City of Kelowna
Regular Council Meeting
AGENDA

Monday, February 1, 2021

9:00 am

Council Chamber

City Hall, 1435 Water Street

Pages

1. Call to Order

2. Confirmation of Minutes 3 - 4

Regular AM Meeting - January 25, 2021

3. Reports

3.1. Heritage Planning Best Practices Review 60 m 5 - 44

To review available heritage planning tools and heritage management best practices and provide Council with an opportunity to provide feedback.

4. Resolution Closing the Meeting to the Public

THAT this meeting be closed to the public pursuant to Sections 90(1)(c) (e) (k) and (2)(b) of the Community Charter for Council to deal with matters relating to the following:

- Disposition of Land
- Labour Relations
- Proposed Provision of a Municipal Service
- Confidential Information from the Province
- Confidential Information from the Federal Government

5. Adjourn to Closed Session

6. Reconvene to Open Session

7. Issues Arising from Correspondence & Community Concerns

7.1. Mayor Basran, re: Issues Arising from Correspondence 30 m

8. Termination

City of Kelowna
Regular Council Meeting
Minutes

Date:	Monday, January 25, 2021
Location:	Council Chamber City Hall, 1435 Water Street
Members Present	Mayor Colin Basran, Councillors Maxine DeHart, Ryan Donn, Gail Given, Brad Sieben, Mohini Singh and Loyal Wooldridge
Members participating remotely	Councillors Charlie Hodge and Luke Stack
Staff Present	City Manager, Doug Gilchrist; Deputy City Clerk, Laura Bentley

(* Denotes partial attendance)

1. Call to Order

Mayor Basran called the meeting to order at 9:04 a.m.

2. Confirmation of Minutes

Moved By Councillor DeHart/Seconded By Councillor Wooldridge

R0106/21/01/25 THAT the Minutes of the Regular AM Meeting of January 18, 2021 be confirmed as circulated.

Carried

3. Reports

3.1 Deputy City Clerk, Verbal Update, re: SILGA Nominations and Resolutions

Staff:
- Advised that SILGA nominations and resolutions are due February 26, 2021.

Mayor Basran:
- Commented on the possibility of resolutions coming forward through BC Urban Mayor's Caucus.

Moved By Councillor Wooldridge/Seconded By Councillor Given

R0107/21/01/25 THAT Council, receive as information, the verbal report from the Deputy City Clerk, dated January 25, 2021.

Carried

DRAFT

4. Resolution Closing the Meeting to the Public

Moved By Councillor Hodge/Seconded By Councillor Stack

R0108/21/01/25 THAT this meeting be closed to the public pursuant to Sections 90(1)(c)(d) and (2)(b) of the Community Charter for Council to deal with matters relating to the following:

- Labour Relations
- Security of Assets
- Confidential Information from the Province

Carried

5. Adjourn to Closed Session

The meeting adjourned to a closed session at 9:09 a.m.

6. Reconvene to Open Session

The meeting reconvened to an open session at 12:21 p.m.

7. Issues Arising from Correspondence & Community Concerns

There were no issues arising.

8. Termination

The meeting was declared terminated at 12:21 p.m.

Mayor Basran

Deputy City Clerk

lb/acm

DRAFT

Report to Council

Date: January 25, 2021

To: Council

From: City Manager

Subject: Heritage Planning Best Practices Review

Department: Policy & Planning

Recommendation:
THAT Council receives, for information, the report from the Policy and Planning Department, dated January 25, 2021, outlining best practices in heritage management;

AND THAT Council direct staff to bring forward a report to an afternoon meeting with a proposed approach for Heritage Management based on Council feedback.

Purpose:
To review available heritage planning tools and heritage management best practices and provide Council with an opportunity to provide feedback.

Background:
Over the last year, several development applications have illustrated the complexity around the identification and protection of heritage assets on private property, both inside and outside of the Heritage Conservation Area. In response, Council passed resolution #0639-40 on September 28, 2020 directing staff to bring forward information for a heritage policy and procedures workshop. This report and the attached presentation follow up on that resolution.

Discussion:
Elana Zysblat, a certified Heritage Professional, from ANCE Consulting will provide a presentation that covers three key areas related to Heritage management. First, the presentation will provide Council with an update on the current best practices in heritage planning in Canada. Next the report will overview the main heritage planning tools available to local governments in British Columbia and the role of these tools. Lastly, the report will review the role of heritage professionals and heritage advisory committees in the development review process. This report will provide a foundation for Council to update its approach to heritage management in the coming years. Staff will be bringing a follow-up report forward to provide Council some recommendation on next steps.

Internal Circulation:
Development Planning
Policy and Planning
Office of the City Clerk

Legal/Statutory Authority:

Existing Policy:
Official Community Plan Heritage Policies

Objective 9.2 Identify and conserve heritage resources.

Policy .1 Heritage Register. Ensure that the Heritage Register is updated on an on-going basis to reflect the value of built, natural and human landscapes.

Policy .2 Heritage Resource Management. Require heritage resource management to be integrated in the development and review of
pertinent plans.

Policy .3 Financial Support. Continue to support the conservation, rehabilitation, interpretation, operation and maintenance of heritage assets through grants, incentives and other means.

Policy .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

Submitted by:

