

'A'

CITY OF KELOWNA
MEMORANDUM

Date: March 30, 2016
File No.: Z15-0059 Revised 03
To: Urban Planning Management (LK)
From: Development Engineering Manager (SM)
Subject: 345 Rutland Rd N, 135 Mugford Rd RU1 to P2

The Development Engineering Department has the following comments and requirements associated with this application to rezone the properties at 345 Rutland Rd North and 135 Mugford Rd from RU1 to P2 and consolidate with 365 Rutland Rd North to accommodate the relocation and restoration of Old Saint Aidan's Church.

The road and utility upgrading requirements outlined in this report will be a requirement of this development.

The Development Engineering Technologist for this project is Jason Ough

1. Domestic Water and Fire Protection

- (a) The property is located within the Rutland Water District (RWD) service area. The water system must be capable of supplying domestic and fire flow demands of the project in accordance with the Subdivision, Development & Servicing Bylaw. The developer is responsible, if necessary, to arrange with RWD staff for any service improvements and the decommissioning of existing services. Only one water service will be permitted to a consolidated lot.
- (b) A water meter is mandatory for each property and must be installed inside the building on the water service inlet as required by the City Plumbing Regulation and Water Regulation bylaws. The developer or building contractor must purchase the meter from the City at the time of application for a building permit from the Inspection Services Department, and prepare the meter setter at his cost. Boulevard landscaping, complete with underground irrigation system, must be integrated with the on-site irrigation system.

2. Sanitary Sewer

The developer's consulting mechanical engineer will determine the development requirements of the proposed development and establish the service needs. Both lots fronting Rutland Rd N have existing sanitary sewer services. Only one service per lot will be permitted for this development. The applicant will arrange for the removal and disconnection of any sanitary sewer services that are no longer needed and the installation of one new larger service, if required, at the applicants cost.

3. Storm Drainage

The developer must engage a consulting civil engineer to provide a storm water management plan which meets the requirements of the City Storm Water Management Policy and Design Manual. The storm water management plan must also include provision of a lot grading plan, identify minimum basement elevation (MBE), overland drainage routes, floodplain elevations and setbacks, and provision of a storm drainage service for the lot and /or recommendations for onsite drainage containment and disposal systems. The on-site drainage systems may be connected to the existing municipal drainage system in Rutland Rd with an overflow service.

4. Road Improvements

- (a) Driveway access to Rutland Road North must be relocated to Mugford Road and restoration of continuous barrier curb and sidewalk is required at the developer's expense.

- (b) ~~Construction of a public lane along the east property line of the consolidated property is required at the developer's expense. The lane will be built to one half width (3.0m) of the urban standard SS-R2 complete with asphalt curb along the east property line.~~

Revised: 6.0m along the east property line will be taken as Highway Reserve. The land is reserved for the future lane and may be used for temporary parking. If only 3m is required for future lane dedication, the remaining 3m will be returned to the cultural center. The applicant will design the onsite parking construction such that it can be utilized for the future permanent lane.

- (c) ~~Increased pedestrian traffic related to this development triggers the need for a cross walk to the west side of Rutland Road North. The developer will submit a design and estimated cost for a cross walk at McIntosh Road.~~

Revised: This development will increase pedestrian crossing demand across Rutland Road adjacent to the site. It should be a two-stage crossing, estimated to cost \$25,000 paid for by the developer.

Revised: The pedestrian crossing at Rutland Road will not be a requirement of this application. If the need to construct a crosswalk is identified in future, these works will be undertaken as part of the annual Capital Construction program.

- (d) The existing pedestrian curb letdown at the corner of Rutland Road North and Mugford Road is facing north-west to indicate crossing in both directions. This must be relocated to a position that directs pedestrian traffic to cross Mugford Road only and deter pedestrians from attempting to cross Rutland Road North. Relocation of this curb letdown and restoration of continuous barrier curb and sidewalk is required at the developer's expense.

- (e) The estimated cost of required road frontage and lane improvement works, for bonding purpose, must be determined based upon a design provided by the developer to be reviewed by the City of Kelowna.

- (f) Verify that physical driveway access will satisfy City requirements for the consolidated lot.

5. Road Dedication and Subdivision Requirements

- (a) ~~The developer is required to consolidate the subject properties.~~

Revised: The technical subdivision (consolidation) will be deferred to the HAP phase of this development application process.

