



HAP21-0001

1815 Abbott Street

Heritage Alteration Permit - Major



Proposal

- ▶ To consider the form and character of an addition to the existing home in the Heritage Conservation Area and to vary the minimum rear yard setback for the proposed garage.

Development Process

Jan 15, 2021

Development Application Submitted



Staff Review & Circulation

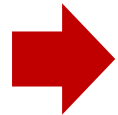


Registered Heritage Professional Review



Feb 8, 2021

Public Notification Received



Sept 21, 2021

Heritage Alteration Permit Consideration



Heritage Alteration Permit & Building Permit



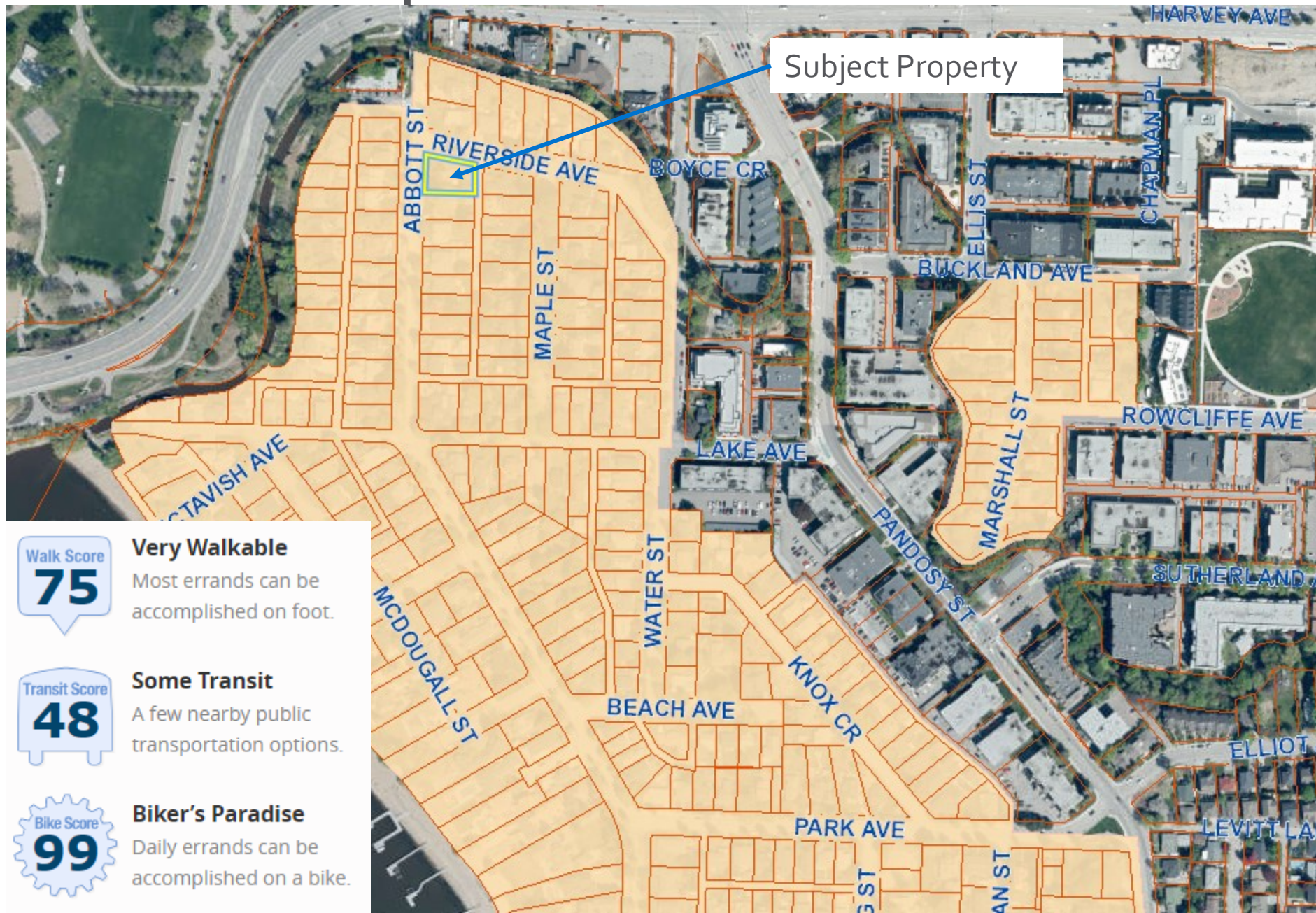
Council
Approvals

Heritage Alteration Permit (HAP)



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

Context Map



Walk Score

75

Very Walkable

Most errands can be accomplished on foot.

