

ORIGINAL APPROVED DUPLEX

This forms part of application # HAP14-0014



City of Kelowna  
COMMUNITY PLANNING

Planner Initials TB



ILLUSTRATION / THE ARTS ALIVE

TO: Kelowna City hall

FROM: Richard, Judy and Craig Mohr

DATE: January 9, 2017

**SUBJECT: DESCRIPTION OF DEVELOPMENT PROPOSAL FOR 2210 ABBOTT STREET – MOHR RESIDENCES**

Urban Planning:

The proposed development compliments other existing or approved Frank Lloyd Wright inspired dwellings in the Abbott Street Heritage Conservation Area and retains some features of the “Early Suburban” style. The dwelling is in keeping with heritage principles and policies to maintain the residential character of the area and provides an example of sensitive redevelopment.

The property is located in the Abbott Street Heritage Conservation Area but is not listed on the city’s Heritage Register. The Abbott Street Heritage Conservation Area Development Guidelines identifies the dominant style of the block as “Arts & Crafts” (late) and “Early Suburban”. A semi-detached dwelling in the Frank Lloyd Wright / Prairie style was approved for 2248 Abbott street and a single detached dwelling in the Arts & Crafts (late) style is located on the double wide lot at 2228 Abbott Street.

Form & Character

The architecture of this new semi-detached dwelling takes design cues from the Early Suburban style with: the A-symmetrical façade, Cherokee red window frames, decorated soffits, Upper storey belting to help massing, horizontal design, vertical hung window openings, multi sash window assembly, multiple pain windows, side yard parking, authentic aged stone and stucco exterior. The design is inspired by Frank Lloyd Wright’s Falling Water build in the late 30’s in Pennsylvania and complements the approved semi-detached dwelling at 2248 Abbott Street as well as existing dwellings at 2195 Abbott Street, which was constructed in the late 1950’s.

From Abbott Street and Royal Avenue the structure has the appearance of a single family dwelling because of the recessed entrances and single driveway access. The development respects established building spacing and driveway access as per the Abbott Street/Marshal Street Conservation Areas Development Guidelines. The cladding materials and landscaping also reflect the site context. The intent is to use grass-crete for some of the parking areas and 100% permeable paver stones which are especially beneficial on lakefront properties.

The Drive way access from Royal Avenue will be retained but reduced to less than 5m in width. The established streetscape will be maintained because the existing access off Royal Avenue will be used to enter the detached front garages. The detached garage includes one enclosed parking space per dwelling with one additional surface space parking on either side of the garage.

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Variances

Four variances are required to the Zoning Bylaw:

To vary the accessory building height from 4.5m permitted to 5.947 proposed.

To vary the front yard from 4.5m permitted to 1.208m proposed.

To vary the north side yard from 4.5m permitted to 2.313m proposed.

To vary the number of stores from 2.5 permitted to 3 proposed

The variance for the height of the accessory building is due to the second storey bonus room above the garage. The second storey is set back 1.22m from the east exterior wall for the first storey and includes a balcony and windows facing Abbott Street; which reduces the massing and improves the façade along the street. If the garage was attached to the dwelling it would not be limited to 4.5m in height.

Additionally, height is measured to the highest point on a non-sloping roof as opposed to the midpoint of a sloping roof; therefore, a sloping roof could have a similar peak height.

The detached garage requires a variance to be located 1.208m from the front lot line. Detaching the the single garage from the dwelling reduces the structures massing and allows for sightlines through the property. Unlike most properties along Abbott Street, the property line is set back from the Abbott Street recreational corridor by up to 10m at the North end of the property. The existing hedge and mature tree between the property line and the recreational corridor provide a buffer and will screen the first storey of the garage when view along Abbott street (see detailed colored 3D renderings). The landscaping is located within the city's right of way. Additional landscape shrubs will be planted inside a stone and stucco yard fencing on the garage's east elevation (facing Abbott Street); to create more natural screening and Architectural character.

The North side yard is along a flanking street (Royal Avenue) and a variance is required to reduce the side yard to 2.03 and 2.313m. The portions of the dwelling that extend into the side yard setback are adjacent to the pocket park and associated parking area at the West end of Royal Avenue and would comply with the regular side yard requirements if the street was not considered flanking. Overall the semi – detached dwelling has a smaller footprint and larger setbacks that the prior dwelling.

The variance for the 3<sup>rd</sup> story is due to the addition of a living room, three piece bathroom, bedroom with closet and small wet bar compete with sink, dishwasher and full height fridge. There are two patios on the third level, one off the bedroom facing East and the other off the living room facing North towards the lake. The intent for this space is to accommodate a future live-in care giver as the property owners intend to live in the dwelling as long as health permits. The Son will be living in the other half of the duplex to care for the parents until a live in caregiver is required. Great care was taken, in design, to step the building back from one floor to the next (away from Abbott Street) to minimize

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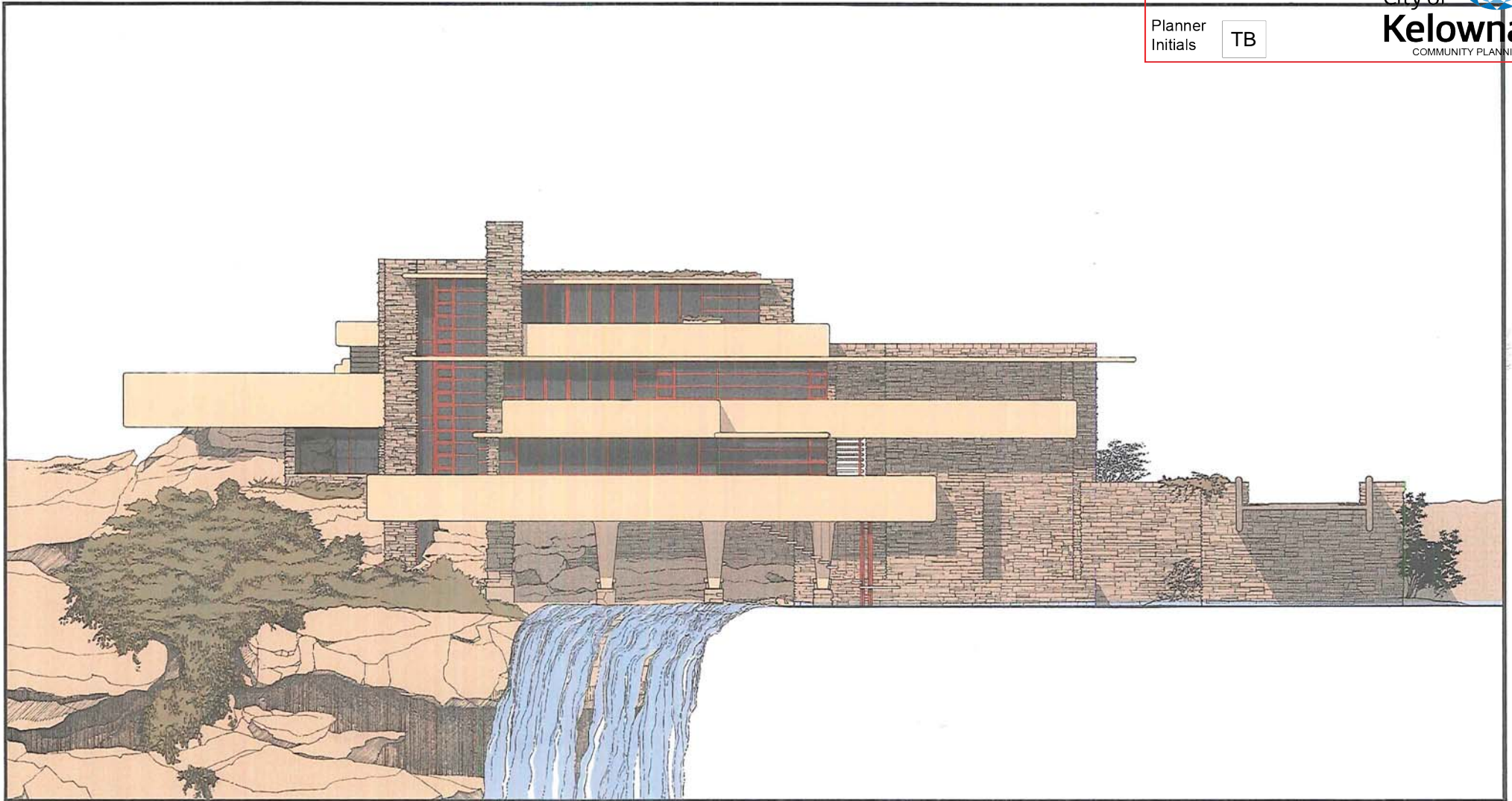
**SUBJECT: DESCRIPTION OF DEVELOPMENT PROPOSAL FOR 2210 ABBOTT STREET – MOHR RESIDENCES**

Variances (continued)

the impact of the developed space on the third level. The total height of the dwelling conforms extremely well with the neighboring houses as shown on the 3D renderings. The Renderings accurately depict the roof heights of both neighboring houses in relation to the new dwelling. The renderings indicate no height difference from the North neighbour and a one foot height difference from the neighbour to the South. Note that the structure does not require a height variance.

