

Strategic Directions & Actions for Heritage Conservation in Courtenay

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City of Courtenay Heritage Advisory Commission

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Courtenay is fortunate to have many buildings, landmarks, and features that express our natural, social and cultural heritage. These assets connect us to our past and provide continuity and guidance as we plan for the future. The conservation and management of heritage resources provides many community benefits including enhancing local identity, revitalizing downtowns and older neighbourhoods, supporting tourism and economic development, creating distinct neighbourhoods with diverse architectural styles, providing spaces for community celebrations, and contributing to a sense of civic pride. Heritage conservation is also an important strategy for fulfilling many climate change objectives. You will find many of these same benefits reflected in Council's key goals and objectives for the 2012-2014 Council term as outlined in the 2011 City of Courtenay Annual Report.

Purpose of this Document

This document presents a renewed focus for heritage conservation activities within Courtenay with a list of potential actions to assist in the recognition, protection and enhancement of our community's heritage. Much effort has been directed at conserving and celebrating Courtenay's heritage over the years from various City Councils, advisory groups, community organizations, businesses and individual citizens. The City of Courtenay Heritage Advisory Commission believes that there is even more that can be done by building on the experiences of other local governments, capitalizing on current municipal initiatives, and by embracing local knowledge and community interest.

Why Now?

Heritage is connected to many current City and community initiatives. By strengthening this thread, we can make the whole system stronger. Supporting heritage properties and districts through changes to policy can help to revitalize the downtown area. Allowing a return to the historic residential use of older houses within the commercial core could bring more residents into the downtown area while preventing the vacancy or demise of older structures. Many older structures also meet the needs of our changing demographics with smaller and often single storey houses suitable for older adults and households with fewer people.

The proposed 6th street bridge will provide a direct pedestrian connection between four sites recognized on the Heritage Register: Simms Park, Courtenay River, the Riverway, and the library. The Rail with Trails project also connects a number of heritage sites including 5th Street, the train station, and the 40 houses (veteran housing).





Research has shown that the value of heritage properties appreciates at greater rates than the local market overall and they are less affected by downturns in the market translating into greater property tax revenues¹

Streetscape improvements and beautification of these routes would make connections more apparent and add to the appeal of this community. A public plaza or art installation at the start of the rail trail could enhance the entrance, provide a landmark, and celebrate two significant elements of Courtenay's heritage and growth: the arrival of the railway and our historic main street. With the upcoming 100 year anniversary of the Rail Station in 2014 and Courtenay's centennial in 2015, what better time is there to reflect, celebrate our past and plan the future of this community!

Who is the Heritage Advisory Commission?

The Heritage Advisory Commission (HAC) was established in 1984. Currently, the HAC has ten active members with a strong interest in heritage and affiliations with many other community groups and organizations. Duties of the Heritage Advisory Commission are to:

- Advise Council on any matter referred to it by Council
- Undertake & provide support for such heritage activities as directed by Council
- Develop and implement educational and public awareness programs related to heritage conservation in the City
- Raise funds for local heritage conservation projects
- Make recommendations on heritage policy and advise Council on policy issues relating to heritage property and neighbourhoods

(City of Courtenay Heritage Commission Bylaw No. 1918):

Members of the HAC collectively have more than **570** years living, working, and volunteering in the Courtenay Area

To date, the main activities of the Heritage Advisory Commission have been related to the recognition and promotion of heritage properties through documentation of heritage properties, the installation of plaques, and hosting public displays at community events. The HAC believes that there is now an opportunity to build on this ongoing success of promoting heritage by fulfilling other areas of their mandate to support downtown revitalization efforts, tourism, climate change mitigation and enhancing our community identity.





Heritage by the numbers.

- **3** structures **designated**² by bylaw
- **21** properties in the **Heritage Register**³
4 houses, 9 commercial & institutional buildings, 6 landmarks /parks, 2 natural features
- **9** of 21 register properties are publicly owned
- **221** properties in the **Heritage Inventory**⁴
- **> 20** inventory properties have been demolished or moved
- **23** information plaques installed

How can I use this document?

The remainder of this document presents ideas to further heritage conservation efforts in Courtenay. Many of the proposed actions align with other Council priorities, City initiatives, and community projects or build on the momentum of a renewed interest in heritage expressed by the many groups and individuals who contact the HAC on an ongoing basis. Other actions take advantage of a unique opportunity presented by the upcoming 100 year anniversaries of the railway and city.

