

Heritage Advisory Committee

Minutes

Date: Thursday, September 15, 2016
Location: Veendam Conference Room
2nd Floor, City Hall, 1435 Water Street

Members Present Abigail Riley, Brian Anderson*, Amanda Snyder, Lorri Dauncey

Staff Present Community Planning Supervisor, Ryan Roycroft, Planner, Trisa Brandt, Planner, Lydia Korolchuk, Suburban & Rural Planning Manager, Todd Cashin*, Council Recording Secretary, Arlene McClelland, Todd Cashin*

(* Denotes partial attendance)

1. Call to Order

The Acting Chair called the meeting to order at 12:08 p.m.

Opening remarks by the Acting Chair regarding conduct of the meeting were read.

2. Applications for Consideration

2.1 1989 Abbott Street, HAP16-0011 - Barry & Julienne Jessup

Staff:

- Displayed a PowerPoint presentation summarizing the application.
- The subject property located on the east side Abbott Street and is within the Abbott Street Conservation Area, however, is not included on the Heritage Register.
- The subject property is zone RU1 - Large Lot housing and is designated as S2RES - Single / Two Unit Residential in the Official Community Plan. The property is within the Late Vernacular Cottage style.
- The proposal seeks to add a second storey addition to the rear of the existing cottage, a small addition on the south side of the cottage and a new covered entry at the front of the cottage. A detached accessory building is also proposed for the rear yard with access from the lane.
- Responded to questions from Committee Members.

Member Brian Anderson joined the meeting at 12:14 p.m.

HAC/Staff Discussion:

- Members raised concern with the character and changing of the streetscape; the 2 storey addition and roof line drastically changes the look.
- Members raised concerns regarding the massing.
- Members commented on the charm of the 4 smaller homes together on this particular streetscape.
- Members confirmed that stucco is the main material.
- Members were not concerned with the garage as it is in the back of the house and cannot be seen.

Peter Chataway, Fine Home Design

- Advised that there is 109 feet from the sidewalk to the second storey addition, as well, there are three large mature trees that will be retained so the site is virtually invisible with no impact at all with the addition.
- Provided photos from the sidewalk looking towards the site.
- Provided two alternate sketches with respect to massing, however, believes the best massing option is what was originally presented. Advised that the house directly across the street has the exact same roof and is 100 feet set back but facing towards the road.
- Commented that there are many other examples in the neighbourhood with the exact same roof.
- Advised that by building upwards 1100 square feet of landscape area is being saved as opposed to a new build.
- Responded to questions from Committee Members.

Barry Jessup, Owner

- Advised that the house was built in the 1940's and not on the Heritage Register.
- Advised that the house does not have sustainable foundation and is mostly sitting on dirt; the floors and roof are sagging and have issues with rats.
- Do not want to demolish the house and are trying to keep some of the character; would like to make the house more livable.
- Commented that they are not requesting any variances or rezoning.
- Believes they met 85% of the Guidelines.
- Confirmed that the house will be lifted and concrete poured as its new foundation.
- Responded to questions from Committee Members.

As there was no seconder the motion was defeated.

Moved By Brian/Seconded By

THAT the Heritage Advisory Committee recommends that Council support the Heritage Alteration Permit No. HAP16-0011 on the subject property at 1989 Abbott Street for the form and character and an addition to an existing single-family dwelling and a new accessory building on the subject property within the Heritage Conservation Area.

Defeated

Moved By Amanda Snyder/Seconded By Lorri Dauncey

THAT the Heritage Advisory Committee recommends that NOT Council support the Heritage Alteration Permit No. HAP16-0011 on the subject property at 1989 Abbott Street for the form and character and an addition to an existing single-family dwelling and a new accessory building on the subject property within the Heritage Conservation Area.

Carried
Brian Anderson - Opposed

ANECTODAL COMMENT:

The Heritage Advisory Committee did not support this application due to massing and streetscape concerns. The Heritage Committee commented that the two storey addition and roof line drastically changes the look.

2.2 4193 Gordon Drive, HRA16-0002 - Colin Gifford Magnus Thomson

Staff:

- Displayed a PowerPoint presentation summarizing the application.

- The subject property is located at 4193 Gordon Drive and is also related closely with the property to the south which is farmed with intensive vegetables and hay.
- The subject property is zoned A1 - Agriculture and is located in the Agricultural Land Reserve.
- There are two heritage designated structures on the on the property; the Farm House and the Tobacco Barn.
- The applicant proposes to construct a small single storey carriage house on the south-east corner of the property.
- Advised that the Agricultural Advisory Committee were in support of the HRA.
- Responded to questions from Committee Members.

HAC/Staff Discussion:

- Members confirmed with staff that there are no drawings submitted at this time.
- Members noted the importance of the design of the building and strongly suggested the applicant use the form and character of the existing house.
- Staff advised that the applicant's intention is to match the design of the existing farmhouse and noted the small footprint of the carriage house is less than 90 m².
- Members inquired if the proposed carriage was for short term rentals. Staff advised that the use is predominately for short term rental after the agri-tourism season.
- Members discussed the location of the carriage and inquired if it could be placed closer to the main house, however, commented that they were in favour of the chosen location.

Colin Thompson, Applicant

- Advised that the location for the carriage house was chosen specifically as power, water and gas are located right there; as well, to maintain their own privacy on part of the farm.
- Commented that the location will allow guests to come and go and will not impede on daily farm operations and believes the proposed location provides the best balance.
- Advised that there will be designated hours for visitors.
- Will build the carriage house in the style of the main farmhouse and will be trimmed out the same way.
- Advised that the carriage house will be well insulated to alleviate any noise issues from Gordon Drive; as well, there are Red Willows flushed out all along Gordon Drive which will create a good buffer.
- Advised that the carriage house will be placed on piles for support. Do not want to pour concrete in order to be able to move it easily.
- The intention is to maximize vacation stays. Will not be renting out in conventional way.
- Responded to questions from the Heritage Committee.

Moved By Lorri Dauncey/Seconded By Amanda Snyder

THAT the Heritage Advisory Committee recommends that Council support the Heritage Revitalization Agreement No. HRA16-0002 on the subject property at 4193 Gordon Drive for a proposed Carriage House on a Heritage Registered property.

Carried

ANECTODAL COMMENT:

The Heritage Advisory Committee supported this application and suggested the designation on the Heritage Register be part of the HRA. Members requested that this application come back to the Heritage Advisory Committee regarding form and character. The Committee recommends the Tobacco Farm be designated on the Heritage Registry due to the history and agriculture uniqueness.

3. Update - Council Decisions

268 Lake Avenue, HAP16-0003, is scheduled for the September 20, 2016 Regular Council Meeting for approval.

2030-2032 Doryan Street, HAP16-0008, is going before the Board of Variance Committee next week and will provide an update next month.

4. Next Meeting

The next Committee meeting has been scheduled for October 20, 2016. Members will be contacted if the meeting date changes.

5. Termination of Meeting

The Chair declared the meeting terminated at 1:22 p.m.

Abigail Riley, Chair

/acm