

Heritage Advisory Committee Minutes

Date: Thursday, February 16, 2017
Location: Knox Mountain Meeting Room (#4A)
City Hall, 1435 Water Street

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

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

Staff Present: Community Planning Supervisor; Ryan Roycroft; Planner, Emily Williamson; and Legislative Coordinator, Corinne Boback

1. 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 were read.

2. Appointment of Chair and Vice-Chair

Moved By Brian Anderson/**Seconded By** Amanda Snyder

THAT Abigail Riley be appointed as Chair of the Heritage Advisory Committee for 2017.

Carried

Moved By Amanda Snyder/**Seconded By** Brian Anderson

THAT Lorri Dauncey be appointed Vice-Chair of the Heritage Advisory Committee for 2017.

Carried

3. Applications for Consideration

3.1 377 Cadder Avenue, HAP17-0002 - Sandra Stober

Staff:

- Displayed a PowerPoint presentation summarizing the application before the Committee.
- consideration of a new single family dwelling with secondary suite within the Abbott Street Heritage Conservation Area.
- RU1 – Large Lot Housing zone.
- Existing dwelling constructed in 1946 in Late Vernacular Cottage style would be demolished
- Proposed dwelling is 413 m²
- Secondary suite above three car garage
- New house location is forward from the existing dwelling
- Mature trees and other vegetation to be kept
- Reference to Chapter 16 – Heritage Conservation Area:
 - Encourage new development, additions and renovation to existing development which are compatible with the form and character of the existing context
 - Maintain established front yard setback
- Staff seeking Heritage Advisory Committee feedback on:
 - Form and character of proposed dwelling
 - Location of proposed dwelling on site
 - Massing of proposed dwelling

HAC Discussion:

- The Committee members discussed the various aspects of the application.
- Expressed a concern with proposed setbacks and streetscaping.

Moved by Brian Anderson/ Seconded by Lorri Dauncey

THAT the Community Heritage Committee recommends that Council not support Heritage Alteration Permit No. HAP17-0002 for the property located at 377 Cadder Avenue in order to consider the development of a new single family dwelling with secondary suite on the subject property within the Abbott Street Conservation Area.

Carried

Anecdotal Comments:

The Heritage Advisory Committee recommended non-support for Heritage Alteration Permit No. HAP 17-0002 for the following reasons:

- **Location and massing of proposed dwelling on site** - Further work should be undertaken to achieve a compatible front yard setback with the remaining properties to the west of the subject property on the south side of Cadder Avenue, to be within 10% of their average setback consistent with the OCP Heritage Conservation Area Guidelines, through investigation of moving the entire dwelling further back on the lot, reducing the size of the proposed garage, and shifting the proposed garage further back and/or to the side of the proposed house. The size of the proposed garage and driveway should be reduced to retain as much front yard and mature trees and landscape as possible, in keeping with the existing streetscape to the west on the south side of Cadder Avenue.
- **Form and character of proposed dwelling** - Further work should be undertaken to ensure that the proposed style and massing of the house is consistent with the existing streetscape and

dominant block style of Late Arts & Crafts. The proposed roof lines, architectural treatment, and building materials should be simplified, with use of horizontal siding at the lower level consistent with the block's existing character homes. Proposed contemporary elements, such as the garage window trellis, should also be removed for consistency with the heritage style.

4. Minutes

Moved By Amanda Snyder/**Seconded By** Lorri Dauncey

THAT the Minutes of the January 19, 2017 Heritage Advisory Committee meeting be adopted as circulated.

Carried

5. Update - Council Decisions

There were no Council decision updates.

6. Next Meeting

The next Committee meeting has been scheduled for March 16, 2017.

7. Termination of Meeting

The Chair declared the meeting terminated at 12.32pm.

Abigail Riley, Chair

/cb/slh