

Development Permit DP15-0278



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

135 Mugford Road

and legally known as

Lot A Section 26 Township 26 ODYD Plan EPP51686

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

Community Recreation Services, Community Garden

The development has been approved subject to any attached terms and conditions, and to full compliance with the approved plans bearing the stamp of approval and the above described development permit number.

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

Date of Decision: Feb 5, 2018

Decision By: CITY COUNCIL

Development Permit Area: Revitalization

This permit will not be valid if development has not commenced by February 5, 2020.

Existing Zone: P2

Future Land Use Designation: EDINST

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: Okanagan Buddhist Cultural Centre, Inc. No. S-0061651

Applicant: Peter Chataway

Ryan Smith, Community Planning Department Manager
Community Planning & Strategic Investments

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.

This Development Permit is valid for two (2) years from the date of Council 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) A Certified Cheque in the amount of \$45,595.00
- OR
- b) An Irrevocable Letter of Credit in the amount of \$45,595.00
- c) 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.**

CITY OF KELOWNA
MEMORANDUM

ATTACHMENT A

Date: March 30, 2016
File No.: Z15-0059 Revised 03
To: Urban Planning Management (LK)
From: Development Engineering Manager (SM)
Subject: 345 Rutland Rd N, 135 Mugford Rd RU1 to P2

This forms part of application
DP15-0278

Planner
Initials

LK



The Development Engineering Department has the following comments and requirements associated with this application to rezone the properties at 345 Rutland Rd North and 135 Mugford Rd from RU1 to P2 and consolidate with 365 Rutland Rd North to accommodate the relocation and restoration of Old Saint Aidan's Church.

The road and utility upgrading requirements outlined in this report will be a requirement of this development.

The Development Engineering Technologist for this project is Jason Ough

1. Domestic Water and Fire Protection

- (a) The property is located within the Rutland Water District (RWD) service area. The water system must be capable of supplying domestic and fire flow demands of the project in accordance with the Subdivision, Development & Servicing Bylaw. The developer is responsible, if necessary, to arrange with RWD staff for any service improvements and the decommissioning of existing services. Only one water service will be permitted to a consolidated lot.
- (b) A water meter is mandatory for each property and must be installed inside the building on the water service inlet as required by the City Plumbing Regulation and Water Regulation bylaws. The developer or building contractor must purchase the meter from the City at the time of application for a building permit from the Inspection Services Department, and prepare the meter setter at his cost. Boulevard landscaping, complete with underground irrigation system, must be integrated with the on-site irrigation system.

2. Sanitary Sewer

The developer's consulting mechanical engineer will determine the development requirements of the proposed development and establish the service needs. Both lots fronting Rutland Rd N have existing sanitary sewer services. Only one service per lot will be permitted for this development. The applicant will arrange for the removal and disconnection of any sanitary sewer services that are no longer needed and the installation of one new larger service, if required, at the applicants cost.

3. Storm Drainage

The developer must engage a consulting civil engineer to provide a storm water management plan which meets the requirements of the City Storm Water Management Policy and Design Manual. The storm water management plan must also include provision of a lot grading plan, identify minimum basement elevation (MBE), overland drainage routes, floodplain elevations and setbacks, and provision of a storm drainage service for the lot and /or recommendations for onsite drainage containment and disposal systems. The on-site drainage systems may be connected to the existing municipal drainage system in Rutland Rd with an overflow service.

4. Road Improvements

- (a) Driveway access to Rutland Road North must be relocated to Mugford Road and restoration of continuous barrier curb and sidewalk is required at the developer's expense.
- (b) ~~Construction of a public lane along the east property line of the consolidated property is required at the developer's expense. The lane will be built to one half width (3.0m) of the urban standard SS-R2 complete with asphalt curb along the east property line.~~
Revised: 6.0m along the east property line will be taken as Highway Reserve. The land is reserved for the future lane and may be used for temporary parking. If only 3m is required for future lane dedication, the remaining 3m will be returned to the cultural center. The applicant will design the onsite parking construction such that it can be utilized for the future permanent lane.
- (c) ~~Increased pedestrian traffic related to this development triggers the need for a cross walk to the west side of Rutland Road North. The developer will submit a design and estimated cost for a cross walk at McIntosh Road.~~
Revised: This development will increase pedestrian crossing demand across Rutland Road adjacent to the site. It should be a two-stage crossing, estimated to cost \$25,000 paid for by the developer.
Revised: The pedestrian crossing at Rutland Road will not be a requirement of this application. If the need to construct a crosswalk is identified in future, these works will be undertaken as part of the annual Capital Construction program.
- (d) The existing pedestrian curb letdown at the corner of Rutland Road North and Mugford Road is facing north-west to indicate crossing in both directions. This must be relocated to a position that directs pedestrian traffic to cross Mugford Road only and deter pedestrians from attempting to cross Rutland Road North. Relocation of this curb letdown and restoration of continuous barrier curb and sidewalk is required at the developer's expense.
- (e) The estimated cost of required road frontage and lane improvement works, for bonding purpose, must be determined based upon a design provided by the developer to be reviewed by the City of Kelowna.
- (f) Verify that physical driveway access will satisfy City requirements for the consolidated lot.

5. Road Dedication and Subdivision Requirements

- (a) ~~The developer is required to consolidate the subject properties.~~
Revised: The technical subdivision (consolidation) will be deferred to the HAP phase of this development application process.

- (b) The developer is required dedicate roadway along the north frontage of 365 Rutland Road North and 135 Mugford Road to align with the property at 155 Mugford Road.
- (c) The developer is required to provide 3.0m (measured the east property line of 345 Rutland Rd N) of road dedication for an access lane along the east property line of the consolidated property.
- (d) Grant Statutory Rights Of Way if required for utility services.
- (e) If any road dedication or closure affects lands encumbered by a Utility right-of-way (such as Hydro, Telus, Gas, etc.) please obtain the approval of the utility. Any works required by the utility as a consequence of the road dedication or closure must be incorporated in the construction drawings submitted to the City's Development Manager.

6. Electric Power and Telecommunication Services

All proposed service connections are to be installed underground. It is the developer's responsibility to make a servicing application with the respective electric power, telephone and cable transmission companies to arrange for these services, which would be at the applicant's cost.

7. Design and Construction

- (a) Design, construction supervision and inspection of all off-site civil works and site servicing must be performed by a Consulting Civil Engineer and all such work is subject to the approval of the City Engineer. Drawings must conform to City standards and requirements.
- (b) Engineering drawing submissions are to be in accordance with the City's "Engineering Drawing Submission Requirements" Policy. Please note the number of sets and drawings required for submissions.
- (c) Quality Control and Assurance Plans must be provided in accordance with the Subdivision, Development & Servicing Bylaw No. 7900 (refer to Part 5 and Schedule 3).
- (d) A "Consulting Engineering Confirmation Letter" (City document 'C') must be completed prior to submission of any designs.
- (e) Before any construction related to the requirements of this subdivision application commences, design drawings prepared by a professional engineer must be submitted to the City's Development Engineering Department. The design drawings must first be "Issued for Construction" by the City Engineer. On examination of design drawings, it may be determined that rights-of-way are required for current or future needs.

8. Survey Monuments and Iron Pins

If any legal survey monuments or property iron pins are removed or disturbed during construction, the developer will be invoiced a flat sum of \$1,200.00 per incident to cover the cost of replacement and legal registration. Security bonding will not be released until restitution is made.

9. Other Engineering Comments

- (a) Provide all necessary Statutory Rights-of-Way for any utility corridors required, including those on proposed or existing City Lands.
- (b) If any road dedication affects lands encumbered by a Utility right-of-way (such as Terasen, etc.) please obtain the approval of the utility prior to application for final subdivision approval. Any works required by the utility as a consequence of the road dedication must be incorporated in the construction drawings submitted to the City's Development Manager.

10. Servicing Agreements for Works and Services

- a) A Servicing Agreement is required for all works and services on City lands in accordance with the Subdivision, Development & Servicing Bylaw No. 7900. The applicant's Engineer, prior to preparation of Servicing Agreements, must provide adequate drawings and estimates for the required works. The Servicing Agreement must be in the form as described in Schedule 2 of the bylaw.
- b) Part 3, "Security for Works and Services", of the Bylaw, describes the Bonding and Insurance requirements of the Owner. The liability limit is not to be less than \$5,000,000 and the City is to be named on the insurance policy as an additional insured.

11. Administration Charge

An administration charge will be assessed for processing of this application, review and approval of engineering designs and construction inspection. The administration charge is calculated as (3% of Total Off-Site Construction Cost plus GST)



Steve Muenz, P. Eng.
Development/Engineering Manager

jo



106 – 200 Dougall Road North
Kelowna, BC V1X 3K5
www.rutlandwaterworks.com

ATTACHMENT		B
This forms part of application		
# DP15-0278		
Planner Initials	LK	



December 17, 2015

Peter Chataway, Agent
Okanagan Buddhist Cultural Society
220 Mugford Rd
Kelowna BC V1X 2E2

RE: Lot A, Plan EPP51686 – 365 & 345 Rutland Rd N & 135 Mugford Rd File # HD 15-0001 RWD File 15/18

In response to City of Kelowna request for comment the following is a summary of Rutland Waterworks District requirements:

1. Capital Expenditure Charges **\$2,700.00**

Please pay by separate cheque, noting file # 15/18/CEC

2. Additional Costs:

Service Abandonment and Upgrade **\$10,000.00**

Please pay by separate cheque, noting file # 15/18/AD

Existing service to former lot 2478 Pt. 3 should be abandoned and the service to former Lot 1, PI 9290 utilized but must be upgraded to the main.

Please note costs are an estimate and any credit or invoice for additional costs will be adjusted prior to turn on of water service.

Upon receipt of above noted fees a water certificate will be issued.

...2

December 17, 2015
Peter J. Chataway, Agent
Page 2

Should you have any questions or require further information, please contact the undersigned.