R. Soward. Planner Specialist, Policy and Planning

Approved for inclusion: J. Moore. Manager, Long Range Policy Planning

Attachment: Heritage Planning Best Practices Review Presentation

REVIEW OF HERITAGE PLANNING TOOLS

CITY OF KELOWNA
JANUARY 2021

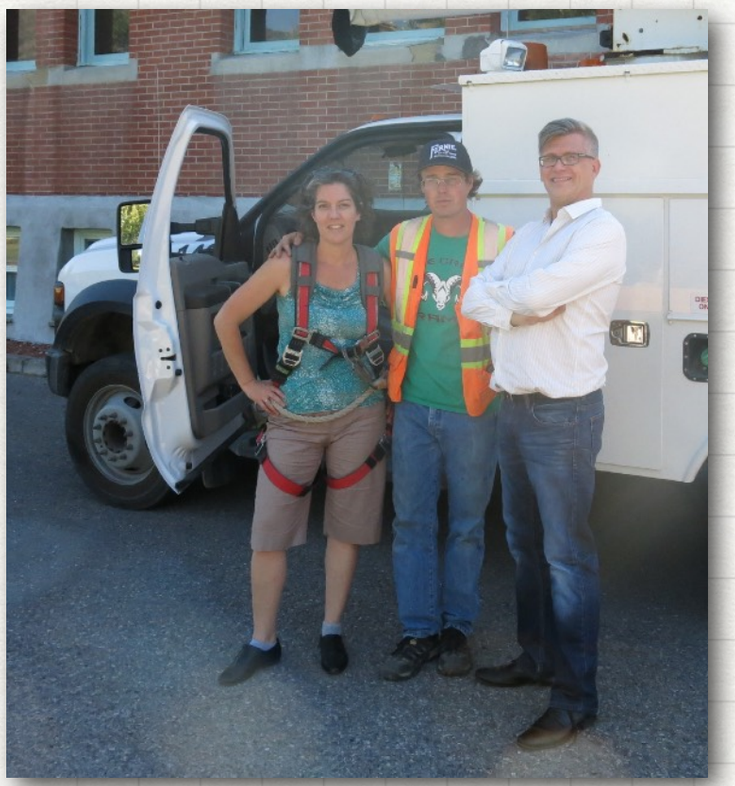
INTRODUCTIONS

Elana Zysblat BCAHP

Heritage consultant - Ance Building Services

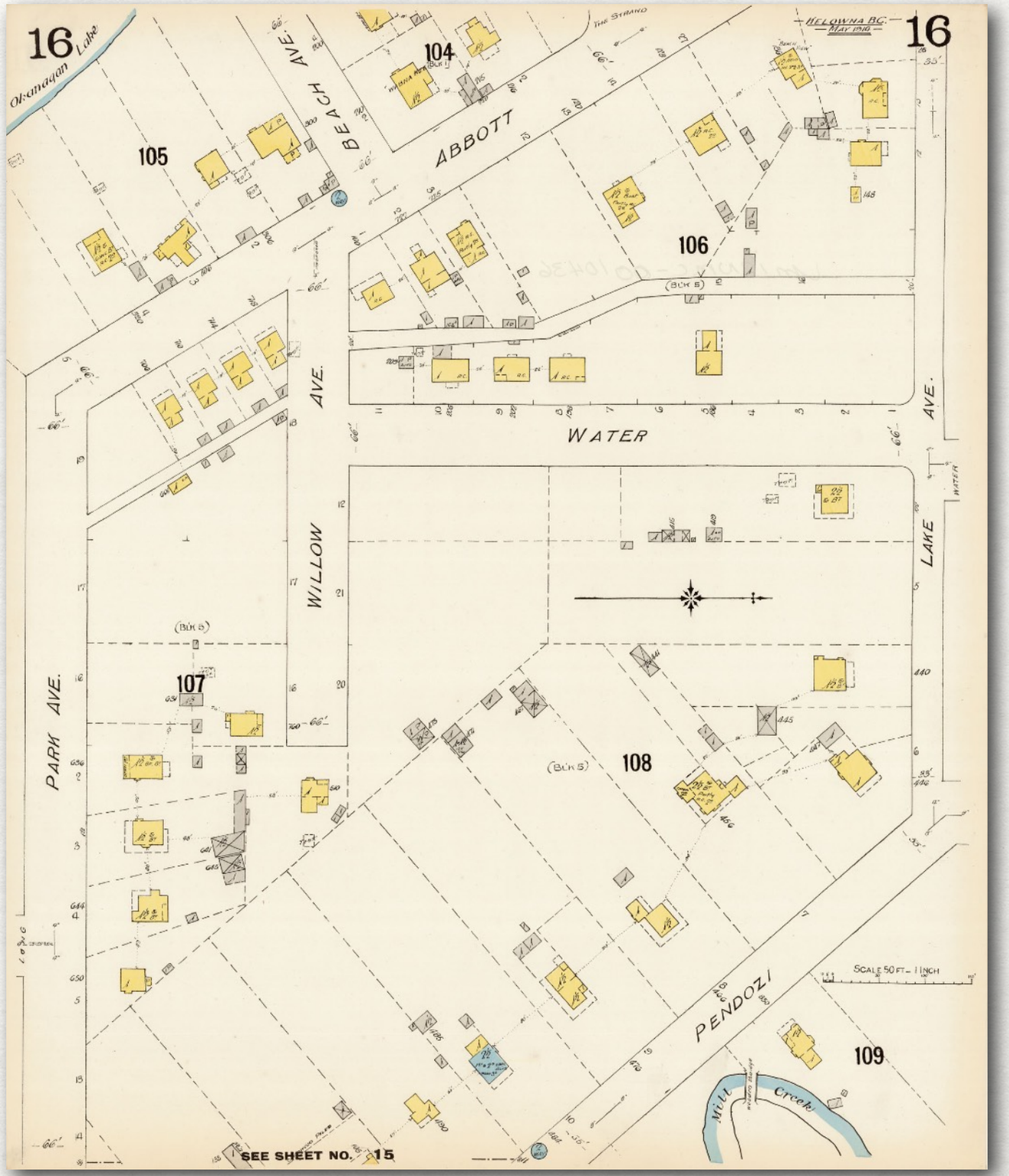
Work all over the province with local governments, the private sector and non-profits

President of the BC Association of Heritage Professionals



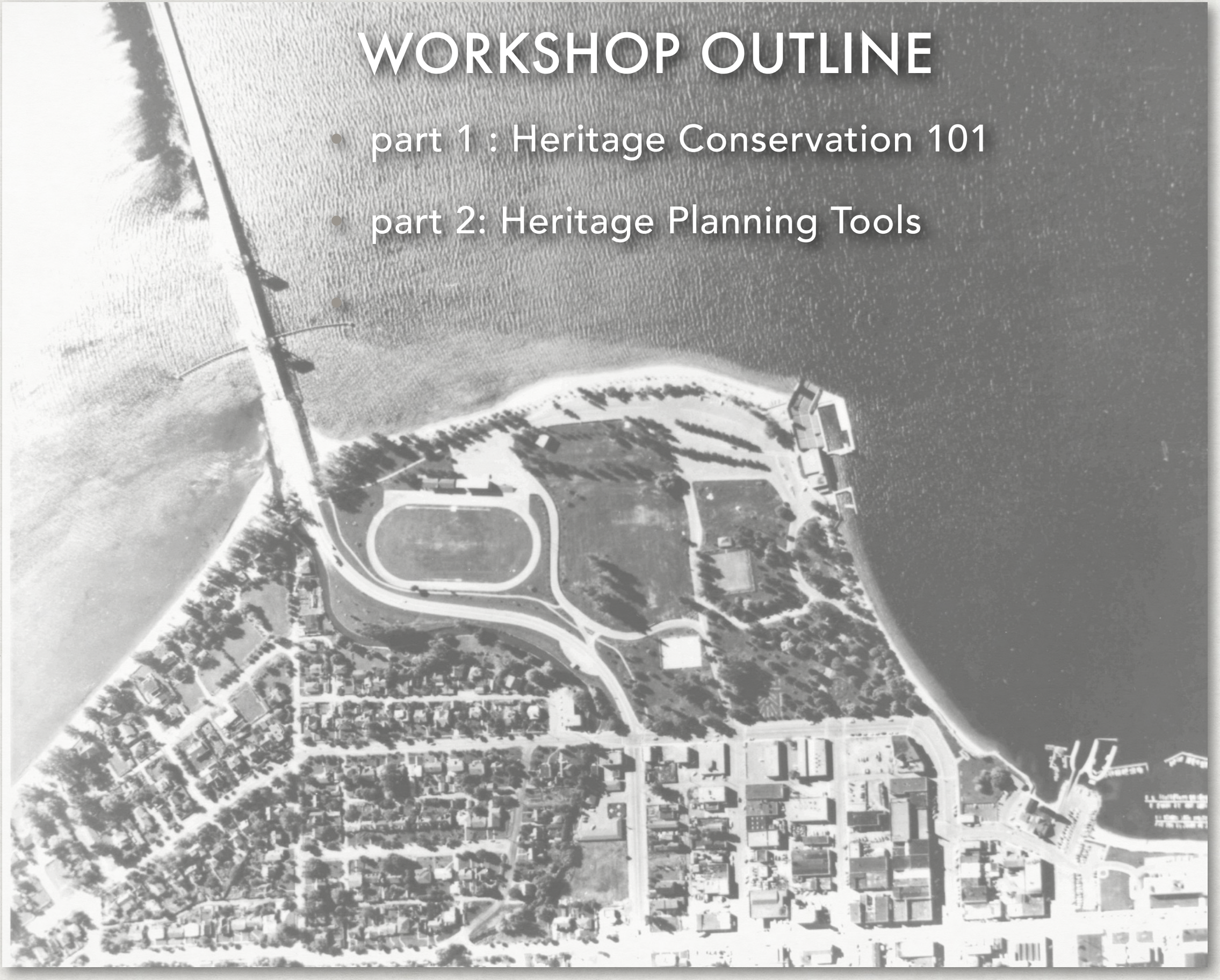
WORKSHOP OBJECTIVES

- Get updated on current best practices and principles for heritage planning in Canada
- Understand the role and use of the various heritage planning tools
- Understand the intended role of a Heritage Professional and of a Heritage Advisory Committee



WORKSHOP OUTLINE

- part 1 : Heritage Conservation 101
- part 2: Heritage Planning Tools
-



WHAT IS HERITAGE?????

"Heritage is an essentially collective and public notion. Though heritage is certainly valued by individuals, its reason for being, by definition, is to sustain a sphere of public interest and public good". Randall Mason, Economics and Heritage Conservation, 1999.

Regatta Parade 1981 - BC Archives

WHAT IS HERITAGE?????

"The heritage of a community is any physical, cultural, or social resource that is unique to and valued by a community and can be passed from generation to generation."

BC Heritage Branch

WHAT IS HERITAGE CONSERVATION?

CHANGING PERSPECTIVES

- 19th century origins were curatorial and memorial
- Heritage determined by experts, "I know it when I see it"
- Aesthetic values predominated
- Focus on built heritage - European architectural traditions

Helmcken House - Victoria, BC

WHAT IS HERITAGE CONSERVATION?

