

# Heritage Alteration Permit HAP22-0002

**ATTACHMENT A**  
This forms part of application  
# HAP22-0002

Planner Initials **MT**

City of Kelowna  
COMMUNITY PLANNING



This permit relates to land in the City of Kelowna municipally known as

**2210 Abbott Street**

and legally known as

**Lot 27, District Lot 14, ODYD, Plan 535**

and permits the land to be used for the following development:

**Semi-detached housing and accessory building**

The present owner and any subsequent owner of the above described land must comply with any attached terms and conditions.

Date of Council Decision June 21, 2022

Decision By: COUNCIL

Existing Zone: RU6 – Two Dwelling Housing

Future Land Use Designation: C-NHD – Core Area Neighbourhood

## **This is NOT a Building Permit.**

In addition to your Heritage Alteration 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: Richard Mohr, Judith Lynn Mohr & Craig Richard Mohr

Applicant: Urban Options Planning Corp. – Birte Decloux

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Terry Barton  
Development Planning Department Manager  
Planning & Development Services

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Date

## 1. SCOPE OF APPROVAL

This Heritage Alteration 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 Heritage Alteration 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 Schedule "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 accordance with Schedule "C";
- d) The applicant be required to post with the City a Landscape Performance Security deposit in the form of a "Letter of Credit" in the amount of 125% of the estimated value of the landscaping, as determined by a Registered Landscape Architect;
- e) That variances to the following sections of Zoning Bylaw No. 8000 be granted:

**Section 6.5.3(c): Accessory Buildings in Residential Zones**

To vary the maximum height from 4.8 m permitted to 6.69 m proposed.

**Section 6.5.3(d): Accessory Buildings in Residential Zones**

To vary the minimum front yard from 9.0 m permitted to 1.5 m proposed.

**Section 13.6.6(g): RU6 – Two Dwelling Housing, Development Regulations**

To vary the minimum flanking side yard from 4.5 m permitted to 2.0 m proposed.



**This Heritage Alteration Permit is valid for two (2) years from the date of 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 **OR** Certified Cheque in the amount of **\$90,078.75**

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.

## 3. 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.

<b>ATTACHMENT</b> <b>A</b>	
This forms part of application # <u>HAP22-0002</u>	
Planner Initials	<input type="text" value="MT"/>
 City of <b>Kelowna</b> COMMUNITY PLANNING	

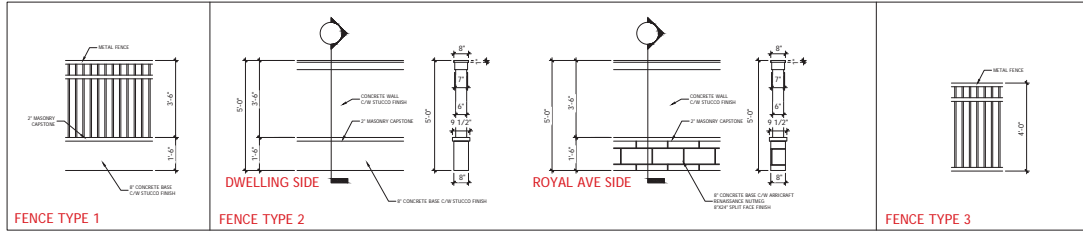
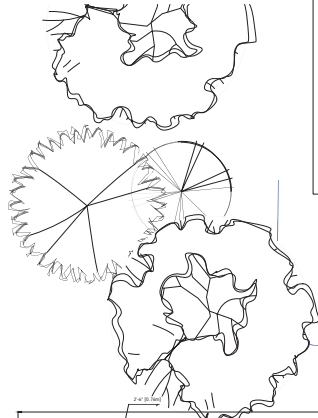
DRAFT

PROJECT DATA: CIVIC ADDRESS 2210 ABBOTT STREET  
 KELOWNA, BC V1Y 1E1  
 LEGAL ADDRESS LOT 27 PLAN KAP535  
 CURRENT ZONING R50  
 PID 004-787-668

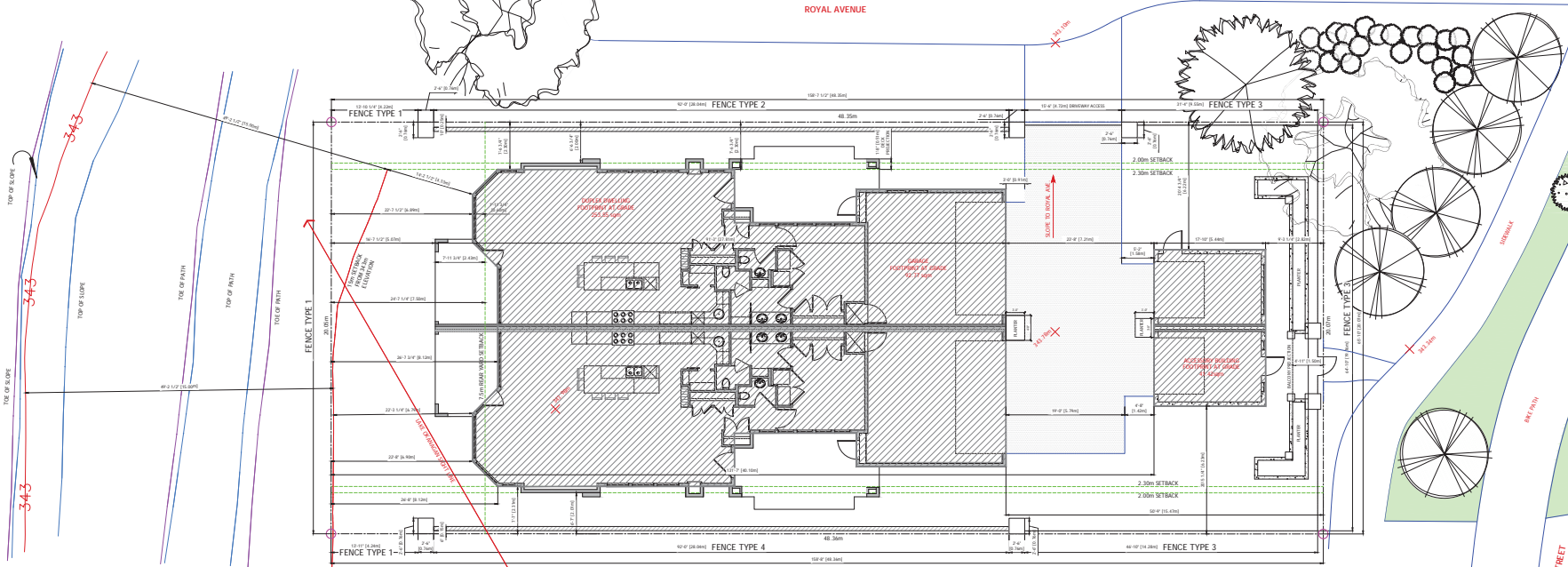
DUPLIX DEVELOPMENT (RU4)	
SITE AREA	969.89m <sup>2</sup>
DWELLING FOOTPRINT AT GRADE	316.37m <sup>2</sup>
SITE COVERAGE (DWELLING)	35.71%
ACCESSORY FOOTPRINT AT GRADE	41.42m <sup>2</sup>
SITE COVERAGE (ACCESSORY BUILDING)	4.27%
TOTAL SITE COVERAGE	39.98%
DRIVEWAY AREA	95.55m <sup>2</sup>
DRIVEWAY COVERAGE	9.85%
TOTAL SITE COVERAGE W/ DRIVEWAY	49.83%
DWELLING HEIGHT (GRADE TO MID-POINT)	8.71m/2 1/2 STOREYS
	9.5m 1/0 PARAPET

NORTH YARD SETBACK (DWELLING)	2.30m
SOUTH YARD SETBACK (DWELLING)	2.31m
EAST YARD SETBACK (DWELLING)	15.47m
WEST YARD SETBACK (DWELLING)	8.12m

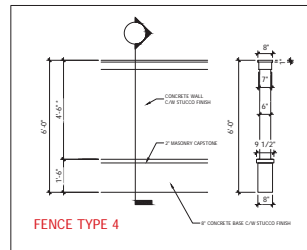
DUPLIX DEVELOPMENT NOTES:  
 PRIVATE SPACE PROVIDED PER UNIT - 69.8m<sup>2</sup> (MIN. 30m<sup>2</sup>)  
 DUPLIX BUILDING TO BE SPRINKLERED TO NFPA 13D  
 6 ON SITE PARKING STALLS



1 FENCE DETAILS  
 Scale: 3/8"=1'-0"



1 FENCE DETAILS  
 Scale: 3/8"=1'-0"



1 SITE PLAN  
 Scale: 1:100



REVISION	DATE	DESCRIPTION
1	APRIL 25/22	NORTH PRIVACY WALL ADJUSTED FOR LANDSCAPING

PROJECT  
 DUPLEX DEVELOPMENT  
 2210 ABBOTT STREET  
 KELOWNA, BC V1Y 1E1  
 LOT 27 PLAN KAP535

DRAWING TITLE  
 SITE PLAN DUPLEX

DATE  
 JANUARY 20, 2022

DRAWING NUMBER  
 1 of 14

**SCHEDULE A**  
 This forms part of application # HAP22-0002  
 City of Kelowna COMMUNITY PLANNING  
 Planner Initials MT