Sincerely,



Pete Preston
General Manager

c. City of Kelowna Planning Department

PP/clp


[New Search](#)

Heritage Building

365 Rutland Rd - St. Aidan's Church

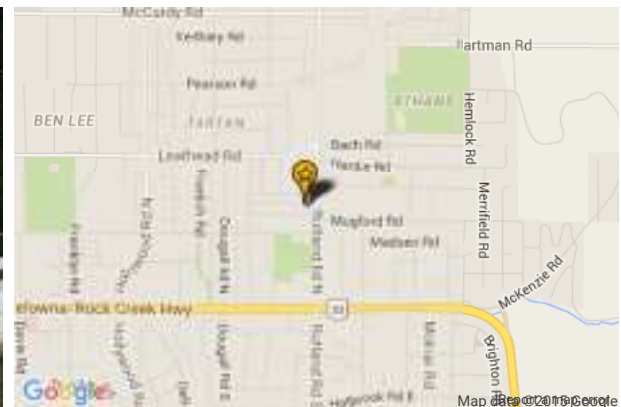
Place St. Aidan's Anglican Church is a one-storey, front-gabled church distinguished by its square front-projecting entryway with crenellated parapets and a round-arched entry with a wood-panelled door. The church is located on a highly visible lot on Rutland Road, at the corner of Mugford Road, in the Rutland neighbourhood of Kelowna. The site is now owned by the City of Kelowna.

Heritage Value: St. Aidan's Anglican Church, built in 1933, is valued as a symbol of the importance of the Anglican Church to the early rural community of Rutland. It also represents the importance of local churches to rural settlements, and the central role they played in community life. The church's strategic positioning in a highly visible and central location in Rutland is a prominent statement of the importance of the Anglican Church to the early community. Rutland and East Kelowna were established as outstations of St. Michael and All Angels Anglican Church in 1912. A meeting was held in the Rutland Community Hall on January 9, 1929, to discuss the building of a church facility. At the time, there was no place for Anglican worship in Rutland other than a small room in the Community Hall. The site for a new church was donated by Mr. and Mrs. Ben Hardie, who owned the local grocery and hardware store. The design was provided by Enoch Mugford (1879-1969), superintendent of the Black Mountain Irrigation District, and prominent local developer and contractor Hector Maranda (1879-1967) led the mostly volunteer building crew. St. Aidan's Rutland was dedicated on June 18, 1933. In 1938, a chancel and a vestry were added. Of interest is the Norman arch between the chancel and nave, a replica of the entrance to St. Aidan's first church at Lindisfarne Abbey in Northumberland, England. In 1958, the original porch was moved to the front of the lot for use as a lych gate, to allow the construction of an enclosed front vestibule.

The church is also significant as a demonstration of simple British Arts and Crafts influences, which serves to honour the Diocese's motherland and illustrates a conscious shift to a traditional style reflective of the social and economic consciousness of the interwar period. At the time, buildings were expected to display some sort of historical reference in order to demonstrate good taste and underlying conservatism. The British Arts and Crafts influence is demonstrated in the steeply pitched, overhanging roof with exposed rafters and the use of roughcast stucco.

Character Defining Elements: Key elements that define the heritage character of the St. Aidan's Anglican Church include its:

- Prominent location at the corner of Rutland and Mugford Roads in the Rutland neighbourhood
- Ecclesiastical form, scale and massing as expressed by its: rectangular plan; one-storey height; and front-gabled roof with gabled projection at side of church
- Post and beam frame construction and rock-dash stucco cladding
- Features of the British Arts and Craft style including: steeply pitched roofline with exposed rafter tails; decorated bargeboards, curved upper window openings; and entryway with curved doorway and crenellated parapet
- Exterior features such as internal chimney clad in stucco
- Original window openings, with inset Gothic pointed-arch multi-paned wooden-sash windows
- Round-arched, vertically-panelled wooden front door with original hardware
- Interior features such as fir floors and baseboards, lath-and-plaster walls, barrel-vaulted ceiling and arched entry to chancel
- Associated landscape features such as a mature deciduous tree at front of property, a portion of the original coursed rock perimeter wall, and the original porch now used as a lych gate



ATTACHMENT C

This forms part of application
DP15-0278

Planner
Initials

LK

City of Kelowna
COMMUNITY PLANNING

ST. AIDAN'S CHURCH

HERITAGE IMPACT STATEMENT

DECEMBER 2013

ATTACHMENT D

This forms part of application

DP15-0278

Planner
Initials

LK

City of

Kelowna

COMMUNITY PLANNING



DONALD LUXTON
AND ASSOCIATES INC



DONALD LUXTON AND ASSOCIATES INC.

1030 - 470 GRANVILLE STREET VANCOUVER BC V6C 1V5
info@donaldluxton.com 604 688 1216 www.donaldluxton.com

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St. Aidan's Church looking east, 2013 (Google Earth)

1. INTRODUCTION

SUBJECT PROPERTY:	ST. AIDAN'S CHURCH
ADDRESS:	365 RUTLAND ROAD, KELOWNA
DATE OF CONSTRUCTION:	1933 1938 ADDITION OF CHANCEL AND VESTRY 1958 ORIGINAL PORCH RELOCATED AND REUSED AS LYCH GATE, FRONT VESTIBULE ENCLOSED
ORIGINAL DESIGNER:	ENOCH MUGFORD
ORIGINAL CONTRACTOR:	HECTOR MARANDA
CURRENT OWNER:	CITY OF KELOWNA
HERITAGE STATUS:	LISTED ON MUNICIPAL HERITAGE REGISTER

The historic St. Aidan's Church is situated at the corner of Rutland and Mugford Road in a highly visible location in the Rutland neighbourhood of Kelowna. Built in 1933 and listed on the municipal heritage register, the historic church is valued for its association with the Anglican Church, its importance to the early community of Rutland and its architectural British Arts and Crafts style associated with the Diocese's motherland.

Our firm was commissioned by the City of Kelowna to provide an independent and professional heritage impact statement of the proposed rehabilitation of the subject site. The purpose of this report is to evaluate the impact of the proposed development on character-defining elements of the historic church and to provide conservation recommendations to mitigate potential adverse impacts.

2. DESCRIPTION OF THE SITE

Located in the mostly residential neighbourhood of Rutland on the northeast of Kelowna's city core, the church was built in 1933 as a local community church prominently situated at a street intersection. The historic St. Aidan's Church is a one-storey structure facing west towards Rutland Road and north towards Mugford Road. To the east and south sides are residential lots with single family homes.

The post and beam construction is finished with original rock-dash stucco cladding and the roof was originally covered with cedar shingles that were later replaced with asphalt shingles.

Early alterations in 1938 included the addition of an east-facing chancel entered through a Norman arch, a later removed vestry on the north façade and an interior stucco-clad chimney.



Prominent corner location of St. Aidan's Church in Rutland, 2013 (Google Earth)

DESCRIPTION OF THE SITE

In 1958, the original wooden entrance porch attached to the west façade was relocated to the front of the lot and repurposed as a lych gate while an enclosed front vestibule was constructed. In 1990, the historic church was deconsecrated and purchased by the City of Kelowna. The structure is not occupied and exterior openings are boarded up. The historic church is situated in the right of way and cannot be preserved in its original location.

St. Adain's Church is a listed historic resource on the municipal heritage register. The heritage value of the historic site is embodied in character-defining materials, forms, location and spatial configurations. These elements should be preserved during interventions, if possible, in order to retain the heritage character and value of the historic site.



Southwest view of St. Aidan's Church with lych gate and rock wall, 2013 (Google Earth)

3. STATEMENT OF SIGNIFICANCE

NAME: St. Aidan's Church
ADDRESS: 365 Rutland Road, Kelowna
DATE OF CONSTRUCTION: 1933

DESCRIPTION OF THE HISTORIC PLACE

St. Aidan's Anglican Church is a one-storey, front-gabled church distinguished by its square front-projecting entryway with crenellated parapets and a round-arched entry with a wood-panelled door. The church is located on a highly visible lot on Rutland Road, at the corner of Mugford Road, in the Rutland neighbourhood of Kelowna. The site is now owned by the City of Kelowna.

HERITAGE VALUE

St. Aidan's Anglican Church, built in 1933, is valued as a symbol of the importance of the Anglican Church to the early rural community of Rutland. It also represents the importance of local churches to rural settlements, and the central role they played in community life. The church's strategic positioning in a highly visible and central location in Rutland is a prominent statement of the importance of the Anglican Church to the early community. Rutland and East Kelowna were established as outstations of St. Michael and All Angels Anglican Church in 1912. A meeting was held in the Rutland Community Hall on January 9, 1929, to discuss the

building of a church facility. At the time, there was no place for Anglican worship in Rutland other than a small room in the Community Hall. The site for a new church was donated by Mr. and Mrs. Ben Hardie, who owned the local grocery and hardware store. The design was provided by Enoch Mugford (1879-1969), superintendent of the Black Mountain Irrigation District, and prominent local developer and contractor Hector Maranda (1879-1967) led the mostly volunteer building crew. St. Aidan's Rutland was dedicated on June 18, 1933. In 1938, a chancel and a vestry were added. Of interest is the Norman arch between the chancel and nave, a replica of the entrance to St. Aidan's first church at Lindisfarne Abbey in Northumberland, England. In 1958, the original porch was moved to the front of the lot for use as a lych gate, to allow the construction of an enclosed front vestibule.

The church is also significant as a demonstration of simple British Arts and Crafts influences, which serves to honour the Diocese's motherland and illustrates a conscious shift to a traditional style reflective of the social and economic consciousness of the interwar period. At the time, buildings were expected to display some sort of historical reference in order to demonstrate good taste and underlying conservatism. The British Arts and Crafts influence is demonstrated in the steeply pitched, overhanging roof with exposed rafters and the use of roughcast stucco.