This document is not meant to be a comprehensive strategic plan. Rather, it presents a series of ideas for discussion and for consideration when contemplating new policies, work programs, and capital projects. Many ideas are just that – ideas. They will need further exploration if there is Council or community interest. Other ideas represent items that the HAC feel the City can achieve quite quickly with limited resources. Still other items will make their way into the HAC work plan over the next few years. Items that the HAC would like Council to consider as high priority items are marked as gold stars. ★

How did the Heritage Advisory Commission come up with these potential actions?

The HAC conducted a series of workshops over the summer. The first workshop provided an overview of the current situation including the HAC's mandate, heritage planning legislation and available tools, and the City of Courtenay policies and programs related to the management of heritage resources including the Official Community Plan, the Old Orchard Development Permit Guidelines, the Heritage Register, and Heritage Designation Bylaws.

At the second workshop, members of the HAC performed a brainstorming exercise looking at the strengths, weaknesses, opportunities and threats related to heritage conservation in Courtenay. The results of this exercise are summarized in Figure 1.

The third and fourth workshops involved brainstorming potential actions related to each of the identified strengths, weaknesses, opportunities and threats. Together the outcomes of each of these workshops provided the basis for this document and generated the list of potential actions described on the following pages.



Figure 1. Identification of the Strengths, Weaknesses, Opportunities and



1. Having a Heritage Advisory Commission established by bylaw
2. Recent restoration of heritage buildings
3. Having heritage designated structures that are protected by bylaw
4. Several heritage planning tools in place (inventory, register, plaques, heritage section in OCP, Old Orchard Design Guidelines)
5. Connections of HAC members to other groups (Rotary, Museum, Newspaper, Cumberland and Union Bay heritage groups, etc.)
6. Collective knowledge of HAC members
7. Access to provincial and federal heritage grants
8. Presence of many older structures in different styles
9. Amount and quality of natural heritage resources
10. Membership in Heritage BC
11. Documentation of physical (built and natural), social, and cultural heritage
12. Traditional urban structure in heritage areas (lanes, grid street layout, small blocks, mixed use) allows more flexibility in development options



1. Lack of resources for heritage maintenance, restoration or protection
2. Some older buildings are being demolished, are in poor condition or are vacant
3. Poor connectivity between heritage resources (both natural and built)
4. Lack of community recognition/identification of heritage sites/properties
5. Heritage is not strongly integrated into the development process
6. Many properties which have potential heritage value are not on the register
7. Limited number of tools currently available or in use in Courtenay to assist in heritage conservation
8. Lack of understanding of heritage conservation tools

Threats Related to Heritage Conservation in Courtenay



1. Heritage planning fits with many of Council's new strategic goals (see Appendix A)
2. Momentum of downtown revitalization
3. Community and municipal interest in climate change goals
4. Palace Theatre site
5. Aging demographic, many older homes are small footprint single storey homes within walking distance of services
6. Renewed interest in downtown living
7. Growing interest in heritage (all the inquiries received by the HAC, youth interest, growing interest in genealogy)
8. City's upcoming 100 year anniversary (also neighbourhood 100 anniversaries this year and railway 100 year anniversary in 2014)
9. Tourism driven interest
10. Capital projects such as rail with trails, potential pedestrian/cycling bridge



1. Demolition of structures
 - Zoning can contribute to this through really restrictive uses or upzoning
 - Condition of structure
 - Interests of owner/developer
 - Costly to move houses/structures
2. Market/economics
3. Offshore owners not motivated to redevelop or sell property
4. Neglect of public spaces/private property (undervalued leading to further deterioration)
5. Regulation (over or under)
6. Lack of financial resources
7. Lack of interest in some sectors/organizations for heritage conservation so harder to gain support

EXTERNAL- things beyond our control

Ideas & Actions for Strengthening Heritage Conservation in Courtenay

As previously discussed, the following ideas and actions represent a starting point. Further discussion and exploration of many of the items is required. Each of the items not only assists in more effectively conserving, managing and celebrating Courtenay's heritage but they also contribute towards achieving climate change objectives, enhancing community character, boosting the downtown core, improving aesthetics, stimulating tourism, and fostering a sense of pride in our community. For these reasons, the HAC believes the items merit consideration in the development of new policy such as the transportation and local area plans, reviewing work programs and capital projects, and in the pursuit of grant opportunities.

More than 40 ideas are presented below. For ease of reference the ideas have been organized into five broad categories. However, many of the ideas benefit more than one category or relate to more than one of the strengths, weakness, opportunities and threats listed in Figure 1.

Strengthening Our Downtown. There are many examples from across the country where heritage conservation has assisted in the revitalization of downtowns in decline.