PROJECT NORTH

REVISION	DATE	DESCRIPTION
1	APRIL 25/22	NORTH PRIVACY WALL ADJUSTED FOR LANDSCAPING

PROJECT  
 DUPLEX DEVELOPMENT  
 2210 ABBOTT STREET  
 KELOWNA, BC V1Y 1E1  
 LOT 27 PLAN KAP535

DRAWING TITLE  
 MAIN FLOOR PLAN

DATE  
 JANUARY 20, 2022

DRAWING NUMBER  
 5  
 of  
 14

1 MAIN FLOOR PLAN  
 Scale: 1/4"=1'-0" FFA/UNIT = 1389 SQ. FT.

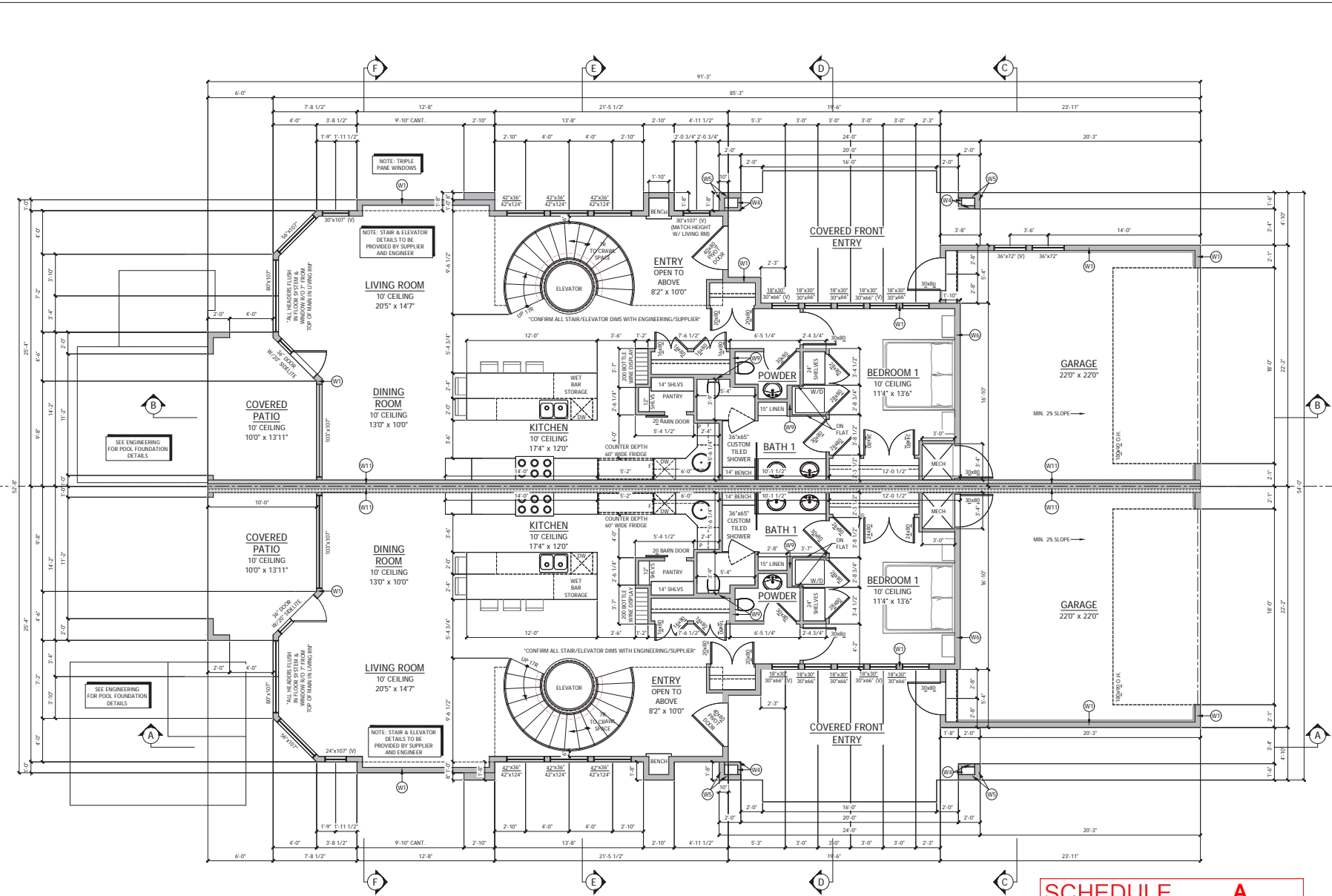
INTERIOR WALLS W7 UNLESS NOTED OTHERWISE

**SCHEDULE A**

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 # HAP22-0002

City of Kelowna  
 COMMUNITY PLANNING

Planner Initials **MT**





PROJECT NORTH

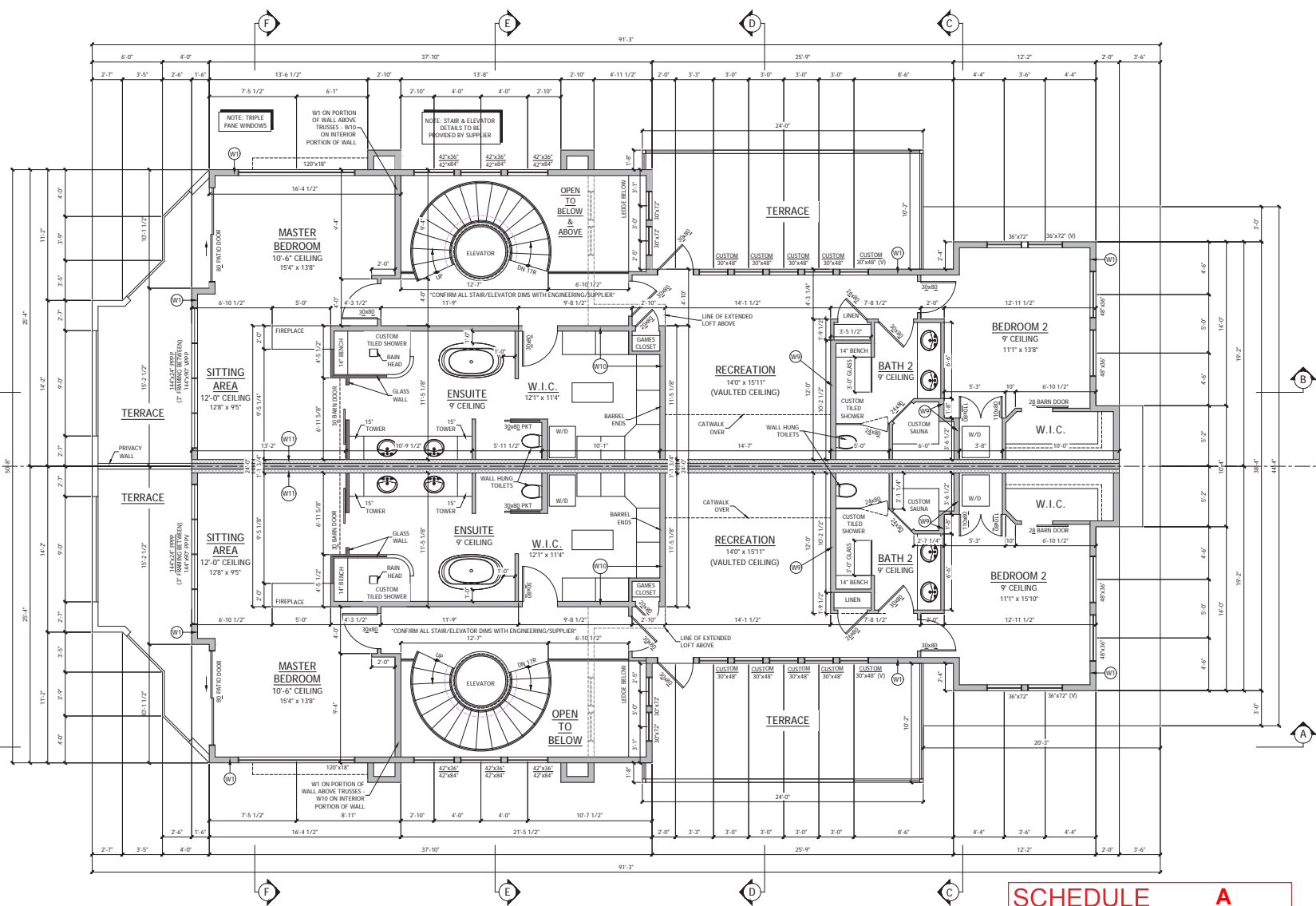
REVISION	DATE	DESCRIPTION
	APRIL 25/22	NORTH PRIVACY WALL ADJUSTED FOR LANDSCAPING

