

# REPORT TO COUNCIL

## HERITAGE ALTERATION PERMIT



**Date:** May 12, 2025  
**To:** Council  
**From:** City Manager  
**Address:** 321 Royal Avenue  
**File No.:** HAP25-0003  
**Zone:** MF4 – Transit Oriented Area

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### 1.0 Recommendation

THAT Council authorizes the issuance of Heritage Alteration Permit No. HAP25-0003 for Lot 1 District Lot 14 ODYD PLAN EPP87656, located at 321 Royal Avenue, Kelowna, BC subject to the following:

1. The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A";
2. The exterior design and finish of the building to be constructed on the land, be in accordance with Schedule "B";
3. Landscaping to be provided on the land be in accordance with Schedule "C";
4. The applicant be required to post with the City a Landscape Performance Security deposit in the amount of 125% of the estimated value of the Landscape Plan, as determined by a Registered Landscape Architect.

AND THAT the applicant be required to complete the above noted conditions of Council's approval of the Heritage Alteration Permit Application in order for the permit to be issued;

AND FURTHER THAT this Heritage Alteration Permit is valid for two (2) years from the date of Council approval, with no opportunity to extend.

### 2.0 Purpose

To issue a Heritage Alteration Permit for the addition of 10 sleeping units to the existing congregate housing development on the subject property.

### 3.0 Development Planning

Staff recommend support for the issuance of the Heritage Alteration Permit for the addition of 10 sleeping units to the existing congregate housing development, known as JoeAnna's House. The project aligns with several key Official Community Plan objectives and policies including:

- Support the extension of Health District neighbourhood services and appropriate building expansions of the Kelowna General Hospital and other health care facilities;
- Providing diverse housing tenures and unit types in close proximity to jobs, recreation, and services; and
- Encourage additions and renovations to existing development which are compatible with the form and character of the existing context.

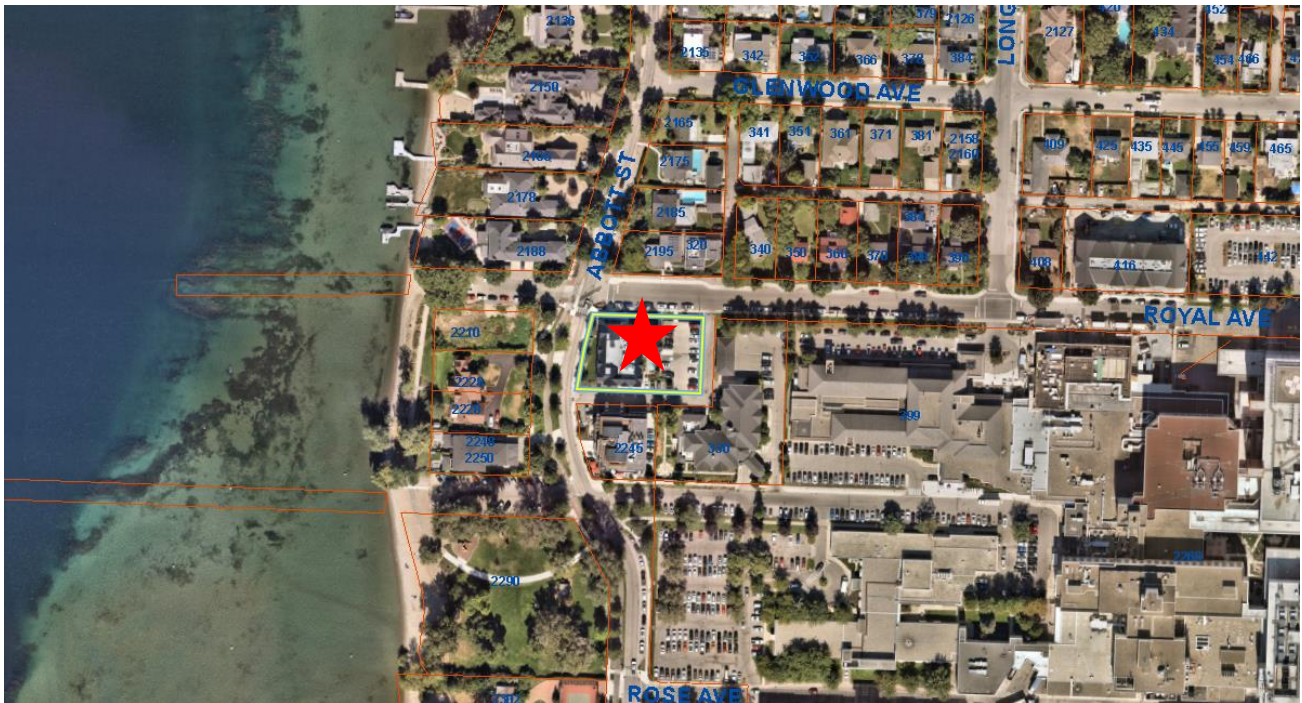
The proposed addition aims to support the Kelowna General Hospital (KGH) which operates JoeAnna's House, by providing accommodation for families or individuals that have members being treated at KGH. These additional sleeping units will address capacity challenges and offer affordable accommodation within Kelowna. The addition is compatible with the current form and character of the building by matching the existing roof, canopies, windows, and building materials including white board and batten, wood canopies, feature stone cladding, and multi-paned windows.

