REVIEW OF HERITAGE PLANNING TOOLS

CITY OF KELOWNA
JANUARY 2021

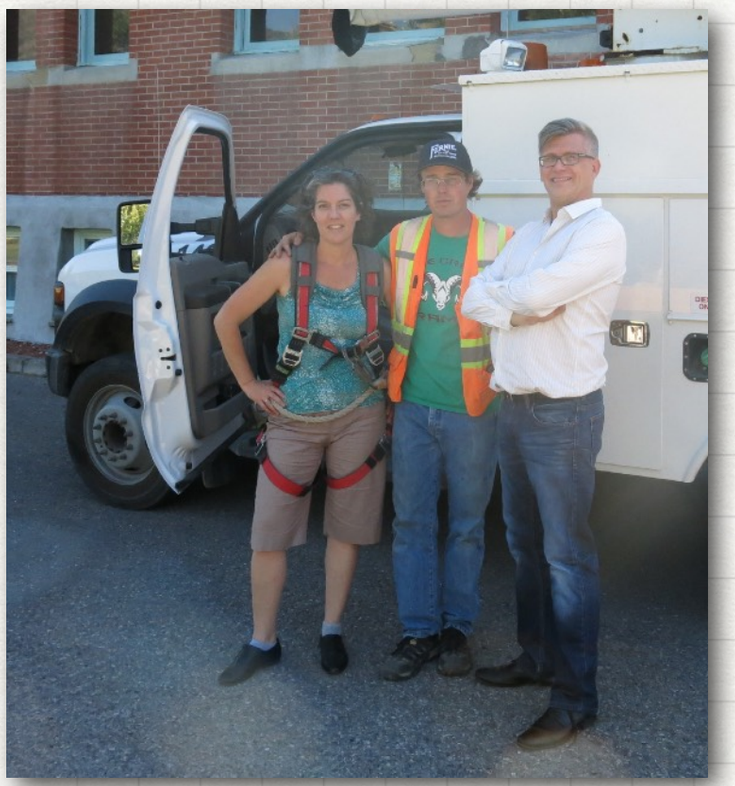
INTRODUCTIONS

Elana Zysblat BCAHP

Heritage consultant - Ance Building Services

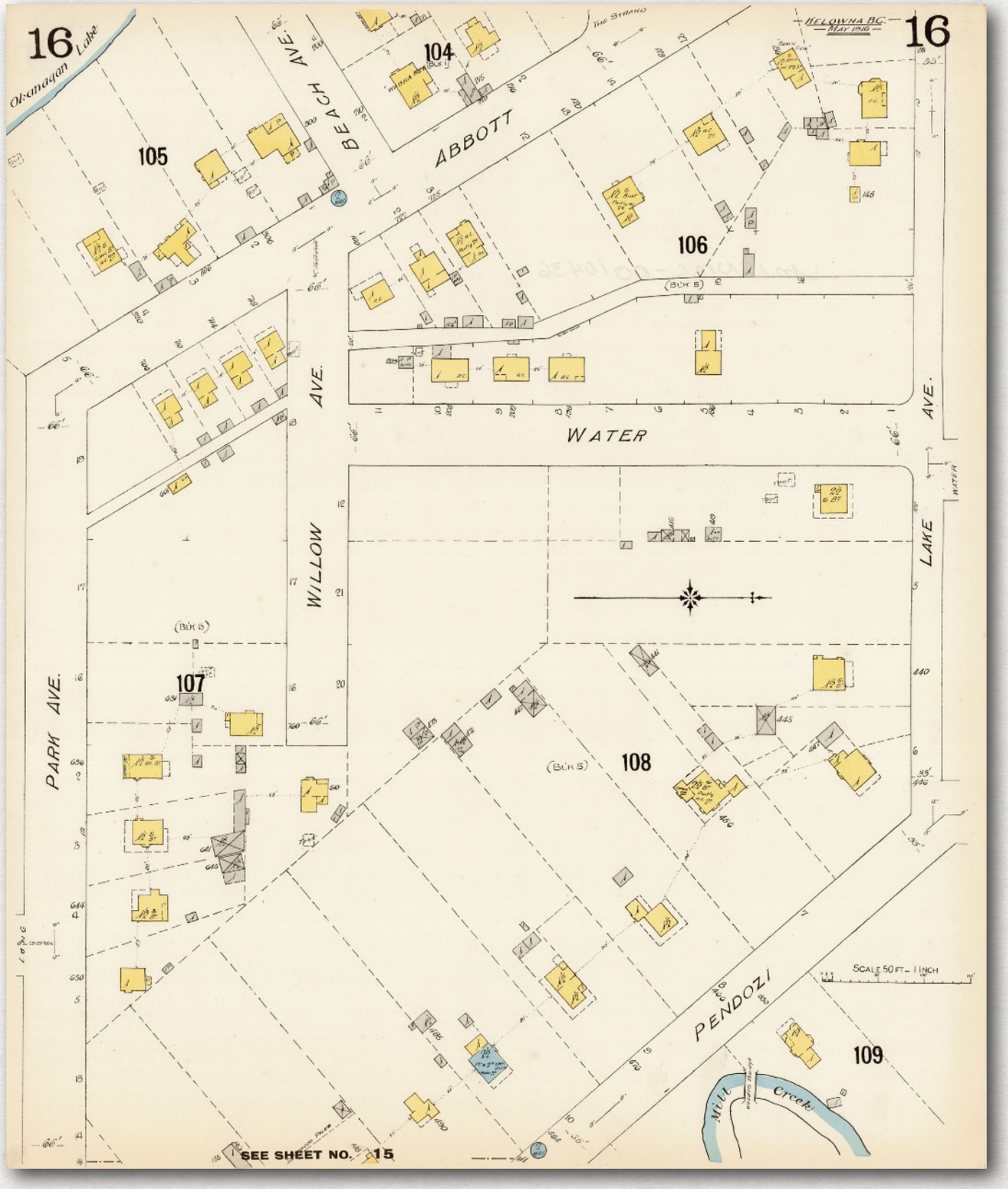
Work all over the province with local governments, the private sector and non-profits