- (b) The developer is required dedicate roadway along the north frontage of 365 Rutland Road North and 135 Mugford Road to align with the property at 155 Mugford Road.
- (c) The developer is required to provide 3.0m (measured the east property line of 345 Rutland Rd N) of road dedication for an access lane along the east property line of the consolidated property.
- (d) Grant Statutory Rights Of Way if required for utility services.
- (e) If any road dedication or closure affects lands encumbered by a Utility right-of-way (such as Hydro, Telus, Gas, etc.) please obtain the approval of the utility. Any works required by the utility as a consequence of the road dedication or closure must be incorporated in the construction drawings submitted to the City's Development Manager.

6. Electric Power and Telecommunication Services

All proposed service connections are to be installed underground. It is the developer's responsibility to make a servicing application with the respective electric power, telephone and cable transmission companies to arrange for these services, which would be at the applicant's cost.

7. Design and Construction

- (a) Design, construction supervision and inspection of all off-site civil works and site servicing must be performed by a Consulting Civil Engineer and all such work is subject to the approval of the City Engineer. Drawings must conform to City standards and requirements.
- (b) Engineering drawing submissions are to be in accordance with the City's "Engineering Drawing Submission Requirements" Policy. Please note the number of sets and drawings required for submissions.
- (c) Quality Control and Assurance Plans must be provided in accordance with the Subdivision, Development & Servicing Bylaw No. 7900 (refer to Part 5 and Schedule 3).
- (d) A "Consulting Engineering Confirmation Letter" (City document 'C') must be completed prior to submission of any designs.
- (e) Before any construction related to the requirements of this subdivision application commences, design drawings prepared by a professional engineer must be submitted to the City's Development Engineering Department. The design drawings must first be "Issued for Construction" by the City Engineer. On examination of design drawings, it may be determined that rights-of-way are required for current or future needs.

8. Survey Monuments and Iron Pins

If any legal survey monuments or property iron pins are removed or disturbed during construction, the developer will be invoiced a flat sum of \$1,200.00 per incident to cover the cost of replacement and legal registration. Security bonding will not be released until restitution is made.

9. Other Engineering Comments


- (a) Provide all necessary Statutory Rights-of-Way for any utility corridors required, including those on proposed or existing City Lands.
- (b) If any road dedication affects lands encumbered by a Utility right-of-way (such as Terasen, etc.) please obtain the approval of the utility prior to application for final subdivision approval. Any works required by the utility as a consequence of the road dedication must be incorporated in the construction drawings submitted to the City's Development Manager.

10. Servicing Agreements for Works and Services

- a) A Servicing Agreement is required for all works and services on City lands in accordance with the Subdivision, Development & Servicing Bylaw No. 7900. The applicant's Engineer, prior to preparation of Servicing Agreements, must provide adequate drawings and estimates for the required works. The Servicing Agreement must be in the form as described in Schedule 2 of the bylaw.
- b) Part 3, "Security for Works and Services", of the Bylaw, describes the Bonding and Insurance requirements of the Owner. The liability limit is not to be less than \$5,000,000 and the City is to be named on the insurance policy as an additional insured.

11. Administration Charge

An administration charge will be assessed for processing of this application, review and approval of engineering designs and construction inspection. The administration charge is calculated as (3% of Total Off-Site Construction Cost plus GST)



Steve Muenz, P. Eng.
Development Engineering Manager


jo

CITY OF KELOWNA
MEMORANDUM

Date: December 22, 2015
File No.: HD15-0001
To: Urban Planning Management (LK)
From: Development Engineering Manager (SM)
Subject: 345, 365 Rutland Rd N, 135 Mugford Rd

Development Engineering comments and requirements regarding this development permit application are as follows:

This development permit application for Heritage Designation of Old Saint Aidan's Church does not compromise any municipal services.



Steve Muenz, P. Eng.
Development Engineering Manager

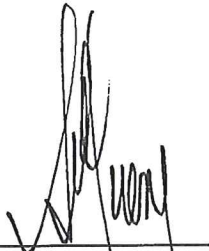
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CITY OF KELOWNA
MEMORANDUM

Date: December 22, 2015
File No.: DVP15-0277
To: Community Planning (LK)
From: Development Engineering Manager (SM)
Subject: 345, 365 Rutland Rd N, 135 Mugford Rd

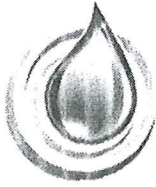
Development Engineering comments and requirements regarding this development permit application are as follows:

This development variance permit application to vary the landscape buffer to 1m at the East and South boundaries of the consolidated lot does not compromise any municipal services.



