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**CITY OF KELOWNA**  
**MEMORANDUM**

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**Date:** September 30, 2008

**To:** City Manager

**From:** Planning and Development Services Department

**Subject:**

**APPLICATION NO.** DP08-0198

**OWNER:** Al Stober Construction Ltd.

**AT:** 510 Buckland Avenue

**APPLICANT:** Al Stober Construction Ltd.

**PURPOSE:** To obtain a Development Permit to allow façade improvements to the existing 3.5 storey apartment building.

**EXISTING ZONE:** RM5 – Medium Density Multiple Housing

**REPORT PREPARED BY:** Luke Turri

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**1.0 RECOMMENDATION**

THAT Council authorize the issuance of Development Permit No. DP08-0198 for Lot Z, DL 139, O.D.Y.D., Plan 2622, located on Buckland Avenue, 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 SUMMARY**

This proposal seeks approval for the form & character enhancements that propose façade improvements to the existing apartment building, including new balconies, siding and trim improvements.

**3.0 ADVISORY PLANNING COMMISSION**

The above noted application (DP08-0189) was reviewed by the Advisory Planning Commission at the meeting of September 23, 2008 and the following recommendation was passed:

THAT the Advisory Planning Commission supports Development Permit Application No. DP08-0198, for 510 Buckland Avenue/Lot Z DL139 ODYD Plan 2622, by Al Stober Construction to approve a development permit for exterior renovations of the existing building.



## 4.0 BACKGROUND

The property falls within the City Centre Development Permit area, and is subject to the multi-family Development Permit guidelines. There are a number of multi-family projects west of the former Kelowna Secondary School site that are quite dated and would benefit from exterior renovations. This is an area of older building stock serving a variety of land-uses, and the applicant proposes to upgrade the exterior finishing to a more modern building standard.

### 4.1 The Proposal

The development proposal makes several façade improvements to the current building elevations:

- New harideplank siding is to replace wood shingles at the rooflines and entrance ways.
- New wood trim will accent the hardieplank siding and be added as window trim.
- The existing wood railing balconies will be replaced with aluminium and glass railings.
- Wood posts will be added to frame the balconies.

### 4.2 Site Context

The subject property is located in the City Centre, south of Highway 97 on Buckland Avenue. The surrounding area is generally developed as medium density apartment housing, with the exception of the Marshall Street Heritage Conservation Area to the south.

Specifically, the adjacent zones and uses are:

North	RM5 – Medium Density Multiple Housing
East	RM5 – Medium Density Multiple Housing
South	RU6 – Two Dwelling Housing (Marshall Heritage Area)
West	RM5 – Medium Density Multiple Housing

## 6.1 Site Location Map

Subject property: 510 Buckland Avenue



## 7.0 TECHNICAL COMMENTS

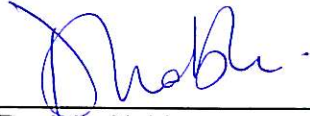
### 7.1 Works & Utilities

The proposed renovations to the exterior balconies and roof do not compromise Works and Utilities servicing requirements.

## 8.0 PLANNING AND DEVELOPMENT SERVICES COMMENTS

The proposed façade improvements would help to revitalize an area of multi-family housing that would benefit from being modernized. Most of the apartments in the area were built in a similar era, and as such, the renovations are likely to be more common. Façade improvements have already been approved for the apartment buildings to the west, also owned by the applicant. Given the proximity of both buildings, continuity in exterior finishing and streetscape appeal will

be achieved, and enhance the rental housing stock in this neighbourhood. The proposal suits the general character of the neighbourhood, and will create additional visual interest for the housing supply in the area.



