



HAP20-0002

416 Royal Ave

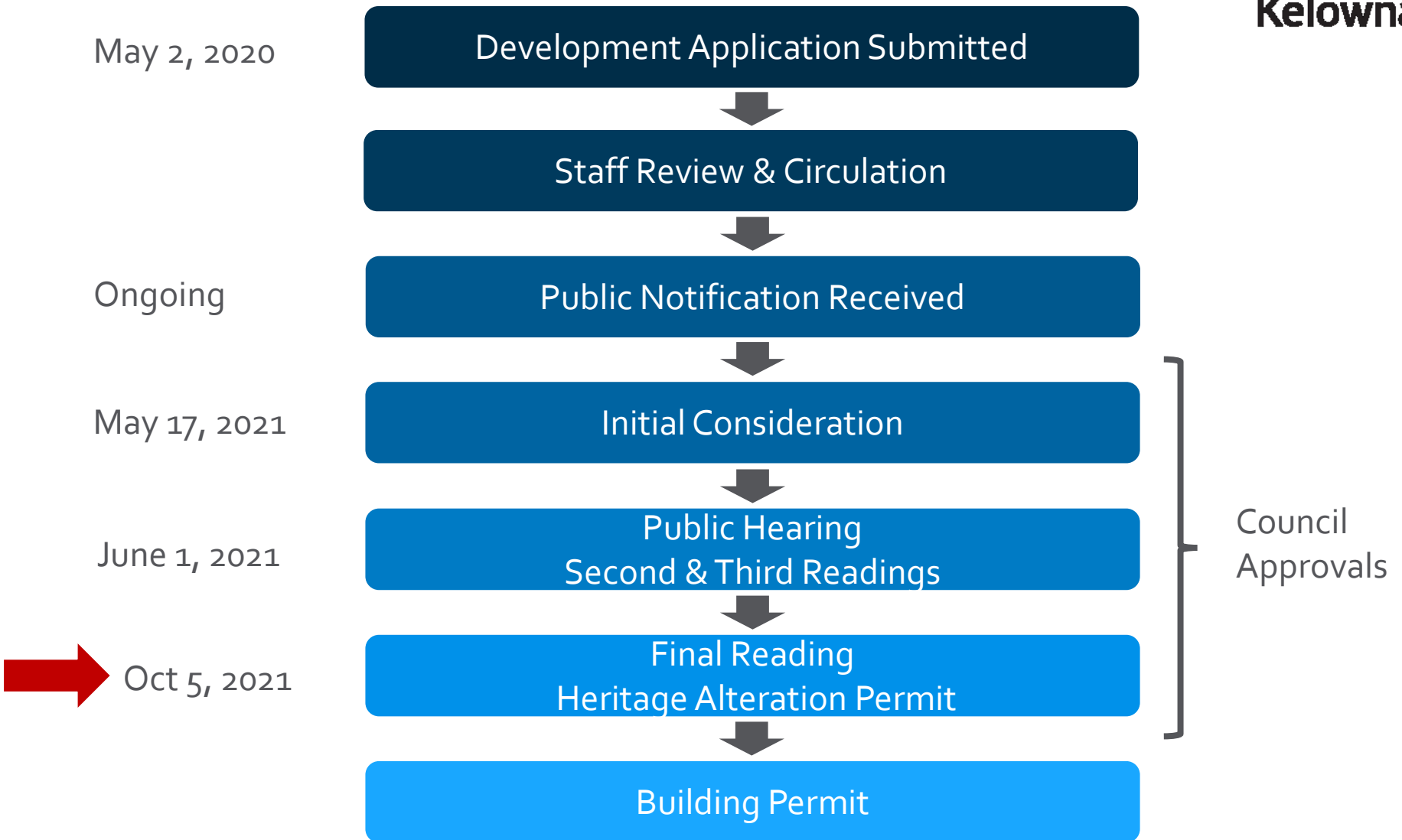
Heritage Alteration Permit



Proposal

- ▶ To issue a Heritage Alteration Permit for a mixed-use building with variances to site coverage and building height.

