

Heritage Preservation By-Law Proposal for the City of West Kelowna

PRESERVING WEST KELOWNA'S
BUILT HERITAGE ASSETS

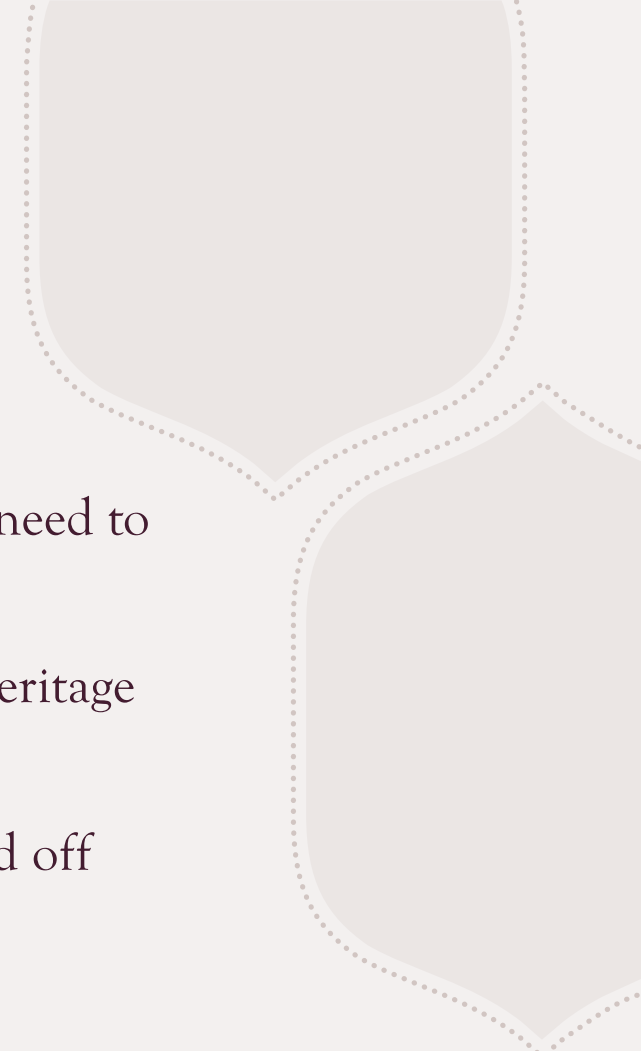


City of West Kelowna Objectives:

- The City of West Kelowna's Official Community Plan states the following:
- “West Kelowna’s heritage resources include historical and architecturally significant places, buildings, structures, trees, natural landscapes and archaeological features. These resources significantly contribute to the expression of our unique *sense of place*. West Kelowna recognizes the importance of identifying and protecting its natural and cultural heritage resources.”
- “As West Kelowna grows, identifying and protecting our heritage will become more important. Heritage and conservation efforts cannot happen without our neighbours, WFN, who are a valuable source of history.”
 - OCP Bylaw 3000 Schedule A, page 95

Objectives of this Proposal:

- Considering the objectives stated by the City of West Kelowna OCP there is a need to identify and preserve the built heritage assets that remain.
- Urge the creation of an umbrella bylaw that allows identification of key built heritage assets and a template through which they can be preserved.
- Urge the creation of a registry of key assets for priority preservation status based off their value to the community's history.
- This presentation provides a list from which the registry can be built.

