

# Report to Council



**Date:** May 27, 2019  
**File:** 1240-20  
**To:** City Manager  
**From:** Lauren Sanbrooks, Planner II, Policy and Planning Department  
**Subject:** Heritage Register Removal – 1730 Ethel Street

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## **Recommendation:**

THAT Council receives, for information, the report from the Planner II, Policy and Planning Department dated May 27, 2019, with respect to the Kelowna Heritage Register;

AND THAT Council endorse the removal of 1730 Ethel Street from the Kelowna Heritage Register;

AND FURTHER THAT Council direct staff to re-evaluate the building under the new address of 1368 Ethel Street to determine if it should be re-added to the Kelowna Heritage Register.

## **Purpose:**

To consider a request to remove the property at 1730 Ethel Street from the Kelowna Heritage Register; and to direct staff to re-evaluate the building under the new address of 1368 Ethel Street to determine if it should be re-added to the Kelowna Heritage Register.

## **Background:**

The Kelowna Heritage Register is an official listing of properties within the community that are identified as having heritage value. Over 200 buildings are currently listed on the Heritage Register and each listing includes a Statement of Significance describing the building's historical, architectural and contextual characteristics.

Properties listed on the Heritage Register may be eligible for incentives in recognition of the many benefits of heritage conservation to the community and the challenges that come along with maintaining a heritage building.

Inclusion of a property on the Heritage Register does not constitute Heritage Designation or any other form of long-term heritage protection. The existing development potential of a property is not restricted and the owner is entitled to develop the property in accordance with the permitted uses, density and other regulations of the property's existing zoning. Buildings can be altered and may even be demolished, though there are withholding provisions that enable Council and staff to explore other development options with the property owner.

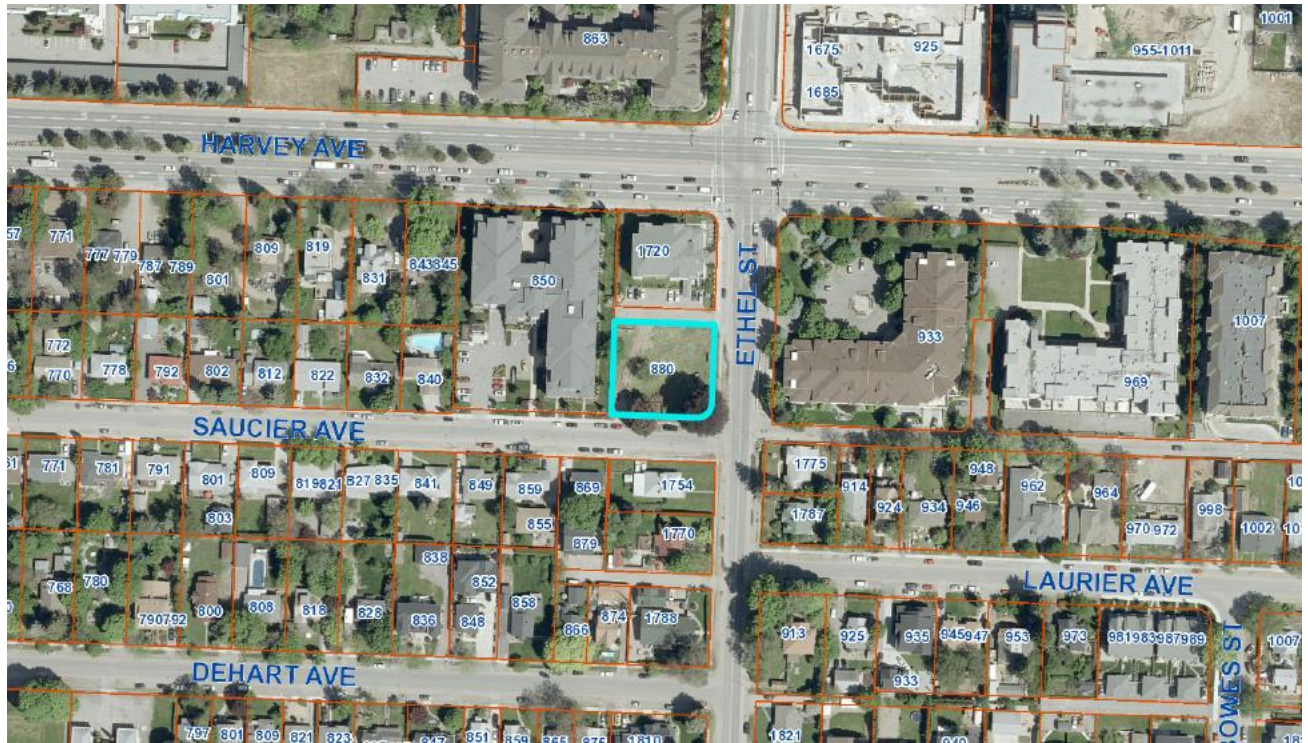
The heritage value of 1730 Ethel Street is derived primarily from its mostly unaltered appearance as a characteristic example of a simple builder-contractor's house, built in the active inter-war growth period in Kelowna. There is value as well in its builders, who presumably erected many more houses of this type.