- Beautification of downtown, especially upper portion of 5th street heritage corridor extending up to Willemar and 4th street as commercial street that transitions into a historic residential area
- ★ Revise the downtown C-1 zone to allow residential use in historic properties. *Many of these properties have been converted to commercial uses and once this has occurred the zoning no longer allows residential use on the ground floor. Properties now sit vacant waiting for commercial tenants while commercial areas continue to expand across the City. Allowing a return to the historic use of these structures would allow more people to live downtown and help to retain older structures.*
- Enhanced wayfinding with a comprehensive signage package. *This could help define the downtown, and also assist in connecting heritage resources. See Appendix B.*
- Create a more welcoming entrance coming South into Courtenay from Highway 19A (from Campbell River). *Currently, all visual clues lead you to bypass downtown. An attractive entrance with an improved streetscape design might lead*

The Importance of Way Finding

The towns of Courtenay and Comox have grown together into a tangle of suburbs and box stores. Drive straight through, keeping to Hwy. 19A until in the countryside again. North lies Campbell River and the 10-minute ferry ride to the second art-island duo: Quadra and Cortes. ~ *Westworld Magazine*



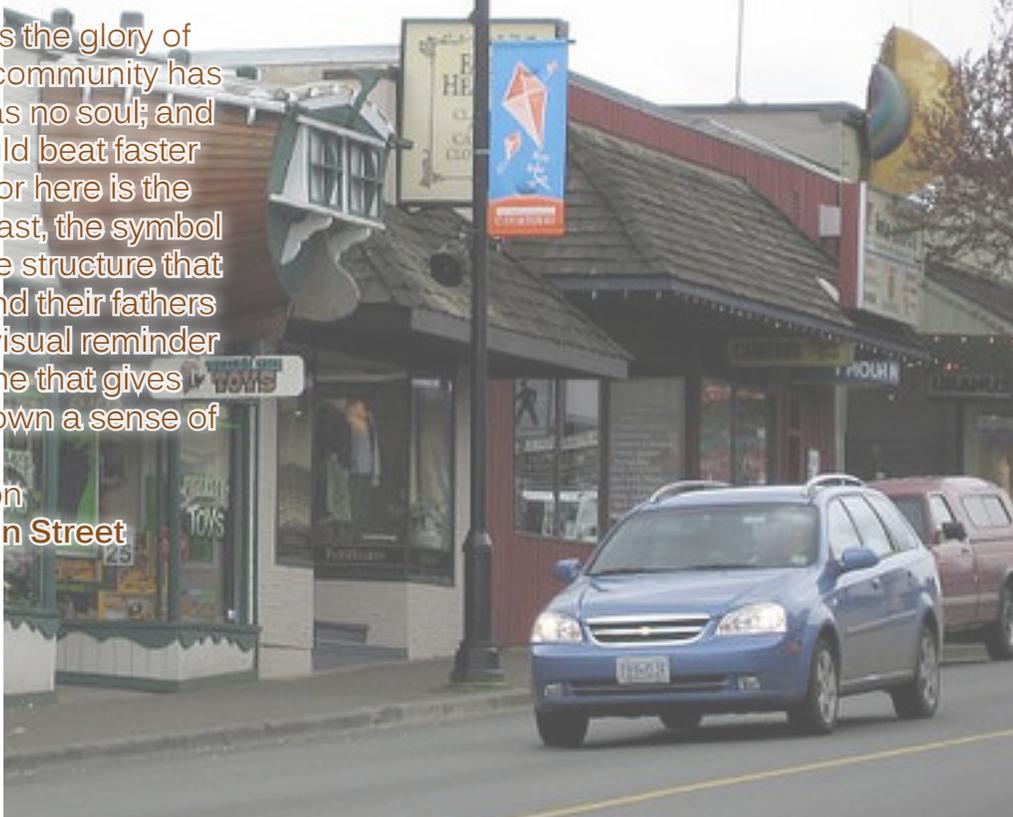
more people into the heart of our community - our downtown, while recognizing the historical importance of this route as the connection to the surrounding agricultural communities and main link to the communities further North.

- Consider designating 5th Street as a Heritage Conservation Area. A Heritage Conservation area provides long-term protection to a distinct area which has heritage value. It requires properties identified in this area to obtain a heritage alteration permit prior to altering, subdividing or constructing a new building. This doesn't prevent development but it is one way of ensuring that redevelopment, such as the palace theatre site, is done in a manner which is sensitive to the heritage character of the area.
- Create commercial sign guidelines for heritage properties within the downtown
- Promote heritage theme murals on commercial buildings as part of a city-wide mural policy
- Explore the main street program as a model for downtown revitalization.
- Explore partnerships with the downtown business improvement association

“Main Street is the glory of Canada. If a community has no heart, it has no soul; and its heart should beat faster at the core. For here is the glory of the past, the symbol of stability, the structure that our fathers and their fathers erected, the visual reminder of another time that gives every small town a sense of continuity.”