Thank You

Richard, Judy and Craig Mohr



FALLINGWATER

SOUTH ELEVATION

This forms part of application

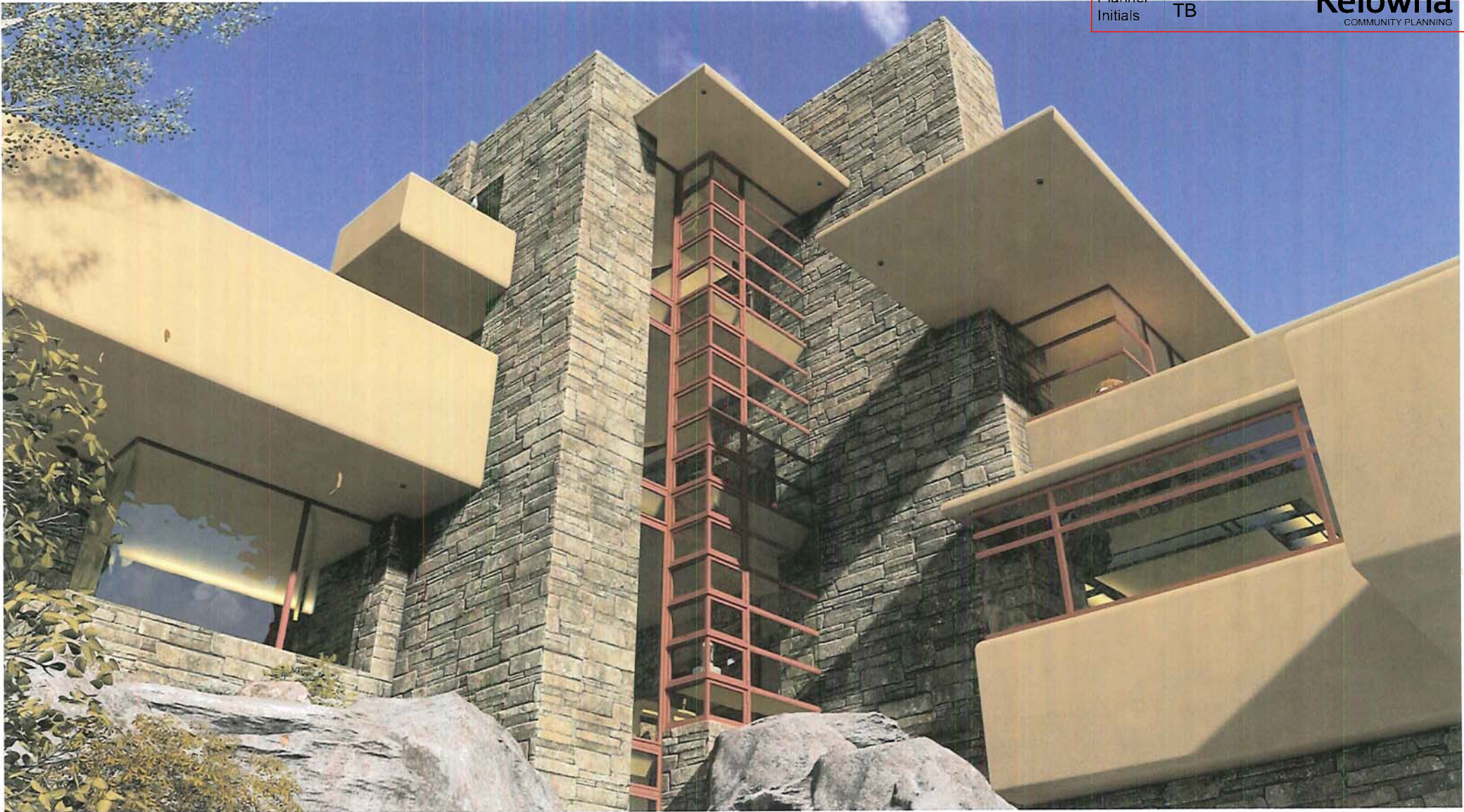
# HAP17-0001

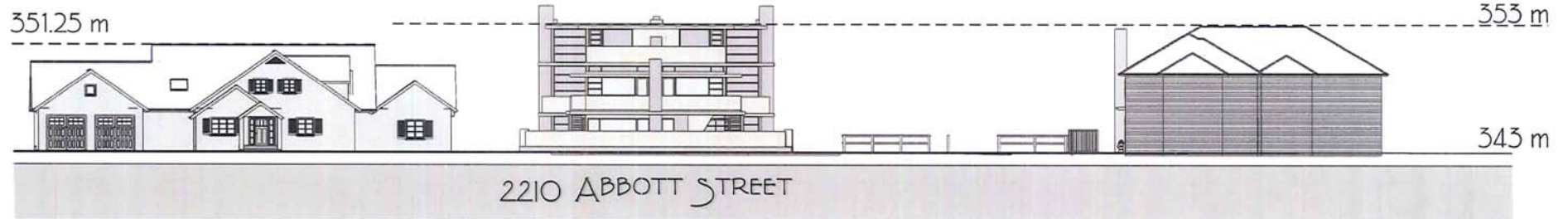
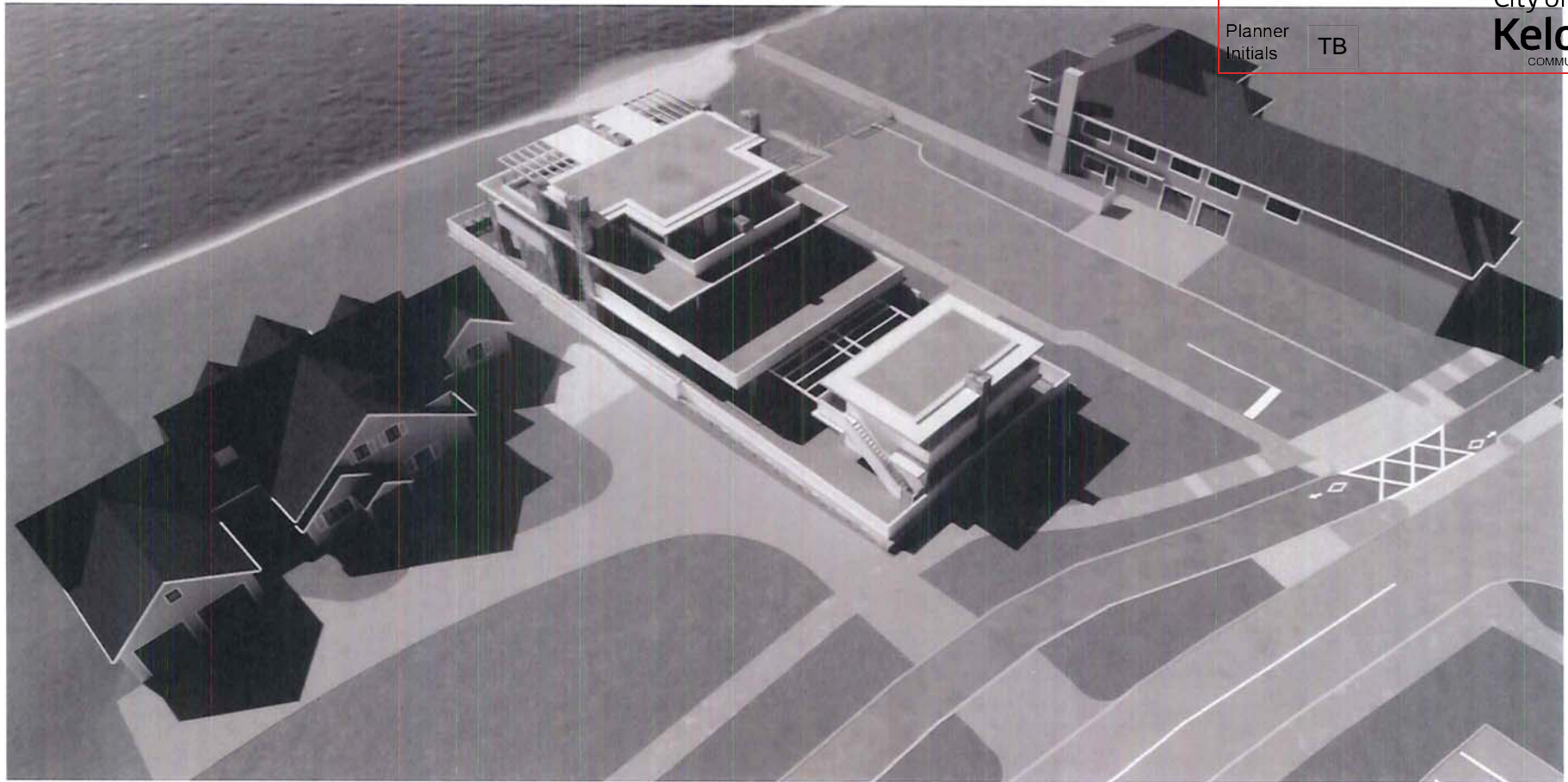


