

REPORT TO COUNCIL



Date: November 14, 2022

To: Council

From: City Manager

Department: Development Planning

Application: HD22-0001 **Owner:** Shona Renay Harrison

Address: 3940 Miller Road **Applicant:** Shona Harrison

Subject: Heritage Designation Application

Existing OCP Designation: R-AGR – Rural – Agricultural and Resource

Existing Zone: A1 – Agriculture

1.0 Recommendation

THAT Council supports the removal of Lot 1 District Lot 138 ODYD Plan EPP117925 located at 1875 Richter Street from the Heritage Register;

AND THAT Council supports the addition of Lot 57 Section 35 Township 29 ODYD Plan 1247 Except Plan 55336, located at 3940 Miller Road to the Heritage Register;

AND THAT Council consider a Bylaw for the Heritage Designation of the building commonly known as “J.N. Thompson House” and for the building envelope as set out in Schedule ‘A’ as attached to the Report from the Development Planning Department dated November 14, 2022, for the property legally described as Lot 57 Section 35 Township 29 ODYD Plan 1247 Except Plan KAP55336, located at 3940 Miller Road, Kelowna, BC, as a Municipal Heritage Site pursuant to Section 611 of the *Local Government Act*;

AND FURTHER THAT the Heritage Designation Bylaw be forwarded to a Public Hearing for further consideration.

2.0 Purpose

To designate the J.N. Thompson House as a municipal heritage building under Section 611 of the *Local Government Act*.

3.0 Development Planning

Staff support the request for Heritage Designation of the J.N. Thompson House at its new location at 3940 Miller Road. Local governments may use a Heritage Designation Bylaw for a property that has heritage value or heritage character, and where the designation of the property is necessary or desirable for conservation

of a protected heritage property. The *Local Government Act* requires that the following matters be considered:

- heritage value or heritage character of the property – The subject property contains the J.N. Thompson House which is included on the City’s Heritage Register. The Heritage Register describes the heritage value of the building;
- compatibility of conservation with the official community plan or any other community planning objectives in the area in which the property is located – The proposal complies with Official Community Plan Policy which encourages legal protection of historic places using Heritage Designation Bylaws;
- compatibility of conservation with lawful uses of the property and adjoining lands – A single detached house is permitted by the Zoning Bylaw. A Farm Footprint Covenant has been registered on title to ensure the location on the property does not interfere with agriculture on the subject property or surrounding lands.
- condition and economic viability of the property – Designation of the single detached house is not expected to impact the condition and economic viability of the property. The property will continue to be suitable for residential and agricultural uses.
- possible need for financial and other support to enable appropriate conservation – Grants from various sources, including the City of Kelowna Heritage Grants Program and BC Heritage Trust may be available in the future to help cover costs associated with maintenance to the building.

Staff will update the Heritage Register entry for the subject property to reflect the new location of the heritage building.

4.0 Proposal

4.1 Background

J.N. Thompson House was previously located at 1875 Richter Street and it is listed on the Heritage Register which identifies the property as having heritage significance. The house was relocated to 3940 Miller Road in 2021 to facilitate the re-development of 1875 Richter Street. A Farm Residential Footprint Covenant was authorized by the City for the placement of the house.

4.2 Heritage Value and Heritage Character

The subject building is on the City’s Heritage Register:

Place Description

The J.N. Thompson House is a large, two-storey wood-frame Queen Anne Revival style house. It is setback from the property line on a large, treed lot near the northwest corner of Richter Street and Sutherland Ave in Kelowna’s inner city south-central neighbourhood.

Heritage Value

Built in 1911, the J.N. Thompson House is valued as a fine example of the Queen Anne Revival architectural style, as expressed by the asymmetrical plan and massing and highly articulated facades. The house is a late and transitional example of the style, built at a time when the Classical Revival styles as predominated. Local contractor George E. Ritchie was the designer and builder of this prominent home. It has survived in virtually intact original condition and is particularly noteworthy for the rarity of its style in Kelowna, its imposing size and its grand setting on a large lot.

The site is additionally significant for its association with John Nelson Thompson (1870-1956), a prominent citizen and businessman. Thompson was involved in a number of business and service

activities in and around the city and made a significant contribution to the economic development of Kelowna. He was variously a tobacco grower, an orchardist in the Glenmore area, a founding member of the central Okanagan Land and Orchard Company and a partner in the Morrison-Thompson Hardware Store.

Character Defining Elements

Key elements that define the heritage character of the J.N Thompson House include its:

- location, facing west and set well back from the street on a large lot;
- residential form, scale and massing as expressed by its two-storey height and irregular plan;
- hipped roof with projecting gables and closed, overhanging eaves;
- wood-frame construction with lapped wooden siding, lattice screens under the verandah, cornerboards and simple window trim surrounds with cornice;
- Queen Anne Revival style elements such as its wraparound verandah, cornerboards and simple window trim surrounds with cornice;
- additional exterior elements such as the second storey balcony with closed balustrade and glazed access door, rear entry with porch, and side entrance with glazed door located in a bay window;
- regular fenestration including 1-over-1 and 2-over-2 double hung wood sash windows, some with leaded, diamond pattern panes in the upper sash, square attic windows and piano window on the front façade; and
- associated landscape features such as grassed lawns and mature specimen tree.

4.3 Project Description

The applicant is requesting that the J.N. Thompson House, that was recently relocated to the subject property, be designated as a heritage building under Section 611 of the *Local Government Act*. Unlike its current listing on the Heritage Register, designation of the building would provide formal legal protection to the structure. Once the property is designated by bylaw, the owner must obtain a Heritage Alteration Permit to make alterations in the future.

