
CITY OF KELOWNA

MEMORANDUM

Date: November 18, 2005
File No.: HAP05-0018

To: City Manager

From: Planning and Corporate Services Department

Subject:

APPLICATION NO. HAP05-0018 **OWNER:** KELOWNA THORACIC
SURGICAL GROUP LTD.

AT: 2178 PANDOSY STREET **APPLICANT:** MQN ARCHITECTS

PURPOSE: TO SEEK A HERITAGE ALTERATION PERMIT TO AUTHORIZE
THE ALTERATION OF A HERITAGE BUILDING (THE FORMER
ANNIE STERLING HOUSE) CONSISTING OF THE REMOVAL
OF AN EXISTING ADDITION AND THE CONSTRUCTION OF A
NEW 2 STOREY ADDITION

EXISTING ZONE: RU1 – LARGE LOT HOUSING (HRA02-0001)

REPORT PREPARED BY: PAUL McVEY

1.0 RECOMMENDATION

THAT Council authorize the issuance of Heritage Alteration Permit No. HAP05-0018; for Lot 30, DL 14, ODYD Plan 7535, located on Pandosy Street, Kelowna, B.C., subject to the following:

1. The dimensions and siting of the building to be constructed on the land be in general accordance with Schedule "A";
2. The exterior design and finish of the building to be constructed on the land be in general accordance with Schedule "B".

2.0 COMMUNITY HERITAGE COMMISSION

The above-noted application (HRA05-0018) was reviewed by the Community Heritage Commission at the meeting of October 4, 2005 and the following recommendation was passed:

THAT the Community Heritage Commission support approval of Heritage Alteration Permit Application No. HAP05-0018 for the form, character and placement of an addition to the heritage building located at 2178 Pandosy Street.

3.0 SUMMARY

The applicants are seeking a heritage alteration permit to authorize the alteration of a heritage building, known as the "Annie Sterling House". The applicants wish to remove an existing "bay windowed" addition located at the rear of the house which was added on to the dwelling in 1924, and replace the former "sitting room" with a newly constructed 2 storey addition, which will provide a replacement "sitting room" on the main floor, and a new room with a deck area on the second level.

The exterior of the proposed renovation is designed to replicate the form and character of the existing house.

In 2002, there had been a Heritage Revitalization Agreement (HRA02-0001) created which permitted the property to be used as a medical office for three physicians. This HRA authorized the use of the building for medical office use, limited to having only one of the three physicians practicing at any time.

As this Heritage Authorization Permit application requests a change to a Heritage Revitalization Agreement, it is necessary for this application to be considered by City Council.

