
CITY OF KELOWNA

MEMORANDUM

Date: January 22, 2001
File No.: 6800-00

To: City Manager

From: Planning and Development Services Department

Subject: Glenn Avenue and Central Elementary School Buildings

Report prepared by Greg Routley, Planner – Long Range

RECOMMENDATION

THAT City Council consider designation of the building located at 1633 Richter Street, Kelowna B.C., commonly known as the 'Glenn Avenue School' as a Municipal Heritage Site pursuant to Section 967 of the Local Government Act.

AND THAT City Council consider designation of the building located at 1825 Richter Street, Kelowna B.C., commonly known as the 'Central Elementary School' as a Municipal Heritage Site pursuant to Section 967 of the Local Government Act.

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

HERITAGE DESIGNATION BYLAW BACKGROUND INFORMATION

This report has been prepared to complement the Heritage Designation Bylaw for the brick heritage buildings located at 1633 Richter Street and 1825 Richter Street (see attached location map). Pursuant to Section 968 of the Local Government Act, the information contained in this report must be made available to the public in advance of the Public Hearing on the Heritage Designation Bylaws.

Heritage Value and Heritage Character – 1633 Richter Street:

In 1907, City Council approved purchase of a portion of the southeast corner of Richter Street and Glenn Avenue (now Lawrence Avenue) for the construction of a High School. Built in 1910 by H.W. Raymer, the building was both the first High School and the first brick school building in Kelowna (see attached photograph). In 1929, the Junior High School grades moved to a new building (now K.S.S.) and in 1939, the Senior High School grades followed. The old building then became a junior elementary school and was renamed Glenn Avenue Primary. In the 1980's, the building became the Downtown Youth Centre of the Kelowna and District Boys and Girls Club.

The old Glenn Avenue school building is an impressive early Kelowna school building and is an attractive neighbourhood landmark. Its brick construction represented the growing confidence of the community as well as the importance it attached to public education.

Heritage Value and Heritage Character – 1825 Richter Street:

Officially opened on January 20, 1914 by the Honorable Price Ellison, “Central School” housed primary and elementary classes (see attached photograph). It later became Central Elementary School after primary grades were moved to the DeHart Primary School in 1924. The construction of Central School was an important achievement for Kelowna and a large proportion of children in early Kelowna received their elementary education in this building.

Designed by G. E. Nobles and built by Alfred Ivey, the school is the most impressive civic building of its era and among the few large institutional buildings of this style to be built in Kelowna. The architectural integrity of this historic building remains intact.

Compatibility of Conservation with the Official Community Plan and other community planning objectives:

Designation of the Glenn Avenue and Central Elementary schools is compatible with the Kelowna Heritage Register, the Kelowna Heritage Strategy and the Kelowna Official Community Plan.

The Kelowna Heritage Register identifies the brick school buildings located at 1633 Richter Street and 1825 Richter Street as having heritage value. The Kelowna Heritage Strategy supports the designation of City-owned heritage properties as a means of progressing towards the identified goal of situating the City of Kelowna as a leader in heritage conservation initiatives.

The Official Community Plan (OCP) includes policies that are intended to promote the conservation of heritage buildings listed in the Kelowna Heritage Register. Specifically, the OCP states that the City of Kelowna will demonstrate a commitment to heritage conservation by ensuring that City-owned heritage properties be maintained in an appropriate condition and that the City of Kelowna will encourage owners of properties listed in the Kelowna Heritage Register to voluntarily provide long-term heritage protection to their properties through the use of a Heritage Designation Bylaw or a Heritage Conservation Covenant.

Compatibility of Conservation with Lawful Uses of the Property and Adjoining Lands:

The subject properties are zoned P2 (Education and Minor Institutional). The uses permitted within this zone include care centres, community recreation services, emergency and protective services, private clubs, private and public education services, religious assemblies and utility services. Conservation of the heritage building would not prevent the subject properties and heritage buildings to continue to be used for these purposes.

The Official Community Plan designates the future land use of these sites as Educational / Major Institutional. The OCP designates the future land use of the surrounding properties as a mix of Educational / Major Institutional, Single / Two Family Residential and Low Density Multiple Family Residential and Commercial. Continued use of the subject properties and heritage buildings for institutional purposes would be compatible with these land uses.

Condition and Economic Viability of the Property:

The heritage buildings are owned by the City of Kelowna and managed by the Boys and Girls Club and School District No. 23. The City of Kelowna, the Boys and Girls Club and the School District have provided support for the maintenance of the heritage buildings, which has allowed the buildings to remain in good condition. It is anticipated that the present lease arrangements with the Boys and Girls Club and School District No. 23 will continue for some time.

Possible Need for Financial or Other Support to Enable Appropriate Conservation:

As the heritage buildings are publicly owned and have irreplaceable historical and architectural values, the City of Kelowna has made a commitment to their ongoing conservation. The City will endeavor to maintain the special features and overall integrity of the heritage buildings so that they may continue to serve as a community amenity and heritage resource for the benefit of present and future generations.