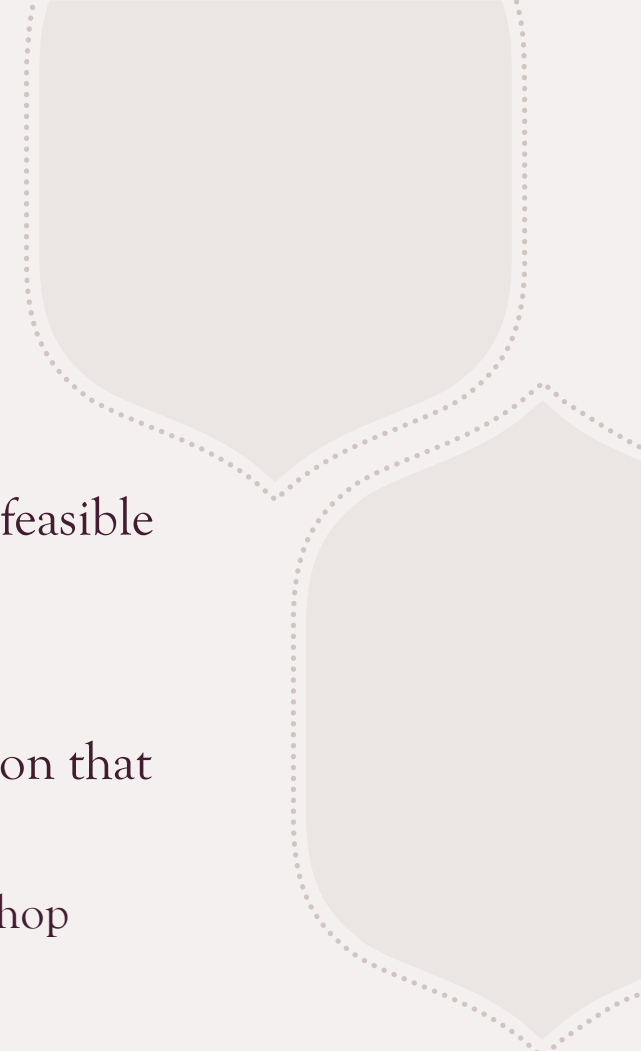


Why the Museum was founded

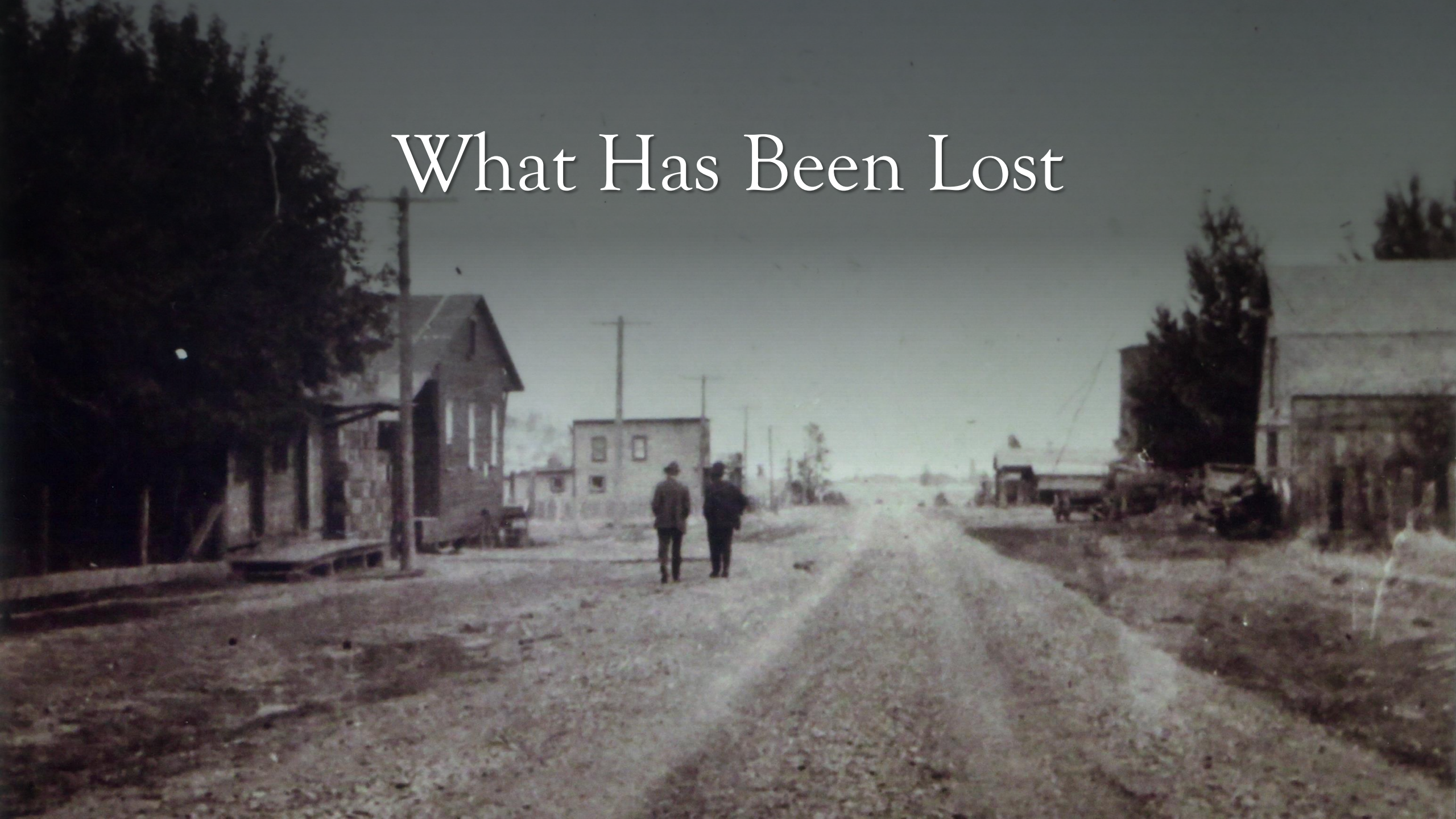
- In 1978, retired Westbank Irrigation District manager Clare Small founded the museum after seeing many old buildings in Westbank disappear.
- He wanted the Museum to be a repository for the artifacts, memories, and records of the community.
- Today, we continue to build on his efforts.
- In the spirit of Clare's legacy, the Museum Society feels it is necessary to highlight buildings of historical significance and interest.

Reasonable Expectations

- ♦ While our intention is to preserve key buildings, we acknowledge that it is not feasible nor reasonable to save every old building.
 - Old does not always mean it is worth preserving.
- ♦ Some buildings have been altered so far from their original purpose and function that the historic value is not salvageable.
 - The original Our Lady of Lourdes Church at 2547 Main Street – now a mechanic shop



