



August 23, 2024

City of Kelowna  
**Urban Planning Department**  
1435 Water Street  
Kelowna, BC

Natural Environment DP, HAP, and Infill DP Application for a Four-Unit Project at 2210 Abbott Street

## Introduction

Dear Planner,

The purpose of this application is to secure a Natural Environment DP, Infill DP, and Heritage Alteration Permit to address the proposed development in relation to the subject property. The proposal contains four units in the form of two duplexes. Previous applications for HAP and Natural Environment DP were active since 2022, however both files were closed due to inactivity. As a result of increased development potential from Bill 44 and the updated RU1 zone, a new application proposes increased density on the site while taking heritage and environmental guidelines into consideration. One variance is required as part of the Heritage Alteration Permit.

Please note that paper copies of the heritage and environmental reports have not been provided due to their size. Reports are included digitally via the USB stick.

## Official Community Plan Objectives

In addition to many of the specific form and character guidelines from Sections 3.3.1 – 3.3.6, the project meets the following “Key Guidelines” for townhouse and infill projects in the 2040 OCP:

*3.2.1 a - Configure building massing to reflect the general scale of buildings in the surrounding area (see 3.3.2).*

*3.2.1 b - For each unit, provide well-designed, generous outdoor amenity spaces at grade that offer privacy and screening, as well as attractive interfaces with the street and open spaces (see 3.3.1).*

*3.2.1 d - Limit impermeable surfaces in landscaped areas and open spaces to maximize stormwater infiltration.*

*3.2.1 e - Use building articulation, scaling, and setbacks to define individual units in a way that is clearly oriented to pedestrians rather than to vehicles and that emphasizes connection to the street (see 3.3.1).*

3.2.1 f - Orient building entries, windows, patios and balconies to face the fronting and flanking streets, with primary entries clearly visible and directly accessible from the sidewalk see (3.3.1).

3.2.1 g - Building design elements, details and materials should create a well-proportioned and cohesive building design and exhibit an overall architectural concept (see 3.3.6).

In addition, this proposal conforms to the 2040 OCP – Future Land Use guidance of Core Area – Neighbourhood, as ground-oriented multi-unit residential is a supported use. The following pillars are met:

1. Stop planning new suburban neighbourhoods.  
Creating sensitive infill within existing neighbourhoods reduces the desire for new suburban neighbourhoods to be planned. In turn, density is focused in areas with existing services and nearby transit, walking, and biking options.
2. Promote more housing diversity.  
Infill housing allows for diverse housing options within the Core Area of Kelowna. Many tenants or property owners are searching for “missing middle” housing which provides appropriate parking, ground-oriented outdoor space, and multiple bedrooms for growing families.
3. Prioritize sustainable transportation and shared mobility.  
Abbott Street contains a fully developed cycle track and sidewalk for active transportation. This path connects the Downtown Urban Centre to the Lower Mission, Pandosy, and Abbott Street neighbourhoods. Residents of the subject property will have seamless access to downtown by foot or bike.
4. Protect and restore our environment.  
To enhance the site, the landscape plan proposes that multiple trees will be planted to improve soil and water consumption, carbon storage, provide shade, and increase air quality in the neighbourhood. In addition to trees; an abundance of turf and shrubs will be distributed around the site.

## Heritage and Environmental Conformance

Heritage, neighbourhood, and form & character details can be found in the report created by Schueck Consulting, dated August 2024. Regarding the Environmental DP, refer to the attached report from Three Pine Environmental Consulting, dated June 18, 2024. The report mentions:

*“If the works are implemented as proposed and in adherence to best management practices and mitigation measures presented, there should be no adverse environmental impacts to sensitive ecosystems and environmental features within or adjacent to the subject property.”*

## Development Variance Permit

The application package proposes 1 variance to enhance livability on the site with minimal impact on the surrounding neighbourhood. The variance is to increase the 3<sup>rd</sup> storey relative to the second storey for building 2 only. Instead of 70% as per the RU1 zone, we are proposing 117% for the third

storey relative to the second storey. Both units within building 1 meet the requirements of the third storey. The following items explain the reason for the proposed variance:

1. Abbott Street has an extensive boulevard in front of the subject property, including 2 paths for active transportation and 3 strips of landscaping, including street trees. The landscaped boulevard and 3.0m front yard setback will mitigate impact of the proposed dwellings from Abbott Street and the active transportation pathways. As shown on the landscape plan, 4 monumentale columnar sugar maple trees will be planted on the south side of building 2 to enhance privacy for the neighbouring property. The south yard setback is met at 2.1m.
2. The gross floor area of the third storey is greater than the second storey due to the opportunity for outdoor living and entertainment on the second storey. If residents of the proposed units entertain guests, the second storey is much more accessible for all ages. In addition, the balcony does not count towards gross floor area, resulting is less GFA on the second storey.

## Conclusion

The intention of this proposal is to create infill development in an area of Kelowna which is very walkable, bikeable, and has access to nearby amenities. The property is close to the hospital, Downtown Urban Centre, and Pandosy Urban Centre which provide employment opportunities. This proposal is anticipated to provide missing-middle housing at a time where the local housing market has been identified as unaffordable and short of supply. We anticipate the form and character to blend seamlessly into the existing form of the neighbourhood. We look forward to hearing your comments and feedback on the project.

Regards,

Birte Decloux, RPP MCIP  
Urban Options Planning Corp.



PROJECT DATA: CIVIC ADDRESS 2210 ABBOTT STREET  
 LEGAL ADDRESS KELOWNA, BC V1Y 1E1  
 CURRENT ZONING LOT 27 PLAN KAP535  
 PID RU1  
 004-787-668

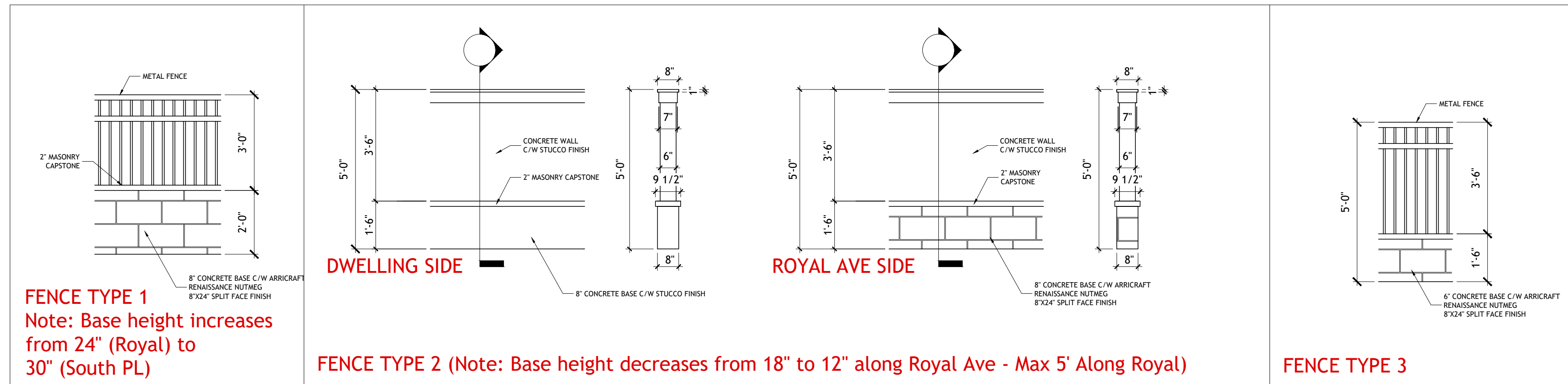
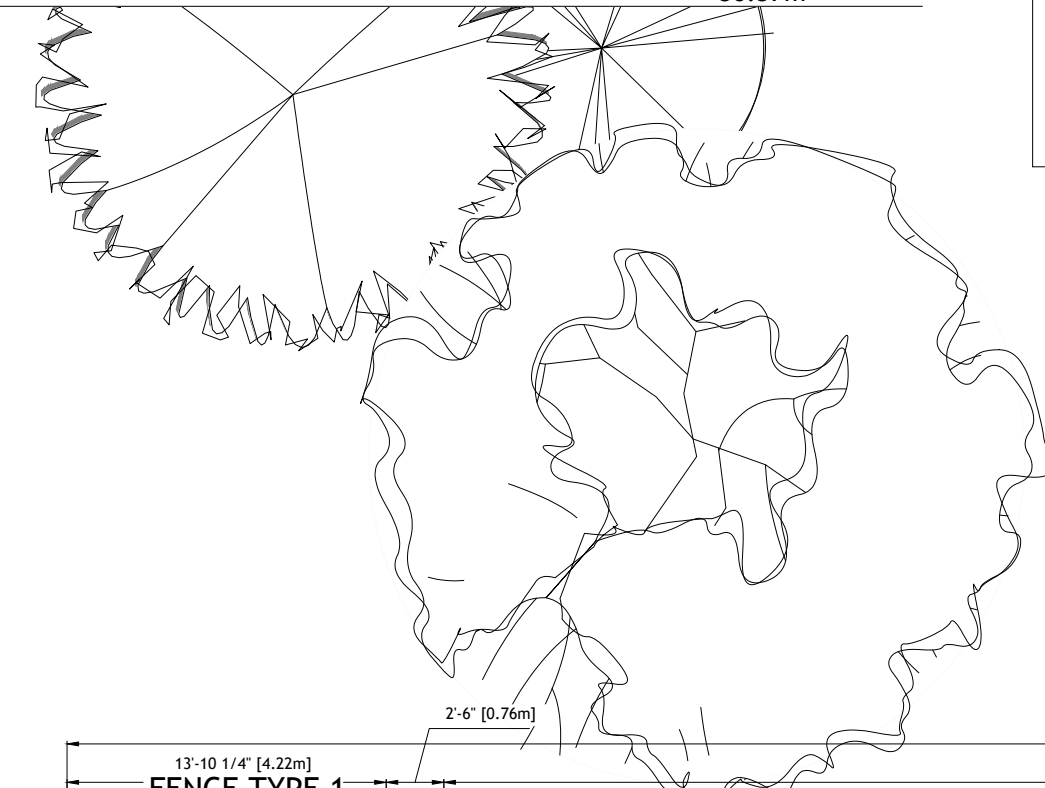
**SEMI-DETACHED DEVELOPMENT (RU1)**

