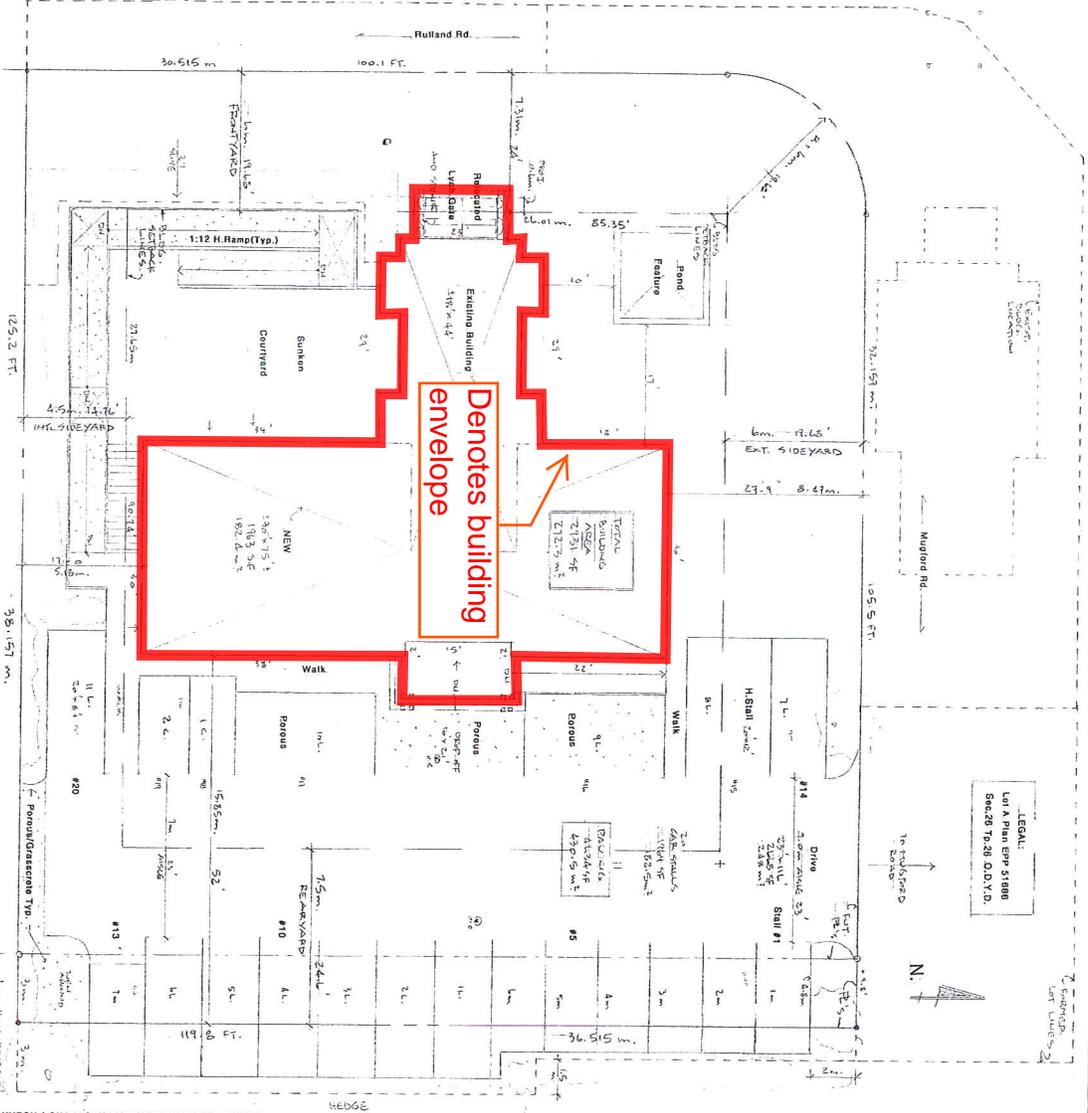


SCHEDULE A

This forms part of application
HD15-0001

Planner Initials **LK**



Zoning: P-2 EDUCATION & KINDER, INSTITUTIONAL - CONFORMING

PERMITTED USES: Religious Assemblies & Daycare / Private Education

GENERAL USE: Public Use, including 18m, provided 30.0m setbacks, provided 5.1m, provided 1.8m, provided 30.0m setbacks, provided 5.1m, provided 1.8m, provided 30.0m setbacks.