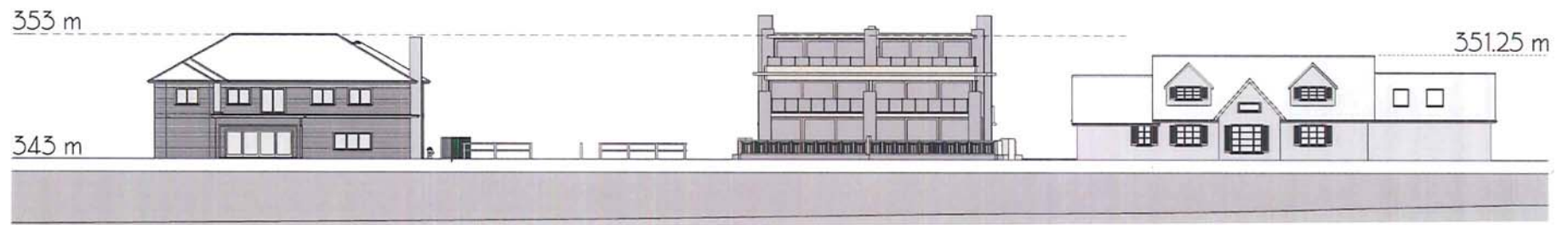
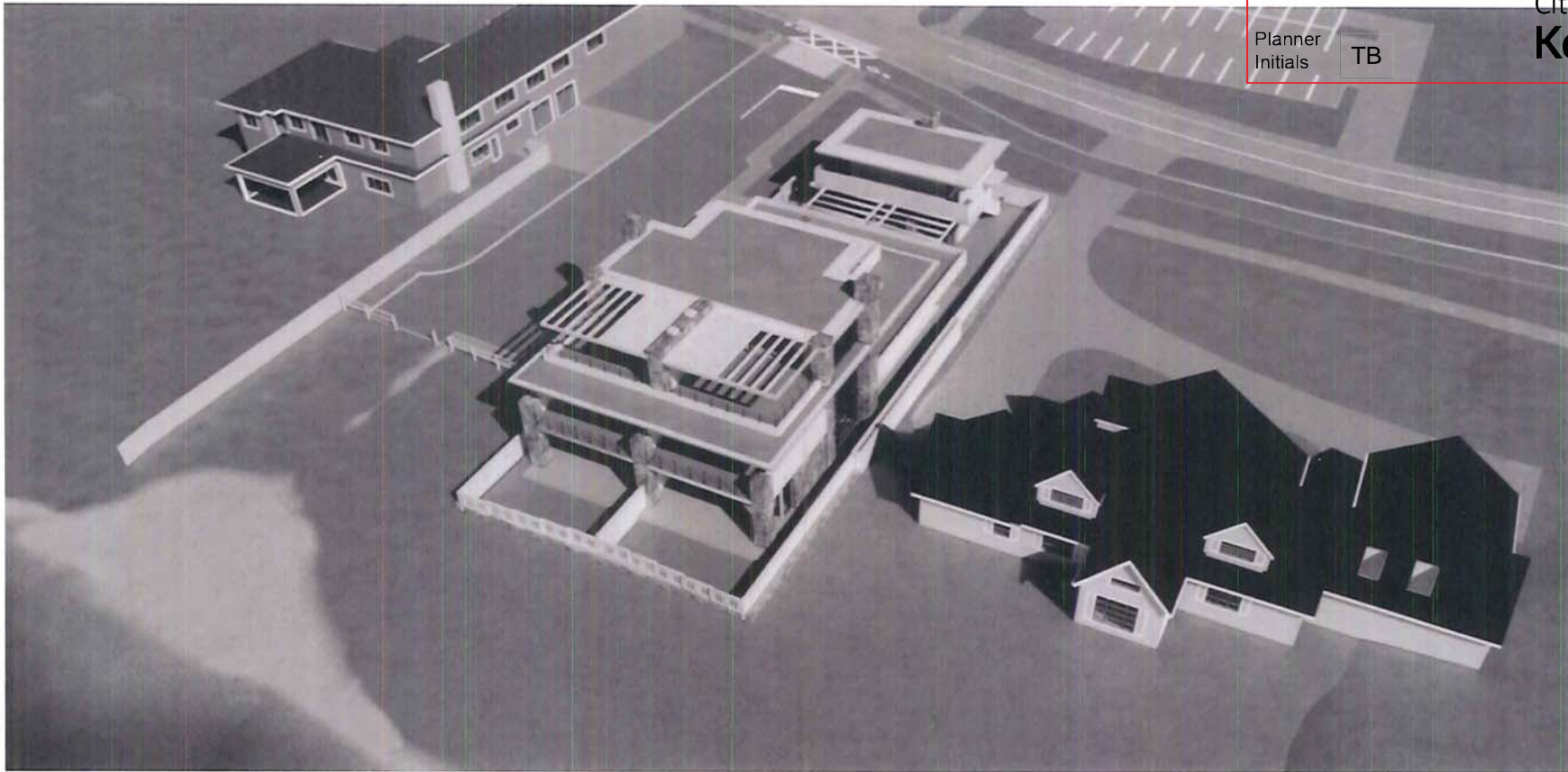
City of  
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Initials

