

# REPORT TO CHC



**Date:** October 2, 2014  
**RIM No.** 0940-60  
**To:** Community Heritage Committee  
**From:** Urban Planning, Community Planning & Real Estate (LB)  
**Application:** Z14-0042 / HAP14-0014      **Owners:** Steve & Loretta Nicholson  
**Address:** 2210 Abbott Street      **Applicant:** Steve & Loretta Nicholson  
**Subject:** Rezoning Application and Heritage Alteration Permit  
**Existing OCP Designation:** S2RES - Single / Two Unit Residential  
**Existing Zone:** RU1 - Large Lot Housing  
**Proposed Zone:** RU6 - Two Dwelling Housing  
**Heritage Register:** Not Included

---

## 1.0 Purpose

To consider:

- a. A rezoning from the RU1 - Large Lot Housing zone to the RU6 - Two Dwelling Housing zone to allow a semi-detached dwelling to be built on the subject property.
- b. A Heritage Alteration Permit to allow the demolition of the existing dwelling and construction of a new semi-detached dwelling with variances from the Zoning Bylaw.

## 2.0 Urban Planning

The subject 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 for the block as "Arts & Crafts (late)" and "Early Suburban" for the subject property. This block has experienced significant change since the guidelines were developed. A semi-detached dwelling in the Frank Lloyd Wright / Prairie style was recently approved for 2248 Abbott Street and a single detached dwelling in the "Arts & Crafts (late)" style is located at 2228 Abbott Street.

The architecture takes design cues from the "Early Suburban" style with the asymmetrical facade, horizontal design, and brick and stucco exterior. The design is also inspired by the Frank Lloyd Wright style and has similarities to the application on 2248 Abbott Street that was considered by the Community Heritage Committee on May 1, 2014. There are other Frank Lloyd

Wright / Prairie style inspired buildings within the Heritage Conservation Area and this design would complement the approved development at 2248 Abbott Street.

The application requires three variances to the Zoning Bylaw: increase the accessory building height to 5.64 m; reduce the front yard setback to 1.2 m; and reduce the north side yard setback to 2.03 m / 2.39 m. The garage is designed to interface with the Abbott Street corridor with an open patio. Onsite landscaping will need to provide an adequate buffer between the Abbott Street recreational corridor and the detached garage given the requested height and front yard setback variances. Staff support the side yard setback variance given the unique site context with Okanagan Lake and the multiple frontages. Retaining the existing driveway access from Royal Avenue is appropriate to avoid disrupting the Abbott Street recreational corridor.

Preliminary designs are under review for a new waterfront trail connecting Strathcona Park to the pocket park at Royal Avenue, running along the rear of the subject property between the property line and Okanagan Lake. This trail presents an opportunity for improved pedestrian connections between the waterfront and the Abbott Street recreational corridor along Royal Avenue. Staff will work with the applicant to ensure appropriate pedestrian connections are provided for at this location.

Staff support the proposed development as it complements 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 application is in keeping with heritage policies to maintain the residential character of the area and provides an example of sensitive redevelopment. Staff will work with the applicant to ensure necessary environmental requirements are met given the interface with Okanagan Lake and to provide appropriate connections between the waterfront, pocket park and the Abbott Street corridor.

### **3.0 Proposal**

#### **3.1 Project Description**

The applicant will demolish the existing single family dwelling to allow for construction of the semi-detached dwelling. The existing building is in disrepair and the architecture style is not consistent with the “Early Suburban” characteristics identified in the Abbott Street Heritage Conservation Area Development Guidelines.

The new semi-detached dwelling has been designed with entries and open space that interface with the waterfront, Royal Avenue and Abbott Street. Along the waterfront, the dwelling is intended to have the appearance of two single family dwellings. The portion of the dwelling facing Abbott Street is narrower than the rest of the building to reduce the massing visible from the Abbott Street corridor. The detached garage has a small patio on the second storey to interface with the Abbott Street corridor and delineate the public and private spaces. Based on the Frank Lloyd Wright / Prairie style, the home’s design includes large overhangs, a hidden front entrance, neutral brick and off-white stucco cladding, concrete window sills, and grey trim colours.

The driveway access from Royal Avenue will be retained. By locating the detached garage at the front of the property, the previously established streetscape and front yard setback will be maintained while using the existing access from Royal Avenue. The garage provides one parking stall per dwelling with one additional open stall for each dwelling adjacent to the garage.

