



HAP20-0008

480 Royal Avenue

Heritage Alteration Permit - Major



Proposal

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

Development Process

July 22, 2020

Development Application Submitted



Staff Review & Circulation



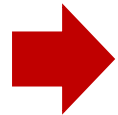
July 1, 2020

Registered Heritage Professional Review



August 23, 2020

Public Notification Received



March 16, 2021

Heritage Alteration Permit Consideration



Heritage Alteration Permit & Building Permit



Council
Approvals

Background

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

Heritage Alteration Permit (HAP)



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

Context Map

Subject
Property



Some Transit

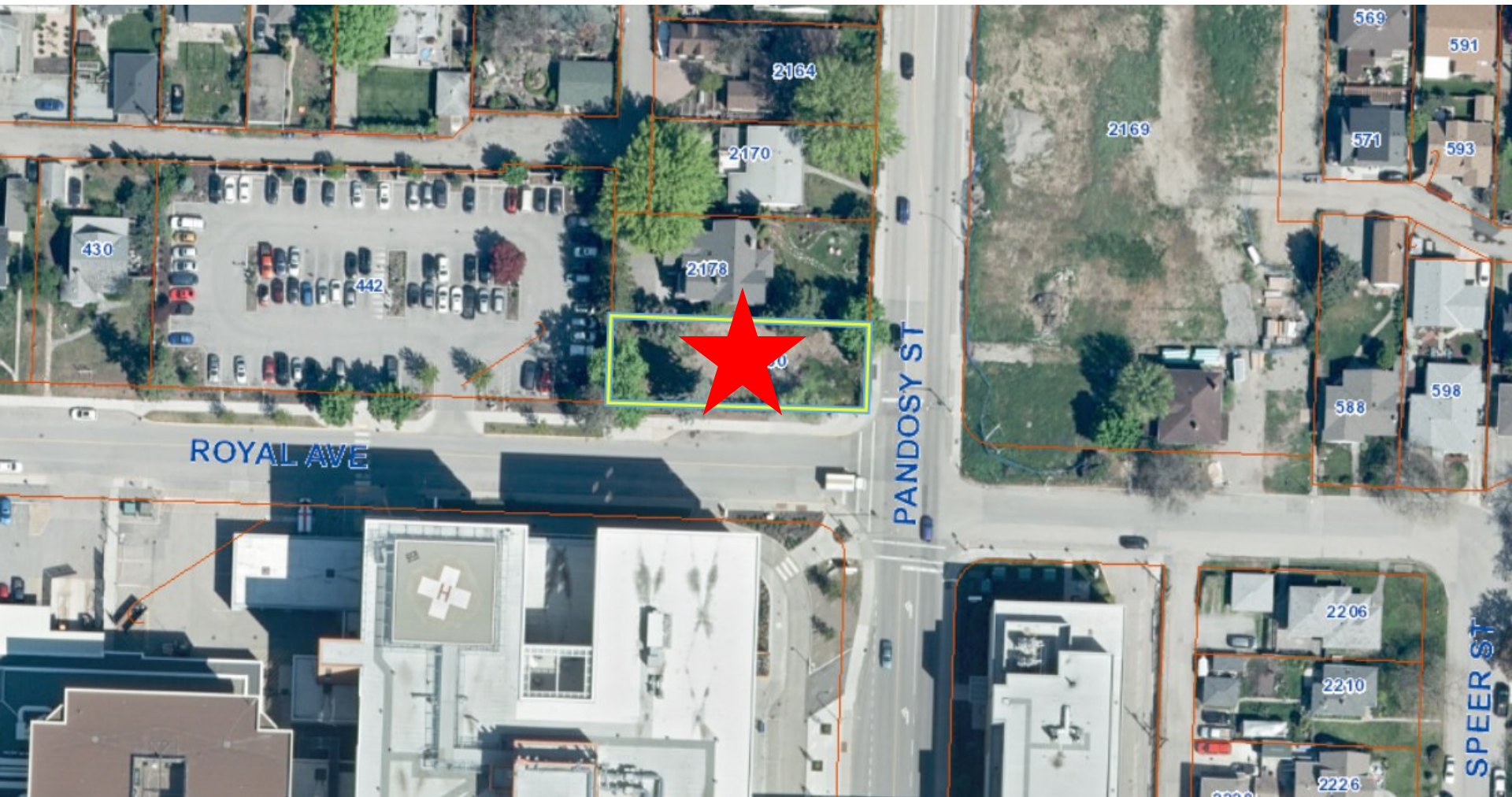
A few nearby public transportation options.



