

Heritage Advisory Committee

AGENDA



Thursday, March 16, 2017

12:00 pm

Knox Mountain Meeting Room (#4A)

City Hall, 1435 Water Street

Pages

1. Call to Order

THE CHAIR WILL CALL THE MEETING TO ORDER:

(a) The purpose of this Meeting is to consider certain Development Applications as noted on this meeting Agenda.

(b) The Reports to Committee concerning the subject development applications are available on the City's website at www.kelowna.ca.

(c) All representations to the Heritage Advisory Committee form part of the public record.

(d) As an Advisory Committee of Council, the Heritage Advisory Committee will make a recommendation of support or non-support for each application as part of the public process. City Council will consider the application at a future date and, depending on the nature of the file, will make a decision.

2. Applications for Consideration

2.1 2210 Abbott Street, HAP17-0001 - Richard, Judith & Craig Mohr

2 - 34

To consider the form and character of semi-detached housing in the Heritage Conservation Area.

3. Minutes

35 - 37

Approve Minutes of the Meeting of February 16, 2017.

4. Update - Council Decisions

5. Next Meeting

April 20, 2017

6. Termination of Meeting

REPORT TO COMMITTEE



Date: March 16, 2017
RIM No. 0940-60
To: Heritage Advisory Committee
From: Community Planning Department (TB)

Application:	HAP17-0001	Owner:	Richard Mohr Judith Lynn Mohr Craig Richard Mohr
Address:	2210 Abbott Street	Applicant:	Craig Richard Mohr
Subject:	Heritage Alteration Permit		

Existing OCP Designation: S2RES – Single/Two Unit Residential
Existing Zone: RU6 – Two Dwelling Housing
Heritage Conservation Area: Abbot Street Conservation Area
Heritage Register: Not Included

1.0 Purpose

To consider the form and character of semi-detached housing in the Heritage Conservation Area.

2.0 Proposal

2.1 Background

The subject property was rezoned in 2015 to RU6 – Two Dwelling Housing, and a Heritage Alteration Permit (HAP14-0014) was issued for semi-detached housing. The Heritage Alteration Permit was Council issued and included three variances for maximum height of an accessory building (4.5m required, 5.6m approved), flanking street setback (4.5m required, 2.0m approved), and front yard setback for an accessory building (9.0m required, 1.2m proposed). The development was never realized, and under new ownership the proposal has changed and requires a new Heritage Alteration Permit. Please see Attachment "A" for a rendering of the original HAP14-0014.

2.2 Site Context

The subject property is located within the Abbott Street Heritage Conservation Area. The subject property was previously identified as Early Suburban, and the dominant style for the block is Late Arts and Crafts. There are several other new builds in the area that are of a modern design and are not consistent with the dominant style of the block.

The property is located south of the Royal Avenue beach access and immediately to the west of Kelowna General Hospital and parking areas. It is a prominent and highly visible corner on the popular Abbott Street recreation corridor. There is a new four-storey mixed use commercial building under construction to the south east of the subject property at 2245 Abbott Street that has an approved Heritage Alteration Permit. It is a flat roofed building composed primarily of brick with multi-paned windows.

Figure 1: Rendering of 2245 Abbott Street (Mixed Use Building):



2.3 Proposal

The applicant has proposed to construct semi-detached dwelling units with a detached accessory building. The dwellings are designed in a modern style featuring flat roofs, and a mix of stone, concrete, and glass. The applicant has stated that the design was inspired by Frank Lloyd Wright's Falling Water using horizontal planes, Cherokee red window frames, multi-sash window assembly, and decorated soffits. The three storey proposal provides ample living space including access to multiple patios and balconies.

Figure 2: Rendering of Proposal at 2210 Abbott Street

The site plan maintains driveway access from Royal Avenue with parking located within attached and detached garages. The detached garage features a single parking stall for each unit with bonus rooms located above. The entire property is fenced with an opaque stucco wall, and landscaping is used to provide variation.

2.4 Variances

The proposed development requires consideration of five variances; site coverage, height of accessory building, height of semi-detached dwellings, front yard setback, and flanking side yard setback.

