

# REPORT TO COMMITTEE



**Date:** July 19, 2018  
**RIM No.** 0940-60  
**To:** Heritage Advisory Committee  
**From:** Community Planning Department (LK)  
**Application:** HAP18-0010 **Owner:** Interior Health Authority  
**Address:** 2251-2312 Pandosy Street **Applicant:** Meiklejohn Architects  
**Subject:** Heritage Alteration Permit

Existing OCP Designation: EDINST – Educational/ Major Institutional  
Proposed OCP Designation: HLTH – Health District  
Existing Zone: HD1 – Kelowna General Hospital  
Proposed Zone: HD2 – Hospital and Health Support Services  
Heritage Conservation Area: Abbott Street  
Heritage Register: Not Included

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## 1.0 Purpose

To consider a Heritage Alteration Permit to facilitate the development of Congregate Housing on the subject property within the Heritage Conservation Area.

## 2.0 Proposal

### 2.1 Background

The subject property is part of the larger Kelowna General Hospital site. The application process will include a subdivision application to create a standalone parcel. The property is currently utilized as a surface parking lot. Previously, the site consisted of three separate parcels, two of which were within the Heritage Conservation Area.

### 2.2 Site Context

The subject property is located at the corner of Abbot Street and Royal Avenue, within the Heritage Conservation Area. The Strathcona Building is to the south and the Rotary Lodge to the east. Strathcona Park is across the street to the southwest.

The property is currently zoned as HD1 – Kelowna General Hospital and will be rezoned to the HD2 – Hospital and Health Support Services. The Abbott Street Heritage Area Development Guidelines indicate the dominate block style as Late Vernacular Cottage.

### 2.3 Project Description

The applicant is proposing congregate housing on the subject site. The project would provide twenty hotel style rooms to provide accommodation for family's that have loved ones being treated at KGH. The project, JoeAnna's House, is intended to fill a gap for families who are unable to find affordable accommodation within Kelowna. The Kelowna General Hospital Foundation (KGHF) will manage ths site.

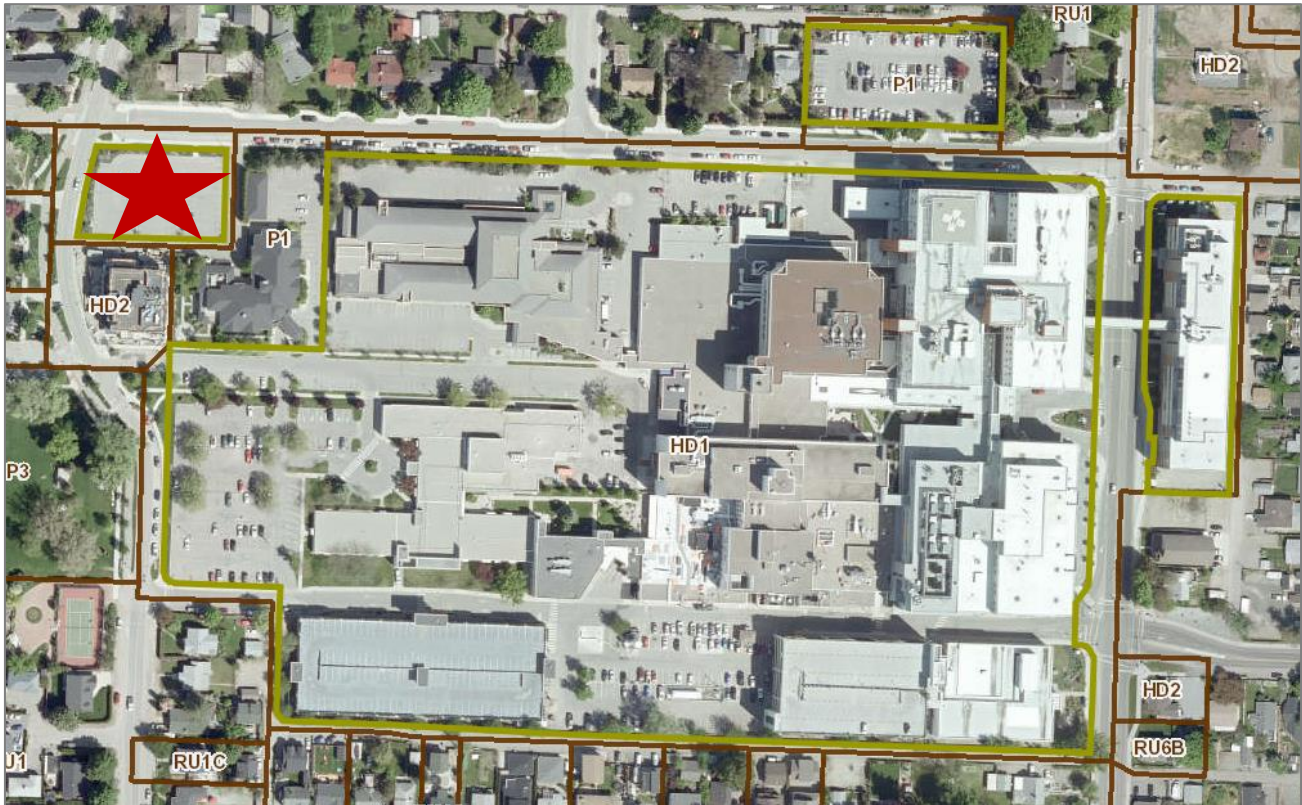
Upon entering the building, guest will be greeted at a central reception area. The main floor provides a common kitchen, dining and living room area. Guest amenities include laundry facilities and an exercise room, along with an at-grade outdoor seating space provided along the Abbott Street frontage to take advantage of the views and evening sunsets. There are 3 guest suites on the main floor with the remaining 17 units on the upper floor.

