

COMMUNITY HERITAGE COMMITTEE

Minutes of the Open Meeting

Date: Thursday, January 16, 2014
Location: Knox Mountain Meeting Room, City Hall, Kelowna

In attendance:

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

Regrets:

Jim Meiklejohn (Member-at-Large)
Patti Kilback (Alternate - Kelowna Museums)
Rudy Schoenfeld (Member -at-Large)

Staff:

Urban Land Use Planner, Abigail Riley
Policy & Planning Planner, Lindsey Ganczar
Deputy City Clerk, Karen Needham

Recording Secretary:

Joanne Dewar

(* denotes partial attendance)

I. CALL TO ORDER

The Chair called the meeting to order at 12:05 p.m.

Opening Remarks by the Chair regarding Conduct of the meeting.

II. ELECTION OF THE CHAIR & VICE CHAIR FOR 2014

MOVED BY Bob Hayes/SECONDED BY John Pendray

THAT Brian Anderson be appointed as Chair of the Community Heritage Committee for 2014.

CARRIED

MOVED BY Cheryl Spelliscy/SECONDED BY Brian Anderson

THAT Bob Hayes be appointed as Vice-Chair of the Community Heritage Committee for 2014.

CARRIED

III. APPLICATIONS FOR CONSIDERATION

ITEM 1

HAP13-0020

1979 Abbott Street

To permit additions to the main floor of the existing house and to raise the existing main floor elevation by 0.5m. The application also includes variances to legalize the existing non-conforming north side yard setback and provision of one onsite parking space.

Applicant: Peter Chataway, dba Fine Home Designs

Staff:

- PowerPoint presentation to show the property and the site context.
- Reviewed heritage conservation area design guidelines.
- Reviewed purpose of application and site plan.
- Staff is generally satisfied with the application.
- Advised that visibility could be compromised by planting trees within the sight triangle at the corner.
- Will confirm if the bottom of the stair in the south side yard is too near the property line.

CHC Discussion:

- Confirmed the proposed house expansion is 8.5' to the west.
- Confirmed that the proposal is an additional 300 square feet resulting from the front and side extension;
- Questioned whether the front building expansion will protrude further than neighbouring properties.
- Commented on the odd-shaped lot.
- Prefer keeping the setback similar to the rest of the neighbourhood.
- Confirmed that neighbours were canvassed.
- Questioned if bottom of stair (at the back deck) is too near property line.

Applicant:

- No objections from neighbours regarding proposed expansion.
- House would be 35' from actual curb.
- There is no landscape plan as of yet; main focus has been on the building itself.
- Confirmed that an existing window is being used in a new location.

MOVED BY John Pendray/SECONDED BY Brian Anderson

THAT the Community Heritage Committee supports Heritage Alteration Permit Application No. HAP13-0020 for the property located at 1979 Abbott Street in order to permit additions to the main floor of the existing house and to raise the existing main floor elevation by 0.5m to facilitate the reconstruction of the existing crawl space.

CARRIED

MOVED BY John Pendray/SECONDED BY Brian Anderson

THAT the Community Heritage Committee supports Heritage Alteration Permit Application No. HAP13-0020 for the property located at 1979 Abbott Street to:

- a) vary the minimum required north side yard setback for the existing dwelling from 4.5m required to 0.08m proposed; and
- b) vary the minimum required parking for the existing dwelling from two (2) spaces required to one (1) space proposed.

CARRIED

III. FOR CONSIDERATION/PRE-APPLICATION INQUIRY

ITEM 1

250 Lake Ave

Staff:

- Advised that this is a pre-application for inquiry only.
- Requested feedback.
- Distributed package re: previous design from May of 2013 & showed on Powerpoint.
- Displayed the Covenant area on property that limits building site.

CHC Discussion:

- Clarified zoning with regards to secondary suites. Covenant on property that limits building area.
- 1.5 stories in back, fronts onto Lake Avenue. Would like to know total height of building compared to others in area.
- RU3 allows for a secondary suite, but not a carriage house. Must have garage or carport.
- Massing seems high for location, adjoining garage to house increases massing.
- Would suggest more work on the elevation facing Maple Street, arch elements do not fit.

IV. MINUTES

MOVED BY Brian Anderson/SECONDED BY Alice Arsenault

THAT the Minutes of the meeting of the Community Heritage Committee held on December 5, 2013 be adopted.

CARRIED

V. OLD BUSINESS

Heritage Plaques

Staff/CHC Discussion:

- The Chair noted that Leslie Moore is no longer with Kelowna Museums, their role has been taken over by Amanda Snyder.

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- A reminder that the heritage plaques write-ups still need to be written. Staff provided an update and noted that there have not yet been any responses from two of the solicited property owners regarding permission (200 block of Bernard and the Brigadier Armoury).
 - Committee agreed to have the write-ups done by the March meeting. Brian will liaise with Bob as editor.
 - Staff noted that owners of buildings where plaques are to be installed are now calling to see when they'll be installed as they are excited about having them installed.
 - Staff provided an update on responses.

VI. NEW BUSINESS

Staff/CHC Discussion: Strategic Planning

- Strategic plan & business plan: Chair requested feedback on formulating a business case for a larger budget from the City so that they can address more issues.
- Want to make more recommendations rather than waiting to be approached concerning Heritage Asset Management.
- Discussed setting the committee's strategic direction for future members. Suggestion to look to committees in larger cities for examples. Last year, invitations to the Growth Heritage Commission were sent to City Hall, but info had not been forwarded to the committee; the committee would like notice regarding the invitation for next year. Deputy City Clerk noted the distinction between a legislated Heritage Commission and an Advisory Committee of Council.

CHC Workshop Action Plan:

- CHC Strategic Planning
- Neighbourhood: Heritage Context Studies
- Agricultural Heritage Development
- CHC Education/Engagement
- Recognition/Awareness

Staff/CHC Discussion: Heritage Context/CHC Education:

- Clarify/refresh committee members on types of zones (eg. RU1 as opposed to RU3).
- Heritage Branch Convention- Statements of Significance, have a rep come in and refresh committee members. Check that all members are on email list for Heritage Branch. Invited to Heritage BC (near Benvoulin Church).
- Emails should be sent if members notice improvements needed to any heritage buildings.
- Circulated information for Heritage Awards (Heritage Week).

Staff confirmed that the next Committee meeting is schedule for February 6, 2014.

VII. TERMINATION OF MEETING

The Chair declared the meeting terminated at 1:13 p.m.