SITE AREA	969.89m <sup>2</sup>
BUILDING #1 FOOTPRINT AT GRADE	343.45m <sup>2</sup>
SITE COVERAGE (BUILDING #1)	35.41%
BUILDING #2 FOOTPRINT AT GRADE	122.52m <sup>2</sup>
SITE COVERAGE (BUILDING #2)	12.63%
TOTAL BUILDING SITE COVERAGE	48.04%
DRIVEWAY AREA (IMPERMEABLE SURFACE)	146.04m <sup>2</sup>
WALKWAY AREAS (IMPERMEABLE SURFACE)	69.99m <sup>2</sup>
TOTAL SITE COVERAGE IMPERMEABLE SURFACE	22.27%

**DEVELOPMENT NOTES:**

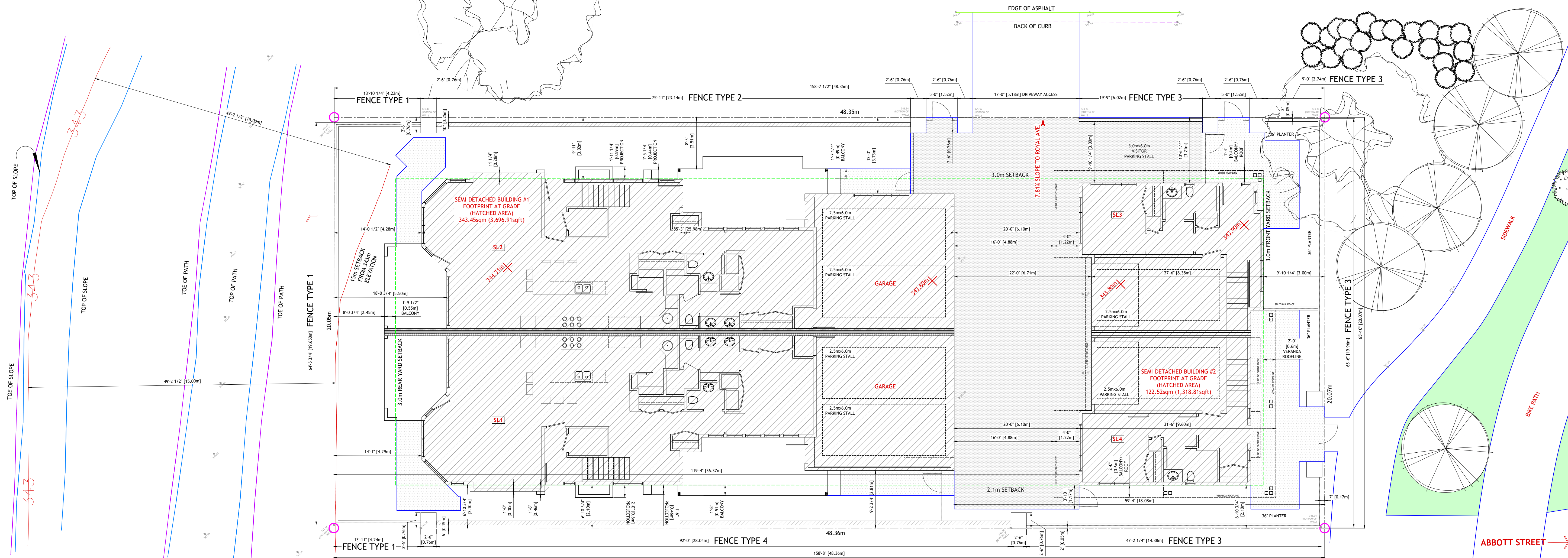
BUILDINGS TO BE SPRINKLERED TO NFPA 13D  
 6 PARKING STALLS  
 1 VISITOR PARKING STALL

BUILDING #1 HEIGHT (GRADE TO MID-POINT)	10.00 m
NORTH YARD SETBACK (BUILDING #1)	3.02m
SOUTH YARD SETBACK (BUILDING #1)	2.10m
EAST YARD SETBACK (BUILDING #1)	18.08m
WEST YARD SETBACK (BUILDING #1)	4.28m
BUILDING #2 HEIGHT (GRADE TO MID-POINT)	8.93 m
NORTH YARD SETBACK (BUILDING #2)	3.21m
SOUTH YARD SETBACK (BUILDING #2)	2.10m
EAST YARD SETBACK (BUILDING #2)	3.00m
WEST YARD SETBACK (BUILDING #2)	36.37m



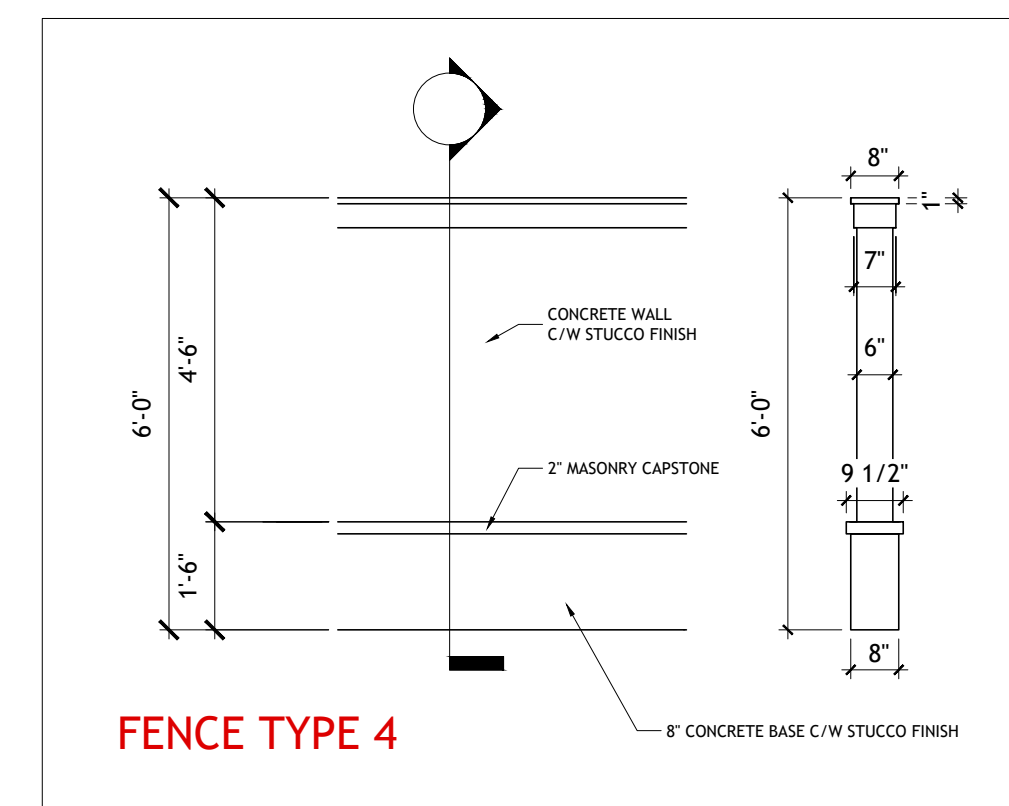
**FENCE DETAILS**  
 Scale: 3/8"=1'-0"

