

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

Offices		
Long-term	1 per 500m2 = 1 (Required)	2
Short-term	2 per entrance = 2 (Required)	2

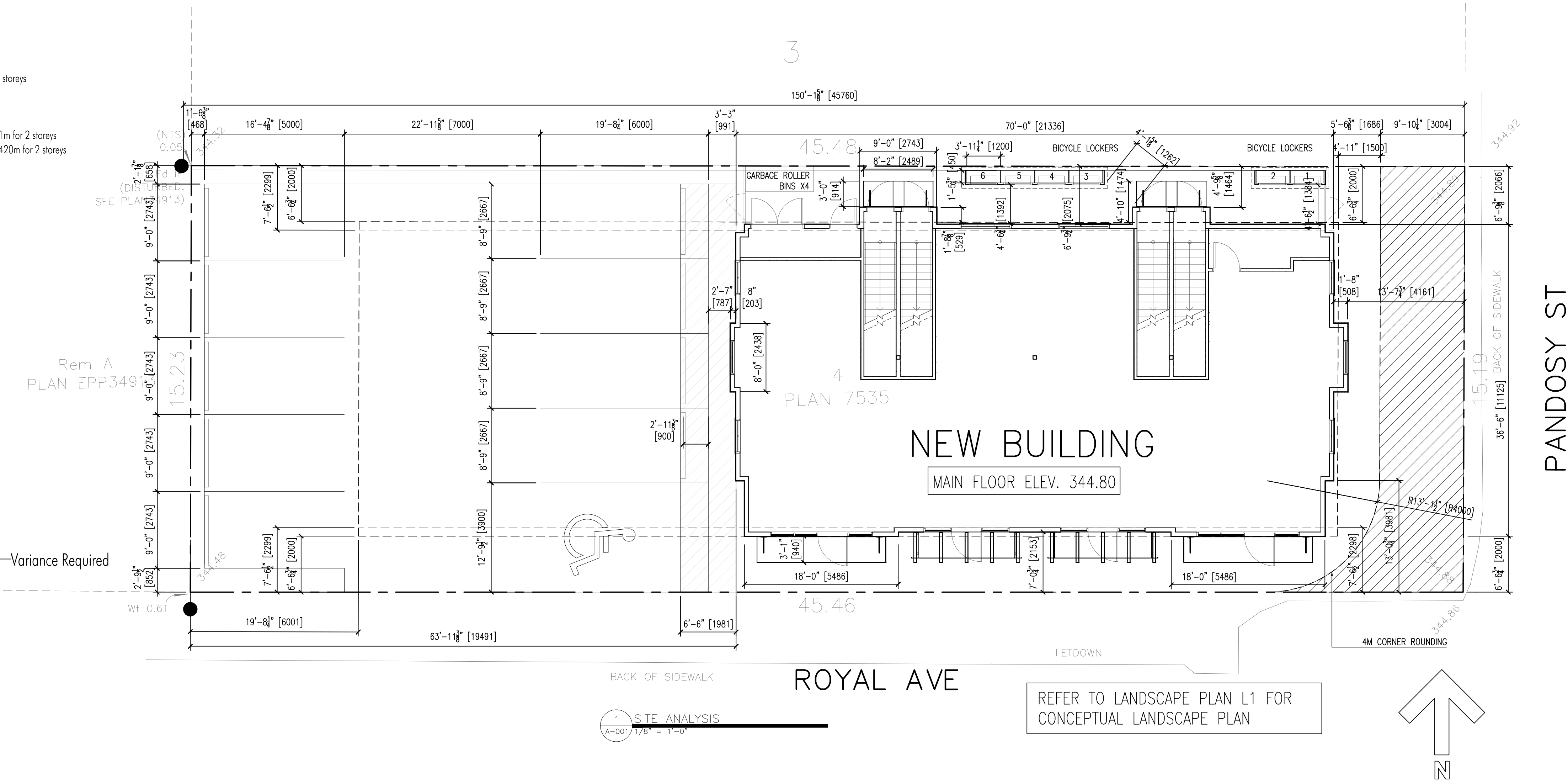
Landscape Buffer for HD3 Zoning:	Required:	Proposed:
Front yard & Flanking Street -	Level 2 - 3.0m	3.0m Pandosy St. / 2.0m Royal Ave.
Side yard -	Minimum 2.0m	0.658m
Rear yard -	Level 3 - 3.0m	0.468m

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



PHONE: 250-448-7801  
205-1626 Richter Street,  
Kelowna, BC V1Y 2M3  
www.limearchitecture.com



WORMAN  
#401 - 590 KLO Road  
Kelowna, BC V1Y 7S2  
P: 250.762.0040  
F: 250.762.0550  
www.worman.ca

**COPYRIGHT:**  
ALL RIGHTS RESERVED.  
All ideas, designs, drawings and specifications are the exclusive property of LIME Architecture Inc. As instruments of service, they may not be used or reproduced in any manner without the expressed written consent of LIME Architecture Inc. All Contracting Trades shall check and verify all levels, dimensions, data and conditions on the site prior to commencement of any work. Any discrepancies are to be reported immediately to LIME Architecture Inc. Do not Scale any dimensions from this drawing.