PROJECT  
 DUPLEX DEVELOPMENT  
 2210 ABBOTT STREET  
 KELOWNA, BC V1Y 1E1  
 LOT 27 PLAN KAP535

DRAWING TITLE  
 SECOND FLOOR PLAN

DATE  
 JANUARY 20, 2022

DRAWING NUMBER  
 6  
 of  
 14



**1 SECOND FLOOR PLAN**  
 Scale: 1/4"=1'-0" FFA/UNIT = 1592 SQ. FT.

INTERIOR WALLS W7 UNLESS NOTED OTHERWISE

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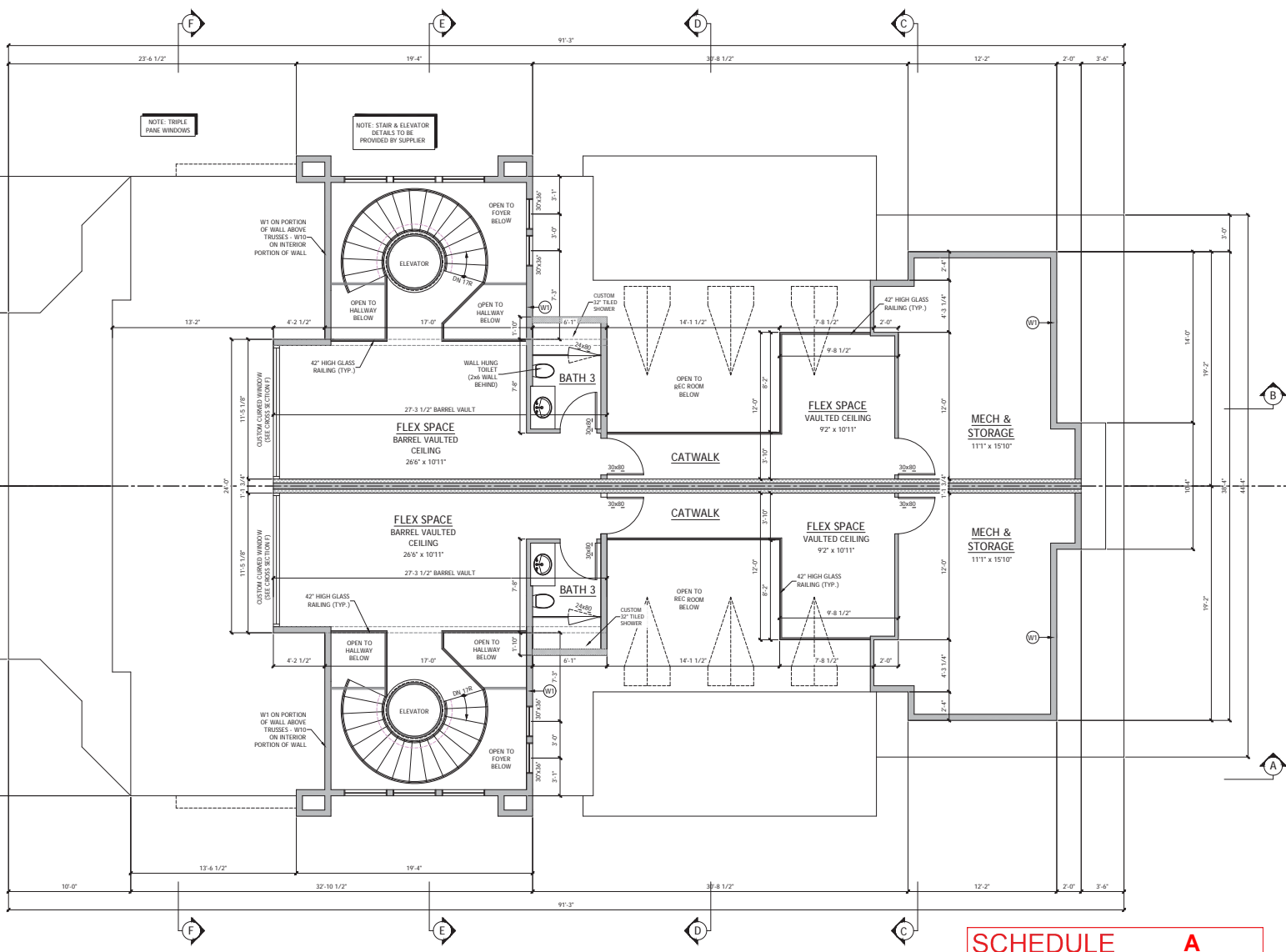
REVISION	DATE	DESCRIPTION
1	APRIL 25/22	NORTH PRIVACY WALL ADJUSTED FOR LANDSCAPING

PROJECT  
 DUPLEX DEVELOPMENT  
 2210 ABBOTT STREET  
 KELOWNA, BC V1Y 1E1  
 LOT 27 PLAN KAP535

DRAWING TITLE  
 LOFT FLOOR PLAN  
 (HALF STOREY)

DATE  
 JANUARY 20, 2022

DRAWING NUMBER  
 7  
 of  
 14



**1 LOFT FLOOR PLAN (HALF STOREY)**  
 Scale: 1/4"=1'-0" FFA/UNIT = 551 SQ. FT. (EXCLUDES STAIRS & MECHANICAL/STORAGE)  
 MECH & STORAGE AREA/UNIT = 258 SQ. FT.

INTERIOR WALLS W7 UNLESS NOTED OTHERWISE

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PROJECT NORTH

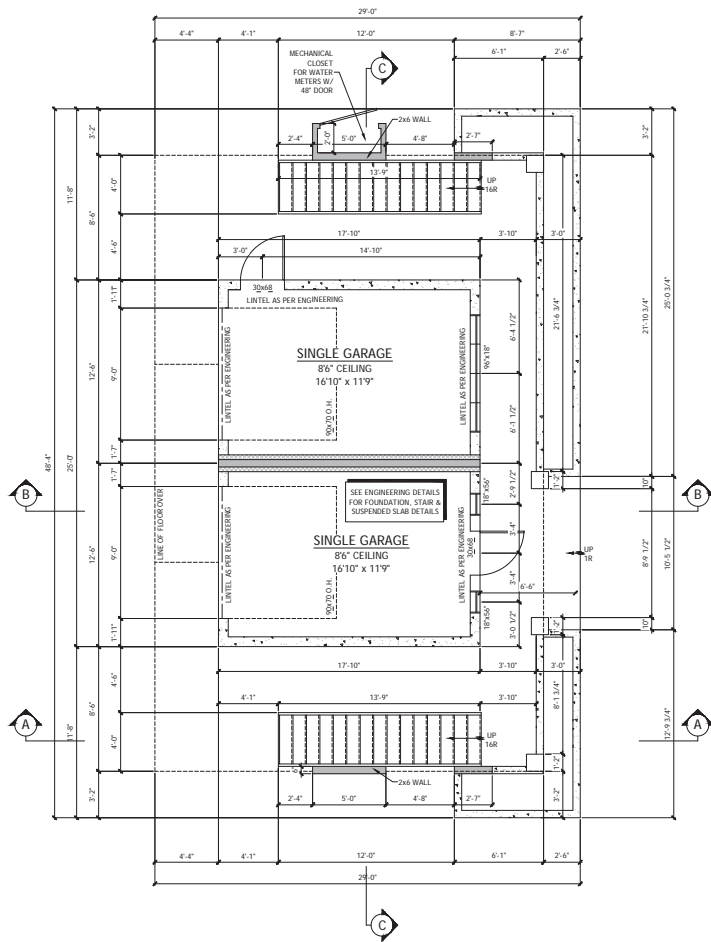
REVISION	DATE	DESCRIPTION
	APRIL 4/23	BATHROOM SIZE ADJUSTED, WET BARS REMOVED, ADJACENT RAMP LOCATION NOTED, MECHANICAL CLOSET ADDED FOR WATER METERS
	04/25/23	NORTH PRIVACY WALL ADJUSTED FOR LANDSCAPING, BATHROOM REMOVED FROM N. SIDE ACCESSORY BLDG.

PROJECT	ACCESSORY BUILDING 2210 ABBOTT STREET KELOWNA, BC V1Y 1E1 LOT 27 PLAN KAP535
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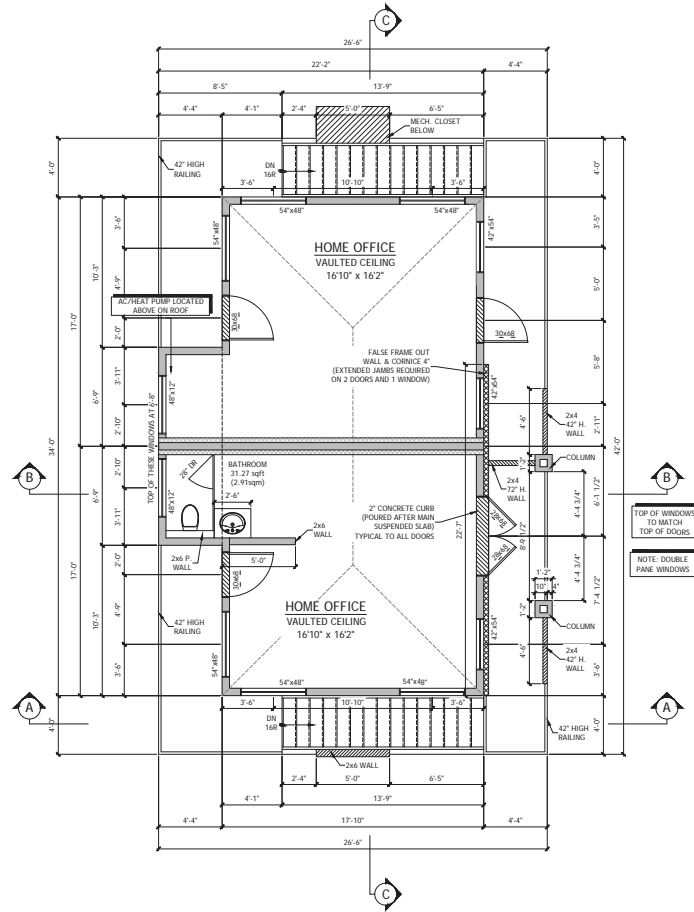
DRAWING TITLE	FLOOR PLANS
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DATE	JANUARY 20, 2022
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DRAWING NUMBER	3 of 6
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1 MAIN FLOOR PLAN  
Scale: 1/4"=1'-0"