REGULATIONS apply:

- Have their AREA Ratio 1.0, provided 5.1m, provided 1.8m, provided 30.0m setbacks, provided 5.1m, provided 1.8m, provided 30.0m setbacks.
- 11% CONCRETIC BODIES, 40% 51% max, provided 18.3% 21.2% max.
- MAX 13.5m / 3 stories, provided 11.55m / 2 stories.
- THE FRONTYARD 1.0m, provided 1.31m.

CONFORMING:

OWN RECS/COMMENTS:

THEY ARE TO BE BUILT IN CONFORMING WITH THE ZONING BY-LAW. THE PROPOSED BUILDING IS TO BE BUILT IN CONFORMING WITH THE ZONING BY-LAW. THE PROPOSED BUILDING IS TO BE BUILT IN CONFORMING WITH THE ZONING BY-LAW.

SCALE: 1/8" = 1'-0"

LOT AREA 1490 m² 0.147 HA

16,091 sq ft 0.368 AC

TABLE:

ITEM	REMARKS	PROVIDED
1	FRONT SETBACK	1.8m
2	REAR SETBACK	1.8m
3	SIDE SETBACK	1.8m
4	HEIGHT	13.5m
5	AREA RATIO	1.0

MAP REF:



[New Search](#)

Heritage Building

365 Rutland Rd - St. Aidan's Church

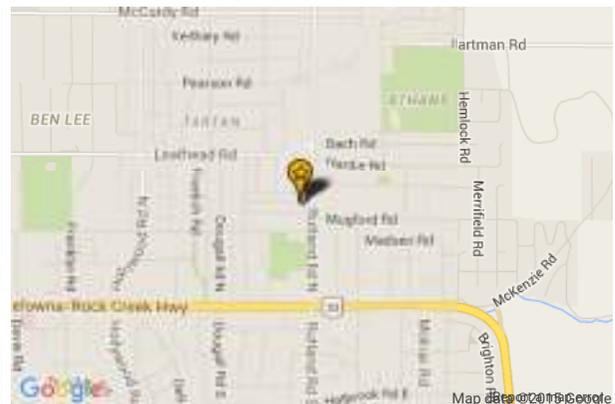
Place St. Aidan's Anglican Church is a one-storey, front-gabled church distinguished by its square front-projecting entryway with crenellated parapets and a round-arched entry with a wood-panelled door. The church is located on a highly visible lot on Rutland Road, at the corner of Mugford Road, in the Rutland neighbourhood of Kelowna. The site is now owned by the City of Kelowna.

Heritage Value: 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.

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: Key elements that define the heritage character of the St. Aidan's Anglican Church include its:

- 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



ATTACHMENT A

This forms part of application
HD15-0001

Planner
Initials LK



**City of
Kelowna**
COMMUNITY PLANNING

ST. AIDAN'S CHURCH

HERITAGE IMPACT STATEMENT

DECEMBER 2013

ATTACHMENT **B**

This forms part of application

HD15-0001



City of
Kelowna
COMMUNITY PLANNING

Planner
Initials

LK



DONALD LUXTON 
AND ASSOCIATES INC

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1030 - 470 GRANVILLE STEET VANCOUVER BC V6C 1V5
info@donaldluxton.com 604 688 1216 www.donaldluxton.com

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St. Aidan's Church looking east, 2013 (Google Earth)