The proposed addition will remove 12 existing parking stalls from the site; a total of 15 parking stalls will remain on site. The applicant has completed a parking study to ensure the proposed reduction of stalls is operationally feasible (see Attachment C). Three stalls are designated for staff, three for loading and guest check-in, and the remaining stalls will be allocated to guests in need. The property is located within the Hospital Transit Oriented Area, which has no minimum residential parking requirements, except for one accessible stall.

The facility has existing amenity spaces that include a kitchen, exercise room, dining room, living room with kids' area, quiet room, and guest laundry. Existing landscaping will remain, including three on-site trees. New plantings are proposed including 76 shrubs, 51 grasses, and 98 perennials. Additionally, one new tree is proposed on-site fronting Royal Avenue and one new boulevard tree is proposed to match the existing Ash trees. The existing waterplay space at the rear will be replaced with a new gazebo, seating area, and hardscape surface.

#### 4.0 Subject Property & Background

##### 4.1 Subject Property Map



The subject property is located at the intersection of Royal Avenue and Abbott Street, within the Heritage Conservation Area. The Strathcona Building is to the south and the Rotary Lodge to the east. Strathcona

Park is across the street and was improved in 2023 with new accessible playground structures and features. Kelowna General Hospital is within a 5-minute walking distance to the east.

#### 4.2 Background

Council approved a Heritage Alteration Permit proposal in 2018, and construction was completed by the fall of 2019. Since then, JoeAnna's House has been operational, providing essential accommodation for families and individuals with members receiving treatment at Kelowna General Hospital.

#### 5.0 Zoning Bylaw Regulations Summary

AREA & UNIT STATISTICS	
Gross Lot Area	2,132.5 m <sup>2</sup>
Total Number of Units	10

DEVELOPMENT REGULATIONS		
CRITERIA	MF <sub>4</sub> ZONE (MF <sub>3</sub> Criteria) *	PROPOSAL
Max. Site Coverage (buildings)	65%	41 %
Max. Site Coverage (buildings, parking, driveways)	85%	76 %
Max. Height	18 m / 4 storeys	11.5 m / 2 storeys
<b>Setbacks</b>		
Min. Front Yard (North)	3.0 m	4.7 m
Min. Flanking Yard (West)	3.0 m	5.1 m
Min. Side Yard (East)	3.0 m	3.0 m
Min. Rear Yard (South)	3.0 m	3.0 m
<b>Amenity Space</b>		
Total Required Amenity Space	345 m <sup>2</sup>	871 m <sup>2</sup>
Common	120 m <sup>2</sup>	646 m <sup>2</sup>
Private	225 m <sup>2</sup>	225 m <sup>2</sup>
<b>Landscaping</b>		
Min. Number of Trees	4 trees	4 trees
Min. Large Trees	2 trees	3 trees
* Within the MF <sub>4</sub> zone there is a provision that indicates any lot greater than 2,000 m <sup>2</sup> that is building an apartment building shall develop using the MF <sub>3</sub> Development Regulations.		

PARKING REGULATIONS		
CRITERIA	MF <sub>4</sub> ZONE REQUIREMENTS	PROPOSAL
Total Required Vehicle Parking	1 accessible stall	15 stalls (including 1 accessible stall)
Bicycle Stalls Short-Term	6 stalls	10 stalls
Bicycle Stalls Long-Term	1 stalls	1 stalls

## 6.o Application Chronology

Application Accepted: April 2, 2025  
Neighbour Notification Received: N/A

**Report prepared by:** Sara Skabowski, Planner II  
**Reviewed by:** Adam Cseke, Development Planning Manager  
**Reviewed by:** Nola Kilmartin, Development Planning Department Manager  
**Approved for Inclusion:** Ryan Smith, Divisional Director, Planning, Climate Sustainability & Development Services

### Attachments:

Attachment A: Draft Heritage Alteration Permit HAP25-0003

Schedule A: Site Plan & Floor Plans

Schedule B: Elevations & Sections

Schedule C: Landscape Plan

Attachment B: OCP Chapter 23 Heritage Guidelines

Attachment C: Applicant Letter of Rationale

For additional information, please visit our Current Developments online at [www.kelowna.ca/currentdevelopments](http://www.kelowna.ca/currentdevelopments).