The variance for site coverage is to vary the maximum site coverage including buildings, driveways, and walkways from 50% maximum to 62.4% requested. To mitigate this variance, the applicant has proposed to use grass-crete and permeable paver stores for the driveway and parking areas.

The applicant has requested a variance to the front yard setback from 9.0m required to 1.21m proposed. This is to locate the detached garage in what is considered the front yard. This allows the house to be oriented toward Lake Okanagan as many other lakefront houses are, and respects the 15m riparian setback. Another variance is for the height of the accessory building from 4.5m maximum to 5.95m proposed. This is slightly higher than the previous height variance that was approved for the previous HAP (HAP14-0014). The combination of the front yard setback variance and the height variance on the accessory building create significant massing at the front property line. This is inconsistent with the established streetscape for this portion of Abbott Street.

Another variance is to the flanking side yard setback off of Royal Avenue from 4.5m required to 2.3m proposed for the semi-detached units. The final variance is a height variance to the proposed semi-detached units from 2.5 stories maximum to 3 stories. The definition of a half storey in the zoning bylaw does not accommodate a half storey with a flat roof, therefore the upper level is considered a 3rd full storey. The total height is 9.496m, and the maximum in the zoning bylaw is 9.5m. The flat roof adds to the massing of the building, so while the height is under the maximum 9.5m, the visual impact of the 3rd storey is significant.

Figure 3: Height Comparison to Adjacent Properties

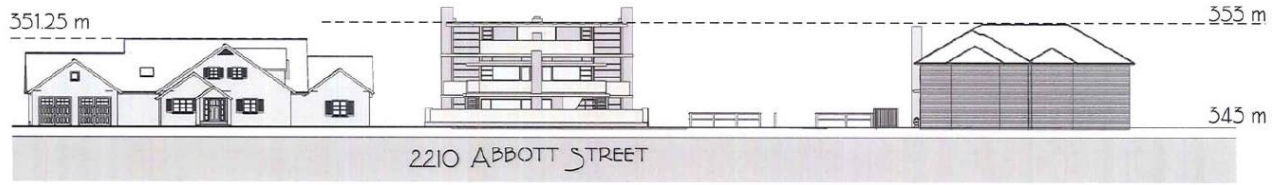
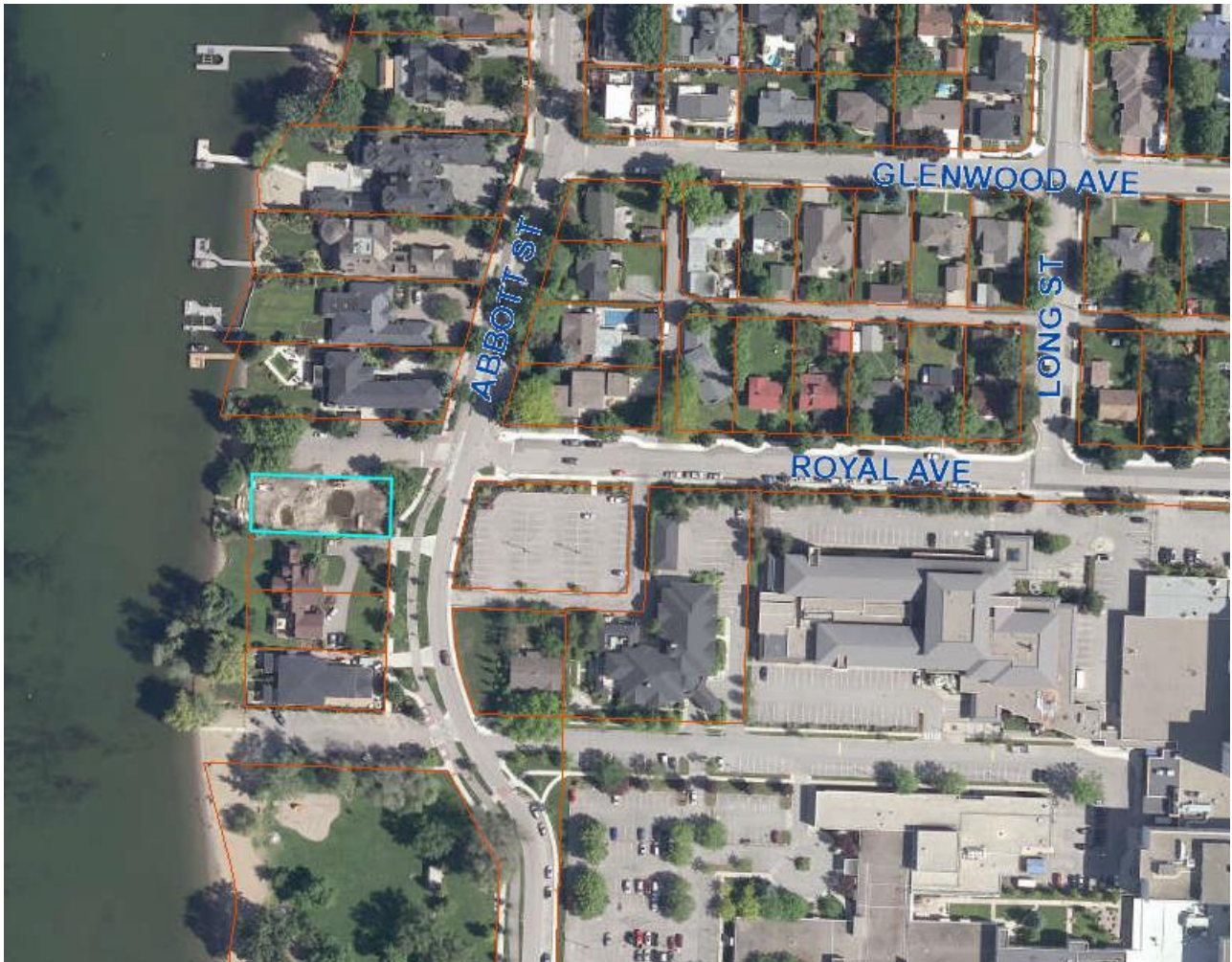


