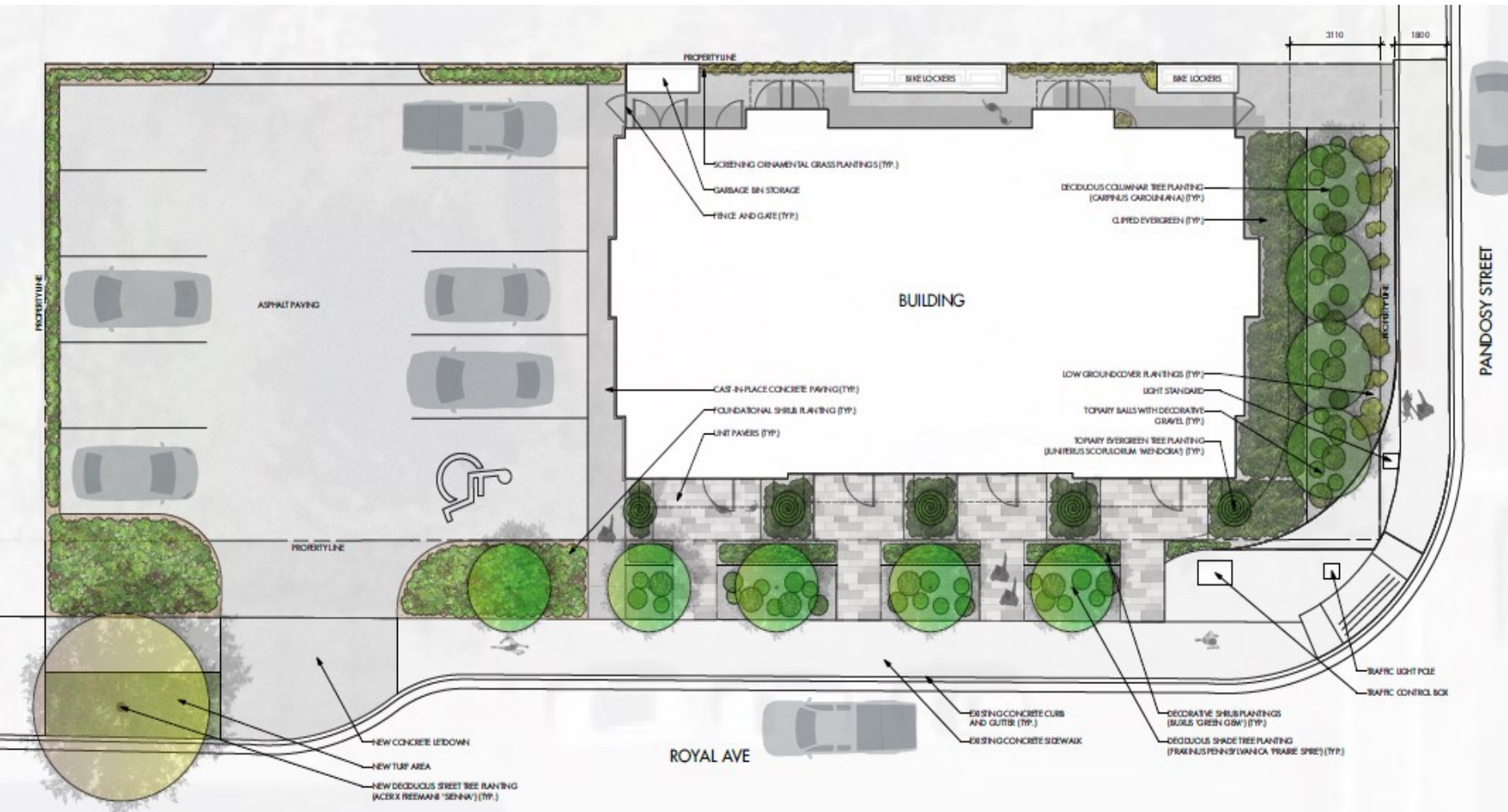


WINDOWS, FASCIA, PERGOLA & CANOPIES
BLACK



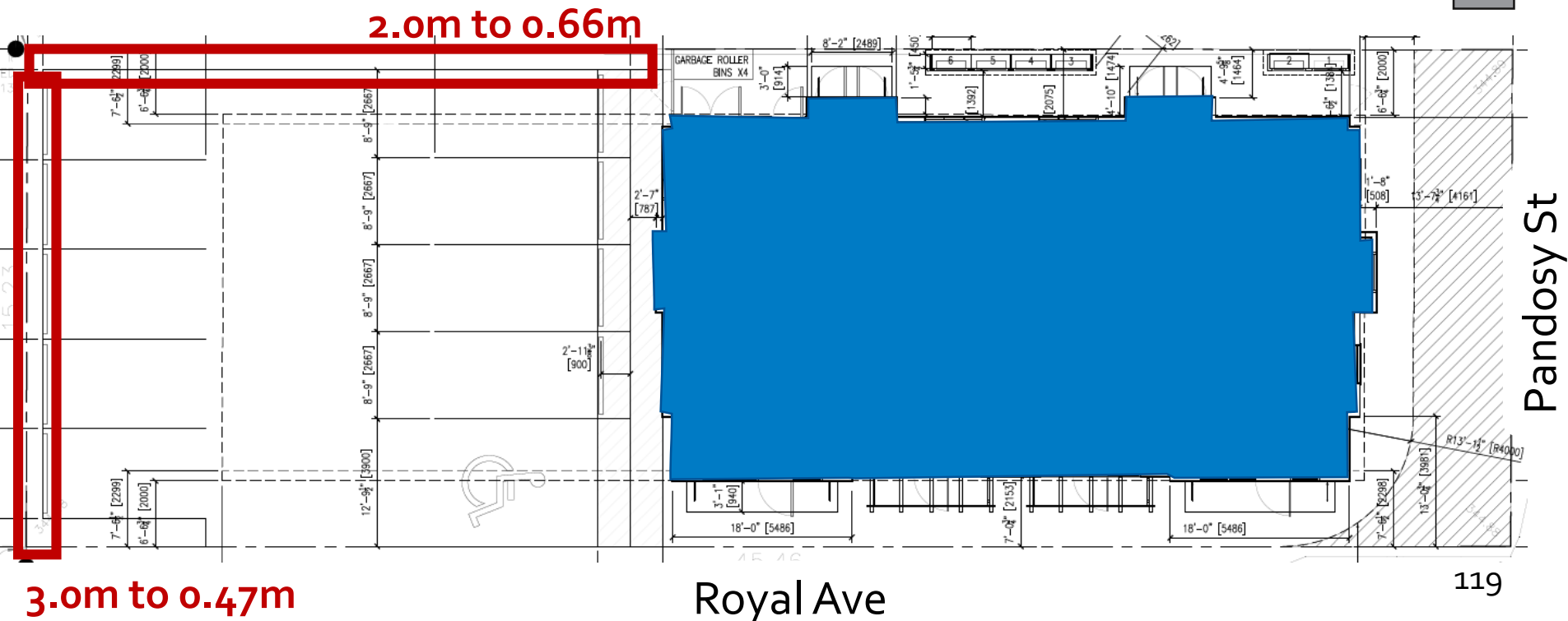
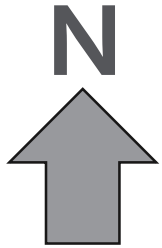
ASPHALT SHINGLES
"DUAL BLACK"

Landscape Plan



Proposed Variances

- ▶ Maximum site coverage 60% permitted, to 72% proposed;
- ▶ Minimum landscape buffer setback areas from:
 - ▶ 2.0m permitted, to 0.66m proposed - north side yard
 - ▶ 3.0m permitted to, 0.47m proposed - rear yard



Staff Recommendation

- ▶ Staff recommend **support** for the Heritage Alteration Permit Application – Major
 - ▶ Consistent with the Heritage Alteration Permit Guidelines;
 - ▶ Overall, in keeping with the Canadian Standards and Guidelines;
 - ▶ Distinct design, drawing inspiration from, without mimicking style of existing homes.
- ▶ Meets the intent of HD3 - Health Services Transitional zone - supportive health uses
 - ▶ Provide a transitional zone from the KGH campus to the established residential neighbourhood to the north and south.
- ▶ Variances are not expected to impact the surrounding properties.



Conclusion of Staff Remarks

Conceptual Rendering



Royal Avenue Streetscape