1 SECOND FLOOR PLAN  
Scale: 1/4"=1'-0" FFA/UNIT = 327 SQ. FT.

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ENERGY STEP CODE 3



1 EAST ELEVATION  
Scale: 1/4"=1'-0"



2 WEST ELEVATION  
Scale: 1/4"=1'-0"

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PROJECT NORTH

REVISION	DATE	DESCRIPTION
	APRIL 25/22	NORTH PRIVACY WALL ADJUSTED FOR LANDSCAPING

PROJECT  
 DUPLEX DEVELOPMENT  
 2210 ABBOTT STREET  
 KELOWNA, BC V1Y 1E1  
 LOT 27 PLAN KAP535

DRAWING TITLE  
 ELEVATIONS

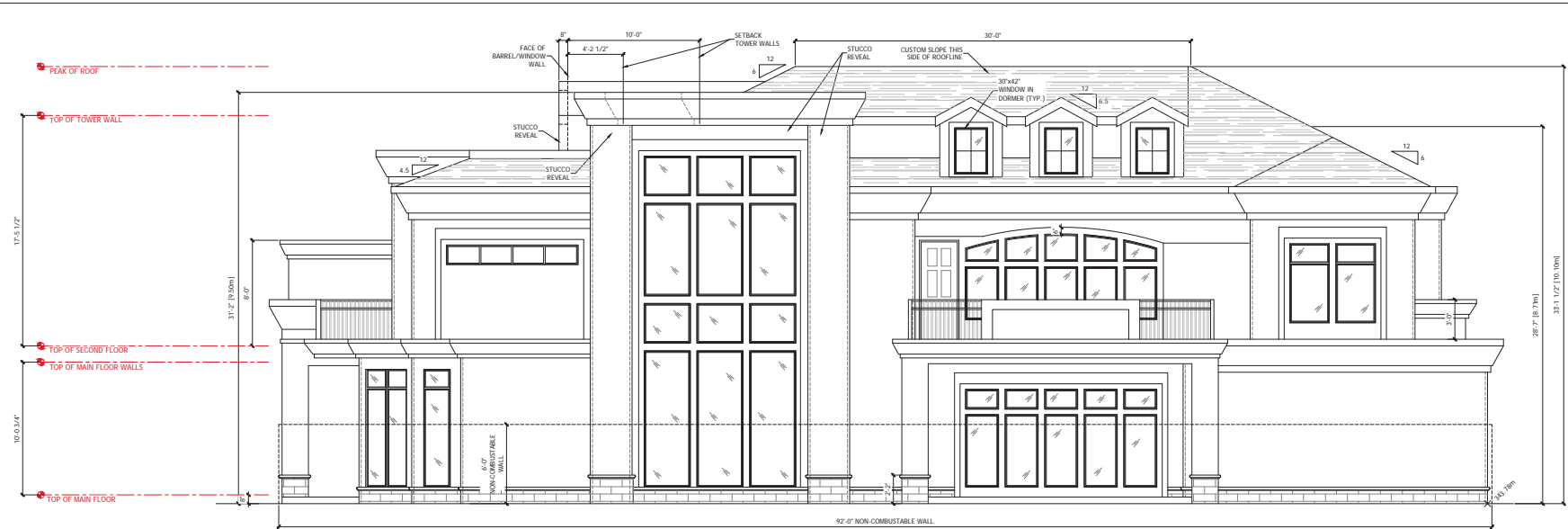
DATE  
 JANUARY 20, 2022

DRAWING NUMBER  
 2  
 of  
 14



PROJECT NORTH

REVISION	DATE	DESCRIPTION
1	APRIL 25/22	NORTH PRIVACY WALL ADJUSTED FOR LANDSCAPING



1 SOUTH ELEVATION  
Scale: 1/4"=1'-0"

**SOUTH LIMITING DISTANCE OPENINGS**  
 LIMITING DISTANCE: 2.3m  
 9-10-14.4 (7) SPRINKLERED: 16% PERMITTED  
 AREA OF WALL: 2256.43sqft (209.63m<sup>2</sup>)  
 AREA OF GLAZING: 430.33sqft (39.98m<sup>2</sup>)  
 PROTECTED OPENINGS REQUIRED: 0'  
 PROTECTION REQUIRED BY NON-COMBUSTIBLE WALL AT PROPERTY LINE  
 AREA OF REDUCED GLAZING: 360.94sqft (33.52m<sup>2</sup>)  
 TOTAL GLAZING PERCENTAGE: 15.99%



1 NORTH ELEVATION  
Scale: 1/4"=1'-0"

**NORTH LIMITING DISTANCE OPENINGS**  
 LIMITING DISTANCE: 9.5m (BUCKLE OF ROYAL AVE)  
 9-10-14.4 (7) SPRINKLERED: 54% PERMITTED  
 AREA OF WALL: 2256.43sqft (209.63m<sup>2</sup>)  
 AREA OF GLAZING: 498.18sqft (46.28m<sup>2</sup>)  
 TOTAL GLAZING PERCENTAGE: 22.07%

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PROJECT  
 DUPLEX DEVELOPMENT  
 2210 ABBOTT STREET  
 KELOWNA, BC V1Y 1E1  
 LOT 27 PLAN KAP535

DRAWING TITLE  
 ELEVATIONS

DATE  
 JANUARY 20, 2022

DRAWING NUMBER  
 3  
 of  
 14



PROJECT NORTH

REVISION	DATE	DESCRIPTION
APRIL 4/23		BATHROOM SIZE ADJUSTED, WET BARS REMOVED. AC/HEAT PUMP LOCATION NOTED. MECHANICAL CLOSET ADDED FOR WATER METERS.
04/25/23		NORTH PRIVACY WALL ADJUSTED FOR LANDSCAPING. BATHROOM REMOVED FROM N. SIDE ACCESSORY BLDG.

PROJECT  
 ACCESSORY BUILDING  
 2210 ABBOTT STREET  
 KELOWNA, BC V1Y 1E1  
 LOT 27 PLAN KAP535

DRAWING TITLE  
 ELEVATIONS

DATE  
 JANUARY 20, 2022

DRAWING NUMBER  
 2  
 of  
 6

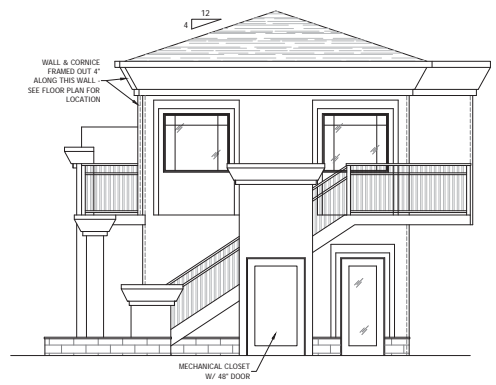


1 SOUTH ELEVATION  
 Scale: 1/4"=1'-0"

SOUTH LIMITING DISTANCE OPENINGS  
 LIMITING DISTANCE: 6.23m  
 88% PERMITTED  
 AREA OF WALL: 380.4372sqft (35.34m<sup>2</sup>)  
 AREA OF GLAZING: 36.000qft (3.35m<sup>2</sup>)  
 TOTAL GLAZING PERCENTAGE: 9.47%



2 WEST ELEVATION  
 Scale: 1/4"=1'-0"



3 NORTH ELEVATION  
 Scale: 1/4"=1'-0"

NORTH LIMITING DISTANCE OPENINGS  
 LIMITING DISTANCE: 6.23m  
 88% PERMITTED  
 AREA OF WALL: 380.4372sqft (35.34m<sup>2</sup>)  
 AREA OF GLAZING: 46.195sqft (4.29m<sup>2</sup>)  
 TOTAL GLAZING PERCENTAGE: 9.2%



4 EAST ELEVATION  
 Scale: 1/4"=1'-0"

**SCHEDULE B**

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## 2210 Abbott St. Colour Board