STATEMENT OF SIGNIFICANCE

CHARACTER-DEFINING ELEMENTS

Key elements that define the heritage character of the St. Aidan's Anglican Church include its:

- Prominent location at the corner of Rutland and Mugford Roads in the Rutland neighbourhood
- Ecclesiastical form, scale and massing as expressed by its: rectangular plan; one-storey height; and front-gabled roof with gabled projection at side of church
- Post and beam frame construction and rock-dash stucco cladding
- Features of the British Arts and Craft style including: steeply pitched roofline with exposed rafter tails; decorated bargeboards, curved upper window openings; and entryway with curved doorway and crenellated parapet
- Exterior features such as internal chimney clad in stucco
- Original window openings, with inset Gothic pointed-arch multi-paned wooden-sash windows
- Round-arched, vertically-panelled wooden front door with original hardware
- Interior features such as fir floors and baseboards, lath-and-plaster walls, barrel-vaulted ceiling and arched entry to chancel
- Associated landscape features such as a mature deciduous tree at front of property, a portion of the original coursed rock perimeter wall, and the original porch now used as a lych gate



Interior view with Norman arch , 1938 (courtesy: City of Kelowna)

4. HERITAGE IMPACT STATEMENT

Proposed interventions to a historic site should adhere to Parks Canada's *Standards and Guidelines for the Conservation of Historic Places in Canada* (2010) outlining the guiding principles of best conservation practice. Under these guidelines the proposed relocation and rehabilitation of the historic St. Aidan's Church was evaluated. This report can be used as a planning tool to evaluate the proposed interventions and to protect and conserve the heritage character and value of the historic resource.

4.1 ASSESSMENT METHODOLOGY

The objective of this assessment is to identify the significance of effects on character-defining elements that likely arise from the proposed development.

The evaluation entailed a desktop review of the building information file provided by the City of Kelowna. The data included information about the historic evolution of the site, its current condition, historic and recent site photos, the Statement of Significance and copies of the proposed design concept.

The assessment methodology follows a set of criteria that assists in the evaluation of potentially beneficial and adverse impacts associated with the proposed rehabilitation. These criteria are described below and assess the level of potential impacts on the heritage value and character-defining elements of St. Aidan's Church.

CATEGORIES OF POTENTIAL IMPACTS

- **Magnitude:** Describes the level of physical intervention.
- **Severity:** Describes a reversible or irreversible effect.
- **Duration:** Describes a temporary or permanent effect.
- **Range:** Describes the spatial distribution of an effect (on or off site).

EFFECTS OF POTENTIAL IMPACTS

- **Neutral:** The development does not affect the historic significance and value of the site.
- **Beneficial:** A sympathetic impact that potentially enhances the heritage value and character.
- **Adverse:** A harmful impact that potentially diminishes the heritage value and character.

SCALE OF POTENTIAL IMPACTS

- **Low:** The proposed intervention is minimal and the heritage value is only slightly beneficial or adversely affected.
- **Medium:** Noticeable physical impacts are either beneficial or adverse to the heritage value and character of a site.
- **High:** The heritage value and character are either significantly enhanced or totally altered or destroyed.

RATING SYSTEM OF POTENTIAL IMPACTS

Neutral: (●)
Beneficial: low (●), medium (●●), high (●●●)
Adverse: low (●), medium (●●), high (●●●)

This report evaluates the impact the proposed development may have on the character-defining elements of the historic St. Aidan's Church. These impacts can be beneficial, neutral or adverse to the attributes of the historic structure and its site context.

In case where adverse impacts are identified, conservation recommendations to minimize any potential for diminishing the heritage value of the site are proposed for consideration. The proposed concept design also provides appropriate mitigation measures in some instances.

HERITAGE IMPACT STATEMENT

4.2 DESCRIPTION OF THE PROPOSED DESIGN

The primary conservation strategy proposed for St. Aidan's Church is **Rehabilitation** with components of **Restoration** and **Preservation** of specific building elements. These treatments are described in the *Standards and Guidelines for the Conservation of Historic Places in Canada* (2010):

REHABILITATION

The action or process of making possible a continuing or compatible contemporary use of an historic place, or an individual component, while protecting its heritage value.

RESTORATION

The action or process of accurately revealing, recovering or representing the state of an historic place, or of an individual component, as it appeared at a particular period in its history, while protecting its heritage value.

PRESERVATION

The action or process of protecting, maintaining, and/or stabilizing the existing materials, form, and integrity of an historic place, or of an individual component, while protecting its heritage value.

The conceptual design package, consisting of a site plan, floor plans, elevation drawings and a landscape plan, provided a general overview over the proposed physical interventions and future use of the subject site as the Okanagan Buddhist Cultural Centre. In summary, the conceptual design considers the following interventions.

The historic St. Aidan's Church is situated in the road allowance right of way and the preservation of the structure in its original location is not feasible. It is planned to move the structure to allow for future widening of Mugford Road. The church will be relocated and placed onto new foundations on an adjacent lot. A new full basement with window wells on three sides will provide additional functional space below grade.

The main body and roof structure of the historic church will be mostly retained while a new one-storey hall will be constructed at the southeast corner of the church and connected with two new wall openings. A smaller addition with an entry at the north façade reminisces the 1938 vestry that was later removed.

Exterior character-defining elements such as the roof structure, post and beam walls with stucco cladding, and wood-sash windows will be mainly preserved and restored. Original materials that are currently missing will be reinstated including the original cedar shingle roofing material.

With regards to interior character-defining elements the concept design mentions the retention of the historic Norman arch. It is assumed that the barrel-vaulted ceiling of the church will be retained. The conservation treatments of other interior elements such as the original fir floor or baseboards is not described in the design concept.

Historic landscape features that are still extant including the wooden lych gate and a rock wall on the west perimeter will be dismantled and relocated as part of the proposed rehabilitation of the historic site.

4.3 HERITAGE IMPACT ASSESSMENT

The proposed rehabilitation of the historic St. Aidan's Church and the adaptive re-use was evaluated under Parks Canada's *Standards and Guidelines for the Conservation of Historic Places in Canada* to ensure good conservation practice is followed. Under these guidelines the design of new additions to historic places should adhere to **Standard 11**:

- (a) Conserve the heritage value and character-defining elements when creating any new additions to an historic place or any related new construction.
- (b) Make the new work physically and visually compatible with, subordinate to, and distinguishable from the historic place.

The conceptual design was evaluated based on this Standard and the report identifies beneficial and adverse impacts associated with the proposed rehabilitation including their level of impact on the heritage value and character-defining elements of St. Aidan's Church.

Recommendations for mitigating potentially adverse impacts are outlined. These mitigation measures may be considered to avoid or limit potentially adverse impacts on the heritage value and character of the heritage resource.

A. LOCATION

Character-defining Element

Prominent location at the corner of Rutland and Mugford Roads in the Rutland neighbourhood.

Description of Impact

- Proposed relocation approximately 56 feet south and slightly east to an adjacent lot. It appears that the original lot and adjacent lot will be consolidated.
- The east-west direction of the church will be retained.

Level of Impact (••)

- The original setting of the historic church will not be preserved. This is a permanent intervention and irreversible if the road will be widened in the future.
- The relocation in close proximity to the original location while reinstating the prominent corner location and retaining the original east-west direction of the church, are design strategies that respect the historical setting of the church and its spatial relations with its surroundings.

Conservation Recommendation

- Photographically document and measure dimensions of exterior and interior character-defining elements before any work commences on site.



West elevation, 1933 (courtesy: City of Kelowna)

HERITAGE IMPACT STATEMENT

B. EXTERIOR ARCHITECTURAL FEATURES

Character-defining Element

Ecclesiastical form, scale and massing as expressed by its: rectangular plan; one-storey height; and front-gabled roof with gabled projection at side of church.

Description of Impact

- The form, scale and massing of the historic church will be mainly retained except for the new one-storey “Ben Hardie” hall addition at the southeast corner. The height of the new hall is lower than the original church roof.
- It is proposed to finish the hall with new stucco cladding matching the original.
- The appearance of the west and north façades will be preserved except for a new north facing entry reminiscing the 1938 vestry.
- It appears that the original height of the church will be reinstated when lowered onto new foundations at the new location.
- A new full basement with window wells on the north, east and south sides provides additional functional space below grade.

Level of Impact (●)

- The proposed additions are permanent and reversible interventions.
- The essential form and integrity of the historic church is being retained even if the new additions may be removed in the future.
- The visual impact of the proposed new hall is minimal and barely visible from the street intersection.
- The overall design of the new additions is sympathetic to the historic structure.
- Alterations below grade (full basement and window wells) do not diminish the heritage value and character of the church.
- The additional functional spaces (hall, north entry, full basement) are highly beneficial for the re-use of the vacant church.

Conservation Recommendations

- It should be confirmed that the relation of the original roof ridge to grade will be retained in the new location (the church should not be significantly raised).
- The relocation of the structure including temporary bracing should not damage character-defining elements.



Southwest elevations, 1933 (courtesy: City of Kelowna)

Character-defining Element

Post and beam frame construction and rock-dash stucco cladding.

Description of Impact

- The post and beam frame construction will be mainly retained and presumably requires structural and/or seismic upgrades.
- The original rock-dash stucco cladding will be preserved and presumably repaired where required.
- Interventions entail new wall openings for proposed additions.
- New building services (MEP) will presumably be installed.

Level of Impact (●) potentially (●●)

- Structural/seismic upgrades and new building services have potentially a high visual, permanent and irreversible impact on exterior and/or interior character-defining elements. However, they are essential for the adaptive re-use of the church and contribute to the long-term use and thus protection of the historic resource.

- The restoration and repair of the historic rock-dash stucco cladding is beneficial as it will preserve the historic fabric.
- The new wall openings connecting the new additions with the historic church are not visible from the outside.

Conservation Recommendations

- Structural and/or seismic upgrades and the installation of services (MEP) should be sensibly designed to minimize the impact on character-defining elements.
- Repair of the historic rock-dash stucco cladding should be carried out with suitable repair products.
- The stucco cladding of the new hall and north entry additions should be visually distinguishable from the historic church in order to follow good conservation practice. This can be achieved with a slightly different stucco colour of the same hue as the original stucco finish or different stucco surface texture.



South elevation with original wooden porch, 1933 (courtesy: City of Kelowna)

HERITAGE IMPACT STATEMENT

Character-defining Element

Features of the British Arts and Craft style including: steeply pitched roofline with exposed rafter tails; decorated bargeboards, curved upper window openings; and entryway with curved doorway and crenellated parapet.

Description of Impact

- The proposed design mainly preserves the architectural British Arts and Crafts features except in areas where these elements are disturbed to allow for the construction of new additions.

Level of Impact (•)

- The impact is minimal and only in localized areas with new additions. The interventions are permanent but can be reversed in the future.
- It is assumed that historic rafter tails, bargeboards, curved upper window openings, and entryway with curved doorway and crenellated parapet will be repaired as required to increase the lifespan of the historic fabric.
- It is assumed that the steeply pitched roofline and its relation to grade will be preserved.