Transit Score

48

Some Transit

A few nearby public transportation options.

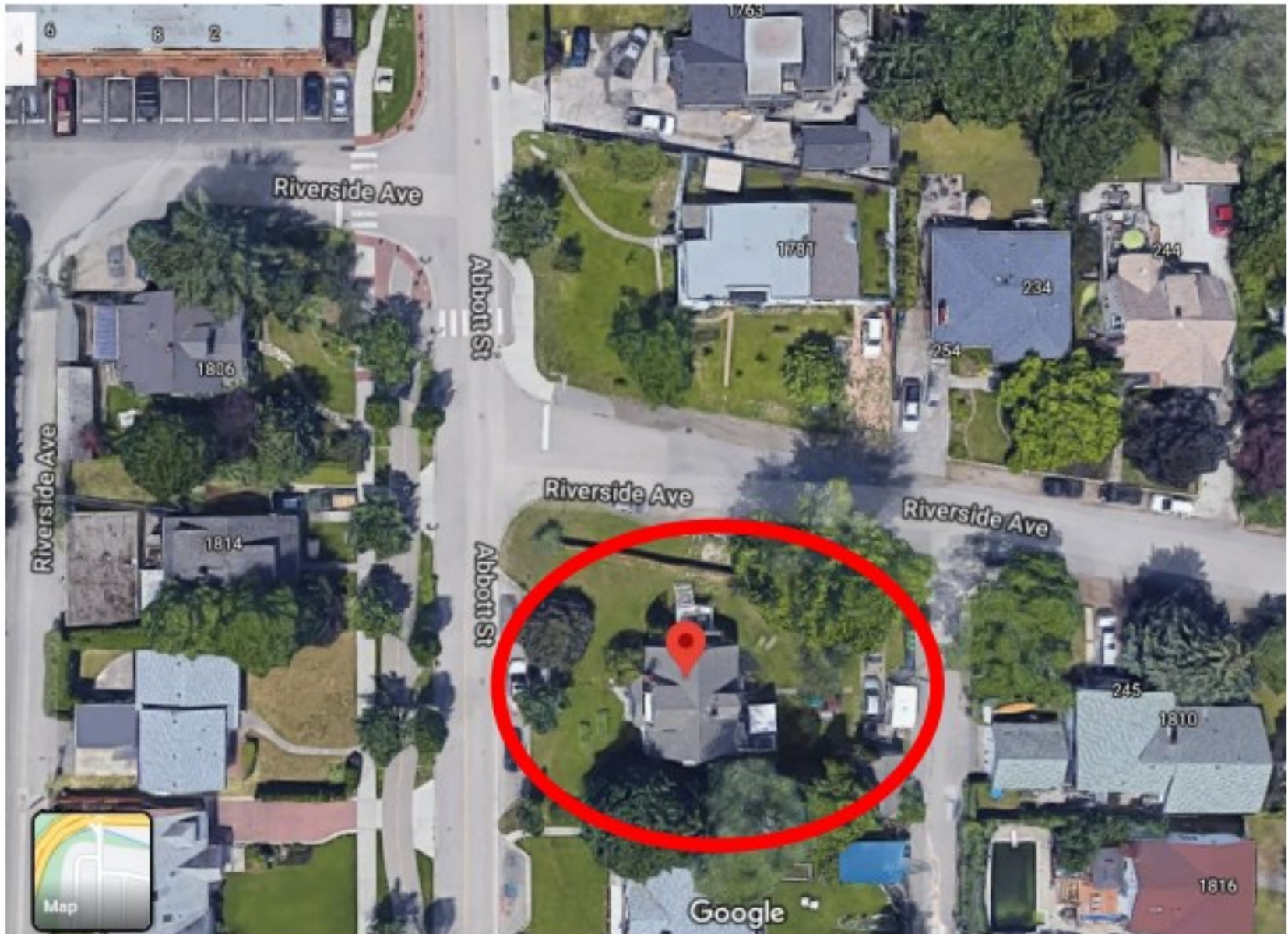
Bike Score

99

Biker's Paradise

Daily errands can be accomplished on a bike.