1. INTRODUCTION

SUBJECT PROPERTY:	ST. AIDAN'S CHURCH
ADDRESS:	365 RUTLAND ROAD, KELOWNA
DATE OF CONSTRUCTION:	1933 1938 ADDITION OF CHANCEL AND VESTRY 1958 ORIGINAL PORCH RELOCATED AND REUSED AS LYCH GATE, FRONT VESTIBULE ENCLOSED
ORIGINAL DESIGNER:	ENOCH MUGFORD
ORIGINAL CONTRACTOR:	HECTOR MARANDA
CURRENT OWNER:	CITY OF KELOWNA
HERITAGE STATUS:	LISTED ON MUNICIPAL HERITAGE REGISTER

The historic St. Aidan's Church is situated at the corner of Rutland and Mugford Road in a highly visible location in the Rutland neighbourhood of Kelowna. Built in 1933 and listed on the municipal heritage register, the historic church is valued for its association with the Anglican Church, its importance to the early community of Rutland and its architectural British Arts and Crafts style associated with the Diocese's motherland.

Our firm was commissioned by the City of Kelowna to provide an independent and professional heritage impact statement of the proposed rehabilitation of the subject site. The purpose of this report is to evaluate the impact of the proposed development on character-defining elements of the historic church and to provide conservation recommendations to mitigate potential adverse impacts.

2. DESCRIPTION OF THE SITE

Located in the mostly residential neighbourhood of Rutland on the northeast of Kelowna's city core, the church was built in 1933 as a local community church prominently situated at a street intersection. The historic St. Aidan's Church is a one-storey structure facing west towards Rutland Road and north towards Mugford Road. To the east and south sides are residential lots with single family homes.

The post and beam construction is finished with original rock-dash stucco cladding and the roof was originally covered with cedar shingles that were later replaced with asphalt shingles.

Early alterations in 1938 included the addition of an east-facing chancel entered through a Norman arch, a later removed vestry on the north façade and an interior stucco-clad chimney.



Prominent corner location of St. Aidan's Church in Rutland, 2013 (Google Earth)

DESCRIPTION OF THE SITE

In 1958, the original wooden entrance porch attached to the west façade was relocated to the front of the lot and repurposed as a lych gate while an enclosed front vestibule was constructed. In 1990, the historic church was deconsecrated and purchased by the City of Kelowna. The structure is not occupied and exterior openings are boarded up. The historic church is situated in the right of way and cannot be preserved in its original location.

St. Aidan's Church is a listed historic resource on the municipal heritage register. The heritage value of the historic site is embodied in character-defining materials, forms, location and spatial configurations. These elements should be preserved during interventions, if possible, in order to retain the heritage character and value of the historic site.



Southwest view of St. Aidan's Church with lych gate and rock wall, 2013 (Google Earth)

3. STATEMENT OF SIGNIFICANCE

NAME: St. Aidan's Church
ADDRESS: 365 Rutland Road, Kelowna
DATE OF CONSTRUCTION: 1933

DESCRIPTION OF THE HISTORIC PLACE

St. Aidan's Anglican Church is a one-storey, front-gabled church distinguished by its square front-projecting entryway with crenellated parapets and a round-arched entry with a wood-panelled door. The church is located on a highly visible lot on Rutland Road, at the corner of Mugford Road, in the Rutland neighbourhood of Kelowna. The site is now owned by the City of Kelowna.

HERITAGE VALUE

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.

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.

STATEMENT OF SIGNIFICANCE

CHARACTER-DEFINING ELEMENTS

Key elements that define the heritage character of the St. Aidan's Anglican Church include its:

- 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



Interior view with Norman arch , 1938 (courtesy: City of Kelowna)

4. HERITAGE IMPACT STATEMENT

Proposed interventions to a historic site should adhere to Parks Canada's *Standards and Guidelines for the Conservation of Historic Places in Canada* (2010) outlining the guiding principles of best conservation practice. Under these guidelines the proposed relocation and rehabilitation of the historic St. Aidan's Church was evaluated. This report can be used as a planning tool to evaluate the proposed interventions and to protect and conserve the heritage character and value of the historic resource.

4.1 ASSESSMENT METHODOLOGY

The objective of this assessment is to identify the significance of effects on character-defining elements that likely arise from the proposed development.