Steve Muenz, P. Eng.
Development Engineering Manager

jo



Rutland
WATERWORKS DISTRICT

106 – 200 Dougall Road North
Kelowna, BC V1X 3K5
www.rutlandwaterworks.com

p: (250) 765-5218
f: (250) 765-7765
e: info@rutlandwaterworks.com

December 17, 2015

Peter Chataway, Agent
Okanagan Buddhist Cultural Society
220 Mugford Rd
Kelowna BC V1X 2E2

**RE: Lot A, Plan EPP51686 – 365 & 345 Rutland Rd N & 135 Mugford Rd File #
HD 15-0001 RWD File 15/18**

In response to City of Kelowna request for comment the following is a summary of
Rutland Waterworks District requirements:

1. Capital Expenditure Charges **\$2,700.00**

Please pay by separate cheque, noting file # 15/18/CEC

2. Additional Costs:

Service Abandonment and Upgrade **\$10,000.00**

Please pay by separate cheque, noting file # 15/18/AD

Existing service to former lot 2478 Pt. 3 should be abandoned and the service to former
Lot 1, PI 9290 utilized but must be upgraded to the main.

Please note costs are an estimate and any credit or invoice for additional costs will be
adjusted prior to turn on of water service.

Upon receipt of above noted fees a water certificate will be issued.

...2

December 17, 2015
Peter J. Chataway, Agent
Page 2

Should you have any questions or require further information, please contact the undersigned.

Sincerely,

A handwritten signature in black ink, appearing to read 'Pete Preston', written over a horizontal line.

Pete Preston
General Manager

c. City of Kelowna Planning Department

PP/clp


[New Search](#)

Heritage Building

365 Rutland Rd - St. Aidan's Church

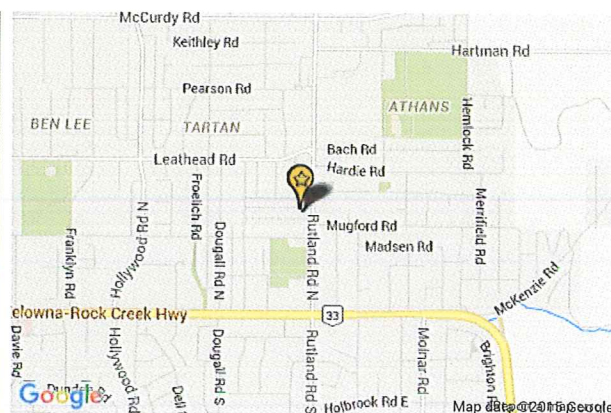
Place St. Aidan's Anglican Church is a one-storey, front-gabled church distinguished by its square front-projecting entryway with crenellated parapets and a round-arched entry with a wood-panelled door. The church is located on a highly visible lot on Rutland Road, at the corner of Mugford Road, in the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



' E '

Memorandum of Understanding
Between
The Okanagan Buddhist Cultural Society
and
The City of Kelowna
November, 2014

1. Introduction

This Memorandum of Understanding (MOU) sets out a general understanding between the Okanagan Buddhist Cultural Society (the Society) and the City of Kelowna (the City) with respect to the redevelopment and restoration of old St. Aidan's Church building in Rutland.

2. Goal

The goal is adaptive re-use of this facility with conservation of the building and site in a manner that will showcase and celebrate the facility as a community heritage asset.

3. Background

The Society is proposing to conserve the existing old St. Aidan's Church building. The Society is also proposing an addition to the existing building to include a church hall and cultural centre, as well as site improvements including a parking area and a new publicly-accessible Friendship Garden.

An agreement with the Society will result in the conservation of a significant heritage asset that is currently in disrepair and will assure its adaptive re-use as a community benefit, consistent with the heritage-related policies identified in the City of Kelowna Official Community Plan. Additionally, accruing economic benefits from the operation of the facility will be a positive contribution to the revitalization of the Rutland Town Centre.

4. The Subject Site

The City is the legal owner of 135 Mugford Road, 345 Rutland Road North, and 365 Rutland Road North, collectively known as the 'Subject Site'. The existing residential building at 345 Rutland Road will be removed and the site made good at the City's expense and the City will sell the Subject Site to the Society as a consolidated, titled lot, as per the terms and conditions of this agreement.

5. Project Contributions

In addition to the long-term public benefits identified above, the Society will purchase the Subject Site from the City for \$100,000.00. The Society will also construct a publicly-accessible Friendship Garden on the Subject Site and provide public access to the building on an as-available basis and within stated operating hours as determined by the Society.