President of the BC Association of Heritage Professionals



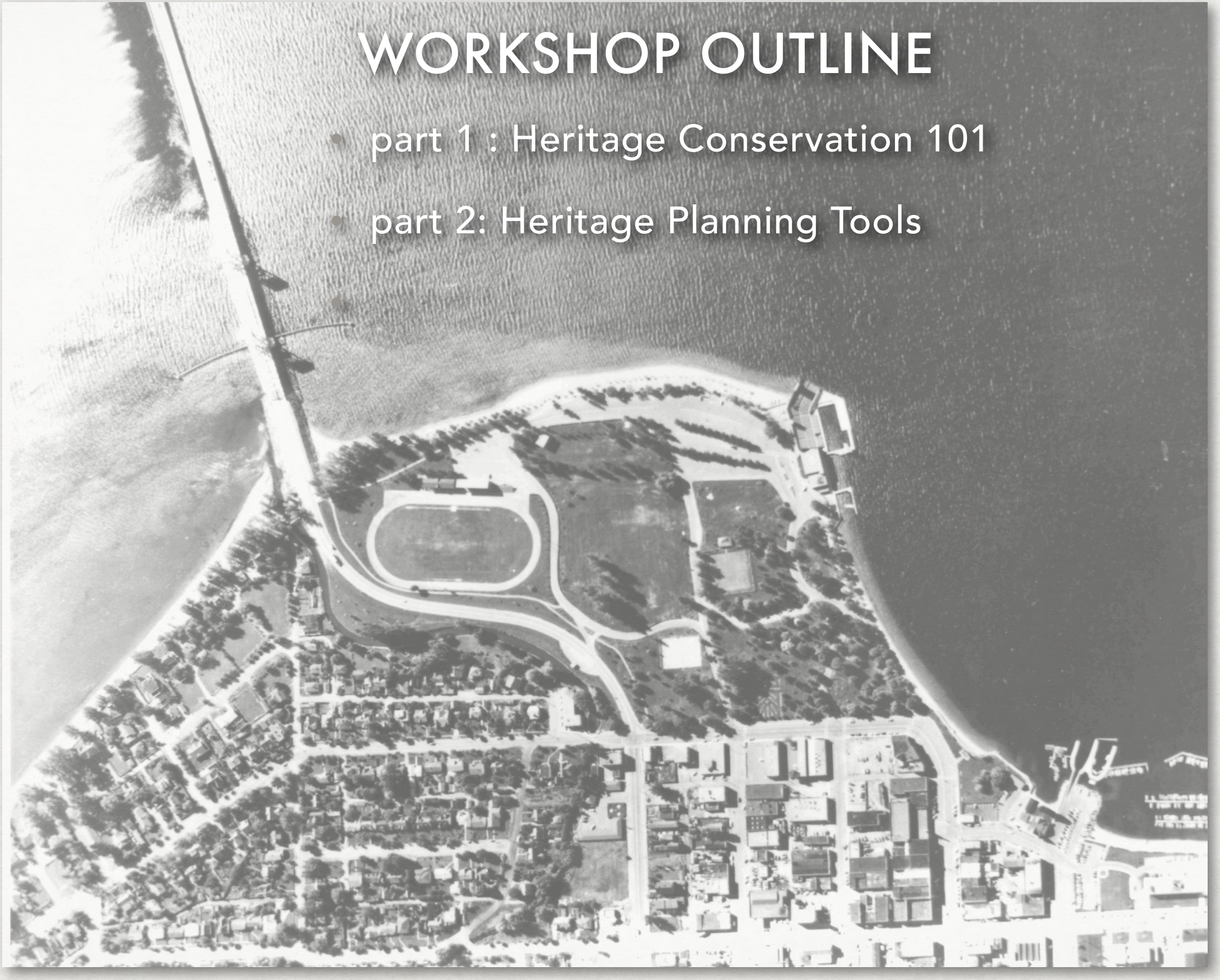
WORKSHOP OBJECTIVES

- Get updated on current best practices and principles for heritage planning in Canada
- Understand the role and use of the various heritage planning tools
- Understand the intended role of a Heritage Professional and of a Heritage Advisory Committee



WORKSHOP OUTLINE

- part 1 : Heritage Conservation 101
- part 2: Heritage Planning Tools
-



WHAT IS HERITAGE?????

"Heritage is an essentially collective and public notion. Though heritage is certainly valued by individuals, its reason for being, by definition, is to sustain a sphere of public interest and public good". Randall Mason, Economics and Heritage Conservation, 1999.

Regatta Parade 1981 - BC Archives

WHAT IS HERITAGE?????

"The heritage of a community is any physical, cultural, or social resource that is unique to and valued by a community and can be passed from generation to generation."

BC Heritage Branch

WHAT IS HERITAGE CONSERVATION?

CHANGING PERSPECTIVES

- 19th century origins were curatorial and memorial
- Heritage determined by experts, “I know it when I see it”
- Aesthetic values predominated
- Focus on built heritage - European architectural traditions

Helmcken House - Victoria, BC

WHAT IS HERITAGE CONSERVATION?

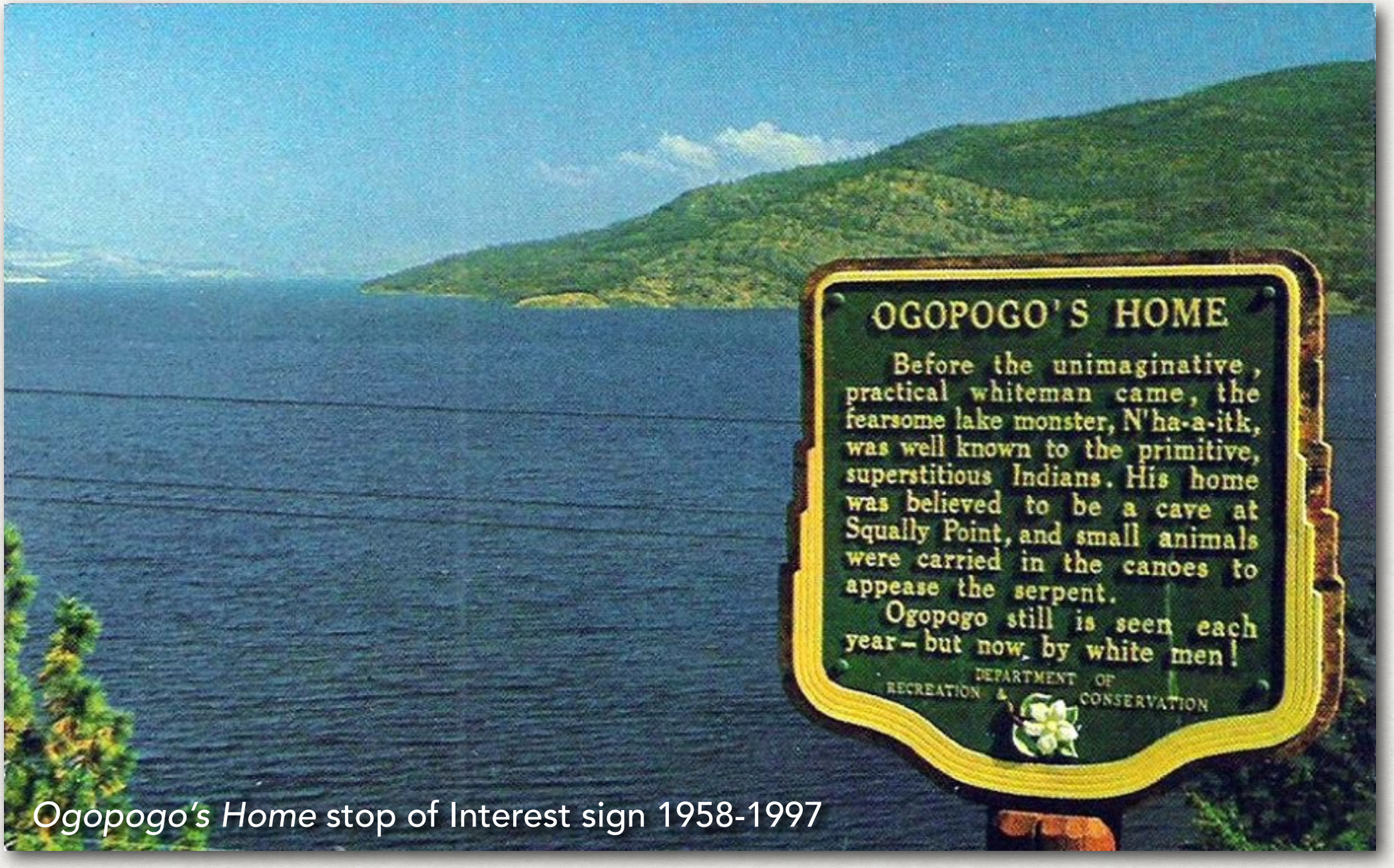
CHANGING PERSPECTIVES

- Community values-based
- Many voices - inclusive and diverse
- Working-class neighbourhoods run of the mill homes
- Cultural landscapes and intangible heritage
- Dark or negative moments of our heritage

Mahal Cranberry Farm, Richmond BC

WHAT IS HERITAGE CONSERVATION?