**ROYAL AVENUE**

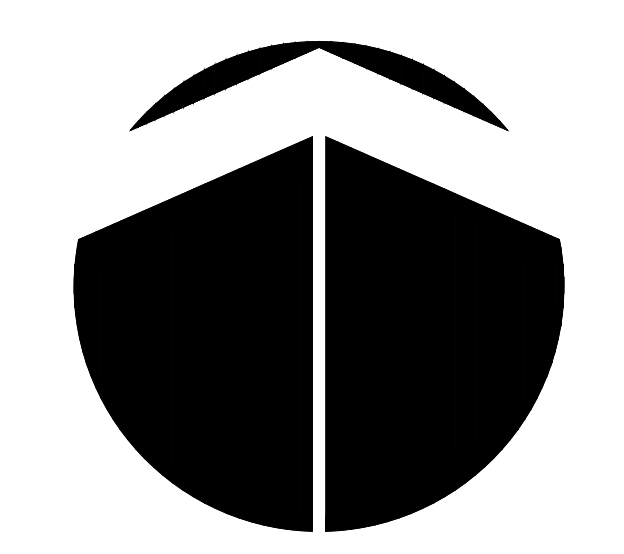


**SITE PLAN**  
 Scale: 1:100

**FENCE DETAILS**  
 Scale: 3/8"=1'-0"



SITE PLAN AND TOPOGRAPHY  
 TO BE VERIFIED BY BUILDER  
 AND SURVEYOR BEFORE CONSTRUCTION



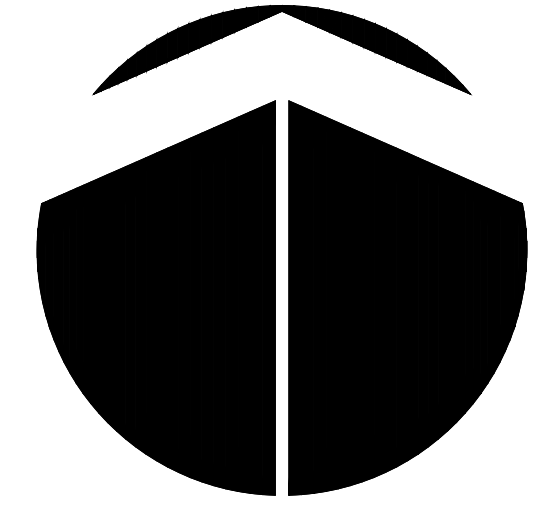
REVISION	DATE	DESCRIPTION

PROJECT  
 SEMI-DETACHED DEVELOPMENT  
 2210 ABBOTT STREET  
 KELOWNA, BC V1Y 1E1  
 LOT 27 PLAN KAP535

DRAWING TITLE  
 SITE PLAN

DATE  
 JUNE 4, 2023

DRAWING NUMBER  
 2  
 of  
 10



PROJECT NORTH

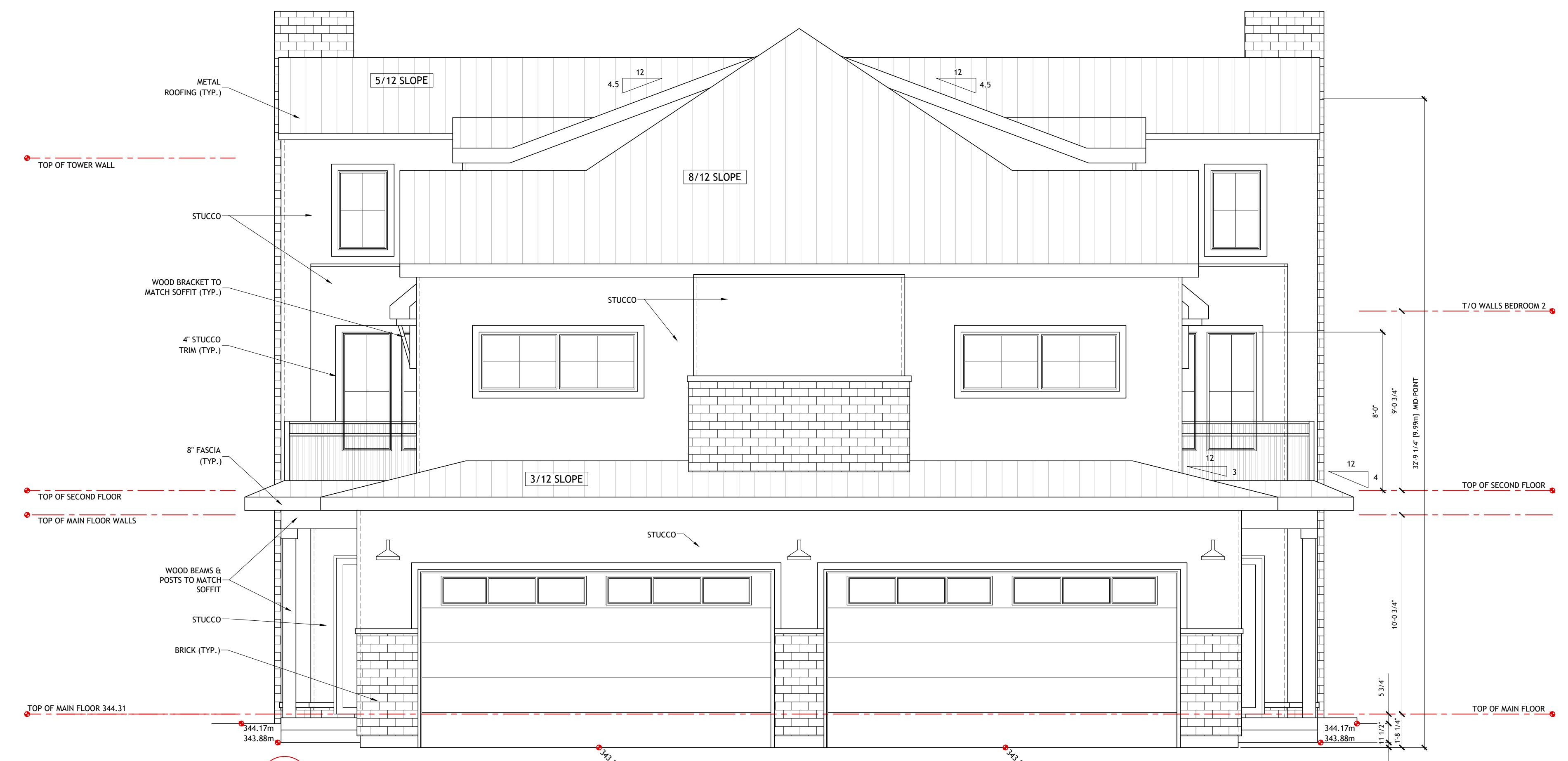
REVISION	DATE	DESCRIPTION

PROJECT  
SEMI-DETACHED DEVELOPMENT  
2210 ABBOTT STREET  
KELOWNA, BC V1Y 1E1  
LOT 27 PLAN KAP535

DRAWING TITLE  
ELEVATIONS BUILDING #1

DATE  
JUNE 4, 2023

DRAWING NUMBER  
**3**  
of  
**10**

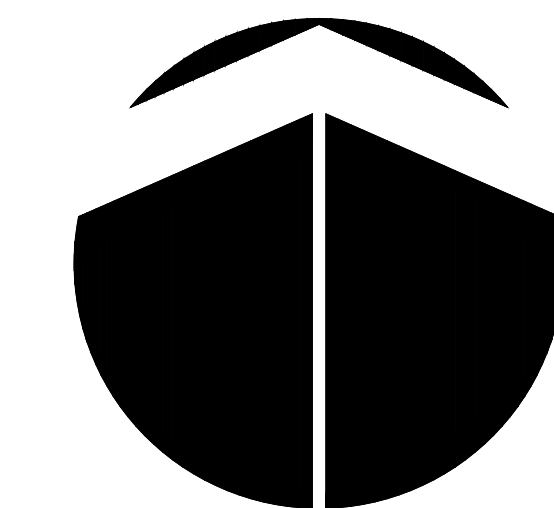


**1 EAST/FRONT ELEVATION**  
Scale: 1/4"=1'-0"

**EXTERIOR MATERIALS & COLORS**  
METAL ROOFING: BLACK  
FASCIA (UPPER ROOFLINES): HARDIE BOARD - BENJAMIN MOORE - WHITE DOVE  
FASCIA (LOWER ROOFLINES & ACCENT ROOFLINES) WOODTONE - ENGLISH PORTER  
SOFFIT: WOODTONE - ENGLISH PORTER  
EAVES: BLACK  
STUCCO: BENJAMIN MOORE - WHITE DOVE  
BEAMS, POSTS & BRACKETS: WOODTONE - ENGLISH PORTER  
BRICK: 1-XL/HEBRON - BELL TOWER  
WINDOWS & DOORS: DUXTON - BLACK FRAMES & MUNTIN BARS  
WINDOWS ON BRICK: DUXTON - WOOD FRAMES (MATCH ENGLISH PORTER)  
GARAGE DOORS: WOODTONE - MATCH ENGLISH PORTER  
METAL RAILING: BLACK



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



PROJECT NORTH

REVISION	DATE	DESCRIPTION