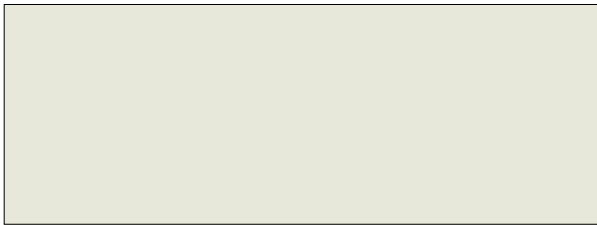
### Fiberglass Shingles

Asphalt



### Exterior Stucco

China White



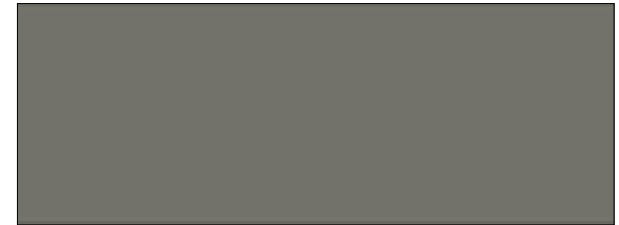
### Driveway Paver Stones

Charcoal



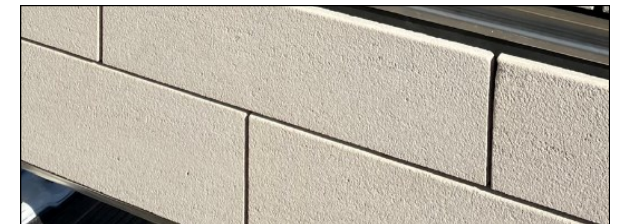
### Window Frames / Fencing

Slate



### Exterior Tile

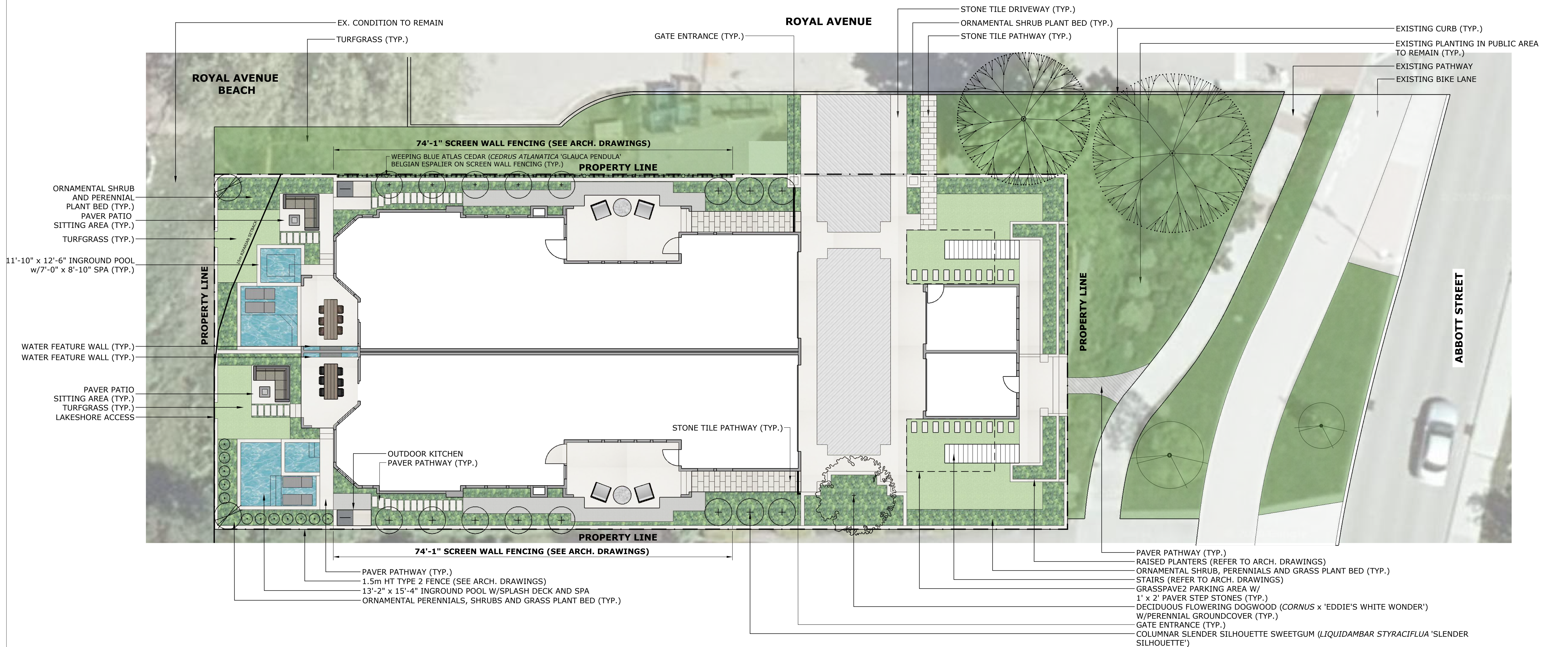
Sandstone



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City of Kelowna  
COMMUNITY PLANNING



**GENERAL NOTES**  
 Cohesion Land Design is not responsible for and changes or variances from these drawings to site conditions or the structural drawings provided by the client.  
 Any and all design that requires Engineering is the sole responsibility and at the cost of the Client or Owner.  
 Driveways, walkways, steps, retaining walls and all other site works to be verified once finished grade is established in relation to the top of the foundation wall.  
 All plans and dimensions must be reviewed by contractor before construction and must verify if any discrepancies between the drawing and existing conditions prior to work being done.  
 Contractor must comply with all current building and landscape codes, by-laws and regulations.  
 These plans hold copyright's to Cohesion Land Design.

**LANDSCAPE NOTES**  
 Final plant selection may vary depending upon availability at time of construction. Any substitutions shall be confirmed first by Client and/or Landscape Designer.  
 All plant material has been designed at optimal mature growth size if site conditions exists.  
 All plant beds to be amended with minimum 450mm(12") depth of growing medium containing minimum 10-15% organic matter unless otherwise noted on plans.  
 All plant beds to be topdressed with medium sized mulch/compost blend to a maximum depth of 75-100mm (3-4") with a minimum 5% organic matter content unless otherwise noted.  
 For all areas using rock mulch surface, quality landscape cloth to be installed as a weed barrier. No weed barrier is to be underneath plantings of any kind unless otherwise specified.  
 A high efficiency irrigation system shall be installed for all landscaped areas. Irrigation dripline for all plant material and trees to meet minimum standards of IIABC.  
 All landscaping material to comply with CLNA standards as well as City of Kelowna Landscape Standards.  
 Call before you dig. Contractor is responsible for locating existing site utilities on site prior to start of construction by calling BC one-call at 1-800-474-6886.  
 Minimum slope of 1-2% away from all built structures for drainage.

BOTANICAL NAME	COMMON NAME	SIZE	ROOT	QTY
<b>PERENNIAL</b>				
<i>Actaea simplex</i> 'Hillside Black Beauty'	Hillside Black Beauty Bugbane	#2	pot	10
<i>Lavandula angustifolia</i> 'Hidcote'	Hidcote Lavender	#2	pot	11
<b>ORNAMENTAL GRASSES</b>				
<i>Carex oshimensis</i> 'Everillo'	Everillo Sedge Grass	#2	pot	10
<i>Hakonechola macra</i> 'All Gold'	All Gold Japanese Forest grass	#2	pot	32
<i>Pennisetum alopecuroides</i> 'Little Bunny'	Little Bunny Fountain Grass	#2	pot	14
<b>SHRUBS</b>				
<i>Berberis thunbergii</i> 'Concorde'	Concorde Barberry	#5	pot	6
<i>Buxus</i> 'Green Velvet'	Green Velvet Boxwood	#5	pot	6
<i>Buxus</i> 'Graham Blandy'	Graham Blandy Boxwood	#5	pot	6
<i>Buxus</i> 'Green Gem'	Green Gem Boxwood	#2	pot	25
<i>Ceanothus velutinus</i>	Snowbrush Ceanothus	#5	pot	3
<i>Euonymus fortunei</i> 'Silver Queen'	Silver Queen Wintercreeper	#2	pot	16
<i>Hydrangea paniculata</i> 'ILVOBO'	Bobo Hydrangea	#5	pot	16
<i>Hydrangea paniculata</i> 'Limelight' Tree Form	Limelight Hydrangea Standard	#15	pot	2
<i>Rosa</i> 'Meidriflora' Standard	Corol Drift Rose Standard	#10	pot	5
<i>Syringa vulgaris</i> 'Bloomerang Dark Purple'	Bloomerang Dark Purple Lilac	#5	pot	5
<i>Syringa vulgaris</i> 'Bloomerang Dark Purple' Standard	Bloomerang Dark Purple Lilac Standard	#15	pot	2
<i>Spiraea beautifulia</i>	Birch-leaved Spiraea	#5	pot	3
<i>Taxus cuspidata</i> 'Morden'	Morden Yew	#5	pot	3
<b>TREES</b>				
<i>Cornus x 'Eddie's White Wonder'</i>	Eddie's White Wonder Dogwood	5cm cal	b/b	1
<i>Liquidambar styraciflua</i> 'Slender Silhouette'	Slender Silhouette Sweet Gum	5cm cal	b/b	16
<i>Cedrus atlantica</i> 'Glauca Pendula'	Weeping Blue Atlas Cedar	5cm cal	pot	4

**SCHEDULE C**

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**BELGAIN ESPALIER WEEPING BLUE ATLAS CEDAR ON NORTH PL SCREEN WALL FENCING TO BE PLANTING INSIDE NPL (TYP.)**

0 5 10 20 30ft



**CONCEPTUAL LANDSCAPE PLAN REV-7**  
 SHEET SIZE: 24 x 36"  
 SCALE: 1:100  
 A-01

**BRENDA ALEXANDER**  
 co-he-sion Land Design Ltd.

**VINEYARD DEVELOPMENTS**  
 DUPLEX DEVELOPMENT LOT 27 KAP535

OKANAGAN VALLEY 2210 Abbott Street,  
 Kelowna, B.C.  
 250-317-4485  
 admin@cohesionlanddesign.com  
 April 22, 2022



January 28, 2022

City of Kelowna  
**Urban Planning Department**  
1435 Water Street  
Kelowna, BC

Heritage Alteration Permit Application for a Semi-Detached Dwelling and Accessory Building at 2210 Abbott Street

Dear Planner,

The purpose of this application is to secure a Heritage Alteration Permit to allow for the construction of a new semi-detached dwelling in addition to an associated accessory building in the front yard of the subject property. The existing RU6 – Two Dwelling Housing zone will remain. In 2018, HAP application HAP18-0005 was approved on the subject property. This application has been made with the same form & character and variances as HAP18-0005.

HAP18-0005 had been considered by City Council at a Public Hearing on October 22, 2019. Council had authorized the issuance of the Heritage Alteration Permit which included variances to the front yard setback to the accessory building, the height of the accessory building, and the flanking side yard setback for the principal building. For reasons not associated with this development project, the owners were not able to proceed with construction prior to the authorized Heritage Alteration Permit lapsing.

