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**CITY OF KELOWNA**

**MEMORANDUM**

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**DATE:** February 22, 2007

**FILE NO.:** HAP06-0015

**TO:** City Manager

**FROM:** Planning and Development Services Department

**APPLICATION NO.** HAP06-0015

**OWNER:** CITY OF KELOWNA

**AT:** 1056-1060 CAMERON AVENUE

**APPLICANT:** OKANAGAN RESTORATION  
SERVICES LTD.

**PURPOSE:** TO SEEK A HERITAGE ALTERATION PERMIT TO AUTHORIZE  
THE FIRE LOSS RESTORATION OF A HERITAGE BUILDING  
(GUISACHAN HOUSE) CONSISTING OF THE REMOVAL AND  
REPAIR OF THE DAMAGED PORTIONS OF ROOF, WALLS,  
FLOOR AND FINISHES AS REQUIRED TO ORIGINAL  
CONDITION.

**EXISTING ZONE:** CD9 – HERITAGE COMMERCIAL – (GUISACHAN HERITAGE  
PARK - HERITAGE DESIGNATION BYLAW NO. 7794)

**REPORT PREPARED BY:** CORINE (CORY) GAIN, MCIP, CPT

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**1.0 RECOMMENDATION**

THAT Council authorize the issuance of Heritage Alteration Permit No. HAP06-0015 for fire loss restoration of the heritage building known as the 'Guisachan House' on property known as the 'Guisachan Heritage Park' on property legally described as Park shown on Plan 37018, Sec. 18, Twp. 26. O.D.Y.D., located at 1060 Cameron Avenue subject to the following:

1. The dimensions and siting of the building remain unchanged;
2. The exterior design and finish of the building and landscaping surrounding the building to be restored to the pre-fire specifications as approved under Heritage Designation Bylaw No. 7794 – A Bylaw to designate the 'Guisachan Heritage Park' located at 1060 Cameron Avenue as a Municipal Heritage Site adopted by the City of Kelowna in 1996.
3. This permit is issued on the understanding that the restoration will result in a replication of the pre-fire character with the exception of upgrades to bring the structure into compliance with Building Code requirements as applicable, including installation of a sprinkler system.

## 2.0 SUMMARY

The applicant is seeking a heritage alteration permit to authorize the fire loss restoration of the heritage building, known as the "Guisachan House". The proposal is to repair the roof, walls, floor and finishes as required to original condition. The building will be restored to the pre-fire specifications as approved under Heritage Designation Bylaw No. 7794 – A Bylaw to designate the 'Guisachan Heritage Park' located at 1060 Cameron Avenue as a Municipal Heritage Site adopted by the City of Kelowna in 1996.

## 3.0 SITE CONTEXT

The subject building is located in the Guisachan Heritage Park located on the north side of Cameron Avenue west of Gordon Drive. See attached photos.

Adjacent zones and uses are:

- North - RU1 – Large Lot Housing – Single Family Dwellings
- East - RM3 – Low Density Multiple Housing - Vacant
- West - RU1 – Large Lot Housing – Single Family Dwellings
- South - RU1 - Large Lot Housing – Single Family Dwellings

## 3.0 SUBJECT PROPERTY MAP

### GUISACHAN HERITAGE PARK – 1060 CAMERON AVENUE





#### 4.0 COMMUNITY HERITAGE COMMISSION

At the regular meeting of January 11, 2007 it was resolved:

THAT the Community Heritage Commission support Heritage Alteration Permit application No. HAP06-0015, for the fire loss restoration of the heritage building known as the "Guisachan House";

AND THAT the Community Heritage Commission would like to recognize the unique partnering of City staff and local heritage interests and consultants who have formed a team to return the Guisachan House to its pre-fire condition.

THAT the Community Heritage Commission forward a recommendation to Kelowna City Council that they support funding the inclusion of a sprinkler system when considering the budget funding for the restoration of the Guisachan House Restaurant.

#### 5.0 CURRENT DEVELOPMENT POLICY

##### 5.1 Heritage Designation

The subject property is designated as a Municipal Heritage Site under City of Kelowna Bylaw No. 7794.

##### 5.2 Heritage Procedures Bylaw No. 7776

This application for a Heritage Alteration Permit has been made in accordance with Section 8.4 of Bylaw 7776.