Biker's Paradise

Daily errands can be accomplished on a bike.

Subject Property Map

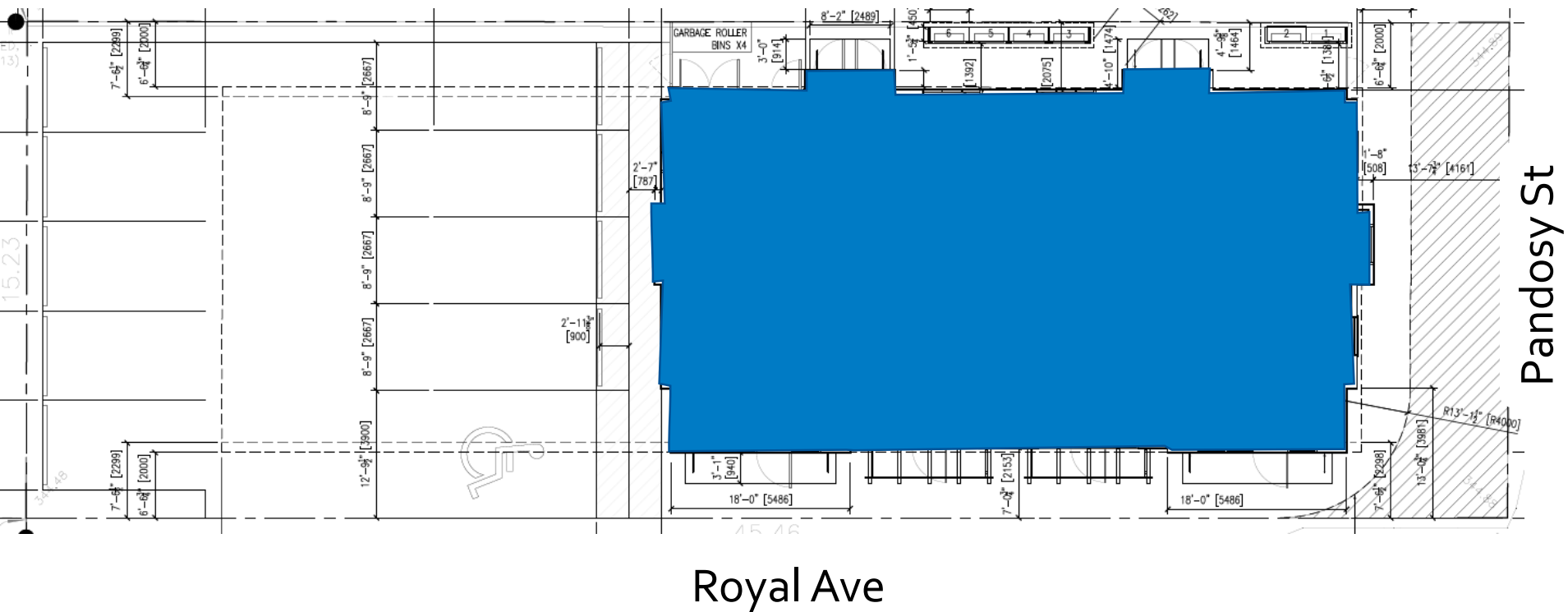
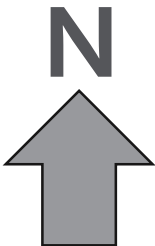


