

HAP22-0002

2210 Abbott Street

Heritage Alteration Permit Application

Proposal

- ▶ To issue a Heritage Alteration Permit for the form and character of a semi-detached dwelling and accessory building and to vary the minimum front yard for an accessory building, the maximum height for an accessory building, and the minimum flanking side yard for a principal building.

Development Process

Feb 2, 2022

Development Application Submitted



Staff Review & Circulation



Feb 24, 2022

Public Notification Received



June 21, 2022

Heritage Alteration Permit



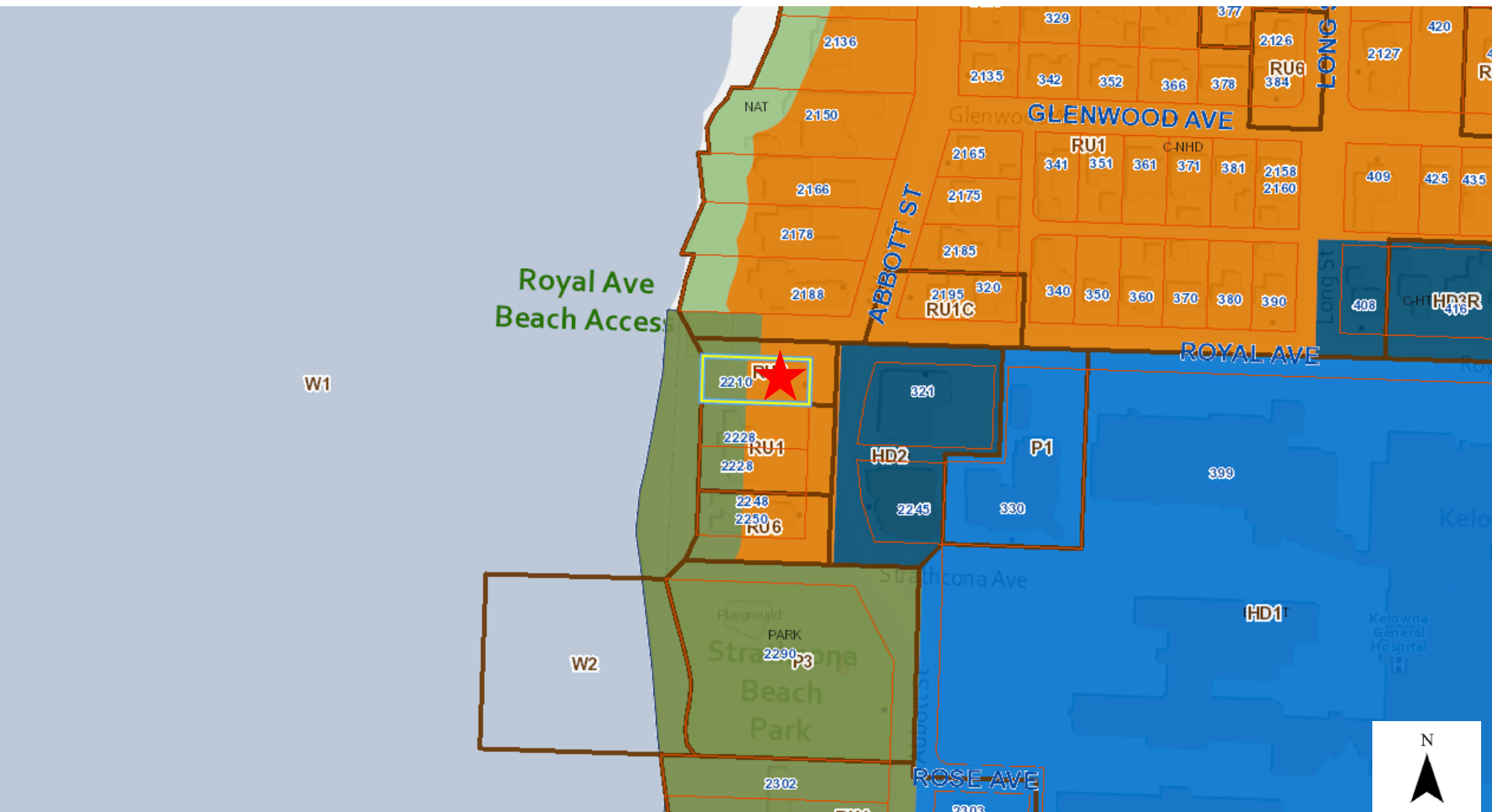
Building Permit

} Council
Approval

Context Map



Future Land Use / Zoning



Subject Property Map



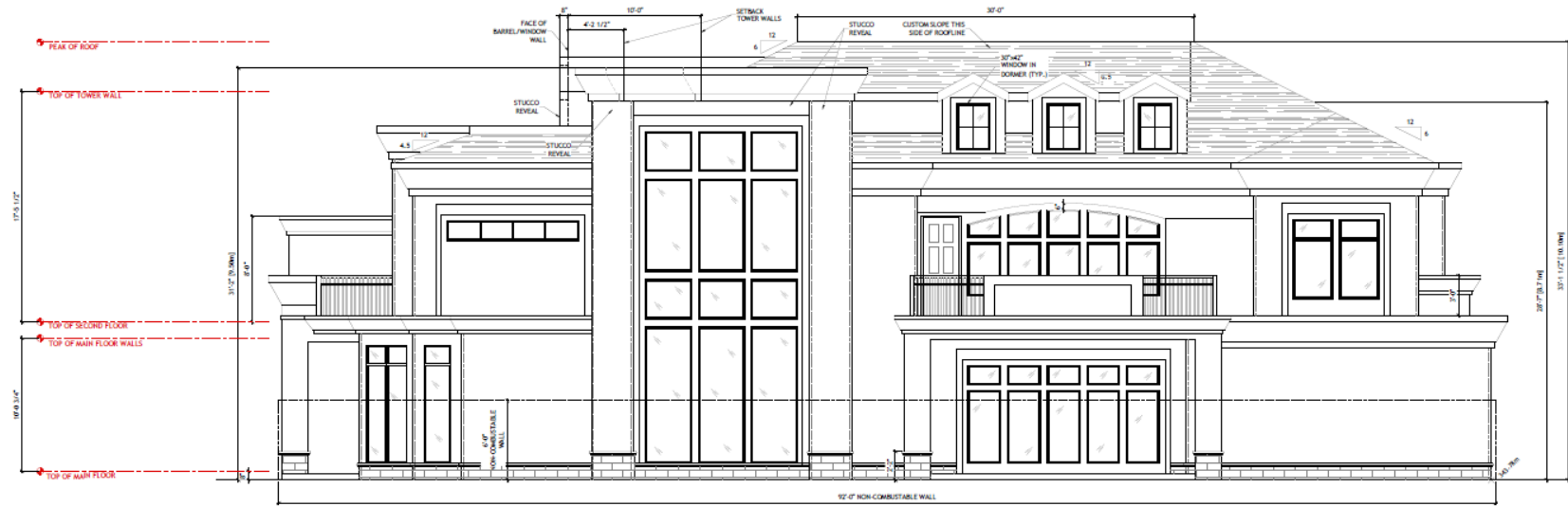
City of Kelowna

Project details

- ▶ Minor changes from previous Heritage Alteration Permit approved by Council in 2019
- ▶ New semi-detached dwelling on lake side of property
- ▶ New accessory building on Abbott Street side of property
- ▶ Georgian Revival Architectural Style
- ▶ Variances are requested for:
 - ▶ Maximum height of accessory building
 - ▶ Minimum front yard setback for accessory building
 - ▶ Minimum flanking side yard setback for principal building

The site plan for 1200 Royal Avenue shows a duplex dwelling with a footprint of 253.55 sqm and a garage footprint of 102.77 sqm. The duplex dwelling is divided into two units, each with a kitchen, living area, and bedrooms. The garage is located to the right of the duplex. An accessory building with a footprint of 41.40 sqm is located to the right of the garage. The plan includes setbacks of 2.00m and 3.00m from the property boundaries. The property is bounded by Royal Avenue to the north and Abbott Street to the east. The plan also shows the 1:200 Year Flood Construction Level at 343.66m and the Maximum Normal Operating Level at 343.53m.