6. Building Program

365 Rutland Road North is zoned P2 (Educational and Minor Institutional). 135 Mugford Road and 345 Rutland Road North will be rezoned from RU1 (Large Lot Housing) to P2. A Heritage Alteration Permit (HAP) and a Heritage Designation in the form of a municipal bylaw will also be required.

Each application process will require consideration by the Community Heritage Committee as well as a Public Hearing and adoption by City Council. As the HAP will include any required variances, a Development Permit and a Development Variance Permit will not be required.

Applications for the rezoning, the HAP, and the Heritage Designation will be undertaken by the Society, noting that the application processes can run concurrently.

All improvements of the building and site will be the responsibility of the Society. Heritage conservation of the existing building will be consistent with the Statement of Significance as set out in the City of Kelowna Heritage Register, in the municipal Heritage Designation bylaw, and according to best practices as set out in the *Standards and Guidelines for the Conservation of Historic Places in Canada (Parks Canada, Second Edition, 2010)*.

7. Permits and Fees

The proposed development is subject to all permits, fees, and approvals required under the processes outlined herein.

8. Building Relocation

Relocation of the existing building within the Subject Site to facilitate the necessary public road takings for the City's transportation network will be the responsibility of the Society.

9. Site Servicing

The City commits to providing all City utility services to the property line at its cost (water, and sanitary and storm drainage). All private utility service hookups will be the responsibility of the Society and should be accessed through City road rights-of-way.

10. Friendship Garden

The design of the Friendship Garden will be according to Vietnamese Buddhist traditions and practices and not require any references to the building or other aspects of the Subject Site or to otherwise adhere to the heritage aesthetics of the building and site.

11. Parking

The applicant must provide adequate parking for the facility on-site in accordance with Zoning Bylaw 8000 or subject to a variance as approved by City Council.

12. Future Changes to Building and/or Subject Site

Any changes to the building and/or Subject Site subsequent to the initial changes proposed by the Society will be governed by the municipal Heritage Designation bylaw. As such, any future changes to the building and/or Subject Site will require a Heritage Alteration permit.

To ensure that the building improvements as proposed by the Society are realized, the City will register a development covenant on the Subject Site dictating that the Subject Site will only be developed and built upon in accordance with the City-approved development plans.

13. Public Access

The Society will register a Statutory Right of Way on the Subject Site guaranteeing public access to the community garden area.

14. Right of First Refusal

An Option to Purchase will be registered on the Subject Site, giving the City the right to re-purchase the property at the equivalent discount to market value at which it was sold to the

Society. The terms of the option will be determined as part of the Purchase and Sale agreement of the Subject Site.

15. Commercial Occupancy

Any commercial occupancy in the building must be approved by the City and comply with the P2 zoning. The City agrees that minor food services directly attributable to the facility operations will be supported by City staff.

16. Legal, Survey & Registration Costs

The City will be responsible for all costs associated with consolidation of the lots comprising the Subject Site. The Society will be responsible for costs associated with establishing a Statutory Right of Way identified in section 13. above and all other costs associated with the proposed development.

17. Development Permit Process

All parties will work co-operatively to identify and address issues with the intent that the Subdivision, Rezoning, Heritage Alteration Permit, Heritage Designation, and Building Permit applications can be processed in a timely fashion. Subject to Council approval, the aim is for a construction start in 2015. All parties recognize that good communication, prompt responses, and complete documentation will be essential to achieve this schedule.

18. Geotechnical

Any geotechnical improvements required for development of the Subject Site are the responsibility of the Society and must not negatively impact adjoining publicly- or privately-owned buildings or infrastructure.

19. Communications

The Society will be responsible for all aspects of public communications and community engagement for the project.

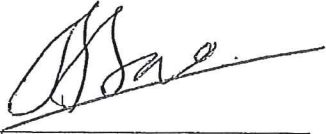
20. Expiry of the MOU

The agreement will expire twelve (12) months after execution of the agreement by both parties.

21. Execution of the MOU

No legal rights or obligations of either party shall be created or shall arise from the execution or approval of this MOU. The parties hereby acknowledge the MOU as an indication of intentions to proceed with the proposed project in good faith and that any binding obligations between the parties will be secured by way of future contracts.