CHANGING PERSPECTIVES



Ogopogo's Home stop of Interest sign 1958-1997

WHAT IS HERITAGE CONSERVATION?

CHANGING PERSPECTIVES

Monument to Chinese-Canadians in Kelowna's Memorial Park Cemetery

HERITAGE CONSERVATION

is the management of change

Community yoga, Fernie BC

HERITAGE CONSERVATION IN ACTION

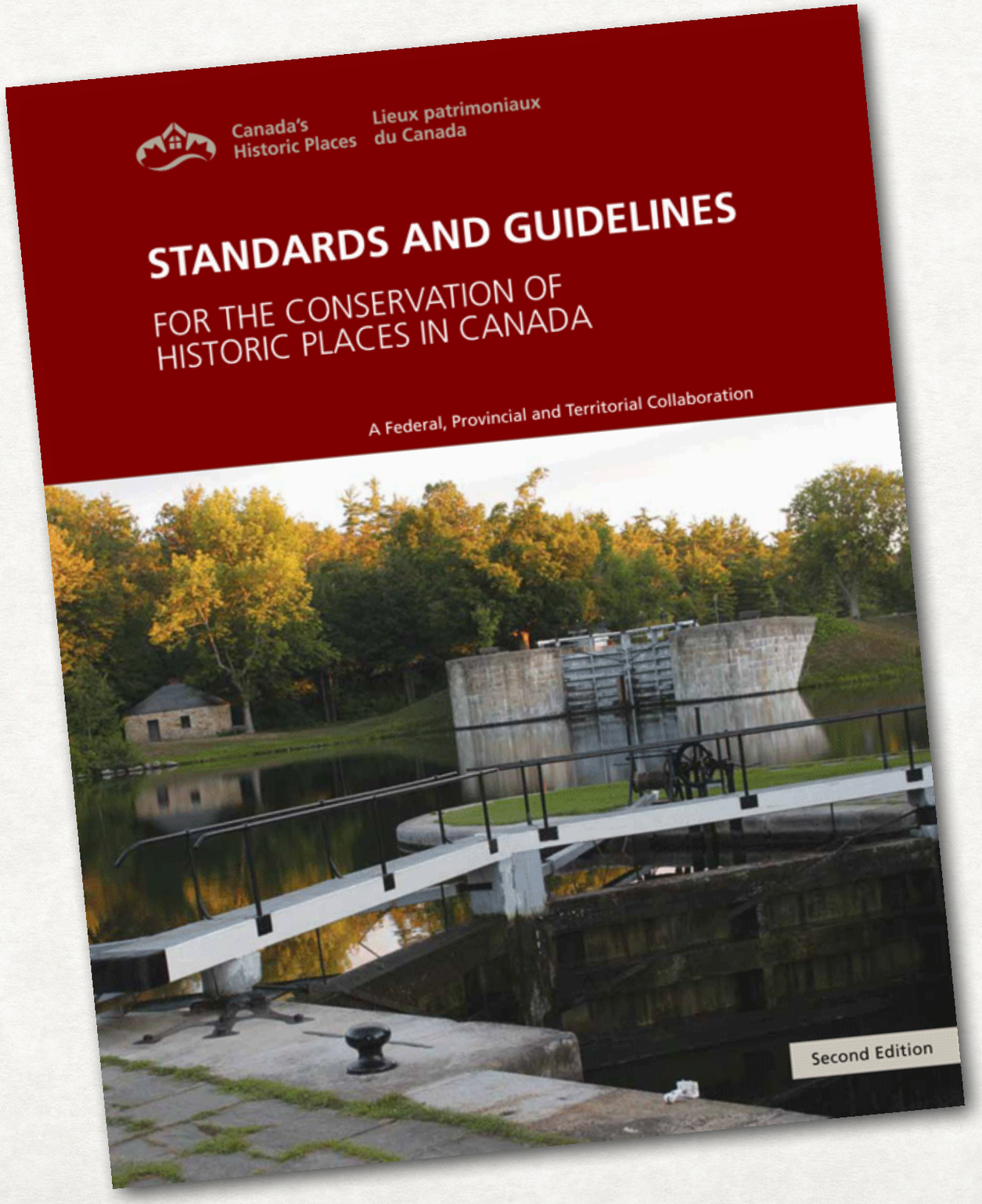
The role of Heritage Professionals in Kelowna

BC Association of Heritage Professionals (BCAHP)

- Heritage Review of HAPs for HCA
- CHR Evaluation Criteria
- Conservation Plans when required

BCAHP professionals
at Heritage BC conference
in Nanaimo 2018

HERITAGE CONSERVATION IN ACTION



HERITAGE TOOLS

LOCAL GOVERNMENT ACT - PART 15 - HERITAGE CONSERVATION

Community Heritage Register

- Alternate Solutions
  under the B.C. Building Code
- Alternative Compliance
  under the Energy Efficiency Act
- Order for Temporary Protection

Heritage Revitalization Agreement

Heritage Designation Bylaw

- Heritage Alteration Permit
- Heritage Inspection
- Heritage site maintenance standards

Heritage Conservation Area

- Heritage Alteration Permit

Community Heritage Commission (or Advisory Committee)