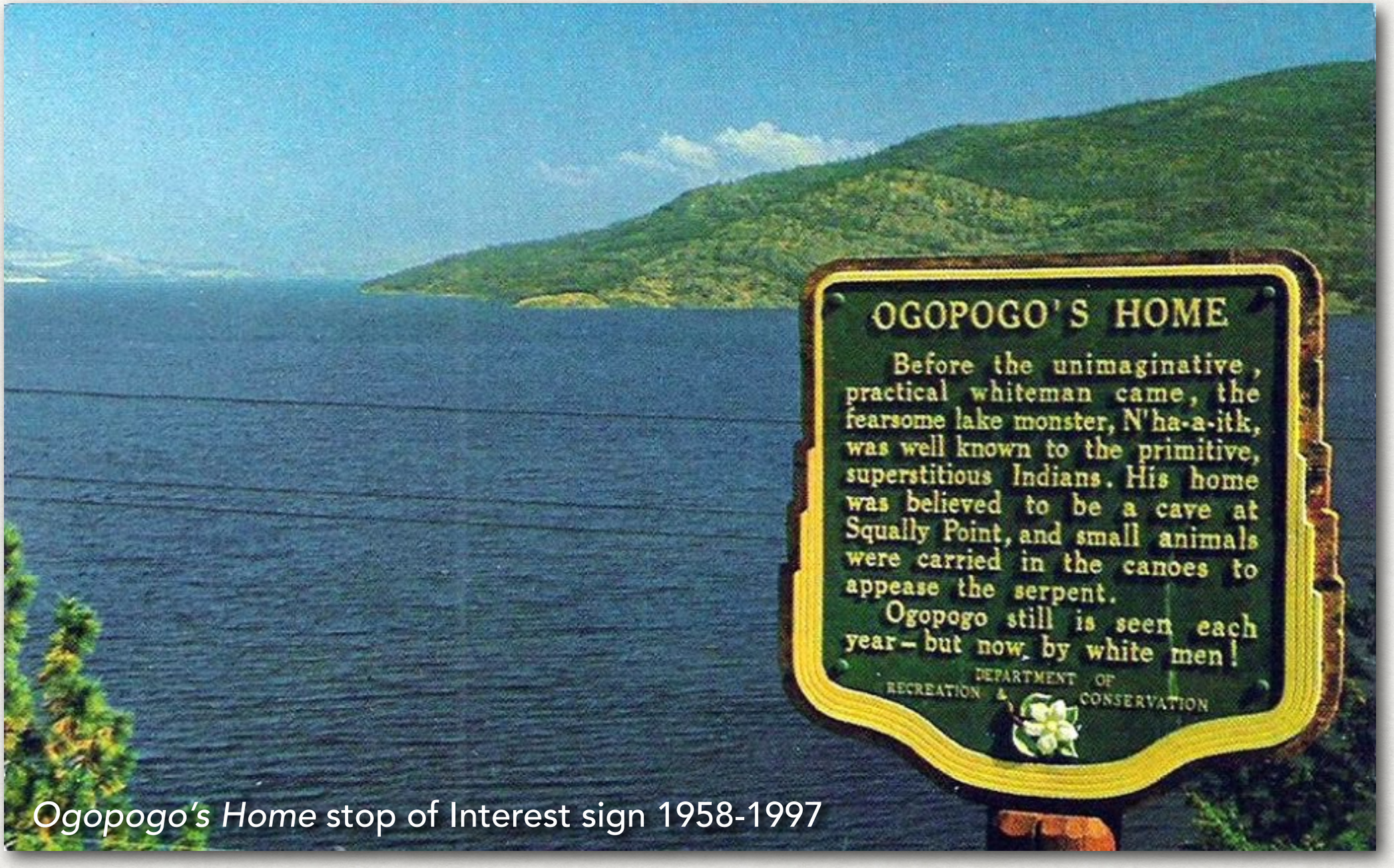
CHANGING PERSPECTIVES

- Community values-based
- Many voices - inclusive and diverse
- Working-class neighbourhoods run of the mill homes
- Cultural landscapes and intangible heritage
- Dark or negative moments of our heritage

Mahal Cranberry Farm, Richmond BC

WHAT IS HERITAGE CONSERVATION?

CHANGING PERSPECTIVES



Ogopogo's Home stop of Interest sign 1958-1997

WHAT IS HERITAGE CONSERVATION?

CHANGING PERSPECTIVES

Monument to Chinese-Canadians in Kelowna's Memorial Park Cemetery

HERITAGE CONSERVATION

is the management of change

Community yoga, Fernie BC

HERITAGE CONSERVATION IN ACTION

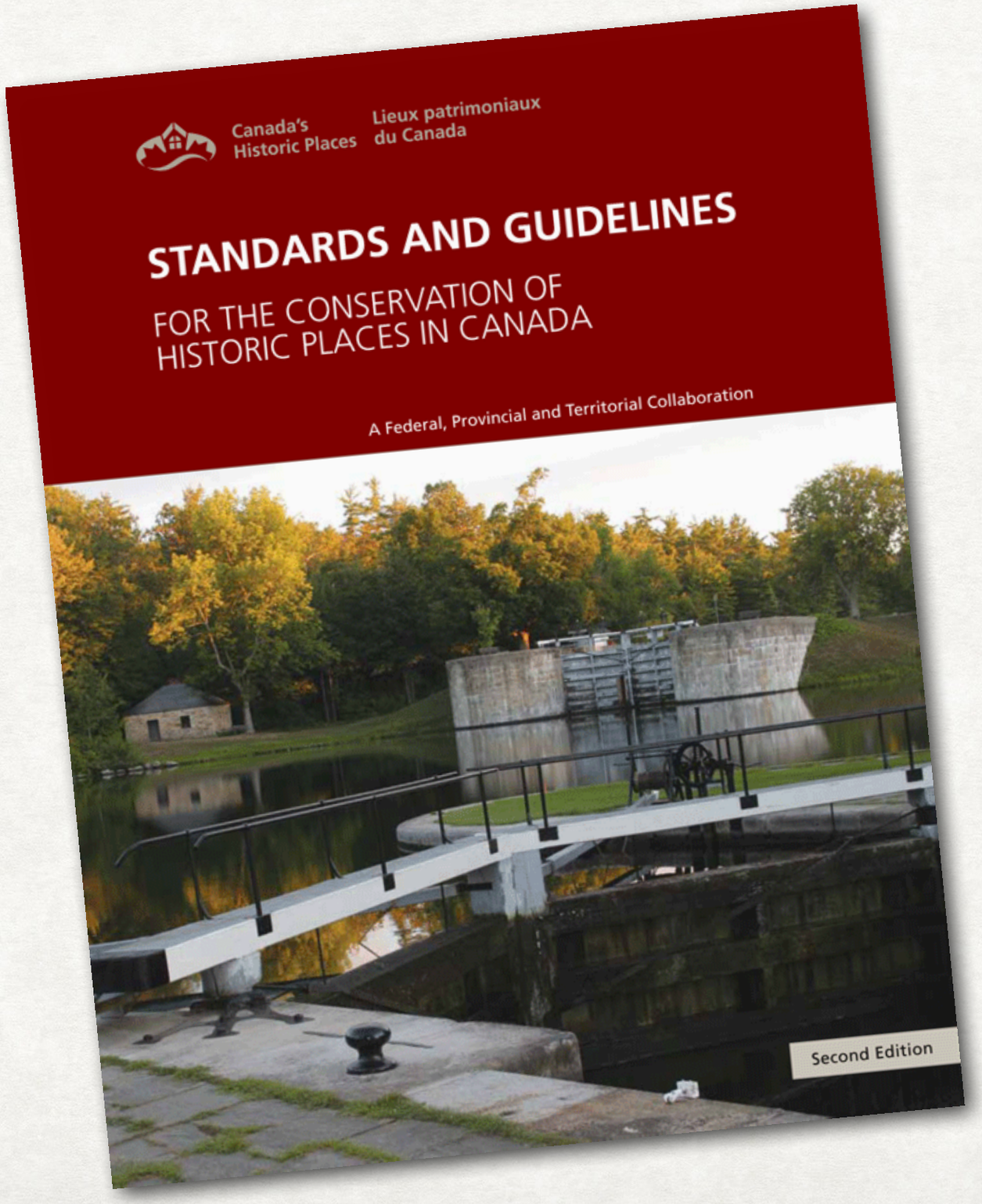
The role of Heritage Professionals in Kelowna

BC Association of Heritage Professionals (BCAHP)

- Heritage Review of HAPs for HCA
- CHR Evaluation Criteria
- Conservation Plans when required

BCAHP professionals
at Heritage BC conference
in Nanaimo 2018

HERITAGE CONSERVATION IN ACTION



HERITAGE TOOLS

LOCAL GOVERNMENT ACT - PART 15 - HERITAGE CONSERVATION

Community Heritage Register

- Alternate Solutions
  under the B.C. Building Code
- Alternative Compliance
  under the Energy Efficiency Act
- Order for Temporary Protection

Heritage Revitalization Agreement

Heritage Designation Bylaw

- Heritage Alteration Permit
- Heritage Inspection
- Heritage site maintenance standards

Heritage Conservation Area

- Heritage Alteration Permit

Community Heritage Commission (or Advisory Committee)

