

REPORT TO COMMITTEE



Date: November 21, 2019

RIM No. 1240-20

To: Heritage Advisory Committee

From: Policy & Planning Department (LS)

Address: 2169 Pandosy Street

Applicant: Garry Tomporowski, GTA
Architecture Ltd.

Subject: Heritage Register Request - Removal

Existing OCP Designation: HLTH – Health District

Existing Zone: HD2 -Hospital and Health Support Services

Heritage Conservation Area: None

Heritage Register: Included

1.0 Purpose

To consider the removal of 2169 Pandosy Street from the Kelowna Heritage Register

2.0 Proposal

2.1 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 the following incentives:

- A Heritage Revitalization Agreement to vary provisions of the City's Zoning and Subdivision, Development and Servicing Bylaws.
- Special treatment under the BC Building Code, which permits equivalencies to current Building Code provisions. Equivalencies allow property owners to upgrade older buildings without requiring strict code compliance, while not compromising strict safety standards.
- Grants for exterior restoration and conservation work under Kelowna's Heritage Grants Program. Grants may cover up to 50% of the cost of the work, to a maximum of \$7,500 every three years.

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.

Requests from property owners to add buildings to or remove them from the Heritage Register are reviewed by City staff and forwarded to the Heritage Advisory Committee (HAC) for consideration. The HAC reviews the request and evaluates the building's architectural, cultural and contextual qualities to determine a recommendation. Following the HAC's evaluation, the Policy & Planning Department forwards a recommendation to Council for a final decision.

2.2 Subject Property

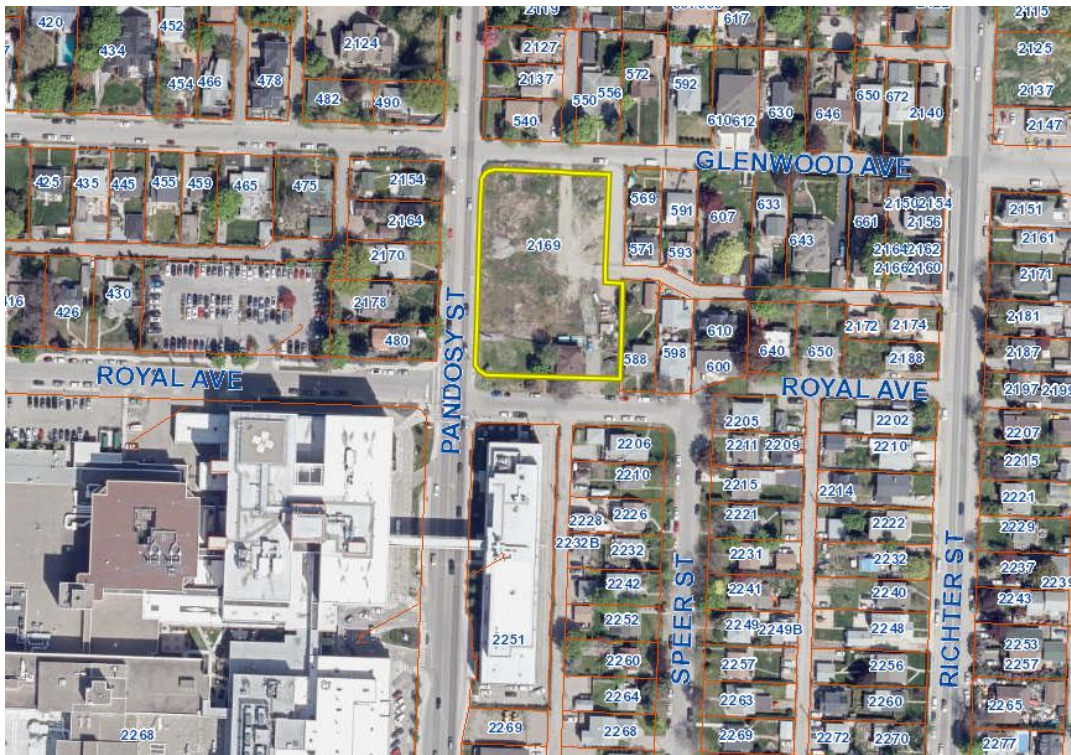
The Collett House is of heritage significance for its association with Horace Carlisle S. Collett (1881-1975), a businessman who was active in the community and also played an important role in conserving Kelowna's history. Collett, in partnership with his brother, founded Collett Bros. Livery Stable. Later, he was the manager of the Belgo Land Co., and of Kelowna Land and Orchard. He then moved to Okanagan Mission where he was the real estate manager for Okanagan Loan and Investment Trust. He was keenly involved in the Okanagan Historical Society and an enthusiastic promoter of the restoration of the Father Pandosy Mission.

Built in 1913, the Collett House is additionally of heritage value as a fine and notably intact example of the Foursquare style, common during the Edwardian era as a rational expression of modern needs and conveniences. The exterior cladding reflects the pervasive influence of the Arts and Crafts movement that signalled loyalty to Britain and traditional values. Set on a large property, the grand scale and generous proportions of this house reflect the prosperity of the pre-First World War era.

The Collett House, which is located just outside the Abbott Street Heritage Conservation Area, was first added to the Kelowna Heritage Resource Inventory¹ in 1983 and was classified as Class B (over 50 points), and then to the Heritage Register in 1997. The Heritage Register includes many buildings along Pandosy street.

¹ The Heritage Register replaces the 1983 Kelowna Heritage Resources Inventory.

The subject property and surrounding neighbourhood are shown below.



(The Collett House - circa 1997)

2.3 Current Applications

The property is currently zoned HD2 – Hospital and Health Support Services, which supports a range of institutional, medical-related commercial and complimentary residential uses. The property owner has submitted development applications for a Development Permit for the form and character of a mixed-use building and associated parking structures and a Development Variance permit to vary the maximum allowed site coverage and reduce the minimum rear yard setback. These applications (DP19-0165 and DVP19-0166) are being reviewed by the City’s Development Planning Department.

The proposed site plan is shown below.



The applicant has explored several options, including incorporating the existing house into the new design, moving the house, or demolishing the house. The applicant has indicated that the comprehensive development of the site would not allow the home to be incorporated into the project. Further, it was determined through a comprehensive report from a Structural Engineer (see attachment *Structural Engineering Report*) that the Collett House could not be relocated due to the following reasons:

- The house is significantly out of level and plumb.
- There are three types of foundations systems which makes it extremely difficult to move.

With that said, the applicant is requesting that 2169 Pandosy Street be removed from the Heritage Register in order to demolish the Collett House and redevelop the site as a wellness centre, consisting of residential, commercial and parkade components. The applicant is further proposing to reuse/salvage any heritage materials from the existing home and incorporate into the proposed wellness centre (see attachments *Heritage Interpretation and Images of Repurposed Materials*).

Report prepared by:

Lauren Sanbrooks, Planner II

Approved for Inclusion:



J. Moore, Long Range Policy Planning Manager

Attachments:

- Letter of Rationale from Applicant
- Structural Engineering Report
- Heritage Interpretation / Statement of Significance
- Images of Repurposed Materials
- Collett History
- Recent Site Photos