

# REPORT TO COMMITTEE



**Date:** January 23, 2020

**RIM No.** 1240-20

**To:** Heritage Advisory Committee

**From:** Policy and Planning Department (LS)

**Application:** N/A **Owner:** Brenda Rusnak

**Address:** 409 Park Avenue **Applicant:** Fox Architecture

**Subject:** Heritage Register Request - Removal

Existing OCP Designation: S2RES

Existing Zone: RU1

Heritage Conservation Area: Abbott Street Heritage Conservation Area

Heritage Register: Included

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## 1.0 Purpose

To consider the removal of 409 Park Avenue 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 F.W. Groves House is a one and one-half storey stucco-clad vernacular wood-frame cottage with a hipped roof and gabled and hipped dormers. It is situated on the south side of Park Avenue at the corner of Park and Long Streets in Kelowna's historic Abbott Street neighbourhood. The property is landscaped with mature cedar and chestnut trees and a garage sits at the rear of the property.

This house is significant for its association with prominent civil engineer and surveyor Francis William Groves, who lived here from 1909 until his death in 1948. Born in Ireland in 1867, Groves studied civil engineering at the Royal College of Science in Dublin and immigrated to Canada in 1893. He worked at various jobs throughout the Interior of B.C. including railway surveys and the design of drainage and irrigation systems. Groves was invited to Kelowna in 1909 to design and install an irrigation system for the South Kelowna Land Co. on an 800 hectare site. Throughout the 1920s and 1930s he worked on irrigation engineering and domestic water projects, and remained active as a land surveyor, including work on the Kelowna Golf Course in 1925 and the Casorso subdivision in 1947. A plaque in his honour was installed in Kelowna's city park in 1959 jointly by the Association of Professional Engineers of B.C. and the Engineering Institute of Canada.

Additionally, the F.W. Groves House is of heritage value for its early twentieth century vernacular architecture and contribution to the streetscape. Although larger than many of its neighbours, its massing is compatible with others on this section of Park Avenue where the houses are of a similar style, scale and era, and all built to approximately the same setback from the street.

The F.W. Groves House, which is located within the Abbott Street Heritage Conservation Area, was first added to the Kelowna Heritage Resource Inventory<sup>1</sup> in 1983 and was classified as Class C (over 25 points), and then to the Heritage Register in 1997. The Heritage Register includes many buildings along Park Ave.

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<sup>1</sup> The Heritage Register replaces the 1983 Kelowna Heritage Resources Inventory.

The subject property and surrounding neighbourhood are show below:



### 2.3 Current Applications

There are no current applications. HAP approval was granted in March 2019, however, it became apparent there were far more structural deficiencies than were originally envisioned with the proposed approved HAP plans. Moreover, it became clear that reconstruction and renovation of the existing house would not be viable (see attached Structural Engineering Report). With that said, the applicant is requesting that 409 Park Avenue be removed from the Heritage Register in order to demolish the F.W. Groves House and design a new house in keeping with the integrity of the neighbourhood.

#### Report prepared by:

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Lauren Sanbrooks, Planner II

#### Approved for Inclusion:



J. Moore, Long Range Policy Planning Manager

#### Attachments:

Statement of Significance  
Heritage Register Removal Application Letter  
Apex Hazardous Survey Report  
Greyhawk Industries – Remediation Completion  
Structural Engineering Report  
Datum Consulting-Heritage Assessment Letter