Figure 4: Subject Property Map

2210 Abbott Street



2.5 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RU6 ZONE REQUIREMENTS	PROPOSAL
Development Regulations		
Maximum Height	9.5m or 2.5 stories	9.5m or 3 stories ❶
Minimum Front Yard	9.0 m (detached accessory building)	1.2 m ❷
Minimum Side Yard (south)	2.3 m	2.31 m
Minimum Side Yard (north)	4.5 m	2.31 m ❸
Minimum Rear Yard	7.5 m	7.6 m
Maximum Site Coverage (buildings)	40%	39.9%
Maximum Site Coverage (buildings, driveways, and parking)	50%	62.4% ❹
Maximum Height of Accessory Building	4.5m (to mid-point)	5.947m (to mid-point) ❺
Maximum Accessory Building Footprint	90m ²	50.6m ²
❶ Indicates a requested variance to the maximum number of stories of the semi-detached dwellings.		
❷ Indicates a requested variance to the minimum front yard for a detached accessory building.		
❸ Indicates a requested variance to the minimum side yard for a flanking street.		
❹ Indicates a requested variance to the maximum site coverage including buildings, driveways, and parking.		
❺ Indicates a requested variance to the maximum height of an accessory building.		

3.0 Heritage Advisory Committee Comments

Staff are seeking a recommendation to Council from the Heritage Advisory Committee regarding the form and character of the proposal and the requested variances.

Report prepared by: Trisa Brandt, Planner I

Approved for Inclusion: Terry Barton, Urban Planning Manager

Attachments:

Schedule "A": Heritage Guidelines

Attachment "A": Rendering from HAP14-0014

Attachment "B": Applicant Rationale

Attachment "C": Examples from Frank Lloyd Wright "Falling Water"

Attachment "D": Renderings, Plans, Drawings

Attachment "E": Landscape Plan

SCHEDULE A – Heritage Guidelines



Subject: HAP17-0001

2210 Abbott Street

1.0 Heritage Conservation Area Guidelines (Kelowna Official Community Plan Chapter 16)

Objectives:

- Maintain the residential and historical character of the Marshall Street and the Abbott Street Heritage Conservation Areas;
- Encourage new development, additions and renovations to existing development which are compatible with the form and character of the existing context;
- Ensure that change to buildings and streetscapes will be undertaken in ways which offer continuity of the 'sense-of-place' for neighbours, the broader community; and
- Provide historical interest for visitors through context sensitive development.