Subject Property Map



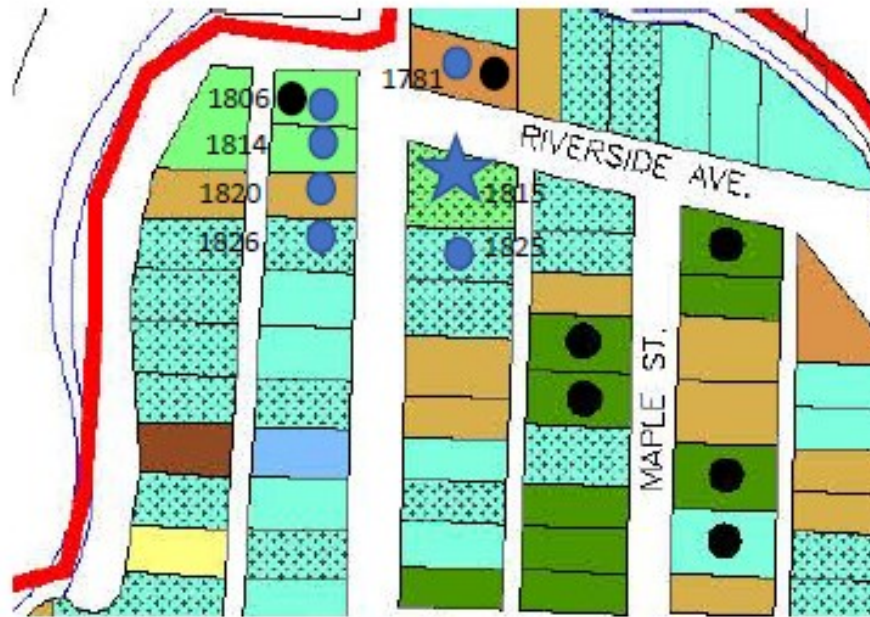
Existing Home

- Heritage Value
 - Aesthetic value for architectural style, roof form, and horizontal siding
 - Corner Lot
 - Late Arts & Crafts Style
 - Stick-Built feel to the building
 - Gable roof form
 - Wide horizontal siding
 - Multi-sash window assemblies
 - Asymmetrical front elevation



City of Kelowna

Existing Context



According to the map above, the study houses falling into the following categories:

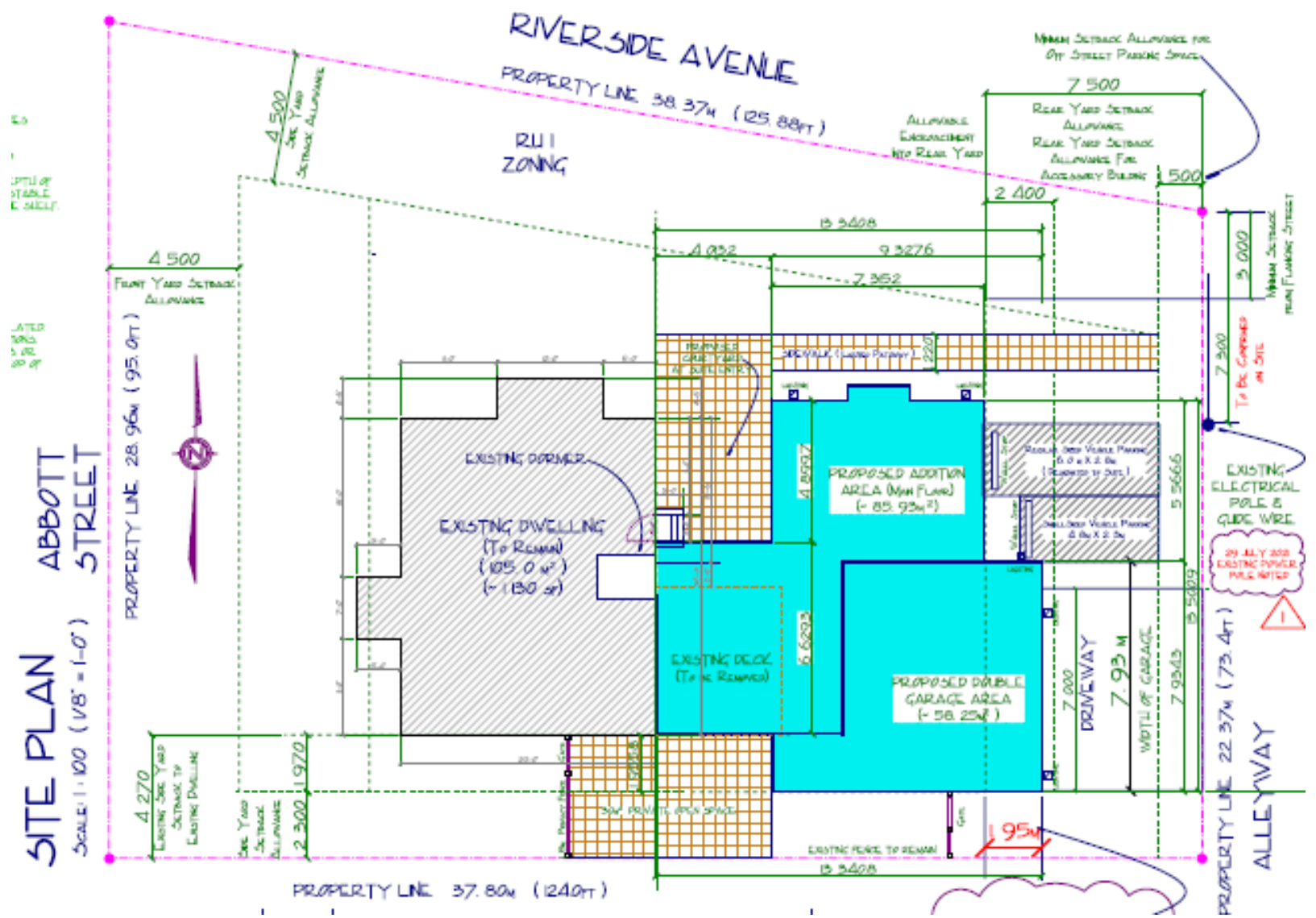
Mediterranean Revival:	1781 Abbott Street
Early Arts & Crafts:	1806 and 1814 Abbott Street
Late Arts & Crafts:	1815 Abbott Street (the subject house)
Late Vernacular Cottage:	1825 and 1826 Abbott Street
Early Suburban:	1820 Abbott Street