HERITAGE TOOLS

LOCAL GOVERNMENT ACT - PART 15 - HERITAGE CONSERVATION

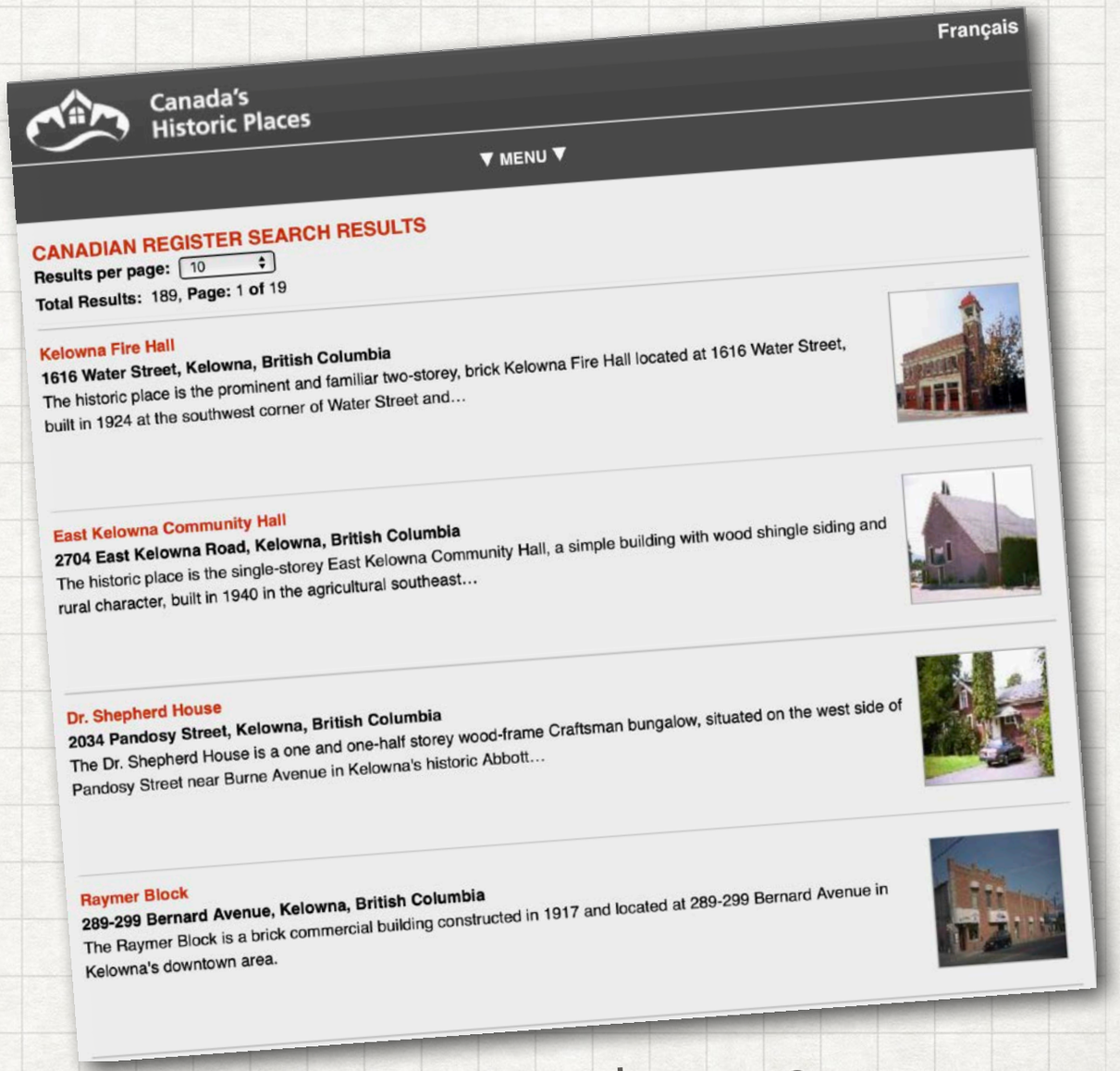
Community Heritage Register

The carrot

- Heritage awareness, community pride and conservation culture
- Alternate Solutions under the B.C. Building Code
- Alternative Compliance under the Energy Efficiency Act
- Kelowna Heritage Grants Program
- Heritage Revitalization Agreement

The stick

- Order for Temporary Protection
- Municipal Heritage Designation (which requires compensation)



