

Heritage Advisory Committee

Minutes

Date: Thursday, November 17, 2016
Location: Knox Mountain Meeting Room (#4A)
City Hall, 1435 Water Street

Committee Members Present: Abigail Riley (Chair), Brian Anderson, Amanda Snyder and Lorri Dauncey

Committee Members Absent: Stone Tonne, Ryan Esbjerg (Alternate) and Bob Haynes (Alternate)

Staff Present: Community Planning Supervisor, Ryan Roycroft; Planner, Lydia Korolchuk; Planner, Trisa Brandt; and FOI-Legislative Coordinator, Sandi Horning

1. Call to Order

The Chair called the meeting to order at 12:00 p.m.

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

It was noted by staff that the Applicants with respect to Item 2.1 on the Agenda were expected to attend the meeting to hear the Committee's discussion. The Chair advised that the order of the Agenda will be amended to give the Applicants more time.

3. Minutes

Moved by Lorri Dauncey/Seconded by Amanda Snyder

THAT the Minutes of the October 20, 2016 Heritage Advisory Committee meeting be adopted as circulated.

Carried

4. Update - Council Decisions

Staff:

- Provided an update regarding the reconsideration of the Heritage Alteration Permit application for 1989 Abbott Street. The owners of the subject property met with Community Planning staff and

decided to amend their plans and subsequently withdrew the reconsideration request. The Applicants submitted amended plans on November 1, 2016 with revised rooflines for the second storey to match the existing cottage rooflines. The sunroom addition roof was amended to a hip roof. The overall effect is much less massing from the streetscape and an addition that matches the existing cottage more appropriately than the original proposal. A new Report to Manager for support was of the amended application was completed on November 4, 2016.

- Provided an update regarding the Heritage Alteration Permit application for 1985 Knox Crescent. Advised that the application would proceed for initial consideration by Council on November 21st, 2016 and that the applicant accepted the proposed changes by the HAC including changing the direction of the siding, using multi-paned windows on the main floor, and altering the direction of the siding on the carriage house.
- Provided an update regarding the Heritage Designation application and the Heritage Revitalization Agreement application for 4193 Gordon Drive, also known as the Thomson Farm. Advised that the application would proceed for initial consideration on November 21st, 2016. The application also involved a Heritage Designation Bylaw for the two structures "Thomson Farm House" and "Tobacco Barn".
- Provided an update regarding the Heritage Revitalization Agreement application for 1449 Ethel Street. Advised that now that Ethel Street was nearing completion, Staff has been in contact with the applicants to move forward. The applicants would prefer to consider the Heritage Revitalization Agreement without a Heritage Designation Bylaw.
- Responded to questions from the Committee members.

2. Applications for Consideration

2.1 349 Park Avenue, HAP16-0013 - Trent Nichols & Pamela Bell Lowther

The Chair noted that the Applicants were still not in attendance and would be proceeding with the Committee's consideration of the Heritage Alteration Permit.

Staff:

- Displayed a PowerPoint presentation summarizing the Heritage Alteration Permit application to allow the development of a new single family dwelling and accessory building on the subject property.
- The subject property is zoned RU1.
- The existing dwelling was constructed in 1960 and would be demolished.
- The front driveway will be closed and rehabilitated with access from the rear lane.
- The proposed dwelling is just under 160 m².
- The accessory building is for a single car garage with a parking pad beside it. The new house location is forward of the existing dwelling.
- Displayed the site plan, elevation drawings and floor plans.
- Made note that Chapter 16 – Heritage Conservation Area Objectives of the City's Official Community Plan encourages new development, additions and renovations to existing development which are compatible with the form and character of the existing context.
- Requesting that the Committee provide feedback on:
 - o the form and character of the proposed dwelling and accessory building;
 - o the location of the proposed dwelling.
- Responded to questions from the Committee members.

- Clarified the setback of the current structure and the proposed structure.
- As far as staff is aware, there has not been any negative feedback from the neighbourhood.

HAC Discussion:

- Expressed a concern with the setback of the new structure being very different from the other structures on the street.
- Had an extensive discussion regarding the existing streetscape.

Moved by Brian Anderson/Seconded by Lorri Dauncey

THAT the Heritage Advisory Committee recommends that Council support Heritage Alteration Permit Application No. HAP16-0013 for the property located at 349 Park Avenue for the form and character of a new single family dwelling and accessory building on the subject property within the Abbott Street Conservation Area.

Carried

Anecdotal Comments:

The Heritage Advisory Committee recommended support for the form and character of the proposed new single family dwelling and accessory building subject to shifting the new single family dwelling further to the south on the lot, by 1.5m, in order to come into closer alignment with the setbacks of the other dwellings on the street. The Committee would also like to see a potential revision to the rear deck in order to accommodate the trees on the property.

5. Next Meeting

The next Committee meeting has been scheduled for December 15, 2016.

6. Termination of Meeting

The Chair declared the meeting terminated at 12:28 p.m.

Abigail Riley, Chair

/slh