~ Pierre Berton

Reviving Main Street



Credit: Brian Chow





Protecting and Enhancing Heritage Neighbourhoods and Managing Heritage Resources.

The Old Orchard and Downtown Courtenay are widely recognized as having heritage character but there are other areas of Courtenay that also have heritage value. The careful management of these resources using many of the strategies and tools available to local governments will ensure these special places are maintained as key pieces of our heritage.

- Develop a resource guide for property owners explaining options for retaining and restoring heritage structures, the relocation of heritage structures, or as a last resort, documentation of heritage structures and salvaging heritage materials prior to demolition. *Currently there are limited tools in place to prevent the demolition of buildings with heritage value and there is little information available to property owners explaining alternatives.*
- Consider allowing increased density on properties with heritage structures. *Increasing the allowed density of a site in exchange for the preservation of a heritage structure provides an incentive for developers.*
- ★ Add additional properties to the Heritage Register that capture different architectural styles. *Currently there are 21 properties in the register. The heritage register is the main way of tracking and flagging development that may affect properties with heritage value.*
- Update and complete the heritage inventory to include new properties such as the “40 houses”, properties with heritage value in areas that have been recently annexed into the City, and record any additional heritage structures that have been demolished or moved.
- Continue to support voluntary heritage designation. *Heritage designation protects heritage properties for the long-term. Changes to a designated property require a special heritage alteration permit approved by Council. Currently there are 3 structures in Courtenay that have heritage designation: train station, Native Sons Hall and Sandwich War Memorial Cairn.*
- Develop design guidelines similar to the Old Orchard for other areas of Courtenay that have a significant number of properties with heritage values or consider creating heritage conservation areas (See Figure 2).
- Provide small municipal grants for homeowners of designated heritage properties to improve the exteriors. *This is one of the tools many municipalities are using to encourage investment in heritage properties and to encourage voluntary designation thereby protecting heritage properties in the long-term. One option might be to consider this as a pilot project in*



connection to the 100 year celebrations.

- Create a resource package or web page to assist people in making older structures more energy efficient.
- Work with community partners to pursue grant opportunities. *There are a number of projects that align with heritage grant opportunities such as interpretive signage along the rail with trails and renovating the train station as described below.*
- ★ Restore & renovate the train station through a Heritage Legacy grant. *The federal “Building Communities Through Arts and Heritage” legacy grant offers grants up to \$500,000.00 and is a great fit as the 100 year of the train station is coming up. There are other provincial and federal grant opportunities available. See the text box below for a description of grant opportunities.*
- Update the City’s website to include heritage resources and information
- Prioritize maintenance of public roadways (sidewalk repair, weed removal, street cleaning etc) for heritage areas, particularly 5th street corridor from Cliffe to Willemar.
- Develop a heritage procedures bylaw to better integrate heritage into development planning processes
- Continue to facilitate heritage workshops for HAC members, staff and members of Council to increase understanding around heritage management
- ★ Create a storage and archival space for heritage planning and HAC documents

did
you
know

Available Heritage Grants

Heritage Legacy Grant (Heritage BC) up to \$25,000 for restoration/renovation of built structure. Could assist restoration of train station

Heritage Awareness Program (Heritage BC) up to \$10,000 could assist with Rails with Trails Interpretive Signage

Building Communities through Arts and Heritage Legacy Grant (federal) up to \$500,000 (50% cost share) for building renovation, fantastic fit for train station as the 100 year anniversary is coming up and it is in the national register of heritage properties