Along the Abbott Street recreational corridor, there is a boulevard between the street and the corridor as well as green space between the corridor and the property line. A hedge and mature tree are within the corridor right-of-way near the northeast corner of the subject property, buffering the property from the Abbott Street corridor.

The existing fence along Royal Avenue encroaches on the City of Kelowna right-of-way. Any new fencing or landscaping must be installed along or within the property line, thus returning this area to the City for the road and park space. Additional landscaping will include planter boxes, hedges and water sensitive vegetation along the waterfront and Abbott Street frontages.

### 3.2 Site Context

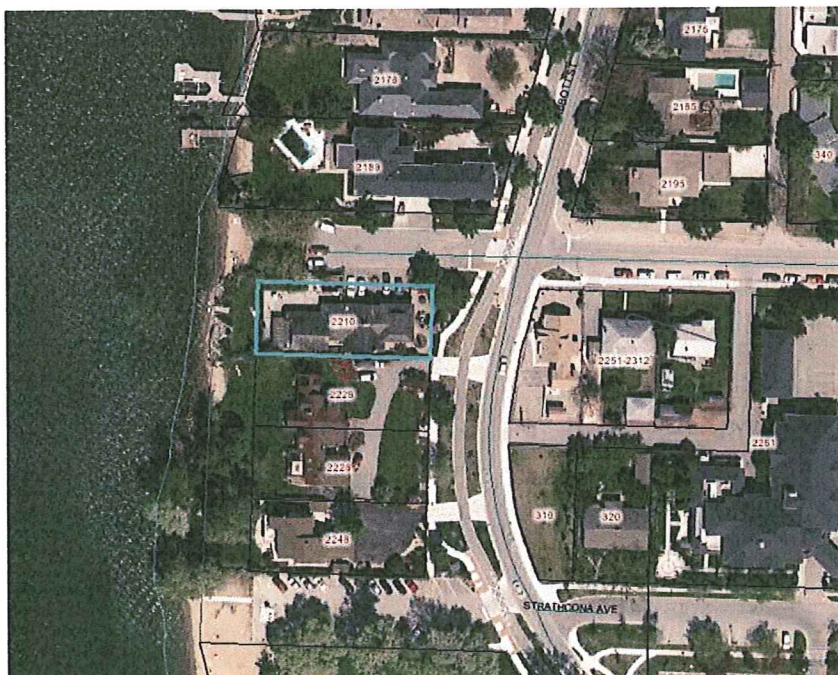
The subject property has a lot area of approximately 968 m<sup>2</sup> and is located at the southwest corner of Abbott Street and Royal Avenue. The subject property is zoned RU1 - Large Lot Housing and is designated S2RES - Single / Two Unit Residential in the Official Community Plan (OCP). The property is within the Permanent Growth Boundary and the Abbott Street Heritage Conservation Area.

The property is bordered by residential areas to the north, a parking lot for Kelowna General Hospital to the east, residential to the south and Okanagan Lake to the west.

Specifically, the adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1 - Large Lot Housing	Single detached dwelling
East	HD1 - Kelowna General Hospital	Parking lot for Kelowna General Hospital
South	RU1 - Large Lot Housing	Single detached dwelling
West	W1 - Recreational Water Use	Okanagan Lake and future public trail

Subject Property Map: 2210 Abbott Street



## 3.3 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RU6 ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Lot Area	800 m <sup>2</sup>	968.58 m <sup>2</sup>
Lot Width	20.0 m	20.07 m
Lot Depth	30.0 m	48.26 m
Development Regulations		
Site Coverage (buildings)	40%	38.3%
Site Coverage (buildings, driveways & parking)	50%	49.41%
Height	9.5 m or 2 ½ storeys (principal building) 4.5 m (accessory building)	6.25 m 5.64 m <sup>❶</sup>
Front Yard	4.5 m	1.2 m <sup>❷</sup>
Side Yard (south)	2.0 m (1-1 ½ storeys) 2.3 m (2-2 ½ storeys)	Varies between 2.03 and 6.85 m
Side Yard (north)	4.5 m (flanking street)	Varies between 2.03 and 6.85 m <sup>❸</sup>
Rear Yard	7.5 m	9.064 m
Other Regulations		
Private Open Space	60 m <sup>2</sup> (30 m <sup>2</sup> / dwelling)	Meets requirements
Minimum Parking	4 (2 stalls / dwelling)	4
Okanagan Lake Sightlines	120°	Meets requirements
<sup>❶</sup> Requested variance to increase the accessory building height to 5.64 m <sup>❷</sup> Requested variance to reduce the front yard setback to 1.2 m <sup>❸</sup> Requested variance to reduce side yard (north) setback to 2.03 m / 2.39 m		

## 4.0 Current Development Policies

## 4.1 Kelowna Official Community Plan (OCP)

Chapter 5 - Development Process

Policy 5.22.6 Sensitive Infill. Encourage new development or redevelopment in existing residential areas to be sensitive to or reflect the character of the neighbourhood with respect to building design, height and siting.

