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## CITY OF KELOWNA

# MEMORANDUM

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**Date:** February 24, 2005  
**File No.:** HAP05-003

**To:** City Manager

**From:** Director of Planning and Corporate Services

**Subject:** Heritage Alteration Permit Application HAP05-003 – 474 Cadder Avenue

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### RECOMMENDATION:

THAT the Report of the Director of Planning and Corporate Services dated February 24, 2005 be received for information.

### BACKGROUND:

During the February 21<sup>st</sup>, 2005 Regular Meeting of Council, Council considered the following:

1. THAT staff be instructed not to issue a demolition permit at 474 Cadder Avenue. (NOT VOTED ON - see next resolution which was adopted).
2. THAT the motion be tabled and staff requested to provide Council with relevant background information before proceeding with issuance of a demolition permit at 474 Cadder Avenue;

AND THAT the matter of this demolition permit be brought back for further consideration by Council at the Regular Meeting of February 28, 2005.

The following relevant background information is attached to this Report:

1. Heritage Application Form dated January 21<sup>st</sup>, 2005;
2. Location map;
3. Exterior drawings (revised);
4. Extract from unadopted February 1<sup>st</sup>, 2005 Community Heritage Commission minutes;
5. Sections 948(3) and 972(6) of the Local Government Act (LGA) state that a property must be designated as a Municipal Heritage Site if refusal to issue a Heritage Alteration Permit (HAP) would prevent the use of land that is allowed under the applicable zoning bylaw or the development of the land to the density that is allowed under the bylaw. Section 8.0 of the Heritage Procedures Bylaw and Section 973(2)(c) of the LGA allow the Director to require that the applicant provide a specified amount of security to guarantee the performance of the terms, requirements and conditions of an HAP – copies of relevant sections of the LGA and bylaw;
6. Kelowna Heritage Register Evaluation Worksheet for 474 Cadder Avenue;
7. Kelowna Heritage Register evaluation criteria.

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R. L. (Ron) Mattiussi, ACP, MCIP  
Director of Planning and Corporate Services