HERITAGE TOOLS

LOCAL GOVERNMENT ACT - PART 15 - HERITAGE CONSERVATION

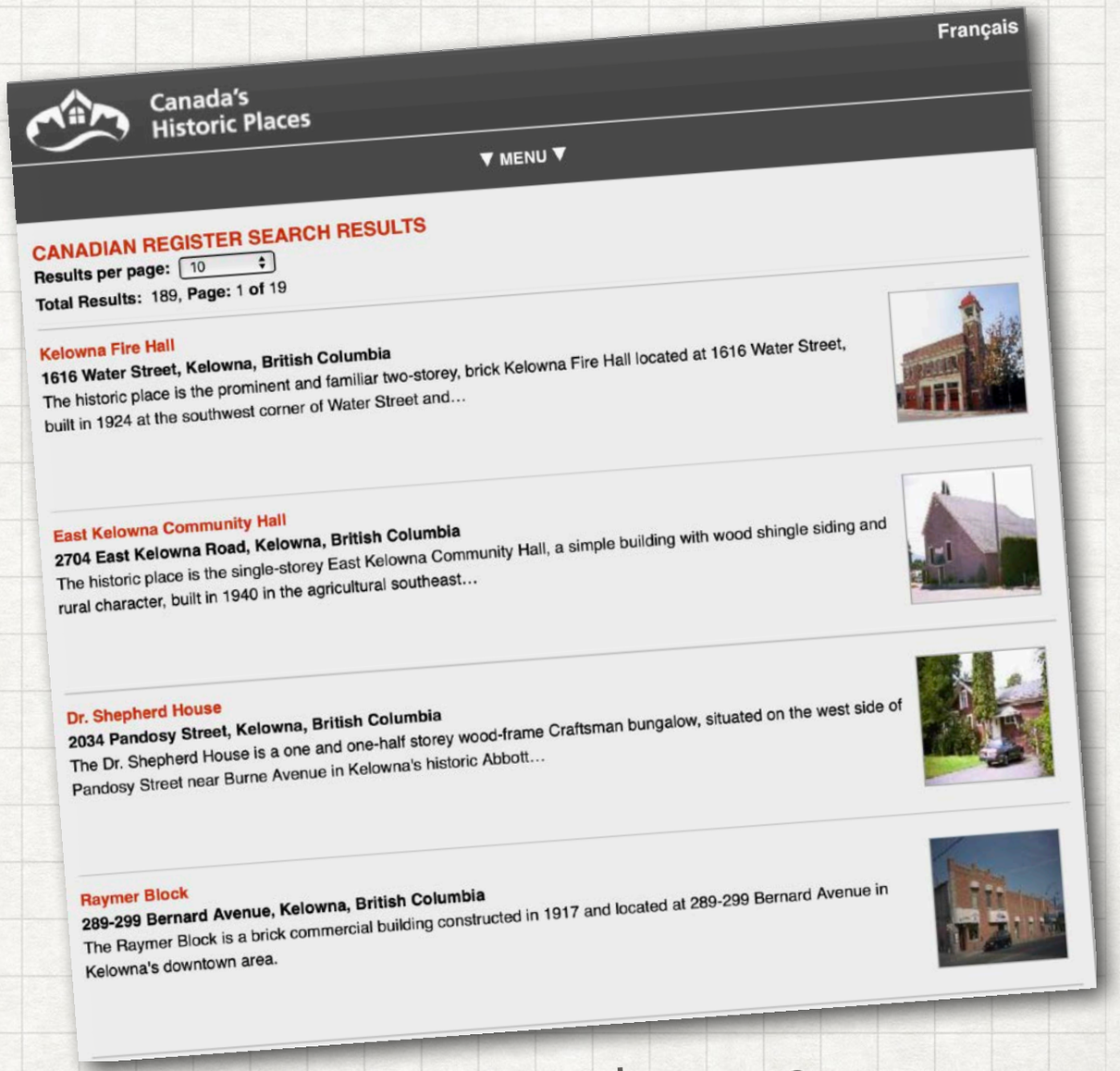
Community Heritage Register

The carrot

- Heritage awareness, community pride and conservation culture
- Alternate Solutions under the B.C. Building Code
- Alternative Compliance under the Energy Efficiency Act
- Kelowna Heritage Grants Program
- Heritage Revitalization Agreement

The stick

- Order for Temporary Protection
- Municipal Heritage Designation (which requires compensation)



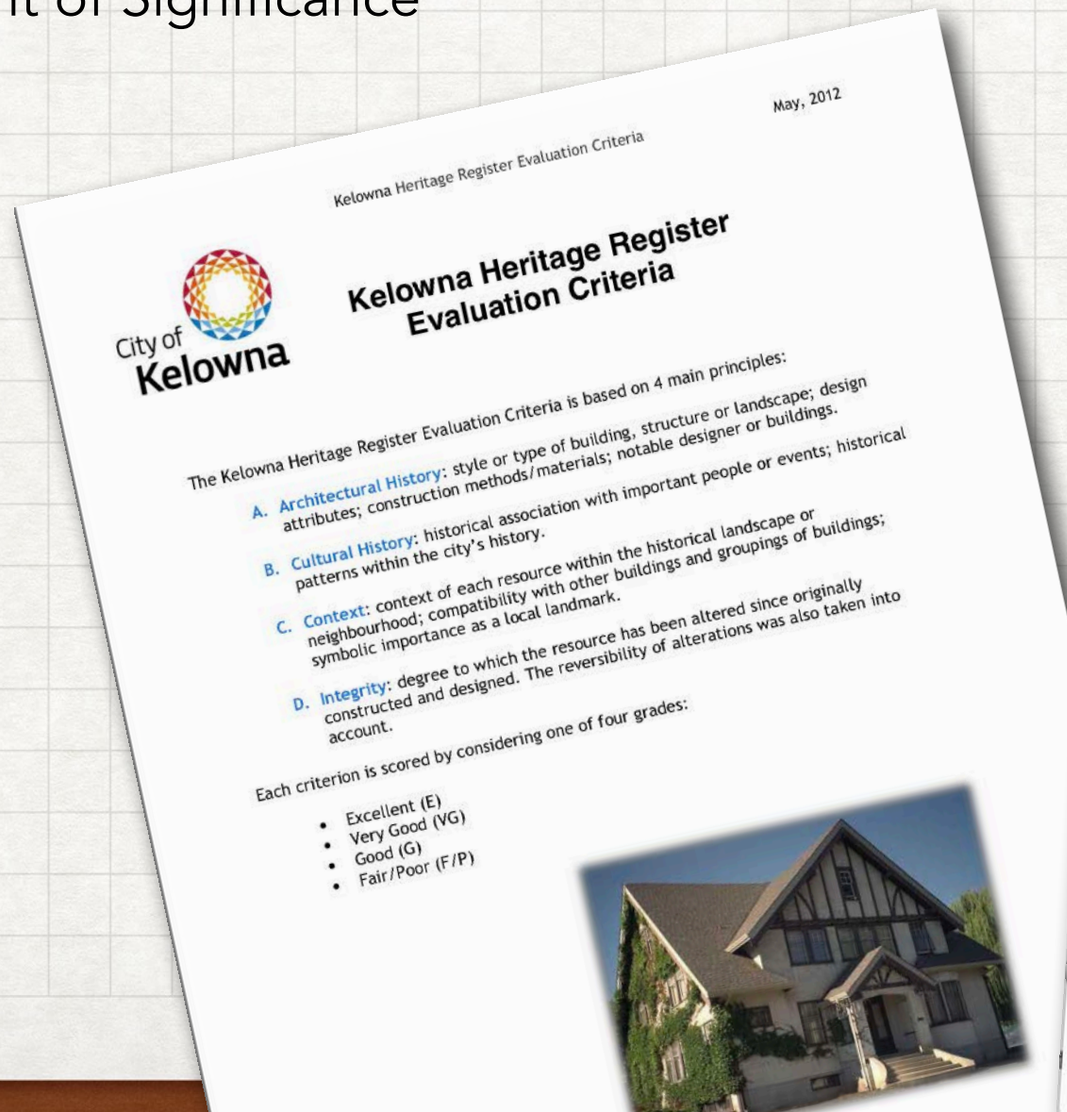
historicplaces.ca

HERITAGE TOOLS

LOCAL GOVERNMENT ACT - PART 15 - HERITAGE CONSERVATION

Community Heritage Register - supporting documents

- Kelowna Heritage Register Evaluation Criteria
- Statement of Significance



HERITAGE TOOLS

LOCAL GOVERNMENT ACT - PART 15 - HERITAGE CONSERVATION

Heritage Revitalization Agreement

HRAs are legal agreements that supersede local zoning regulations, providing incentives for owners to conserve heritage properties.

HRAs are likely our most powerful and flexible tool - supporting both heritage retention and rehabilitation and other OCP priorities.

HRAs do NOT set precedence because each one is written to suit a unique property, its unique context and unique heritage asset.

