

# Report to Council



**Date:** May 27, 2019  
**File:** 1240-20  
**To:** City Manager  
**From:** Lauren Sanbrooks, Policy and Planning Department  
**Subject:** Heritage Register Removal – 1927 Ethel Street

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## **Recommendation:**

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

AND THAT Council endorse the removal of 1927 Ethel Street from the Kelowna Heritage Register.

## **Purpose:**

To consider a request to remove the property at 1927 Ethel Street from 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 1927 Ethel Street, the Davis House, was primarily in it being a good, although altered, example of second-generation California Bungalow architecture built during the inter-war period of growth. This house was associated with families that were of secondary importance in the community.

The property was added to the Kelowna Heritage Register in 2001.

On January 16, 2017, City Council adopted Bylaw No. 11314 in order to rezone various properties from RU6, RU1, RU1c and RU2 zone to the RU7 – Infill Housing Zone. 1927 Ethel Street was identified as one of the properties for rezoning. In February, 2018, staff received a building permit application in order to construct four single family dwellings on the now RU7 lot of 1927 Ethel Street. Staff asked the developer to explore keeping the existing house on site due to its heritage value, however, it was determined to be unfeasible and the Davis House was demolished. In the absence of the building, the property must now be removed from the Kelowna Heritage Register.

### 1.1 Site Context

The subject property was located on Ethel Street, just south of Sutherland Avenue.

#### Subject Property Map:



**Internal Circulation:**

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

**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