The evaluation entailed a desktop review of the building information file provided by the City of Kelowna. The data included information about the historic evolution of the site, its current condition, historic and recent site photos, the Statement of Significance and copies of the proposed design concept.

The assessment methodology follows a set of criteria that assists in the evaluation of potentially beneficial and adverse impacts associated with the proposed rehabilitation. These criteria are described below and assess the level of potential impacts on the heritage value and character-defining elements of St. Aidan's Church.

CATEGORIES OF POTENTIAL IMPACTS

- **Magnitude:** Describes the level of physical intervention.
- **Severity:** Describes a reversible or irreversible effect.
- **Duration:** Describes a temporary or permanent effect.
- **Range:** Describes the spatial distribution of an effect (on or off site).

EFFECTS OF POTENTIAL IMPACTS

- **Neutral:** The development does not affect the historic significance and value of the site.
- **Beneficial:** A sympathetic impact that potentially enhances the heritage value and character.
- **Adverse:** A harmful impact that potentially diminishes the heritage value and character.

SCALE OF POTENTIAL IMPACTS

- **Low:** The proposed intervention is minimal and the heritage value is only slightly beneficial or adversely affected.
- **Medium:** Noticeable physical impacts are either beneficial or adverse to the heritage value and character of a site.
- **High:** The heritage value and character are either significantly enhanced or totally altered or destroyed.

RATING SYSTEM OF POTENTIAL IMPACTS

- Neutral:** (●)
Beneficial: low (●●), medium (●●●), high (●●●●)
Adverse: low (●●), medium (●●●), high (●●●●)

This report evaluates the impact the proposed development may have on the character-defining elements of the historic St. Aidan's Church. These impacts can be beneficial, neutral or adverse to the attributes of the historic structure and its site context.

In case where adverse impacts are identified, conservation recommendations to minimize any potential for diminishing the heritage value of the site are proposed for consideration. The proposed concept design also provides appropriate mitigation measures in some instances.

HERITAGE IMPACT STATEMENT

4.2 DESCRIPTION OF THE PROPOSED DESIGN

The primary conservation strategy proposed for St. Aidan's Church is **Rehabilitation** with components of **Restoration** and **Preservation** of specific building elements. These treatments are described in the *Standards and Guidelines for the Conservation of Historic Places in Canada* (2010):

REHABILITATION

The action or process of making possible a continuing or compatible contemporary use of an historic place, or an individual component, while protecting its heritage value.

RESTORATION

The action or process of accurately revealing, recovering or representing the state of an historic place, or of an individual component, as it appeared at a particular period in its history, while protecting its heritage value.

PRESERVATION

The action or process of protecting, maintaining, and/or stabilizing the existing materials, form, and integrity of an historic place, or of an individual component, while protecting its heritage value.

The conceptual design package, consisting of a site plan, floor plans, elevation drawings and a landscape plan, provided a general overview over the proposed physical interventions and future use of the subject site as the Okanagan Buddhist Cultural Centre. In summary, the conceptual design considers the following interventions.

The historic St. Aidan's Church is situated in the road allowance right of way and the preservation of the structure in its original location is not feasible. It is planned to move the structure to allow for future widening of Mugford Road. The church will be relocated and placed onto new foundations on an adjacent lot. A new full basement with window wells on three sides will provide additional functional space below grade.

The main body and roof structure of the historic church will be mostly retained while a new one-storey hall will be constructed at the southeast corner of the church and connected with two new wall openings. A smaller addition with an entry at the north façade reminisces the 1938 vestry that was later removed.

Exterior character-defining elements such as the roof structure, post and beam walls with stucco cladding, and wood-sash windows will be mainly preserved and restored. Original materials that are currently missing will be reinstated including the original cedar shingle roofing material.

With regards to interior character-defining elements the concept design mentions the retention of the historic Norman arch. It is assumed that the barrel-vaulted ceiling of the church will be retained. The conservation treatments of other interior elements such as the original fir floor or baseboards is not described in the design concept.