What Has Been Lost



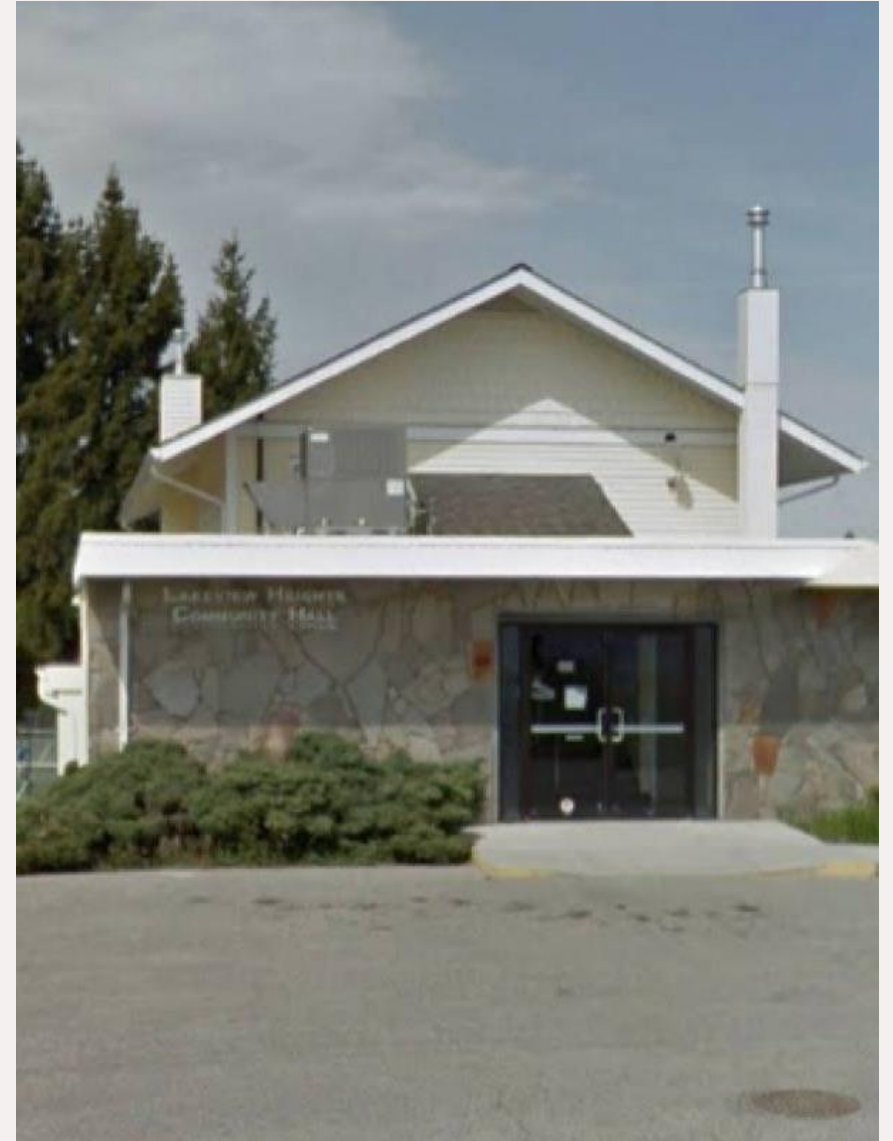
What Has Been Lost

- Our Lady of Lourdes Church on Main Street is now mechanic shop
- “The Gables” was a winner of heritage preservation awards – it is now slated for redevelopment
- All of Westbank’s historic packinghouses
- Historic irrigation flumes and other infrastructure