The exterior of the buildings will remain the same as approved under HAP18-0005. However, there are some minor changes to the interior design of the principal building. This most notable difference is that the previous application included a “caregiver’s suite” within the attic space of the proposed building. This has now been reduced to a “flex-space” along with storage and mechanical rooms. Otherwise, this proposal is the same as previously submitted.

At the time of staff and Council’s consideration of the HAP application, a Heritage Consultant report had been provided in support of the application. Given that the exterior elements of this new application replicate the previous application, we are relying on this same report. Approval of this Heritage Alteration Permit application will allow for the landowners to proceed with construction of their previously supported building proposal.

Regards,

Birte Decloux, RPP MCIP  
Urban Options Planning Corp.



**ATTACHMENT C**

This forms part of application

# HAP22-0002

Planner  
Initials

MT



City of  
**Kelowna**  
COMMUNITY PLANNING



**ATTACHMENT C**

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City of   
**Kelowna**  
COMMUNITY PLANNING





VINEYARD  
DEVELOPMENTS

ATTACHMENT **C**

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# HAP22-0002

Planner  
Initials

MT

City of  
**Kelowna**  
COMMUNITY PLANNING



# Incorporation of the Heritage Report Recommendations

*This addition to the design rationale should be reviewed in concert with the original **Design Rationale for 2210 Abbott Street** document.*

**The Heritage Report provides recommended strategies and design options on the last page of the report. They address the Abbott Street and Royal Avenue elevations. The design will be adapted to incorporate these recommendations:**

## **Abbott Street Elevation**

Abbott Street is the primary street and the elevation will be revised to adopt **all of the recommended strategies**. These include introducing symmetry, scaling down entrance pilasters, and removing elements that disrupt the roofline.

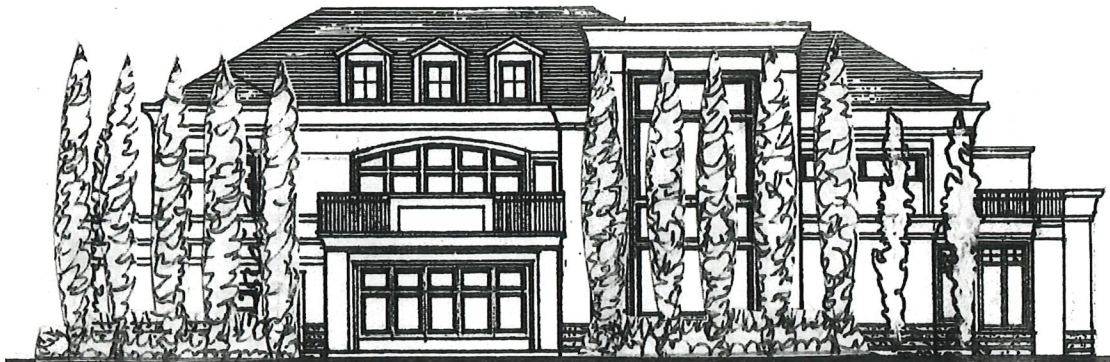


## **Royal Avenue Elevation**

The Abbott Street Heritage District is characterized with abundant trees and landscaping, which creates a sense of place and integrates the homes into their sites.

There is a concerted effort to provide symmetry on the principal portion of this elevation at the entrance. The dormers, 2nd floor glazing and terrace are aligned to provide this. The enhancement of the landscaping with more trees to frame this symmetry will provide a focus on this elevation, and provide a visual calming of the stairwell.

On a typical site, the depth of the home would not be seen from the street. As this is a corner site, this becomes visible and important. The landscaping provides a human scale to this long elevation, while also providing a visual focus and integration with the site..



**ANCE** Building Services Co. Inc.  
739 Campbell Ave. Vancouver BC V6A 3K7

**ATTACHMENT D**  
This forms part of application  
# HAP22-0002  
Planner Initials **MT**  
City of Kelowna  
COMMUNITY PLANNING

City of Kelowna  
Planning Department  
1435 Water Street  
Kelowna BC, V1Y 1J4

March 29, 2019

To whomever it may concern,

**RE: Vineyard Developments Ltd. Rebuild Proposal at 2210 Abbott Street - Kelowna**

This report is to comment on the appropriateness of the proposed rebuild at 2210 Abbott Street, a property within the Abbott Street Heritage Conservation Area. The below observations consider the proposal's alignment with both the HCA's Guidelines for new development as well as with the Standards & Guidelines for the Conservation of Historic Places in Canada.



**left:** Architectural drawing of the proposed new carriage house - Abbott Street elevation.

**Below:** Architectural drawing of the proposed new carriage house and main house - Royal Avenue elevations.

source: Richard Chow Architect

ABBOTT STREET ELEVATION (EAST)

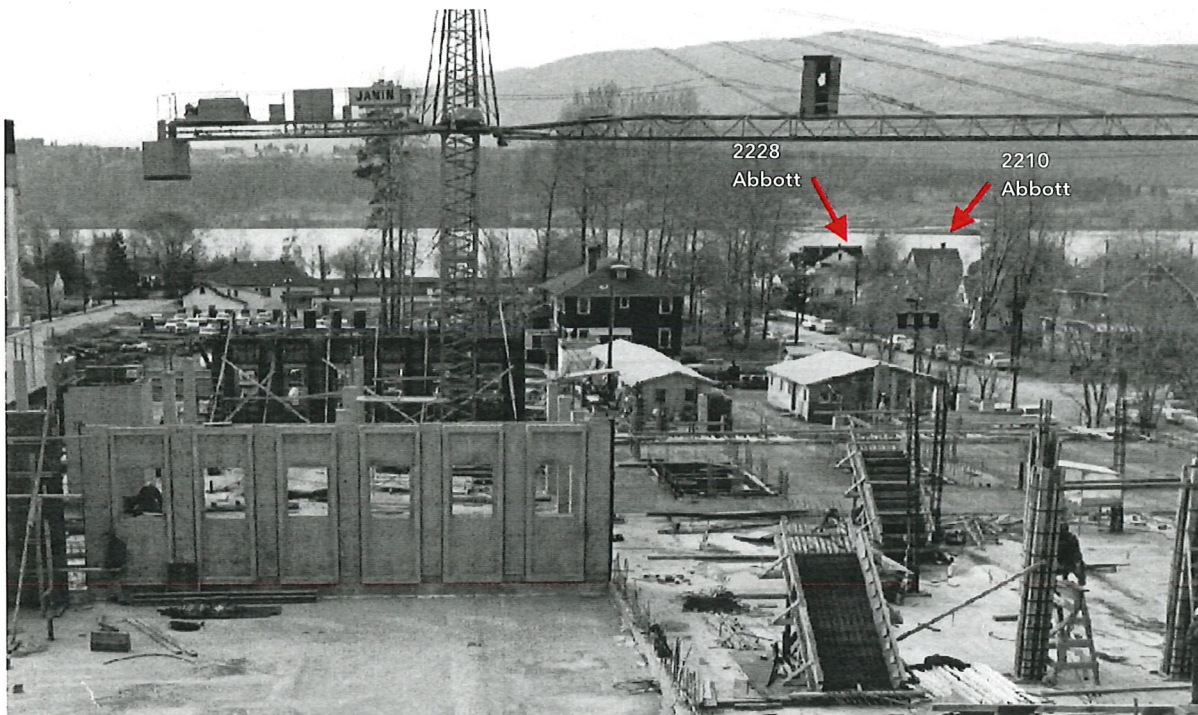


## Brief history of development

The lower area of Abbott Street, from Park Avenue south, was first developed in the 1920s. This was part of the expansion of Kelowna's residential district south from Mill Creek during Kelowna's 1920s construction boom. The expansion included the extension of Abbott Street, which on the eve of World War I, essentially ended at Park Avenue. By the 1930s, the southern blocks of Abbott were gaining a reputation as an exclusive, lakefront area and continued to be filled out into the early 1940s.

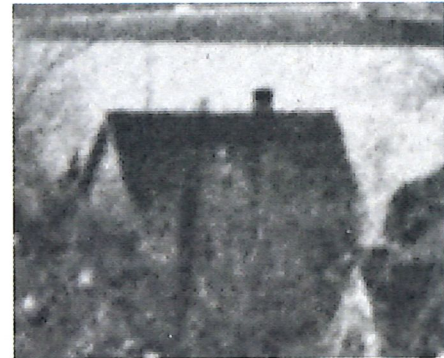
The first two properties in the 2200 block were constructed in the 1930s at 2210 and 2228 Abbott. These houses presented a uniquely small block, as they were the only two homes in the 2200 block of Abbott flanked by Royal and Strathcona Avenues in the 30s and 40s. The third house at 2248 Abbott was added in the 1950s.

The below photograph, of the construction of Block B of the Kelowna General Hospital in 1968, shows a glimpse of the original house built in the 1930s on the subject property, alongside its neighbour which still stands today at 2228 Abbott.



Kelowna Public Archives # 2767, March 1968

The original 1930s house on the subject property, its roofline visible in a crop from the 1968 photo (right), was demolished in 1985. It appears to have faced Royal Avenue and to have had a small detached garage accessed by a curved driveway from Royal Avenue (see aerial on page 6).



**Right:** partial view of 2210 Abbott Street, constructed in 1930s.  
Source KPA #2767

The house that replaced it, (pictured below), was constructed that same year and was considered an 'early suburban' style house on the Style Register list the Abbott Street & Marshall Street Heritage Conservation Areas Development Guidelines (Appendix D - 1997). This second house to be built on the property was demolished in 2015.