Consideration has been given to the following guidelines as identified in Chapter 16 of the City of Kelowna Official Community Plan relating to Heritage Conservation Areas:

HERITAGE CONSERVATION AREA	YES	NO	N/A
Site Layout and Parking			
Are established front yard setbacks maintained within 10% of neighbouring building setbacks?		✓	
Are parking spaces and garages located in the rear yard?		✓	
Are established building spacing patterns maintained?	✓		
Does the carriage house complement the character of the principal dwelling?			✓
Are accessory buildings smaller than the principal building?	✓		
Building Massing			
Is the established streetscape massing maintained?		✓	
Is the massing of larger buildings reduced?		✓	
Roof Forms, Dormers and Chimneys			
Is the roof pattern in keeping with neighbouring buildings?		✓	
Are skylights hidden from public view?			✓
Are high quality, low maintenance roofing materials being used?	✓		

HERITAGE CONSERVATION AREA	YES	NO	N/A
Are the roofing materials similar to traditional materials?	✓		
Are the soffit, overhang and rain water drainage features in keeping with the building's architectural style?	✓		
Do secondary roof elements have a similar pitch as the principal roof?	✓		
Are chimneys in keeping with the building's architectural style?	✓		
Cladding Materials			
Are low maintenance building materials being used?	✓		
Are the building materials similar to traditional materials?	✓		
Are exterior colours in keeping with the traditional colours for the building's architectural style?	✓		
Doors and Windows			
Are established window placement, style and window-to-wall area ratios maintained?	✓		
Are established door placement, style and door-to-wall area ratios maintained?	✓		
Is the main entrance a dominant feature visible from the street?		✓	
Is the main entrance in keeping with the building's architectural style?	✓		
Are the door and window design details consistent with the building's architectural style?	✓		
Landscaping, Walks and Fences			
Are existing healthy mature trees being retained?			✓
Is the front yard landscaping consistent with neighbouring properties?	✓		
Is street facing fencing or screening landscaping no more than 1 m in height?		✓	
Privacy and Shadowing Guidelines			
Are there clear sightlines from the street to the front yard and dwelling?		✓	
Does the building location minimize shadowing on the private open space of adjacent properties?	✓		

ORIGINAL *APPROVED DUPLEX*

This forms part of application
HAP14-0014

Planner
Initials

TB

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COMMUNITY PLANNING



ILLUSTRATION / THE ARTS ALIVE

TO: Kelowna City hall

FROM: Richard, Judy and Craig Mohr

DATE: January 9, 2017

SUBJECT: DESCRIPTION OF DEVELOPMENT PROPOSAL FOR 2210 ABBOTT STREET – MOHR RESIDENCES

Urban Planning:

The proposed development compliments other existing or approved Frank Lloyd Wright inspired dwellings in the Abbott Street Heritage Conservation Area and retains some features of the “Early Suburban” style. The dwelling is in keeping with heritage principles and policies to maintain the residential character of the area and provides an example of sensitive redevelopment.

The property is located in the Abbott Street Heritage Conservation Area but is not listed on the city’s Heritage Register. The Abbott Street Heritage Conservation Area Development Guidelines identifies the dominant style of the block as “Arts & Crafts” (late) and “Early Suburban”. A semi-detached dwelling in the Frank Lloyd Wright / Prairie style was approved for 2248 Abbott street and a single detached dwelling in the Arts & Crafts (late) style is located on the double wide lot at 2228 Abbott Street.

Form & Character

The architecture of this new semi-detached dwelling takes design cues from the Early Suburban style with: the A-symmetrical façade, Cherokee red window frames, decorated soffits, Upper storey belting to help massing, horizontal design, vertical hung window openings, multi sash window assembly, multiple pane windows, side yard parking, authentic aged stone and stucco exterior. The design is inspired by Frank Lloyd Wright’s Falling Water build in the late 30’s in Pennsylvania and complements the approved semi-detached dwelling at 2248 Abbott Street as well as existing dwellings at 2195 Abbott Street, which was constructed in the late 1950’s.