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

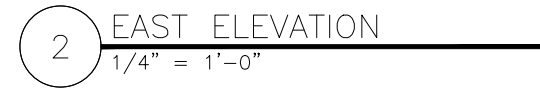
**Plot Date**  
1-Oct-20  
**Drawing No.**  
A-001


**PROJECT**  
480 ROYAL AVE. - WORMAN  
**DRAWING TITLE**  
PROJECT INFORMATION



FOR DVP

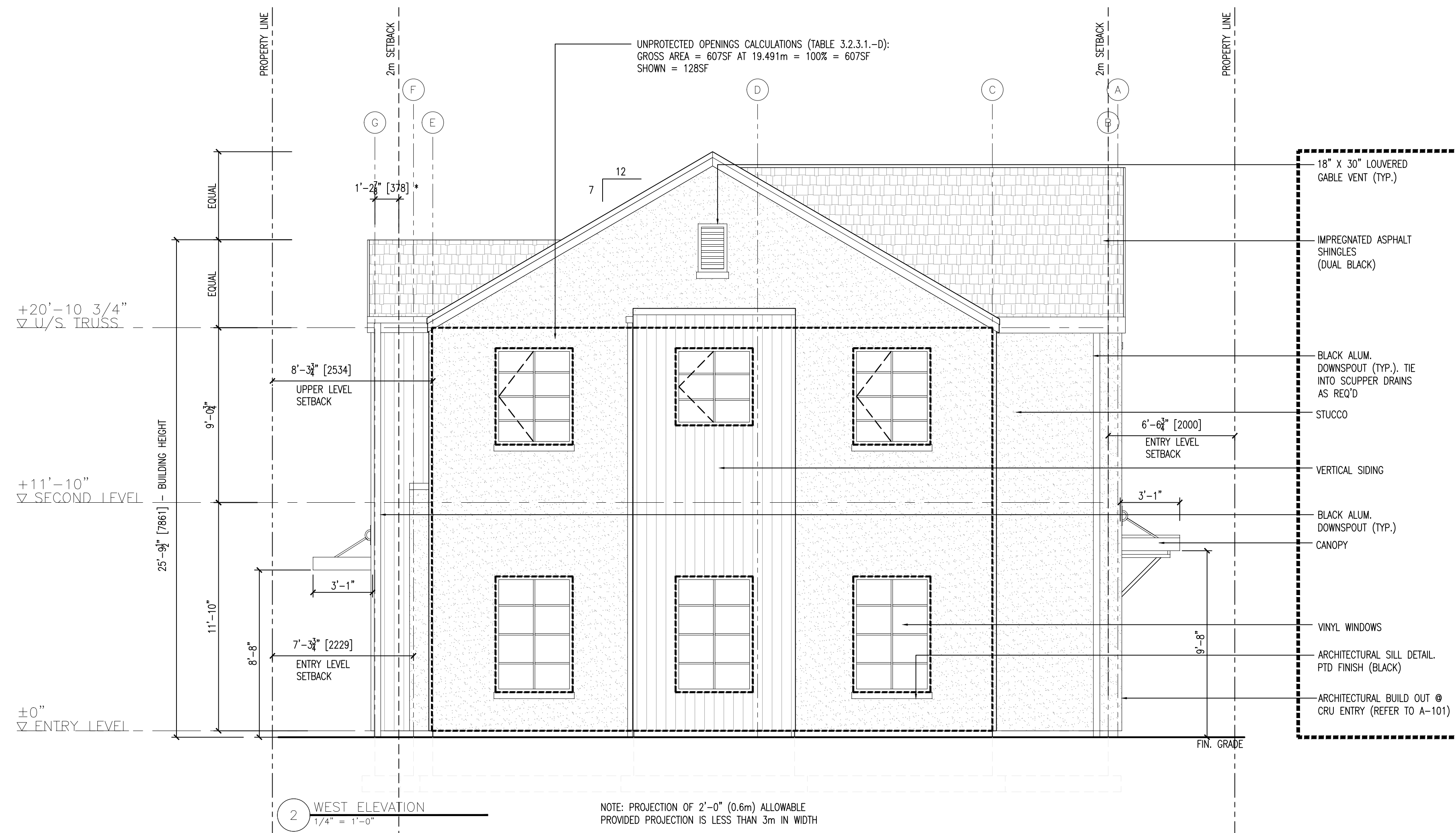




<h1 style="margin: 0;">SCHEDULE _____</h1> <p style="margin: 10px 0 0 0;">This forms part of application # HAP20-0008</p>	<h1 style="margin: 0;">B</h1>  <p style="margin: 10px 0 0 0;"><b>City of Kelowna</b> DEVELOPMENT PLANNING</p>
<p>Planner Initials</p>	<div style="border: 1px solid black; width: 100px; height: 50px; display: flex; align-items: center; justify-content: center; font-size: 24px; font-weight: bold;">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

**LIME**  
ARCHITECTURE INC.  
PHONE: 250-448-7801  
205-1626 Richter Street,  
Kelowna, BC V1Y 2M3  
www.limearchitecture.com

**WORMAN**  
#401 - 590 KLO Road  
Kelowna, BC V1Y 7S2  
P: 250.762.0040  
F: 250.762.0550  
www.worman.ca

**COPYRIGHT:**  
ALL RIGHTS RESERVED  
All ideas, designs, drawings and specifications are the exclusive property of LIME Architecture Inc. As instruments of service, they may not be used or reproduced in any manner without the expressed written consent of LIME Architecture Inc. All Contracting Trades shall check and verify all levels, dimensions, data and conditions on the site prior to commencement of any work. Any discrepancies are to be reported immediately to LIME Architecture Inc. Do not Scale any dimensions from this drawing.