Historic landscape features that are still extant including the wooden lych gate and a rock wall on the west perimeter will be dismantled and relocated as part of the proposed rehabilitation of the historic site.

4.3 HERITAGE IMPACT ASSESSMENT

The proposed rehabilitation of the historic St. Aidan's Church and the adaptive re-use was evaluated under Parks Canada's *Standards and Guidelines for the Conservation of Historic Places in Canada* to ensure good conservation practice is followed. Under these guidelines the design of new additions to historic places should adhere to **Standard 11**:

- (a) Conserve the heritage value and character-defining elements when creating any new additions to an historic place or any related new construction.
- (b) Make the new work physically and visually compatible with, subordinate to, and distinguishable from the historic place.

The conceptual design was evaluated based on this Standard and the report identifies beneficial and adverse impacts associated with the proposed rehabilitation including their level of impact on the heritage value and character-defining elements of St. Aidan's Church.

Recommendations for mitigating potentially adverse impacts are outlined. These mitigation measures may be considered to avoid or limit potentially adverse impacts on the heritage value and character of the heritage resource.

A. LOCATION

Character-defining Element

Prominent location at the corner of Rutland and Mugford Roads in the Rutland neighbourhood.

Description of Impact

- Proposed relocation approximately 56 feet south and slightly east to an adjacent lot. It appears that the original lot and adjacent lot will be consolidated.
- The east-west direction of the church will be retained.

Level of Impact (••)

- The original setting of the historic church will not be preserved. This is a permanent intervention and irreversible if the road will be widened in the future.
- The relocation in close proximity to the original location while reinstating the prominent corner location and retaining the original east-west direction of the church, are design strategies that respect the historical setting of the church and its spatial relations with its surroundings.

Conservation Recommendation

- Photographically document and measure dimensions of exterior and interior character-defining elements before any work commences on site.



West elevation, 1933 (courtesy: City of Kelowna)

HERITAGE IMPACT STATEMENT

B. EXTERIOR ARCHITECTURAL FEATURES

Character-defining Element

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.

Description of Impact

- The form, scale and massing of the historic church will be mainly retained except for the new one-storey “Ben Hardie” hall addition at the southeast corner. The height of the new hall is lower than the original church roof.
- It is proposed to finish the hall with new stucco cladding matching the original.
- The appearance of the west and north façades will be preserved except for a new north facing entry reminiscing the 1938 vestry.
- It appears that the original height of the church will be reinstated when lowered onto new foundations at the new location.
- A new full basement with window wells on the north, east and south sides provides additional functional space below grade.

Level of Impact (●)

- The proposed additions are permanent and reversible interventions.
- The essential form and integrity of the historic church is being retained even if the new additions may be removed in the future.
- The visual impact of the proposed new hall is minimal and barely visible from the street intersection.
- The overall design of the new additions is sympathetic to the historic structure.
- Alterations below grade (full basement and window wells) do not diminish the heritage value and character of the church.
- The additional functional spaces (hall, north entry, full basement) are highly beneficial for the re-use of the vacant church.

Conservation Recommendations

- It should be confirmed that the relation of the original roof ridge to grade will be retained in the new location (the church should not be significantly raised).
- The relocation of the structure including temporary bracing should not damage character-defining elements.



Southwest elevations, 1933 (courtesy: City of Kelowna)

Character-defining Element

Post and beam frame construction and rock-dash stucco cladding.

Description of Impact

- The post and beam frame construction will be mainly retained and presumably requires structural and/or seismic upgrades.
- The original rock-dash stucco cladding will be preserved and presumably repaired where required.
- Interventions entail new wall openings for proposed additions.
- New building services (MEP) will presumably be installed.

Level of Impact (●) potentially (●●)

- Structural/seismic upgrades and new building services have potentially a high visual, permanent and irreversible impact on exterior and/or interior character-defining elements. However, they are essential for the adaptive re-use of the church and contribute to the long-term use and thus protection of the historic resource.

- The restoration and repair of the historic rock-dash stucco cladding is beneficial as it will preserve the historic fabric.
- The new wall openings connecting the new additions with the historic church are not visible from the outside.

