

# Report to Council



**Date:** May 1, 2017  
**File:** 1810-50  
**To:** City Manager  
**From:** Parks & Buildings Planning Manager  
**Subject:** Heritage Asset Management Strategy – Program Update

---

**Recommendation:**

THAT Council receives for information, the report from the Parks & Buildings Planning Manager dated May 1, 2017, with respect to the Heritage Asset Management Strategy – Program Update.

**Purpose:**

To provide Council with an update to the 2015 Heritage Asset Management Strategy (Attachment 1).

**Background:**

Heritage preservation and education play a key role in community identity, and helping to create a distinct and unique civic culture. City policy realizes the importance of this, and works to preserve these unique assets, as well as help to continue to create new and exciting historic opportunities for Kelowna residents.

Out of the 19 properties listed in the Heritage Asset Management Strategy, 11 sites are currently being used in an adaptive reuse capacity, while 4 others are now being considered for similar models of use and restoration.

**Active Projects (2017):**

The following is a list of current heritage projects that staff have been addressing from early stage community input to adaptive reuse permitting and review.

**Old Glenn Avenue School on Richter Street and Lawrence Avenue - 1633 Richter Street:**

\$510,000 for exterior renovations was approved by Council in the 2015 Capital Budget. To date brick repair, replacements and re-pointing have been completed, as well as all required roof repairs. Window replacement is scheduled to start this spring with total completion of project by June 30, 2017.

**Surtees Property (Ritz Café and Surtees Barn) – 4629 Lakeshore Road:**

The City is pursuing an adaptive reuse for this property in partnership with Worman Commercial (Worman). The partnership will see the restoration and adaptive re-use of the two current buildings on site (Ritz Café and Surtees Barn), as well as the addition of a complementary new building with a footprint of no more than 2,200 square feet. A Memorandum of Understanding (MOU) between Worman and the City was executed in December of last year. Since that time, both parties have waived their respective due diligence conditions, and the formalization of the terms of the MOU into a legally binding lease agreement are currently being finalized. Worman is currently working through the Heritage Revitalization Agreement (HRA) process and has submitted the appropriate drawings as required.

It should be noted that the intent of the partnership is to preserve the Surtees site's park-like feel and character. The eastern portion of the property will serve as a trailhead for the future Bellevue Creek linear trail. The various buildings on-site, while commercial in use, are intended to complement and animate the sites use as a park and staging area for the Bellevue Creek trail system.

A key aspect for the viability of the partnership is the completion of the Collett/Lakeshore roundabout, anticipated in Fall 2017. While on-site work with respect to the heritage buildings is anticipated to commence in the summer of this year, finalization of the various improvements is not anticipated until mid-2018. (Refer to Attachment 2-Surtees Property – Concept sketch)

**Cameron House – 2337-2345 Richter Street:**

Council approved \$330,000 for this project in 2012 and an additional \$200,000 was requested as part of the 2015 Capital Budget. The building is a heritage log cabin residence in the heart of Cameron Park, surrounded by a residential neighbourhood and in close proximity to Kelowna General Hospital.

Some minimal structural stabilization and hazard removal has also been carried out in order to allow partnership proponents access into the building.

Public engagement was conducted by two different methods last spring to gauge public interest as well as determine possible uses for the building. Both an online survey was fielded from May 9 - 20, 2016, as well as an on-site Idea Fair on May 12, 2016.

Overall, 78% of respondents valued the heritage component of the building as "Very Important". The most popular possible uses for building were:

1. Community based arts studio
2. Coffee shop or tea house
3. Children's daycare/ preschool
4. After school centre

68% of respondents supported the possibility of an addition to the building to accommodate other uses while 82% supported extended hours such as evenings and weekends. 59% did not agree to a retail business operating out of the original or an expanded building, although this is at odds with one of the preferred uses as a coffee shop. (Refer to Attachment 3 - Cameron House Engagement Summary, and Attachment 4- Cameron House Final Report Summary). All information can be found online as well.

An Expression of Interest (EOI) call to seek input on potential adaptive reuses that would be considered appropriate in this setting has been drafted, and is currently in the queue awaiting posting.

**Brent's Grist Mill Heritage Park – 2128 Leckie Place:**

Structural stabilization of the building has been completed. It is anticipated the completion of the Okanagan Rail Trail corridor will generate increased potential for the adaptive reuse for the buildings in the future. An EOI for the adaptive reuse of this site is therefore currently on hold pending the outcomes of the Cameron House EOI and Surtees partnership, and completion of the initial phase of the Okanagan Rail Trail corridor.

**St Aidan's Church – 365 Rutland Road North:**

The City and the Okanagan Buddhist Cultural Centre (OBCC) successfully negotiated an agreement that transferred the property to the OBCC for below-market value, in exchange for the society agreeing to certain conditions with respect to the restoration and preservation of the historical significant St. Aidan's church building. The OBCC is currently working through the various conditions required to rezone the property to P3 and to complete the terms of a Heritage Alteration Permit.

**Firehall No. 2 Water Street – 1616 Water Street:**

Staff have conducted a building and masonry condition assessment on Firehall No.2 on Water Street. Portions of the mortar from the original 1924 construction have failed due to age-related deterioration and weathering. The works include; brickwork restoration, bracing on the original 1924 parapets, repair to the concrete sills and lintels, and replacement of the cornice cap flashings. The restoration project would be an appropriate time to restore the original windows, which have deteriorated and are in poor condition.

The cost estimate for this work as well as internal functional upgrades to Firehall No. 2 was considered by staff to be too high, and the project was not brought forward as a proposal for budget in 2017. A revised scope of work will be costed and proposed for 2018 budget.

**Laurel Packinghouse Courtyard – 1304 Ellis Street:**

A new design for the Laurel Packinghouse south courtyard is currently being finalized. The updated design includes a large multi-use deck space, urban design and heritage interpretive elements such as Apple Box themed seating structures, water flumes, native plantings and the original switching truck from the original rail yards. Detailed design drawings for the courtyard are nearing completion, while additional funding and grant sources are being considered to secure the final 1/3 of the budget.

**Conclusion:**

At the time of the previous Heritage Asset Management Report (January 1, 2015) only two projects were listed as active (Old Glenn Avenue School and Cameron House). Since then, Old Glenn Avenue School is nearing completion and Cameron House has started public engagement process. The additional 5 projects listed in this report clearly show the commitment that Council and the City has towards heritage asset management and recognized the value and impact they will have throughout the City. (Refer to Attachment 5 for a complete of City owned Heritage Assets)

**Internal Circulation:**

Divisional Director, Infrastructure  
Long Range Policy Planning Manager  
Real Estate Services Manager  
Urban Planning Manager  
Community Engagement Manager

**Considerations not applicable to this report:**

Legal/Statutory Authority  
Legal/Statutory Procedural Requirements  
Personnel Implications  
External Agency/Public Comments  
Communications Comments  
Alternate Recommendation

Submitted by:

R. Parlane, Manager, Parks & Buildings Planning

**Approved for inclusion:**



A. Newcombe, Director Infrastructure

Attachment 1 – Report to Council, Heritage Asset Management Strategy Feb 18, 2015

Attachment 2 – Surtees Property – Concept Sketch

Attachment 3 – Cameron House Engagement Summary

Attachment 4 – Cameron House Final Report Summary

Attachment 5 – List of City Owned Assets

cc: Divisional Director, Infrastructure  
Long Range Policy Planning Manager  
Real Estate Services Manager  
Cultural Services Manager  
Urban Planning Manager  
Infrastructure Delivery Dept Manager  
Infrastructure Operations Dept Manager  
Community Engagement Manager