#### 6.0 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

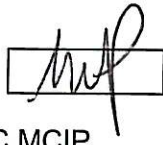
The Planning and Development Services Department has no concerns with this heritage alteration permit application. The repairs to the existing building will have no impact on the exterior form and character of the building; the exterior of the building will be returned to pre-fire condition. A demolition permit is under consideration by the City of Kelowna Inspection Services Department for selective removal of damaged portions of the building (a detailed list of demolition specifications has been submitted with the application and is available for review at the Planning and Development Services Department). The restoration will include upgrades to bring the structure into compliance with applicable building code requirements where required.

It is anticipated that a representative of the restoration project team will be available at the Council meeting to answer any questions regarding the project. The Planning and Development Services Department notes that this group appears to be as dedicated to the project as those who participated in the original restoration.



Shelley Gambacort  
Acting Manager of Development Services

Approved for inclusion



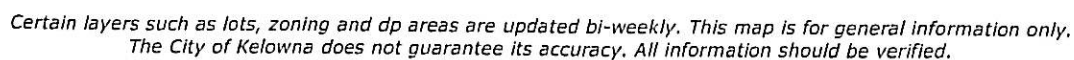
Mary Pynenburg, MRAIC MCIP  
Director of Planning & Development Services

MP/SG/cg

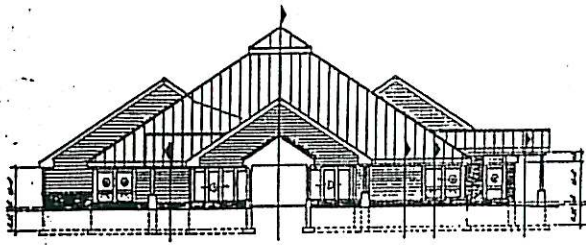
#### ATTACHMENTS

- Location Map
- Site Map
- Colour Board
- "As Built" Drawings (Guisachan House)
- Photographs (4)
- News Release dated September 7, 2006









**Peter J. Chataway, B.Sc., B.Arch.**

HOUSE PLANS AND DESIGN 368 CADDER AVE.