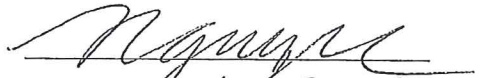
For: Okanagan Buddhist
Cultural Society



MINH CHAU

PRESIDENT

NOV 13 2014



HAO VAN NGUYEN

SECRETARY

NOV 13 2014

For: The City of Kelowna



Mayor Walter Gray

Walter Gray, MAYOR



City Clerk

Karen Needham,
Deputy City Clerk



Note: 19 Carstalls-
6m.Hwy.Reserve

NO.	DATE	DESCRIPTION
1	JULY 2011	PRELIMINARY DESIGN
2	AUGUST 2011	DESIGN FOR CLIENT REVIEW
3	SEPTEMBER 2011	DESIGN FOR CLIENT REVIEW
4	OCTOBER 2011	DESIGN FOR CLIENT REVIEW
5	NOVEMBER 2011	DESIGN FOR CLIENT REVIEW



CONSULTANT:
PETER CHATAWAY, B.Arch.
RELOWANA, N.S.W.

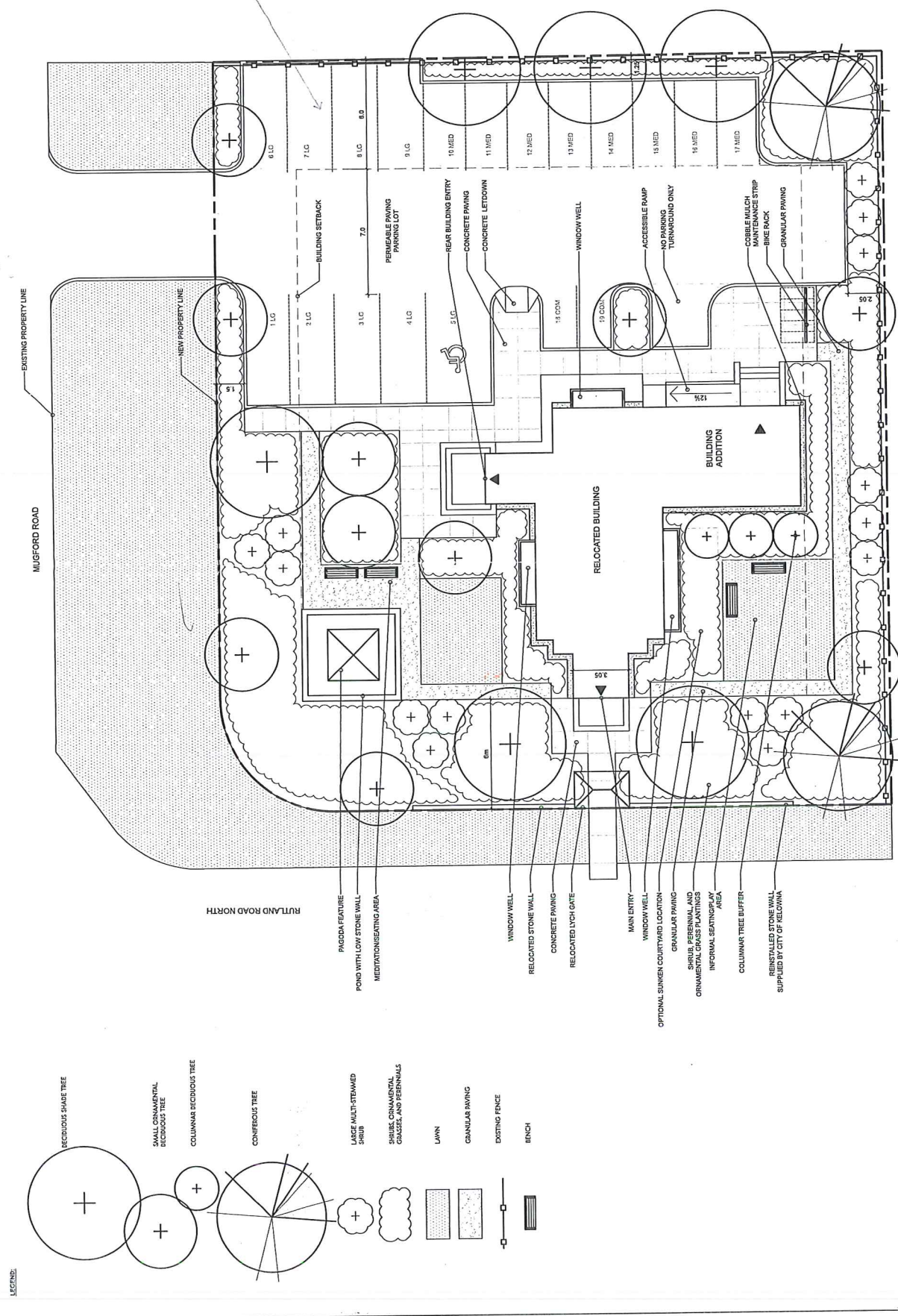
CLIENT:
OKANAGAN BUDDHIST
CULTURAL SOCIETY
RELOWANA, N.S.W.