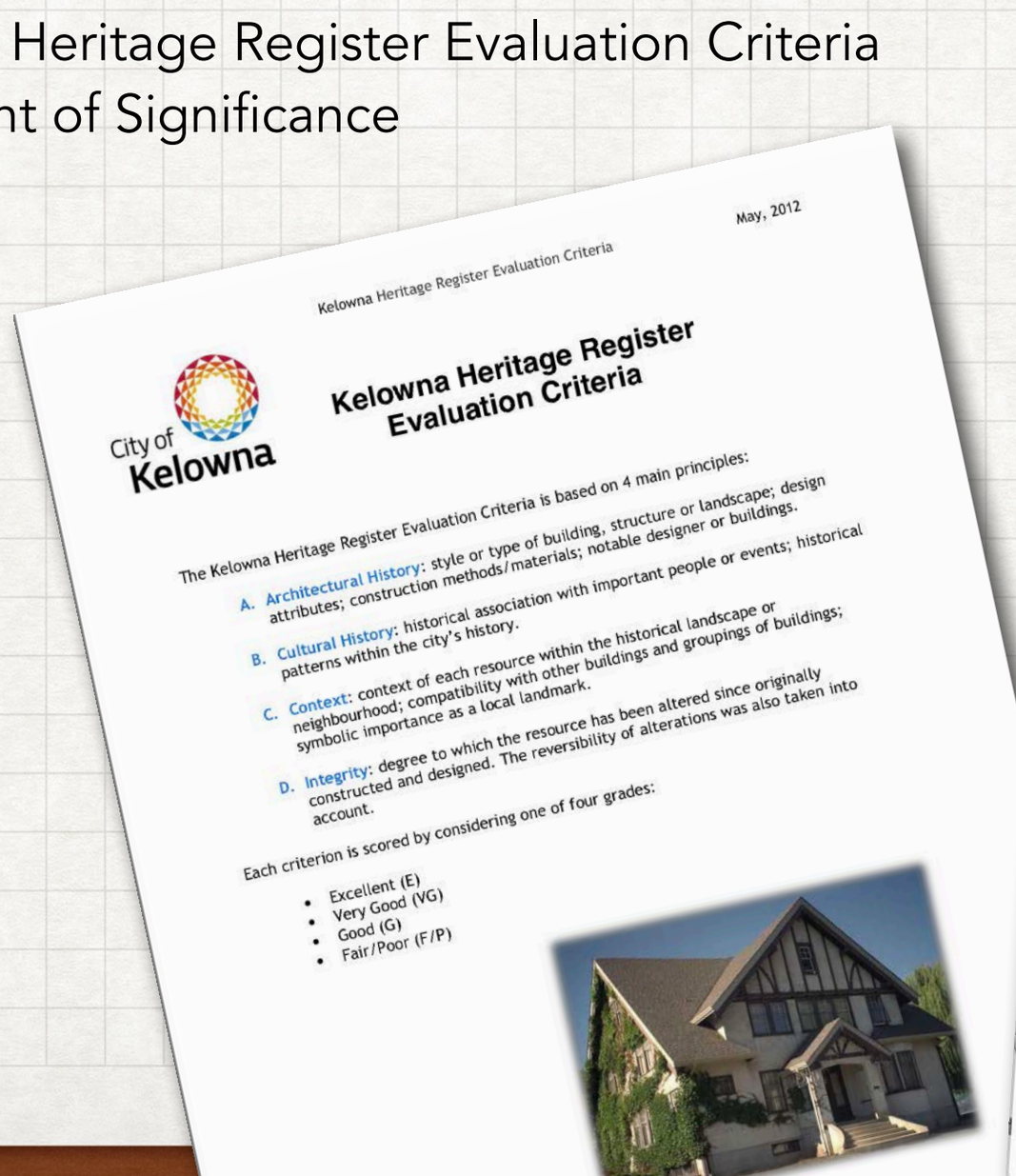
historicplaces.ca

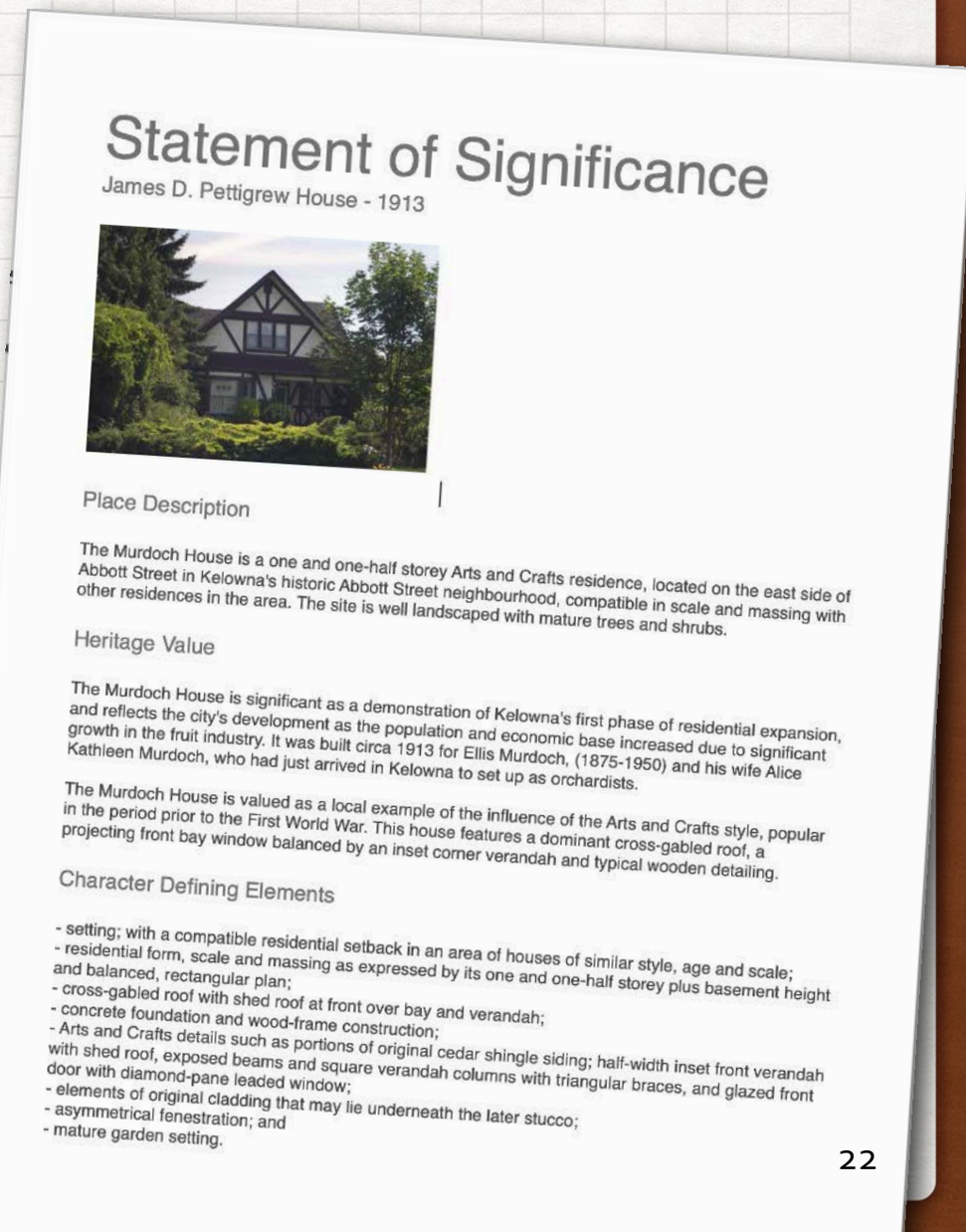
HERITAGE TOOLS

LOCAL GOVERNMENT ACT - PART 15 - HERITAGE CONSERVATION

Community Heritage Register - supporting documents

- Kelowna Heritage Register Evaluation Criteria
- Statement of Significance





HERITAGE TOOLS

LOCAL GOVERNMENT ACT - PART 15 - HERITAGE CONSERVATION

Heritage Revitalization Agreement

HRAs are legal agreements that supersede local zoning regulations, providing incentives for owners to conserve heritage properties.

HRAs are likely our most powerful and flexible tool - supporting both heritage retention and rehabilitation and other OCP priorities.

HRAs do NOT set precedence because each one is written to suit a unique property, its unique context and unique heritage asset.

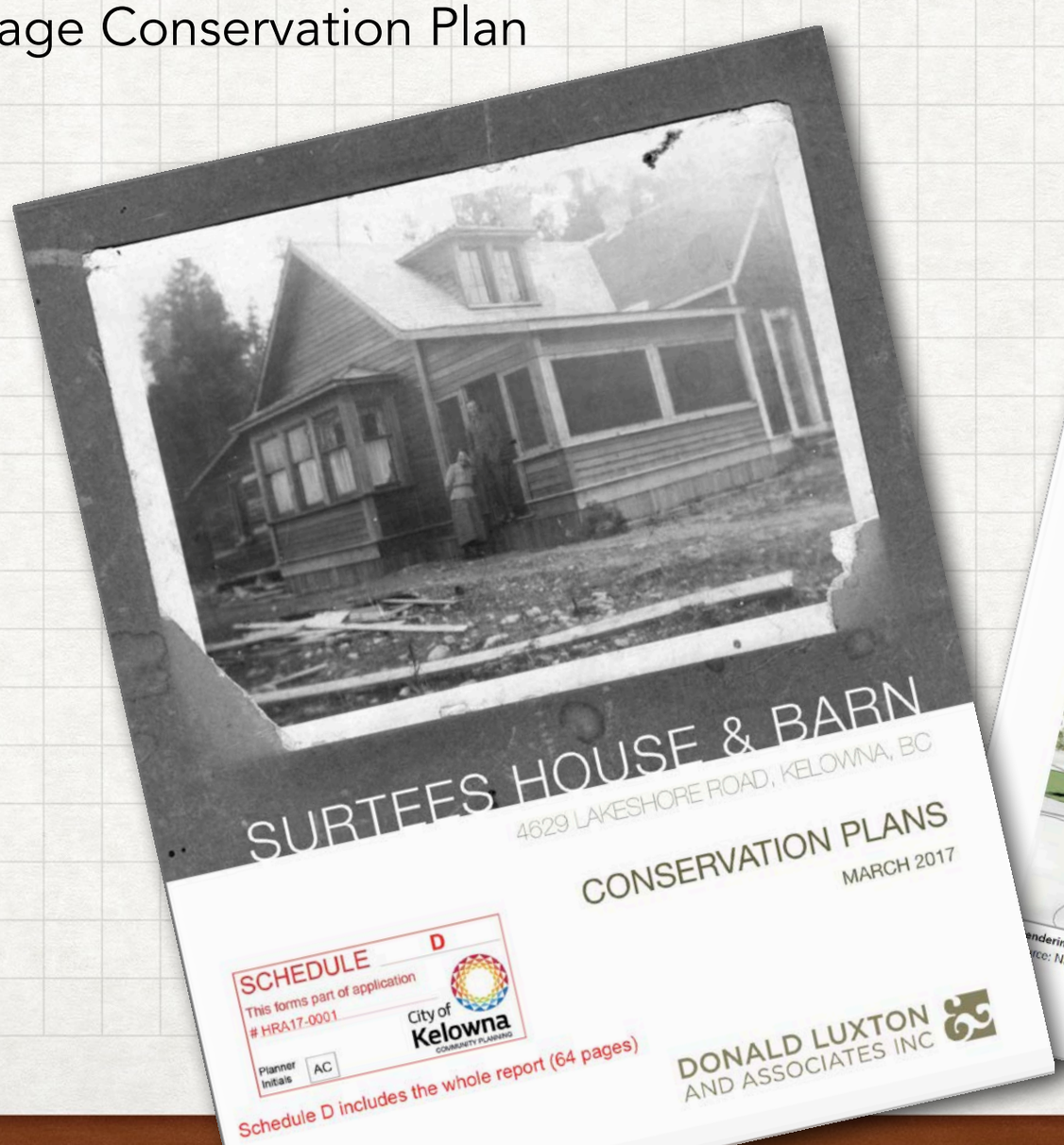
A good HRA balances private and public benefits.

HERITAGE TOOLS

LOCAL GOVERNMENT ACT - PART 15 - HERITAGE CONSERVATION

Heritage Revitalization Agreement - supporting documents

- *NEW* Heritage Review
- Heritage Conservation Plan



HRA case study - Cadder House 2124 Pandosy St. (July 2015)

HRA case study - 2124 Pandosy Street (July 2015)

"…to **allow some flexibility in the permitted uses** on the property and to **create two new units** in the existing basement. This request is primarily driven by the desire to **create revenue sources** to **meet the financial needs and high costs associated with operating and maintaining a large heritage property**. The strata owners also see this as an opportunity to **provide for some accommodation and local commercial needs** within the broader area of Kelowna General Hospital while **maintaining the property's residential form and character**".

HRA15-0001 Report to Council

HRA case study - 2124 Pandosy Street (July 2015)