From Abbott Street and Royal Avenue the structure has the appearance of a single family dwelling because of the recessed entrances and single driveway access. The development respects established building spacing and driveway access as per the Abbott Street/Marshal Street Conservation Areas Development Guidelines. The cladding materials and landscaping also reflect the site context. The intent is to use grass-crete for some of the parking areas and 100% permeable paver stones which are especially beneficial on lakefront properties.

The Drive way access from Royal Avenue will be retained but reduced to less than 5m in width. The established streetscape will be maintained because the existing access off Royal Avenue will be used to enter the detached front garages. The detached garage includes one enclosed parking space per dwelling with one additional surface space parking on either side of the garage.

TO: Kelowna City hall

FROM: Richard, Judy and Craig Mohr

DATE: January 9, 2017

SUBJECT: DESCRIPTION OF DEVELOPMENT PROPOSAL FOR 2210 ABBOTT STREET – MOHR RESIDENCES

Variances

Four variances are required to the Zoning Bylaw:

To vary the accessory building height from 4.5m permitted to 5.947 proposed.

To vary the front yard from 4.5m permitted to 1.208m proposed.

To vary the north side yard from 4.5m permitted to 2.313m proposed.

To vary the number of stores from 2.5 permitted to 3 proposed

The variance for the height of the accessory building is due to the second storey bonus room above the garage. The second storey is set back 1.22m from the east exterior wall for the first storey and includes a balcony and windows facing Abbott Street; which reduces the massing and improves the façade along the street. If the garage was attached to the dwelling it would not be limited to 4.5m in height.

Additionally, height is measured to the highest point on a non-sloping roof as opposed to the midpoint of a sloping roof; therefore, a sloping roof could have a similar peak height.

The detached garage requires a variance to be located 1.208m from the front lot line. Detaching the the single garage from the dwelling reduces the structures massing and allows for sightlines through the property. Unlike most properties along Abbott Street, the property line is set back from the Abbott Street recreational corridor by up to 10m at the North end of the property. The existing hedge and mature tree between the property line and the recreational corridor provide a buffer and will screen the first storey of the garage when view along Abbott street (see detailed colored 3D renderings). The landscaping is located within the city's right of way. Additional landscape shrubs will be planted inside a stone and stucco yard fencing on the garage's east elevation (facing Abbott Street); to create more natural screening and Architectural character.

The North side yard is along a flanking street (Royal Avenue) and a variance is required to reduce the side yard to 2.03 and 2.313m. The portions of the dwelling that extend into the side yard setback are adjacent to the pocket park and associated parking area at the West end of Royal Avenue and would comply with the regular side yard requirements if the street was not considered flanking. Overall the semi – detached dwelling has a smaller footprint and larger setbacks that the prior dwelling.

The variance for the 3rd story is due to the addition of a living room, three piece bathroom, bedroom with closet and small wet bar compete with sink, dishwasher and full height fridge. There are two patios on the third level, one off the bedroom facing East and the other off the living room facing North towards the lake. The intent for this space is to accommodate a future live-in care giver as the property owners intend to live in the dwelling as long as health permits. The Son will be living in the other half of the duplex to care for the parents until a live in caregiver is required. Great care was taken, in design, to step the building back from one floor to the next (away from Abbott Street) to minimize

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FROM: Richard, Judy and Craig Mohr