PROJECT:
OKANAGAN BUDDHIST
CULTURAL CENTRE
RELOWANA, N.S.W.

SHEET TITLE
CONCEPTUAL SITE PLAN

DESIGN BY	PC
DRAWN BY	PC
CHECKED BY	PC
PROJECT NO.	13-014
SCALE	1:200

SHEET NO.
L-1



LEGEND:

- DECIDUOUS SHADE TREE
- SMALL ORNAMENTAL DECIDUOUS TREE
- COLUMNAR DECIDUOUS TREE
- CONIFEROUS TREE
- LARGE MULTI-STEMMED SHRUB
- SHRUB, ORNAMENTAL GRASSES, AND PERENNIALS
- LAWN
- GRANULAR PAVING
- EXISTING FENCE
- BENCH

ST. AIDAN'S CHURCH

HERITAGE IMPACT STATEMENT

DECEMBER 2013



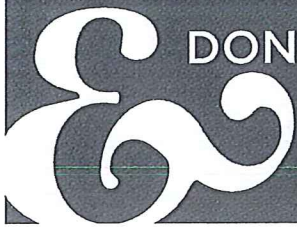
DONALD LUXTON
AND ASSOCIATES INC



DONALD LUXTON AND ASSOCIATES INC.
1030 - 470 GRANVILLE STREET VANCOUVER BC V6C 1V5
info@donaldluxton.com 604 688 1216 www.donaldluxton.com

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DONALD LUXTON
ASSOCIATES



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

INTRODUCTION

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. Adain'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 (•)

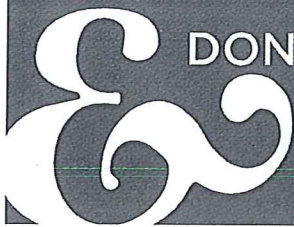
- The proposed additions are permanent and reversible interventions.
- The essential form and integrity of the historic church is being retained even if the new additions may be removed in the future.
- The visual impact of the proposed new hall is minimal and barely visible from the street intersection.
- 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.

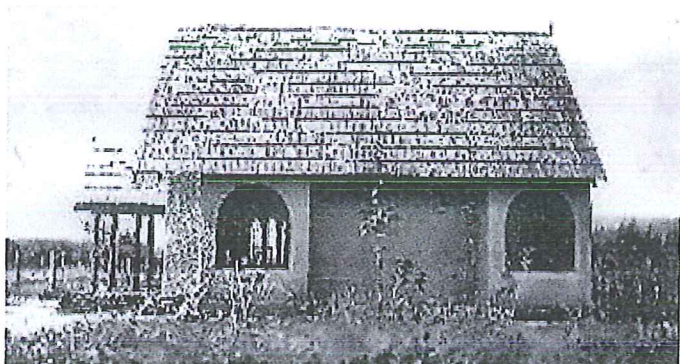
Level of Impact (●) potentially (●●)

- 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.
- Reinstall 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

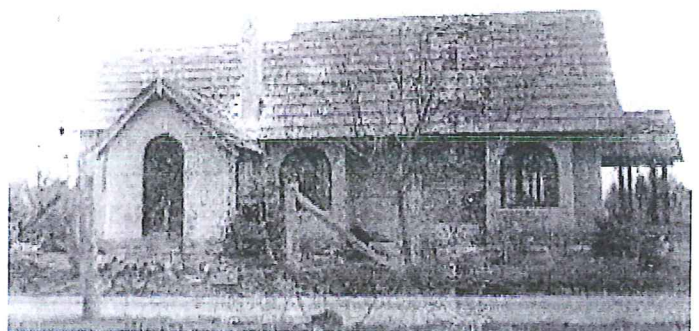
- The internal stucco-clad chimney will be retained as a character-defining element.