2210 Abbott Street, 1985-2015, Royal Avenue elevation. Source: Google Streetview 2014



2210 Abbott Street, 1985-2015, Abbott Street elevation. Source: Google Streetview 2014

The property next door at 2228 Abbott Street, the only adjacent building, was constructed in the 1930s on a double lot, and is considered a 'late arts & crafts' style on the above mentioned Style Register list. From a historic architecture perspective however, its style aligns more with the English Cottage Revival design of the 1930s with its informal character, multiple low-pitched gable roofs, deep set back on the lot and curved driveway. Although we only have a very partial view of it, the first 1930s house at 2210 Abbott with its side-gabled roof, tall chimney, large front yard and curved driveway, was also most likely a Revival style house.



**Above:** current photographs of 2228 Abbott Street, constructed in the 1930s.  
 Source: Google Streetview

### **Evaluating heritage values and significance**

From the late 1930s to the 1960s, 2210 Abbott was the home of Stan A. and Joyce F. Underhill. Dr. Ambrose Stanley "Stan" Underhill was one of the pioneer doctors of Kelowna. He arrived in Kelowna in 1927 to join Dr. B.F. Boyce, the Okanagan's first doctor. In 1934, he opened his own office at 463 Bernard Avenue and this eventually became the Underhill Clinic which had a new building constructed at 1635 Abbott St. in 1956 where it remained until 1994.

Born in Moline, Manitoba, in 1897, Stan Underhill grew up and went to school there. His father had originally homesteaded there, and the farm still remains with the Underhill descendants. Dr. Underhill joined the Canadian forces during the First World War, and went overseas early in 1917, transferring to the Royal Flying Corps where he served as a scout pilot. Following the war, he returned to Canada. Dr. Underhill arrived in Kelowna in June of 1927, after completing his medical training. In 1930, he married Joyce McLeod of Grand Forks. Joyce was the employed at P.B. Willits' drug store. She had been encouraged to move to Kelowna by her

brother, Carson McLeod of the Royal Bank. The Underhills had two daughters: Mrs. R. Ensign (Doreen) and Mrs. R.J. Bennett (Lois), Both of Kelowna, and eight grandchildren.

In 1941, Dr. Underhill joined the RCAF as a medical officer, and served at various posts throughout western Canada. Dr. W.F. Anderson had joined him in practice in 1938, and maintained both practices until he returned in 1944. Dr. Underhill retired from practice in 1967.

Stan Underhill was an active member of the community. He served as president of the Kelowna Gyro Club, president and director of the Kelowna Golf and Country Club, director of Calona Wines Ltd. and was a member of St. George's Lodge AF and AM. During the exciting years of Kelowna's hockey team, the famous Kelowna Packers, he was their team doctor, and travelled with them even to the U.S.S.R. In addition, Dr. Underhill was an honorary member of the College of Physicians and Surgeons of British Columbia and served as its president in 1952. Underhill Street in Kelowna is named for this family.

**Recommendations and strategies to inform the design of the new build**

**Siting** From the Abbott Street Heritage Conservation Area Guidelines: "Maintain the established front yard setback by placing additions and new constructions within 10% of the adjacent or average building setback."

The historic siting for dwellings along the immediate lake-facing blocks of Abbott Street was deeper set into the property leaving a prominent front yard, as per the only relatively integral property at 2228 Abbott Street and the below 1968 aerial. The houses are outlined in red and the front yards are circled in green.



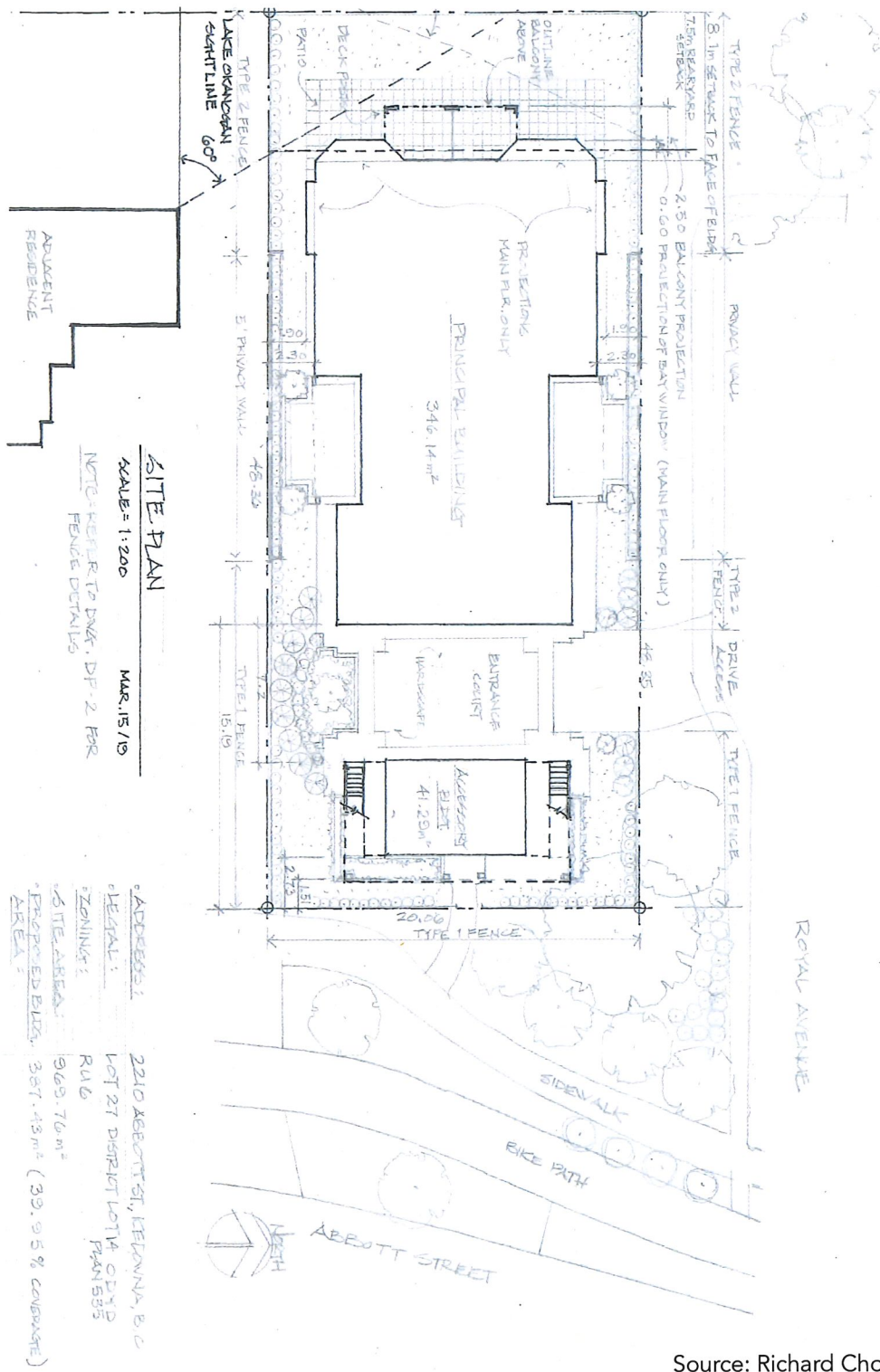
Aerial of Kelowna, September 9, 1968. Source: KPA 2005.042.214

However, development in recent years has allowed for the fronts of the properties to be developed and in many cases, accessory and garage buildings have been constructed on the historic front yards. As this is the case for most of the properties in the 2100 block, and was the case for the subject property from 1985 to 2015, the subject proposal with two buildings and a carriage house sited close to the Abbott Street property line would follow the 'average building setback'.





**Proposed site plan**



**SITE PLAN**  
 SCALE: 1:200  
 MAR. 15/19  
 NOTE: REFER TO DWT. DP-2 FOR FENCE DETAILS

ADDRESS: 2210 ABBOTT ST, KELOWNA, B.C.  
 LEGAL: LOT 27 DISTRICT LOT 14 O.P.D.P.  
 ZONING: R46  
 SITE AREA: 969.76 m²  
 PROPOSED BLDG. AREA: 387.43 m² (39.95% COVERAGE)

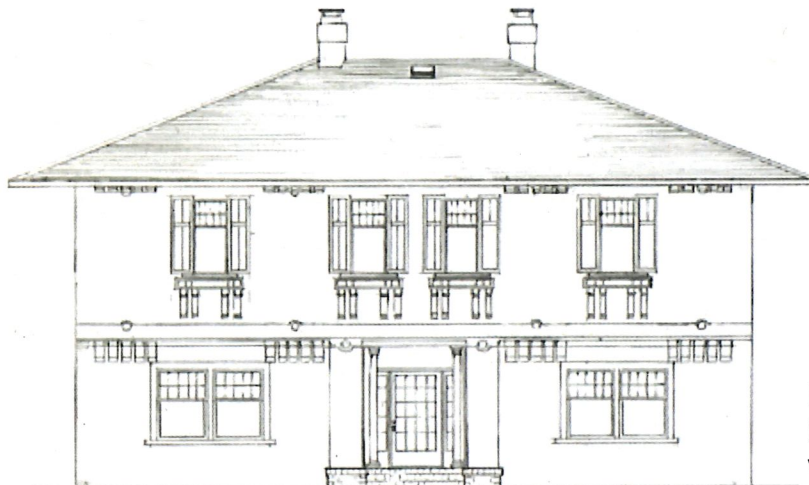
Source: Richard Chow Architect

**House style**

From the Abbott Street Heritage Conservation Area Guidelines:

*“The dominant architectural style for the streetscape should prescribe the style of new buildings while the established patterns prescribe scale, massing and streetscape relationships...compatible with the form and character of the existing context. However, it is not required that the architectural style of new buildings be consistent with the dominant style of the block.”*

The chosen traditional style which inspires the proposed new build is Georgian Revival. Although this is not a common architectural style within the HCA, the historic development period of the subject block as well as the style of the adjacent house at 2228 Abbott align with the 1930s trend for Revival house styles. A 1930s inspired Revival style design is thus an appropriate reference point for a new build design.