Development Process



Context Map



Subject Property Map



City of Kelowna

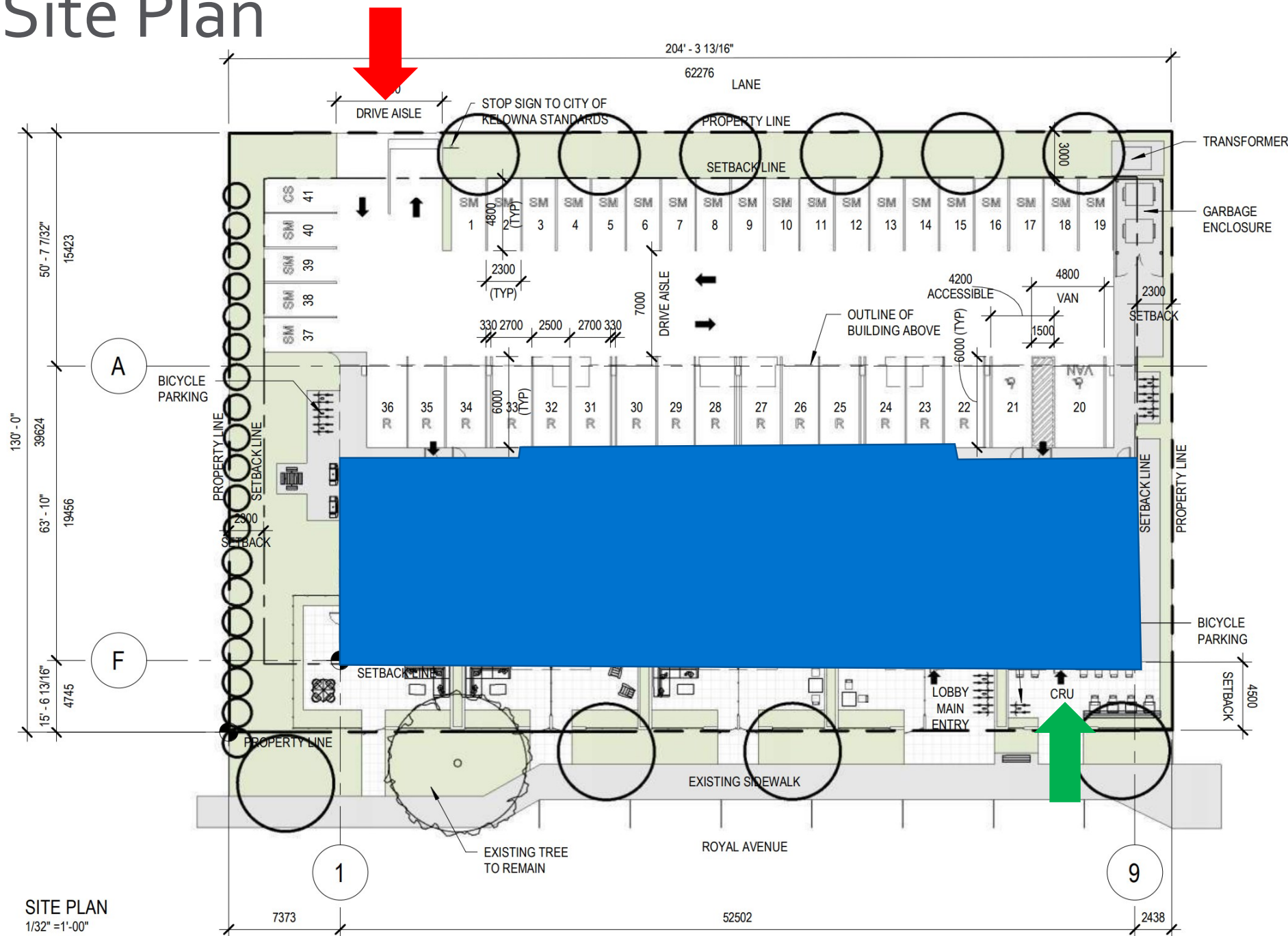
Project/technical details

- ▶ 3 storey building, 38 residential units and 1 CRU
- ▶ Rental only subzone applies- portion of the units are intended to cater to hospital staff, visitors or hospital related institutions only
- ▶ Parking reductions:
 - ▶ 10% for rental only subzone
 - ▶ 5 stalls for providing a Modo Car (located on site)
 - ▶ 5 stalls for providing long-term bicycle parking

Project/technical details

- ▶ Heritage Advisory Committee was not operational during the review of the HAP. Applicant provided a Heritage Report by a Registered Heritage Professional
- ▶ Proposed variances:
 - ▶ Site coverage increase to 73%
 - ▶ Building height

Site Plan



SITE PLAN
1/32" = 1'-00"