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

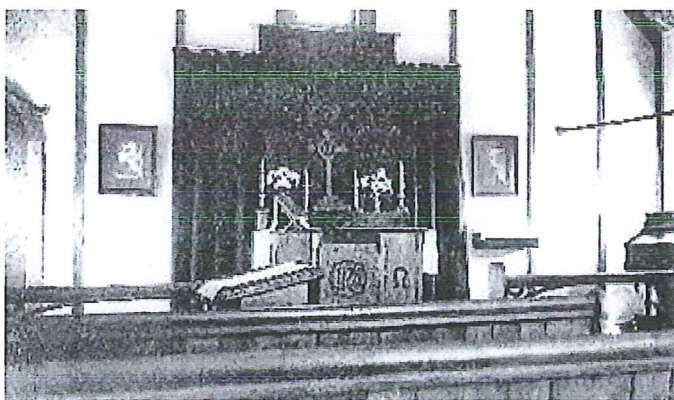
- The original panelled wooden front door will be retained and repaired as required.
- Information about the original door hardware was not available.

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*.

CONCLUSION

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

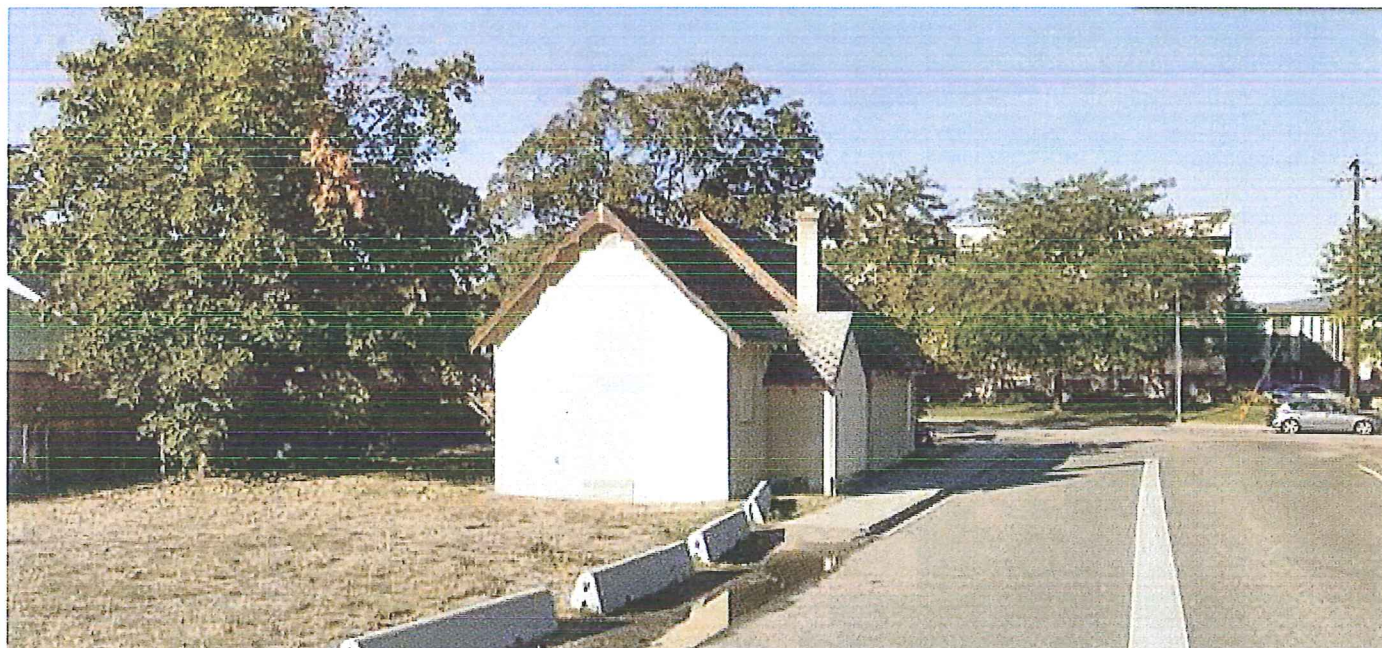
Standards and Guidelines for the Conservation of Historic Places in Canada (2010), Parks Canada

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.