Conservation Recommendations

- Replace decayed or missing Arts and Crafts features to match originals in material and form.
- Reinstall the original height of the church in its new location.

Character-defining Element

Exterior features such as internal chimney clad in stucco.

Description of Impact

- The internal stucco-clad chimney will be retained as a character-defining element.

Level of Impact (•••)

- The retention of the chimney is beneficial to protect the heritage character of the church.

Conservation Recommendations

- The chimney should be relocated with the structure if possible and not deconstructed and rebuilt.
- The chimney can be decommissioned if desired while the exterior stack rising above the roof should be preserved and repaired as required.
- Structural restraints of the chimney may be required and should be designed to minimise the visual impact when viewed from the street.



North elevation with chimney and vestry, 1938 (courtesy: City of Kelowna)

Character-defining Element

Original window openings, with inset Gothic pointed-arch multi-paned wooden-sash windows.

Description of Impact

- The historic window openings will be retained and the multi-paned wood-sash windows and glazing restored as required.

Level of Impact (••••)

- The historic windows in their original openings are important features of the church.
- The restoration of the historic window sashes and glazing contributes significantly to extend the lifespan of these character-defining elements.

Conservation Recommendations

- The single glazing of the historic multi-paned windows should be preserved. Missing or damaged glass should be replaced in kind. Original hardware should be preserved.
- Thermal performance of the historic windows can be increased with storm windows.
- New windows in the proposed new additions may utilize modern technology (e.g. double-panes), which will also help in distinguishing old from new.

Character-defining Element

Round-arched, vertically-panelled wooden front door with original hardware.

Description of Impact

- The original panelled wooden front door will be retained and repaired as required.
- Information about the original door hardware was not available.

Level of Impact (••••)

- The restoration of the wooden front door as a character-defining element is highly beneficial.

Conservation Recommendations

- The original hardware should be preserved and repaired if possible.
- The design of the new entry door in the north-facing addition can be inspired by the west-facing front door while installing new hardware sympathetic to the historic character of the church.



View of altar, 1933 (courtesy: City of Kelowna)

HERITAGE IMPACT STATEMENT

3. INTERIOR ARCHITECTURAL FEATURES

Character-defining Element

Interior features such as fir floors and baseboards, lath-and-plaster walls, barrel-vaulted ceiling and arched entry to chancel.

Description of Impact

- The Norman arch will be retained.
- Information if other interior features (fir floors, baseboards, lath-and-plaster walls, barrel-vaulted ceiling) will be retained is not available.

Level of Impact (●) potentially (●●)

- The permanent retention of the Norman arch as a character-defining element is beneficial.
- It is assumed that other listed interior features, in particular the barrel-vaulted ceiling, will be retained and restored where possible.
- Structural/seismic and services (MEP) upgrades may have potentially low to high visual and permanent impacts on the interior finishes. Any alterations will also be difficult to reverse in the future. However, upgrades are required to rehabilitate and re-use the vacant structure, which is strongly desired in order to extend the lifespan of the historic church.

Conservation Recommendations

- Structural and/or seismic upgrades and new building services should be respectful in their design and aim to preserve the interior historic fabric as much as possible.
- If character-defining elements need to be disturbed, historic materials should be salvaged and reinstated if possible. Otherwise new materials to match historic should be installed.

4. LANDSCAPE FEATURES

Character-defining Element

Associated landscape features such as a mature deciduous tree at front of property, a portion of the original coursed rock perimeter wall, and the original porch now used as a lych gate.

Description of Impact

- The proposed relocation of the church requires the dismantling and reinstatement of historic materials (rock wall and lych gate) in new locations.
- Vegetation listed as character-defining elements may have to be removed.
- Overall the existing landscape surrounding the relocated church will be redesigned and includes new features (pagoda at northwest corner, parking lot to the east, etc.).

Level of Impact (●●)

- The dismantling and relocation of the rock wall and historic lych gate are moderately adverse impacts, also considering that the lych gate (originally the wooden entrance porch) has been relocated in the past. The design proposes to reinstate their current spatial and functional relation to the church at their new locations as a mitigation measure.
- Mature trees may have to be removed as part of the rehabilitation of the site. This would be a permanent impact, which can be mitigated by planting new trees of the same species.
- New vegetation and proposed landscape structures (pagoda) may potentially obstruct the view of the church at the prominent corner location. This would have a permanent but reversible impact.
- The new parking lot to the east does not diminish the heritage character of the church and provides easier access.
- Overall the new landscape design concept visually enhances the open space surrounding the church and its continuous use as a cultural-spiritual place.

5. CONCLUSION

Conservation Recommendations

- The lych gate and rock wall should be photographically documented and measured before carefully salvaged and reinstated in their new locations.
- Landscape features may be designed as such that they do not considerably obscure the church viewed from the street intersection.

5. CONCLUSION

The heritage impact statement has identified a number of effects the proposed development potentially has on the heritage value and character of the historic St. Aidan's Church. These impacts have mostly beneficial effects on the character-defining elements as they generally aim to retain and restore important architectural features. This approach prevents further deterioration of the historic fabric while allowing for the rehabilitation and future use of the vacant church.

Considering that the relocation of the structure is unavoidable, which is the most significant adverse impact, the proposed new location in close proximity to the original setting is a good mitigation measure that reinstates the prominent corner location.

Structural and/or seismic upgrades to meet code requirements and the installation of modern services may potentially harm exterior or interior character-defining elements. These interventions, however, provide an interior functional space that meets contemporary standards. A design that minimises impacts these alterations potentially have on character-defining elements would follow good conservation practice.

The proposed new additions (south hall, north entry) do not diminish the integrity of the historic resource and their design and locations are compatible with the historic character of the church.

Recommendations for mitigation measures where deemed appropriate, are listed in the assessment and may be considered during the planning process for the historic site. Overall the proposed design for the rehabilitation of St. Aidan's Church is respectful to the historic resource and follows Parks Canada's *Standards and Guidelines for the Conservation of Historic Places in Canada*.

Appendix A – Resources

Conceptual design drawings (2013), Peter J. Chataway B.Arch.

Conceptual site plan (2013), Bench Site Design

Heritage Impact Assessment in British Columbia (2013), BC Heritage Branch

Standards and Guidelines for the Conservation of Historic Places in Canada (2010), Parks Canada

St. Aidan's Church Statement of Significance, City of Kelowna, Heritage Register

Additional Resources

U.S. National Park Service:

- Preservation Brief 9: The Repair of Historic Wooden Windows
- Preservation Brief 14: New Exterior Additions to Historic Buildings: Preservation Concerns
- Preservation Brief 19: The Repair and Replacement of Historic Wooden Shingle Roofs
- Preservation Brief 22: The Preservation and Repair of Historic Stucco
- Preservation Brief 41: The Seismic Retrofit of Historic Buildings. Keeping Preservation in the Forefront.



View of northeast elevations, 2013 (Google Earth)

SCHEDULE

A

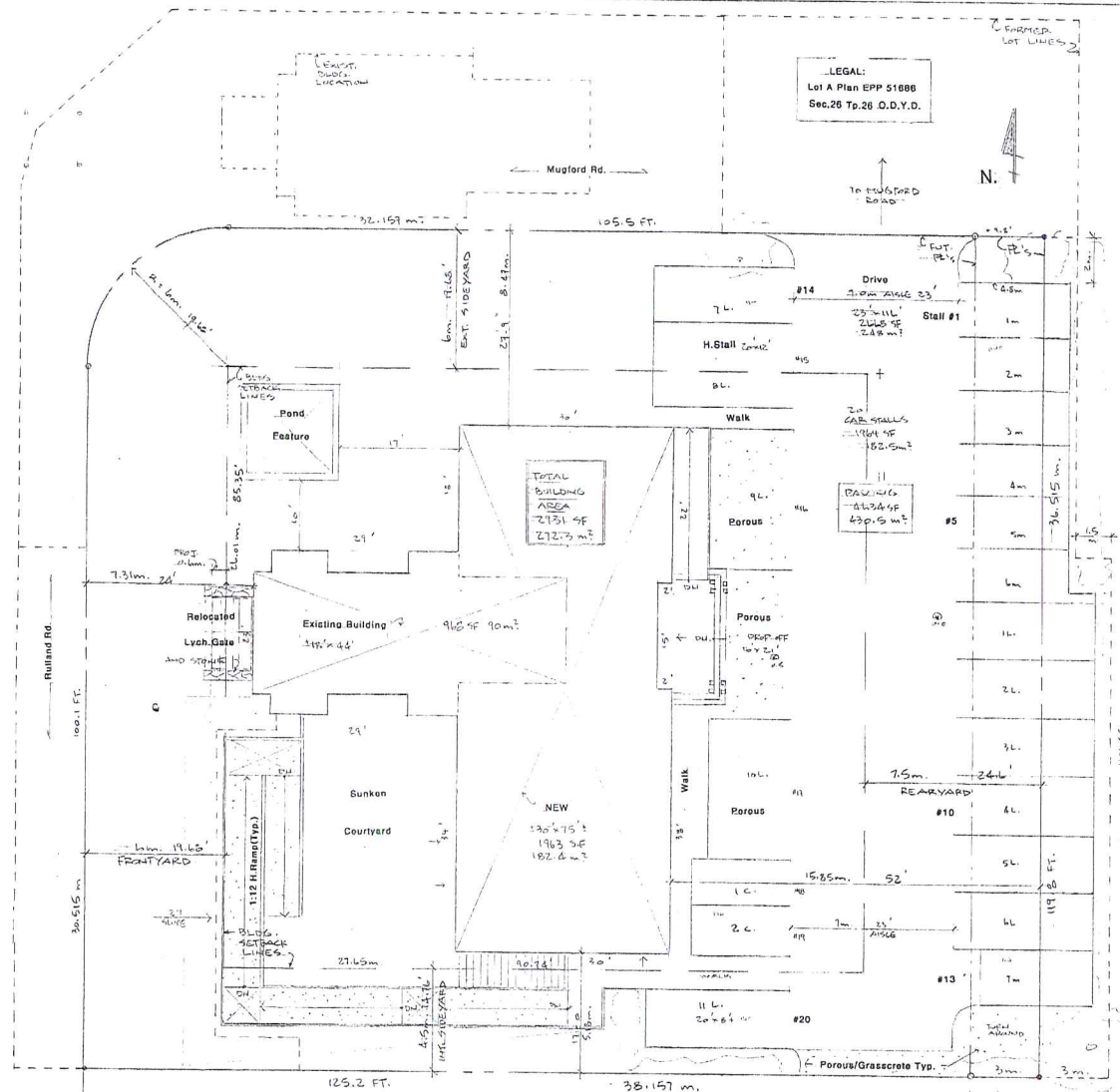
This forms part of application

DP15-0278

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Initials

LK

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Kelowna
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Zoning: P-2 EDUCATION & MINOR INSTITUTIONAL