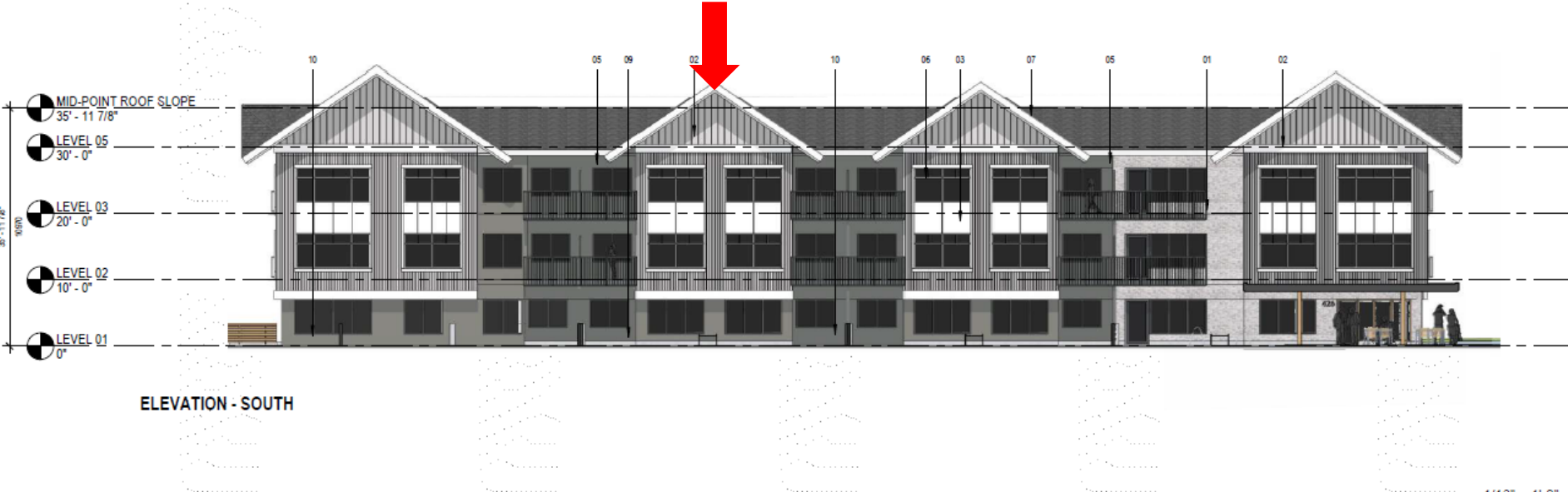
Elevations

ROYAL AVENUE RENTAL | DENCITI

CODE	MATERIAL
01	GRAY BRICK
02	VERTICAL SIDING
03	EXTERIOR PANELS
04	PLYWOOD
05	CHARCOAL GRAY STUCCO
06	CHARCOAL GRAY WINDOW MULLION
07	CHARCOAL GRAY TRIM
08	CHARCOAL GRAY RAILING
09	NATURAL CONCRETE
10	WOOD SLATS



Height variance- 10.97m



Elevations

ROYAL AVENUE RENTAL | DENCITI



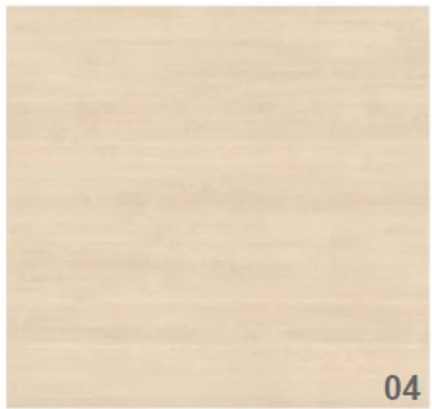
ELEVATION - EAST

CODE	MATERIAL
01	GRAY BRICK
02	VERTICAL SIDING
03	EXTERIOR PANELS
04	PLYWOOD
05	CHARCOAL GRAY STUCCO
06	CHARCOAL GRAY WINDOW MULLION
07	CHARCOAL GRAY TRIM
08	CHARCOAL GRAY RAILING
09	NATURAL CONCRETE
10	WOOD SLATS



ELEVATION - NORTH

Materials



CODE	MATERIAL
01	GRAY BRICK
02	VERTICAL SIDING
03	EXTERIOR PANELS
04	PLYWOOD
05	CHARCOAL GRAY STUCCO
06	CHARCOAL GRAY WINDOW MULLION
07	CHARCOAL GRAY TRIM
08	CHARCOAL GRAY RAILING
09	NATURAL CONCRETE
10	WOOD SLATS