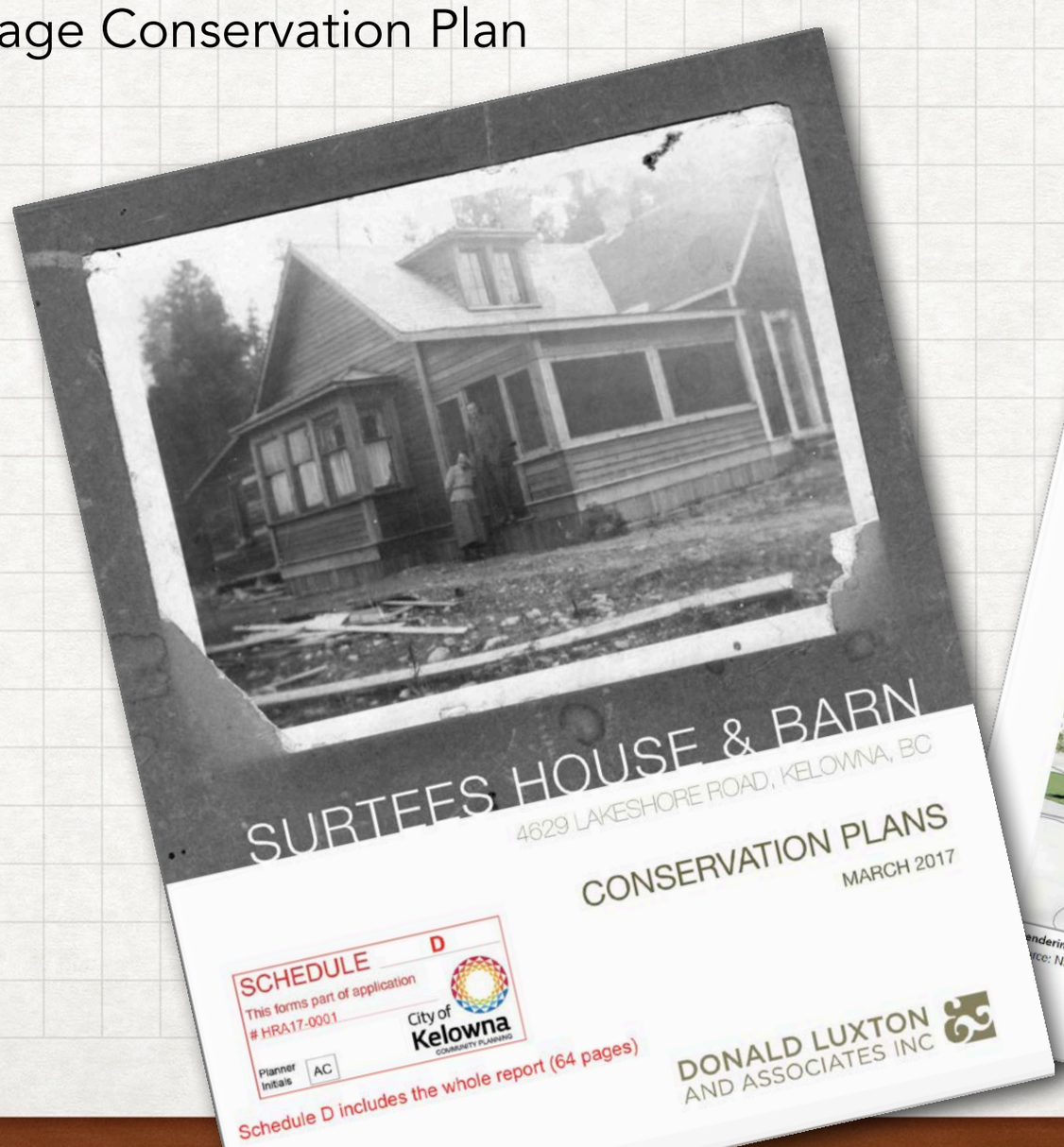
A good HRA balances private and public benefits.

HERITAGE TOOLS

LOCAL GOVERNMENT ACT - PART 15 - HERITAGE CONSERVATION

Heritage Revitalization Agreement - supporting documents

- *NEW* Heritage Review
- Heritage Conservation Plan



HRA case study - Cadder House 2124 Pandosy St. (July 2015)

HRA case study - 2124 Pandosy Street (July 2015)

"…to **allow some flexibility in the permitted uses** on the property and to **create two new units** in the existing basement. This request is primarily driven by the desire to **create revenue sources** to **meet the financial needs and high costs associated with operating and maintaining a large heritage property**. The strata owners also see this as an opportunity to **provide for some accommodation and local commercial needs** within the broader area of Kelowna General Hospital while **maintaining the property's residential form and character**".

HRA15-0001 Report to Council

HRA case study - 2124 Pandosy Street (July 2015)

two new units

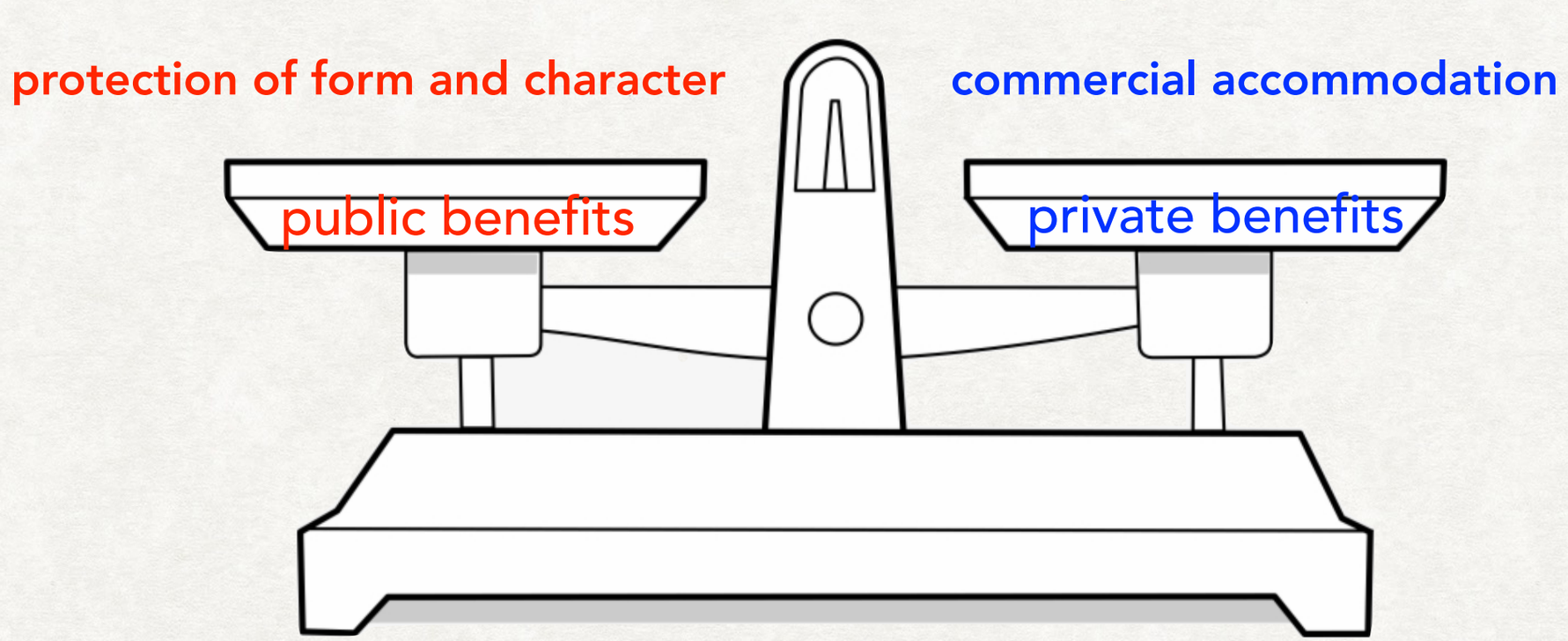
revenue for operation and maintenance

commercial accommodation

flexibility in permitted uses

two new units

revenue for operation and maintenance



HRA case study - Cadder House 2124 Pandosy St. (July 2015)

A wonderful Kelowna experience!