DATE: January 9, 2017

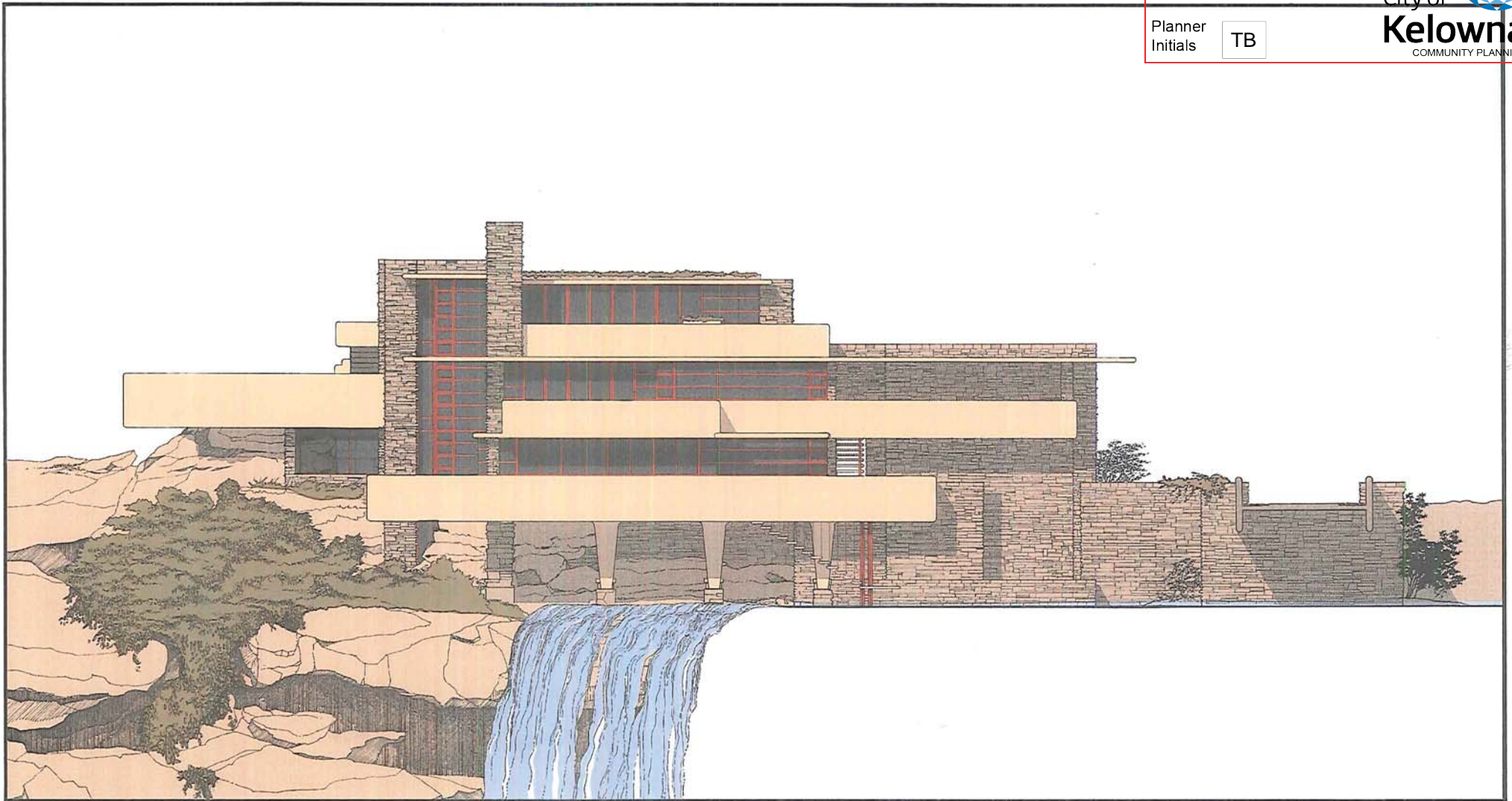
SUBJECT: DESCRIPTION OF DEVELOPMENT PROPOSAL FOR 2210 ABBOTT STREET – MOHR RESIDENCES

Variances (continued)

the impact of the developed space on the third level. The total height of the dwelling conforms extremely well with the neighboring houses as shown on the 3D renderings. The Renderings accurately depict the roof heights of both neighboring houses in relation to the new dwelling. The renderings indicate no height difference from the North neighbour and a one foot height difference from the neighbour to the South. Note that the structure does not require a height variance.

