

COMMUNITY HERITAGE COMMITTEE

Minutes of the Open Meeting

Date: Thursday, June 5, 2014
Location: Knox Mountain Meeting Room, City Hall, Kelowna

In attendance:

Brian Anderson (Chair)*, Bob Hayes (Okanagan Historical Society), Amanda Snyder (Kelowna Museums), Rudy Schoenfeld (Member-at-Large), Alice Arsenault (Member-at-Large)* and John Pendray (Central Okanagan Heritage Society), Cheryl Spelliscy (Alternate - Central Okanagan Heritage Society)

Regrets:

Ann Bostock (Alternate - Okanagan Historical Society), Jim Meiklejohn (Member-at-Large), Patti Kilback (Alternate - Kelowna Museums)

Staff:

Urban Land Use Planner, Adam Cseke
Long Range Planning Manager, Gary Stephens
Policy & Planning Planer, Laura Bentley

Recording Secretary:

Legislative Coordinator, Corinne Boback

(* denotes partial attendance)

I. CALL TO ORDER

The Chair called the meeting to order at 12:01 p.m.

Opening Remarks by the Chair regarding Conduct of the meeting.

II. APPLICATIONS FOR CONSIDERATION

ITEM 1

HAP14-0007

166 Lake Avenue

To consider a Heritage Alteration Permit to permit the construction of a half storey addition (56ft²) to a single-family dwelling.

Applicant: Jeremy Furzer

Staff:

- Presented PowerPoint on the subject property.
- The subject property is located in the Abbott Street Heritage Conservation Area, but is not currently listed on the City's Heritage Register.
- The Abbott Street Heritage Conservation Area Guidelines identify the dominant style for the block as "Early Vernacular cottage" and "Late Vernacular Cottage".
- Half storey addition fits within the early vernacular cottage characteristics regarding height.
- Addition does significantly alter the form and character of the existing dwelling.

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- Staff have changed original shed style dormer to have a gable roof form to match the dwelling and the early vernacular characteristics.
 - Red asphalt roof is proposed to be replaced with a standard slate colored shingle.
 - The applicants is asked to either replace the roof on the existing garage to match the new food or mimic the existing red colored asphalt rood on the new additions.
 - Proposed new material on the addition is a wood colored hardiplank siding which does not match the existing Pendrell Cream colored stucco on the existing dwelling.
 - Hardiplank does not fit within the early or late vernacular cottage characteristics.
 - Riverside Drive is not a street per Zoning Bylaw No. 8000; therefore a variance is not required.
 - Reviewed staff recommendations in report.

CHC Discussion:

- Pitch of roof makes dwelling look top heavy.
- Addition of roof changes character of dwelling.
- A frame style dwelling is consistent with the Vernacular style.
- Applicant needs to consider a new roof with a different pitch and living space.
- Current house has had many changes throughout the years; the new style of the secondary storey does not look right and does not fit.

Applicant:

- Lower roof with two (2) ft overhang all around the home.
- Bay window hides the eaves.
- Dormer is only on the northwest corner of dwelling.

CHC/Applicant:

- Member suggested the dwelling be raised and add living space below.
- Cannot be done due to homes having basement being pumped out.
- Floor space in the attic may not be right way to go, rather add a full secondary storey.

MOVED BY Brian Anderson/SECONDED BY Rudy Schoenfeld

THAT the Community Heritage Committee does NOT support Heritage Alteration Permit application No. HAP14-0007 for the property located at 166 Lake Avenue in order to permit the construction of a half storey addition (56ft²) to a single-family dwelling.

CARRIED

Anecdotal Comments:

The Community Heritage Committee advises the applicant revisits the design and takes in consideration of staff recommendations and reconsiders utilizing additional floor space that would be better as a conventional second floor rather than an attic design.

ITEM 2

HAP14-0008

440 Cadder Avenue

To consider a Heritage Alteration Permit to permit a small addition (190ft²) for a secondary suite.

Applicant: Gerry Fee

Staff:

- Presented PowerPoint on the subject property.
- The subject property is located in the Abbott Street Heritage Conservation Area, but is not currently listed on the City's Heritage Register.
- The Abbott Street Heritage Conservation Area Guidelines identify the dominant style for the block as "Early Suburban".
- Applicant wishes to remove the Douglas Fir tree in the rear yard as it conflicts with the location of the proposed addition, however, the Official Community Plan recommends retention of mature trees due to the environmental benefits of canopy cover.
- Mature trees align with the form and character of the heritage conservation area providing an attractive architectural history.

CHC Discussion:

- Addition will be added and will match the existing dwelling.
- Distance from tree to the garage is 3m.
- Root system on Douglas Fir tree is straight down and should not affect foundation.
- Legalize dwelling as a secondary suite.
- Additional trees will be planted.
- Floor plan for the addition is on the logical side of the dwelling.

MOVED BY Amanda Snyder/SECONDED BY Bob Hayes

THAT the Community Heritage Committee supports Heritage Alteration Permit application No. HAP14-0008 for the property located at 440 Cadder Avenue in order to permit a small addition (190ft²) for a secondary suite.

CARRIED

The Chair advised the Committee that he is moving Item 1 under OLD BUSINESS forward on the agenda to deal with it immediately.