Chapter 9 - Heritage Policies

Objective 9.2 Identify and conserve heritage resources.

Policy 9.2.4 Conservation Areas. Development in the Abbott Street and Marshall Street Heritage Conservation Area outlined on Map 9.1 will be assessed using the Abbott Street and Marshall Street Heritage Conservation Area Guidelines in Chapter 16.

Chapter 16 - Heritage Conservation Area

Objectives:

- Maintain the residential and historical character of the Marshall Street and the Abbott Street Heritage Conservation Areas;
- Encourage new development, additions and renovations to existing development which are compatible with the form and character of the existing context;

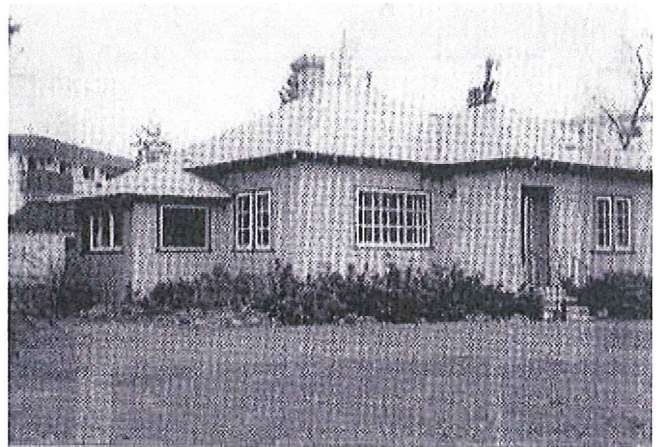
- Ensure that changes to buildings and streetscapes will be undertaken in ways which offer continuity of the 'sense-of-place' for neighbours, the broader community; and
- Provide historical interest for visitors through context sensitive development.

#### 4.2 Heritage Conservation Area Development Guidelines

The second civic phase spans from the end of the Great War, 1918, and continues through to the Great Depression, about 1932. This period is noted for traditional styles continuing to be favoured by builders and home buyers of the period. Late Arts & Craft and Early Vernacular Cottage architectural styles characterize this period. However, other styles, such as Tudor Revival, did continue to be built as prestige homes within the Abbott Street Heritage Conservation Area.

##### *Late Arts & Crafts Characteristics*

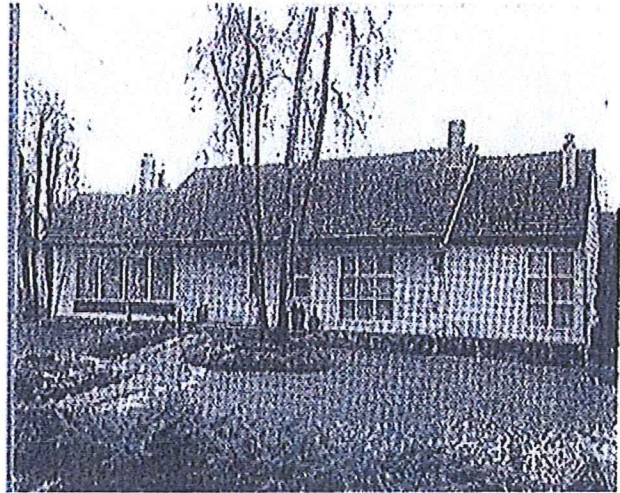
- Stick-built feel to the architecture
- Medium gable and hip roof form
- Decorated soffit & brackets
- Enclosed front porch or portico
- Up to 2 ½ storeys
- Horizontal wood siding & corner-boards
- Upper storey belting (cladding may vary)
- Ornamental crafted wood
- Vertical double-hung window openings
- Multi-sash window assembly
- Wide window & door trim
- Multiple pane windows
- Asymmetrical front façade
- Wood shingle roofing
- Side or rear yard parking



The fourth civic phase follows the end of the World War II, about 1946, and continues to about 1960 when the remaining lots in the Heritage Conservation Areas were taken up with new housing. Traditional styles were not favoured in post W.W.II society. The influence of the International Style of architecture and the advent of new construction materials, like thermopane picture windows, significantly changed the home building market and architectural style. The emergent style of this period is the Early Suburban Bungalow.