SUMMARY

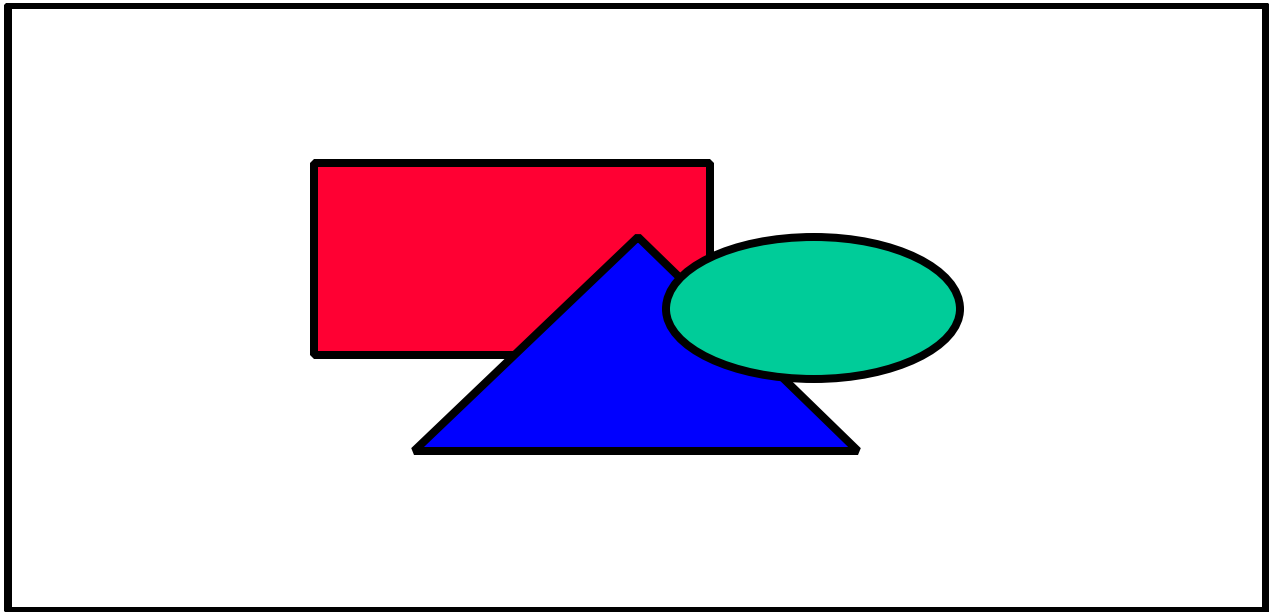
Given the significant heritage value of the Glenn Avenue and Central Elementary school buildings and their contribution to the community as cultural, educational and aesthetic heritage resources, it is recommended that Council consider designation of the school buildings and advance the Heritage Designation Bylaw to a Public Hearing. Designation of these heritage buildings demonstrates that the City of Kelowna maintains its commitment to the promotion of heritage conservation in the community.

Signe K. Bagh, MCIP
Long Range Planning Manager

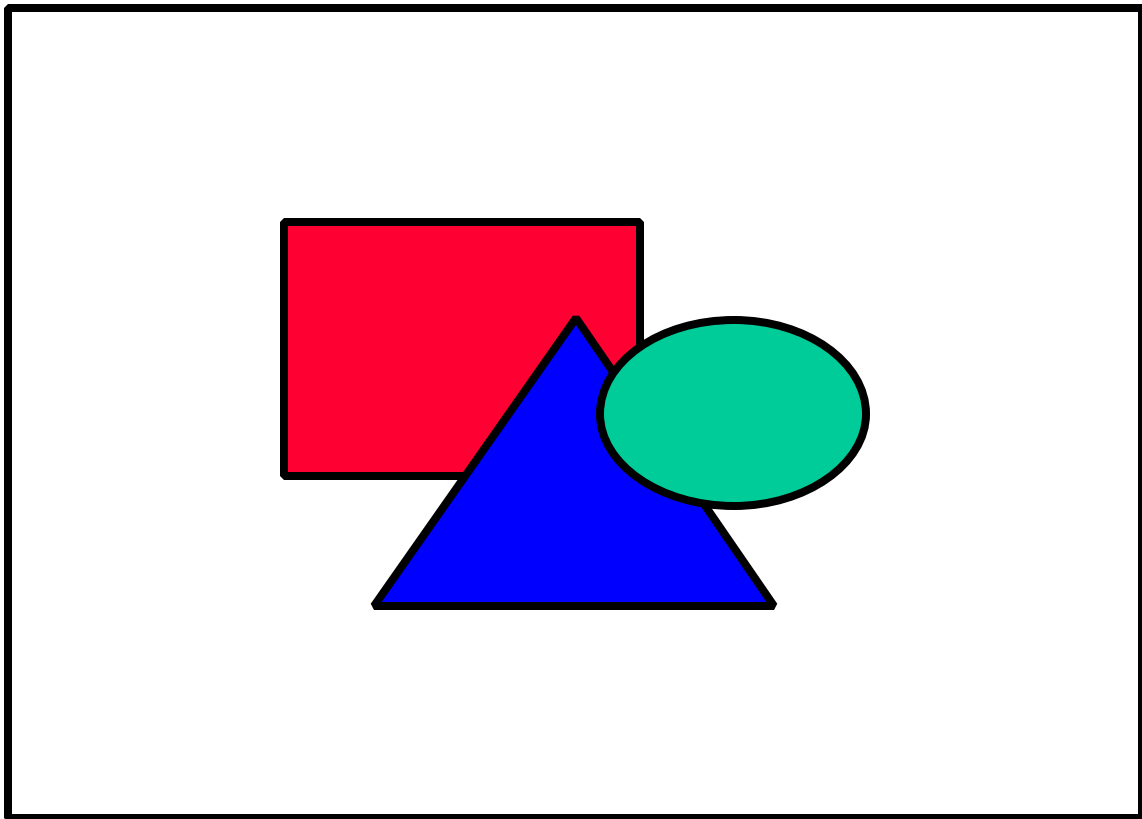
Approved for inclusion ☐

R.L. (Ron) Mattiussi, ACP, MCIP
Director of Planning & Development Services

GDR/
Attach.



1633 Richter Street – ‘Glenn Avenue School’



1825 Richter Street – ‘Central Elementary School’