TB







2210 ABBOTT STREET



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# HAP17-0001



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# ATTACHMENT D

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PROJECT NORTH

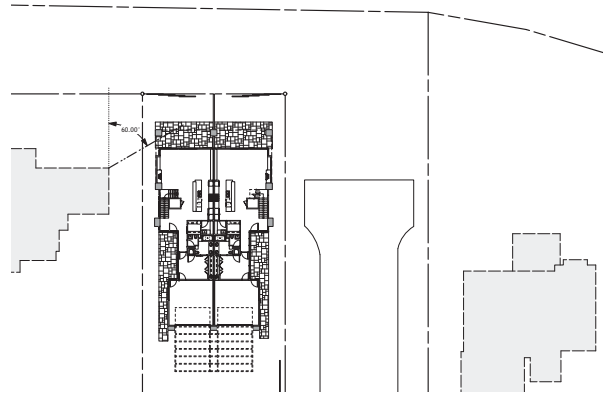
REVISION	DATE	DESCRIPTION

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

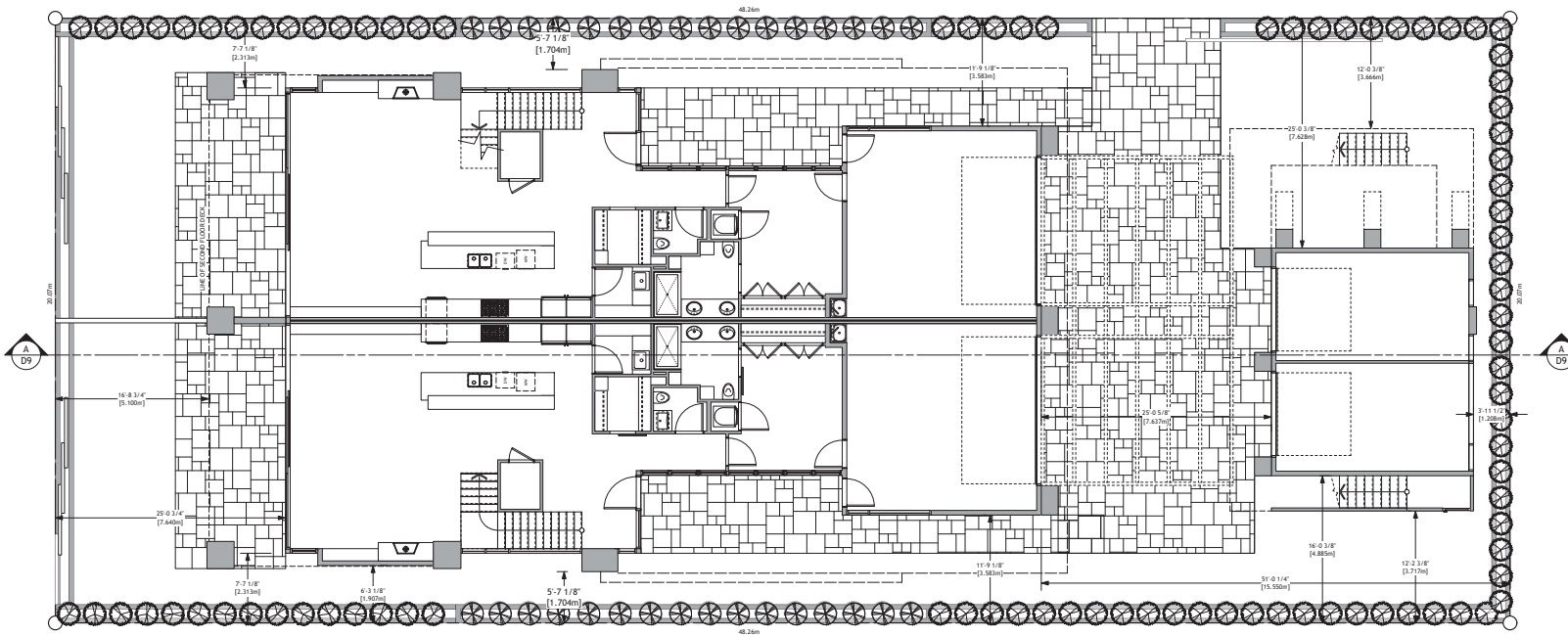
DRAWING TITLE  
**SITE**

DATE  
 OCTOBER 22, 2016

DRAWING NUMBER  
 1  
 of  
 9



2 LAKE OKANAGAN SIGHT LINES



1 SITE PLAN  
 Scale: 1:75





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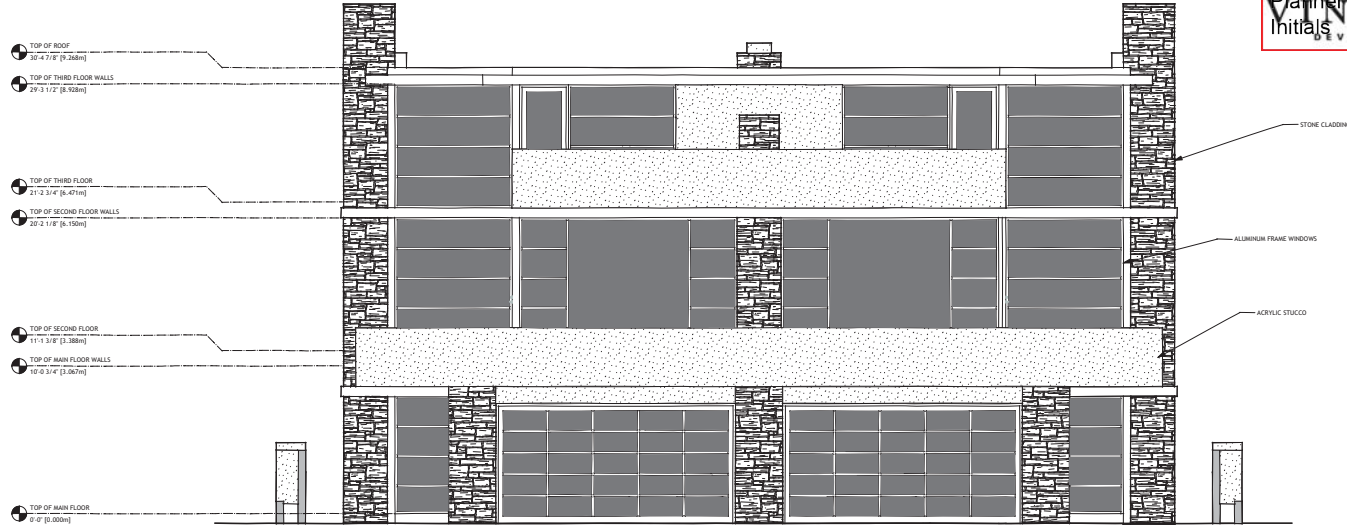
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**DUPLEX DEVELOPMENT**  
 2210 ABBOTT STREET  
 KELOWNA, BC V1Y 1E1  
 LOT 27 PLAN KAP535