Kelowna, B.C. V1Y 5N1

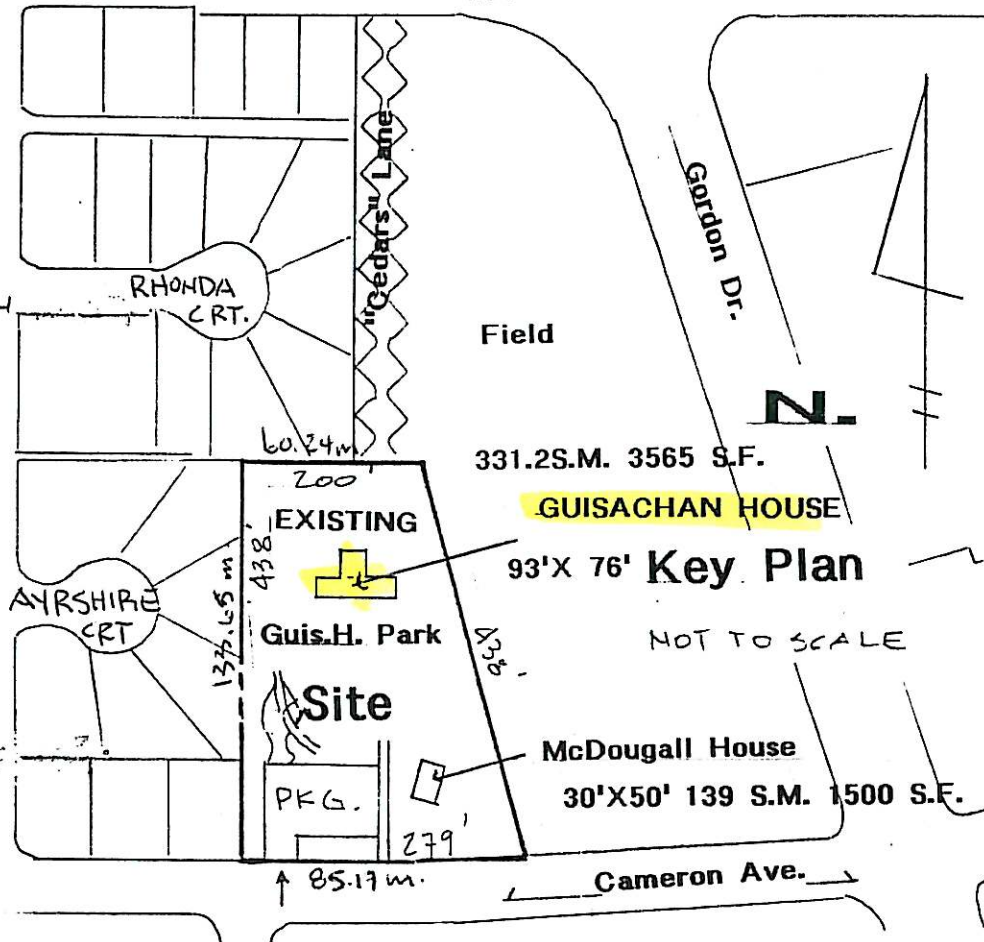
Office: (250) 763-1334

Home: 763-5367

E-mail: muncha@cnx.net

## GUISACHAN HOUSE (FIRE LOSS) RESTORATION

Guisachan Rd.



### Legal:

PARK Part of Plan #38928,

Sec.18, Tp.26, O.D.Y.D.

### Zoning: P-3

PARK & OPEN SPACE

Ref.: Gehue, Van Gorp & Assoc.

B.C.L.S.

Surveyor's Certificate

LOT SIZE: 9717 S.M. 104,600 S.F

MAX.F.A.R.0.1-971.7 S.M. 10,460 S.F

PROVIDED 558.83m<sup>2</sup>.

0.057 6015 SF

MAX.HT.10M.32.8FT.

PROVIDED 5.48M.18FT.

FRONT YARD REQ'D. 6 m. ; PROVIDED 73 m. APPROX.

SIDEYARD " 4.5 m. ; " EAST 20 m. WEST 20 m. APPROX.

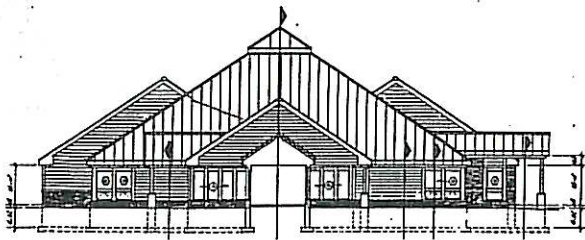