City of Kelowna

Project and Technical Details

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

Site Plan



Conceptual Rendering



Royal Avenue Streetscape

Conceptual Rendering



Royal Ave

Pandosy St



VERTICAL SIDING
BENJAMIN MOORE
"STREET CHIC" CSP-45



STUCCO
BENJAMIN MOORE
"CLOUD COVER" OC-25

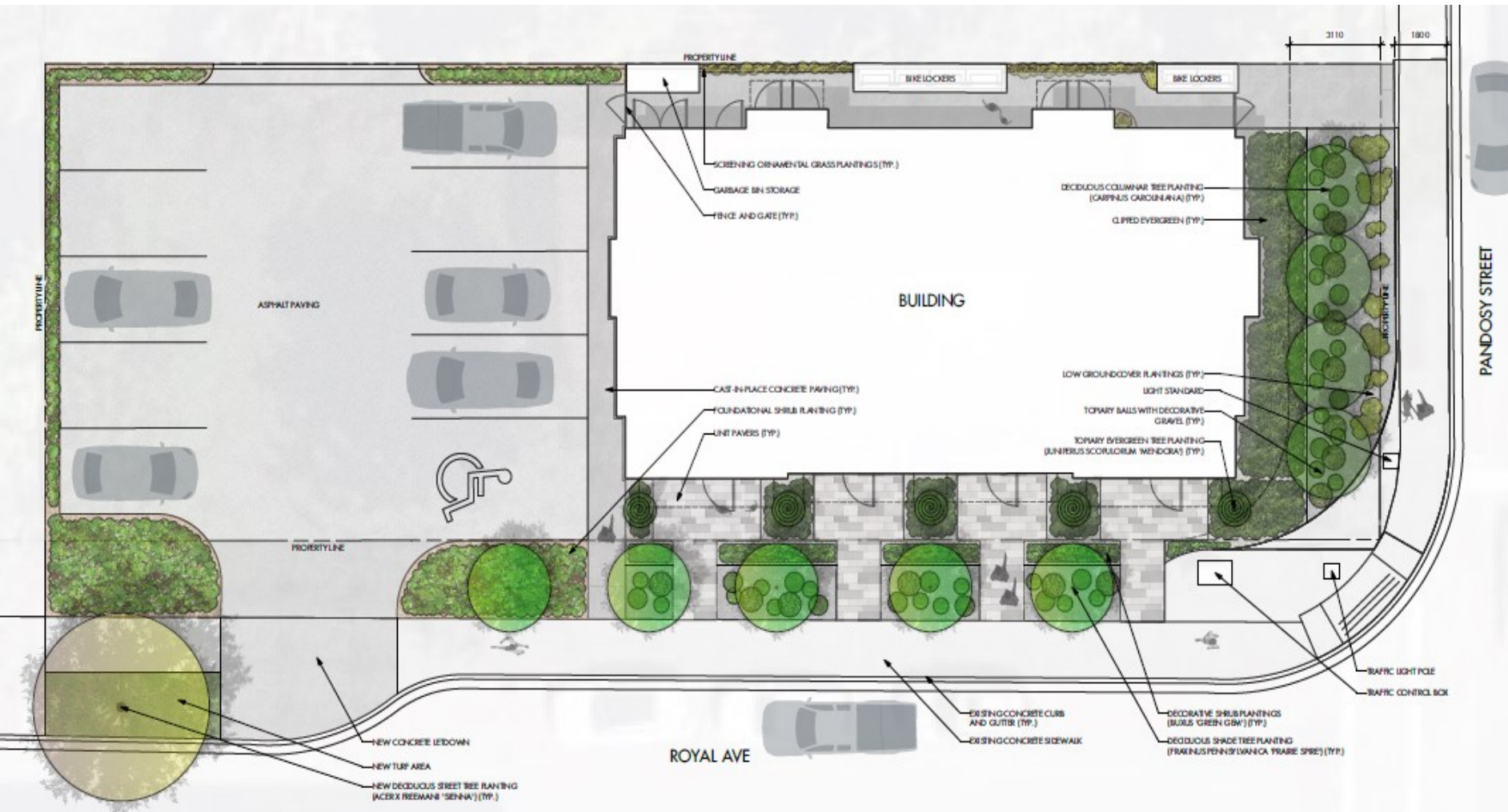


WINDOWS, FASCIA, PERGOLA & CANOPIES
