
CITY OF KELOWNA

MEMORANDUM

DATE: MAY 11, 2006

TO: CITY MANAGER

FROM: PLANNING AND CORPORATE SERVICES DEPARTMENT

PURPOSE: TO AUTHORIZE THE ISSUANCE OF A DEMOLITION PERMIT (BP31573) FOR 933 BERNARD AVENUE.

REPORT PREPARED BY: KEIKO NITTEL

1.0 RECOMMENDATION

THAT Council not require Temporary Protection of the subject property;

AND THAT, the Director of Planning & Corporate Services Department be authorized to issue a demolition permit for Lot A, DL 14, ODYD, Plan 39250, located on Bernard Avenue, Kelowna, B.C., subject to the following:

1. The applicant be required obtain a Building Permit for the new house on the subject property prior to issuance of the demolition permit.

2.0 SUMMARY

The Pitt-Trentwith House, located on the subject property, is listed on the Heritage Register. The owner of the subject property is seeking to obtain a demolition permit for the existing house. An existing house would subsequently be relocated onto the subject property.

3.0 COMMUNITY HERITAGE COMMISSION

The above-noted application was reviewed by Community Heritage Commission at the meeting of April 25, 2006 and the following recommendation was passed:

- i) the significance of its age and vernacular architecture, which is representative of the working class community in Kelowna during the early part of the 20th century;
- ii) the property is within the boundary recommended for a Lawrence – Bernard Heritage Conservation Area by local residents;
- iii) that restoration of the building to contemporary standards may be economically feasible compared to the alternative of relocating another house to the site given the current trends of gentrification and the demand for rental accommodation;
- iv) that outside of the existing Heritage Conservation Areas, the inventory of heritage buildings is quite small and the City should use its best efforts to protect the existing stock of heritage value properties; and,

Further THAT the Commission recognizes the driving factor in this application is economics, however this should not be the determinant in heritage preservation matters, and recommends:

- v) that the applicant pursue an application for a secondary suite in a carriage house, which is permitted under the current zoning [RU6 - Two Dwelling Housing] that would retain and support the heritage character, and address the economic interests of the owner.

4.0 BACKGROUND

The Pitt-Trentwith House was built in 1910 for Thomas Pitt, a foreman at Kelowna Sawmills Ltd. until at least 1948. Pitt lived in the house with his daughter Phyllis Trentwith, nee Pitt, who remained in the house until 1976. Phyllis Trentwith was a vocalist with the Ogopogo Concert Club, which performed on radio station 10-AY (later CKOV) about 1928-31. In approximately 1919, she married James H. Trentwith whose shop (known as "The Electric Shop") sold electrical supplies, bicycles, crockery, toys, and musical instruments in the 1920s. He later concentrated on electrical contracting, and in the 1940s on refrigeration.

Built by M.J. Curts, the Pitt-Trentwith House is a good example of a two story house built in Kelowna in the early 1900s. This house has a high pitched gable roof with a hipped roof wing with the front entrance and an enclosed porch. The hipped roof section has exposed rafters. There is stone at the bottom 2ft of the house. There are projecting eaves that slope towards the walls. The back of the house has a shed style roof wing.

A heritage evaluation of the house, conducted on April 2001, scored a total of 68 points out of a possible 100. A score of 55 points or greater are ground for inclusion on the Heritage Register (see attached scoring chart and evaluation)