two new units

revenue for operation and maintenance

commercial accommodation

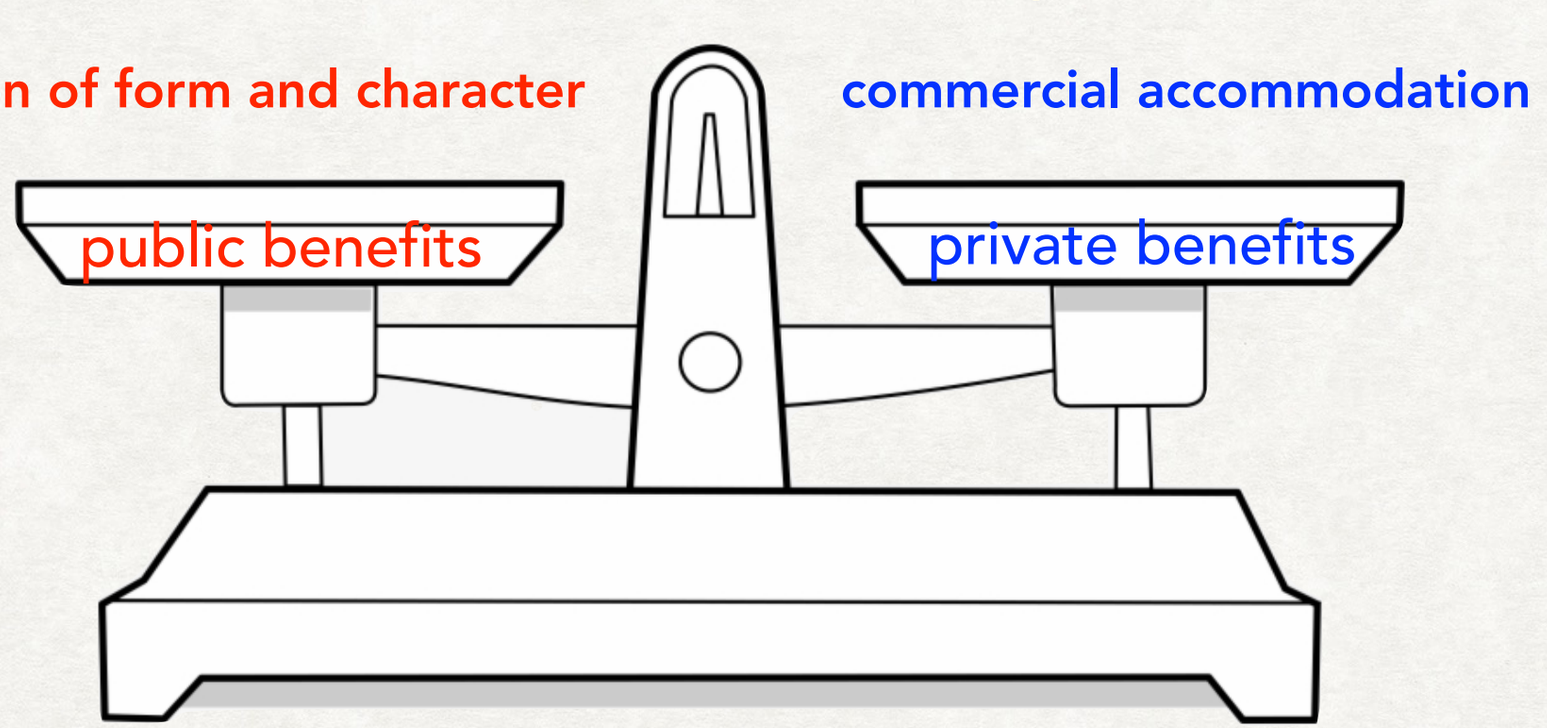
flexibility in permitted uses

two new units

revenue for operation and maintenance

protection of form and character

commercial accommodation



HRA case study - Cadder House 2124 Pandosy St. (July 2015)

A wonderful Kelowna experience!

April 17, 2018 / in / by Louise Brace

"I stayed at the Cadder House for a month during my clinical rotation at KGH. It really felt like a home away from home. Yolanda and Rick went out of their way to make sure my roommate and I had everything we needed to be comfortable. A beautiful place and amazing hosts. I will definitely be back! Thanks Yolanda for a wonderful Kelowna experience."

"Wow! Great place, can't wait to go back."

5 Star Trip Advisor Review

★★★★★

I will definitely be back!

"The Cadder House is beautiful. I stayed here for a month during my clinical rotation. The Cadder House is indeed a home away from home. It is fairly central, so even without a car, downtown, parks and beaches are within walking distance. Thank you for making my stay comfortable and enjoyable! I will definitely be back!"

Colleen

HRA case study - Surtees Property 4629 Lakeshore Rd. (May 2017)

HRA case study - Surtees Property 4629 Lakeshore Rd.

HERITAGE TOOLS

LOCAL GOVERNMENT ACT - PART 15 - HERITAGE CONSERVATION

Heritage Conservation Area

Queen's Park HCA, New Westminster

Old Town HCA, Victoria

HERITAGE TOOLS

LOCAL GOVERNMENT ACT - PART 15 - HERITAGE CONSERVATION

Heritage Conservation Area

Cooks Hill HCA, Newcastle AU

HERITAGE TOOLS

LOCAL GOVERNMENT ACT - PART 15 - HERITAGE CONSERVATION

Heritage Conservation Area - Abbott and Marshall Street

The Abbott Street Heritage Conservation Area is a neighbourhood steeped in local history and features a wide variety of housing styles popular over the past 100 years. Some homes are iconic examples, while others have blended traditional elements, but all proudly enhance the diversity of the area.

The Elements of Styles

VICTORIAN REVIVAL

- regal feel to the architecture, up to 2.5 storey height
- steep gable roof with returned eaves and gabled dormers
- multiple pane windows
- wrap around open porch
- decorative detailing

***Cadder House,** built 1908, 2124 Pandosy St.*
Queen Anne influenced Country House, rare use of rusticated bricks, largest home in city when built. Thomas Willing Stirling formed Kelowna Shippers Union, involved in the Kelowna Land and Orchard Co., Kelowna Sawmill, Okanagan Loan and Trust, Stirling and Pittcairn, founder of Kelowna General Hospital and St. Michael and All Angels Anglican Church.

ARTS & CRAFTS

- exposed, natural materials
- low-pitched gabled roof with wide, unenclosed eave overhang
- roof rafters exposed
- decorative beams and braces
- porch supports extending to ground level, squared or slanting

LATE ARTS & CRAFTS STYLE

- refined elements; enclosed

PRAIRIE STYLE: A sub- flat or hip- windows pa-

***Stone House,** built 1922, 1806 Abbott Street*
Built for Mary Stone in 1922; later o- with Albert McNair of Ass- of B.C., later the ow-

***Jackson House,** built 1922, 236 Beach Avenue*
-ment.

***Fumerton House,** built 1-, 1922 Al-*
1930s Eclectic/-
The Fumerton fam- -ment.

COTTAGE STYLES

- Fanciful style
- Stucco cladding
- Up to 1 1/2 stories
- Vertical windows
- Asymmetrical facade
- Portico front entrance
- Multi-sash windows
- Gable roof forms

***A. Treadgold House,** built 1936, 1907 Abbott Street*

-AR STYLE: -gen from plan books) -nate and use local materials. -e Treadgold House is a unique Late vernacular Cottage finished with half logs.

MODERNE

- streamlined style
- flat parapet roof
- stucco and horizontal banding and cladding
- low horizontal massing
- multi-sash windows, narrow trim
- curved walls
- asymmetrical facade
- canopy over entrance

***G.D. Loane House** (2nd), built 1937*
1858 Abbott Street. Architect: Robert Lyon Gordon Donald Loane operated W.W. Loane Hardware and Paints. Later associated with DeMara family of DeMara Insurance.

DUTCH REVIVAL

- bell-cast gambr-
- shed or -
- -cade
- -yout

A rare example on Riverside Avenue.

MEDITERRANEAN REVIVAL

- Masonry feel to the form
- shed and high-gable roof sub forms
- stepped parapet, flat roof
- flush eaves and stucco detail
- single and multi-sash vertical windows
- asymmetrical front facade

***McWilliams House,** built 1931*
2072 Abbott Street
Modern/Spanish Colonial style. Builder: W.G. Scott Residence of T. Finley McWilliams, City Police Magistrate and Stipendary Magistrate, 1937-47.

EARLY SUBURBAN BUNGALOW

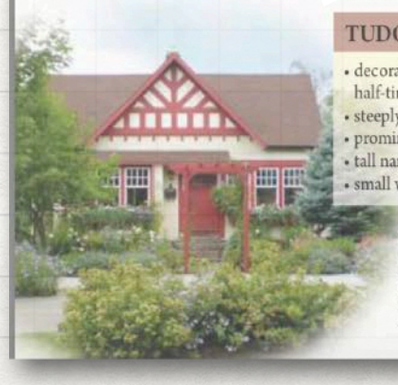
Modern, convenient and popular, the post-WWII bungalow style has many variations in the Abbott Street area.

A vintage bungalow home on Glenwood Ave.

- Horizontal emphasis
- low gable and hip roof form
- plain soffit and brackets
- siding below belt-line, stucco above
- horizontal and picture windows
- asymmetrical front facade
- asphalt shingle roof
- driveways and attached carports

TUDOR REVIVAL

- decorative half-timbering
- steeply pitched roof
- prominent cross gables
- tall narrow windows
- small window panes



***Cookson House,** built 1929, 1912 Abbott Street*
Built for E. Cookson, Sec. Treas. of Rowcliffe Canning. Architect: Robert Rowley

***MacLean House,** built 1942, 1869 Maple St.*
Georgian Revival. Builder: A. Patterson Roy MacLean was publisher and managing editor of the Kelowna Courier (1938-74), an influential opinion-maker in the community.

COLONIAL REVIVAL

- stately feel to the form
- high to medium gable roof
- horizontal siding
- grand entrance
- vertical, multi-sash windows
- window shutters
- symmetrical fronts

***H. Pettman House,** built 1941, 228 Lake Avenue*

CAPE COD STYLE: A Colonial sub-style, compact and functional with end gable roof, horizontal siding and window shutters.