	APRIL 25/22	NORTH PRIVACY WALL ADJUSTED FOR LANDSCAPING

ENERGY STEP CODE 3



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

**SOUTH LIMITING DISTANCE OPENINGS**  
LIMITING DISTANCE: 2.1m  
9.10.15.4 (3) SPRINKLERED: 16% PERMITTED  
AREA OF WALL: 2300.63sqft (213.74m<sup>2</sup>)  
AREA OF GLAZING: 416.99sqft (38.74m<sup>2</sup>)  
\*PROTECTED OPENINGS REQUIRED\*  
PROTECTION REQUIRED BY NON-COMBUSTIBLE WALL AT PROPERTY LINE  
AREA OF REDUCED GLAZING: 365.66sqft (33.97m<sup>2</sup>)  
TOTAL GLAZING PERCENTAGE: 15.89%

**EXTERIOR MATERIALS & COLORS**  
METAL ROOFING: BLACK  
FASCIA (UPPER ROOFLINES): HARDIE BOARD - BENJAMIN MOORE - WHITE DOVE  
FASCIA (LOWER ROOFLINES & ACCENT ROOFLINES) WOODTONE - ENGLISH PORTER  
SOFFIT - WOODTONE - ENGLISH PORTER  
EAVES: BLACK  
STUCCO: BENJAMIN MOORE - WHITE DOVE  
BEAMS, POSTS & BRACKETS: WOODTONE - ENGLISH PORTER  
BRICK: 1-XL/HEBRON - BELL TOWER  
WINDOWS & DOORS: DUKTON - BLACK FRAMES & MUNTIN BARS  
WINDOWS ON BRICK: DUKTON - WOOD FRAMES (MATCH ENGLISH PORTER)  
GARAGE DOORS: WOODTONE - MATCH ENGLISH PORTER  
METAL RAILING: BLACK



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

**NORTH LIMITING DISTANCE OPENINGS**  
LIMITING DISTANCE: 9.5m (MIDDLE OF ROYAL AVE)  
9.10.15.4 (3) SPRINKLERED: 56% PERMITTED  
AREA OF WALL: 2300.63sqft (213.74m<sup>2</sup>)  
AREA OF GLAZING: 559.22sqft (51.95m<sup>2</sup>)  
TOTAL GLAZING PERCENTAGE: 24.31%

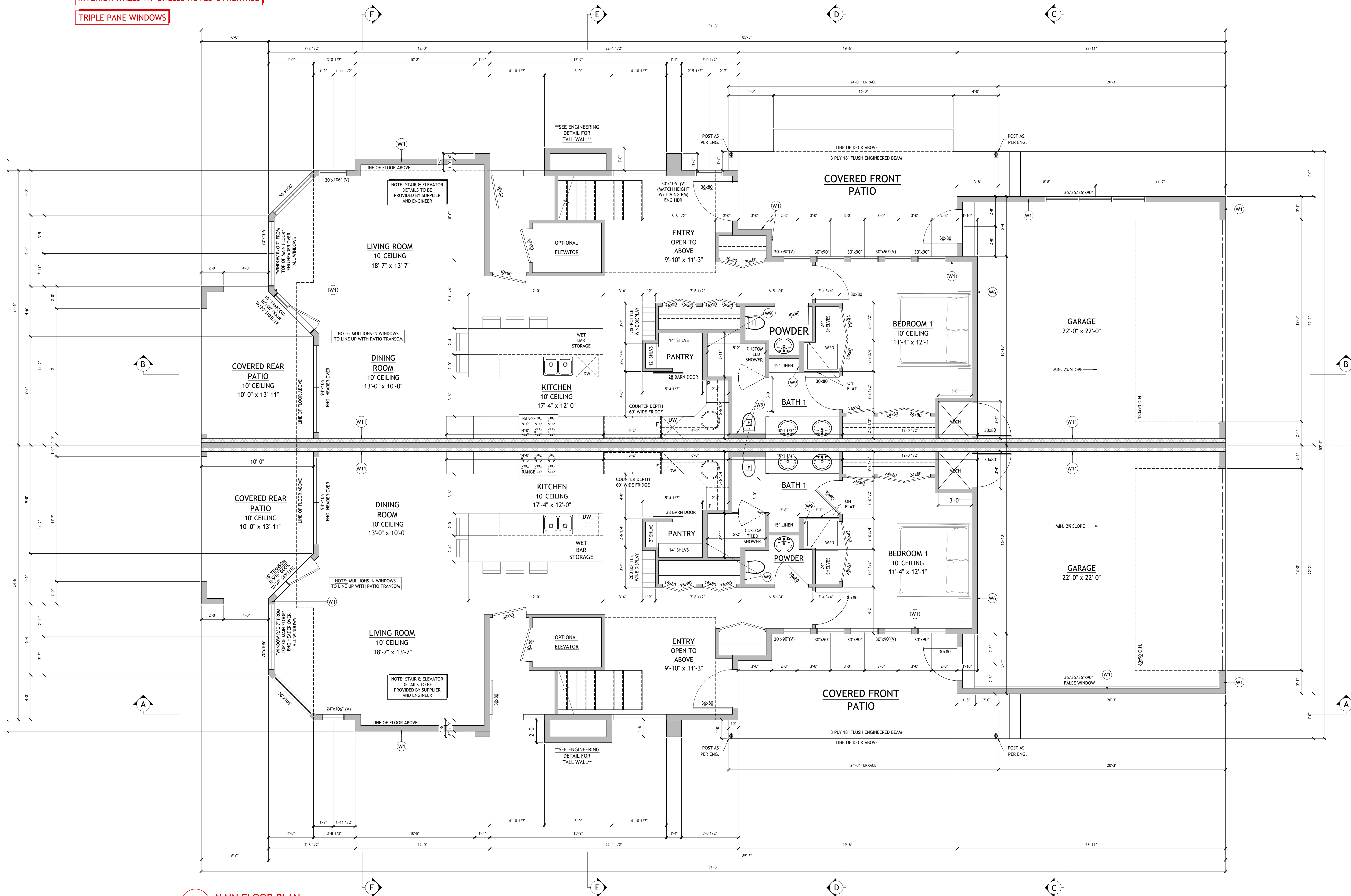
PROJECT  
SEMI-DETACHED DEVELOPMENT  
2210 ABBOTT STREET  
KELOWNA, BC V1Y 1E1  
LOT 27 PLAN KAP535