April 17, 2018 / in / by Louise Brace

"I stayed at the Cadder House for a month during my clinical rotation at KGH. It really felt like a home away from home. Yolanda and Rick went out of their way to make sure my roommate and I had everything we needed to be comfortable. A beautiful place and amazing hosts. I will definitely be back! Thanks Yolanda for a wonderful Kelowna experience."

"Wow! Great place, can't wait to go back."

5 Star Trip Advisor Review

★★★★★

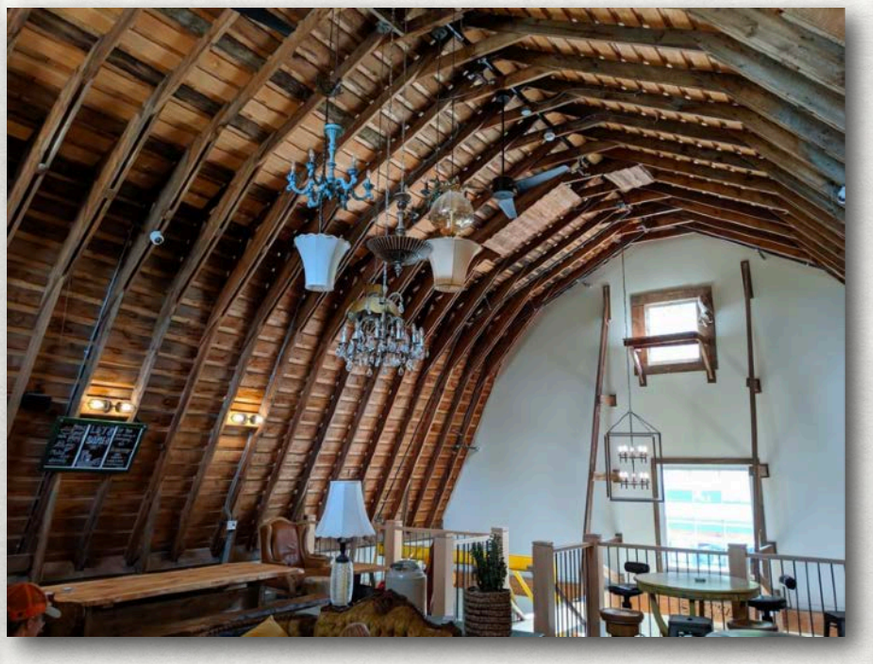
I will definitely be back!

"The Cadder House is beautiful. I stayed here for a month during my clinical rotation. The Cadder House is indeed a home away from home. It is fairly central, so even without a car, downtown, parks and beaches are within walking distance. Thank you for making my stay comfortable and enjoyable! I will definitely be back!"

Colleen

HRA case study - Surtees Property 4629 Lakeshore Rd. (May 2017)

HRA case study - Surtees Property 4629 Lakeshore Rd.



HERITAGE TOOLS

LOCAL GOVERNMENT ACT - PART 15 - HERITAGE CONSERVATION

Heritage Conservation Area

Queen's Park HCA, New Westminster

Old Town HCA, Victoria

HERITAGE TOOLS

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Heritage Conservation Area

Cooks Hill HCA, Newcastle AU

HERITAGE TOOLS

LOCAL GOVERNMENT ACT - PART 15 - HERITAGE CONSERVATION

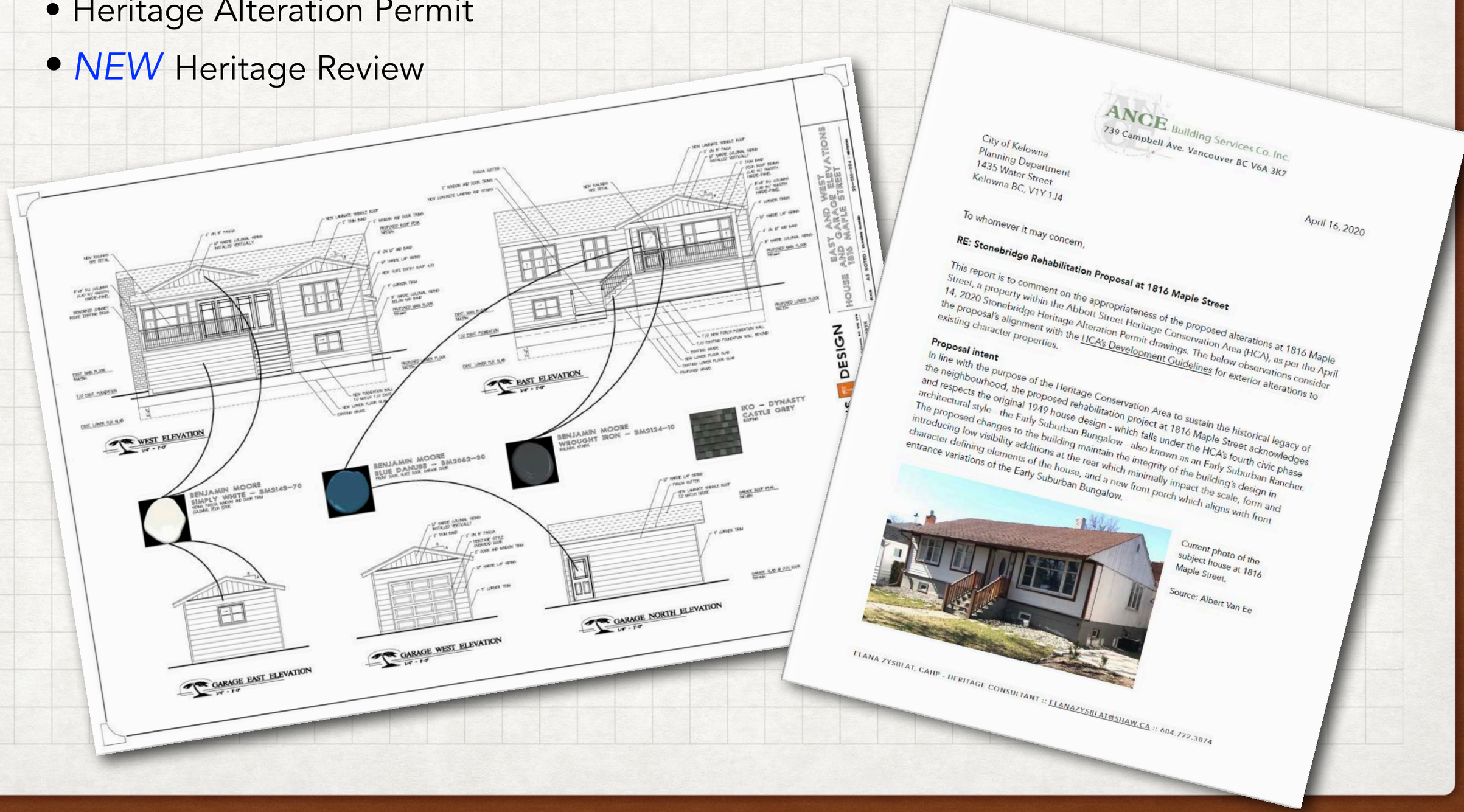
Heritage Conservation Area - Abbott and Marshall Street