Conservation Recommendations

- Structural and/or seismic upgrades and the installation of services (MEP) should be sensibly designed to minimize the impact on character-defining elements.
- Repair of the historic rock-dash stucco cladding should be carried out with suitable repair products.
- The stucco cladding of the new hall and north entry additions should be visually distinguishable from the historic church in order to follow good conservation practice. This can be achieved with a slightly different stucco colour of the same hue as the original stucco finish or different stucco surface texture.



South elevation with original wooden porch, 1933 (courtesy: City of Kelowna)

HERITAGE IMPACT STATEMENT

Character-defining Element

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.

Description of Impact

- The proposed design mainly preserves the architectural British Arts and Crafts features except in areas where these elements are disturbed to allow for the construction of new additions.

Level of Impact (•)

- The impact is minimal and only in localized areas with new additions. The interventions are permanent but can be reversed in the future.
- It is assumed that historic rafter tails, bargeboards, curved upper window openings, and entryway with curved doorway and crenellated parapet will be repaired as required to increase the lifespan of the historic fabric.
- It is assumed that the steeply pitched roofline and its relation to grade will be preserved.

Conservation Recommendations

- Replace decayed or missing Arts and Crafts features to match originals in material and form.
- Reinstate the original height of the church in its new location.

Character-defining Element

Exterior features such as internal chimney clad in stucco.

Description of Impact

- The internal stucco-clad chimney will be retained as a character-defining element.

Level of Impact (••)

- The retention of the chimney is beneficial to protect the heritage character of the church.

Conservation Recommendations

- The chimney should be relocated with the structure if possible and not deconstructed and rebuilt.
- The chimney can be decommissioned if desired while the exterior stack rising above the roof should be preserved and repaired as required.
- Structural restraints of the chimney may be required and should be designed to minimise the visual impact when viewed from the street.



North elevation with chimney and vestry, 1938 (courtesy: City of Kelowna)

Character-defining Element

Original window openings, with inset Gothic pointed-arch multi-paned wooden-sash windows.

Description of Impact

- The historic window openings will be retained and the multi-paned wood-sash windows and glazing restored as required.

Level of Impact (●●●)

- The historic windows in their original openings are important features of the church.
- The restoration of the historic window sashes and glazing contributes significantly to extend the lifespan of these character-defining elements.

Conservation Recommendations

- The single glazing of the historic multi-paned windows should be preserved. Missing or damaged glass should be replaced in kind. Original hardware should be preserved.
- Thermal performance of the historic windows can be increased with storm windows.
- New windows in the proposed new additions may utilize modern technology (e.g. double-panes), which will also help in distinguishing old from new.

Character-defining Element

Round-arched, vertically-panelled wooden front door with original hardware.

Description of Impact

- The original panelled wooden front door will be retained and repaired as required.
- Information about the original door hardware was not available.

Level of Impact (●●●)

- The restoration of the wooden front door as a character-defining element is highly beneficial.

Conservation Recommendations

- The original hardware should be preserved and repaired if possible.
- The design of the new entry door in the north-facing addition can be inspired by the west-facing front door while installing new hardware sympathetic to the historic character of the church.



View of altar, 1933 (courtesy: City of Kelowna)

HERITAGE IMPACT STATEMENT

3. INTERIOR ARCHITECTURAL FEATURES

Character-defining Element

Interior features such as fir floors and baseboards, lath-and-plaster walls, barrel-vaulted ceiling and arched entry to chancel.

Description of Impact

- The Norman arch will be retained.
- Information if other interior features (fir floors, baseboards, lath-and-plaster walls, barrel-vaulted ceiling) will be retained is not available.

Level of Impact (●) potentially (●●)

- The permanent retention of the Norman arch as a character-defining element is beneficial.
- It is assumed that other listed interior features, in particular the barrel-vaulted ceiling, will be retained and restored where possible.
- Structural/seismic and services (MEP) upgrades may have potentially low to high visual and permanent impacts on the interior finishes. Any alterations will also be difficult to reverse in the future. However, upgrades are required to rehabilitate and re-use the vacant structure, which is strongly desired in order to extend the lifespan of the historic church.