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Danielle Noble  
Current Planning Supervisor

DN/lt

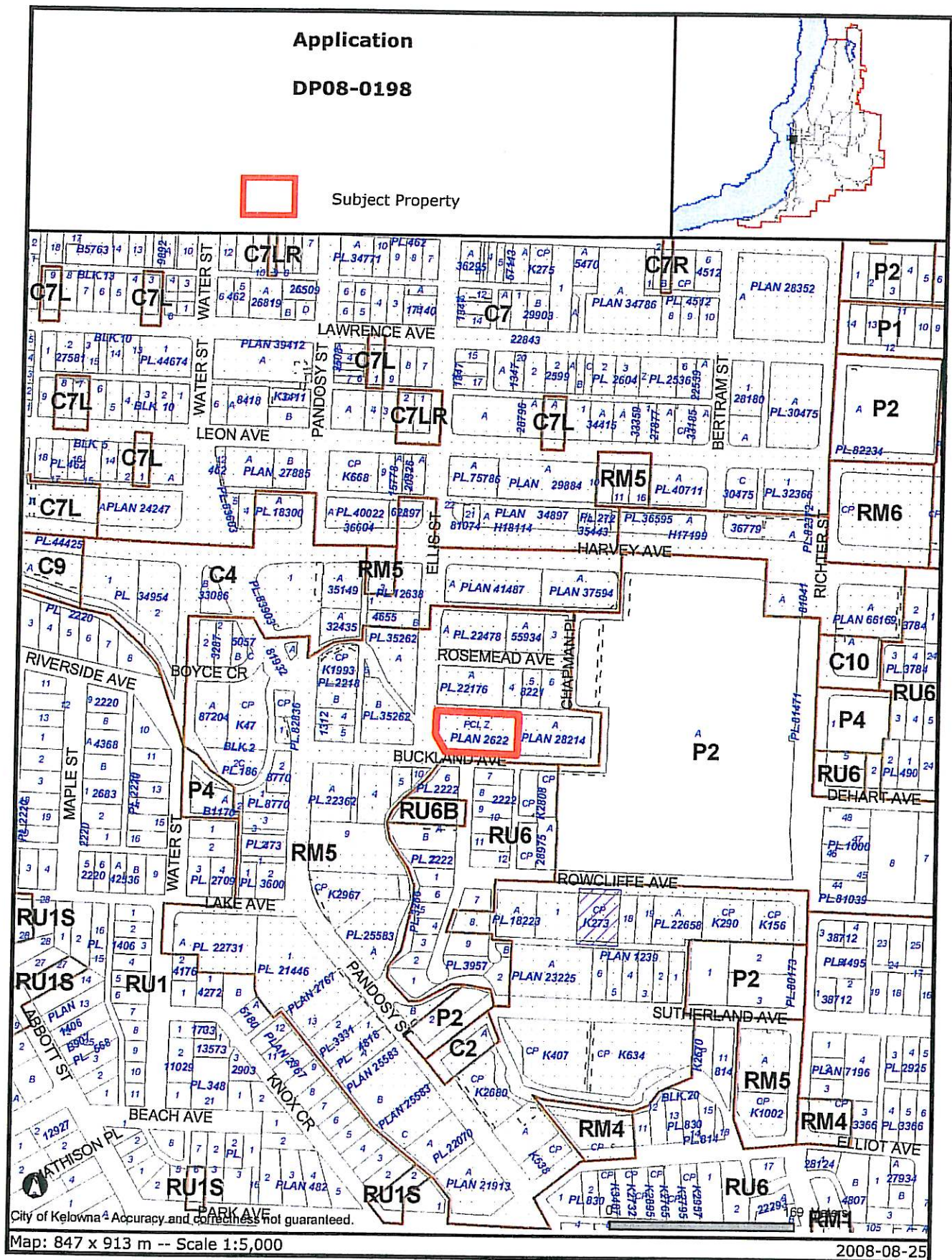
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#### ATTACHMENTS

Location Map  
Schedules "A" (Building Elevations)  
Schedule "B" (Color/Materials Board)