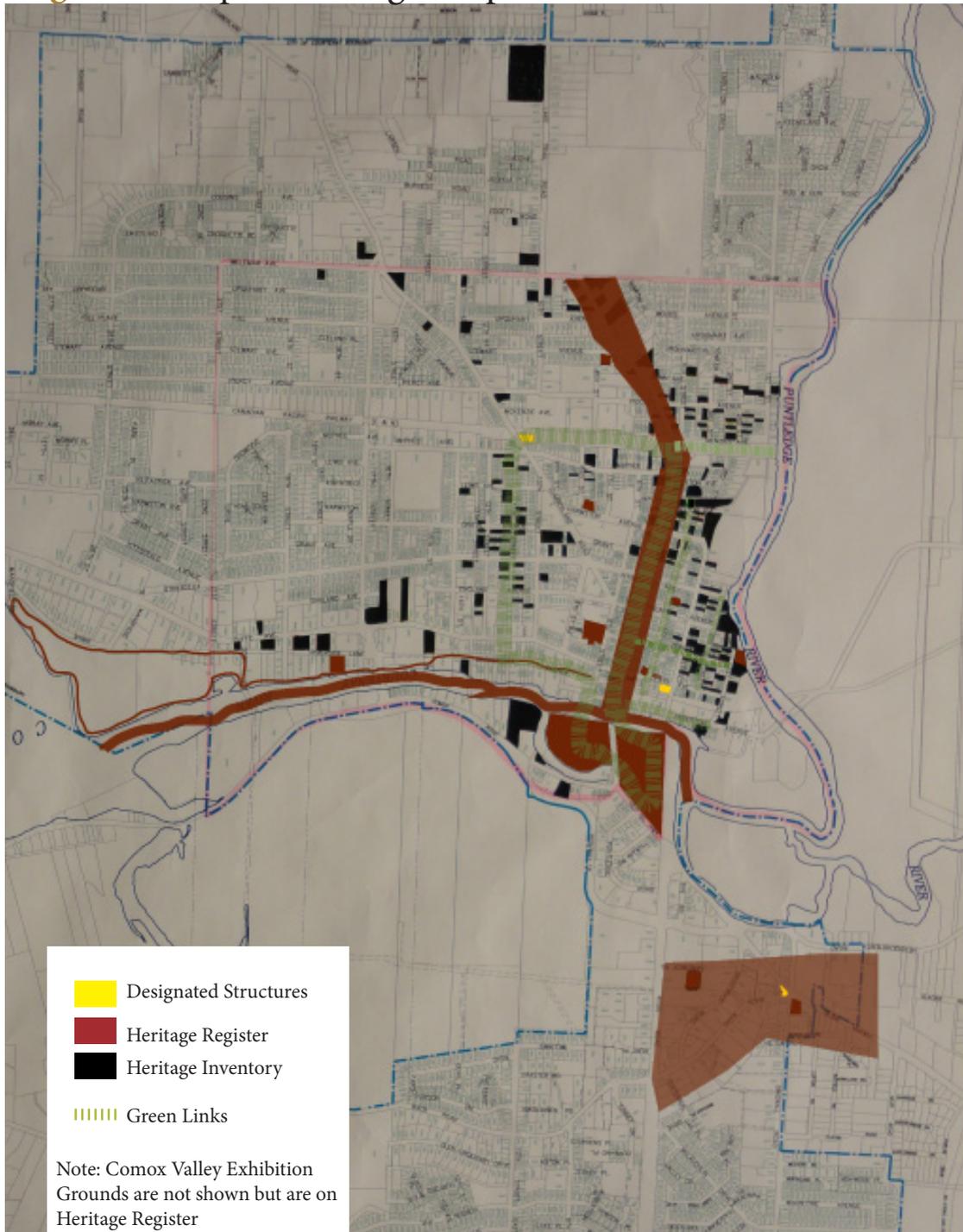
Building Communities through the Arts and Heritage Community Anniversary Grant (federal) to \$200,000 fully funded for anniversary events such as the upcoming Courtenay Centennial



Recognizing and Connecting Heritage Properties.

- Prepare an inventory and document memorial trees and spaces throughout the City
- Place naming of Public Open Spaces, names could reflect previous uses
- Beautification of streetscapes linking heritage resources, creating a green civic spine (See Figure 2). *We have many recognized heritage features but poor linkages between them. Enhanced streetscapes would provide visual clues that there is something special about these streets.*
- Produce an Architectural Styles Guide documenting the diverse architectural styles found in Courtenay (see Appendix C for an example).
- Initiate new street sign program for heritage neighbourhoods. *Street sign styles could be created for historic neighbourhoods such as Old Orchard, Terminal Addition, etc which help identify historic districts. Signs could gradually replace standard street signs over time.*
- Develop an comprehensive way-finding scheme to link not only downtown but important civic facilities, heritage features and public places. *See Appendix B*
- Send appreciation cards to those who have renovated or restored buildings/property on the heritage registry or inventory along with heritage conservation information.
- Partner with local media on newspaper article series documenting restoration process or for articles related to renovation of heritage style homes.
- Develop a display linking climate change initiatives and historic neighbourhoods as part of this year's provincial heritage week theme "Heritage Homes and Neighbourhoods".
- Host guided architectural walking tours of Courtenay's heritage as part of Heritage Week or centennial celebrations.
- Explore the development of a Tsolum River walkway.
- Work with local businesses and the Museum to display historic photos of downtown buildings in business premises.
- Develop a mural policy and support natural, social and cultural heritage as one of the preferred themes.
- Explore opportunities to partner with local First Nations on projects involving cultural heritage

Figure 2. Map of Heritage Properties



★ Celebrating our Past, Present, and Future.