*Early Suburban Bungalow Characteristics:*

- Horizontal feel to the architecture
- Low gable and hip roof form
- Plain soffit & brackets
- 1 & 2 storey massing
- Wide siding below belt-line / stucco above
- Horizontal multi-sash and picture windows
- Narrow window & door surrounds
- Asymmetrical front facade
- Side or front yard parking
- Asphalt shingle
- Front driveway access



**5.0 Technical Comments**

**5.1 Building & Permitting Department**

- Full Plan check for Building Code related issues will be done at time of Building Permit applications.

**5.2 Policy and Planning**

- The subject property is OCP designated S2RES - Single / Two Unit Residential and is zoned RU1. This property is in the Abbott Street Heritage Conservation Area but it is not located on the Heritage Register.
- In the Abbott Street and Marshall Street Heritage Conservation Areas Development Guidelines the dominant style of the dwelling at 2210 Abbott Street is identified as Late Arts & Crafts. The design features for this new Two Unit Semi-Detached Townhouse include flush gable verges, brick and stucco siding, clustered horizontal windows, asymmetrical façade design and horizontal roof form. These design characteristics are consistent with the Late Arts & Crafts and Suburban building styles.
- The zoning is consistent with the land use designation and there are other sites currently zoned RU6 in the vicinity.

**5.3 Fire Department**

- Requirements of Section 9.10.19 Smoke Alarms of the BC Building Code 2012 are to be met.

**5.4 Telus**

- Telus will provide underground facilities to this development. Developer will be required to supply and install conduit as per Telus policy.

**Application Chronology**

Date of Application Received: September 16, 2014

Z14-0042 / HAP14-0014

Report prepared by:



Laura Bentley, Planner

Reviewed by:



Lindsey Ganczar, Urban Planning Supervisor

Attachments:

Rendering  
Site Plan  
Elevation Drawings  
Floor Plans  
Colour Board  
Site Photos



ILLUSTRATION / THE ARTS ALIVE

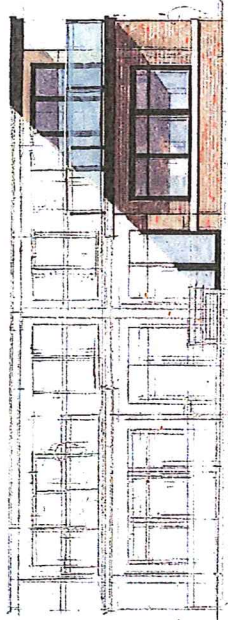
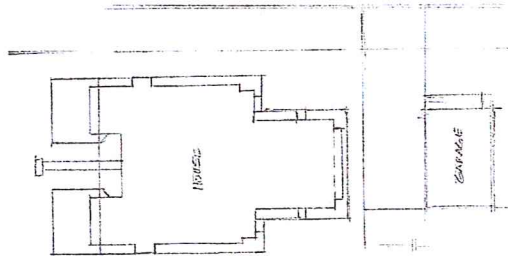
DEPT



