REPORT TO COUNCIL

Date:	February 19, 2018		
RIM No.	1240-04		
To:	City Manager		
From:	Community Planning Department (LK)		
Application:	HD15-0001	**Owner:**	Okanagan Buddhist Cultural Centre, Inc. No. S-0061651
Address:	135 Mugford Road	**Applicant:**	Peter Chataway
Subject:	Heritage Designation		
Existing OCP Designation:	EDINST – Educational / Major Institutional		
Existing Zone:	P2 – Education and Minor Institutional		

1.0 Recommendation

THAT Council consider a Bylaw for a Heritage Designation of the building commonly known as "St. Aidan's Church" for the property legally known as Lot A Section 26 Township 26 ODYD Plan EPP51686, located at 135 Mugford Road, Kelowna, BC, as a Municipal Heritage Site pursuant to Section 611 of the Local Government Act;

AND FURTHER THAT the Heritage Designation Bylaw be forwarded to a Public Hearing for further consideration.

2.0 Purpose

To designate "St. Aidan's Church" as a municipal heritage building under Section 611 of the Local Government Act.

3.0 Community Planning

Community Planning Staff are supportive of the request for the Heritage Designation of the building on the subject property as this aids the preservation of the City's heritage assets to ensure the longevity of historically important sites. The building is currently listed on the Municipal Heritage Register and is seeking protection through a Heritage Designation Bylaw pursuant to Section 611 of the *Local Government Act* (LGA). The applicant is committed to having 'St. Aidan's Church" designated under this section of the LGA to ensure the additional long-term protection for the structure.

4.0 Proposal

4.1 Background

In 2009, St Aidan's Church was identified as a high priority for conservation work through the City's Heritage Asset Management Strategy. A Request for Expressions of Interest was put out in 2012. The submission from the Okanagan Buddhist Cultural Society (OBCS) garnered further discussion. After the Request for Proposal (RFP) process, The City of Kelowna and OBCS signed a Memorandum of Understanding agreement (MOU) that was endorsed by Council in 2014. The MOU set out the terms and conditions for redevelopment of the site which includes the sale of the properties to the OKCS. All restoration work will respect the character-defining elements as set out in the Heritage Register and maintain the building and site as a key heritage asset.

St. Aidan's Church is currently on the City of Kelowna Heritage Register which identifies it as having heritage significance. The register offers very limited protection of the site. However, once a property is designated, the owner must obtain a Heritage Alteration Permit to make alterations to the building's exterior, which in turn protects the heritage value and integrity. The City acknowledges that some changes to a protected heritage property are inevitable and a flexible approach is required when implementing reasonable and necessary changes while maintaining and protecting the buildings noteworthy heritage characteristics.

4.2 Heritage Value and Heritage Character

St. Aidan's Anglican Church, built in 1933, is valued as a symbol of the importance of the Anglican Church to the early rural community of Rutland. It also represents the importance of local churches to rural settlements, and the central role they played in community life. The church's strategic positioning in a highly visible and central location in Rutland is a prominent statement of the importance of the Anglican Church to the early community. Rutland and East Kelowna were established as outstations of St. Michael and All Angels Anglican Church in 1912. A meeting was held in the Rutland Community Hall on January 9, 1929, to discuss the building of a church facility. At the time, there was no place for Anglican worship in Rutland other than a small room in the Community Hall. The site for a new church was donated by Mr. and Mrs. Ben Hardie, who owned the local grocery and hardware store. The design was provided by Enoch Mugford (1879-1969), superintendent of the Black Mountain Irrigation District, and prominent local developer and contractor Hector Maranda (1879-1967) led the mostly volunteer building crew. St. Aidan's Rutland was dedicated on June 18, 1933. In 1938, a chancel and a vestry were added. Of interest is the Norman arch between the chancel and nave, a replica of the entrance to St. Aidan's first church at Lindisfarne Abbey in Northumberland, England. In 1958, the original porch was moved to the front of the lot for use as a lych gate, to allow the construction of an enclosed front vestibule. A lych gate is a covered gateway traditionally found at the entrance to English-style churchyards.