HERITAGE TOOLS

LOCAL GOVERNMENT ACT - PART 15 - HERITAGE CONSERVATION

Heritage Conservation Area - supporting documents

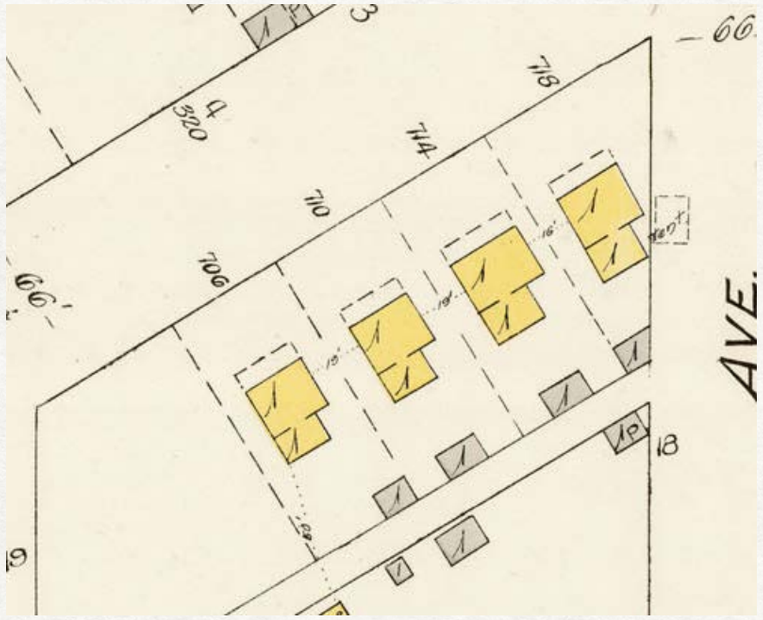
- Heritage Alteration Permit
- *NEW* Heritage Review



HCA case study - 1989 Abbott Street

“Heritage-home renos rarely become a council issue”
Daily Courier - October 28, 2016

HCA case study - 1989 Abbott Street



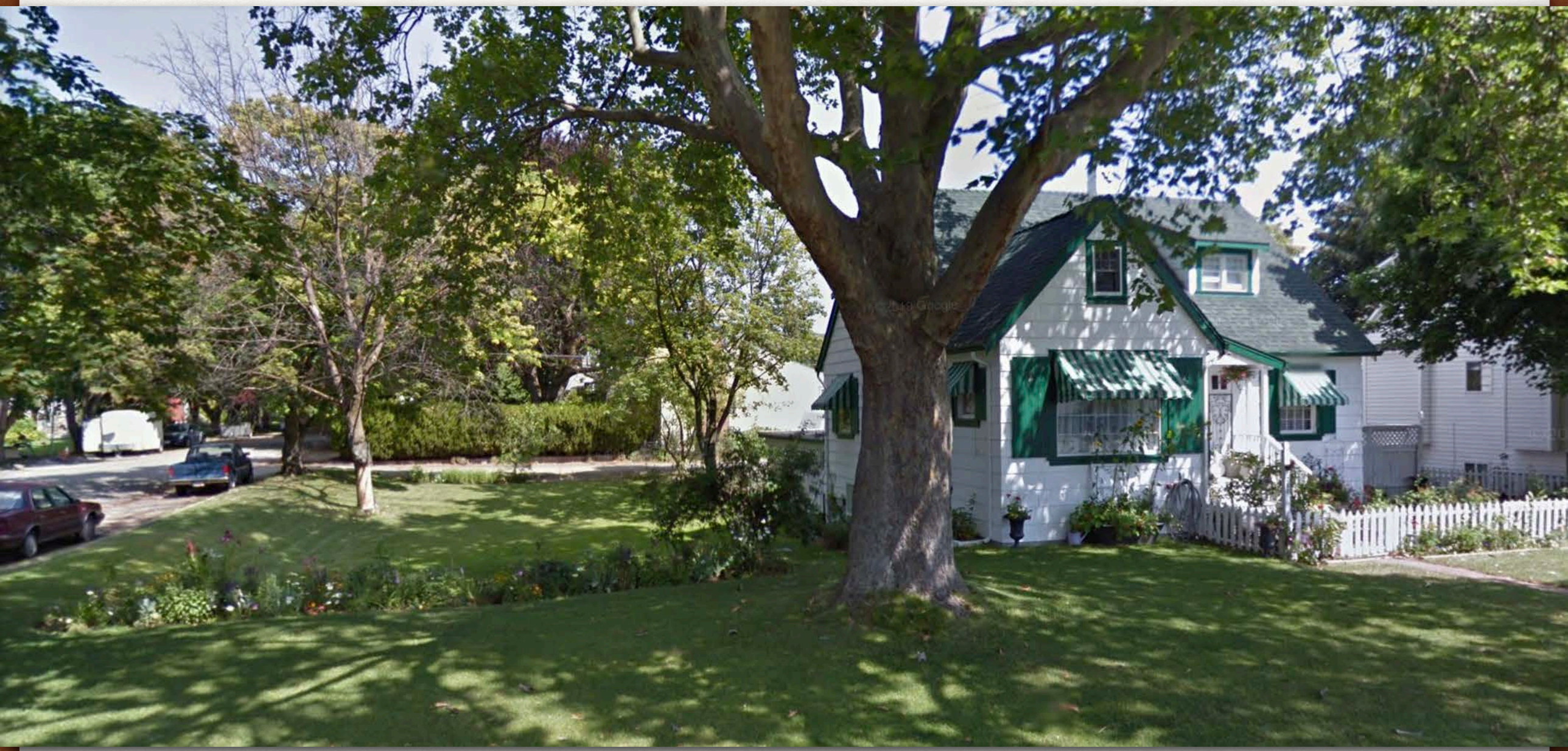
1914 fire insurance map - Kelowna Public Archives