SCHEDULE		A & B
This forms part of application		
# HAP21-0001		
Planner Initials	AC	 City of Kelowna DEVELOPMENT PLANNING

Project and Technical Details

- ▶ SFD Addition
 - ▶ Double Garage
 - ▶ 2 new bedrooms, bonus / transition area
 - ▶ Relocate secondary suite to new addition
- ▶ Registered Heritage Consultant;
 - ▶ Meet OCP Heritage Conservation Area Guidelines;
 - ▶ Keeping with the Canadian Standards and Guidelines.

Site Plan



Conceptual Rendering



Elevations

EAST ELEVATION
(FACING ALLEYWAY)

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



SCHEDULE

This form is part of application

HAP21-0001

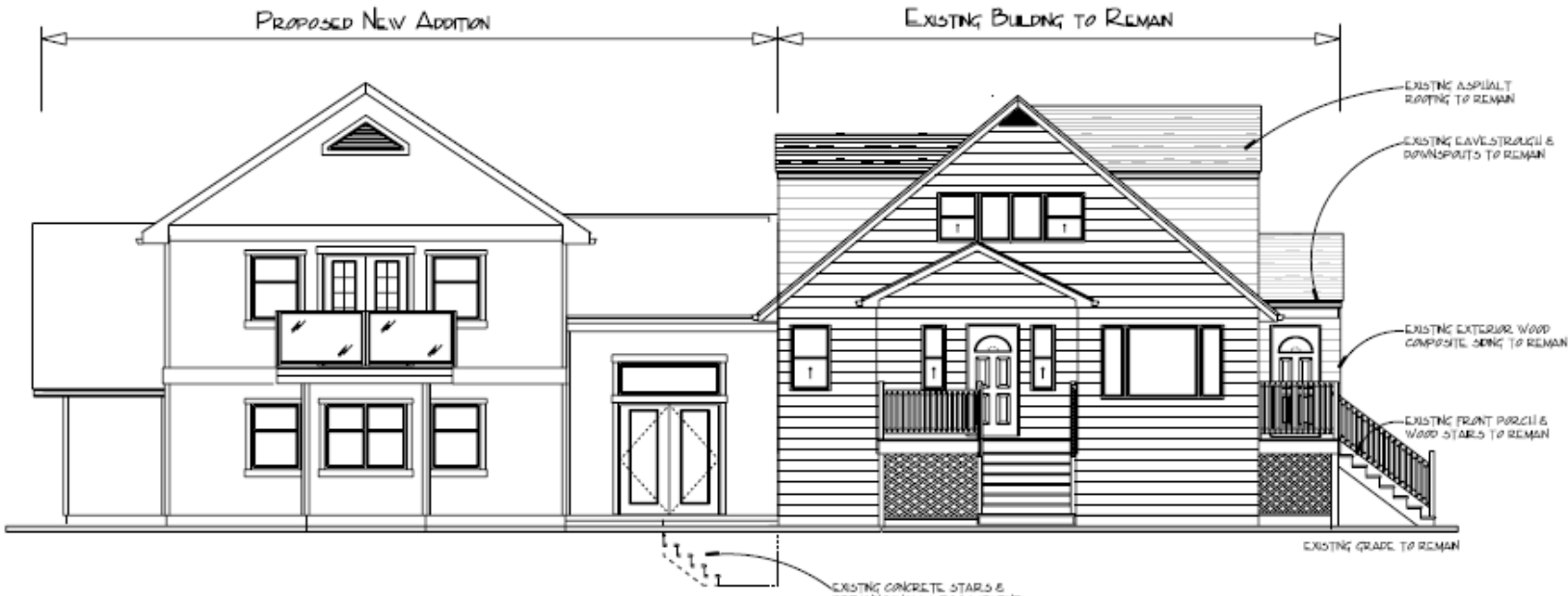
Project Name AC

A&B

City of Kelowna

RIVERSIDE ELEVATION

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



Elevations



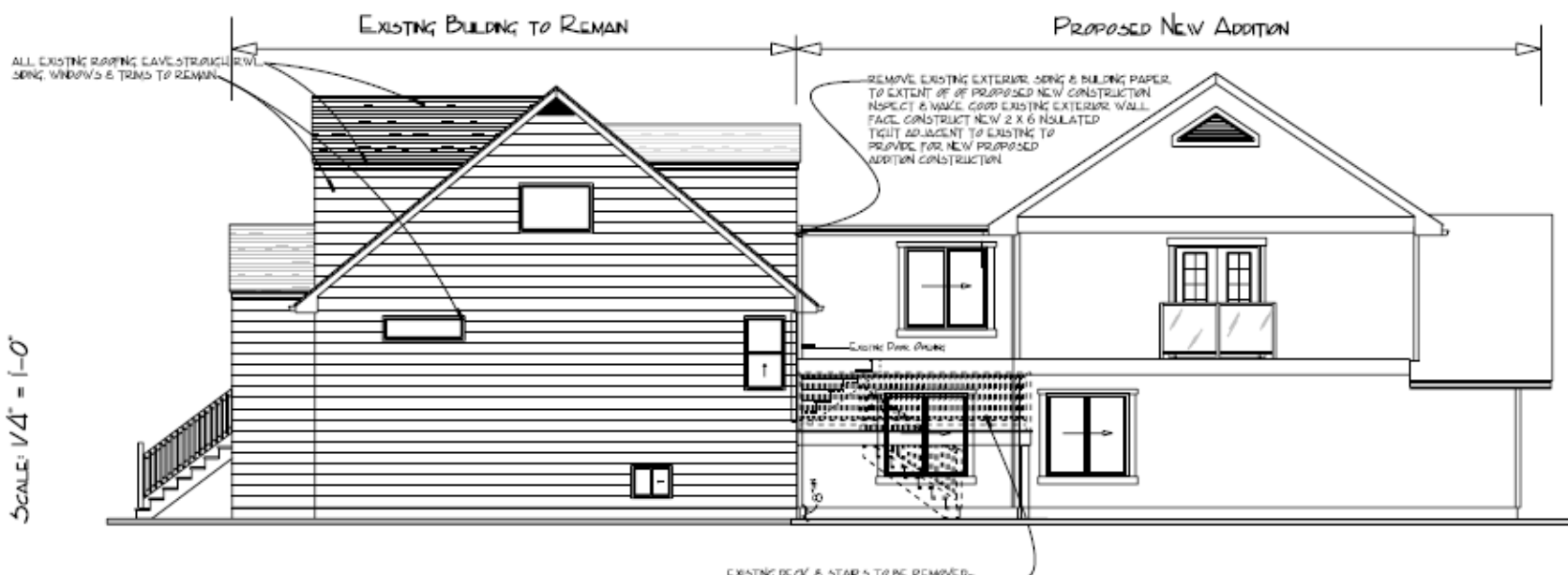
ABBOTT STREET
ELEVATION

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