The centennial presents a unique opportunity to celebrate our heritage through events, ongoing public displays, and legacy projects. The 100 year anniversaries of both the railway and the city can act as a catalyst to initiate pilot projects and grant opportunities while getting the entire community involved.

- Host guided architectural tours or heritage tours as part of the 100 year celebrations.
- Create a public plaza at the start of rails with trails as part of a legacy project commemorating both the role of the railway and historic 5th street in the development of Courtenay.
- Support large digital projections of historic photos on buildings during the centennial year.
- Make a video on Courtenay Heritage to be used as part of 100 year celebrations
- Access Community Anniversary Grant for up to \$200,000.00 of fully funded community celebrations! See page 11.
- Use 100 year anniversary to pilot small facade improvement grants for residential or commercial property owners of heritage or historic properties.
- Commission series of limited addition artworks commemorating Courtenay's heritage to use throughout the centennial year celebrations and fund-raising
- Create time capsule project involving youth and community groups (past, present, future)

An Environmentally Sustainable Community.

Heritage conservation is also closely tied to many sustainability initiatives. The most environmentally friendly building is the one that already exists! Conserving buildings keep materials out of landfill and new buildings require new materials which use a lot of energy to manufacture. Beyond the building scale, most of the older neighbourhoods in our cities were built prior to the car so they were designed in manner that facilitates walking and cycling to commercial services and amenities. Streets were also used in a different manner with streets serving as public space and lanes used as service corridors.

- Create information package to assist people in making older structures more energy efficient
- Allow residential uses within older structures within the C-1 zone (downtown) and allow new residential buildings without ground floor commercial space in the C-1 zone.



- Allow greater flexibility in use on heritage properties such as carriage houses, expanded home occupations, granny flats, multi-family
- Encourage retention of heritage structures through tax exemptions, density bonusing, and heritage revitalization agreements
- Maintain and restore the historic lot size and road pattern which includes smaller lots, and a grid network of streets and lanes
- Revise tree protection bylaw to better protect mature trees in older neighbourhoods and to protect specific heritage trees
- Expand street tree program to established neighbourhoods
- Create green connections between heritage areas that facilitates exploration by foot, bike or car.

FOOTNOTES

¹ Shipley, R. (2000). Heritage designation and property values. Is there an effect? *International Journal of Heritage Studies*.

Singbeil, K. (2005). Study of the Comparative Value of Heritage and Non-Heritage Houses in Vancouver. Prepared for the Vancouver Heritage Foundation.

² Heritage Designation Bylaw. Part 27 of the *Local Government Act* contains specific provisions related to designation of a heritage structure by bylaw. A Council may protect a property with heritage value or character long-term by designating it as a heritage property by bylaw. The bylaw can apply to part of a property, the entire property including all buildings and structures, multiple properties, affixed interior features, and landscape features. Properties that are designated by bylaw must go through a public hearing process and may require compensation to the owner. Once designated, a heritage alteration permit authorized by Council is required prior to making any changes to the exterior of the building, structural changes, moving a building, altering an affixed interior feature (if covered by bylaw), landscape feature (if covered by bylaw), or to alter, excavate, or build on land protected by the bylaw unless the action is specifically exempted within the bylaw itself.

³ Heritage Register. An official listing of properties that are recognized by the community as having heritage value. Identification of a property on the register does not protect it in the long-term but it acts as a way of tracking changes to heritage property. It also is a means of temporarily withholding demolition in order to assess heritage values should long-term protection be sought. Adding properties to the register requires a resolution of Council.

⁴ Heritage Inventory. It is a document used to identify older residential buildings but it has no connection with heritage legislation and is only used at the community level. In Courtenay, the Heritage Advisory Commission created the inventory as a list of properties with buildings constructed prior to 1940.

HERITAGE TERMINOLOGY

Heritage Conservation Areas. Heritage Conservation Areas recognize that heritage character often emerges from a collection of buildings, structures, and their relationship to each other, the streetscape and the landscape and that this goes beyond individual buildings. Similar to a Development Permit, Heritage Conservation areas are designated in the Official Community Plan to manage change in a way that complements surrounding properties and promotes the heritage character of the area. Properties within a Heritage Conservation Area require a Heritage Alteration Permit prior to subdivision, exterior alteration of or addition to a property, construction of a new building or demolition.

Heritage Alteration Permit. A heritage alteration permit is an approval issued by the City to authorize changes to protected heritage property and is required prior to obtaining a building permit.

