

COMMUNITY HERITAGE COMMITTEE

Minutes of the Open Meeting

Date: Thursday, July 3, 2014
Location: Knox Mountain Meeting Room, City Hall, Kelowna

In attendance:

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

Regrets:

Linda Digby (Alternate - Kelowna Museums) and Jim Meiklejohn (Member-at-Large)

Staff:

Urban Land Use Planner, Adam Cseke
Policy & Planning Planer, Laura Bentley
Planner II, Alec Warrender

Recording Secretary:

Legislative Coordinator, Corinne Boback

(* denotes partial attendance)

I. CALL TO ORDER

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

Opening Remarks by the Chair regarding Conduct of the meeting.

II. APPLICATIONS FOR CONSIDERATION

ITEM 1

HAP14-0009

310 & 320 Strathcona Avenue

To consider the proposed Official Community Plan and Zone Amendment and a Heritage Alteration Permit in order to accommodate a 3.5 storey mixed use health services building.

Applicant: Meiklejohn Architects

Staff:

- Presented PowerPoint on the subject property.
- The subject properties should be re-designated and rezoned to allow for a mixed use health services project to support KGH uses.
- Currently zoned P1 - Major Institutional and RU1 - Large Lot Housing.
- The subject properties are located in the Heritage Conservation Area recognizing the existing context and single family dwelling character.
- The Abbott Street Heritage Conservation Area boundary should be under consideration for Phase II of the Hospital Area Plan.

-
- The form and character is a good fit for the area helping the transition from the Kelowna General Hospital's institutional to a project with a softer more residential feel.
 - Discussed correspondence from residents outlining concerns regarding this application.
 - Discussed the 3.5 storey mixed use health services building.
 - Not on heritage registration.
 - 1st floor - café and one residential unit.
 - 2nd floor - health services.
 - 3rd floor - apartment style housing (3 units).
 - No significant concerns with proposed land use.
 - Minor site planning and building design details are ongoing.
 - Suggests that support services around the hospital is functional for patients.
 - The applicant will hold open house in September.

CHC Discussion:

- Discussed current zoning and designation.
- Member has talked to neighbors in the area, no concern with the café but the parkade should be made more pedestrian friendly for the area as a park is across the street and 3.5 storeys might be too high.
- Re-visit Abbott Street boundary, the subject properties are in the Heritage Conservation Area and not in context with single family dwelling.
- Material choices are heritage element of the development.
- Condo development is not consistent with the heritage area.
- Difficult to positively comment on application because this proposal is against the committee's mandate.
- Heritage is lost on the third storey of the proposed development.
- Members feel that the rezoning with the condo does not coincide with the proposed mixed health services zoning and parking will be impacted in the neighborhood.
- Interior Health does not own the properties.
- Discussed current correspondence submitted to staff.
- Streetscape is nice.

Applicant:

- Heather Martin owns the clinic.
- Maintains continuity of the neighborhood and the hospital.
- Residential component helps with the interface for the development creating a softer side to the proposal.

CHC/Applicant:

- Interior Health is not using the property development for the greater good of the neighborhood.
- Form and character of the building is not consistent.
- Cherry trees and a walnut tree will be lost.

MOVED BY Brian Anderson/SECONDED BY Bob Hayes

THAT the Community Heritage Committee does NOT support Heritage Alteration Permit Application No. HAP14-0009 for the properties located at 310 & 320 Strathcona Avenue in order to accommodate a 3.5 storey mixed use health services building.

CARRIED

Anecdotal Comments:

The Community Heritage Committee feels that the subject properties, although within the Heritage Conservation Area, are in the Hospital interface area for which the Community Heritage Committee has previously requested further direction from Council. If the proposed building was on the edge of the Heritage Conservation Area but not in it, the Committee would not have a problem with the form and character facing the Heritage Conservation Area. The Committee expressed a concern that the proposed building contains condo units and therefore is neither a residence or a medical facility. The Committee also expressed a concern that the proposed building does not meet the Heritage Conservation Area Development Guidelines with respect to Form and Character.

ITEM 2

HAP14-0010

1847 Maple Street

To raise the existing dwelling 0.9m in Phase 1 and to permit the exterior changes regarding an expanded front porch in Phase 2.