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
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

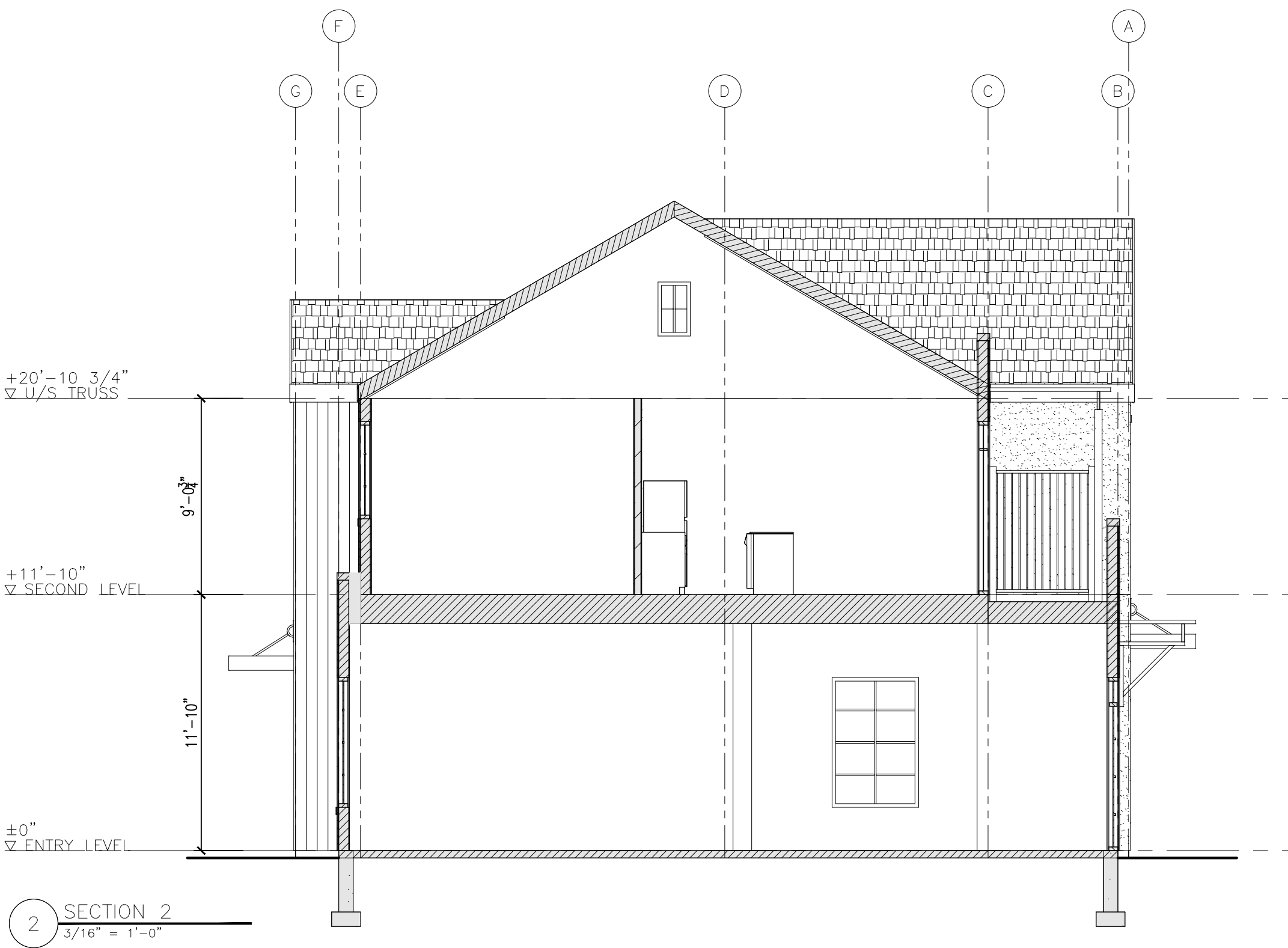
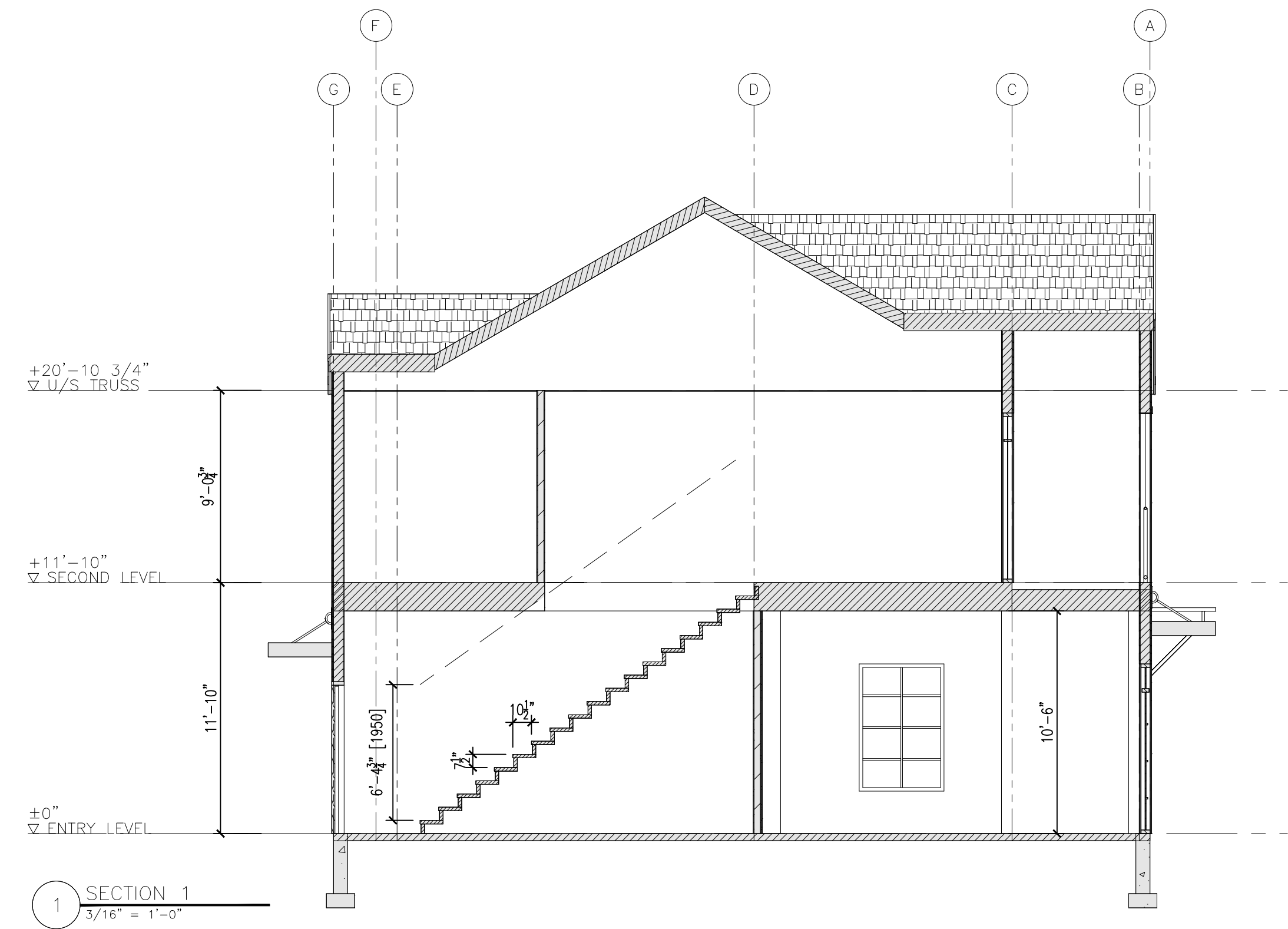
**City of Kelowna**  
DEVELOPMENT PLANNING