DRAWING TITLE  
ELEVATIONS BUILDING #1

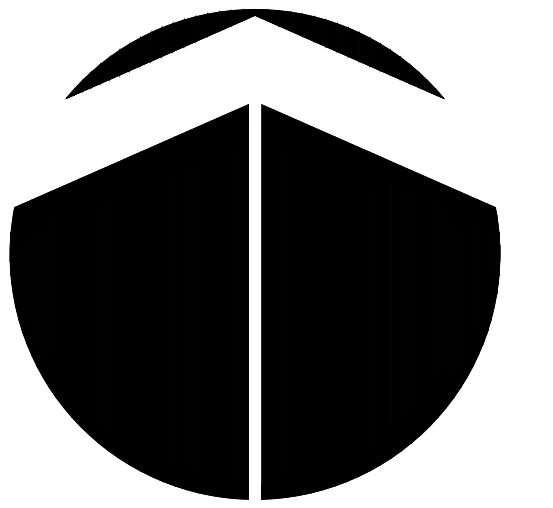
DATE  
JUNE 4, 2023

DRAWING NUMBER  
**4**  
of  
**10**

ENERGY STEP CODE 3  
 INTERIOR WALLS W7 UNLESS NOTED OTHERWISE  
 TRIPLE PANE WINDOWS



**MAIN FLOOR PLAN**  
 Scale: 1/4"=1'-0" FFA/UNIT = 1349 SQ. FT.



PROJECT NORTH

REVISION	DATE	DESCRIPTION

PROJECT  
 SEMI-DETACHED DEVELOPMENT  
 2210 ABBOTT STREET  
 KELOWNA, BC V1Y 1E1  
 LOT 27 PLAN KAP535

DRAWING TITLE  
 MAIN FLOOR PLAN BUILDING #1

DATE  
 JUNE 4, 2023

DRAWING NUMBER



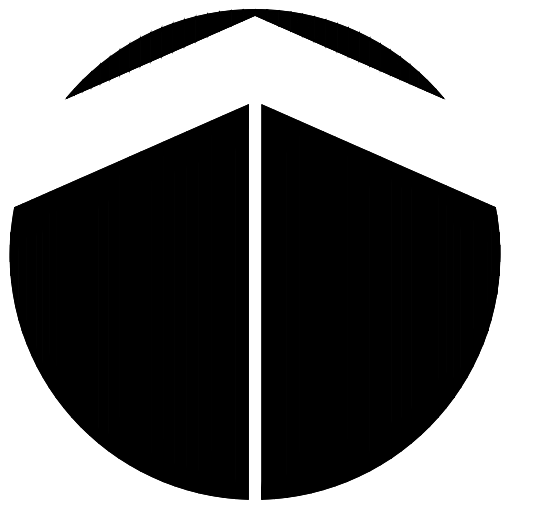
ENERGY STEP CODE 3

INTERIOR WALLS W7 UNLESS NOTED OTHERWISE

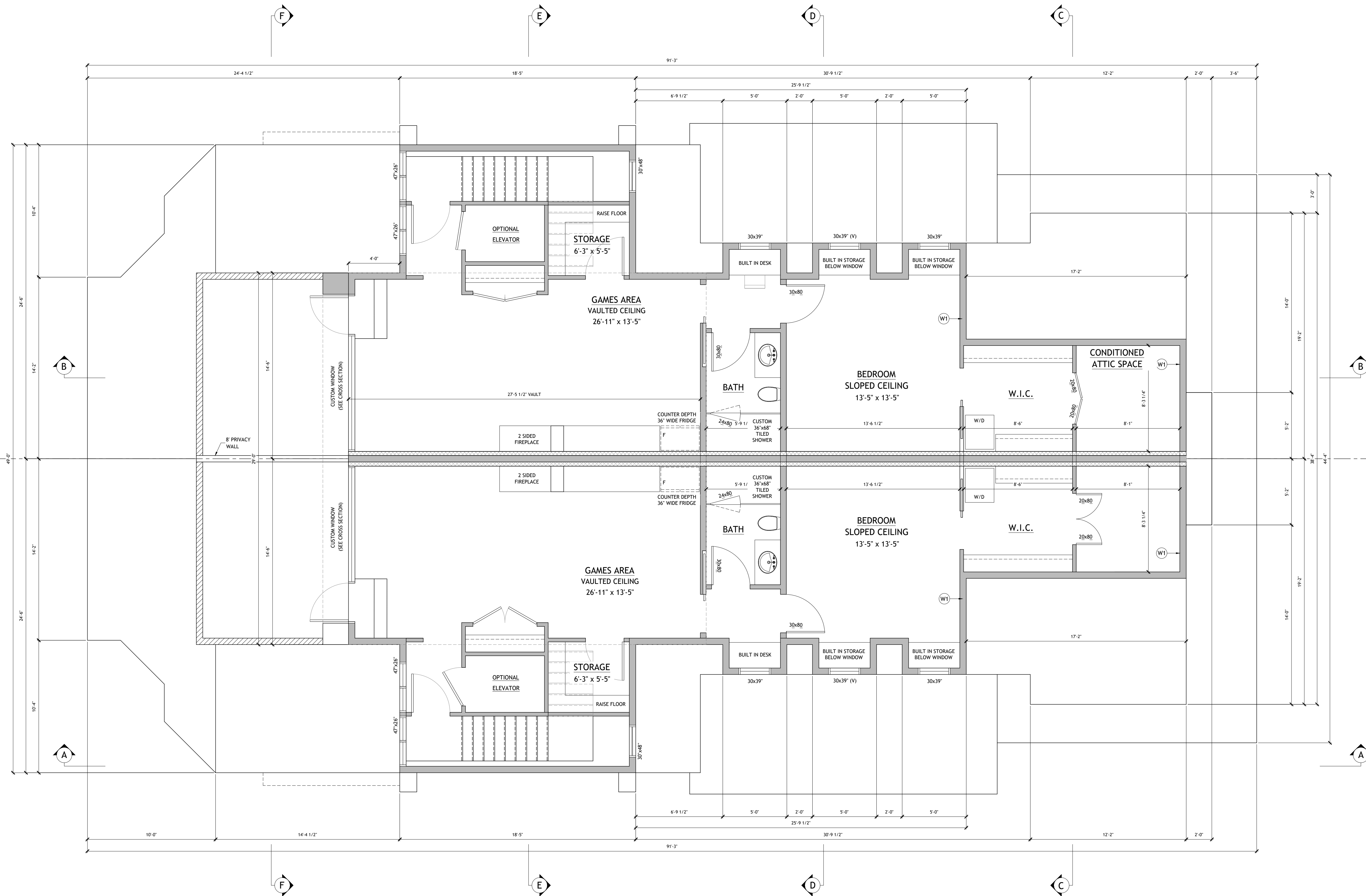
TRIPLE PANE WINDOWS

GRAPHITE  
STUDIO

VINEYARD  
DEVELOPMENTS



PROJECT NORTH



REVISION	DATE	DESCRIPTION

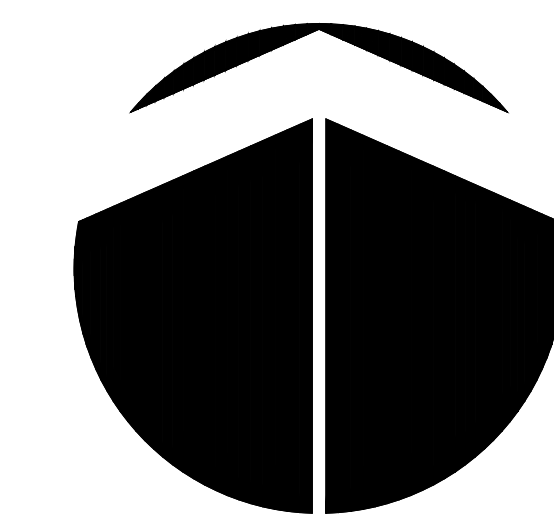
PROJECT  
SEMI-DETACHED DEVELOPMENT  
2210 ABBOTT STREET  
KELOWNA, BC V1Y 1E1  
LOT 27 PLAN KAP535