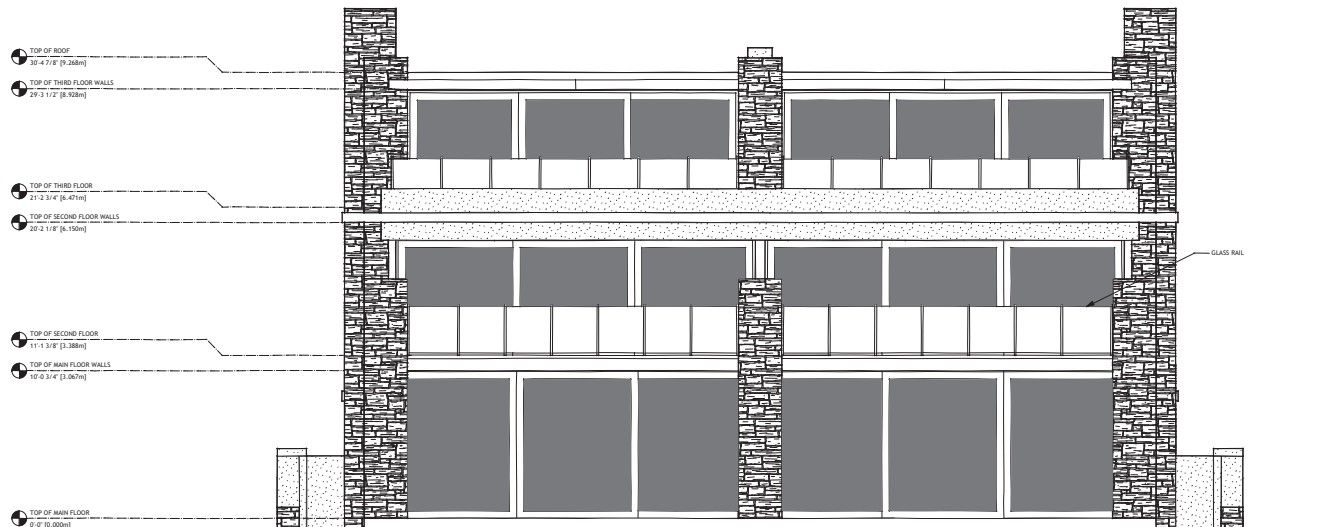
DRAWING TITLE  
**ELEVATIONS**

DATE  
 OCTOBER 22, 2016

DRAWING NUMBER  
**2**  
 of  
**9**



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



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

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PROJECT NORTH

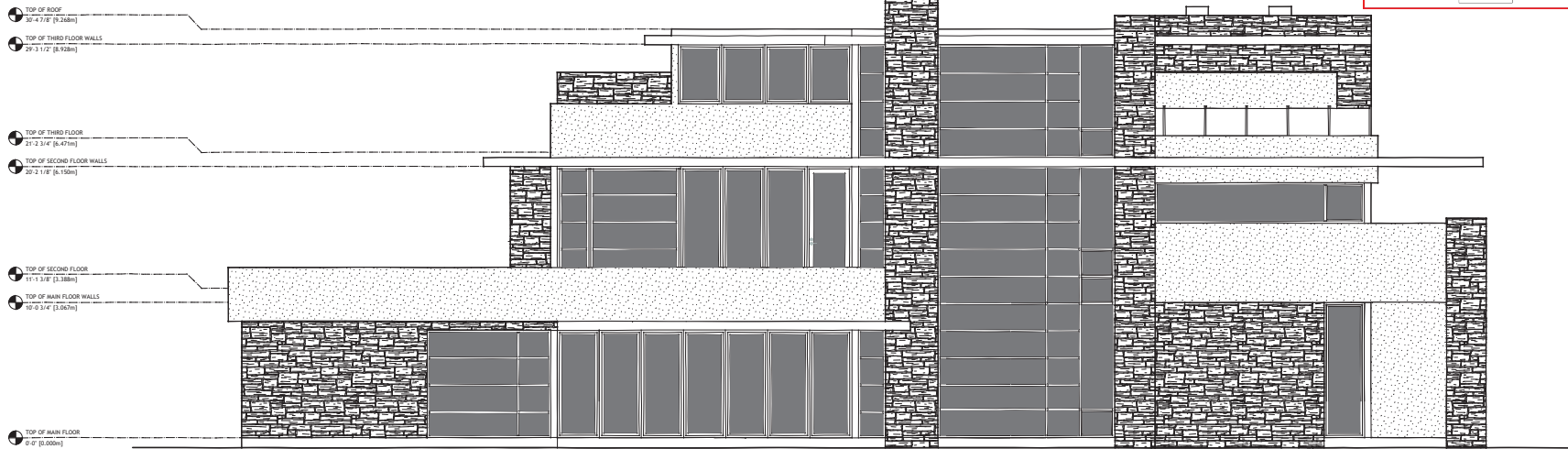
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PROJECT  
**DUPLEX DEVELOPMENT**  
 2210 ABBOTT STREET  
 KELOWNA, BC V1Y 1E1  
 LOT 27 PLAN KAP535

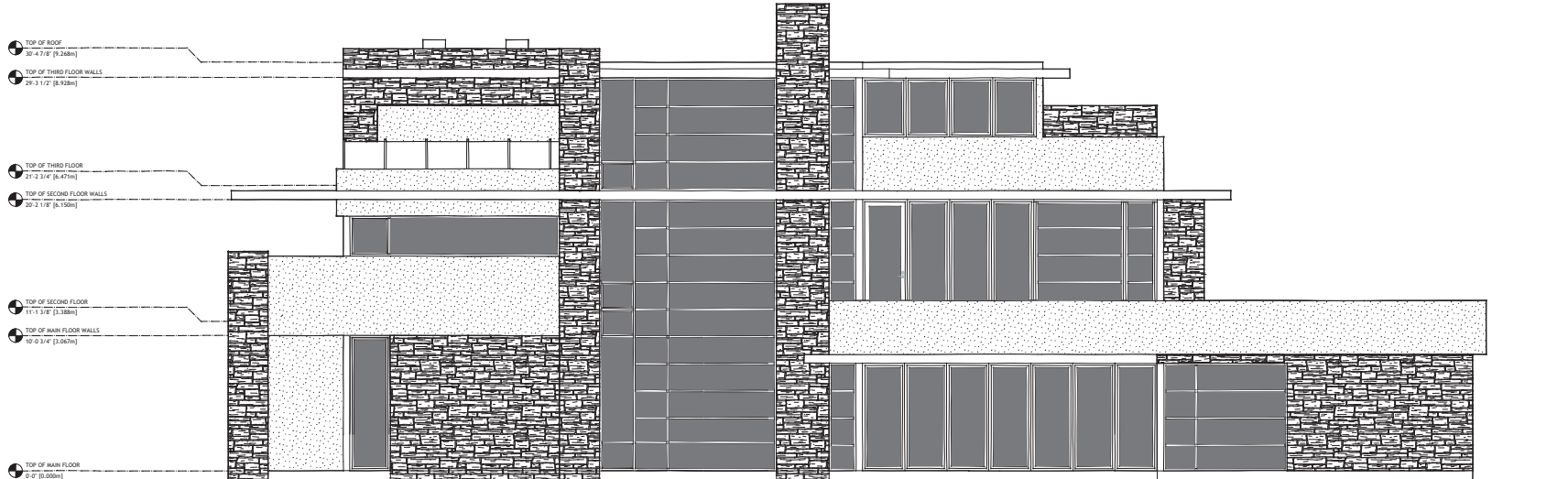
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**ELEVATIONS**

DATE  
 OCTOBER 22, 2016

DRAWING NUMBER  
**3**  
 of  
**9**



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



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

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Planner Initials  
**VINEYARD DEVELOPMENTS**