Renderings



City of Kelowna

Renderings



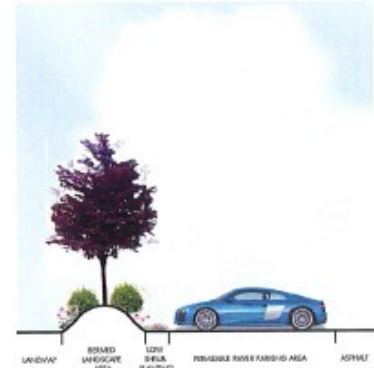
City of Kelowna

Renderings



City of Kelowna

Landscape Plan



SECTION
SCALE 1/25

NOTES

1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED CHA STANDARDS. ALL OFF-SITE LANDSCAPE WORKS TO MEET CITY OF KNOXVILLE BYLAW 1900.
2. ALL SOFT LANDSCAPE AREAS SHALL BE WATERED BY A FULLY AUTOMATIC TAMED UNDERGROUND IRRIGATION SYSTEM.
3. TREE AND SHRUB BEDS TO BE DRESSED IN A MINIMUM 75mm DOUGLAS RED FIB MULCH, AS SHOWN IN PLANS. DO NOT PLACE WEED MAT UNDERNEATH TREE AND SHRUB BEDS.
4. TREE AND SHRUB BEDS TO RECEIVE A MINIMUM 300mm DEPTH TOPSOIL PLACEMENT.
5. TURF AREAS FROM SOD SHALL BE NO. 1 GRADE GROWN FROM CERTIFIED SEED OF IMPROVED CULTIVARS REGISTERED FOR SALE IN NC AND SHALL BE TOLERANT OF DROUGHT CONDITIONS. A MINIMUM OF 150mm DEPTH OF GROWING MEDIUM IS REQUIRED BENEATH TURF AREAS. TURF AREAS SHALL MEET EXISTING GRADES AND HARD SURFACES IS FILL.
6. SITE GRADING AND DRAINAGE WILL ENSURE THAT ALL STRUCTURES HAVE POSITIVE DRAINAGE, AND THAT NO WATER OR DOOR INFILTRANTS WILL BE DISCHARGED FROM THE LOT ONTO ADJACENT PUBLIC, COMMON, OR PRIVATE PROPERTIES.

PLANT LIST

BOTANICAL NAME	COMMON NAME	QTY	SIZE / SPACING & REMARKS
TREES			
ACER SACCHARUM 'SEIKW'	AUTUMN-FEST MAPLE	4	6m CAL.
FAGUS SYLVATICA 'ROSEOMARGINATA'	BROOKER BEECH	6	6m CAL.
JUNIPUS SCOPULORUM 'COLDGREEN'	COLDGREEN JUNPER	12	#15 CORN.
SHRUBS			
ARCTOSTAPHYLOS UNIV. (TYP.)	RED-LEAFED DOGWOOD	147	#10 CORN. / 0.5M O.C. SPACING
CHERRY BLOSSOM JAPANESE BARBERRY	CHERRY BLOSSOM JAPANESE BARBERRY	27	#10 CORN. / 1.5M O.C. SPACING
GREEN GEM SORBOOD	GREEN GEM SORBOOD	102	#10 CORN. / 0.5M O.C. SPACING
MOIST HAIR DOGWOOD	MOIST HAIR DOGWOOD	16	#10 CORN. / 1.5M O.C. SPACING
RED-LEAFED DOGWOOD	RED-LEAFED DOGWOOD	35	#10 CORN. / 1.5M O.C. SPACING
INCREDIBLE HYDRANGEA	INCREDIBLE HYDRANGEA	14	#10 CORN. / 1.5M O.C. SPACING
PERENNIALS AND GRASSES			
ASTRANTIDA SCHNEIDERIANA 'SWEET MOUNTAIN'	ASTRANTIDA SCHNEIDERIANA 'SWEET MOUNTAIN'	40	#10 CORN. / 0.5M O.C. SPACING
CALLUNA VIRENS 'ACUTIFLORA' 'KARL FOERSTER'	CALLUNA VIRENS 'ACUTIFLORA' 'KARL FOERSTER'	44	#10 CORN. / 0.5M O.C. SPACING
CUSCUTON SPURGE	CUSCUTON SPURGE	60	#10 CORN. / 0.5M O.C. SPACING
DESMODIUM ILLINOENSE 'COLDWAVE'	DESMODIUM ILLINOENSE 'COLDWAVE'	44	#10 CORN. / 0.5M O.C. SPACING
IRIS BEFORE THE STORM	IRIS BEFORE THE STORM	60	#10 CORN. / 0.5M O.C. SPACING
MEXICANTHUS SPENS 'ORACULUS'	MEXICANTHUS SPENS 'ORACULUS'	25	#10 CORN. / 1.0M O.C. SPACING
MOONRA CATERPILLAR 'VAREGATA'	MOONRA CATERPILLAR 'VAREGATA'	25	#10 CORN. / 1.0M O.C. SPACING
POPHYLLA ANTHROPOLIA	POPHYLLA ANTHROPOLIA	25	#10 CORN. / 1.0M O.C. SPACING
SODUM SPECIOSUM 'AUTUMN FIRE'	SODUM SPECIOSUM 'AUTUMN FIRE'	11	#10 CORN. / 1.5M O.C. SPACING



OUTDOOR SEATING WITH UMBRELLA CANOPY



BENCH

Development Policy

- ▶ Official Community Plan- encourage new development, additions and renovations to existing development which are compatible with the form and character of the existing context
- ▶ Support the creation the affordable and safe rental, non-market and/or special needs housing
- ▶ Context sensitive- transition from the hospital to single-family residential

Staff Recommendation

- ▶ Staff recommend **support** of the Heritage Alteration Permit



Conclusion of Staff Remarks