The property was added to the Kelowna Heritage Register in 2001. The evaluation of the property at the time of its inclusion gave it a score of 68 (minimum of 55 points needed). The evaluation results relied on high scores for the home's age, the builder, and for its architectural design and integrity, noting at the time that the "minor changes" to the structure were reversible.

As part of a rezoning application (Z16-0081) to 1730 and 1740 Ethel Street, the single family dwelling at 1730 Ethel Street (now identified as 880 Saucier Avenue) was relocated in order to facilitate the development of multiple dwelling housing on the subject property.

As a result of this relocation, the current Statement of Significance is no longer accurate as it reflects the old address. The single family dwelling will need to be re-evaluated to determine if it should be re-added to the Kelowna Heritage Register under the new address of 1368 Ethel Street. Should the evaluation determine that the dwelling should be re-added to the Kelowna Heritage Register, a new Statement of Significance would need to be created in order to accurately reflect the house's new address at 1368 Ethel Street.

Subject Property Map: Old location – 1730 Ethel Street (now identified as 880 Saucier Avenue)



Subject Property Map: New location – 1368 Ethel Street



**Internal Circulation:**

City Clerk  
Divisional Director, Community Planning & Development  
Urban Planning Manager  
Community Planning Supervisor  
Planner, Urban Planning Department

**Legal/Statutory Authority:**

Local Government Act, section 954

**Legal/Statutory Procedural Requirements:**

Heritage Procedures Bylaw, section 9.10 Kelowna Heritage Register

9.1 The registered **owner** of real property within the City of Kelowna, or an agent authorized in writing, may submit a written request to add a building(s) to or remove a building(s) from the Kelowna **Heritage Register** pursuant to Section 598 of the *Local Government Act*.

9.2 Written requests will be reviewed by the Policy & Planning Department on an annual basis, unless special circumstances require otherwise at the discretion of the **Policy & Planning Department Manager**.

9.3 The Policy & Planning Department will compile background information on the subject building(s) and the request and information will be forwarded to the **Heritage Advisory Committee** for review.

9.4 The **Heritage Advisory Committee** will evaluate the historical, architectural and contextual qualities of the subject building(s) and prepare a recommendation regarding the request.

9.5 The recommendation of the **Heritage Advisory Committee** will be forwarded to **Council** for consideration.

**Existing Policy:**

Official Community Plan

**Objective 9.2 Identify and conserve heritage resources.**

Policy 9.2.1 Heritage Register. Ensure that the Heritage Register is updated on an on-going basis to reflect the value of built, natural and human landscapes.

## Heritage Strategy

**Strategy 1 – Preserve and Protect Heritage Resources.** Continue to preserve and protect significant heritage resources through the use of protection tools and heritage planning initiatives.

**Strategy 5 – Update Heritage Register.** Continue to identify the City's significant cultural/natural landscapes, archaeological and built heritage resources.

**Considerations not applicable to this report:**

Financial/Budgetary Considerations:

Personnel Implications:

External Agency/Public Comments:

Communications Comments:

Alternate Recommendation:

Submitted by:

L. Sanbrooks, Planner II, Policy and Planning

**Approved for inclusion:**



Danielle Noble-Brandt, Policy and Planning Department Manager

cc:

City Clerk

Divisional Director, Community Planning & Development

Urban Planning Manager

Community Planning Supervisor

Planner, Urban Planning Department