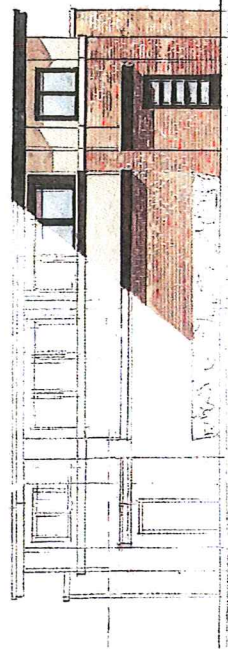




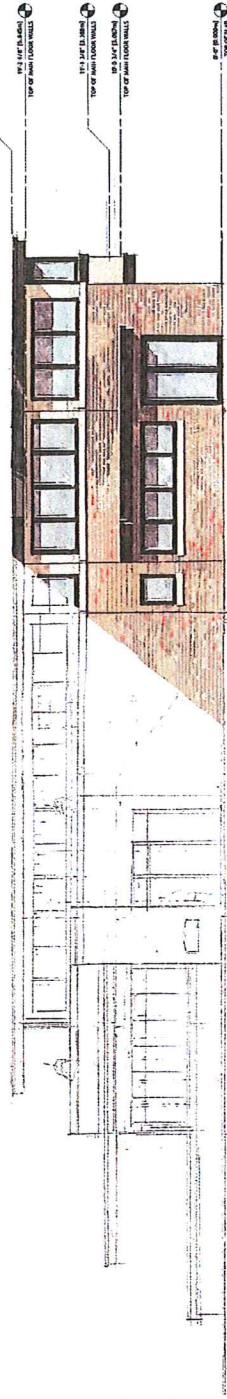
ROBE PLAN  
INT. 2



WEST ELEVATION (WEST)



EAST ELEVATION (EAST)



TYPICAL SIDE ELEVATION (SOUTH)

SCALE 3/16" = 1'-0"

- 1st FLOOR FINISH FLOOR OF ROOF
- 2nd FLOOR FINISH FLOOR OF ROOF
- 3rd FLOOR FINISH FLOOR OF ROOF
- 4th FLOOR FINISH FLOOR OF ROOF
- 5th FLOOR FINISH FLOOR OF ROOF
- 6th FLOOR FINISH FLOOR OF ROOF



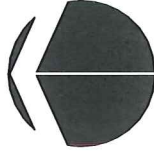






IHE DESIGN  
644 ARROWLEAF LANE  
KELLOWNA, BC  
V1W 4A6

THESE DRAWINGS ARE THE EXCLUSIVE PROPERTY OF IHE DESIGN AND MAY NOT BE REPRODUCED OR USED WITHOUT EXPRESS WRITTEN PERMISSION FROM THE FIRM.