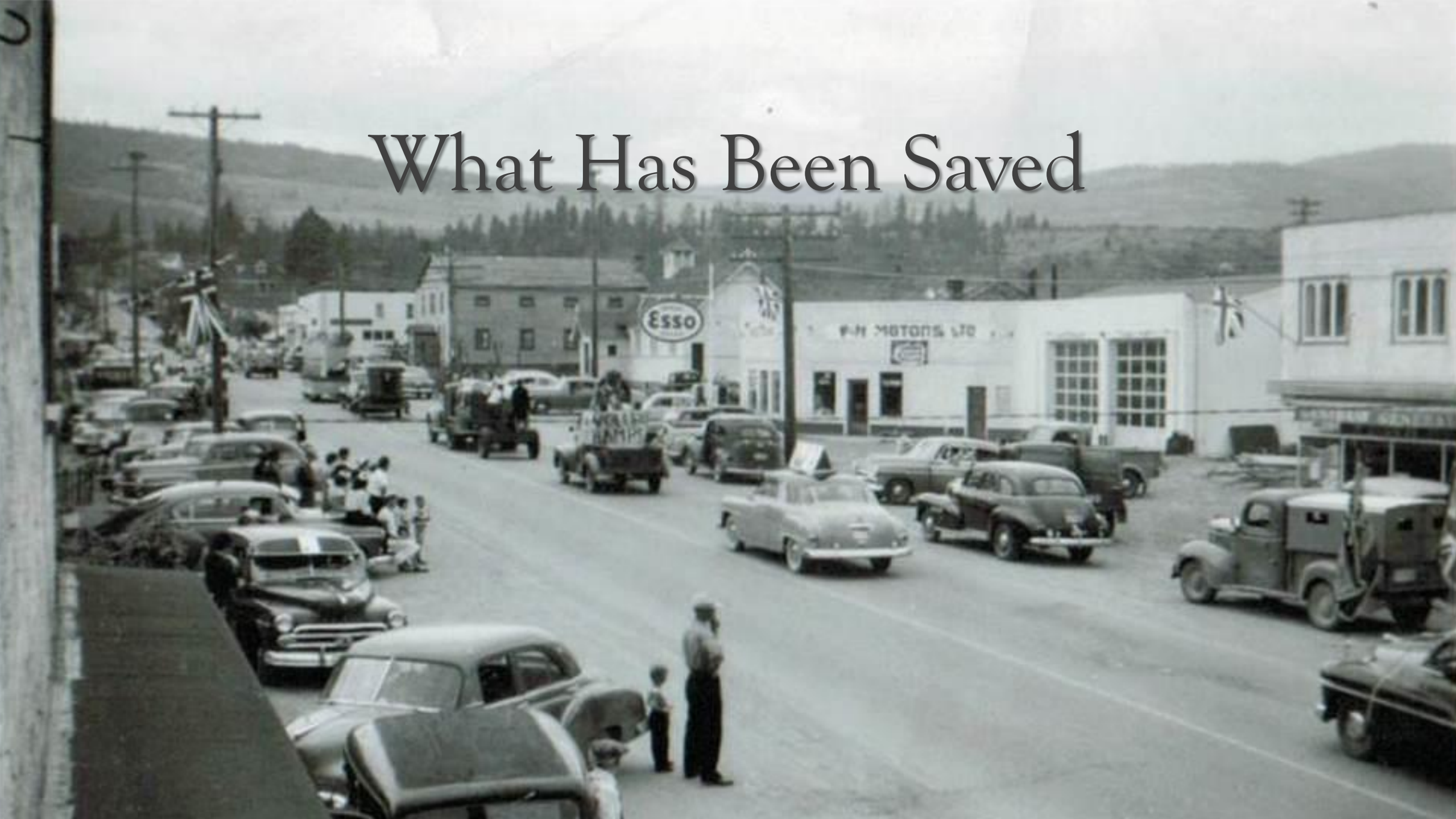


Lost: Lakeview Heights Community Hall

- It was originally built at Bear Creek Ranch for Henry Caesar Childers.
- Abbot Carlyle later purchased the property and served as a missionary in the area.
- Purchased by the Lakeview Women's Institute Building for \$1 from Simpson's Sawmill
- The Women's Institute had the building disassembled and reconstructed on its present location.
- This was dedicated in 1958.
- An addition was added as a Centennial project in 1967.
- Original building completely demolished in 2012.



What Has Been Saved



The Goldie House: The Only Building With A Heritage Designation Bylaw

- 3456 Elliott Road
- Built in 1890 by Robert Goldie, it is the oldest surviving home within historic Westbank.
- Later occupied by the Bailey and Griffin families
- The third settler birth on the Westside occurred here in 1896.
- Many original features and timbers are still part of the home.
- Goldie preempted MacDonald's Plain, which would later be the Westbank townsite
- Currently privately owned.
- Preserved under a bylaw from the District of West Kelowna: **HERITAGE DESIGNATION BYLAW 2009 NO. 0044**



Westbank Lions Hall:

- ♦ Built as a community hall in 1929 through the fundraising efforts and physical labour of the local residents.
- ♦ Westbank Lions Club took over in 1976.
- ♦ Relocated, renovated and expanded in phases between 1980 and 1986.
- ♦ Renovated and restored in 2015 following a 2013 arson fire.
- ♦ Currently a city facility.



The Allison House

- Built in 1872 by John McDougall, an important local pioneer and for whom McDougall Creek is named.
- The first permanent settler home on the Westside of Okanagan Lake.
- Susan Allison (née Moir), for whom the house was built, birthed the first settler child here on 2 January 1873 (her 4th child)
- Today it is preserved as part of the Quails' Gate Winery's giftshop.