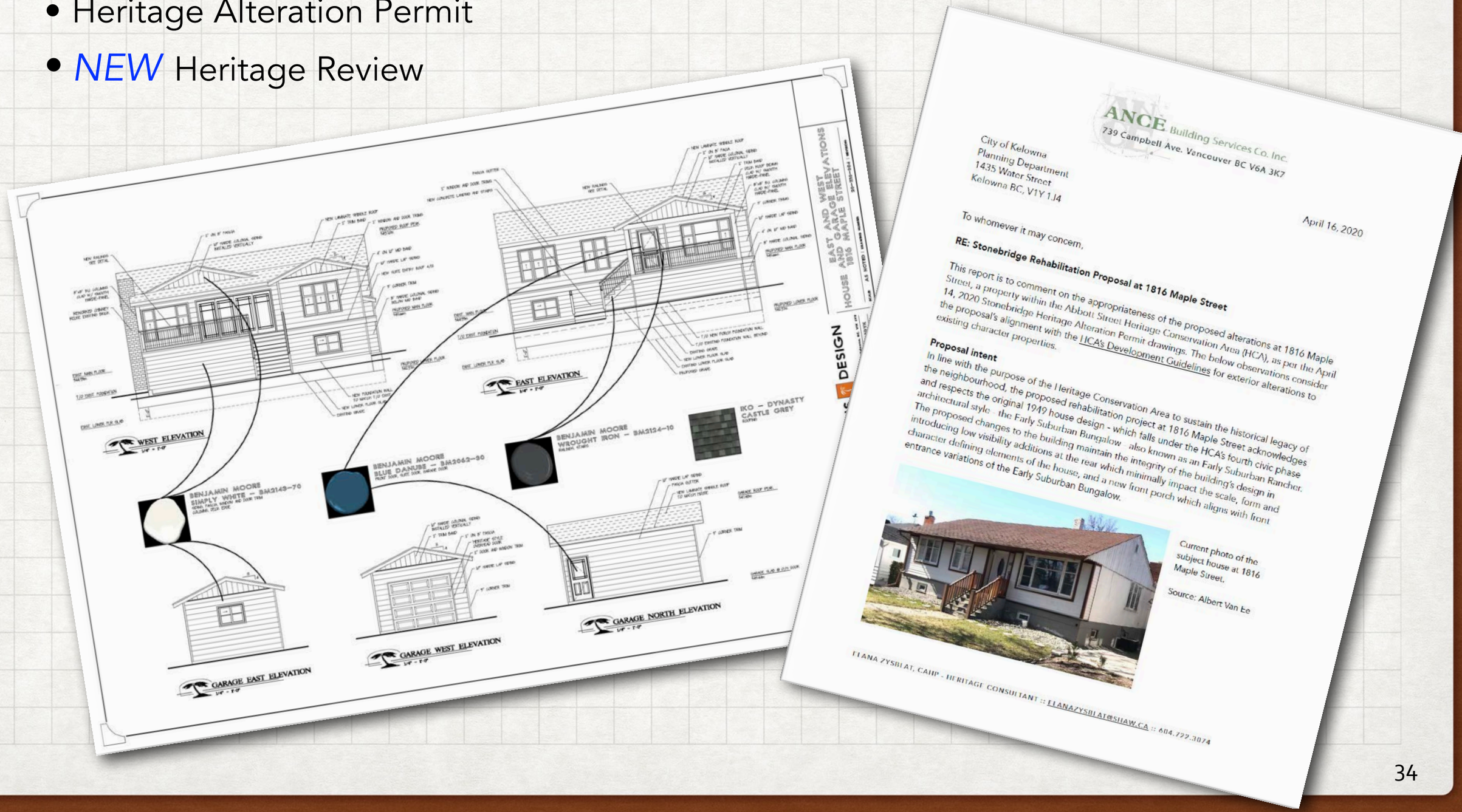
UNDERGOING DEEP DIVE REVIEW

HERITAGE TOOLS

LOCAL GOVERNMENT ACT - PART 15 - HERITAGE CONSERVATION

Heritage Conservation Area - supporting documents

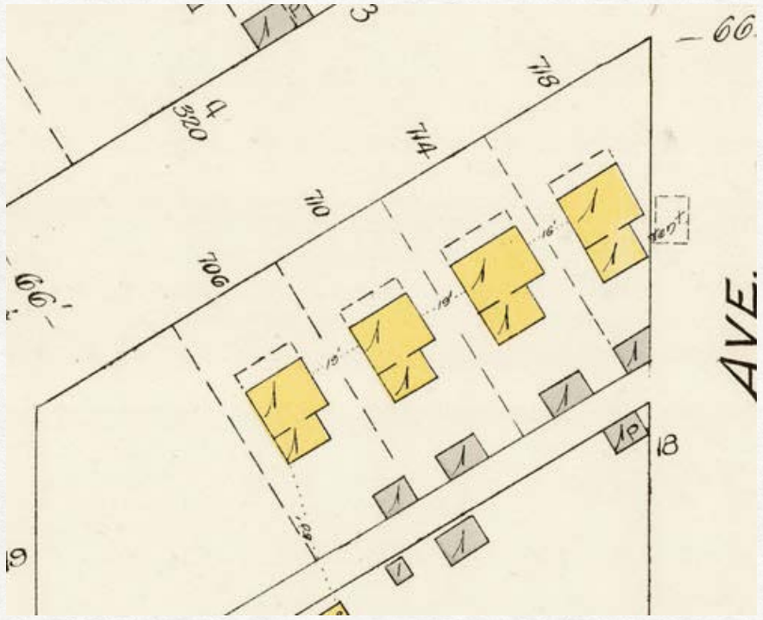
- Heritage Alteration Permit
- *NEW* Heritage Review



HCA case study - 1989 Abbott Street

"Heritage-home renos rarely become a council issue"
Daily Courier - October 28, 2016

HCA case study - 1989 Abbott Street



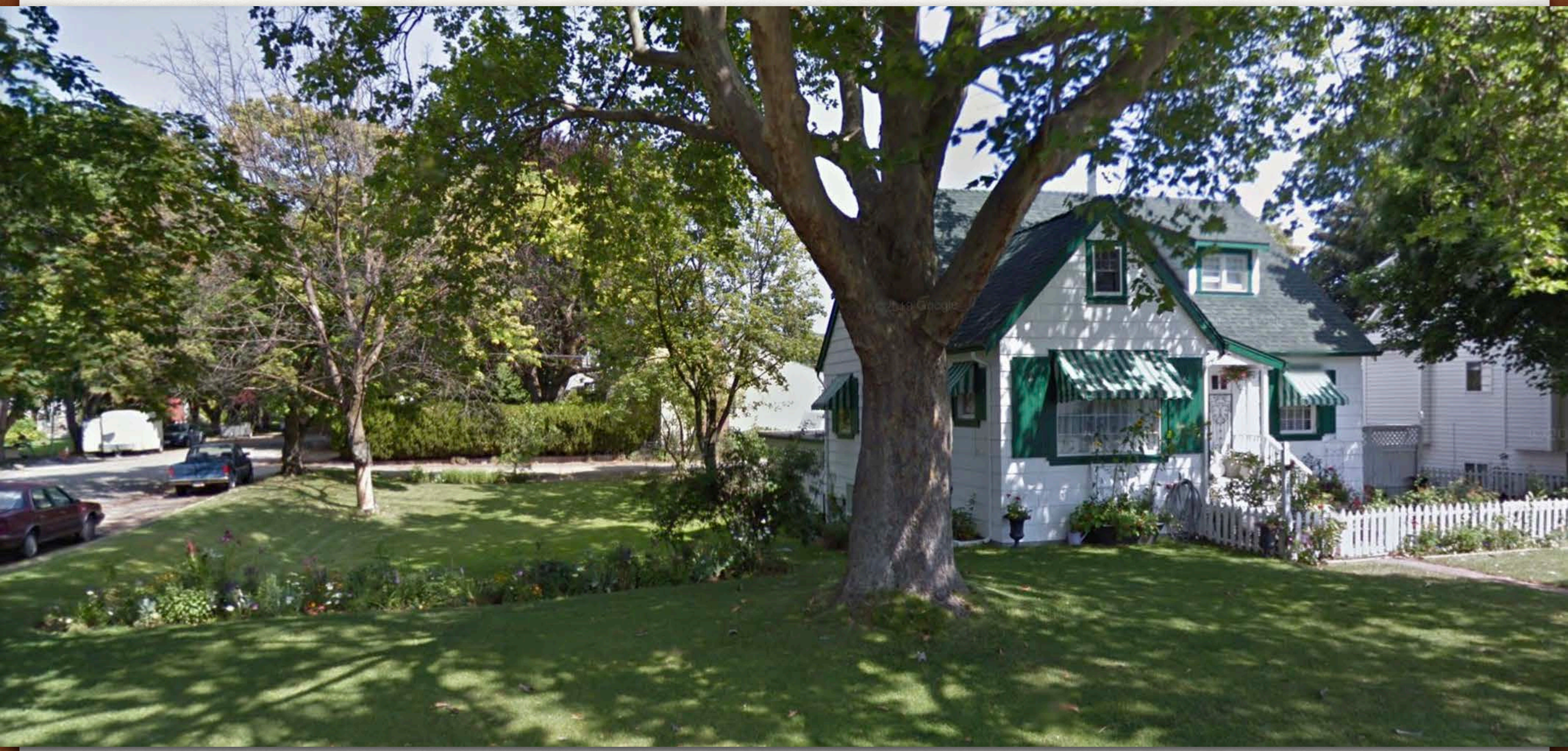
1914 fire insurance map - Kelowna Public Archives