City of Kelowna  
 COMMUNITY PLANNING

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PROJECT NORTH

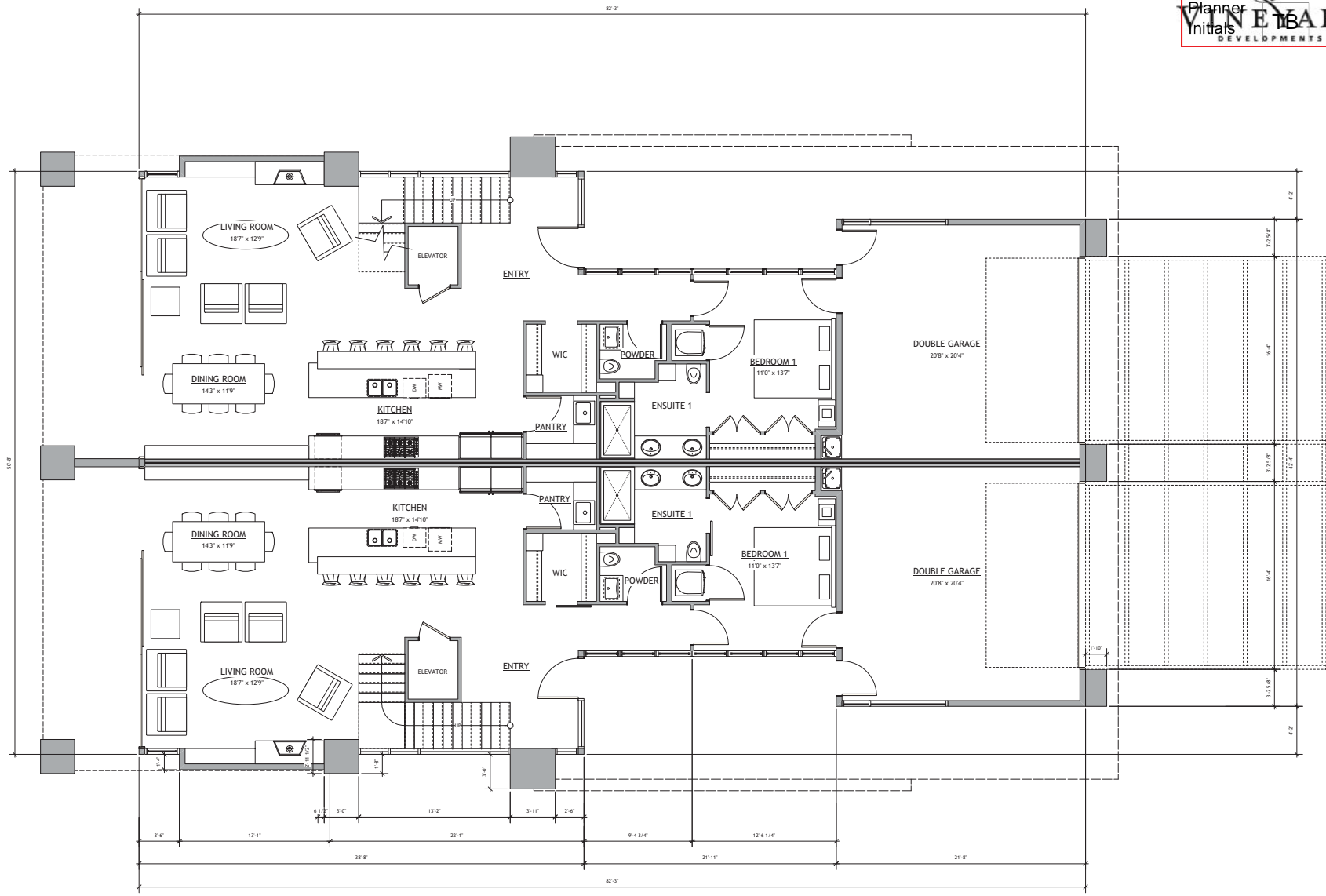
REVISION	DATE	DESCRIPTION

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

DRAWING TITLE  
**MAIN FLOOR PLAN**

DATE  
**OCTOBER 22, 2016**

DRAWING NUMBER  
**4**  
 of  
**9**



1 MAIN FLOOR PLAN  
 Scale: 1/4" = 1'-0"  
 NORTH FFA = 1357 SQ. FT.  
 SOUTH FFA = 1357 SQ. FT.

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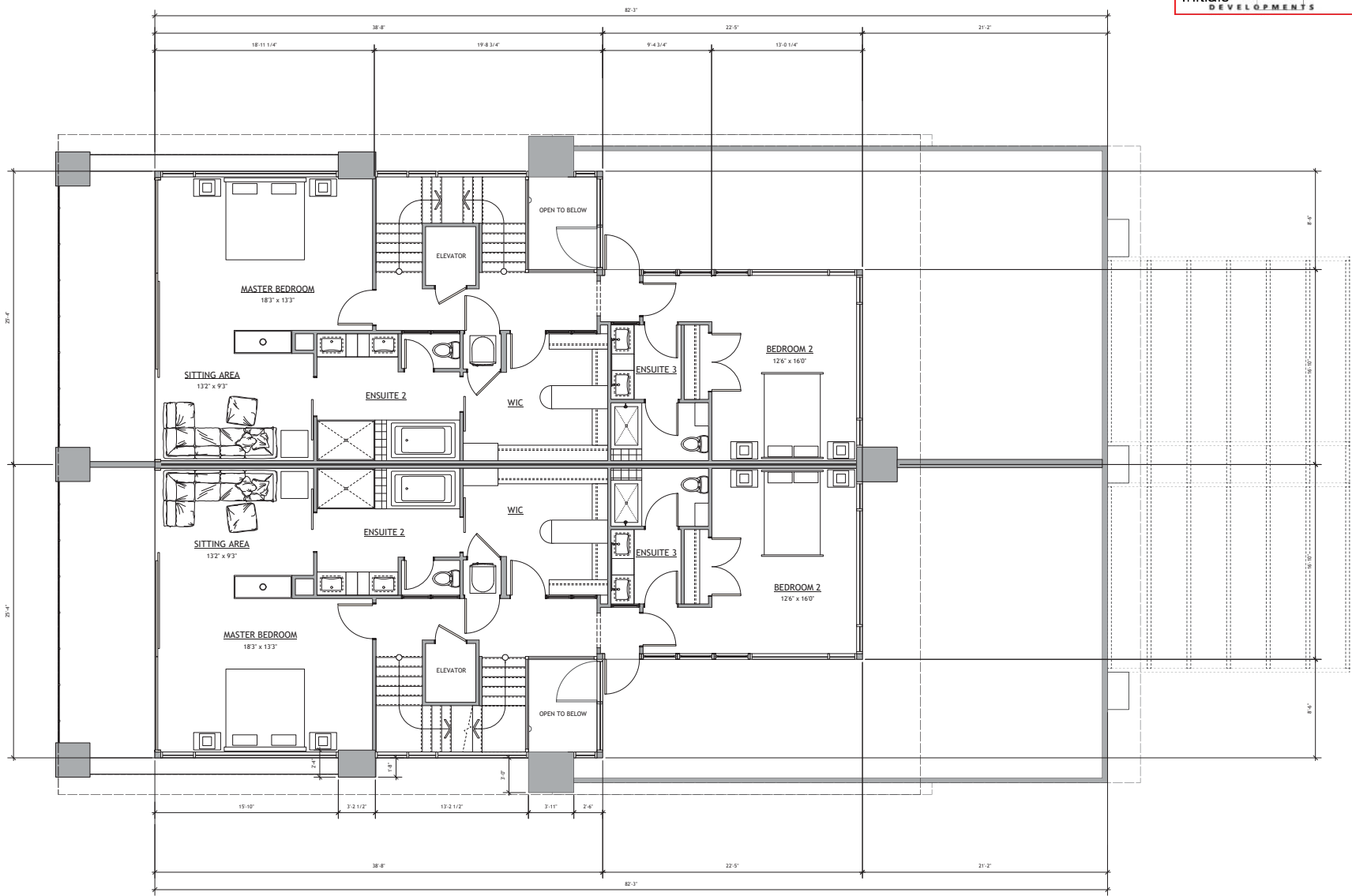
REVISION	DATE	DESCRIPTION

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

DRAWING TITLE  
**SECOND FLOOR PLAN**

DATE  
 OCTOBER 3, 2016

DRAWING NUMBER  
**5**  
 of  
**9**



1 SECOND FLOOR PLAN  
 Scale: 1/4" = 1'-0" NORTH FFA = 1309 SQ. FT.  
 SOUTH FFA = 1309 SQ. FT.

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Initials  
**VINEYARD**  
DEVELOPMENTS

