

REPORT TO COUNCIL



Date: December 11, 2017

RIM No. 1240-20

To: City Manager

From: Policy & Planning Department (MS)

Address: 924 Laurier Avenue

Applicants: Margot Pridham
Michael Morrow

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 B, District Lot 138, KAP48656 ODYD located at 924 Laurier Avenue, Kelowna BC, to the Kelowna Heritage Register.

2.0 Purpose

To consider the addition of 924 Laurier Avenue to the Kelowna Heritage Register.

3.0 Policy and Planning

Staff supports the addition of 924 Laurier Avenue to the Kelowna Heritage Register.

The registration of 924 Laurier 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, as well as the Official Community Plan that encourages the use of the Kelowna Heritage Register for heritage properties. Properties on the registry may be eligible for a number of incentives, including grants for exterior renovation and conservation under Kelowna's Heritage Grants Program.

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

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

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.

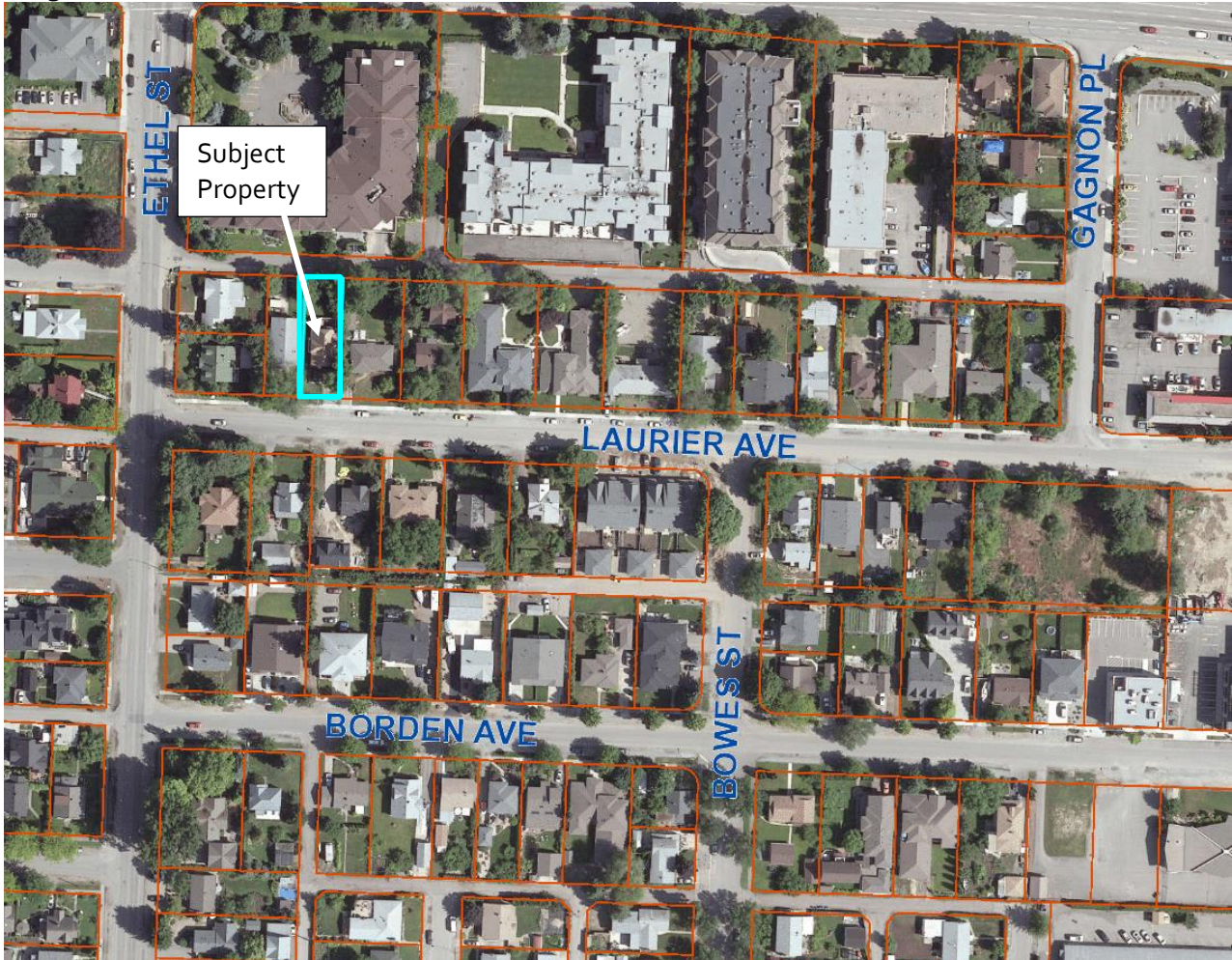
4.2 Subject Property

The house at 924 Laurier Avenue is a front-gable house that staff understands was built in 1908 by James Kincaid. The property is within the residential South Central neighbourhood and is located between Ethel Street to the west and Gordon Drive to the east. Harvey Avenue is found to the north.

The Heritage Register includes many buildings in the South Central area, though three homes in the vicinity are listed on the Register – one at 1730 Ethel Street, one at 1788 Ethel Street and other at 911 Borden Avenue.

The subject property and surrounding neighbourhood is shown below.

Neighbourhood Context: 924 Laurier



The house is a front-gable house that staff understands was built in 1908 by James Kincaid. The Heritage Register includes many buildings in the South Central area, and three homes in the vicinity. Built in 1908, 924 Laurier Avenue, listed as the "Kincaid Residence", was assessed as part of the evaluation that was conducted for the 1983 Kelowna Heritage Inventory. Under this inventory, it was listed as a Class B Building. Key characteristics of the front-gable house ("jerkin roof") include the two dormers on the east and west sides of the house and the large columned verandah with dog-leg staircase. It is the only house on Laurier built with old Kelowna brick.

The documented alterations include a 1938 alteration to upstairs to make six room for rent as well as a 1990 alteration in which the building was moved from the left side of the lot to the right side of the lot. Worth noting, the building has grown incrementally into a complex building.

Early conversion from a single family home to boarding house and then apartments is typical of changes of structures in the area. Although it is not firmly established, the residence is connected to the James Kincaid family. James Kincaid came to Kelowna with his wife Jane "Jean" in 1905. James was a carpenter by trade and may have built the house at 924 Laurier Avenue for the Millie family. Subsequent owners were Josiah Adam Shier and his wife Matlida Kirk who came to Kelowna in 1920 and purchased the property. Josiah

Shier became a member of Kelowna City Council in 1926 and worked for the Irrigation District. For many years the family ran the home as a boarding house. In 1938, the Shier family converted the upstairs into six rooms for rent. For many years since the conversion, under varying ownership, the house has been as a boarding house and other rental purposes.

There are two small decks off the second floor west and north sides of the house. The house was built of old Kelowna brick on the south side with what appears to be cedar siding on the other three sides. The windows are original sash, most of which have had storm windows glued, screwed and painted shut over top. An old style metal rod and chain link fence encloses the west back garden and along the east property line. Associated landscape features include several garden beds, mature trees, and a cedar hedge which encloses the south and most of the west side of the property.

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:

Moved by Stoke Tonne/Seconded by Brian Anderson

THAT the Heritage Advisory Committee recommends that Council support the addition of 924 Laurier Avenue to the Kelowna Heritage Register.

Carried

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.

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

Attachment:

Letter of Request from Property Owner
Recent Site Photos – Laurier Avenue 924