CONFORMING

Site Plan

- PRINCIPAL USE: RELIGIOUS ASSEMBLIES & DAYCARE/PRIVATE EDUCATION
- SECONDARY USE: PUBLIC PARK
- SUB-DIVISION REGS.: MIN LOT WIDTH 18m, PROVIDED 36.515m
- DEPTH 30m, 38.157m
- DEVELOPMENT REGS.: AREA 1660 m², 1690 m²
- MAX FLOOR AREA RATIO 1.0, PROVIDED F.A.R. 0.36
- SITE COVERAGE BLDGS. 40% 576 m², PROVIDED 18.3% 272.3 m²
- BLDG + PARKING 50% 745 m², 47% 702.7 m²
- HEIGHT 13.5m / 3 STORIES, PROVIDED HT. 5.55m / 2 STORIES
- MIN FRONTYARD 6.0m, PROVIDED FRONTYARD 7.31m

DEV. REGS. CONT'D.
MIN. EXT. SIDEYARD 6.0m, PROVIDED 8.47m
INTERIOR 4.5m, 5.15m
REAR YARD 7.5m, 15.55m

OTHER REGS.: SEC. 6 - MAX. PROPOSED Bldg.
SEC. 7 - LANDSCAPING - SEE PLAN BY OTHERS
SEC. 8 - PARKING REQ'D. 23 STALLS - AGE CHART

PARKING	MAX. PROVIDED
USAGE 50%	12
MEDIUM 40%	5
COMPACT 10%	3

PROVIDED 20 " - SEE SITE PLAN ABOVE
+ PARKING BASED ON 112m² OF BLDG USE AT 20 STALLS PER 100 m² + CASH IN-LIEN FOR 3 STALLS.

FOR ARCHITECTURE
RESUBMIT: 2015-05-27

301 West 1st Ave
Kelowna BC V1Y 1A4
778.864.3556

15-001

Okanagan Buddhist Cultural Ctr

Notes:

365 Rufford Road N., Kelowna, B.C.

SCALE: 1/8" = 1' 0"

DATE: MAY 18, 2017

O.B.C.C. - Kelowna

1

DATE: MAY 18, 2017

SCHEDULE A

This forms part of application

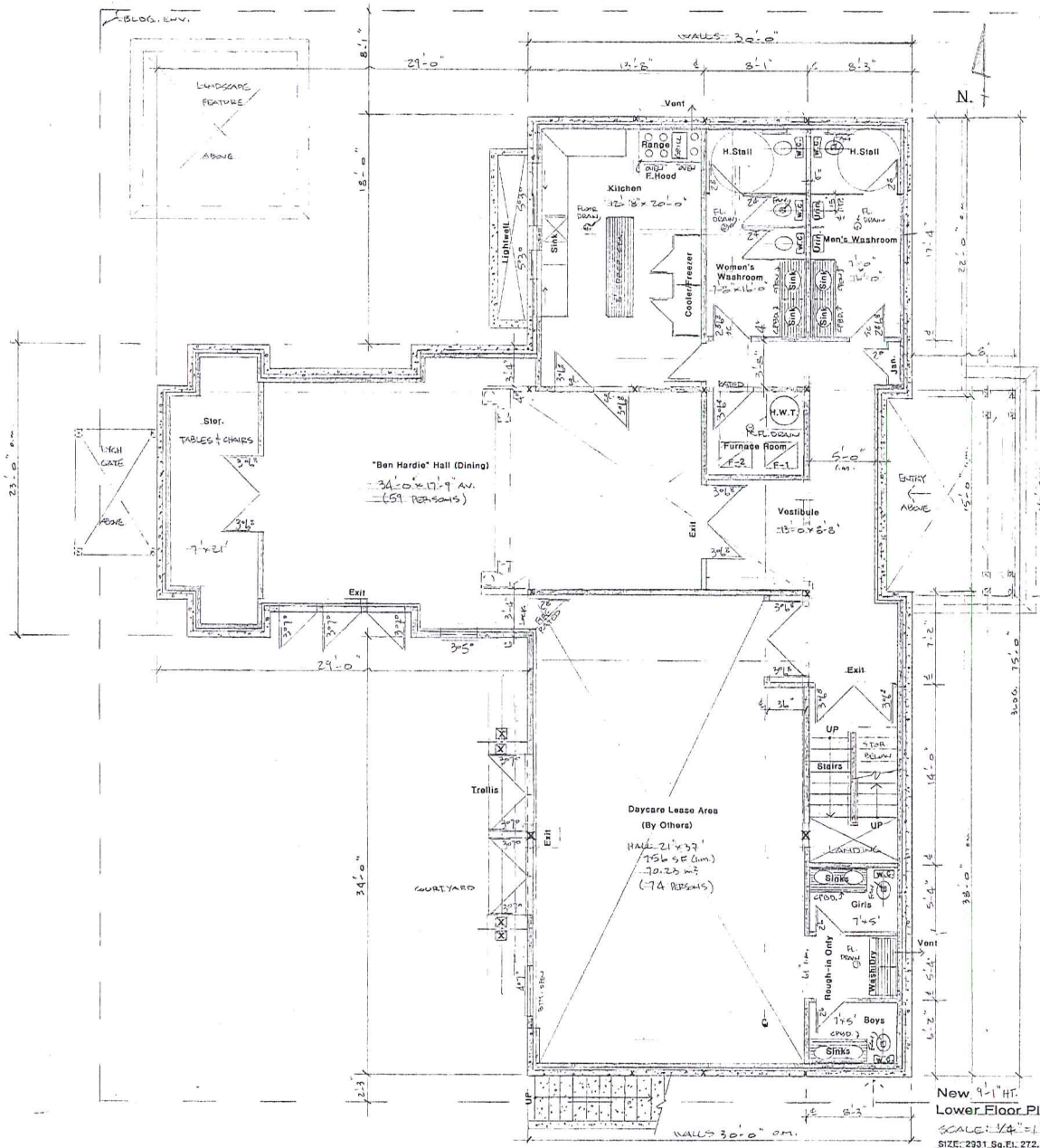
DP15-0278



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New 9'-1" HT.
Lower Floor Plan
SCALE: 1/4" = 1'-0"
SIZE: 2331 Sq.Ft. 272.30 Sq.M.

OLD SAINT ADAM'S CHURCH / OKANAGAN BUDDHIST CULTURAL CENTRE

O.B.C.C. - Kelowna

385 Rutland Road N., Kelowna, B.C.

SCALE: AS SHOWN

Date: May 18, 2017

Notes: X Columns

9/2" Solid Core Doors

FOR ARCHITECTURE
KELOWNA
513 West 2nd
Kelowna BC V1Y 2V1
774.444.3886

Okanagan Buddhist Cultural Ctr

311 Rutland
Kelowna BC

15-001

H.A.P.

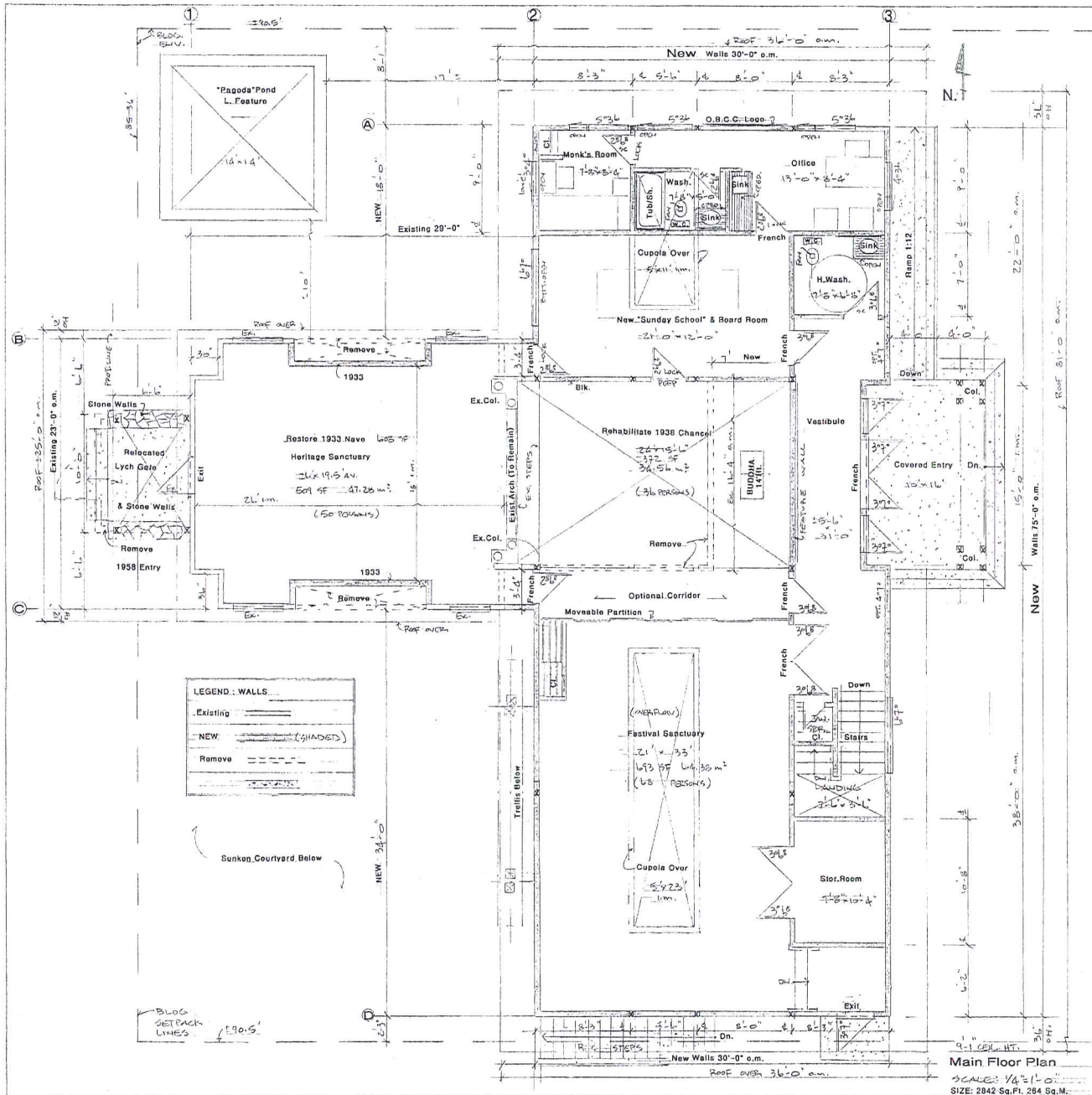
SCHEDULE A

This forms part of application
DP15-0278



City of
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Planner
Initials **LK**