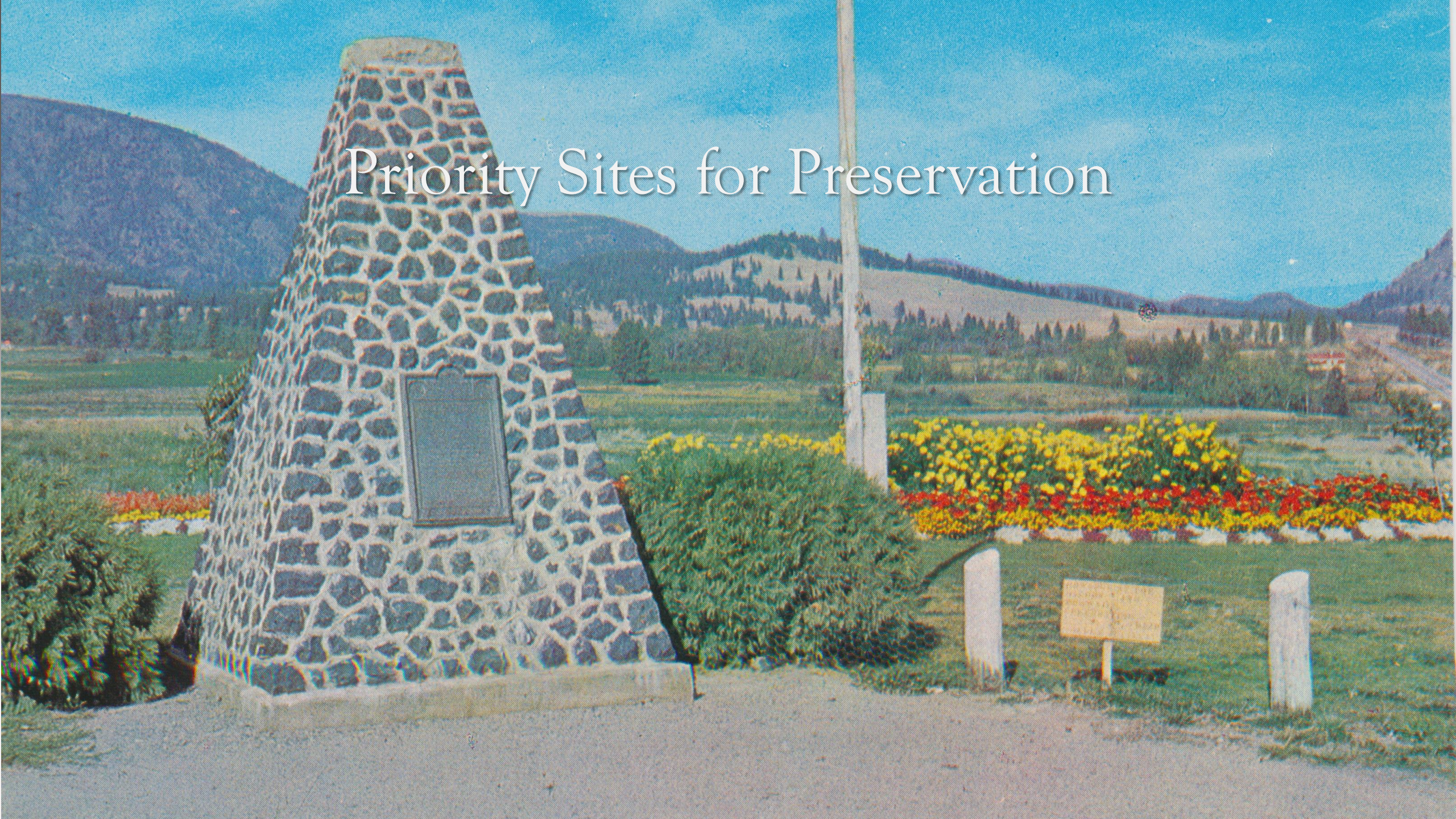


Gellatly Properties:

- ♦ **Gellatly Nut Farm Regional Park and Gellatly Heritage Park**
- ♦ Originally preempted by Billy Powers before being abandoned in 1890.
- ♦ David Erskine Gellatly and family arrived in 1900 taking over the property.
- ♦ David Gellatly was known as the “Tomato King of the Okanagan”.
- ♦ David Gellatly and his children were keys pioneers in the settlement of what is now West Kelowna.
- ♦ Currently assets of the **Regional District of Central Okanagan**.



Priority Sites for Preservation



Buildings for Priority Consideration: Glenrosa School House

- ♦ 3464 Gates Road
- ♦ Built in 1908
- ♦ Important part of Glenrosa history through its many uses: Glenrosa Gospel Hall, Glenrosa School, and Community Gymnasium
- ♦ Helen Gorman attended this school before teaching at it; closed in 1942 due to having only 8 students.
- ♦ Last remaining one-room pioneer schoolhouse in West Kelowna
- ♦ Currently privately owned.



Buildings for Priority Consideration: 2471 Main Street

- Westbank Irrigation District offices.
- Westbank Irrigation District was formed in 1922
- BC Assessment shows it was built in 1946
- 2017 winner of Central Okanagan Heritage Society Award
- Only example of *Art Deco* architecture in the city; common style of the 1920s and 1930s.
- Currently privately owned with a residence in the back and a barber shop in the front.



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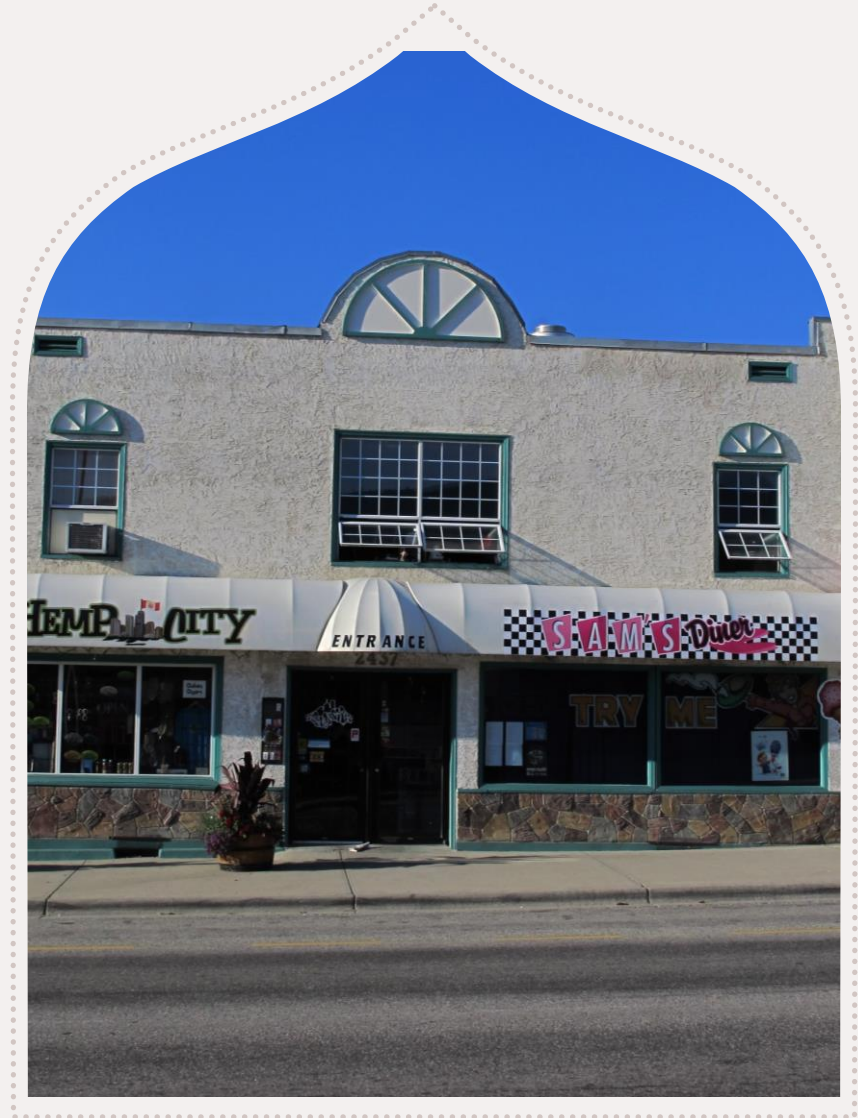
Buildings for Priority Consideration: Hewlett's General Store