North and South Elevations



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

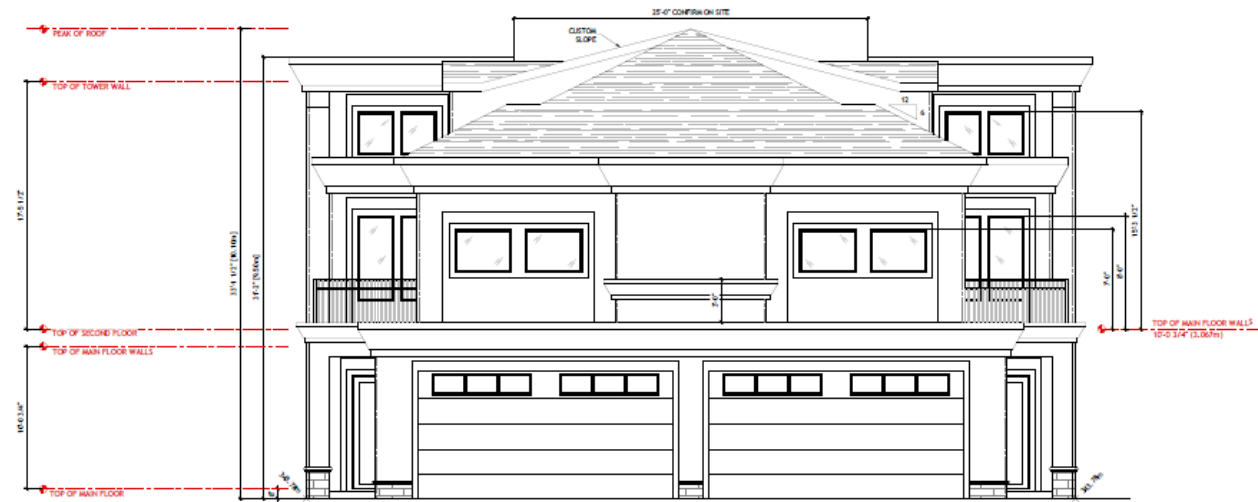
SOUTH LIMITING DETAIL OPENING
LIMITING DISTANCE: 2.3m
9.10.14.4 (7) SPRAKLED: 50% PERMITTED
AREA OF WALL: 2256.43sqft (209.63sqm)
AREA OF GLAZING: 461.23sqft (42.73sqm)
PROTECTED OPENINGS REQUIRED
PROTECTION REQUIRED BY NON-COMBUSTIBLE WALL AT PROPERTY LINE
AREA OF REDUCED GLAZING: 360.96sqft (33.52sqm)
TOTAL GLAZING PERCENTAGE: 15.99%



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

NORTH LIMITING DETAIL OPENING
LIMITING DISTANCE: 9.5m (WIDEST OF ROYAL AVE)
9.10.14.4 (7) SPRAKLED: 50% PERMITTED
AREA OF WALL: 2256.43sqft (209.63sqm)
AREA OF GLAZING: 461.23sqft (42.73sqm)
TOTAL GLAZING PERCENTAGE: 20.20%

East and West Elevations



Accessory Building Elevations

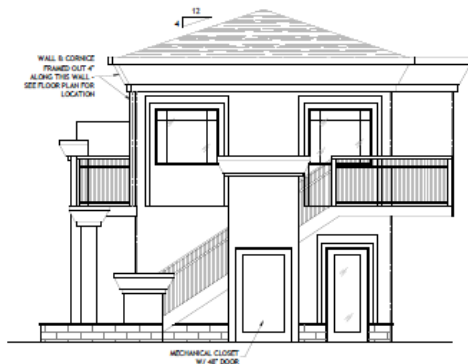


1 **SOUTH ELEVATION**
Scale: 1/4"=1'-0"