Conservation Recommendations

- Structural and/or seismic upgrades and new building services should be respectful in their design and aim to preserve the interior historic fabric as much as possible.
- If character-defining elements need to be disturbed, historic materials should be salvaged and reinstated if possible. Otherwise new materials to match historic should be installed.

4. LANDSCAPE FEATURES

Character-defining Element

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.

Description of Impact

- The proposed relocation of the church requires the dismantling and reinstatement of historic materials (rock wall and lych gate) in new locations.
- Vegetation listed as character-defining elements may have to be removed.
- Overall the existing landscape surrounding the relocated church will be redesigned and includes new features (pagoda at northwest corner, parking lot to the east, etc.).

Level of Impact (●●)

- The dismantling and relocation of the rock wall and historic lych gate are moderately adverse impacts, also considering that the lych gate (originally the wooden entrance porch) has been relocated in the past. The design proposes to reinstate their current spatial and functional relation to the church at their new locations as a mitigation measure.
- Mature trees may have to be removed as part of the rehabilitation of the site. This would be a permanent impact, which can be mitigated by planting new trees of the same species.
- New vegetation and proposed landscape structures (pagoda) may potentially obstruct the view of the church at the prominent corner location. This would have a permanent but reversible impact.
- The new parking lot to the east does not diminish the heritage character of the church and provides easier access.
- Overall the new landscape design concept visually enhances the open space surrounding the church and its continuous use as a cultural-spiritual place.

5. CONCLUSION

Conservation Recommendations

- The lych gate and rock wall should be photographically documented and measured before carefully salvaged and reinstated in their new locations.
- Landscape features may be designed as such that they do not considerably obscure the church viewed from the street intersection.

5. CONCLUSION

The heritage impact statement has identified a number of effects the proposed development potentially has on the heritage value and character of the historic St. Aidan's Church. These impacts have mostly beneficial effects on the character-defining elements as they generally aim to retain and restore important architectural features. This approach prevents further deterioration of the historic fabric while allowing for the rehabilitation and future use of the vacant church.

Considering that the relocation of the structure is unavoidable, which is the most significant adverse impact, the proposed new location in close proximity to the original setting is a good mitigation measure that reinstates the prominent corner location.

Structural and/or seismic upgrades to meet code requirements and the installation of modern services may potentially harm exterior or interior character-defining elements. These interventions, however, provide an interior functional space that meets contemporary standards. A design that minimises impacts these alterations potentially have on character-defining elements would follow good conservation practice.

The proposed new additions (south hall, north entry) do not diminish the integrity of the historic resource and their design and locations are compatible with the historic character of the church.

Recommendations for mitigation measures where deemed appropriate, are listed in the assessment and may be considered during the planning process for the historic site. Overall the proposed design for the rehabilitation of St. Aidan's Church is respectful to the historic resource and follows Parks Canada's *Standards and Guidelines for the Conservation of Historic Places in Canada*.

Appendix A – Resources

Conceptual design drawings (2013), Peter J. Chataway B.Arch.

Conceptual site plan (2013), Bench Site Design

Heritage Impact Assessment in British Columbia (2013), BC Heritage Branch

Standards and Guidelines for the Conservation of Historic Places in Canada (2010), Parks Canada

St. Aidan's Church Statement of Significance, City of Kelowna, Heritage Register

Additional Resources

U.S. National Park Service:

- Preservation Brief 9: The Repair of Historic Wooden Windows
- Preservation Brief 14: New Exterior Additions to Historic Buildings: Preservation Concerns
- Preservation Brief 19: The Repair and Replacement of Historic Wooden Shingle Roofs
- Preservation Brief 22: The Preservation and Repair of Historic Stucco
- Preservation Brief 41: The Seismic Retrofit of Historic Buildings. Keeping Preservation in the Forefront.



View of northeast elevations, 2013 (Google Earth)