- 2438 and 2440 Main Street
- Built around 1940 by the Hewlett brothers replacing an older (1908) store that had burned down – Westbank Market
- 1952 bought by Robin Drought and became Robin's Food Market
- Important landmark and community meeting spot for decades
- Commercial on the main level, residential on the top floor.
- Currently privately owned and containing Smith Creek Cycle.



Buildings for Priority Consideration: Pete's Café

- 2437 Main Street
- Built in 1946
- Bought by William J. Romanchuk around 1947
- He operated it as Westbank Grill with City Barber Shop in the rear
- William's son Peter Romanchuk took over the business in 1961 changing the name to Westbank Café but known as Pete's Café.
- Both William and Peter were active members of the community serving on various boards.
- Building also provided housing upstairs for some staff members.
- For a period during the 1970s it acted as a school bus stop and was a common meeting place for youth in the community.
- Privately owned.



Sites for Heritage Registration



To Be Heritage Registered: Robin's Cash Grocery



- 2409 Main Street
- Built between 1946 and 1947
- Robin's Cash Grocery before 1952 – operated by Robin Drought before moving south and across Main Street
- Also known as the Zelinsky block.
- Currently privately owned.

To Be Heritage Registered: Bennett Store and Bank of Montreal Buildings

- ♦ 2470 and 2476 Main Street
- ♦ Haggstrom's General Store opened in 1945
- ♦ The Bank of Montreal arrived in 1947 as the first bank branch in Westbank.
- ♦ Housed the Bennett family's hardware store.
- ♦ Current tenants include Pathways, Two Brothers Mexican Restaurant, as well as tattoo, barber, and pet grooming shops.



To Be Heritage Registered: The Hitchner Homes

- ♦ 3450 Gates Road & 3436 Fenton Road
- ♦ Homes of Curtis and Lewis Hitchner, who built the first sawmill in Glenrosa and were instrumental in its early development.
- ♦ The brothers developed the first subdivision plans for “Glencoe”, which was renamed Glenrosa after discovering another BC community had that name.
- ♦ Both are privately owned.



To Be Heritage Registered: Westbank United Church

- Church was originally organized in 1910.
- Earliest portions of the building were built in 1937.
- 1987 renovation doubled the building's footprint
- During this renovation signatures were discovered from the many people involved in the earlier construction



To Be
Heritage
Registered:

VARIOUS OTHER
PROPERTIES

Casa Loma
ORCHARD
Since 1915





To Be Heritage Registered

- ♦ Other buildings for consideration:
 - Dain property (family arrived in 1903) - 1415 Westside Road
 - Zdralek Property in Casa Loma - 2411 Campbell Road
 - VLA homes in Lakeview Heights such as 2901 Boucherie Road
 - St. George's Anglican Church
 - Drought House (presently being used as office space for the Westbank Fire Hall).



3896 Brown Road



3770 Wetton Road

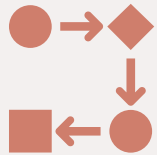


2901 Boucherie Road

A rustic log cabin with a gabled roof and a wooden deck, surrounded by a field of wildflowers and tall grasses. The cabin is made of dark wood logs and has a window with a dark frame. To the left, a portion of a modern green building is visible. In the background, there are rolling hills and a clear blue sky. The word "Opportunities" is written in a white, serif font in the upper right corner.

Opportunities

Opportunities



This is the first step and is meant to help determine the framework and set guidelines. In time, other properties can be added.



West Kelowna heritage is rich but often overlooked due to its proximity to Kelowna

Portions of the history have been overlooked



Neighbouring communities, particularly Kelowna, have established heritage programs and bylaws that can be adapted for West Kelowna's needs