REAR YARD " 4.5 m. ; " NORTH 20 m. APPROX.

EXIST.PARKING LOT: 30 CAR STALLS C/W HANDICAP STALLS.

-CONFORMING-

1060 Cameron Ave.

V1Y 8Y3



**Peter J. Chataway, B.Sc., B.Arch.**

HOUSE PLANS AND DESIGN

368 Cadder Ave., Kelowna, B.C. V1Y 5N1

Office: 763-1334

Home: (250) 763-5367

GUISACHAN HOUSE (FIRE LOSS) RESTORATION

## **Colour Board**

**Roof :** WESTERN RED #1 BLUE LABEL CEDAR SHINGLES

**Walls :** TO MATCH EXISTING WOOD'DROPPED'SIDING

Benjamin Moore



VC-16  
Comox Sage

**Trim :** Benjamin Moore

VC-1  
Oxford Ivory

TO MATCH EXISTING

**Sash :** (SEE TRIM)

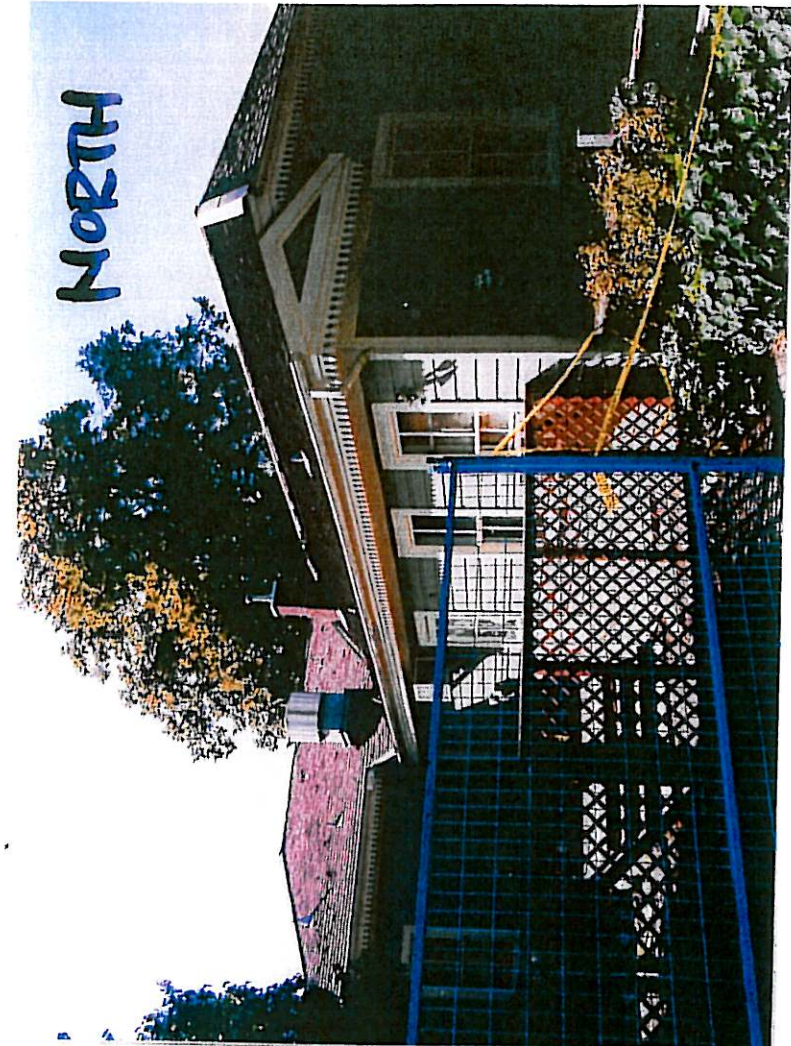
**Other :** Base - EXISTING "HAUG" SPLIT-FACED STONE TO REMAIN