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PROJECT NORTH

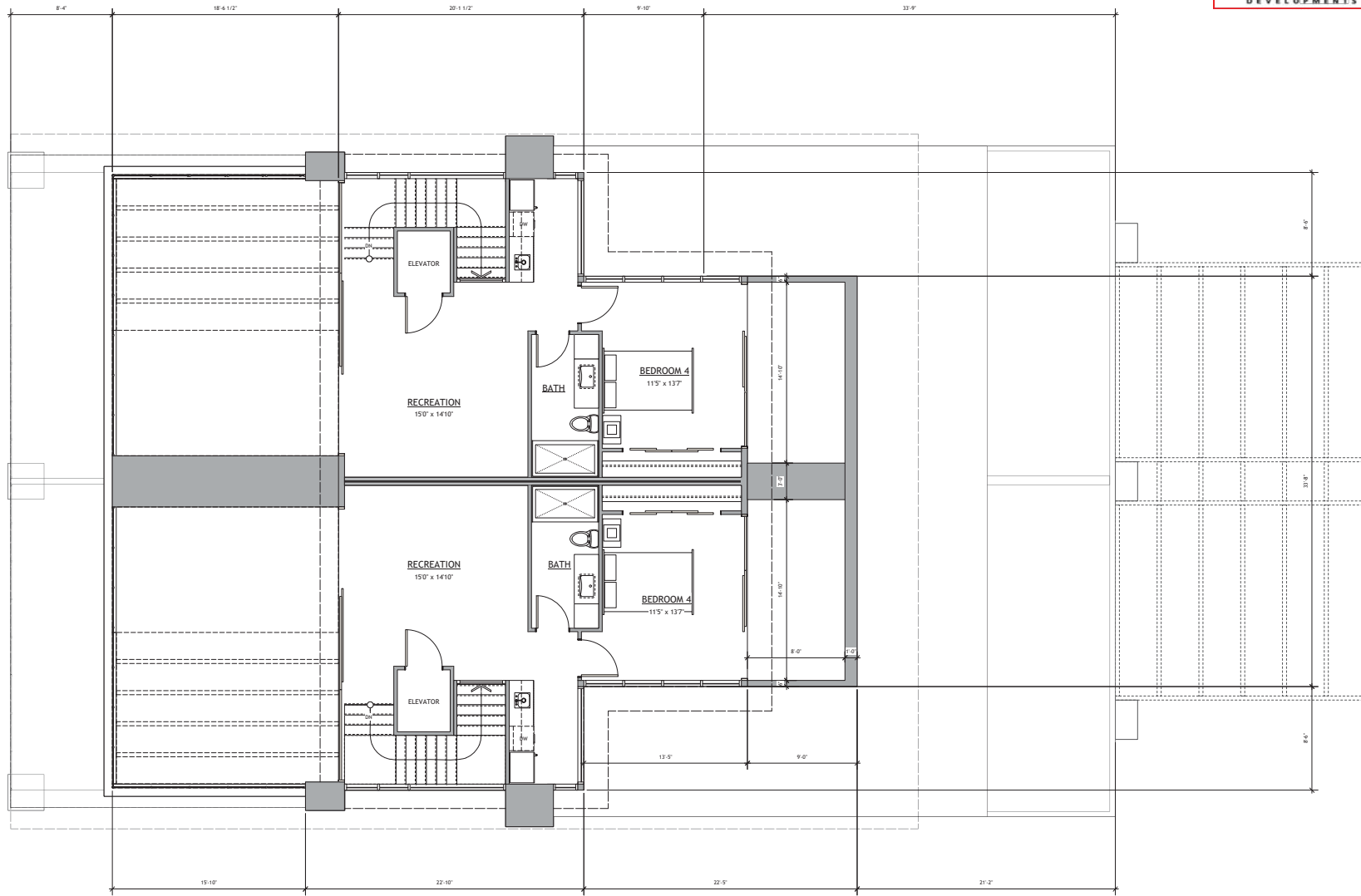
REVISION	DATE	DESCRIPTION

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

DRAWING TITLE  
**THIRD FLOOR PLAN**

DATE  
 OCTOBER 3, 2016

DRAWING NUMBER  
**6**  
 of  
**9**



1 THIRD FLOOR PLAN  
 Scale: 1/4" = 1'-0"  
 NORTH FFA = 675 SQ.FT.  
 SOUTH FFA = 675 SQ.FT.



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PROJECT NORTH

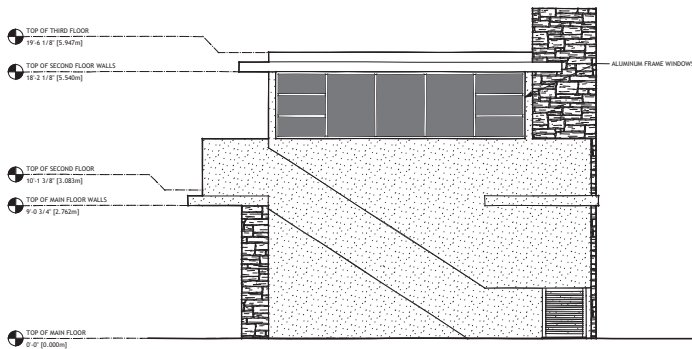
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PROJECT  
**DUPLEX DEVELOPMENT**  
 2210 ABBOTT STREET  
 KELOWNA, BC V1Y 1E1  
 LOT 27 PLAN KAP535

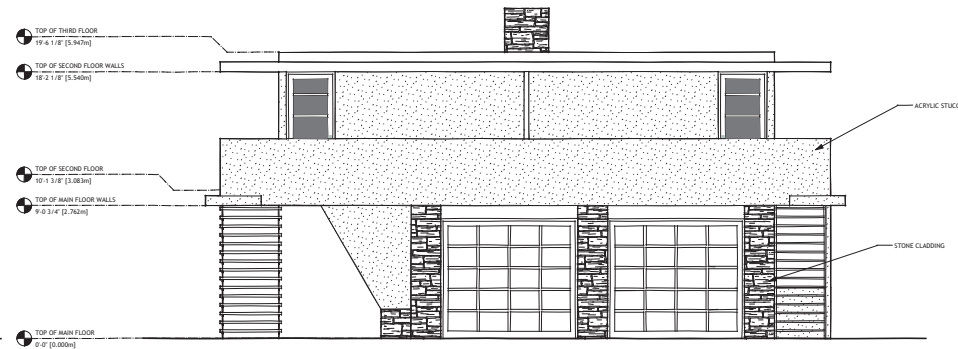
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**ACCESSORY BLDG ELEVATIONS**

DATE  
 OCTOBER 3, 2016

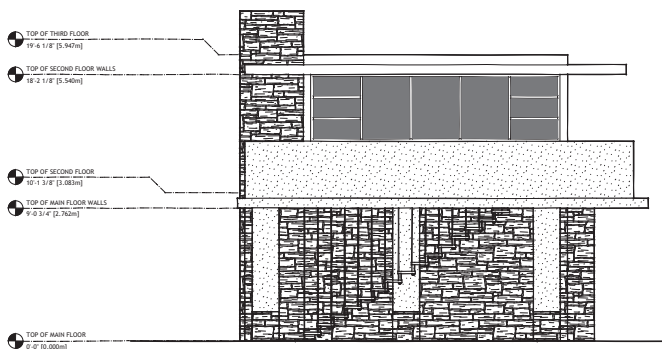
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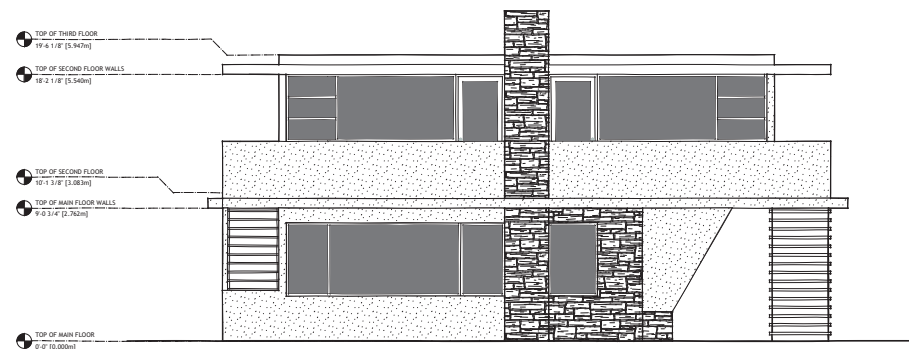
1 SOUTH ELEVATION  
Scale: 1/4" = 1'-0"



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



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



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

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# HAP17-0001



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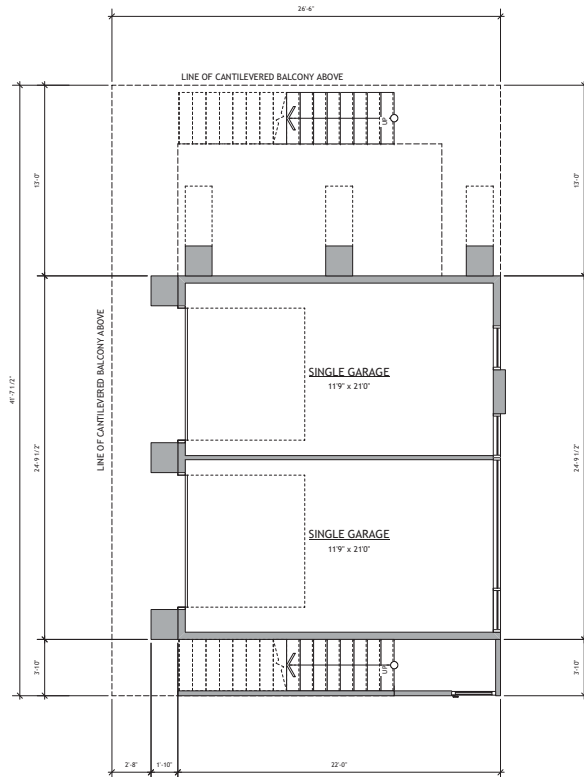
REVISION	DATE	DESCRIPTION

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

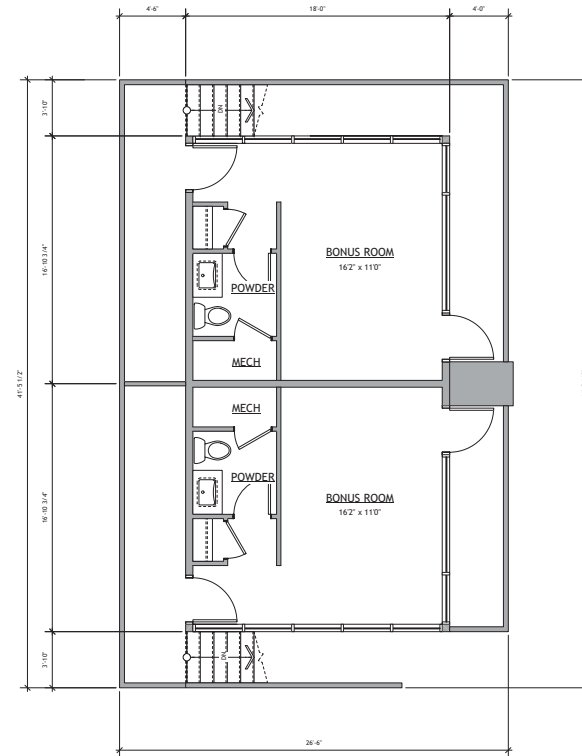
DRAWING TITLE  
**ACCESSORY BLDG PLANS**

DATE  
**OCTOBER 3, 2016**

DRAWING NUMBER  
**8**  
of  
**9**



**1** ACCESSORY BUILDING MAIN FLOOR  
Scale: 1/4" = 1'-0" BUILDING FOOTPRINT AT GRADE = 545.42 SQ.FT. (50.67m<sup>2</sup>)