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

205-1626 Richter Street,  
Kelowna, BC V1Y 2M3

www.limearchitecture.com

WORMAN

4401 - 590 KLO Road  
Kelowna, BC V1Y 7S2  
P: 250.762.0040  
F: 250.762.0550  
www.worman.ca

COPYRIGHT:  
ALL RIGHTS RESERVED

All ideas, designs, drawings and specifications are the exclusive property of LIME Architecture Inc. As instruments of service, they may not be used or reproduced in any manner without the expressed written consent of LIME Architecture Inc. All Contracting Trades shall check and verify all levels, dimensions, data and conditions on the site prior to commencement of any work. Any discrepancies are to be reported immediately to LIME Architecture Inc. Do not Scale any dimensions from this drawing.

All trades are to execute the work in accordance with the current municipality building by-laws 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

07.08.20 - FOR REVIEW

07.10.20 - FOR DVP

Plot Date

10-Jul-20

Drawing No.

A-300

PROJECT

480 ROYAL AVE. - WORMAN

DRAWING TITLE

SECTIONS

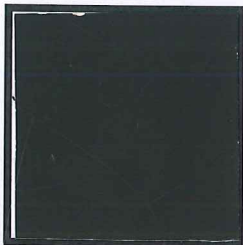




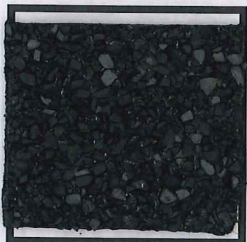
VERTICAL SIDING  
 BENJAMIN MOORE  
 "STREET CHIC" CSP-45



STUCCO  
 BENJAMIN MOORE  
 "CLOUD COVER" OC-25



WINDOWS, FASCIA, PERGOLA & CANOPIES  
 BLACK



ASPHALT SHINGLES  
 "DUAL BLACK"



**WORMAN**  
 WORMAN HOMES | WORMAN COMMERCIAL

## EXTERIOR FINISHES

**480 ROYAL AVENUE**

KELOWNA, BC

PROJECT NUMBER:  
 #480ROYALAVENUE

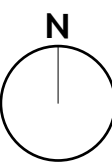
DATE:  
 July 6, 2020





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	WC/KK
CHECKED BY	FB
DATE	FEB. 19, 2021
SCALE	1:75
PAGE SIZE	24x36

SEAL



DRAWING NUMBER

**L1/2**

ISSUED FOR REVIEW ONLY  
Copyright Reserved. This drawing is the property of Outland Design  
Landscape Architecture Limited and shall not be reproduced, resold, or  
tendered without permission.

## SCHEDULE C

This forms part of application  
# HAP20-0008

Planner  
Initials BC



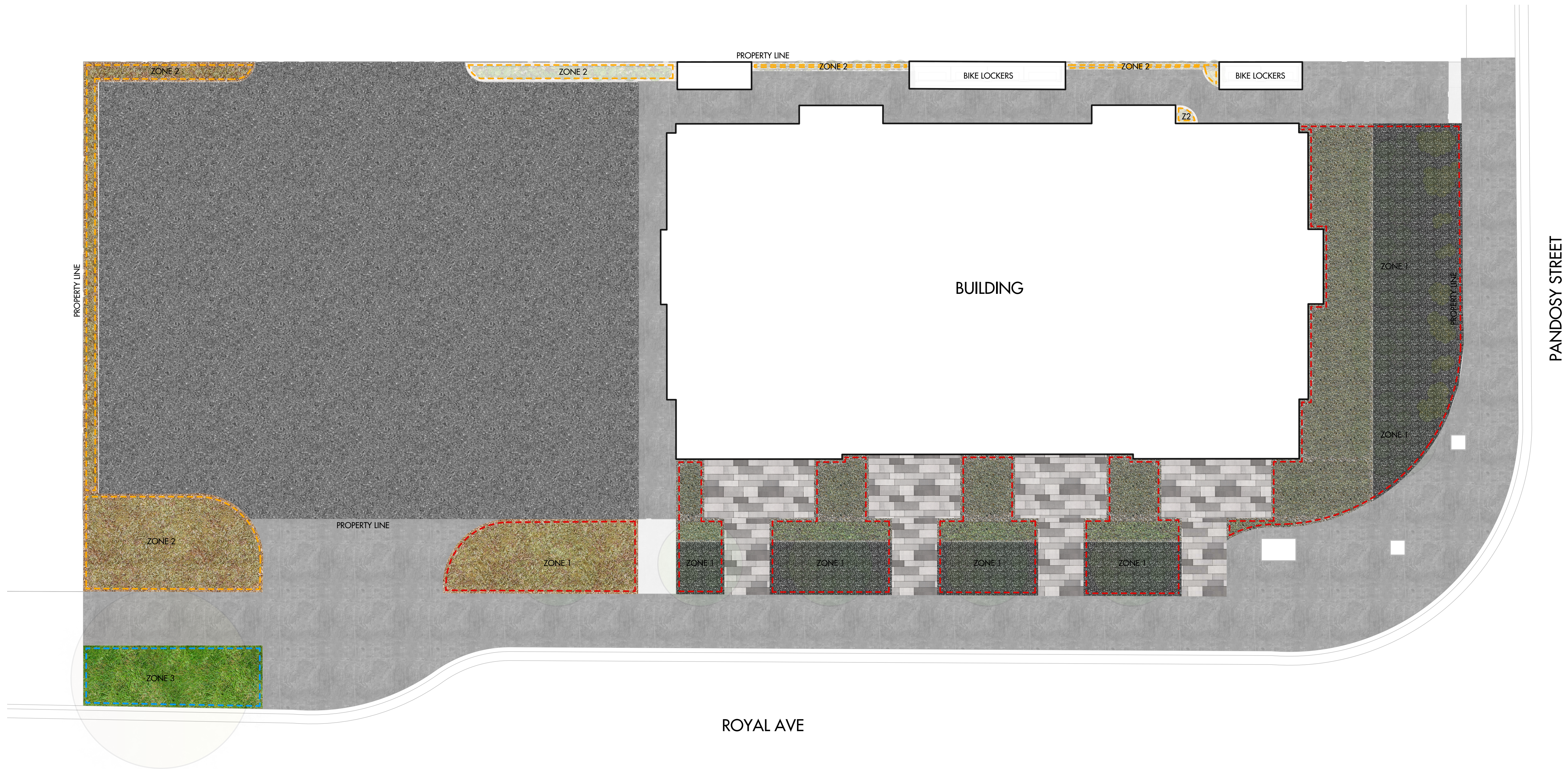
### NOTES

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
<b>TREES</b>			
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.
<b>SHRUBS</b>			
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
<b>PERENNIALS &amp; GRASSES</b>			
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