Hudson



West



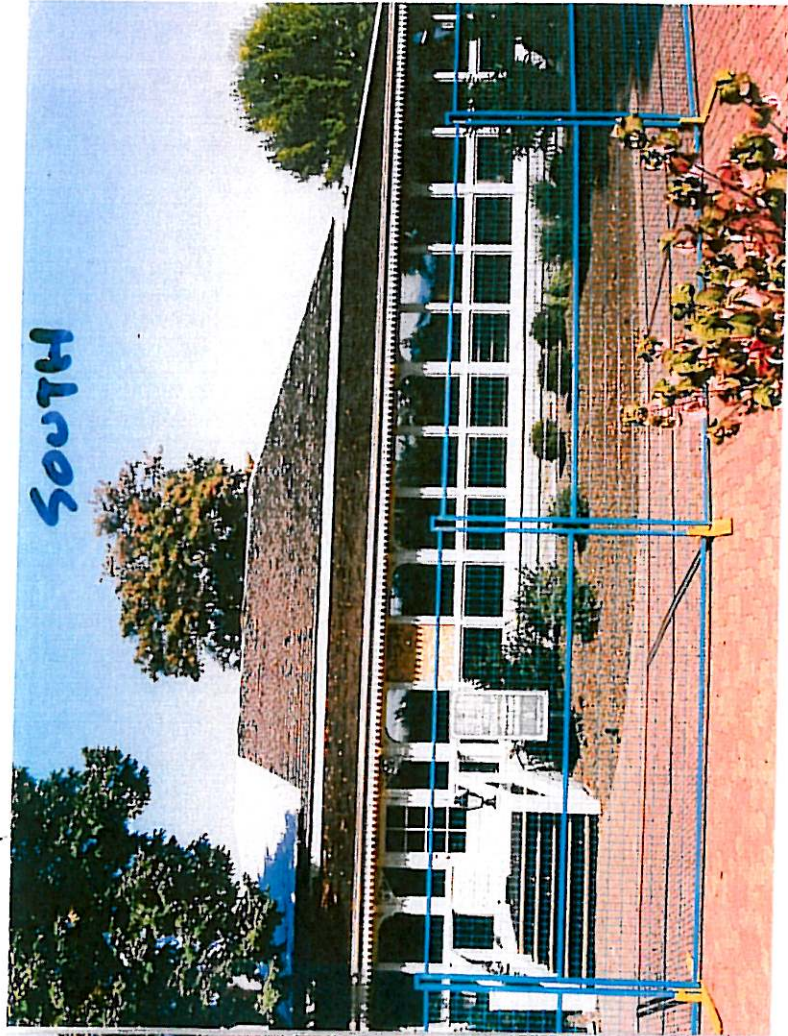
N.E.