The church is also significant as a demonstration of simple British Arts and Crafts influences, which serves to honour the Diocese's motherland and illustrates a conscious shift to a traditional style reflective of the social and economic consciousness of the interwar period. At the time, buildings were expected to display some sort of historical reference in order to demonstrate good taste and underlying conservatism. The British Arts and Crafts influence is demonstrated in the steeply pitched, overhanging roof with exposed rafters and the use of roughcast stucco.

Character defining elements:

- Prominent location at the corner of Rutland and Mugford Roads in the Rutland neighbourhood.
- Ecclesiastical form, scale and massing as expressed by its: rectangular plan; one-storey height; and front-gabled roof with gabled projection at side of church.
- Post and beam frame construction and rock-dash stucco cladding.
- Features of the British Arts and Craft style including: steeply pitched roofline with exposed rafter tails; decorated bargeboards, curved upper window openings; and entryway with curved doorway and crenellated parapet.
- Exterior features such as internal chimney clad in stucco.
- Original window openings, with inset Gothic pointed-arch multi-paned wooden-sash windows.
- Round-arched, vertically-panelled wooden front door with original hardware.
- Interior features such as fir floors and baseboards, lath-and-plaster walls, barrel-vaulted ceiling and arched entry to chancel.
- Associated landscape features such as a mature deciduous tree at front of property, a portion of the original coursed rock perimeter wall, and the original porch now used as a lych gate.

4.3 Compatibility with the Official Community Plan and planning objectives

The Heritage Designation of "St. Aidan's Church" is compatible with the policy direction of the Official Community Plan (OCP). Objective 5.7.2 promotes the long term protection of heritage buildings listed on the Kelowna Heritage Register through the use of a Heritage Designation Bylaw. OCP objective 5.7.2 seeks to identify and conserve heritage resources. By designating the site, the longevity of the heritage asset is maintained.

4.4 Compatibility of Conservation with Lawful Uses of the Property and Adjoining Lands

The proposal is consistent with the designation as an institutional property. The property is zoned P2 – Education and Minor Institutional which allows for the use of:

Community Recreation Services – means development for recreation, social or multi-purpose use primarily intended for local community purposes. Typical uses include but are not limited to community halls, non-profit social clubs, and community centres operated by a local residents' association.

Community Garden – means the recreational growing of plants, on a publicly or privately owned parcel, and does not include the growing and subsequent sale of produce for commercial purposes.

4.5 Condition and Economic Viability of the Property

The building currently sits within the Mugford Road widening road right of way and the preservation of the structure in its original location is not feasible. The proposal will relocate the building more centrally on the subject parcel. It will be placed on a new foundation with a full basement which will provide additional functional space below grade.

The main body and roof structure of the church will be retained while a new one storey hall will be constructed at the southeast corner. A smaller addition will be added to the north side of the existing structure to provide space for an office, monk's room and washrooms. The building will be accessible on an as-available basis for rental to the public.

The building was originally located on the small corner parcel facing both Rutland and Mugford roads. Part of the re-development plan saw the consolidation of three parcels. This has facilitated the development of on-site parking to meet the zoning bylaw requirements. The historic Lych Gate will be relocated its original

location at the west entrance to the church. A new traditional friendship garden is planned for the northwest corner of the site; this will be accessible to the general public.

4.6 Possible Need for Financial or Other Support to Enable Appropriate Conservation

Grants from the Kelowna Heritage Foundation and the British Columbia Heritage Trust may be available in the future to help cover costs associated with maintenance to the subject property and building.

Subject Property Map: 135 Mugford Road



5.0 Application Chronology

Date of Application Received: November 6, 2015
Date Public Consultation Completed: January 4, 2016

Report prepared by: Lydia Korolchuk, Planner

Reviewed by: Terry Barton, Urban Planning Manager

Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:

Attachment A: Heritage Register
Attachment B: Statement of Significance