IV. OLD BUSINESS

ITEM 1

HAP14-0006

2248 Abbott Street

To permit a rezoning from the RU1 - Large Lot Housing zone to the RU6 - Two Dwelling Housing zone to allow a duplex to be built on the subject property.

Resolution from the May 1, 2014 Community Heritage Committee Meeting:

MOVED BY Brian Anderson/SECONDED BY Rudy Schoenfeld

THAT the Community Heritage Committee supports, in principle, the rezoning of the subject property from the RU1 - Large Lot Housing zone to the RU6 - Two Dwelling Housing zone to allow a duplex to be constructed, subject to the applicant providing colour renderings and elevation drawings for consideration by the Committee.

CHC Discussion:

- New changes meet requirements.
- Recent increase in rezoning from RU1 zone to RU6 zone in conservation areas.
- Most lots in the conservation are too small for two family dwelling.
- Discussed Public Hearing, signs on property for the Public Hearing and correspondence that would be submitted.

MOVED BY Brian Anderson /SECONDED BY Alice Arsenault

THAT the Community Heritage Committee supports Heritage Alteration Permit application HAP14-0006 for the property located at 2248 Abbott Street in order to rezone the subject property from the RU1 - Large Lot Housing zone to the RU6 - Two Dwelling Housing zone to allow a duplex to be constructed.

CARRIED

III. **MINUTES**

MOVED BY Rudy Schoenfeld /SECONDED BY Brian Anderson

THAT the Minutes of the open meeting of the Community Heritage Committee held on May 1, 2014 be adopted.

CARRIED

IV. **OLD BUSINESS**

ITEM 2

Review of Previous Heritage Alteration Permit Applications

Staff:

- All Heritage Alteration Permits have been approved to date.
- 250 Lake Avenue was turned down from the Community Heritage Committee; Applicant provided revisions based on Staff's and Community Heritage Committee's feedback. Staff approved the Heritage Alteration Permit and provided rationale to the Community Heritage Committee last meeting.

ITEM 3

Heritage Plaques Update

CHC Discussion:

- Member Bob Hayes will finish up write up on Post Office and the ponds submissions.
- Staff and Members reviewed completed and outstanding Heritage Plaques submissions.
- Write Ups are still outstanding.

- Staff suggested moving forward with completed write ups and conduct meetings with on site visits to get the plaques installed on approved seven (7) plaque sites.

V. NEW BUSINESS

ITEM 1

Heritage BC Annual Conference and Awards Ceremony, September 26 & 27

- Cloverdale, BC
- Members feel a representative of the committee should attend.

The Chair left the meeting at 1:00pm and member John Pendray took over as Acting Chair.

ITEM 2

1546 Pandosy Street - Façade Renovation

Staff:

- Old tattoo parlor.
- Replace all the brick on the dwelling, heritage value is in the brick.
- Remove grey added material on the front of the building.
- Structural issues may arise with this application.
- Several heritage policies need to be reviewed regarding removing and storing brick.
- Development Permit is required prior to obtaining a required building permit.

CHC Discussion:

- Buildings have been re-mortared with collected heritage bricks.
- New brick would be used on the façade.
- Members suggested using some of the heritage brick for new façade.
- Referrals and documentary from historical expert/masonry/restoration specialists need be obtained before making a decision.
- Historical bricks should be salvaged.
- Heritage building not in Heritage Conservation Area but on the Heritage Registry.

Applicant:

- Brick is broken off and contains several holes and not worth salvaging.
- Color of brick doesn't match color of brick in the neighborhood.
- Add a façade to the top of the current brick.
- Owner is in Holland, Art School would like to utilize space and the possibility of losing the tent is an issue with a July 1st, 2014 timeline.

CHC Comments:

Members feel that this is an important heritage building and the restoration and salvage of the brick needs to be investigated further. The members have agreed to visit the site and provide feedback to staff.

Member Alice Arsenault left the meeting.

ITEM 3

Work on the hospital area plan

Staff:

- Health District 3 zone is being drafted by staff.
- Boundary changes are being considered to the Heritage Conservation Area affecting four (4) lots on Royal Avenue, two (2) lots on Pandosy Street and the parking lot on Royal Avenue.
- New zone will not allow new lot consolidations for new buildings; will follow form and character of residential areas.

CHC Discussion:

- Creation of the Hospital emergency entry was an issue and committee approved the demolishing of dwellings and the hospital has not done anything to mitigate loss of hedge or the impact on the block.
- Members feel the City should decide on changing the boundary, otherwise it will set a precedent for the committee along with the owners of the homes in question.
- Residential properties behind these homes will be impacted.

President of FRAHCAS - James Avery

- Heritage boundary has been defined, and the area has undergone change.
- Residential quality of life has been impacted by the hospital upgrades.
- Consensus of the residents in the area from a survey the City conducted would allow for the homes on Royal from Pandosy to Long to be taken out and draw a new boundary.
- HD3 zone should not allow anything over surface level parking due to the current covenant.

CHC Comments:

Members feel properties should remain within the heritage conservation boundary in the proposed HD3 zone and should abide by the Heritage guidelines.

ITEM 4

City Park staff to discuss Park issues

Staff:

- Evening workshop in City Park, looking for Community Heritage Committee representative.

VII. TERMINATION OF MEETING

The Acting-Chair declared the meeting terminated at 1:31 p.m.

Brian Anderson, Chair

John Pendray, Acting-Chair

/cb