Applicant: Birte Decloux

Committee Member, John Pendray, declared a conflict of interest as he resides on Maple Street and left the meeting at 12:35 p.m.

Committee Member, Rudy Schoenfeld, declared a conflict of interest as he resides on Maple Street and left the meeting at 12:35 p.m.

Staff:

- Presented PowerPoint on the subject property.
- Subject property is located in the Abbott Street Heritage Conservation Area and not listed on the City's Heritage Register.
- The Abbott Street Heritage Conservation Area Guidelines identifies the dominant style for the block as "Early Arts & Crafts" and the subject property as "Early Suburban".
- The applicant is proposing to raise the floor level 0.9m to sit at the floodplain elevation in Phase 1.
- The applicant is proposing to expand the front porch in Phase 2, which will not keep with the Early Suburban style, but will have a useable outdoor space facing the street.
- The porch will create a pedestrian friendly interaction with the street and neighborhood, which would give an Early Arts & Crafts style which is the dominate style on the block.
- Side and rear parking does not fit with the architectural style.
- Applicants want to keep the driveway.

CHC Discussion:

- Houses raised in the area have smaller windows on the bottom level in the area to meet the early Arts and Crafts style.
- Houses in the area all vary in height.
- Exterior will be maintained.
- Works with form and character of the street.

CHC/Applicant:

- Member asked for clarification on raising the dwelling then adding a basement.
- Allows for a useable basement with the dwelling above the flood plain.

MOVED BY Brian Anderson /SECONDED BY Alice Arsenault

THAT the Community Heritage Committee supports Heritage Alteration Permit Application No. HAP14-0009 for the property located at 1847 Maple Street to raise the existing dwelling 0.9m in Phase 1 and to permit the exterior changes regarding an expanded front porch in Phase 2.

CARRIED

Committee Members, John Pendray and Rudy Schoenfeld, rejoined the meeting at 12:46pm.

III. **FOR CONSIDERATION/STAFF INQUIRY**

None

IV. **MINUTES**

MOVED BY Rudy Schoenfeld/SECONDED BY Brian Anderson

THAT the Minutes of the open meeting of the Community Heritage Committee held on June 5, 2014 be adopted.

CARRIED

V. **OLD BUSINESS**

ITEM 1

Review of previous Heritage Alteration Permit Applications

Staff:

- Updates to outstanding applications and associated bylaws.
- 166 Lake Avenue has been issued with the applicants' re-design. The Members feel that the new design did not meet their previous requests.

ITEM 2

Heritage Plaques Update

Staff:

- Contacting property owners for installation of plaques.
- Status on outstanding write ups.
- Reviewed the write up submitted by Member Bob Hayes on Wittup's Pond and discussed a photo option.
- Discussed outstanding photos for Bankhead Pond and Old Post Office.
- Reviewed Heritage Plaque list.

ITEM 3

Hospital Area Plan Update

Committee Member, Alice Arsenault, left the meeting at 1:18pm.

Committee Member, Cheryl Spelliscy, left the meeting at 1:28pm.

Staff:

- Discussed the Abbott Street Heritage Conservation Area boundary and Staff informed Committee that staff recommendation to Council is to not change the Heritage Conservation Area boundary.
- HD3 Zone application to Council will go on July 14, 2014 with proposed recommendations.
- Discussed the HD1, HD2 and HD3 Zones and Heritage Development Guidelines.
- Discussed proposed buildings height and density and the parking issues within the area on four specific lots on Royal Avenue and Pandosy Street.

VI. NEW BUSINESS

ITEM 1

1546 Pandosy Update

- Member Bob Hayes gave update.
- Original brick still on dwelling.
- Maintaining general look of the building.

ITEM 2

Charrette for City Park

- Chair attended charrette.
- Restoration of aquatic centre was common interest.
- Lawn Bowling Club was discussed with an expansion of the rose garden.
- Keep City Park as family oriented with a new children's playground, aquatic centre and water park closer to the beach, with a smaller event field.

ITEM 3

- Staff inquired with the Committee on behalf of applicant for bricks for re-facing of a heritage building.

VII. TERMINATION OF MEETING

The Chair declared the meeting terminated at 1:38 p.m.

Brian Anderson, Chair

/cb