4.0 SITE CONTEXT

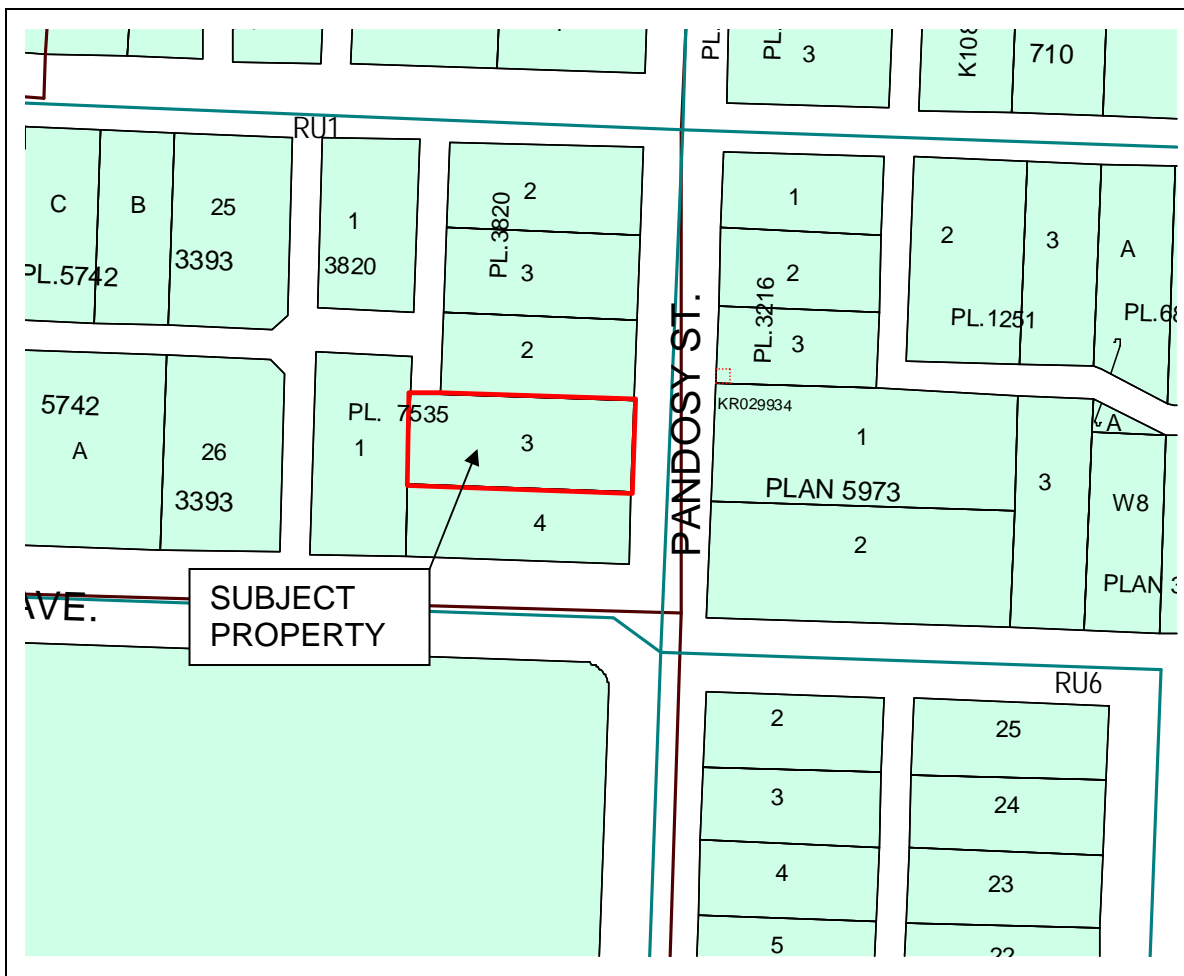
The subject property is located on the west side of Pandosy Street north of Royal Ave.

Adjacent zones and uses are:

- North - RU1 – Large Lot Housing – Single Family Dwelling
- East - RU6 – Two Dwelling Housing – Single Family Dwelling
- West - RU1 – Large Lot Housing – Single Family Dwelling
- South - RU1 - Large Lot Housing – Single Family Dwelling

5.0 SUBJECT PROPERTY MAP

SUBJECT PROPERTY MAP



6.0 CURRENT DEVELOPMENT POLICY

6.1 Heritage Register

The subject property is listed on the heritage register, and known as the “Annie Stirling House”. HRA02-0001 permits the use of the property for medical office uses for three physicians, as well as a residential use on the upper floor.

7.0 PLANNING AND CORPORATE SERVICES DEPARTMENT

The Planning and Corporate Services Department does not have concerns with this heritage alteration permit application. The change to the existing building will have little impact on the functioning of the use or the exterior form and character of the building.

At the time of the original Heritage Revitalization Agreement, there had been some concerns raised regarding parking on the site. However, this has not proven to be a problem.

The proposed building plan will remove the 1924 single storey “sun-room” addition, and replace it with a new two storey addition. The proposed changes to the existing heritage building are not anticipated to alter the appearance of the building, provided the exterior finishes and details match the form and character of the existing building.

In light of the above, the Planning and Corporate Services Department supports this application, and recommends for positive consideration by Council.

Andrew Bruce
Manager of Development Services

Approved for inclusion ☐

R.L. (Ron) Mattiussi, ACP, MCIP
Director of Planning & Corporate Services

Attach.