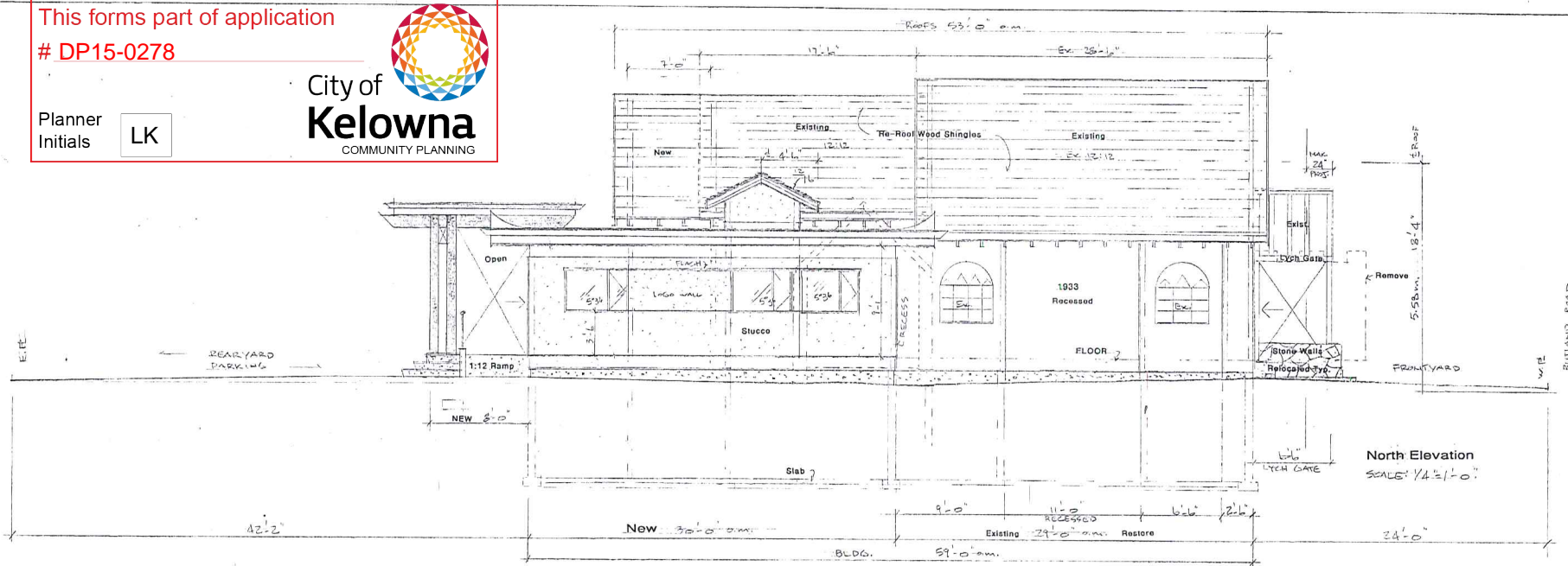


OKANAGAN BUDDHIST CULTURAL CTR 15-01 15-01 15-01	
Notes: S.C. - Solid Core Door	X Col.
OLD SAINT AIDAN'S CHURCH / OKANAGAN BUDDHIST CULTURAL CENTRE O.B.C.C. - Kelowna 385 Rutland Road N., Kelowna, B.C. SCALE: AS SHOWN DATE: May 18, 2017 DWG. P.T.C.	
DWG. No.	3
OF SET	OF SET

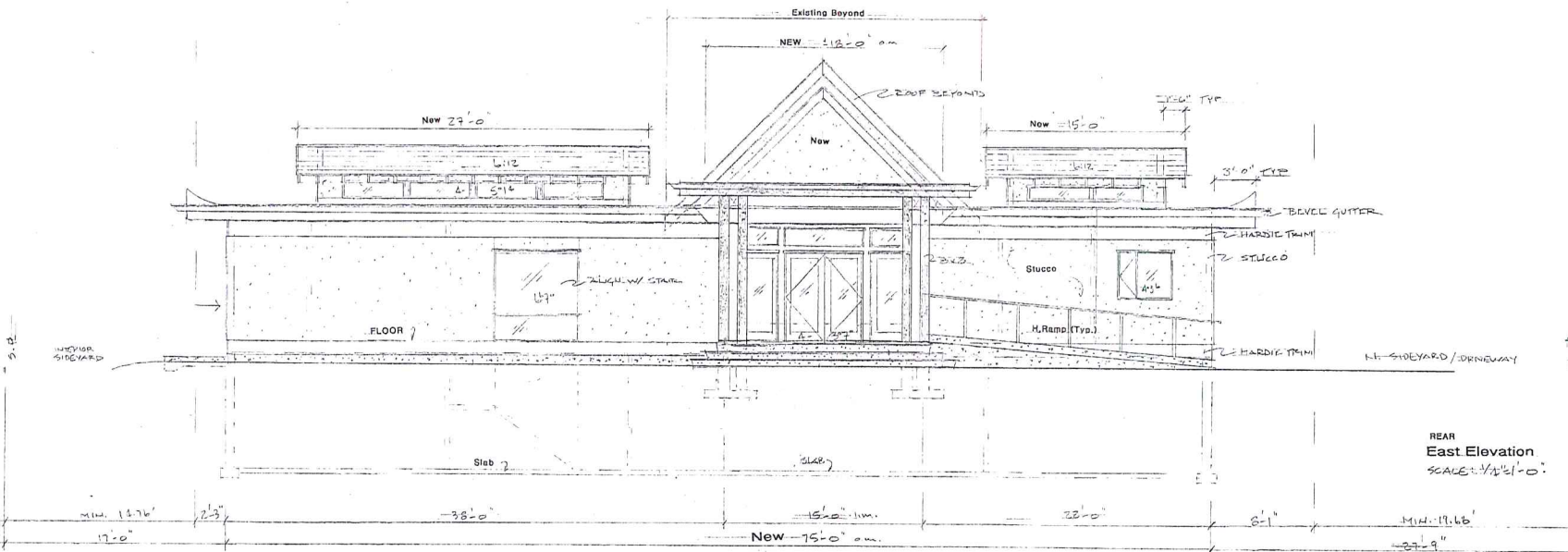
SCHEDULE B

This forms part of application
DP15-0278

Planner
Initials LK



North Elevation
SCALE: 1/4" = 1'-0"



East Elevation
SCALE: 1/4" = 1'-0"

Notes:

Okanagan Buddhist Cultural Ctr

385 Rutland Road N., Kelowna, B.C.

SCALE: AS SHOWN

Date: May 18, 2017.

DWG. No. 4

OF 8

DWG. PIC

O.B.C.C. - Kelowna

385 Rutland Road N., Kelowna, B.C.

SCALE: AS SHOWN

Date: May 18, 2017.

DWG. PIC

Okanagan Buddhist Cultural Ctr

385 Rutland Road N., Kelowna, B.C.

SCALE: AS SHOWN

Date: May 18, 2017.