**2** ACCESSORY BUILDING SECOND FLOOR  
Scale: 1/4" = 1'-0" FFA = 304 SQ.FT./UNIT



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PROJECT NORTH

REVISION	DATE	DESCRIPTION

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

DRAWING TITLE  
**SITE SECTION**

DATE  
**OCTOBER 3, 2016**

DRAWING NUMBER  
**9**  
— of —  
**9**



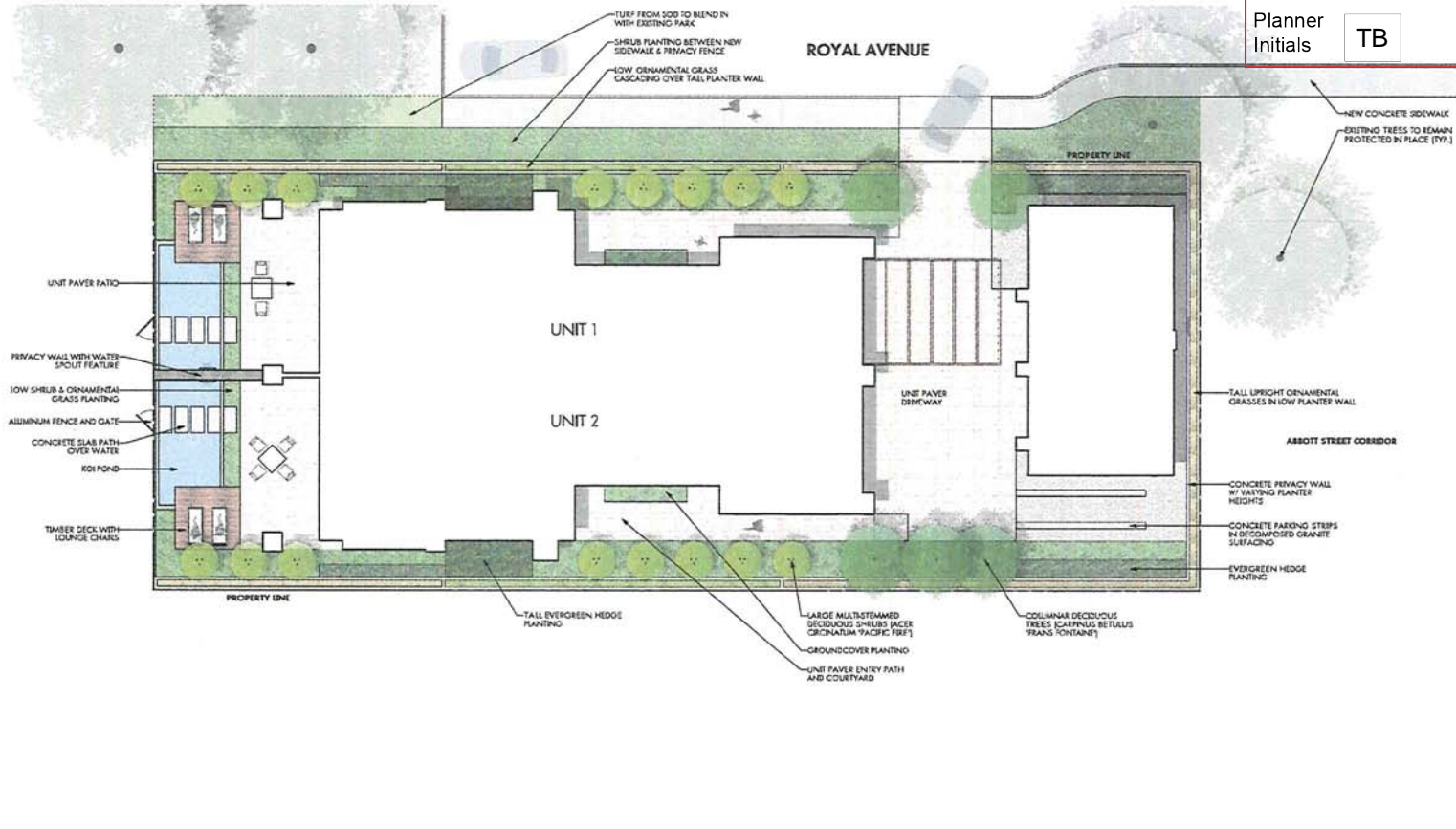
1 SITE SECTION  
Scale: 1:75



City of Kelowna  
OUTDOOR DESIGN  
LANDSCAPE ARCHITECTURE

206 - 1890 Spall Road  
Kelowna, B.C. V1Y 4R2  
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PROJECT TITLE  
**2210 ABBOTT STREET**

Kelowna, BC

PERMANENT

**CONCEPTUAL LANDSCAPE PLAN**

REVISION NUMBER	DATE	DESCRIPTION
1	10/27/17	Final
2		
3		
4		
5		

PROJECT NO.	16-019
DESIGN BY	OP
REVIEW BY	NT
CHECKED BY	FB
DATE	DEC 22 2016
SCALE	1:100

SCALE



DESIGNED BY

**L1/1**

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- NOTES**
1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED B.C.L.N.A. STANDARDS.
  2. ALL SOFT LANDSCAPE AREAS SHALL BE WATERED BY A FULLY AUTOMATIC TIMED UNDERGROUND IRRIGATION SYSTEM.
  3. TREE AND SHRUB BEDS TO BE DRESSED IN A MINIMUM 25mm WOOD MULCH. 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 SOO SHALL BE NO. 1 GRADE GROWN FROM CERTIFIED SEED OF IMPROVED CLERGRASS REGISTERED FOR SALE IN B.C. AND SHALL BE TOLERANT OF DROUGHT CONDITIONS. A MINIMUM OF 100mm DEPTH OF GROWING MEDIUM IS REQUIRED BENEATH TURF AREAS. TURF AREAS SHALL MEET EXISTING GRASSES AND HARD SURFACES FLUSH.

**PLANT LIST**

BOTANICAL NAME	COMMON NAME	QTY	SIZE / SPACING & REMARKS
<b>TREES</b>			
ACER GIGANTUM 'PACIFIC FIRE'	PACIFIC FIRE MAPLE	16	1.5m HT / MULTI-STEM
CARPINUS BETULUS 'TRANS FONTAINE'	TRANS FONTAINE HORNBEAM	5	60m CAL.
<b>SHRUBS</b>			
BURDELL GREEN MOUNTAIN	GREEN MOUNTAIN BOXWOOD	14	#02 CONT. / 1.0m O.C. SPACING
CORNUS STOLONIFERA 'TARZOW'	RED GUY'S DOGWOOD	14	#01 CONT. / 1.0m O.C. SPACING
JUNIPERUS CHINENSIS 'SPARTAN'	SPARTAN JUNIPER	10	1.8m HT / 1.2m O.C. SPACING
PHAEODENDRUM 'SNOWBELLE'	SNOWBELLE HOOPCORNICE	14	#01 CONT. / 1.0m O.C. SPACING
RIBES ALPINUM	ALPINE CURRANT	7	#02 CONT. / 1.5m O.C. SPACING
RIVIS AROMATICA 'CRO-HOW'	CRO-HOW FRAGRANT SUMAC	14	#01 CONT. / 1.0m O.C. SPACING
SPIRAEA 'SNOWWHITE'	SNOWHITE SPIREA	7	#01 CONT. / 1.5m O.C. SPACING
TAXUS MEDIA 'HECAIE'	HICK'S YEW	28	#01 CONT. / 0.75m O.C. SPACING
<b>PERENNIALS &amp; GRASSES</b>			
ALCHIMILLA MOERIS	LADY'S MANTLE	42	#01 CONT. / 0.6m O.C. SPACING
ASTRILE JAPONICA 'PEACH BLOSSOM'	PEACH BLOSSOM ASTRILE	26	#01 CONT. / 0.75m O.C. SPACING
CALLUNA VULGARIS 'ACUTIFLORA 'KARL FORDERER''	FOURCOT'S LEATHER REED GRASS	26	#01 CONT. / 1.0m O.C. SPACING
HELIOPSIS 'FROSTED VIOLET'	FROSTED VIOLET CORAL BELLS	26	#01 CONT. / 0.75m O.C. SPACING
HOSTA 'FRAGRANT BOUGIET'	FRAGRANT BOUGIET HOSTA	42	#01 CONT. / 0.6m O.C. SPACING
PANICUM VIRGATUM 'WANDER HERMS'	RED SWITCH GRASS	14	#01 CONT. / 1.0m O.C. SPACING
PHARISIA ALPELUCIDENS 'WINKLER'	DWARF FOUNTAIN GRASS	18	#01 CONT. / 0.75m O.C. SPACING
SANTALINA NEMOROSA 'TINY NIGHT'	WAXY NIGHT SANTALINA	42	#01 CONT. / 0.6m O.C. SPACING
THYMUS SERAPHYLLUM 'TUFT'	ELFIN THYME	42	#01 CONT. / 0.6m O.C. SPACING