BLACK



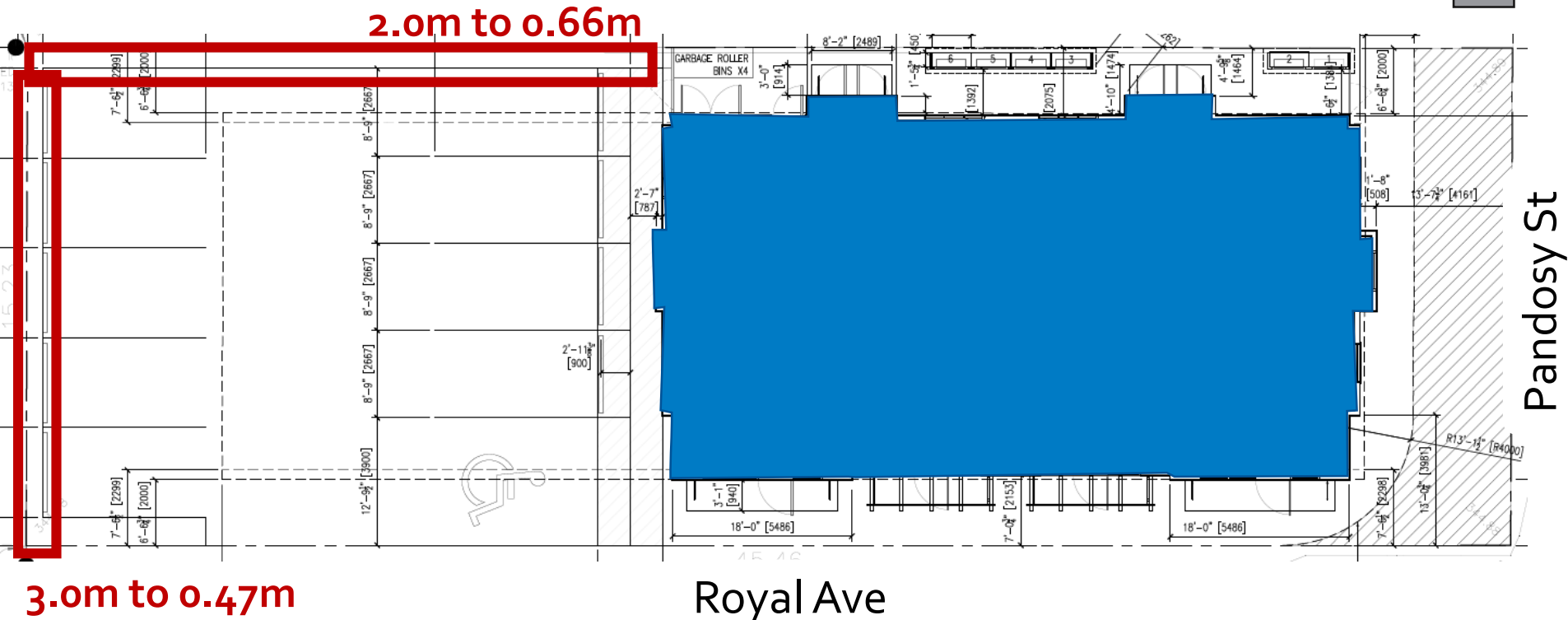
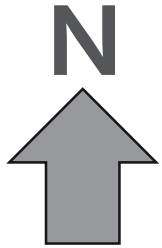
ASPHALT SHINGLES
"DUAL BLACK"

Landscape Plan



Proposed Variances

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



Staff Recommendation

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



Conclusion of Staff Remarks

Conceptual Rendering



Royal Avenue Streetscape