The Proposal

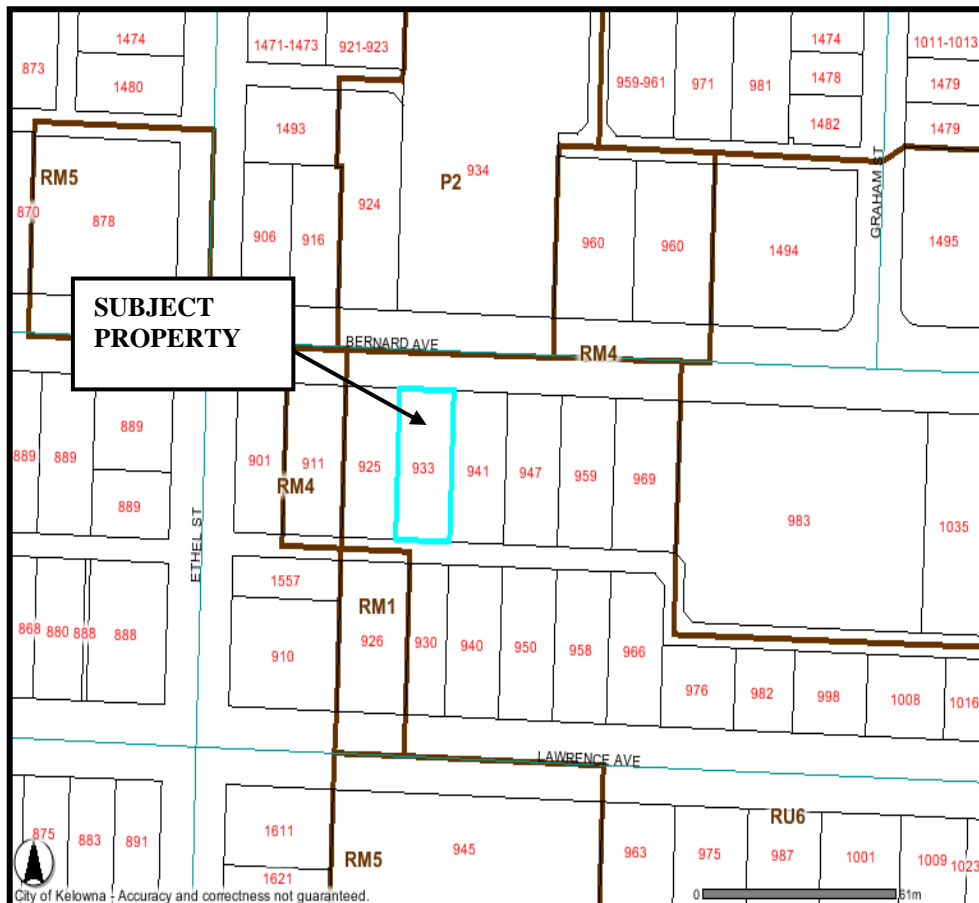
The applicant is seeking to demolish the existing house in order to allow for the relocation of another house on the subject property. The applicant's rationale for the application is that the existing house is in disrepair and, therefore, as a rental property, is difficult to retain good tenants. The applicant has submitted an Inspection Report for the Pitt-Trentwith House outlining the various deficiencies in the house (attached). The report indicates deficiencies in the deck (framing, base, ceiling), foundation (rotting in joist and beams), roofing (requires replacement), chimney (loose bricks, deteriorating mortar, inadequate insulation), galvanize piping, weather windows, uneven floors, and major cracking and water stains on the ceiling. Significant repair and upgrading would therefore be required in order to restore the existing house.

The applicant is therefore proposing to demolish the existing house and relocate another older home (548 Francis Avenue– see attached photos) to the site. While not listed on the Heritage Register, the form and character of the proposed new house is in generally in keeping with the character of the houses in the neighbourhood. The Local Government Act allows for the approval of the demolition to be withheld until such time that a building permit and any other necessary approvals have been issued for the redevelopment of the site. Prior to issuance of the demolition permit, the applicant will therefore first be required to first obtain a building permit for the new house. At that time, the applicant will be required to provide confirmation to the Director of the Planning & Corporate Services that the new proposed house adequately respects the form and character of the existing neighbourhood. In addition, the applicant will be required to remove the front driveway and provide access to the site from the rear lane as is

consistent with today's Zoning Bylaw regulations. As a result, the driveway will no longer cross over the sidewalk thus eliminating pedestrian/vehicular conflict. As part of the building permit application, the applicant will also be required to ensure that the proposed new development conforms to the regulations of the Zoning Bylaws. Staff also notes that the property is zoned RU6 – Two Dwelling Housing. Should the applicant wish to construct a secondary suite on the subject property as is permitted within the RU6 zone, a development permit for the form and character of the new development will be required.

4.1 Site Context

Site Location Map



5.0 PLANNING AND CORPORATE SERVICES DEPARTMENT

Planning Staff is supportive of the proposal to demolish the existing single detached dwelling. While listed on the Heritage Register, Staff feels that the poor condition of the house and average rating does not warrant its designation as Municipal Heritage site and therefore its protection. Staff also notes that should the City require that the house be protected the City would then likely be required to compensate the owner for its preservation. At this time, significant work would be required in order to restore and bring the building in conformance with BC Building Code. Staff notes that the applicant is proposing to relocate the existing house from 548 Francis Avenue to the subject property. While not listed on the heritage register, the proposed house has architectural character that is not inconsistent with houses in the

surrounding neighbourhood. As a condition of approval of the demolition permit may be withheld until such time that a building permit for the new house on the property. At that time, the Director of Planning and Corporate Services would require that the applicant demonstrate that the form and character of the new house is in keeping with the neighbourhood. In addition, in order to improve vehicular circulation and avoid conflicts with pedestrians along the sidewalk on Bernard Avenue, Staff will require as a condition of the building permit that the existing front driveway be removed. Access to the new house access will be required to be taken via the rear lane. Staff therefore recommends that Council support the approval of the demolition permit for the existing Pitt-Trentwith House. Should Council choose not to support the issuance of the demolition permit, Staff is recommending that Council request a professional heritage inspection to assess the heritage value of the property be undertaken at the City's expense.

6.0 ALTERNATE RECOMMENDATION

THAT Council request a professional Heritage Inspection of the subject property and building at the City's expense.

Andrew Bruce
Development Services Manager

Approved for inclusion

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

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Attach.