DRAWING TITLE  
LOFT FLOOR PLAN BUILDING #1

DATE  
JUNE 4, 2023

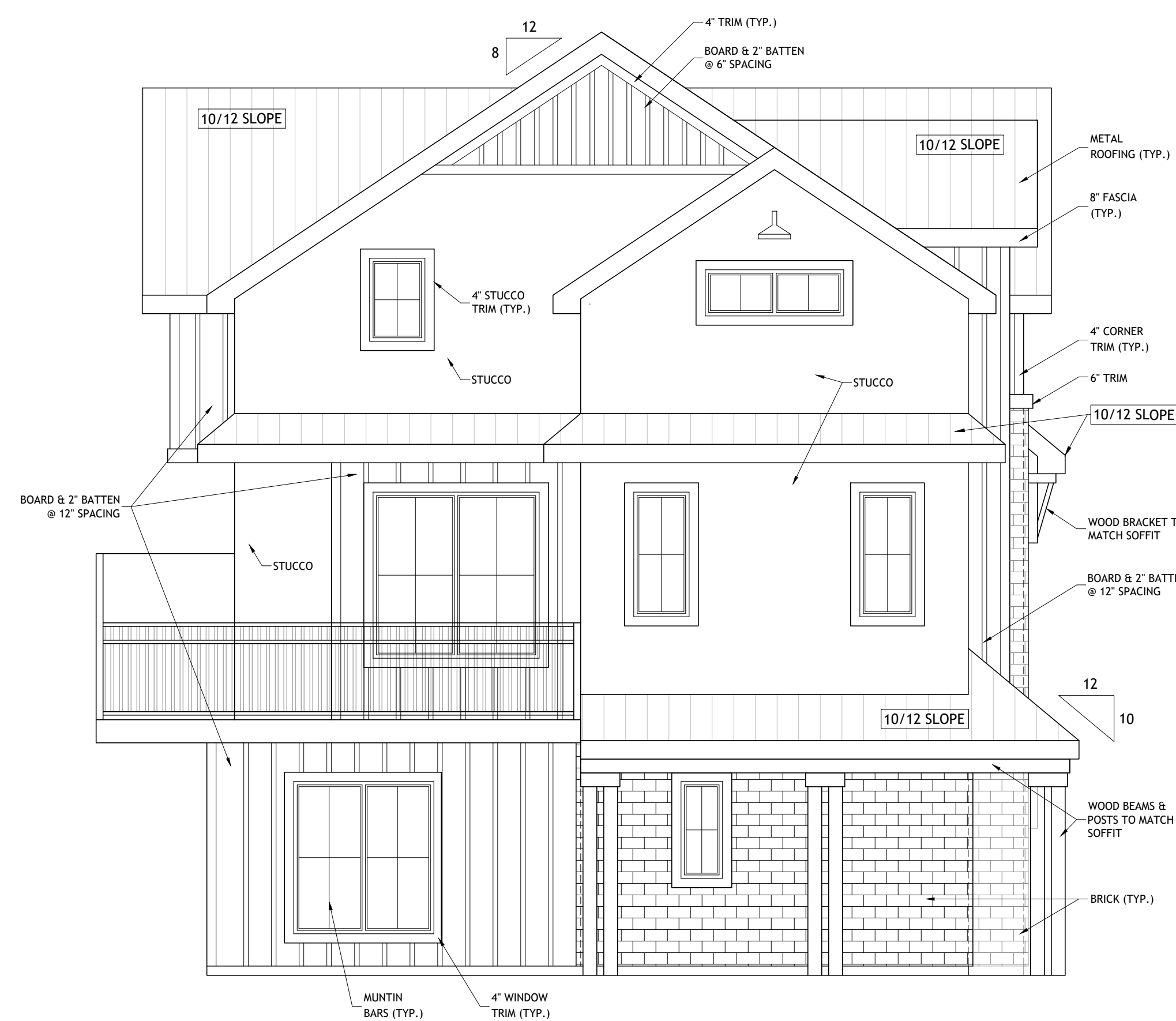
DRAWING NUMBER  
**7**  
of  
**10**

**LOFT FLOOR PLAN**  
Scale: 1/4"=1'-0" FFA/UNIT = 1070 SQ. FT.  
GFA/UNIT = 978 SQ. FT.



PROJECT NORTH

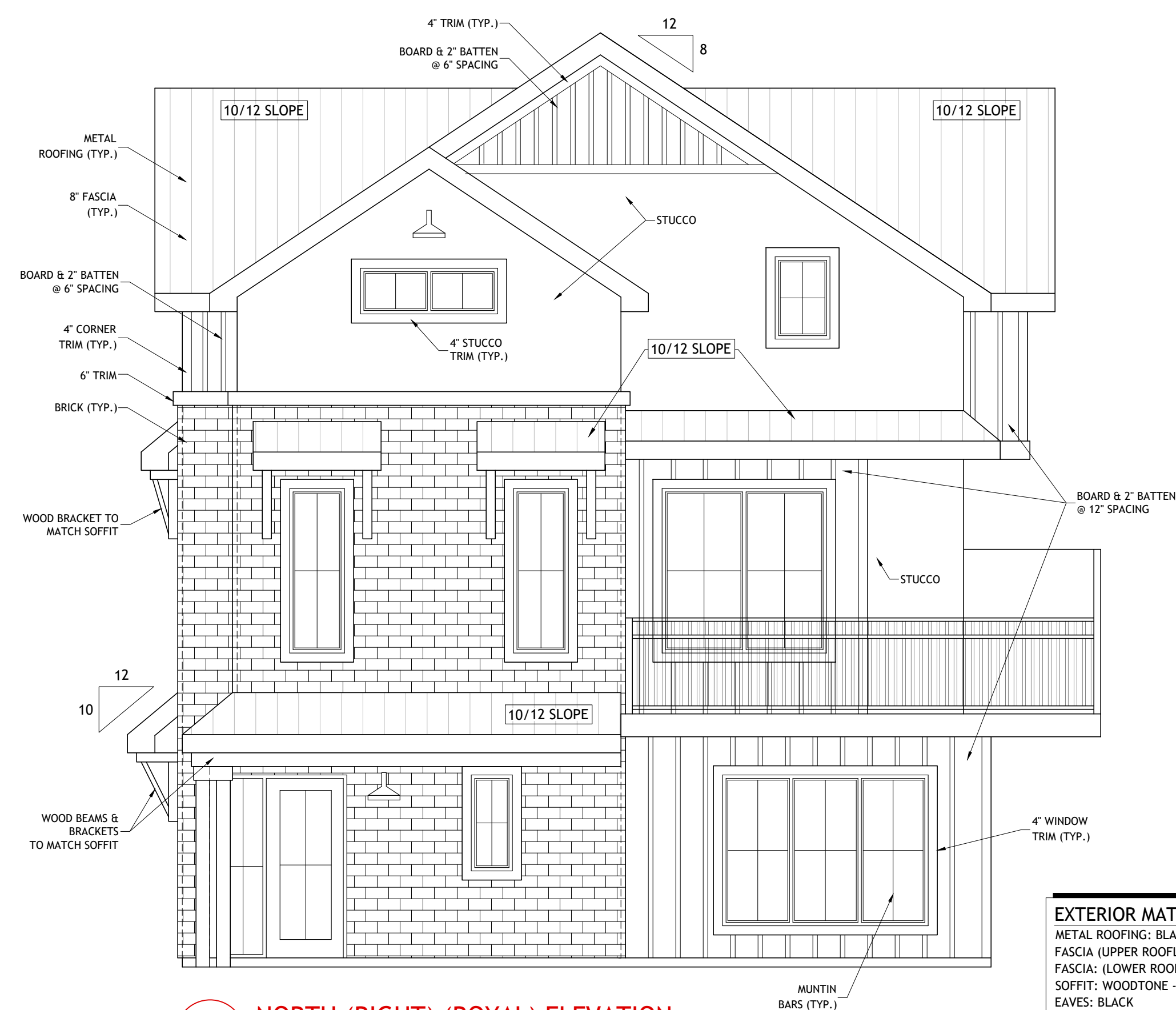
REVISION	DATE	DESCRIPTION



**SOUTH (LEFT) ELEVATION**  
Scale: 1/4"=1'-0"



**EAST (FRONT) (ABBOTT) ELEVATION**  
Scale: 1/4"=1'-0"



**NORTH (RIGHT) (ROYAL) ELEVATION**  
Scale: 1/4"=1'-0"

**EXTERIOR MATERIALS & COLORS**

- METAL ROOFING: BLACK
- FASCIA (UPPER ROOFLINES): HARDIE BOARD - BENJAMIN MOORE - WHITE DOVE
- FASCIA (LOWER ROOFLINES & ACCENT ROOFLINES): WOODTONE - ENGLISH PORTER
- SOFFIT: WOODTONE - ENGLISH PORTER
- EAVES: BLACK
- STUCCO: BENJAMIN MOORE - WHITE DOVE