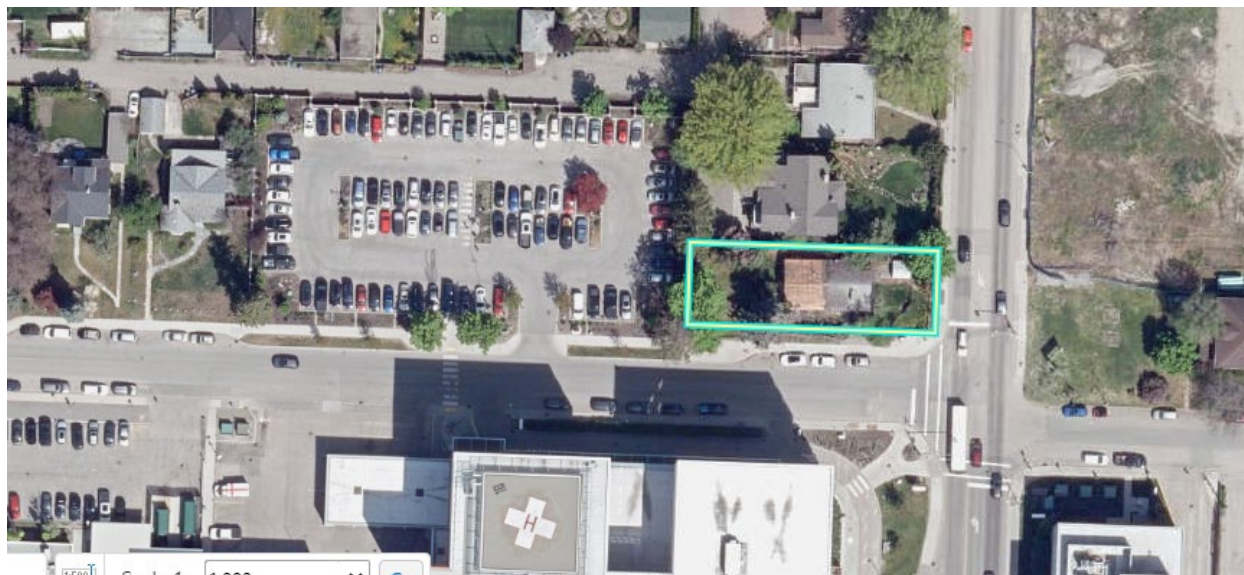
Historic research into the subject property and the neighbouring properties has been limited because the Kelowna Archives is closed due to the COVID-19 pandemic. On-line research has been carried out with limited success. This situation is understood by the City.

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”<sup>1</sup>.

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 Plan<sup>2</sup>.

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

<sup>1</sup>Section 13 of the City of Kelowna Consolidated Zoning Bylaw No. 8000. [www.kelowna.ca/city-hall/city-government/bylaws-policies/zoning-bylaw](http://www.kelowna.ca/city-hall/city-government/bylaws-policies/zoning-bylaw)

<sup>2</sup>Chapter 16 of the City of Kelowna 2030 Official Community Plan. [www.kelowna.ca/our-community/planning-projects/long-range-planning/official-community-plan](http://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.”<sup>3</sup>

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

<sup>3</sup> 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”<sup>4</sup> (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 houses<sup>5</sup> has been taken from the Style Inventory that forms part of the “Abbott Street & Marshall Street Heritage Conservation Areas Development Guidelines”<sup>6</sup>, 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*

<sup>4</sup> “The Standards and Guidelines for the Conservation of Historic Places in Canada”, Second Edition, 2010. [www.historicplaces.ca/en/pages/standards-normes.aspx](http://www.historicplaces.ca/en/pages/standards-normes.aspx)

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

<sup>6</sup> “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.<sup>7</sup>

### 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.

<sup>7</sup> 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)<sup>8</sup>. 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.