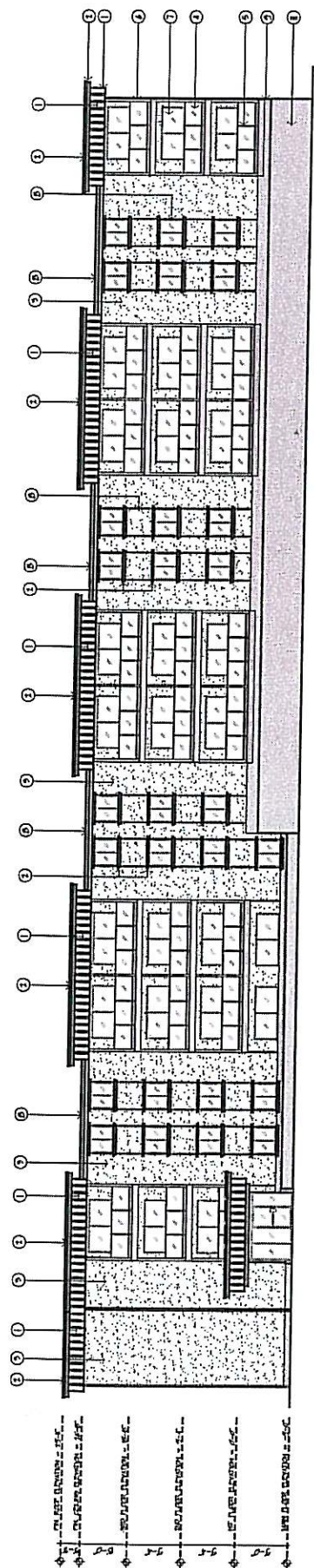
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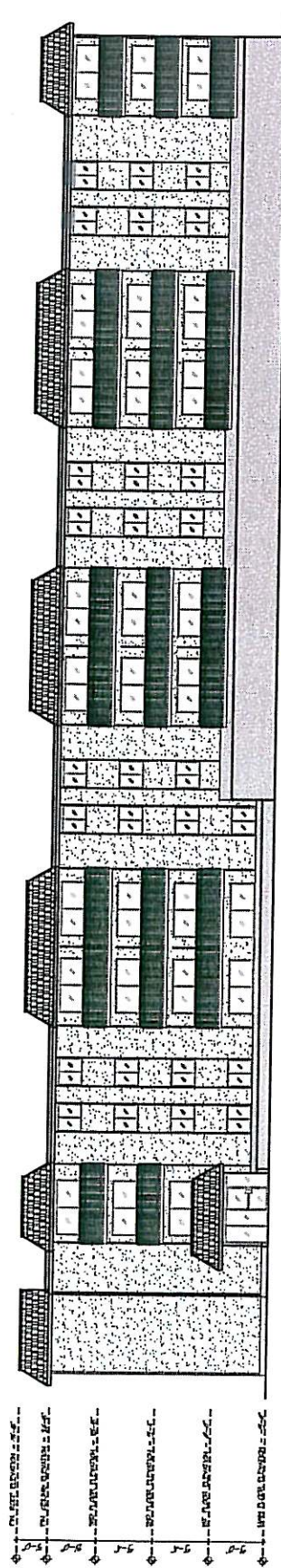


Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only.  
The City of Kelowna does not guarantee its accuracy. All information should be verified.





1 SOUTH ELEVATION (PROPOSED FACADE)  
1/8" = 1'-0"



1 SOUTH ELEVATION (EXISTING FACADE)  
1/8" = 1'-0"

# SCHEDULE A (1 of 4)

This forms part of development

Permit # DP08-0198

## LEGEND

- 1 NEW UNDERFLANK SOPS
- 2 NEW WOOD TRIM
- 3 EX'S STILCO
- 4 NEW BALCONY GLAZING (W/IN TEMPERED)
- 5 NEW ALUM. BALCONY RAILS/NEWELS
- 6 NEW 4" X 4" WOOD POST
- 7 EX'S GLAZING UNITS
- 8 EX'S WOOD TRIM PAINTED
- 9 EX'S CONCRETE PARAPETS
- 10 EX'S WOOD SCREEN PAINTED
- 11 EX'S CONCRETE RETAINING WALL

