

Information Bulletin: An Introduction to the Abbott Street and Marshall Street Heritage Conservation Areas

What is a Heritage Conservation Area?

A Heritage Conservation Area is a distinct area with special heritage value and character, identified for heritage conservation purposes in an Official Community Plan. A community establishes a Heritage Conservation Area when it has identified a distinctive area which it feels should be managed by long term protection. Section 970.1 of the Local Government Act permits local governments to establish a Heritage Conservation Area.

Why establish the Abbott Street and Marshall Street Heritage Conservation Areas?

Due to redevelopment pressures placed on Kelowna's older residential neighbourhoods, a desire has been expressed by the citizens of Kelowna to preserve the character and quality of these areas. The Abbott Street and Marshall Street neighbourhoods have been identified as two neighbourhoods worthy of preservation due to the significant amount of heritage resources still found in these areas.



The intent of establishing the Heritage Conservation Areas is to manage natural change, not to prevent it. The retention of existing residences in their historical context and character along with the compatible redevelopment of single/two family residences will allow the citizens of Kelowna to continue to appreciate the role and history of the Abbott Street and Marshall Street areas in relation to the settlement and development of Kelowna.



The objectives of the Heritage Conservation Areas are as follows:

- ❖ Maintain the areas single / two family residential and historical character;
- ❖ Promote the retention and restoration of existing heritage homes; and
- ❖ Encourage new development or additions to existing development in a manner that is compatible with the form and character of the existing neighbourhood context.

The Abbott Street area generally consists of those properties located south of Mill Creek, west of Pandosy St, east of Okanagan Lake and north of the hospital. The Marshall Street area consists of those properties located along Marshall Street and Buckland Avenue.

What kind of new development can occur in the Heritage Conservation Areas?

Property owners within Heritage Conservation Areas may do any of the following types of development with the approval of a Heritage Alteration Permit:

- ❖ Subdivision of a property;
- ❖ Addition to a building;
- ❖ Construction of a new building; or
- ❖ Alteration/demolition of a building.

Heritage Alteration Permits are intended to adhere to the “Abbott Street and Marshall Street Heritage Conservation Areas Development Guidelines”, which form part of Appendix 13 of the Official Community Plan. The Guidelines provide for the enhancement of the character of the Abbott Street and Marshall Street areas by managing change which complements the established streetscape and maintains the integrity of the architectural forms.



It is vital to the integrity of the Heritage Conservation Areas to have the established neighbourhood character serve as inspiration for new development. To achieve this, the Guidelines lead home owners through the design and application process. Examples addressed in the guidelines include the placement and form of buildings, as well as roof lines, window forms and complementary exterior finishes.

What is a Heritage Alteration Permit?

A Heritage Alteration Permit (HAP) is an approval issued by the City to accommodate modifications to a property. Home owners are required to obtain a HAP, prior to the issuance of a Building Permit, for the construction of a new building or the structural change to the exterior of an existing building. HAPs are not required in instances where general building maintenance and exterior alterations do not require the issuance of a Building Permit.



Heritage Alteration Permit applications are circulated to a limited list of internal agencies and the Community Heritage Commission for comment and if there are no items requiring modification, the Permit may be issued by the Director of Planning and Development Services. The processing of both HAPs and Building Permits may take place at the same time, thus keeping the processing of a Building Permit in a timely fashion. There is no fee charged for the processing of HAPs.

For more information about the Abbott Street and Marshall Street Heritage Conservation Areas, please call the Policy and Planning Department at 469-8419.