DWG. PIC

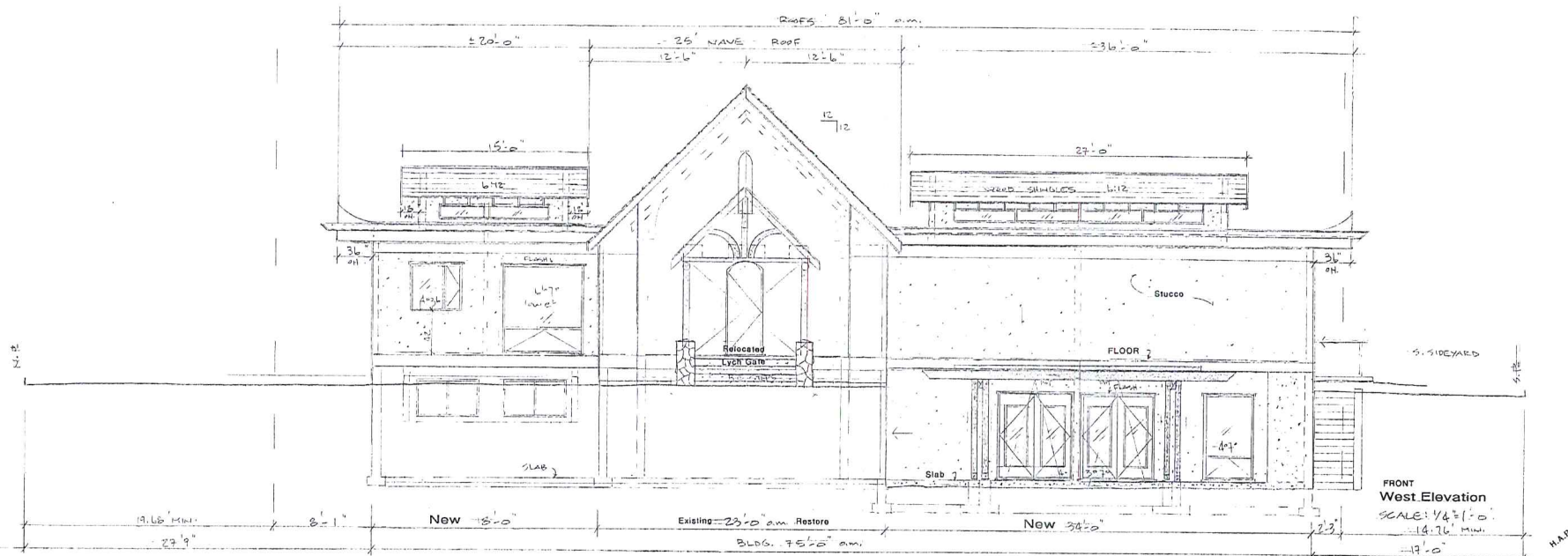
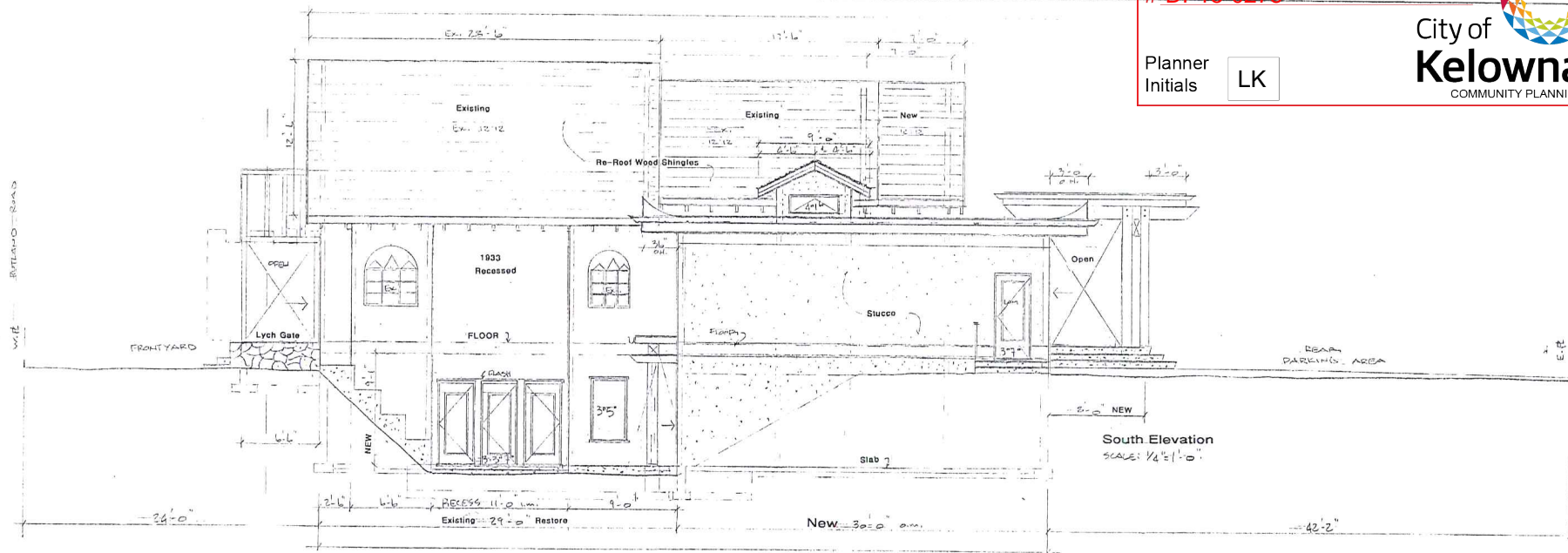
SCHEDULE B

This forms part of application
DP15-0278

Planner
Initials

LK

City of
Kelowna
COMMUNITY PLANNING



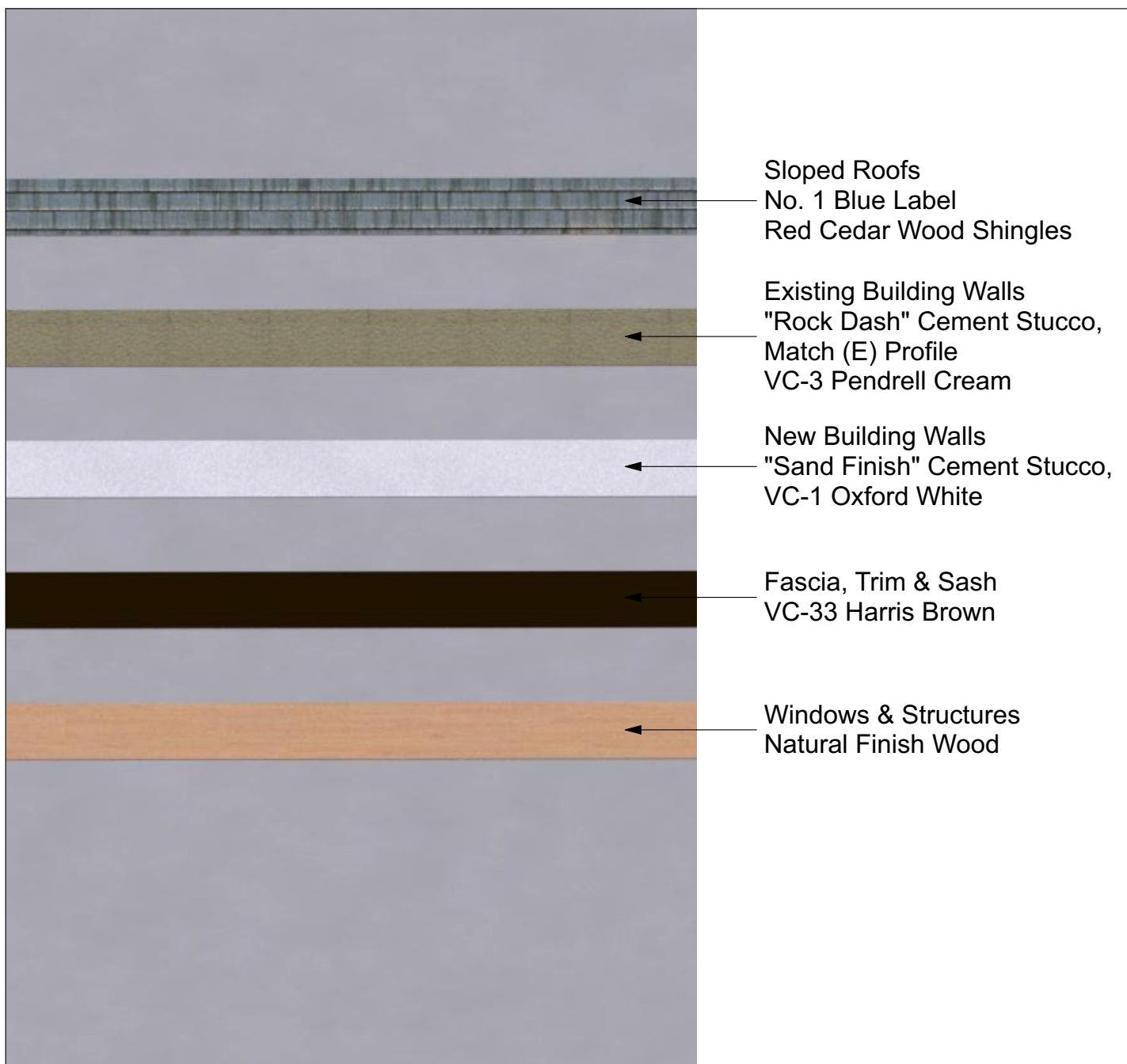
OKanagan Buddhist Cultural Ctr 365 Buland Road N., Kelowna, B.C. SCALE: AS SHOWN Date: May 18, 2017.		1/18/2017 1/18/2017 1/18/2017
Dwg. No.: 5.	Dwg. Title: OLD SAINT MARY'S CHURCH / OKANAGAN BUDDHIST CULTURAL CENTRE	Dwg. File: OK-5



1 OBCC Model - Picture # 1
SCALE: 1" = 1'-0"



3 OBCC Model - Picture # 3
SCALE: 1" = 1'-0"



5 Materials



2 OBCC Model - Picture # 2
SCALE: 1" = 1'-0"



4 OBCC Model - Picture # 4
SCALE: 1" = 1'-0"

/VOLUMES/BENCH/400 - PROJECTS/2013/13-014_OBCC_DEVELOPMENT/440 - PRODUCTION/442 - DRAWINGS/01-CURRENT/00-13-014_CONCEPT_LAYOUTS_M.DWG

DEVELOPMENT PERMIT NOTES:

- A PLANT MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO MINIMUM STANDARDS ESTABLISHED IN THE LATEST EDITION OF THE B.C. LANDSCAPE STANDARDS, PUBLISHED BY B.C.L.N.A. AND B.C.S.L.A. AS WELL AS THE CITY OF KELOWNA LANDSCAPE STANDARDS IN BYLAW 7900.
- B THE LANDSCAPE DESIGN DESIGNATED HEREIN IS CONCEPTUAL BUT REFLECTS THE MINIMUM CITY OF KELOWNA FORM AND CHARACTER REQUIREMENTS
- C PLANT MATERIAL SELECTIONS ARE CONCEPTUAL ONLY. FINAL PLANTING SELECTIONS MAY VARY DEPENDING UPON AVAILABILITY AT THE TIME OF CONSTRUCTION.
- D TREES SHALL BE INSTALLED IN DEFINED SOIL PITS OR PLANTING BED AREAS. ADEQUATE SOIL VOLUME SHALL BE PROVIDED BASED ON THE SPECIFIED TREE SPECIES AND LOCATION.
- E ORNAMENTAL SHRUB, GRASS AND PERENNIAL CLUSTERS ARE TO BE PLACED WITHIN DEFINED PLANTING BEDS. ALL PLANTING BEDS SHALL HAVE A MIN. OF 450mm (18") IMPORTED GROWING MEDIUM AND 75mm (3") OF COMPOSTED MULCH OR APPROVED EQUAL.
- F DECORATIVE ROCK AREAS SHALL HAVE A MIN. OF 75mm (3") OF 50mm DIA. DECORATIVE ROUND ROCK. COMMERCIAL GRADE LANDSCAPE FABRIC SHALL BE INSTALLED BELOW ALL DECORATIVE ROCK AREAS.
- G TURF AREAS SHALL BE LOW WATER USE 'NO. 1 PREMIUM' SOD WITH A MIN. OF 150mm (6") IMPORTED GROWING MEDIUM.
- H A HIGH EFFICIENCY IRRIGATION SYSTEM SHALL BE INSTALLED FOR ALL ORNAMENTAL LANDSCAPE AREAS AND SHALL CONFORM TO THE CITY OF KELOWNA'S IRRIGATION STANDARDS IN BYLAW 7900.