**left:** Georgian Revival style house illustration. Source: Vancouver Heritage Foundation

The Georgian Revival design is part of the family of the Classical/Colonial Revival designs that were popular in the 1930s; specifically it has a more formal character than the Romantic Revival family (English Cottage, Tudor, Spanish etc.) and tends to feature symmetrical elevations. The above illustration from the Vancouver Heritage Foundation’s Interactive Encyclopedia of Traditional House Styles shows the style’s typical hip roof, central entrance and symmetrical fenestration pattern on a typical Georgian Revival facade.

The visible elevations of the proposed new build which would impact the streetscape character in the HCA are the Abbott Street and Royal Avenue elevations of the carriage house, and the Royal Avenue elevation of the main house. Both will be reviewed here for their alignment with the Abbott Street Heritage Conservation Area Guidelines as well as with Canadian Standards & Guidelines for the Conservation of Historic Places,.

**Proposed new build - carriage house - Abbott Street elevation**



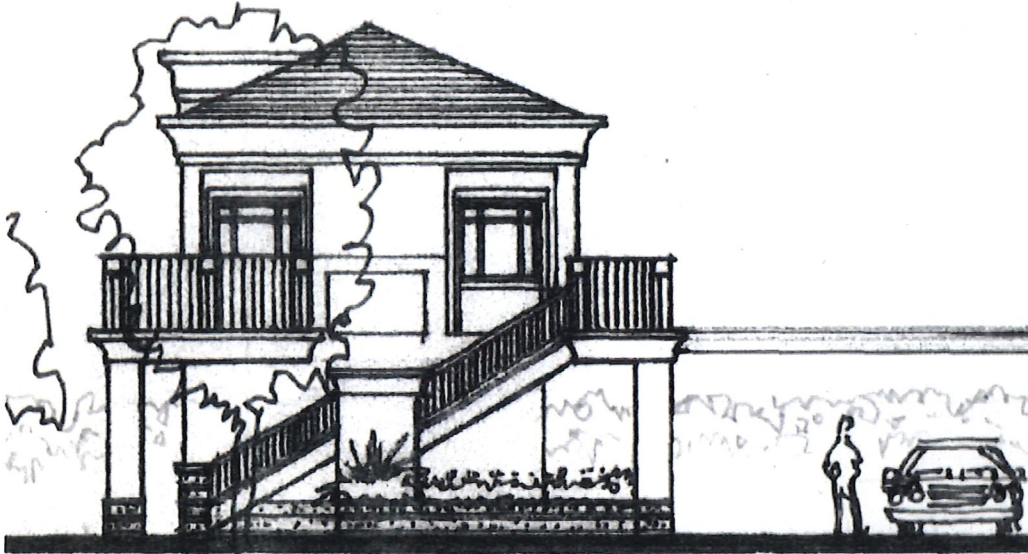
The above proposed elevation will be highly visible to the public and impact the character of the immediate Abbott Street streetscape. There is no question that the design appears inspired by traditional architectural but the elevation composition contains elements from several historic styles, some of which are disproportionate in size or placement - thus resulting in a confusing design statement. These are:

1. The several inconsistent window styles and dimensions on this single elevation, an approach that is not in keeping with the Georgian Revival style which features one consistent window size and style per elevation or storey. Georgian Revival windows would typically be double-hung, rectangular windows. Often the windows would be multi-paned with equal light size and proportions.
2. The columns and pilasters in a variety of dimensions is not used in the Georgian Revival design. The ground level columns are oversized for the style. Entrance columns typically frame the main entrance opening. The upper storey pilasters piercing the roofline is not correct for the style either.
3. Second storey balconies are very uncommon in the Georgian Revival style, and if present, are usually contained to the roof above the front entrance.
4. Most importantly, the symmetry typical of Georgian Revival elevations (or other Classical Revival styles) is completely absent here.

**Summary** - The design of this elevation conflicts with both the HCA Design Guidelines as well as with national standards & guidelines in that additions to historic places (which is what this new build is) should not combine elements from several traditional architectural styles.

**Proposed new build - carriage house - Royal Avenue elevation**

The below proposed elevation will be highly visible to the public and impact the character of the immediate Abbott Street streetscape. The elevation itself is relatively symmetrical and balanced with both windows and columns in consistent dimensions and a clear, uninterrupted hip roofline - all important features of the Georgian Revival style.



**Proposed new build - main house - Royal Avenue elevation**



The above proposed elevation will be highly visible to the public and impact the character of the immediate streetscape. The design appears inspired by traditional architectural but the elevation composition contains elements from several historic styles, some of which are disproportionate in size or placement - thus resulting in a confusing design statement:

1. There are several inconsistent window styles and dimensions on this single elevation, an approach that is not in keeping with the Georgian Revival style which features one consistent window size and style per elevation or storey. Georgian Revival windows would typically be double-hung, rectangular windows. Often the windows would be multi-paned with equal light size and proportions.
2. The "Giant order" 2.5 storey pilasters framing a glazed curtain-wall is an overbearing, temple-like motif that has no precedent in historic Kelowna houses or residential neighbourhoods. It disrupts the potential symmetry of the remaining portions of this elevation and adds a grandiose character to the building's massing which is already taller and denser than the previous buildings on the site.
3. Pilasters disrupting the roofline is not correct for the style.
4. Most importantly, the symmetry typical of Georgian Revival elevations (or other Classical Revival styles) is completely absent here.

**Summary** - The design of this elevation conflicts with both the HCA Design Guidelines as well as with national conservation standards & guidelines in that additions to historic places (which is what this new build is) should not combine elements from different architectural styles. This elevation illustrates a jumble of historic references that bear little or no resemblance to the Georgian Revival style it purports to be: Colonial Revival dormers, over-scaled Greek Revival elements, and a range of window types and sizes ultimately creating confusion. Lacking is the simple, straight forward symmetry and balance found in the style to which the proposed design supposedly refers to.

## Summary of conflicts with HCA and Canadian conservation guidelines

*"New development should be compatible with the form and character of the existing context" (HCA) - the current design for the main house, Royal Avenue elevation, is too grandiose for the immediate character of the surrounding blocks in its dense massing and some of its over-scaled architectural elements.*

*"Larger buildings should use architectural design techniques to reduce the apparent massing and emulate the established neighbouring building massing." (HCA) - Although the Royal Avenue elevation is expressed in sections which could help reduce the overall mass, there is not one focal section which could distract the eye from the rest of elevation. Instead it reads as a collection of competing feature elements.*

*"Roof form complexity, roof line silhouette, and the use of secondary elements (dormers, gables, chimneys, etc.) should be consistent with the building style." (HCA) - both the Royal and Abbott elevations lack symmetry and do not respect the integrity of the hip roofline in the Georgian Revival (or Colonial Revival) style. The design mixes influences from several traditional styles.*

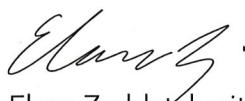
*"Make new additions physically and visually compatible with, subordinate to and distinguishable from the historic place." (Canadian Standards for Conservation) - the proposed design is not compatible with nor subordinate to its historic area.*

## Recommended strategies and design options to better reflect the character defining elements of the subject property's

Tone down the Royal Avenue elevation by removing the three storey curtain wall, reducing the amount and size of window openings and introducing some calming symmetry. Do not interrupt the rooflines.

Adjust the Abbott Street elevation by introducing symmetry, scaling down the entrance pilasters (traditionally to the top of the entrance porch roofline) and removing elements that disrupt the roofline.

The goal is not to imitate a 1930s Georgian Revival house but to take inspiration from traditional architecture proportions, forms and elements while proposing a distinguishably contemporary dwelling. The subject proposal is no doubt distinguishable from authentic historic designs, but misses the mark in being compatible with and subordinate to its historic surroundings for its grandiose scale and features, and for its lack of compatibility or linkage to a single identifiable traditional style.



Elana Zysblat, heritage consultant - BCAHP



**HERITAGE ALTERATION PERMIT GUIDELINES**

Heritage Conservation Area

Consideration has been given to the following guidelines as identified in Chapter 23 of the City of Kelowna Official Community Plan relating to Heritage Conservation Areas:

<b>RATE PROPOSALS COMPLIANCE TO PERTINENT GUIDELINE</b> <i>(1 is least complying &amp; 5 is highly complying)</i>	<b>N/A</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>
<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?	✓					

<b>RATE PROPOSALS COMPLIANCE TO PERTINENT GUIDELINE</b> <i>(1 is least complying &amp; 5 is highly complying)</i>	<b>N/A</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>
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?					✓	

**ATTACHMENT E**

This forms part of application  
# HAP22-0002

Planner Initials **MT**

City of **Kelowna**  
COMMUNITY PLANNING