Main Streets Program. The main streets program is an economic revitalization strategy using heritage conservation as a tool and a catalyst. It follows a 4 point approach combining design, economic development, marketing and promotion, and organized development.

Heritage BC. A non-profit that operates province wide to promote and assist community-based heritage conservation. It has been operating since 1981 and was established with the assistance of the province.

Heritage Incentives. Can be in the form of density bonuses, heritage revitalization agreements, tax exemptions or small grants.

APPENDIX A - Council Goals for 2012- 2014 Term

1 A safe and caring community

Goal 1: Ensure protective services meet community needs

Objectives:

- a) Create a combined emergency services building in East Courtenay for Fire Department, Ambulance, CV Ground Search and Rescue and Comox Valley Emergency Program
- b) Develop and plan for new Police Services building
- c) Develop and plan for new Hospital project

Goal 2: Demonstrate leadership in environmental management

Objectives:

- a) Modify the Placement of Fill bylaw to include control of importing noxious weeds and insect infested soil
- b) Promote efforts to preserve and protect the estuary**
- c) Complete flooding abatement studies and plan work

Note: Courtenay River and the Estuary are recognized in the Heritage Register as is the Garry Oak ecosystem.

2 A progressive, diverse and sustainable City

Note: Retaining and finding flexible solutions to work with heritage properties promotes infill development which typically means using existing infrastructure rather than building new infrastructure. Preserving the historic grid pattern allows more transportation, housing, and servicing options.

Goal 1: Ensure infrastructure is sustainable

Objectives:

- a) 5th Street Bridge – Complete rehabilitation work and recoating
- b) Completion of the Greenwood Trunk
- c) Complete an inventory and assessment of City roads, buildings, and utilities, and report on works required

Goal 2: Provide proactive leadership for growth management

Objectives:

- a) Address development service delivery timelines and procedures**
- b) Review City's Affordable Housing Policy**
- c) Ensure all infrastructure planning studies are current
- d) Develop an integrated management model for all development, subdivision and building projects**

Goal 3: Advocate high standards of design and community aesthetics

Objectives:

- e) Review sign bylaw**
- f) Review noise bylaw and development issues around noise
- g) Review development cost charges for the downtown area**

Goal 4: Support diversification of local economy

Note text in red represents just some of the linkages between the proposed ideas and actions and Council's goals. It is not an item by item comparison.

Related Proposed Ideas & Actions:

- better integrate heritage planning into development process through heritage development procedures bylaw
- Encourage retaining heritage structures through changes to permitted use (C-1 zone) and density bonuses

Related Proposed Ideas & Actions:

- create signage guidelines for commercial heritage buildings
- consider designating 5th street as a heritage conservation area
- explore main streets model of downtown revitalization
- update heritage register to capture properties with diverse architectural styles
- create green streets to connect heritage properties, civic amenities and community destinations, especially upper 5th and 4th
- consider development permit guidelines similar to Old Orchard for other older neighbourhoods etc....

3 An open, inclusive and vibrant community

Goal 1: Promote community engagement

Objectives:

- a) Redevelop the City website and include the following:**
 - Bylaw documents
 - Search engine tools
 - Full Council meeting documentation
 - Enhanced online services
- b) Web stream Council meetings
- c) Develop a Council Communications Strategy

Create Heritage Planning web page on website with resource information related to heritage designation, making heritage properties energy efficient & options for developing heritage properties

Goal 2: Support community initiatives and distinct neighbourhoods

Objectives:

- a) Determine a resolution to the Maple Pool Issue
- b) Determine a resolution to the homeless shelter location issue
- c) Continue to support neighbourhood associations**
- d) Support Downtown Courtenay including**
 - Revitalization of Palace Theatre Site
 - Encourage development of mixed use buildings
 - Review the Business Tax Multiplier
 - Advocate for a separate small business assessment class

Goal 3: Encourage regional partnerships

Source: 2011 City of Courtenay Annual Report

4 An active community with cultural and recreational opportunities

Goal 1: Be a regional centre for arts and culture

Objectives:

- a) Support cultural organization sustainability**
- b) Promote regional funding for cultural organizations**

Goal 2: Develop accessible, convenient, usable parks and green space

Objectives:

- a) Encourage land acquisitions including gifts
- b) Explore the concept of dog parks

Goal 3: Promote healthy lifestyles

Objectives:

- a) Develop a robust cycling infrastructure with a skeleton network to access all City within 3 years**
- b) Reduce traffic congestion and delays and support traffic calming
- c) Develop plans to become one of Canada's "Most Bikeable Cities"**
- d) Complete funding applications for pedestrian/cycling bridge project**
- e) Complete Lewis Centre project
- f) Determine solutions to hospital/City owned playfield issue
- g) Explore the development of an artificial turf field
- h) Develop and enhance support services for seniors

See proposed ideas and actions related to recognizing and connecting heritage resources

APPENDIX B - Examples of Wayfinding and Heritage Neighbourhood Street Signs

It can be as simple as a change in colour or shape of a street sign...