## HERITAGE MANOR SOUTH ELEVATION

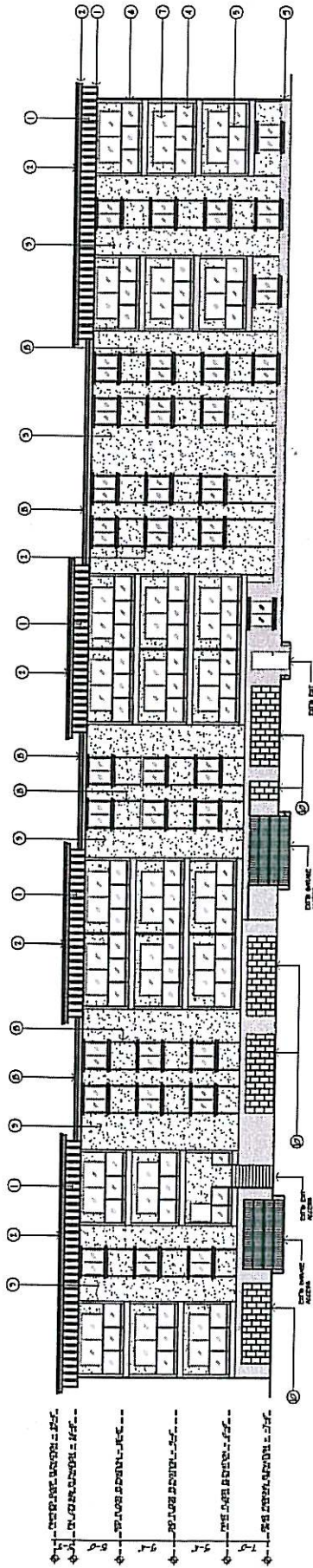
DATE: AUGUST 15, 2025  
DRAWING NO. E-01

SCALE: NOT TO SCALE

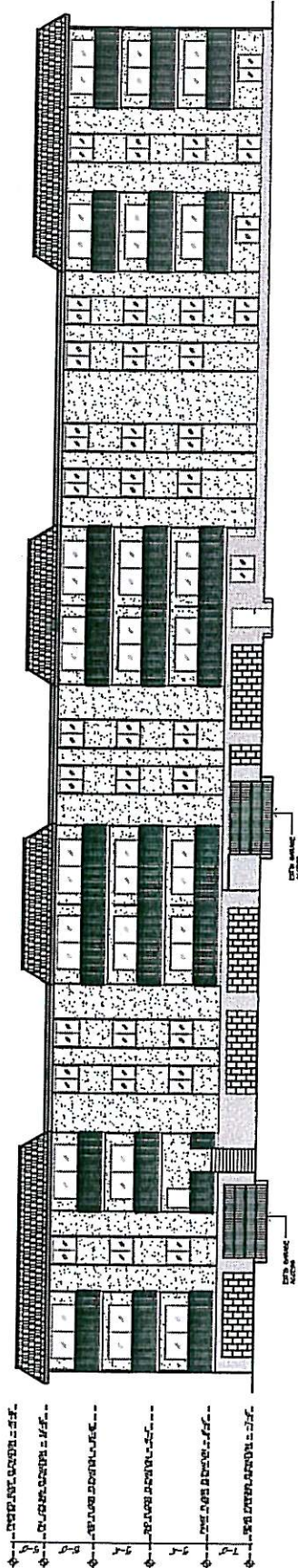
Al Sobier  
Consultants

\*ALL DIMENSIONS ARE APPROPRIATE & MUST BE VERIFIED ON SITE PRIOR TO CONSTRUCTION\*





1 NORTH ELEVATION (PROPOSED FACADE)  
N.T.S.



1 NORTH ELEVATION (EXISTING FACADE)  
N.T.S.

# **SCHEDULE A (2 of 4)**

**This forms part of development**

**Permit # DP08 - 0198**

- LEGEND**
- 1 NEW WOODRANK SING
  - 2 NEW WOOD TRIM
  - 3 EX'S STUCCO
  - 4 NEW BALCONY GLAZING (W/IN TAPERED)
  - 5 NEW ALUM. BALCONY RAILS/NEWELS
  - 6 NEW 6" x 6" WOOD POST
  - 7 EX'S GLAZING UNITS
  - 8 EX'S WOOD TRIM PAINTED
  - 9 EX'S CONCRETE PAVING
  - 10 EX'S WOOD SCREEN PAINTED
  - 11 EX'S CONCRETE RETAINING WALL

