

Information Bulletin: An Introduction to the Kelowna Heritage Register

What is the Kelowna Heritage Register?

The Kelowna Heritage Register is an official listing of properties within the community that are identified as having heritage value. The Heritage Register replaces the 1983 Kelowna Heritage Resource Inventory. The 1983 Inventory provided valuable information regarding our community's natural and built heritage. However, in 1994 the Local Government Act, along with the community's growth and public interest in the conservation and revitalization of heritage buildings and sites, allowed for the creation of the Heritage Register.



How many buildings are listed in the Kelowna Heritage Register?

In total, more than 200 buildings are currently listed in the Kelowna Heritage Register. For each listed building, a Heritage Register Record has been written, indicating why the building merits inclusion. The Heritage Register Record relates to the value of the building's historical, architectural and contextual characteristics.

Why establish the Kelowna Heritage Register?

The Kelowna Heritage Register allows the City to review and monitor proposed changes that would have an impact on listed heritage buildings. Reviewing and monitoring proposed changes to heritage buildings allows City officials, property owners and potential buyers to make fully informed decisions regarding the future of heritage properties. When making these decisions, it is important to note that properties listed in the Heritage Register have special status and can benefit from the following incentives:

- ❖ Heritage buildings listed in the Kelowna Heritage Register would be eligible for variances to the City's Zoning and Subdivision Bylaws. This allows the City to consider providing property owners, on a case-by-case basis, with incentives and bonuses such as increasing density, relaxing height and setback restrictions, relaxing parking restrictions, and allowing appropriate adaptive re-uses. In return for these incentives, the property owners would agree to retain and protect the listed properties.



- ❖ Buildings listed in the Kelowna Heritage Register are eligible for special treatment under the B.C. Building Code, which permits equivalencies to current building code provisions. The equivalencies allow property owners to upgrade older buildings without requiring strict code compliance, while not compromising safety standards.
- ❖ Buildings listed in the Kelowna Heritage Register are eligible for grants from the Kelowna Heritage Grants Program to help cover exterior restoration costs of listed buildings. Grants may be up to 50% of the cost of restoration work done, to a maximum of \$5,000.



Can buildings listed in the Kelowna Heritage Register be altered or demolished?

Buildings listed in the Kelowna Heritage Register can be altered and may even be demolished. However, City Council may temporarily delay the issuance of a Permit to alter or demolish a listed heritage building in order to allow time for other development options to be fully explored with the property owner, City staff and the Community Heritage Commission.

The owner of the heritage building would not be bound to follow through with any alternate development options suggested by City staff. Therefore, if no alternatives to the proposed development are determined to be suitable, the owner would be entitled to proceed with the original proposed development.

Inclusion of a property in a Heritage Register does not constitute Heritage Designation or any other form of heritage protection. Furthermore, having a building included in a Heritage Register does not restrict the existing development potential of a property. The property owner is entitled to redevelop the property in accordance with the permitted uses and density of the existing zone of that property.

How are buildings removed from or added to the Kelowna Heritage Register?

Requests from property owners to add buildings to or remove buildings from the Kelowna Heritage Register are reviewed by the City. The City's Community Sustainability Division will compile background information on the subject building(s) and an evaluation of the building's historical, architectural and contextual qualities will be conducted in open meeting with the Community Heritage Commission. Following the evaluation, the Planning Department and the Commission will forward a recommendation to City Council regarding the proposed removal or addition of the building(s) to the Register. The owner(s) of the subject building(s) will be advised of City Council's decision.



For more information about the Kelowna Heritage Register, please call the Policy and Planning Department at 469-8419.