They can use existing infrastructure...
Neighbourhood



Or add new...



It can be on the ground...



Or it can be part of an overall concept.



APPENDIX C - Architectural Styles Guide

The Abbott Street Heritage Conservation Area is a neighbourhood steeped in local history and features a wide variety of housing styles popular over the past 100 years. Some homes are iconic examples, while others have blended traditional elements, but all proudly enhance the diversity of the area.

The Elements of Styles

VICTORIAN REVIVAL

- regal feel to the architecture, up to 2.5 storey height
- steep gable roof with returned eaves and gabled dormers
- multiple pane windows
- wrap around open porch
- decorative detailing



Cedar House, built 1908, 2124 Dundas St. East. One of the original houses in the area, owned by Thomas Wilson, former Kelowna Mayor. It was built by Edward Lewis and Fred Skilling and named in honor of Kelowna General Hospital and St. Michael and All Angels Anglican Church.

ARTS & CRAFTS

- exposed, natural materials
- low-pitched gabled roof with wide, unenclosed eave overhang
- roof rafters exposed
- decorative beams and braces
- porch supports extending to ground level, squared or slanting



Stone House, built 1922, 1806 Abbott Street. Built for Mary Stone in 1922, later associated with Albert McLean of Associated Grocers of B.C., later the owner of Glenwood Branch.

LATE ARTS & CRAFTS STYLE

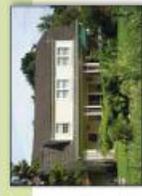
- refined elements, enclosed porches
- FRABIE STYLE**. A sub-style, used by prominent local architects, proposed in horizontal bands, integrated with the landscape, craftsmanship, and restrained ornament.



Jackson House, built 1924, 236 Rexford Avenue.

DUTCH REVIVAL

- bell-cast gambrel roof
- shed or gable dormers
- vertical double-bung
- multiple pane windows
- symmetrical front facade
- functional layout



A rare example on Riverside Avenue.

TUDOR REVIVAL

- decorative half-timbering
- steeply pitched roof
- prominent cross gables
- tall narrow windows
- small window panes



Cookson House, built 1929, 1917 Abbott Street. Built for E. Cookson, Sr. One of the original houses in the area, owned by Thomas Wilson.

COTTAGE STYLES

- Faceted style
- Stucco cladding
- Up to 1 1/2 stories
- Vertical windows
- Asymmetrical facade
- Pertico front entrance
- Multi-sash windows
- Cable roof forms



Fountain House, built 1933, 1922 Abbott Street. The Fountain family operated a long established department store at 611 Broadview from 1919-1936. Under the name of the Fountain family.



A. Treadwell House, built 1936, 1907 Abbott Street.

MODERNE

- streamlined style
- flat parapet roof
- stucco and horizontal banding and cladding
- low horizontal massing
- multi-sash windows, narrow trim
- curved walls
- asymmetrical facade
- canopy over entrance



G.D. Leane House (Duff), built 1937, 1838 Abbott Street. Architect Robert Leane. Gordon Duff Leane generated PWR Leane Hardware and Paints. Later associated with Duffley family of Duffley Insurance.

EARLY SUBURBAN BUNGALOW

- Modern, unornamented and popular in post-WW1 era
- one or two storey bungalow in the Abbott Street area.



A vintage bungalow home on Glenwood Ave.

- Horizontal emphasis
- low gable and hip roof form
- plain soffits and brackets
- sliding below belt-line, stucco above
- horizontal and picture windows
- asymmetrical front facade
- asphalt shingle roof
- driveways and attached carports



H. Pettman House, built 1941, 238 Lantz Avenue. A Colonial-style, compact and functional with wide gable roof, horizontal siding, and window shutters.



Heritage homes in an historic neighbourhood

Among the 325 homes in the Abbott Street Heritage Conservation Area, there are currently 46 listed on the Kelowna Heritage Register. These homes have been evaluated for their architectural style, age, builder, and influential residents and determined to have special historical and architectural significance to the community.

- 1811 Leane House
- 1812 Leane House
- 1813 Leane House
- 1814 Leane House
- 1815 Leane House
- 1816 Leane House
- 1817 Leane House
- 1818 Leane House
- 1819 Leane House
- 1820 Leane House
- 1821 Leane House
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Late 1950's