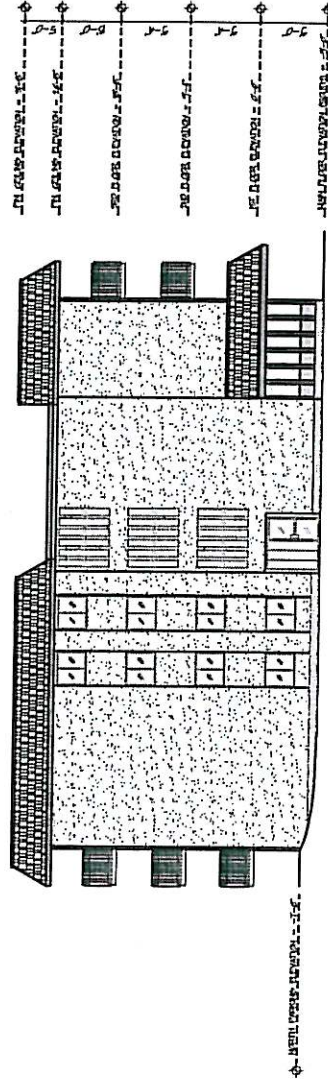
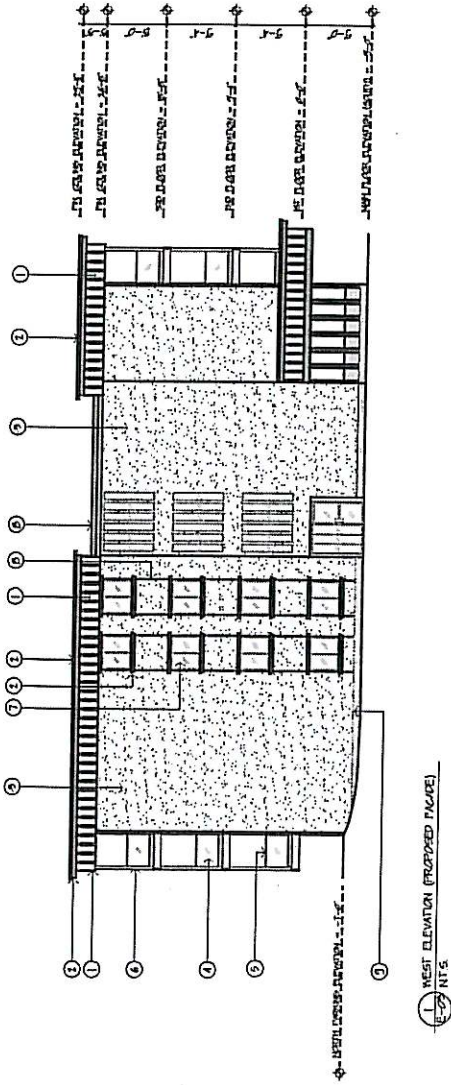
## **HERITAGE MANOR NORTH ELEVATION**

DATE: AUGUST 18, 2008

SCALE: NOT TO SCALE

ALSOBER  
CONSTRUCTION LTD.