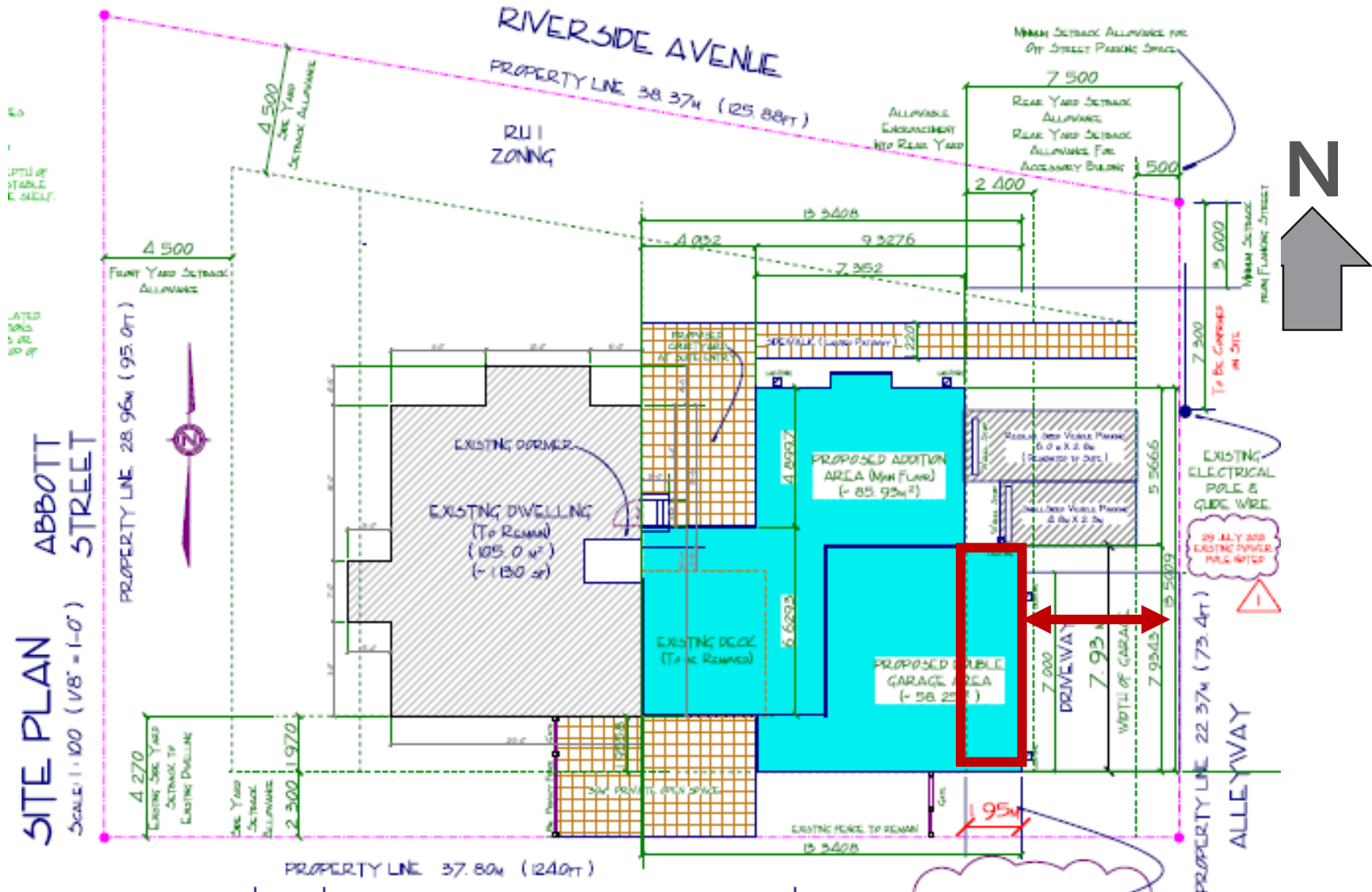
SOUTH ELEVATION

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



Proposed Variances

- ▶ Minimum Rear yard from 7.5 metres to 5.5 metres



7.5 m to 5.5 m

Silver Maple Tree



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;
 - ▶ Add Condition that construction follows arborist report construction guidelines.
- ▶ Variances are not expected to impact the surrounding properties.



Conclusion of Staff Remarks