<sup>8</sup> <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

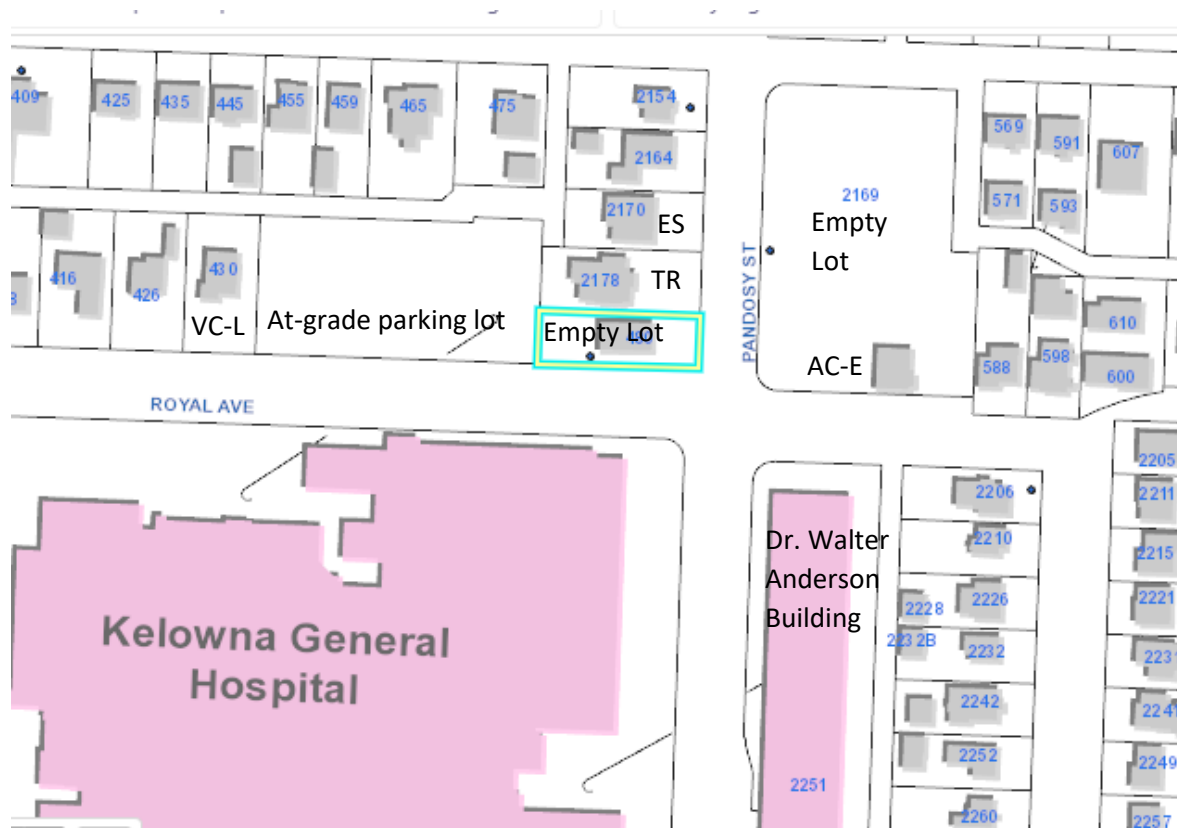
**Vernacular Cottage – Late (430 Royal Avenue)**

- 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.

*Respect<sup>9</sup> 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.

---

<sup>9</sup> 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” Guide<sup>10</sup> 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.

---

<sup>10</sup> 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 McLarens, 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.