PROJECT NORTH

REVISION	DATE	DESCRIPTION

PROJECT

MULTIFAMILY DEVELOPMENT  
2210 ABBOTT STREET  
KELLOWNA, BC V1Y 1E1  
LOT 27 PLAN 535

DRAWING TITLE

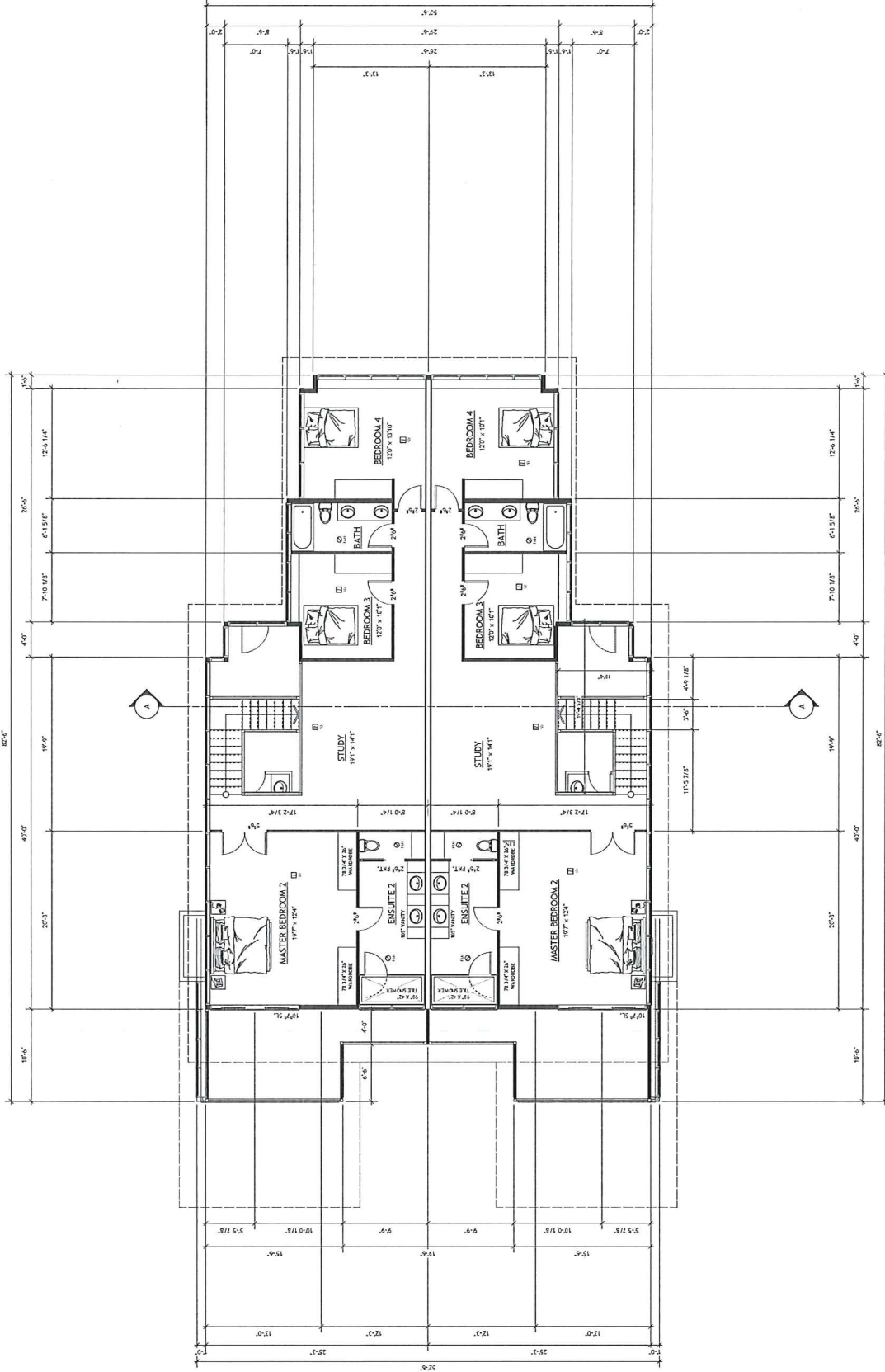
SECOND FLOOR PLAN

DATE

SEPTEMBER 8, 2014

DRAWING NUMBER

4 of 5



1 SECOND FLOOR  
SCALE: 3/16" = 1'-0"  
UNIT FFA = 1208 SQ. FT.



IHS DESIGN  
644 ARROWLEAF LANE  
KELOWNA, BC  
V1W 4T5

THIS DRAWING IS THE PROPERTY OF IHS DESIGN AND MAY NOT BE REPRODUCED OR USED WITHOUT EXPRESS WRITTEN PERMISSION FROM THE SAME.



PROJECT NORTH

REVISION	DATE	DESCRIPTION

PROJECT

MULTIFAMILY DEVELOPMENT  
2210 ABBOTT STREET  
KELOWNA, BC V1Y 1E1  
LOT 27 PLAN 535

DRAWING TITLE

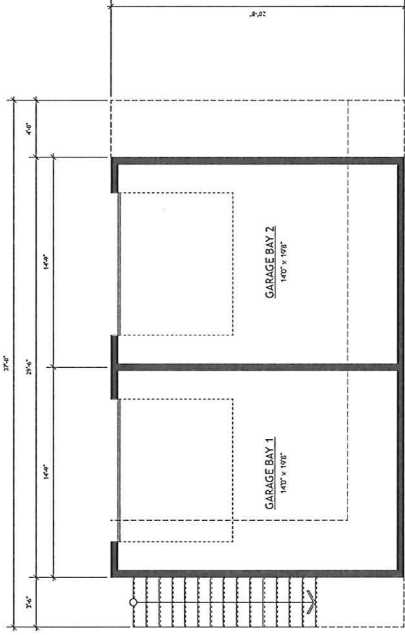
DETACHED GARAGE

DATE

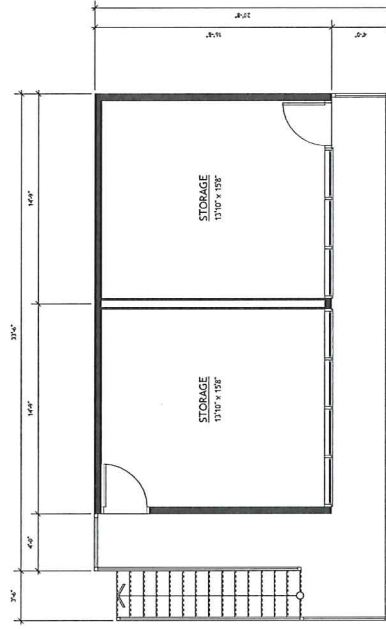
SEPTEMBER 8, 2014

DRAWING NUMBER

5 of 5



1 DETACHED GARAGE MAIN FLOOR  
SCALE: 1/4" = 1'-0"



2 DETACHED GARAGE SECOND FLOOR  
SCALE: 1/4" = 1'-0"