- HARDIE BOARD & BATTEN SIDING: BENJAMIN MOORE - WHITE DOVE
- HARDIE TRIM: BENJAMIN MOORE - WHITE DOVE
- BEAMS, POSTS & BRACKETS: WOODTONE - ENGLISH PORTER
- BRICK: 1-XL/HEBRON - BELL TOWER
- WINDOWS & DOORS: DUXTON - BLACK FRAMES & MUNTIN BARS
- WINDOWS ON BRICK: DUXTON - WOOD FRAMES (MATCH ENGLISH PORTER)
- GARAGE DOORS: WOODTONE - MATCH ENGLISH PORTER
- METAL RAILING: BLACK



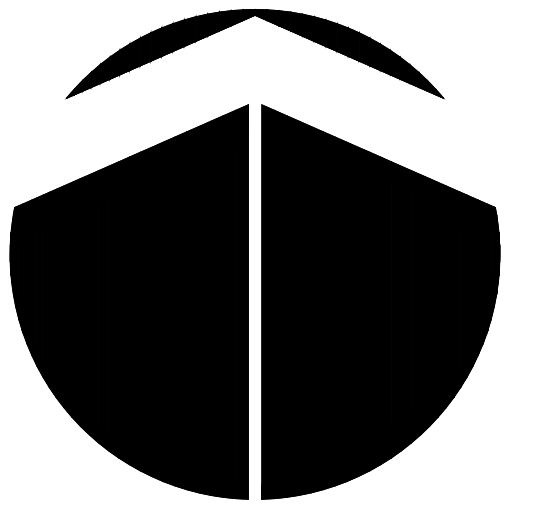
**WEST (REAR) ELEVATION**  
Scale: 1/4"=1'-0"

PROJECT  
SEMI-DETACHED DEVELOPMENT  
2210 ABBOTT STREET  
KELOWNA, BC V1Y 1E1  
LOT 27 PLAN KAP535

DRAWING TITLE  
ELEVATIONS BUILDING #2

DATE  
JUNE 4, 2023

DRAWING NUMBER



PROJECT NORTH

REVISION	DATE	DESCRIPTION

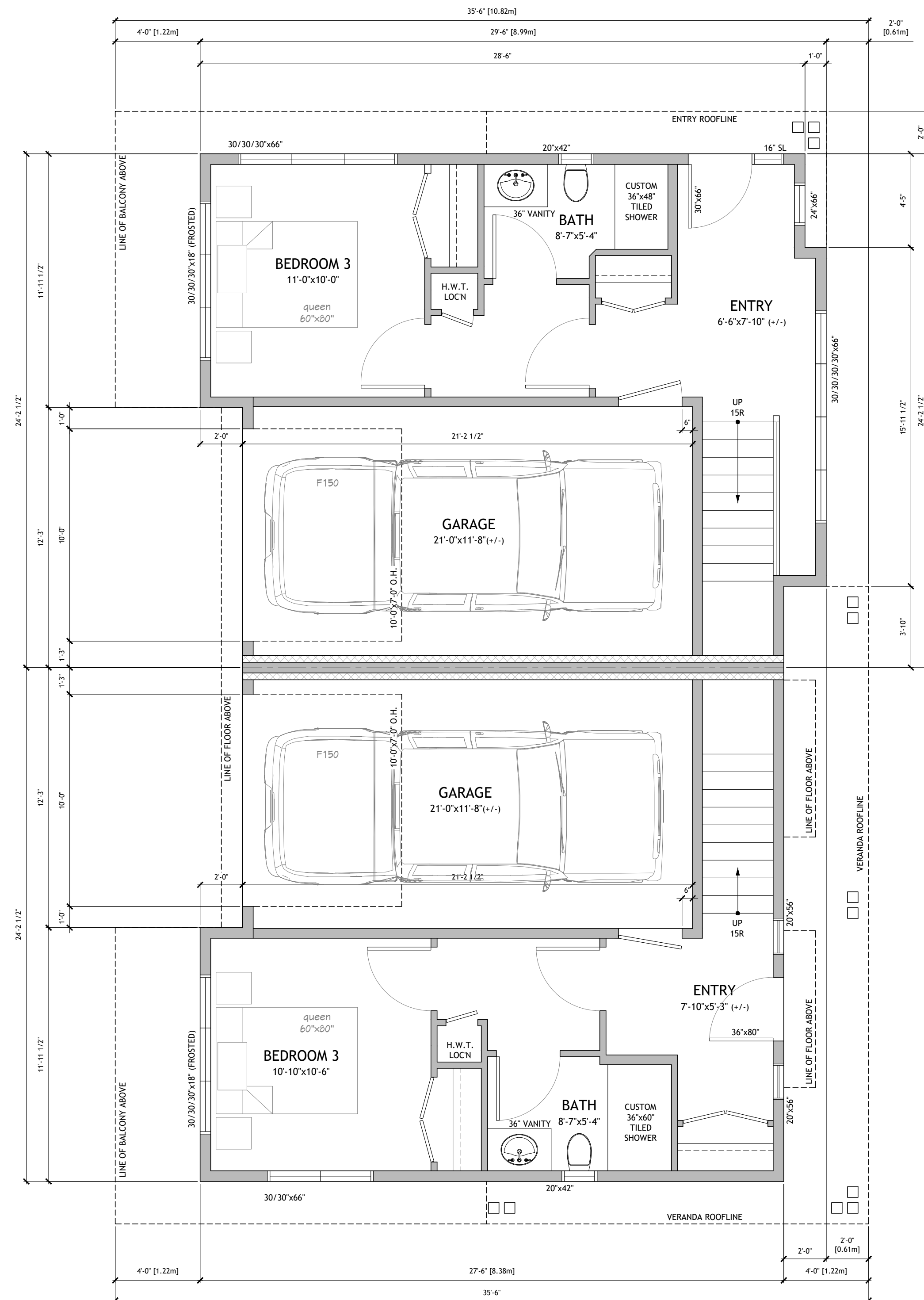
PROJECT  
SEMI-DETACHED DEVELOPMENT  
2210 ABBOTT STREET  
KELOWNA, BC V1Y 1E1  
LOT 27 PLAN KAP535

