

REPORT TO COUNCIL



Date: December 11, 2017

RIM No. 1240-20

To: City Manager

From: Policy & Planning Department (MS)

Address: 815 Lawrence Avenue **Applicant:** Margaret Calder

Subject: Heritage Register Request – Addition

Existing OCP Designation: S2RES – Single / Two Unit Residential

Existing Zone: RU6 – Two Dwelling Housing

Heritage Conservation Area: None

1.0 Recommendation

THAT Council supports the addition Lot 3, District Lot 138, Plan KAP 3900 ODYD located at 815 Lawrence Avenue, Kelowna BC, to the Kelowna Heritage Register.

2.0 Purpose

To consider the addition of 815 Lawrence Avenue to the Kelowna Heritage Register.

3.0 Community Planning

Policy and Planning supports the addition of 815 Lawrence Avenue to the Kelowna Heritage Register.

The registration of 815 Lawrence Avenue aligns with the City of Kelowna Heritage Strategy¹ to preserve and protect significant heritage resources through the use of protection tools and heritage planning initiatives. In addition, the Official Community Plan encourages the use of the Kelowna Heritage Register to better plan for heritage properties.

4.0 Proposal

4.1 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.

¹ D. Luxton & Associates Inc., 2016. City of Kelowna Heritage Strategy – Updated 2015.

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.

4.2 Subject Property

The "Gurr House" at 815 Lawrence Avenue is a Mid-War vernacular cottage bungalow built in 1920. The property is within the residential North Central neighbourhood and is located between Richter Street and Ethel Street. Central School is found to the west and Harvey Avenue is found to the south. The Heritage Register includes many buildings in Kelowna's North Central neighbourhood, including a number of buildings along Lawrence Avenue listed on the Register.

Key characteristics of the "Gurr House" include the covered front porch spanning the width of the home, the square columns and gabled roof, the concrete block foundation and wood-frame construction. Also unique to the house are the craftsman details such as its shingle cladding, triangular eave brackets and exposed rafter tails. The house includes large multi-paned front windows and a red-brick chimney. It has been well-maintained and retains many original features. Associated landscape features include the early garage, front lawn and mature trees and grape vine.

The architecture of the "Gurr House" is based on local needs and the construction materials of the time and reflects local traditions. The design is defined by the gabled roof with a covered front porch spanning the width of the home and large multi-paned front windows.

The subject property and surrounding neighbourhood are shown below.

Subject Property – 815 Lawrence



Charles James Gurr was born in Brighton, England on January 28, 1892. Charles and his wife Mary Ellen (nee Smith – born in Dublin, Ireland May 23, 1890) came to Kelowna around 1935. They resided in this home at 815 Lawrence Avenue (then called Glenn Avenue). They lived there until their deaths in 1972.

Charles Gurr was a Policeman for over 40 years until his retirement around the mid to late 1950's. In Kelowna, the British Columbian Provincial Police were under contract from the BC Government. The BCPP ceased to exist in 1950 when policing was taken over by the Royal Canadian Mounted Police. Their son Patrick C. Gurr was noted as one of the 96 men rescued when the Trentonian was torpedoed and sunk on February 22, 1945 in the English Channel off Falmouth. Patrick returned to Kelowna and in 1947 was working as an attendant at Victory Motors Ltd. He later married Faye Stewart (daughter of a pioneer family that came to the Okanagan in 1905) and at some point moved his family to Trail B.C., where they owned and operated a hotel. Their daughter, Tessie Hilda Gurr (born February 1, 1918) married Ivan Emslie Murray "Jock", who was the Manager of O.L. Jones Furniture at 513 Bernard Avenue. Tessie passed away in Kelowna June 4, 1993 at the age of 75.

5.0 Policy

5.1 Heritage Strategy²

The City of Kelowna Heritage Strategy outlines policy as noted below.

Heritage Planning

- Continue to preserve and protect significant heritage resources through the use of protection tools and heritage planning initiatives.
- Continue to identify the City's significant cultural landscapes, archaeological and built heritage resources.

Update Heritage Register

- Continue to prepare Statements of Significance as per the Canadian Register of Historic Places for Heritage Register properties.

5.2 Official Community Plan³

Policy .1 Heritage Register. Use the Kelowna Heritage Register for fully informed decision-making regarding land use of heritage properties.

6.0 Heritage Advisory Committee

The above noted application was reviewed by the Community Heritage Committee at the meeting held on September 21st, 2017 and the following recommendations were passed:

Heritage Advisory Committee September 21st, 2017

Moved by Lorri Dauncey/Seconded by Abigail Riley

THAT the Heritage Advisory Committee recommends that Council support the addition of 815 Lawrence Avenue to the Kelowna Heritage Register.

Carried

Report prepared by:

Melanie Steppuhn, Planner

Reviewed by:



James Moore, Long Range Policy Planning Manager

Approved for Inclusion:



Doug Gilchrist, Divisional Director, Community Planning & Real Estate

Attachments:

Letter of Request from Property Owner

Recent Site Photos – Lawrence Avenue 815

² D. Luxton & Associates Inc., 2016. City of Kelowna Heritage Strategy – Updated 2015.

³ City of Kelowna, 2015. Official Community Plan, Chapter 5, Objective 5.7 Identify and conserve heritage resources.