\*ALL DIMENSIONS ARE APPROXIMATE & MUST BE VERIFIED ON SITE PRIOR TO CONSTRUCTION\*

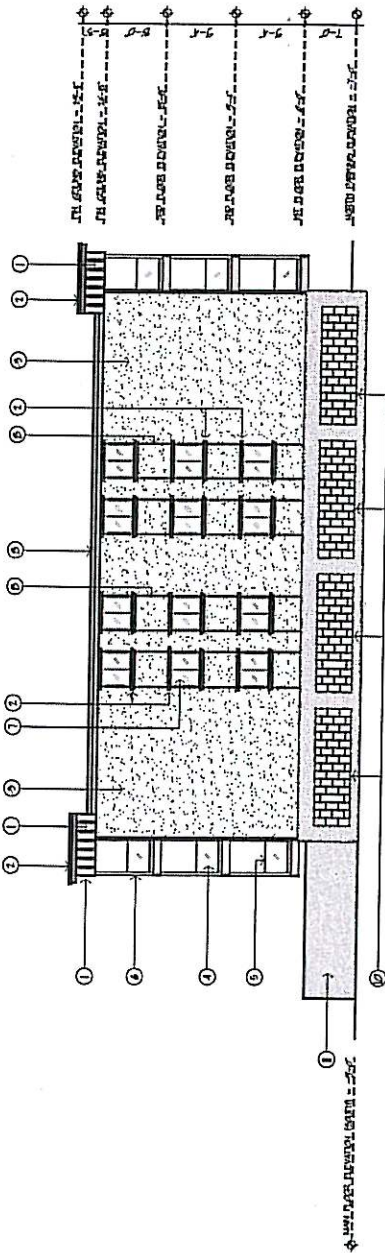


**SCHEDULE A (3 of 4)**  
 This forms part of development  
 Permit # DP08 - 0198

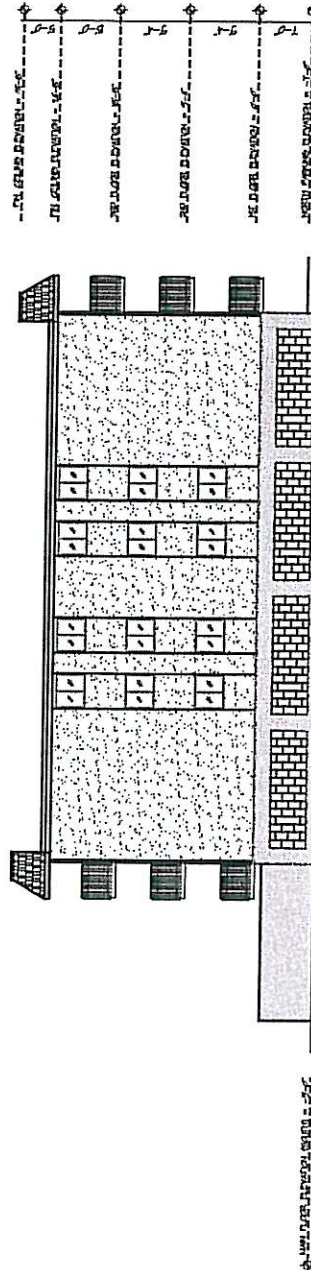
HERITAGE MANOR WEST ELEVATION		DRAWING NO. E-03
DATE: AUGUST 15, 2003	SCALE: NOT TO SCALE	
AISI/Obert Construction Ltd.		

\*ALL DIMENSIONS ARE APPROXIMATE & MUST BE VERIFIED ON SITE PRIOR TO CONSTRUCTION\*





1 EAST ELEVATION (PROPOSED) (SCALE: 1/8\"/>



2 EAST ELEVATION (EXISTING) (SCALE: 1/8\"/>

- LEGEND**
- 1 NEW HORIZONTAL SILLING
  - 2 NEW WOOD TRIM PAINTED
  - 3 EXISTING SILLING PAINTED
  - 4 NEW BALCONY GLAZING (BAM TREATED)
  - 5 NEW ALUM. BALCONY RAILS/NEWELS
  - 6 NEW 4\"/>

## SCHEDULE A (4 of 4)

This forms part of development

Permit # DP08-0198

HERITAGE MANOR EAST ELEVATION		DATE: AUGUST 14, 2008	DRIVING NO. E-04
		SCALE: NOT TO SCALE	

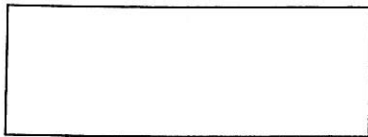
\*ALL DIMENSIONS ARE MEASURED FROM THE EXISTING GRADE LINE UNLESS OTHERWISE NOTED.

# HERITAGE MANOR PROPOSED COLOUR & MATERIAL BOARD

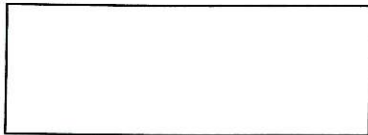
SCHEDULE B

This forms part of development

Permit # DP 08 - 0198



EXISTING STUCCO



EXISTING TRIM



PROPOSED RAILING



PROPOSED SIDING



HARDIEPANEL SIDING