DRAWING TITLE  
FLOOR PLANS BUILDING #2

DATE  
JUNE 4, 2023

DRAWING NUMBER  
**9**  
of  
**10**

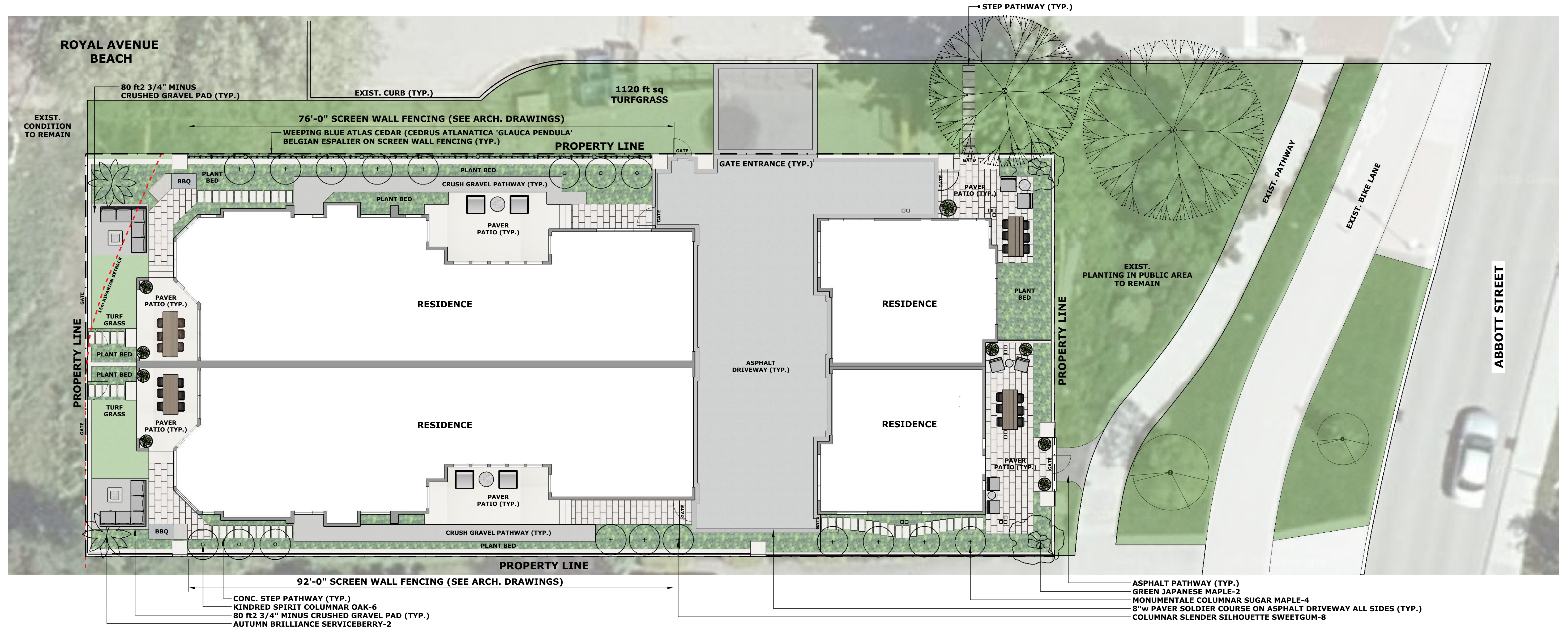
**LOWER LEVEL**  
417 sqft



**LOWER LEVEL**  
381 sqft

**1** LOWER LEVEL FLOOR PLAN  
Scale: 1/4"=1'-0"





**GENERAL NOTES**  
 Cohesion Land Design is not responsible for and changes or variances from these drawings to site conditions or the structural drawings provided by the client.  
 Any and all design that requires Engineering is the sole responsibility and at the cost of the Client or Owner.  
 Driveways, walkways, steps, retaining walls and all other site works to be verified once finished grade is established in relation to the top of the foundation wall.  
 All plans and dimensions must be reviewed by contractor before construction and must verify if any discrepancies between the drawing and existing conditions prior to work being done.  
 Contractor must comply with all current building and landscape codes, by-laws and regulations.  
 These plans hold copyright's to Cohesion Land Design.

**LANDSCAPE NOTES**  
 Final plant selection may vary depending upon availability at time of construction. Any substitutions shall be confirmed first by Client and/or Landscape Designer.  
 All plant material has been designed at optimal mature growth size if site conditions exists.  
 All plant beds to be amended with minimum 300mm(12") depth of growing medium containing minimum 10-15% organic matter unless otherwise noted on plans.  
 All plant beds to be topdressed with medium sized mulch/compost blend to a maximum depth of 75-100mm (3-4") with a minimum 5% organic matter content unless otherwise noted.  
 For all areas using rock mulch surface, quality landscape cloth to be installed as a weed barrier. No weed barrier is to be underneath plantings of any kind unless otherwise specified.  
 A high efficiency irrigation system shall be installed for all landscaped areas. Irrigation dripline for all plant material and trees to meet minimum standards of IIABC.  
 All landscaping material to comply with CLNA standards as well as City of Kelowna Landscape Standards.  
 Call before you dig. Contractor is responsible for locating existing site utilities on site prior to start of construction by calling BC one-call at 1-800-474-6886.  
 Minimum slope of 1-2% away from all built structures for drainage.

BOTANICAL NAME	COMMON NAME	SIZE	ROOT	QTY	NOTES
<b>PERENNIALS</b>					
<i>Actea simplex</i> 'Hillside Black Beauty'	Hillside Black Beauty Bugbane	#1	pot	10	
<i>Astilbe arendsii</i> 'Bridal Veil'	Bridal Veil Astilbe	#1	pot	12	
<i>Dryopteris marginalis</i>	Wood Fern	#1	pot	12	
<i>Dryopteris affinis</i> 'Crispa Gracilis'	Dwarf Crisped Golden-Scaled Male Fern	#1	pot	12	
<i>Heuchera cylindrica</i>	Round-Leaved Alumroot	#1	pot	12	
<i>Hosta</i> 'White Margin'	White Margin Hosta	#1	pot	12	
<i>Hosta</i> 'Gold Margin'	Gold Margin Hosta	#1	pot	12	
<b>GROUNDCOVER</b>					
<i>Ajuqa reptans</i> 'Chocolate Chip'	Chocolate Chip Carpet Bugle	#3	pot	19	
<i>Thymus pseudolanuginosus</i>	Wooly Creeping Thyme	#4	pot	20	
<i>Thymus serpyllum</i>	Creeping Thyme	#4	pot	20	
<b>GRASSES</b>					
<i>Calamagrostis x acutiflora</i> 'Karl Foerster'	Karl Foerster Feather Reed Grass	#1	pot	11	
<i>Hakonechola macra</i> 'All Gold'	All Gold Japanese Forest Grass	#1	pot	12	
<b>SHRUBS</b>					
<i>Ceanothus velutinus</i>	Snowbrush Ceanothus	#5	pot	3	Inside 15m Riparian Setback
<i>Hydrangea paniculata</i> 'Little Lime'	Little Lime Hydrangea	#5	pot	24	
<i>Hydrangea paniculata</i> 'ILVOBO'	Bobo Hydrangea	#5	pot	8	
<i>Spirea beautifulia</i>	Birchleaf Spirea	#5	pot	3	Inside 15m Riparian Setback
<i>Rosa</i> 'Chewhacan'Pp#26,914	Oso Easy Lemon Zest Rose	#5	pot	8	
<b>TREES</b>					
<i>Acer palmatum</i>	Green Japanese Maple	#15	pot	2	
<i>Acer saccharum</i> sub. <i>Nigrum</i> 'Monumentale'	Monumentale Columnar Maple	6cm cal	b&b	4	Single Stem
<i>Amelanchier x grandiflora</i> 'Autumn Brilliance'	Autumn Brilliance Serviceberry Single Stem	6cm cal	pot	2	Single Stem
<i>Cedrus atlantica</i> 'Glauca Pendula'	Weeping Atlas Cedar	3cm cal	pot	4	Caliper size to allow espalier training
<i>Liquidambar styraciflua</i> 'Slender Silhouette'	Slender Silhouette Sweetgum	6cm cal	b&b	8	Single Stem 3' Clearance from Finished Grade
<i>Quercus x warei</i> 'Nadler'	Kindred Spirit Columnar Oak	6cm cal	b&b	6	Single Stem 3' Clearance from Finished Grade
<i>Taxus x media</i> 'H.M. Eddie'	H.M. Eddie Yew	10 gal	pot	9	



BELGAIN ESPALIER 'WEEPING BLUE ATLAS CEDAR ON NORTH PL SCREEN WALL FENCING TO BE PLANTING INSIDE NPL (TYP.)