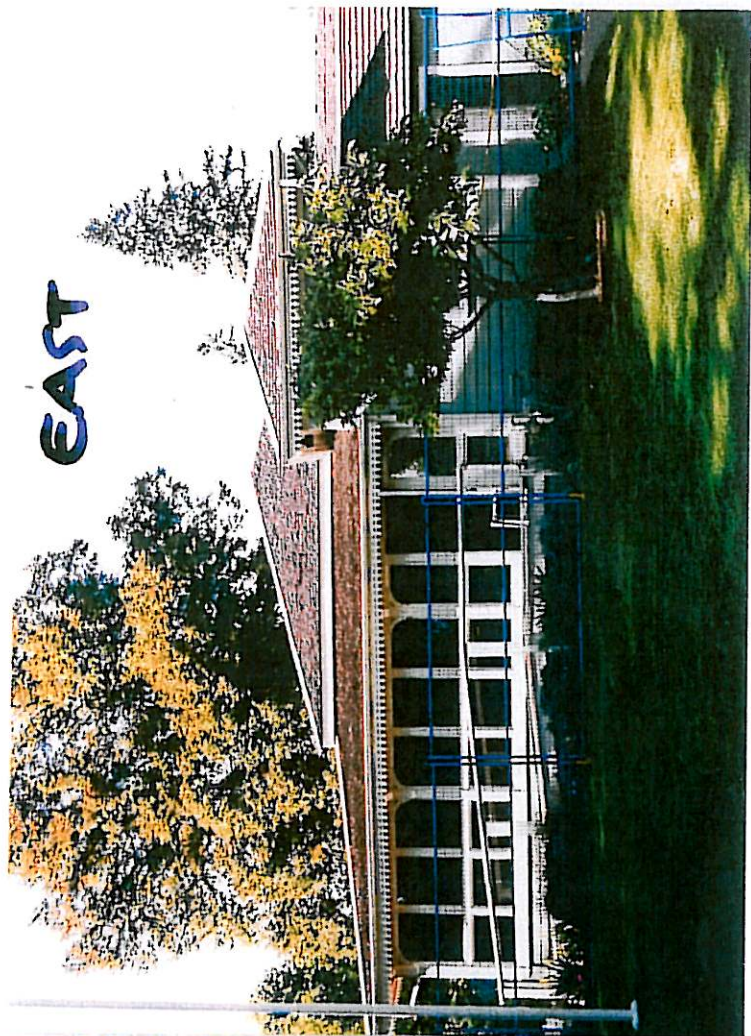
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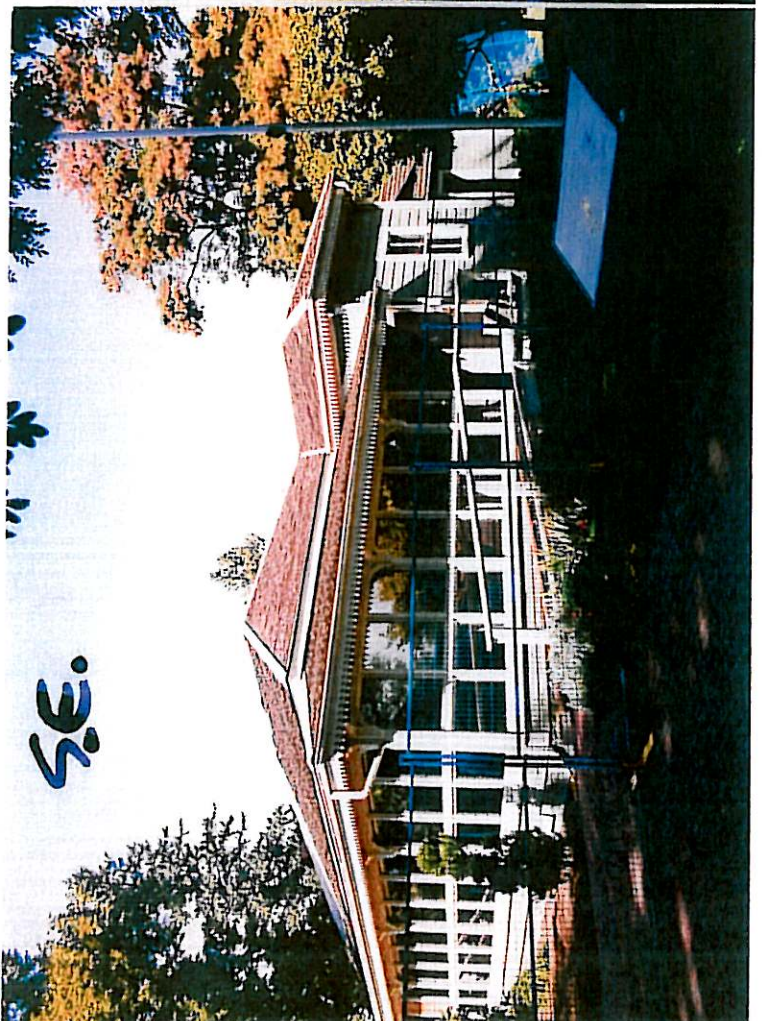
South