Challenges



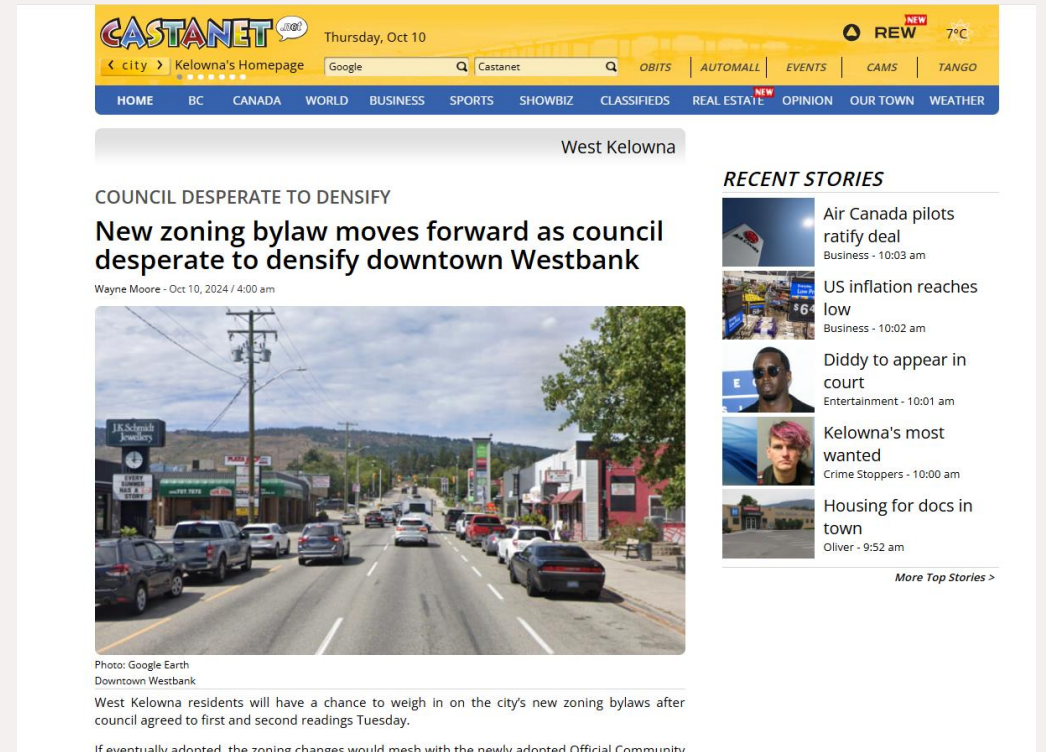
Challenges:

- Population growth demands: 2024 BCStats report projects city's population to reach 62,869 by 2046 (62% increase)
- Development pressures put heritage at risk
 - Limited land base within city limits, developers, gentrification, owner participation, provincial densification laws
- What constitutes a heritage building? Age? Significance?
- Conflicts between progress versus preservation
- Avoiding the problems of “demolition by neglect”
 - Deliberately allowing a building to decay beyond repair in order to circumvent preservation bylaws.
- Need for adequate communication between heritage groups and development groups
 - Westbank Museum, Kelowna City Archives, Central Okanagan Heritage Society
- Incentivizing preservation
 - Grants funded through the city?
- Educating the public on the importance of heritage preservation and its value



City of West Kelowna Objectives:

- Recent Castanet Article: “Council Desperate to Densify”



The screenshot shows a news article on the Castanet website. The page header includes the Castanet logo, the date 'Thursday, Oct 10', and a temperature of 7°C. The navigation bar lists various categories like HOME, BC, CANADA, WORLD, BUSINESS, SPORTS, SHOWBIZ, CLASSIFIEDS, REAL ESTATE, OPINION, OUR TOWN, and WEATHER. The article title is 'New zoning bylaw moves forward as council desperate to densify downtown Westbank' by Wayne Moore, dated Oct 10, 2024. A photograph of a street in downtown Westbank is shown. To the right, a 'RECENT STORIES' section lists other articles such as 'Air Canada pilots ratify deal', 'US inflation reaches low', 'Diddy to appear in court', 'Kelowna's most wanted', and 'Housing for docs in town'. A 'More Top Stories >' link is at the bottom of the recent stories section.

West Kelowna

COUNCIL DESPERATE TO DENSIFY

New zoning bylaw moves forward as council desperate to densify downtown Westbank

Wayne Moore - Oct 10, 2024 / 4:00 am




Photo: Google Earth
Downtown Westbank

West Kelowna residents will have a chance to weigh in on the city's new zoning bylaws after council agreed to first and second readings Tuesday.

