
CITY OF KELOWNA
MEMORANDUM

Date: April 14, 2004
File No.: HD04-0001
To: City Manager
From: Planning and Corporate Services Department
Subject: G.D. Loane House at 1858 Abbott Street
Prepared by: Ryan Smith

1.0 RECOMMENDATION

THAT City Council consider designation of the building located at 1858 Abbott Street, Kelowna B.C., commonly known as the 'G.D. Loane House' as a Municipal Heritage Building pursuant to Section 967 of the Local Government Act.

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

2.0 HERITAGE DESIGNATION BYLAW BACKGROUND INFORMATION

The owners of the subject property have voluntarily requested that the house on the subject property be formally designated as a heritage building.

Heritage Value and Heritage Character – 1858 Abbott Street:

Built in 1937 for Gordon Donald Loane. He lived at Kelowna from about 1905, and about the time this house was built took over management of the family hardware business, which was later sold to Marshall Wells. By 1948 and until at least 1966 owned by Charles M. DeMara (wife Marjorie), proprietor of Demara and Sons Insurance Agencies, which he had founded in 1923 with his father A.H. DeMara. Born in Toronto, DeMara moved to Kelowna with his family in 1916. They farmed on KLO Road before starting the insurance business.

This well maintained house is a very good example of modern architecture which is unique in Kelowna. This house has a flat roof on the first and second floor, very square with some rounded corners. The front entrance has a rounded overhang. The chimney is on the far left. The garage is attached at the back and goes into the basement.

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

Designation of the G.D. Loane House is compatible with the Kelowna Heritage Register and the Kelowna Official Community Plan.

The Kelowna Heritage Register identifies the G.D. Loane House as having heritage value. The Kelowna 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 encourage owners of properties listed in the Kelowna Heritage Register to voluntarily provide long-term heritage protection for 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 proposal is consistent with the designation of Single/Two Family Residential in the Official Community Plan future land use designation. The Single/Two Family Residential designation covers single detached homes for occupancy by one family, single detached homes with a secondary suite, semi-detached buildings used for two dwelling units, and complementary uses (OCP, Chapter 8).

Condition and Economic Viability of the Property:

The Kelowna Heritage Register indicates that the G.D. Loane House is a well maintained house and is in near original condition. The house is located in the Abbott Street Heritage Conservation area. Guidelines governing the form and character of exterior renovations and new development help to maintain the heritage character of the entire area.

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

Grants from the Kelowna Heritage Foundation and the British Columbia Heritage Trust may be available in the future to help cover costs associated with maintenance to the subject building and property.

3.0 COMMUNITY HERITAGE COMMISSION

At the April 13, 2004 meeting it was resolved:

THAT the Community Heritage Commission support Heritage Designation of the G.D. Loane House pursuant to section 967 of the Local Government Act.

4.0 SUMMARY

Given the heritage value of the G.D. Loane House as described in the body of this report and its contribution to the community as an architectural and historic heritage resource, staff are recommending that Council consider designation of the house. Designation of this heritage building demonstrates that the homeowners and the City of Kelowna are committed to the promotion of heritage conservation in the community.

4.0 PLANNING AND CORPORATE SERVICES DEPARTMENT

The Planning and Corporate Services Department support the proposed heritage designation under provincial legislation. The designation will ensure the preservation of

the house and subject property and is consistent with guidelines for the Abbott Street Heritage Conservation Area.

Andrew Bruce
Manager of Development Services

Approved for inclusion

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

RM/AB/rs
Attach.



1858 Abbott Street – ‘The G.D. Loane House’