1979 and 1983 Abbott in May 2009. Source: google street view

1985 and 1989 Abbott in September 2011. Source: google street view

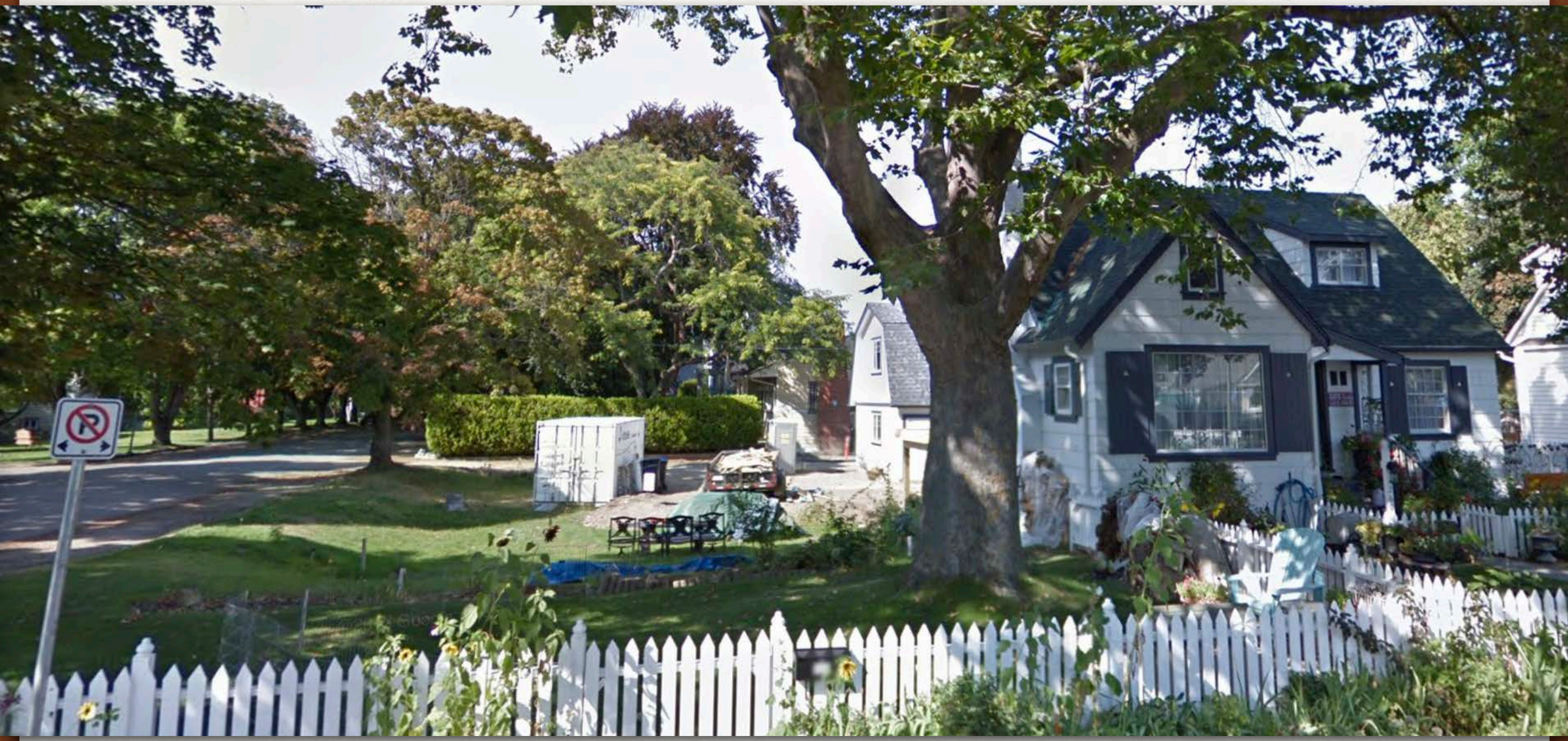
HCA case study - 1989 Abbott Street

HCA case study - 260 Lake Avenue



streetview - July 2012

HCA case study - 260 Lake Avenue



streetview - August 2014

HCA case study - 260 Lake Avenue

streetview - August 2014

HCA case study - 260 Lake Avenue

streetview - July 2017

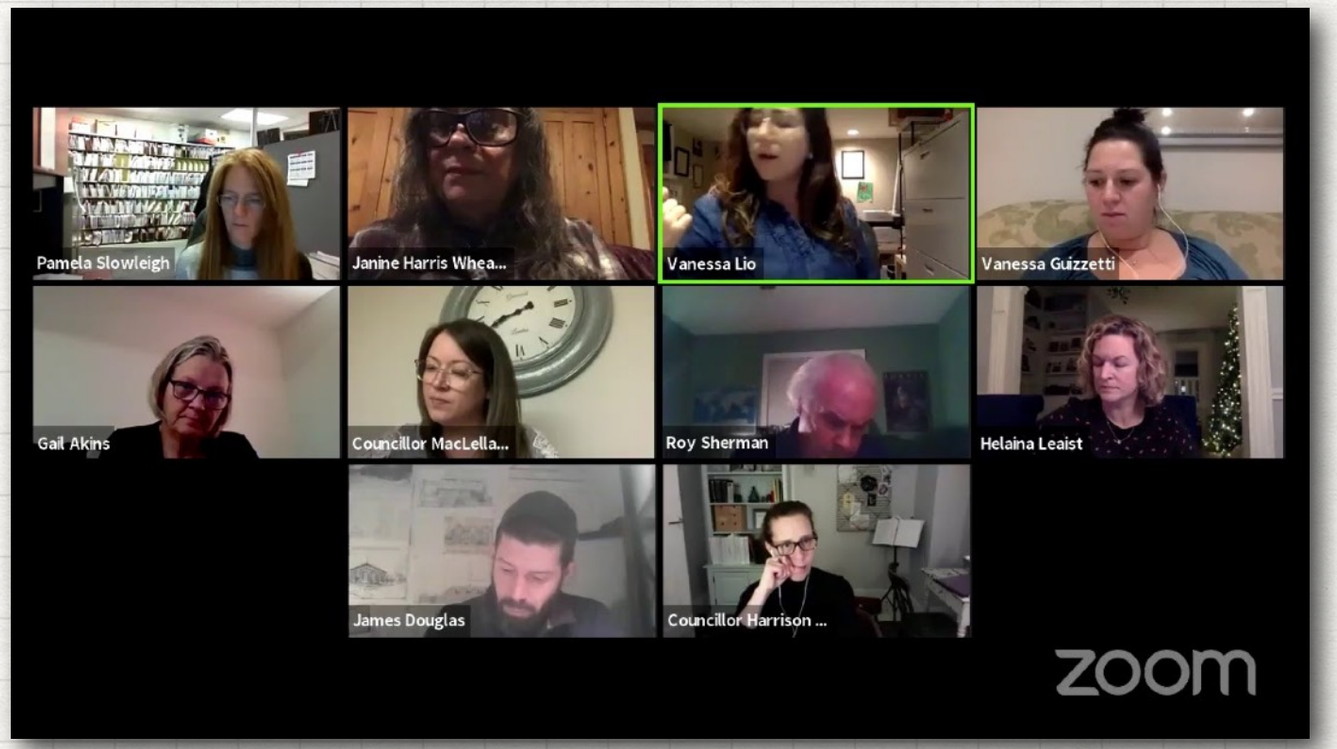
HERITAGE TOOLS

LOCAL GOVERNMENT ACT - PART 15 - HERITAGE CONSERVATION

Heritage Advisory Committee

Heritage is a community asset and a community responsibility.

HACs provide the community perspective, not a professional or technical opinion.



THE KELOWNA CONTEXT

WHAT IS GUIDING HERITAGE DECISIONS?

Vision: Heritage Strategy 2007

Kelowna will be a viable and strong community that balances growth with support for the protection of our distinctive and authentic natural, cultural and built heritage assets through: diverse partnerships; heritage incentives; and integrated and innovative approaches to heritage conservation, community development and public awareness.

City of Kelowna website: Heritage

Kelowna's heritage is a history tied to the land, natural environment and the people… Kelowna's heritage is reflected in the buildings, neighbourhoods and landscapes…. the homes, work spaces, and community gathering places created by the people who shaped and developed the city of Kelowna. We value, respect and celebrate built, cultural and natural heritage as a major contributor to our community's identity, character and sense of place.

THE KELOWNA CONTEXT