PLANT LIST:

Botanical Name	Common Name	Size/Spacing	Root
<i>Acer rubrum</i> 'Autumn Spire'	Autumn spire maple	6cm Cal.	B&B
<i>Gleditsia triacanthos</i> var. <i>inermis</i>	Thornless honeylocus	6cm Cal.	B&B
<i>Acer japonicum</i> 'Ed Wood'	Ed Wood full moon maple	4cm Cal.	B&B
<i>Davidia involocrata</i>	Dove tree	6cm Cal.	B&B

SHRUBS & VINES

Botanical Name	Common Name	Size/Spacing	Root
<i>Larix decidua</i> 'Pendula'	Weeping larch	#02 Cont./2.5m O.C.	Potted
<i>Taxus x media</i> 'Hicksii'	Hick's yew	#02 Cont./1m O.C.	Potted
<i>Pinus mugo</i> 'Mops'	Mops pine	#02 Cont./1.0m O.C.	Potted
<i>Pinus nigra</i> 'Arnold Sentinel'	Arnold Sentinel pine (bonsai)	#02 Cont./2m O.C.	Potted
<i>Lonicera periclymenum</i> 'Cranberry Vanilla'	Cranberry Vanilla honeysuckle	#01 Cont./2m O.C.	Potted
<i>Hedera helix</i>	English Ivy	#01 Cont./4m O.C.	Potted



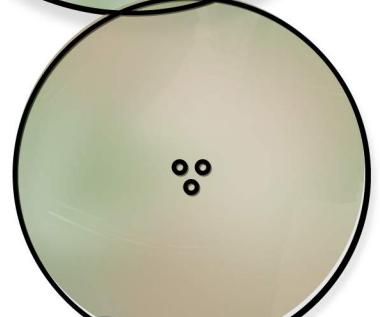

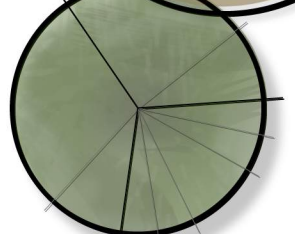
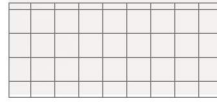








PERENNIALS

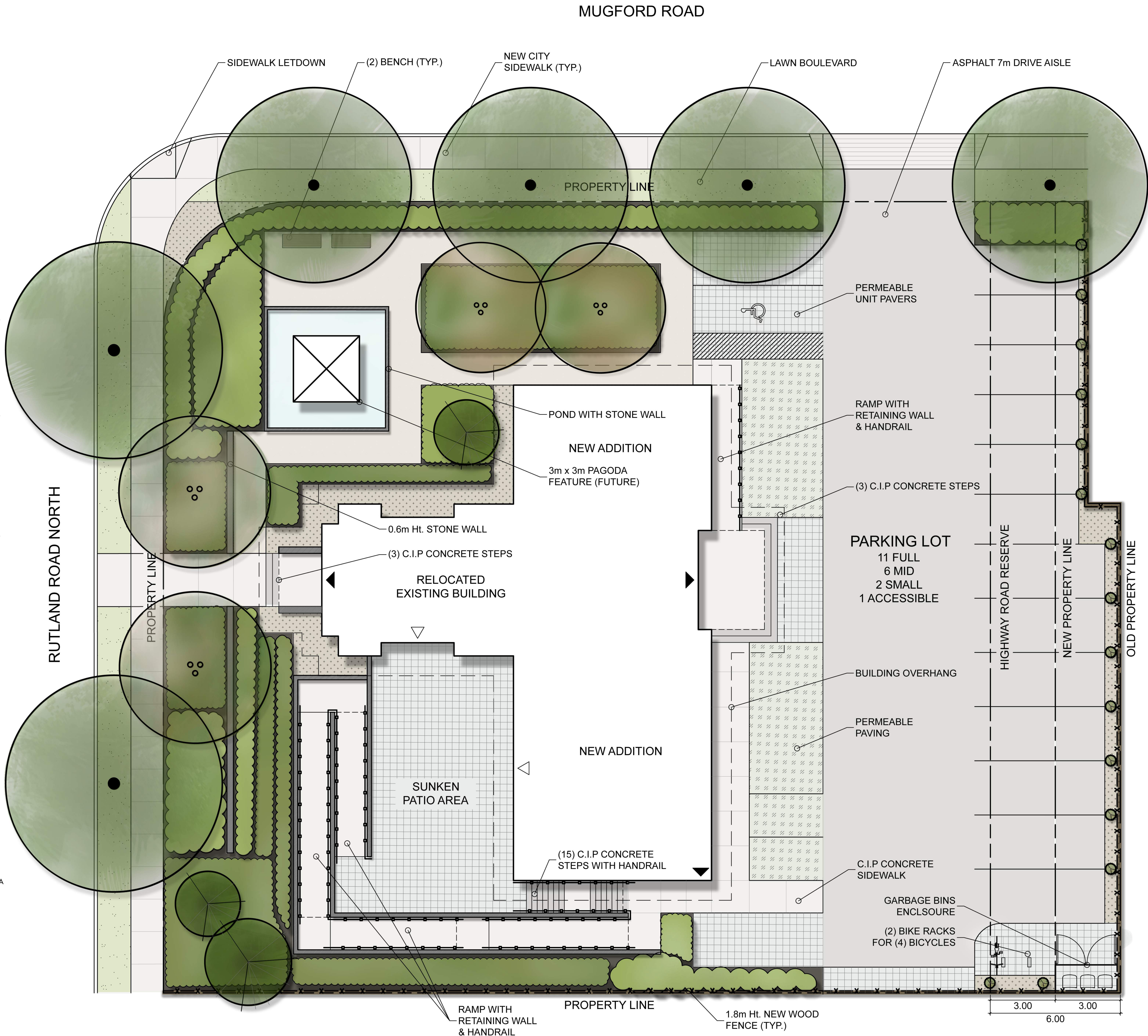
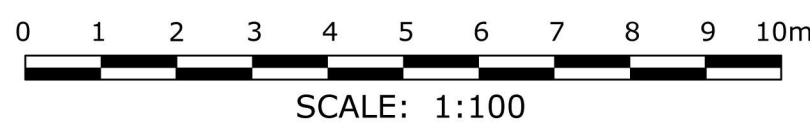
Botanical Name	Common Name	Size/Spacing	Root
<i>Campanula glomerata</i> "alba"	White clustered bellflower	#01 Cont./0.6m O.C.	Potted
<i>Iris ensata</i> 'Haku Botan'	Haku-Botan Japanese iris	#01 Cont./0.6m O.C.	Potted
<i>Athyrium filix-femina</i> 'Lady in Red'	Lady in Red fern	#01 Cont./0.6m O.C.	Potted
<i>Sagina subulata</i>	Irish moss	#01 Cont./0.6m O.C.	Potted
<i>Crocus chrysantus</i> 'Alba'	White snow crocus	#01 Cont./0.5m O.C.	Bulb
<i>Pachysandra terminalis</i>	Japanese pachysandra	#01 Cont./0.3m O.C.	Potted
<i>Hosta sieboldiana</i> 'Frances Williams'	France Williams hosta	#01 Cont./1.25m O.C.	Potted
<i>Hosta</i> 'Halcyon'	Halcyon hosta	#01 Cont./1m O.C.	Potted

GRASSES

Botanical Name	Common Name	Size/Spacing	Root
<i>Imperata cylindrica</i> 'Red Baron'	Japanese blood grass	#01 Cont./0.5m O.C.	Potted
<i>Hakonechlon macra</i> 'Aureola'	Golden Japanese forest grass	#01 Cont./0.4m O.C.	Potted
<i>Chasmanthium latifolium</i>	Northern sea oat	#01 Cont./0.6m O.C.	Potted

LEGEND:

	STREET TREE		SODDED LAWN BOULEVARD
	ORNAMENTAL TREE		C.I.P CONCRETE SIDEWALK
	CONIFEROUS TREE		PERMEABLE UNIT PAVERS
	CLIMBING VINE		PERMEABLE PAVING
	SHRUB PLANTING		COMPACTED AGGREGATE PAVING
	PERENNIALS, GRASSES & GROUNDCOVERS		COBBLE MAINTENANCE AREA
	MAIN FLOOR DOOR		BASEMENT DOOR



SCHEDULE C

This forms part of application
DP15-0278

City of Kelowna
COMMUNITY PLANNING

Planner Initials LK

CONCEPT DEVELOPED BY BENCH SITE DESIGN. THIS DRAWING AND DESIGN IS AN ARTISTIC REPRESENTATION OF A CONCEPT AND DOES NOT CONSTITUTE A CONTRACT. NO PART OF THIS DRAWING SHOULD BE USED WITHOUT THE WRITTEN PERMISSION OF BENCH SITE DESIGN.

NO.	DATE	DESCRIPTION
7	SEPT 22/17	REISSUED FOR DP
6	SEPT 19/17	ISSUED FOR DP
5	SEPT 21/15	ZONING AMENDMENT
4	SEPT 09/15	PRE-APPLICATION REVIEW
3	AUGUST 21/13	ISSUED FOR RFP
2	AUGUST 11/13	ISSUED FOR CLIENT REVIEW
1	JULY 31/13	ISSUED FOR REVIEW



[201-353 8115 street kelowna bc v1v 129]
[1 250 860 6778]

CONSULTANT:

PETER CHATAWAY, B.Arch.
KELOWNA, B.C.

CLIENT:

OKANAGAN BUDDHIST CULTURAL SOCIETY
KELOWNA, B.C.

PROJECT:

OKANAGAN BUDDHIST CULTURAL CENTRE
KELOWNA, B.C.

SHEET TITLE

LANDSCAPE CONCEPT PLAN

DESIGN BY KN

DRAWN BY LS

CHECKED BY KN

PROJECT NO. 13-014

SCALE 1:100

SHEET NO.

L-1

OF 1

NOT FOR CONSTRUCTION