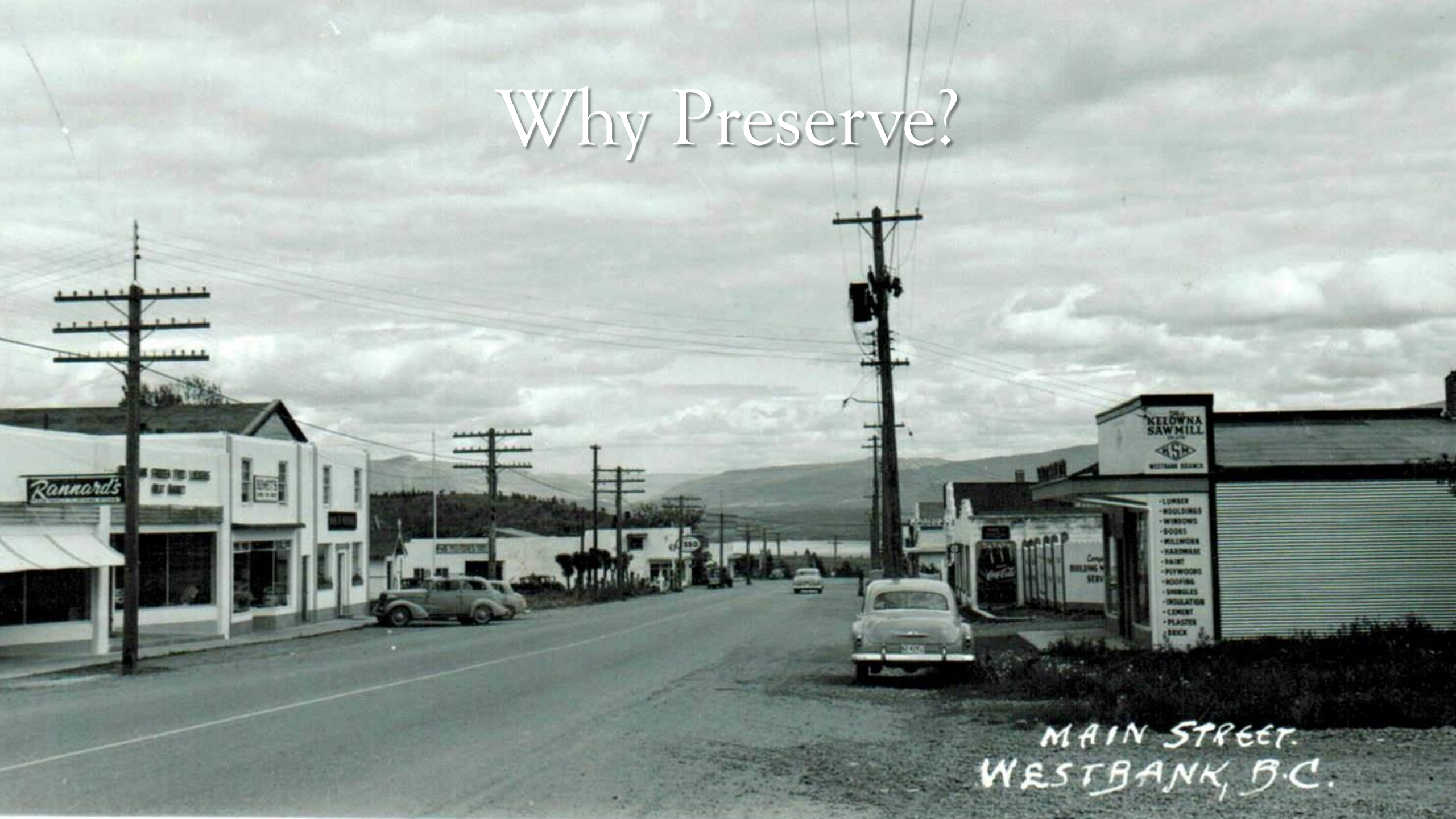
If eventually adopted, the zoning changes would mesh with the newly adopted Official Community

RECENT STORIES

- Air Canada pilots ratify deal**
Business - 10:03 am
- US inflation reaches low**
Business - 10:02 am
- Diddy to appear in court**
Entertainment - 10:01 am
- Kelowna's most wanted**
Crime Stoppers - 10:00 am
- Housing for docs in town**
Oliver - 9:52 am

[More Top Stories >](#)

Why Preserve?



MAIN STREET.
WESTBANK, B.C.

Advantages To Preservation

Reduced environmental impact

- A 2013 study done by Yeheyis, Hewage, Alam, Eskicioglu, & Sadiq shows that 27% of solid waste in Canadian landfills comes from demolition and construction.

Unique character downtown

- Preserving heritage buildings ties the present to the past without the blandness of gentrification

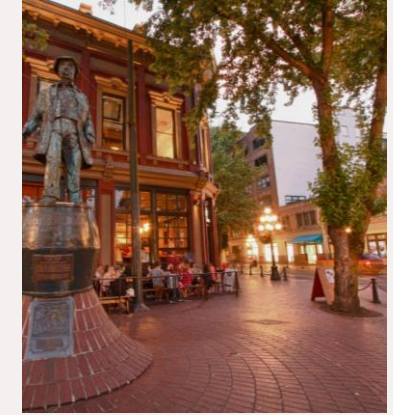
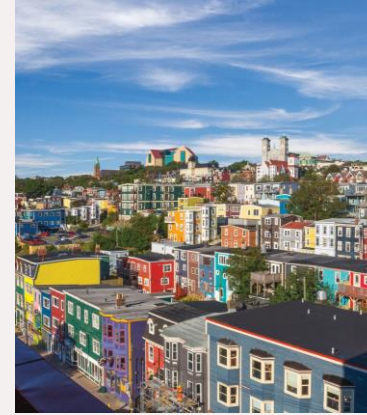
Tourism

- The inclusion of pioneer, or vernacular, buildings allow the telling of historic place and time to the story that tourists explore.
- Information plaques encourage walking by tourists.

Lower costs

- Preservation is often cheaper than a new build. Furthermore, reducing the need for expensive new infrastructure.

Examples from Other Communities: Kelowna and Elsewhere



- ♦ Abbott Street Heritage Conservation Area
 - Signage about the area and the history of specific homes
 - Additional signs has been added along Leon, Lawrence, and Bernard Avenues to mark other buildings of significance
- ♦ St. John's, Newfoundland
 - Heritage neighbourhoods were painted bright colours
- ♦ Gastown, Vancouver
 - Keeping the built heritage has made it an attractive neighbourhood to both locals and tourists alike.

Compromise



Compromise

Façadism

- Preserving the historic façade while allowing redevelopment of the functional parts of the building

Creation of an outdoor museum/heritage site

- Is there an opportunity to move heritage buildings to a dedicated park or site?
 - **RJ Haney** in Salmon Arm, **Heritage Park** in Calgary, **Father Pandosy's Mission**
 - **Gellatly Nut Farm** already popular, a second site would be complimentary
 - This would preserve the built heritage while allowing intensive development along Main Street.



Westbank Circa 1981

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