The project is challenged in regard to the form and character of the building due to the location. It is situated between the hospital, which is modern institutional with large flat roofs and the heritage area, which has an architecturally diverse streetscape. The dominant style map indicates the site as Late Vernacular Cottage with Late Arts & Crafts across Abbott Street to the west and Early Suburban on the north side of Royal Avenue. The design challenge is to strike a balance between the old and the new.



The applicant has proposed a 'Modern Farmhouse' design. The exterior is clad with bright white board and batten siding along with stone cladding at the Abbott/Royal corner. The stone work extends along the Abbott Street elevation to the south end of the structure. Stained wood is used as an accent and provides warmth to the development. The multiple dormers and wood canopies break up the vertical and horizontal massing of the building, which aides in providing a pedestrian scaled connection to the street frontages .

**Subject Property Map: 2251-2312 Pandosy Street**



**2.4 Heritage Advisory Committee**

Staff is requesting feedback from the Heritage Advisory Committee (HAC) in regards to:

1. The overall form and character of the proposed building;
2. Does the development respect the historical character/integrity of the Abbott Street Heritage Conservation Area?

**Report prepared by:** Lydia Korolchuk, Planner

**Approved for Inclusion:** Terry Barton, Urban Planning Manager

**Attachments:**

- Applicant Rationale
- Plans & Drawings
- Project Renderings
- Photos

# SCHEDULE A – Heritage Guidelines



**Subject:** HAP18-0010, 2251-2312 Pandosy Street (a portion of)

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

Objectives:

- Maintain the residential and historical character of the Marshall Street and the Abbott Street Heritage Conservation Areas;
- Encourage new development, additions and renovations to existing development which are compatible with the form and character of the existing context;
- Ensure that change to buildings and streetscapes will be undertaken in ways which offer continuity of the 'sense-of-place' for neighbours, the broader community; and
- Provide historical interest for visitors through context sensitive development.

Consideration has been given to the following guidelines as identified in Chapter 16 of the City of Kelowna Official Community Plan relating to Heritage Conservation Areas:

HERITAGE CONSERVATION AREA	YES	NO	N/A
<b>Site Layout and Parking</b>			
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?			✓
<b>Building Massing</b>			
Is the established streetscape massing maintained?	✓		
Is the massing of larger buildings reduced?	✓		
<b>Roof Forms, Dormers and Chimneys</b>			
Is the roof pattern in keeping with neighbouring buildings?	✓		
Are skylights hidden from public view?			✓
Are high quality, low maintenance roofing materials being used?	✓		

<b>HERITAGE CONSERVATION AREA</b>	<b>YES</b>	<b>NO</b>	<b>N/A</b>
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?	✓		
<b>Cladding Materials</b>			
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?	✓		
<b>Doors and Windows</b>			
Are established window placement, style and window-to-wall area ratios maintained?	✓		
Are established door placement, style and door-to-wall area ratios maintained?	✓		
Is the main entrance a dominant feature visible from the street?	✓		
Is the main entrance in keeping with the building's architectural style?	✓		
Are the door and window design details consistent with the building's architectural style?	✓		
<b>Landscaping, Walks and Fences</b>			
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?	✓		
<b>Privacy and Shadowing Guidelines</b>			
Are there clear sightlines from the street to the front yard and dwelling?	✓		
Does the building location minimize shadowing on the private open space of adjacent properties?	✓		

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

### 2.1 Second Civic Phase Architectural Styles (approx. 1918-1932)

The second civic phase spans from the end of the Great War, 1918, and continues through to the Great Depression, about 1932. This period is noted for traditional styles continuing to be favoured by builders and home buyers of the period. Late Arts & Crafts and Early Vernacular Cottage architectural styles characterize the period. However, other styles, such as Tudor Revival, did continue to be built as prestige homes within the Abbott Street Heritage Conservation Area.

#### *Late Arts & Crafts Style Characteristics*

- Stick-built feel to the architecture
- Medium gable and hip roof form
- Decorated soffit & brackets
- Enclosed front porch or portico
- Up to 2 ½ storeys
- Horizontal wood siding & corner-boards
- Upper storey belting (cladding may vary)
- Ornamental crafted wood
- Vertical double-hung window openings
- Multi-sash window assembly
- Wide window & door trim
- Multiple pane windows
- Asymmetrical front façade
- Wood shingle roofing
- Side or rear yard parking

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

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

#### *Late Vernacular Cottage Characteristics*

- Less fanciful feel to the architecture
- Flush gable verges
- Stucco or horizontal siding
- Up to 2 storey massing

- Clustered vertical window sashes
- Asymmetrical façade design
- Flush front entrance
- Minor decorative detailing
- Gable roof forms
- Wood or interlocking asphalt shingle
- Side or rear yard parking