The house was recognized by Heritage BC in 2017 as it was a recipient of a 2017 Heritage Award for Heritage Conservation in recognition of exterior restoration of the house including traditional windows, new paint in heritage colours, a roof replacement, and repair of exterior wood elements. The Heritage BC Award acknowledges the high standards of heritage conservation of the project based on the national *Standards and Guidelines for the Conservation of Historic Places in Canada*. The house also won a 2017 Central Okanagan Heritage Society Award for a "Conservation project on a building currently in residential use."

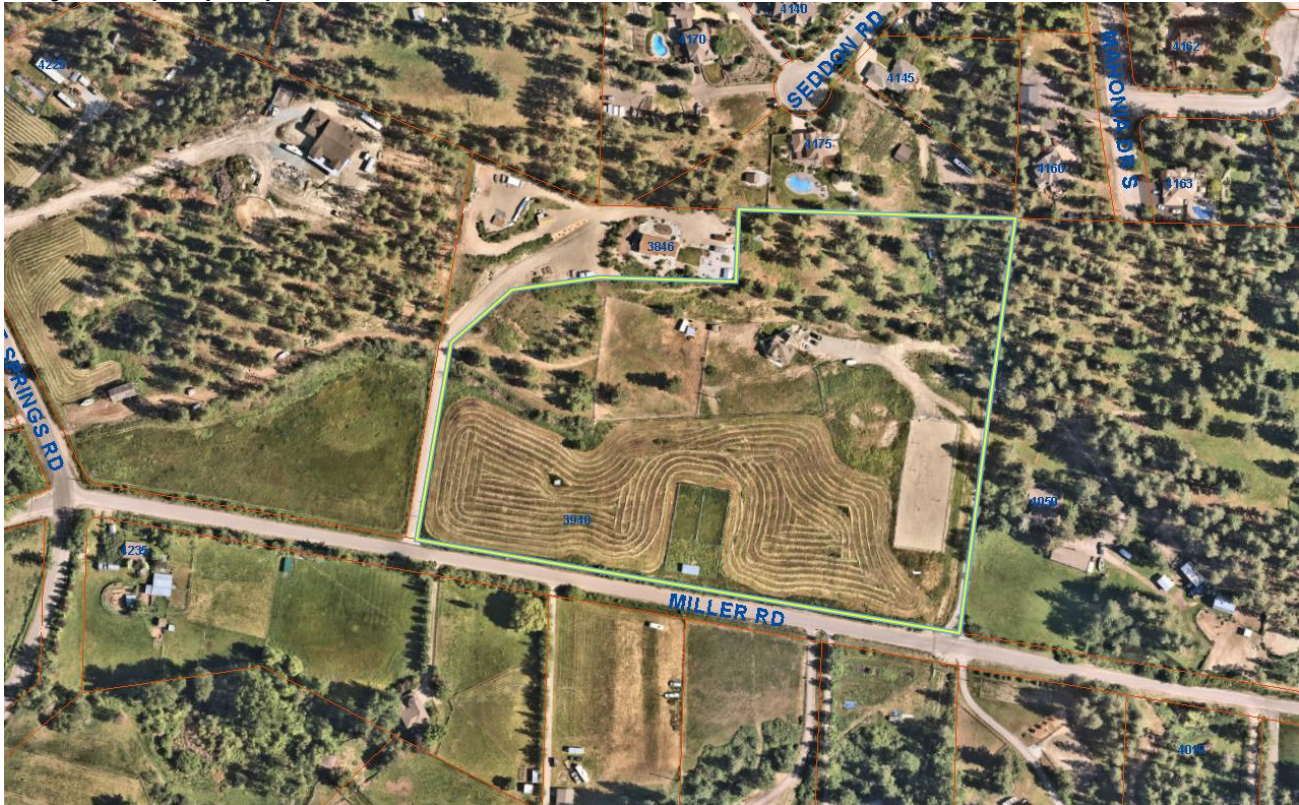
4.4 Site Context

The subject property is located in Southeast Kelowna on Miller Road, near the intersection with June Springs Road. The property contains the J.N. Thompson house and agricultural structures. It is within the Agricultural Land Reserve. The surrounding area contains both agricultural and rural residential uses.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RR1 – Rural Residential 1	Rural Residential
East	A1 – Agriculture 1	Agriculture
South	A1 – Agriculture 1	Agriculture
West	A1 – Agriculture 1	Agriculture

Subject Property Map: 3940 Miller Road



5.0 Current Development Policies

Objective 11.2 Identify, conserve and protect historic places	
Policy 11.2.2 Kelowna Heritage Register	Use the Kelowna Heritage Register as the primary tool to identify heritage buildings. Continue to maintain and update the Heritage Register in accordance with provisions of the <i>Local Government Act</i> and <i>Heritage Conservation Act</i> . <i>The J.N. Thompson house has been identified as a significant heritage building and is included on the City's Heritage Register.</i>
Policy 11.2.5 Protection of Historic Places	Prioritize the legal protection of historic places using the tools identified in the <i>Local Government Act</i> : <ul style="list-style-type: none"> • Heritage Designation Bylaws; • Heritage Revitalization Agreements; and • Heritage Covenants. <i>The application proposes to provide legal protection of the heritage building using a Heritage Designation Bylaw.</i>

6.o Application Chronology

Date of Application Received: August 23, 2022

Report prepared by: Mark Tanner, Planner II
Reviewed by: Lydia Korolchuk, Urban Planning Manager
Reviewed by: Terry Barton, Development Planning Department Manager
Approved for Inclusion: Ryan Smith, Divisional Director, Planning & Development Services

Attachments:

Schedule A: Site Plan

Attachment A: Letter of Rationale

Attachment B: Photographs