1979 and 1983 Abbott in May 2009. Source: google street view

1985 and 1989 Abbott in September 2011. Source: google street view

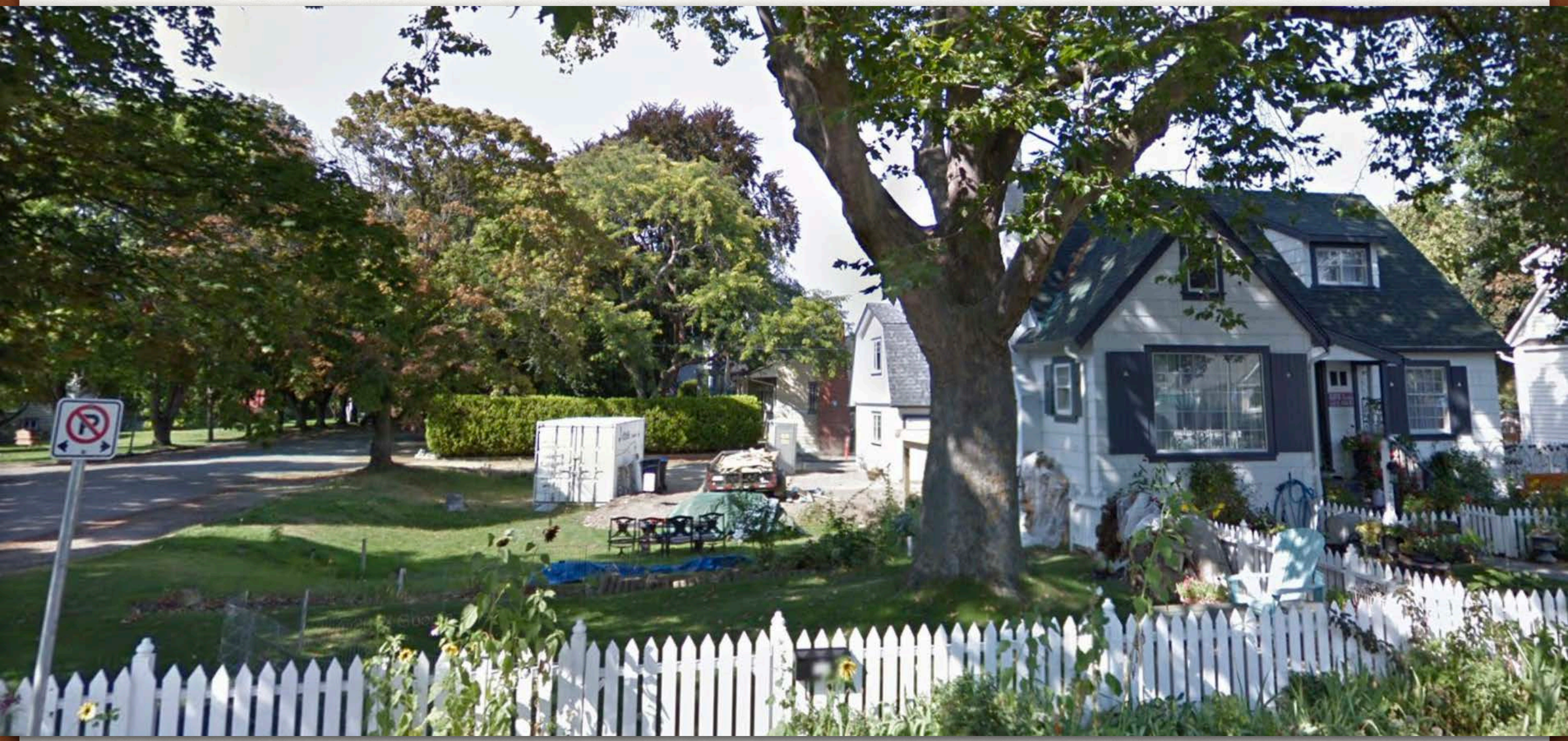
HCA case study - 1989 Abbott Street

HCA case study - 260 Lake Avenue



streetview - July 2012

HCA case study - 260 Lake Avenue



streetview - August 2014

HCA case study - 260 Lake Avenue

streetview - August 2014

HCA case study - 260 Lake Avenue

streetview - July 2017

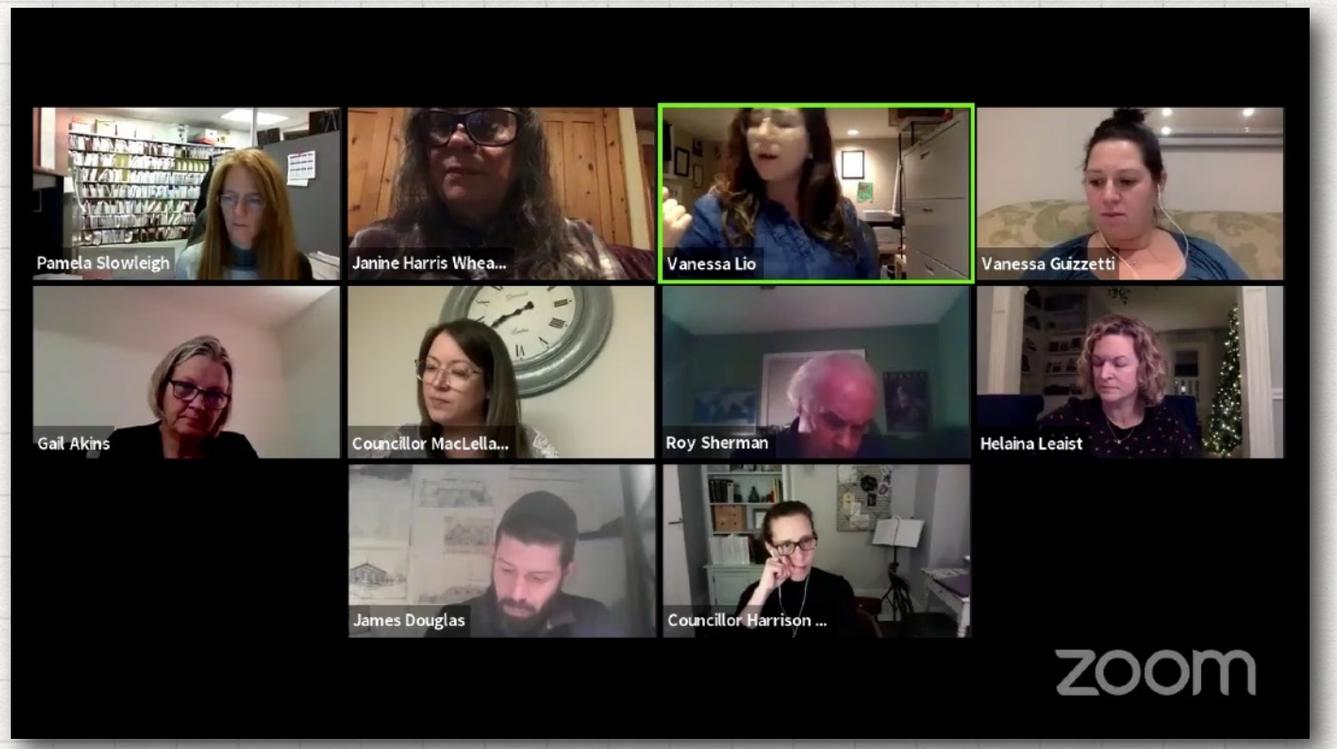
HERITAGE TOOLS

LOCAL GOVERNMENT ACT - PART 15 - HERITAGE CONSERVATION

Heritage Advisory Committee

Heritage is a community asset and a community responsibility.

HACs provide the community perspective, not a professional or technical opinion.



THE KELOWNA CONTEXT

WHAT IS GUIDING HERITAGE DECISIONS?

Vision: Heritage Strategy 2007

Kelowna will be a viable and strong community that balances growth with support for the protection of our distinctive and authentic natural, cultural and built heritage assets through: diverse partnerships; heritage incentives; and integrated and innovative approaches to heritage conservation, community development and public awareness.

City of Kelowna website: Heritage

Kelowna's heritage is a history tied to the land, natural environment and the people… Kelowna's heritage is reflected in the buildings, neighbourhoods and landscapes…. the homes, work spaces, and community gathering places created by the people who shaped and developed the city of Kelowna. We value, respect and celebrate built, cultural and natural heritage as a major contributor to our community's identity, character and sense of place.

THE KELOWNA CONTEXT