East

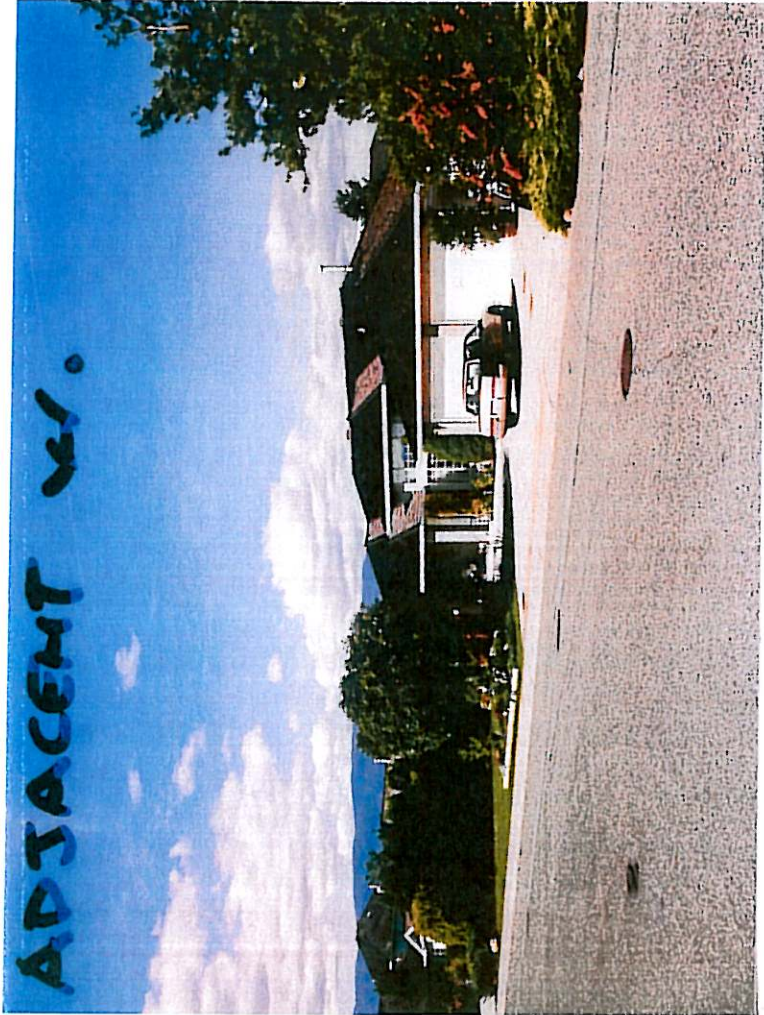


SW



SE

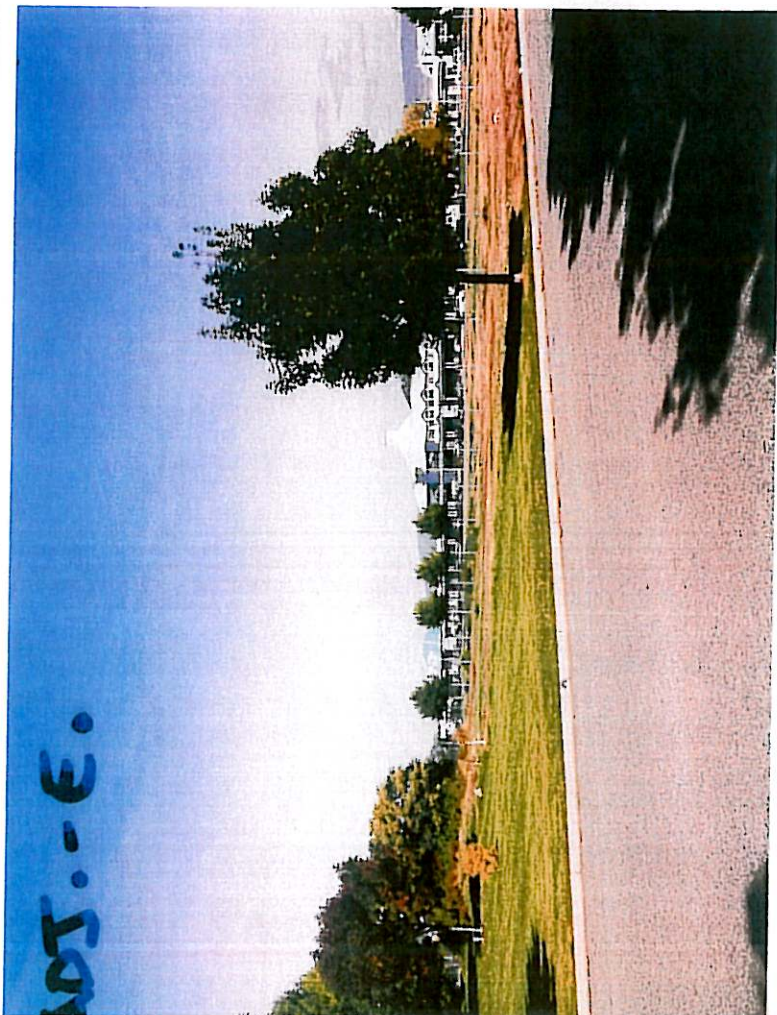




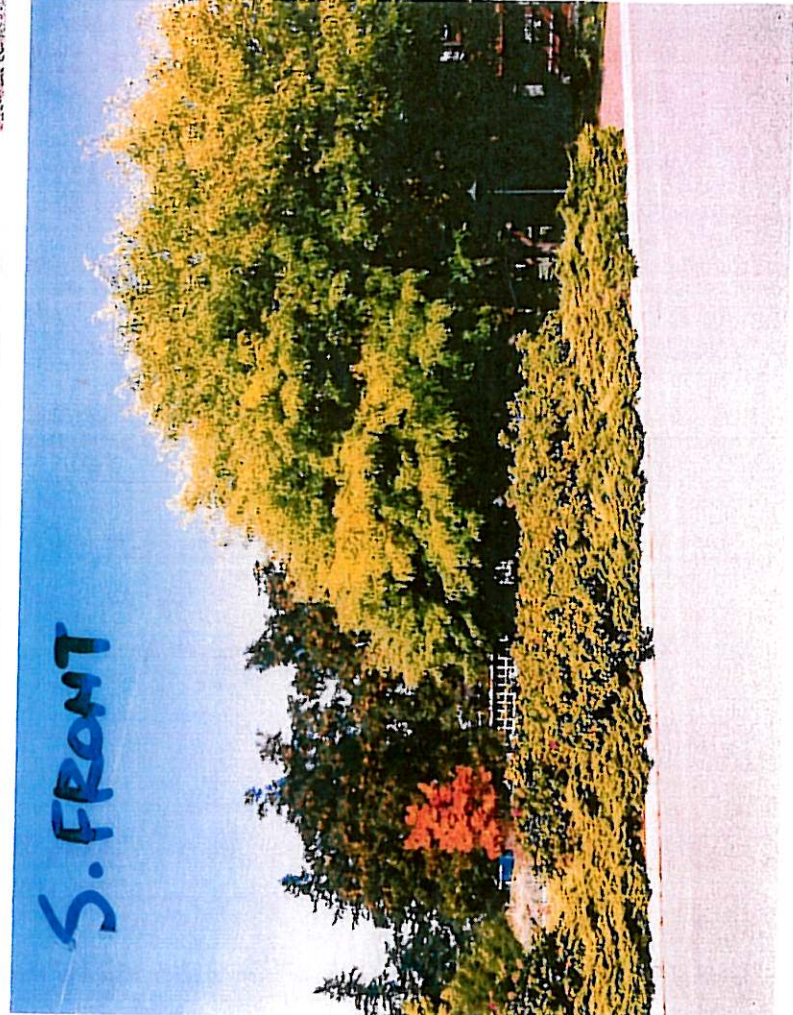
ADJACENT W.