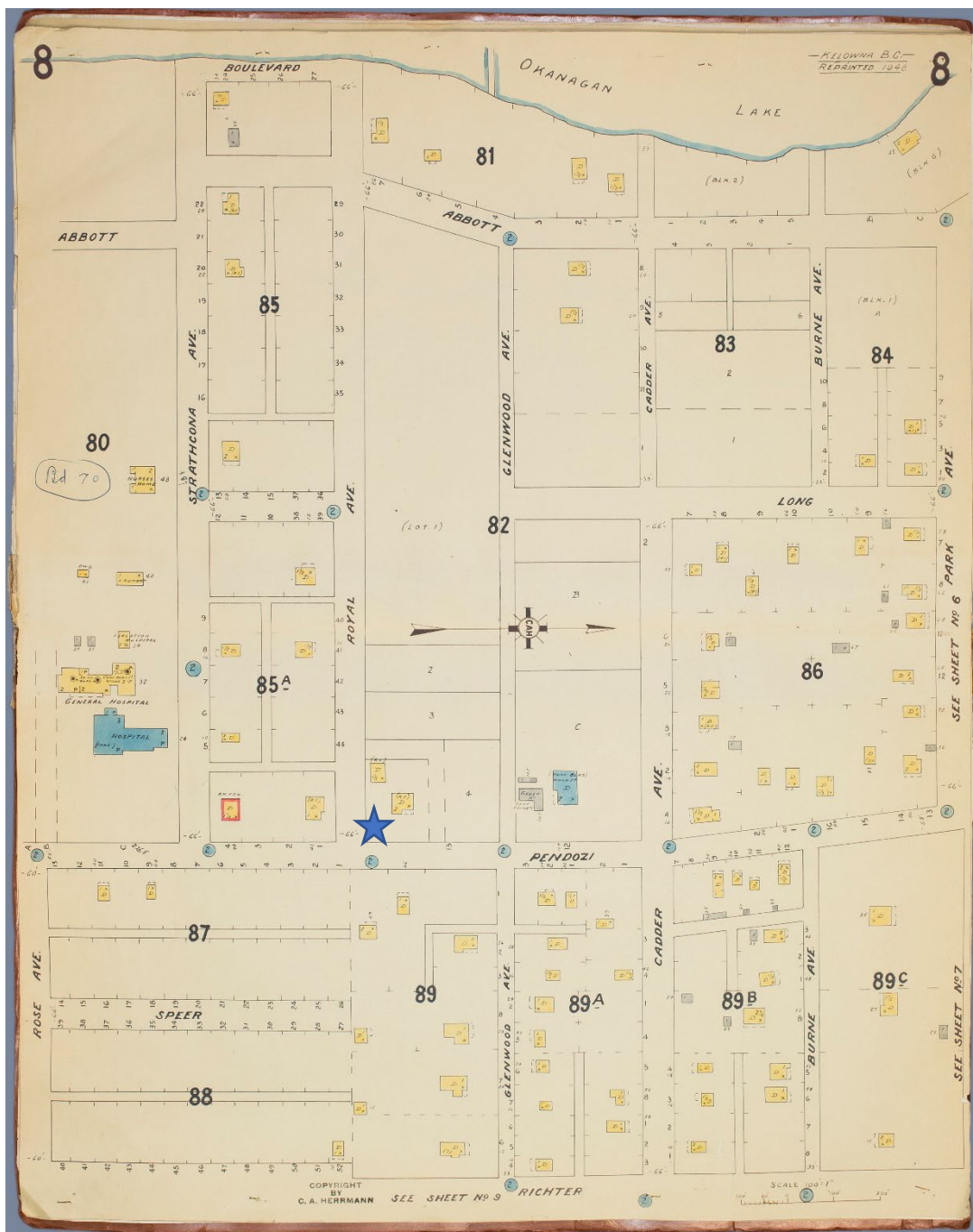
### Character Defining Elements

- 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

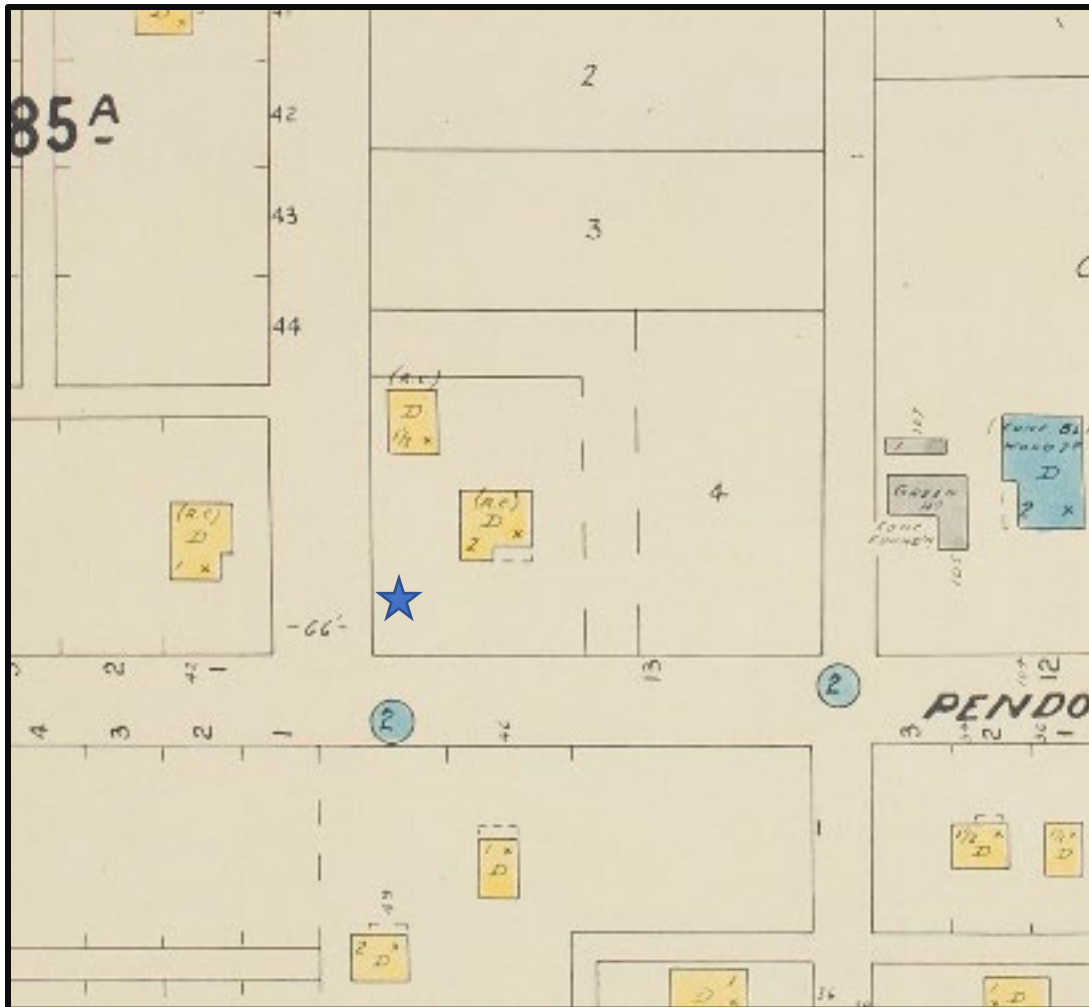


**Fire Insurance Map, reprinted 1948.**

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 Pandozy 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](http://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](http://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](http://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  
 City of Kelowna Public Archives, Bob DeMara Fonds 2011.012.011

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](http://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
<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?	√		
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?	√		

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?	√		
<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?	√		