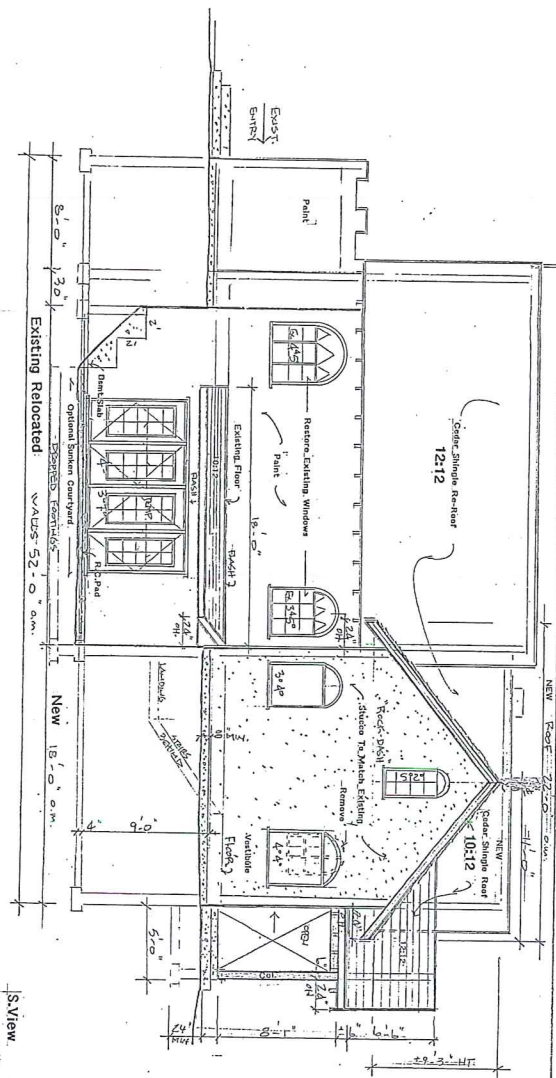
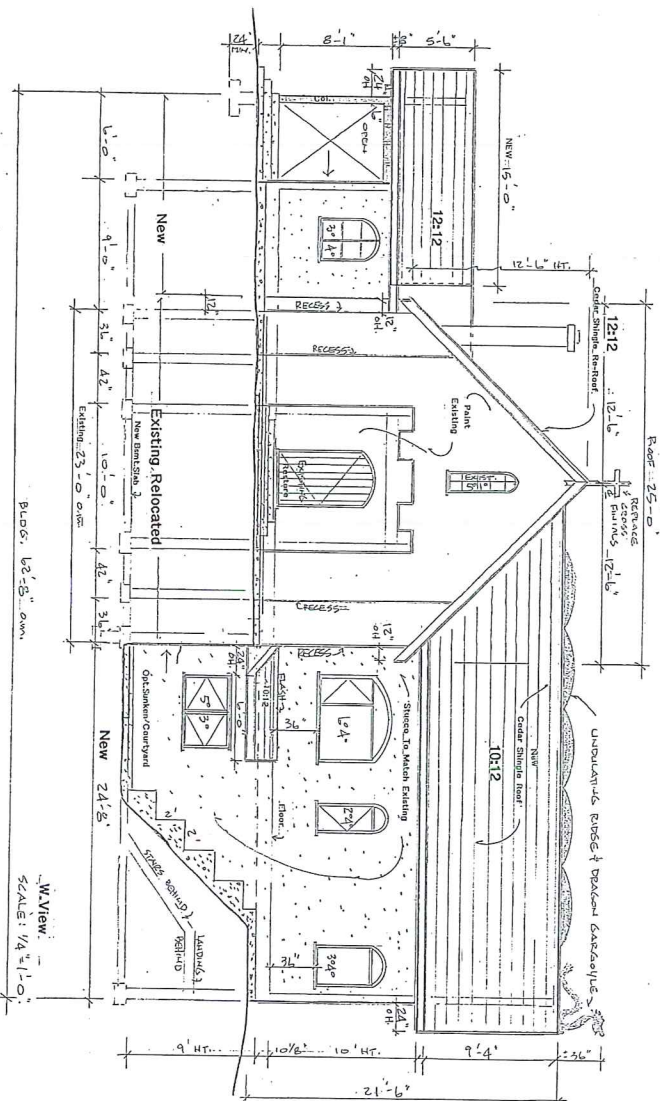


View of northeast elevations, 2013 (Google Earth)

SCHEDULE B

This forms part of development

Permit # 215-0089



NEW OKANAGAN BUDDHIST CULTURAL CENTRE O.B.C.C.

Old Saint Aidan's Church / O.B.C.C.

345 & 365 RUTLAND RD. N. & 135 MUGFORD RD., KELOWNA, B.C.

SCALE: AS SHOWN

PER. NO. 2013-06-07

DATE: OCT. 20, 2015

DWG. P.T.C.

NOTES:

Peter J. Chataway, B. Arch.
368 Cadder Avenue
Kelowna, B.C. V1Y 5N1
Tel. 763-1334 Fax.
House Plans & Design

DWG. NO.

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