NORTH LIFTING DISTANCE ORIGIN
FINISH FINISHES: 0.335
BIA PERMITTED
AREA OF WALL: 380.437sqft (35.34m²)
AREA OF GLAZING: 36.08sqft (3.34m²)
TOTAL GLAZING PERCENTAGE: 9.47%



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



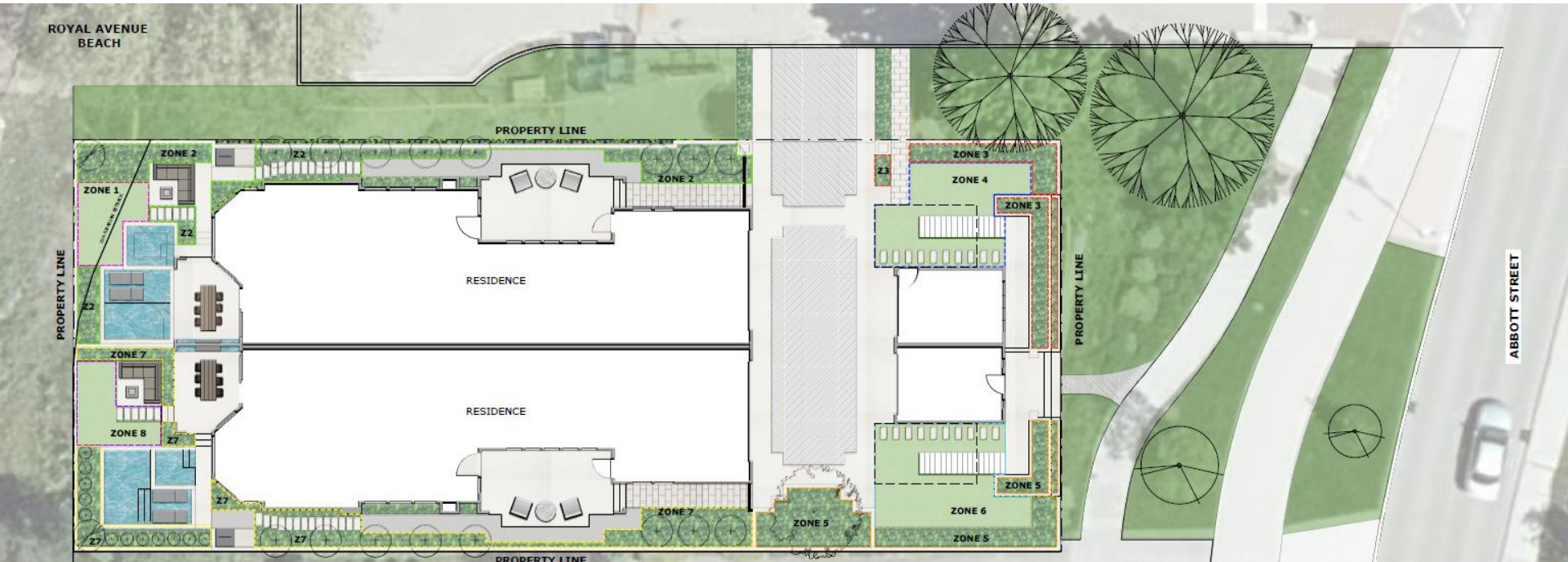
3 **NORTH ELEVATION**
Scale: 1/4"=1'-0"

NORTH LIFTING DISTANCE ORIGIN
FINISH FINISHES: 0.335
BIA PERMITTED
AREA OF WALL: 380.437sqft (35.34m²)
AREA OF GLAZING: 46.195sqft (4.28m²)
TOTAL GLAZING PERCENTAGE: 12.28%



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

Landscape Plan



Rendering (Abbott Street)



Rendering (Royal Ave)



Rendering (Okanagan Lake)



Staff Recommendation

- ▶ Staff recommend **support** for the Heritage Alteration Permit with variances
 - ▶ Generally conforms with the Heritage Conservation Area Design Guidelines
 - ▶ Variances are minor and provide an attractive transition from the public realm to the private realm



Conclusion of Staff Remarks