ACROSS

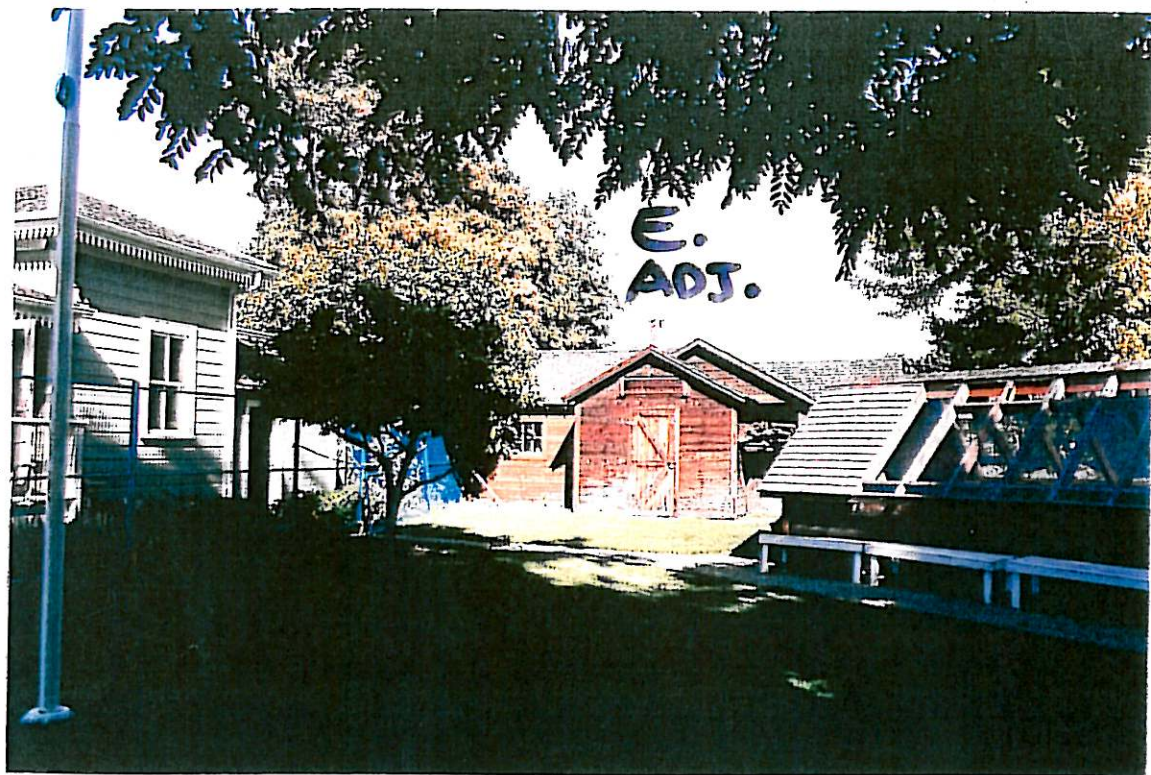


ADJ.-E.



S. FRONT









## Guisachan House Fire

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Sep. 07, 2006

A fire in the early morning hours of Thursday September 7th has caused extensive damage to the interior of one of Kelowna's heritage landmarks - the Guisachan House at 1060 Cameron Avenue. Several heritage items, including some furniture, were destroyed in the blaze. The cause of the fire is not yet known and the loss is expected to be substantial, however the City is optimistic a full restoration will be possible.

The fire appears to have started in the northwest corner of the enclosed patio area and spread into the drawing room (main dining area). Smoke and water damage is extensive throughout the building. Investigation by the Kelowna Fire Department is in the very early stages, however an intruder alarm first brought officials to the scene.

Guisachan House is owned by the City and operated as a restaurant by Georg Reider. The City's coverage is limited to the building; contents are the responsibility of the building operator.

Security has been put in place and temporary repairs will be made as soon as possible to prevent any further damage. The City's insurance company representatives will work with City staff to manage the restoration, in consultation with the Heritage Society and the Kelowna Museum Conservator. It will take some time to determine the extent of the damage and develop a time line for restoration.

Guisachan House is a popular spot for weddings and other functions. The Heritage Society has offered the facilities at Benvoulin Heritage Church and Wayne Wilson of the Kelowna Museum has offered use of the Laurel Building to accommodate existing bookings whenever possible.

Guisachan House was built in 1891 for the Earl and Countess of Aberdeen, and named after the family estate in Inverness-shire in Scotland. Designed in the Indian colonial bungalow style, Guisachan became the focal point of a 480-acre ranch. Lord and Lady Aberdeen visited Kelowna frequently but the house was primarily occupied by Lady Aberdeen's brother, Coutts Marjoriebanks, who managed the ranch. Lord Aberdeen was Governor General of Canada for several years in the mid 1890s.

The Okanagan Heritage Society began restoration work on the house in 1986 and it was officially opened to the public three years later. The house sits in Guisachan Heritage Park which is managed by the Central Okanagan Heritage Society and also features the Cameron Gardens, The Milk Shed Shop and McDougall House.

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