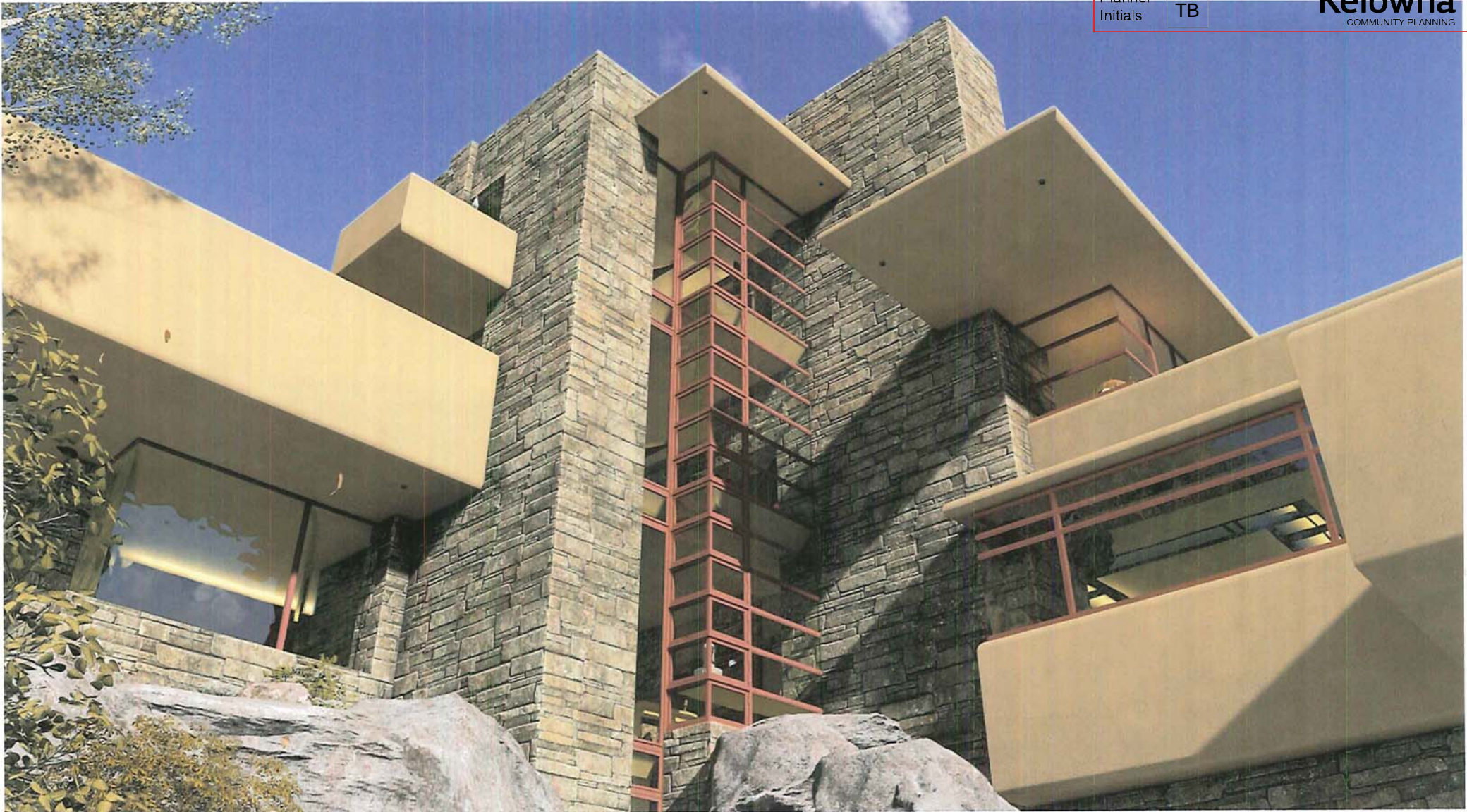
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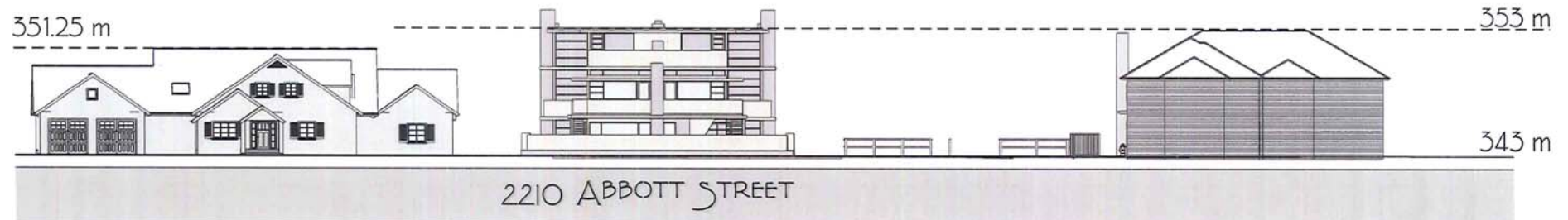
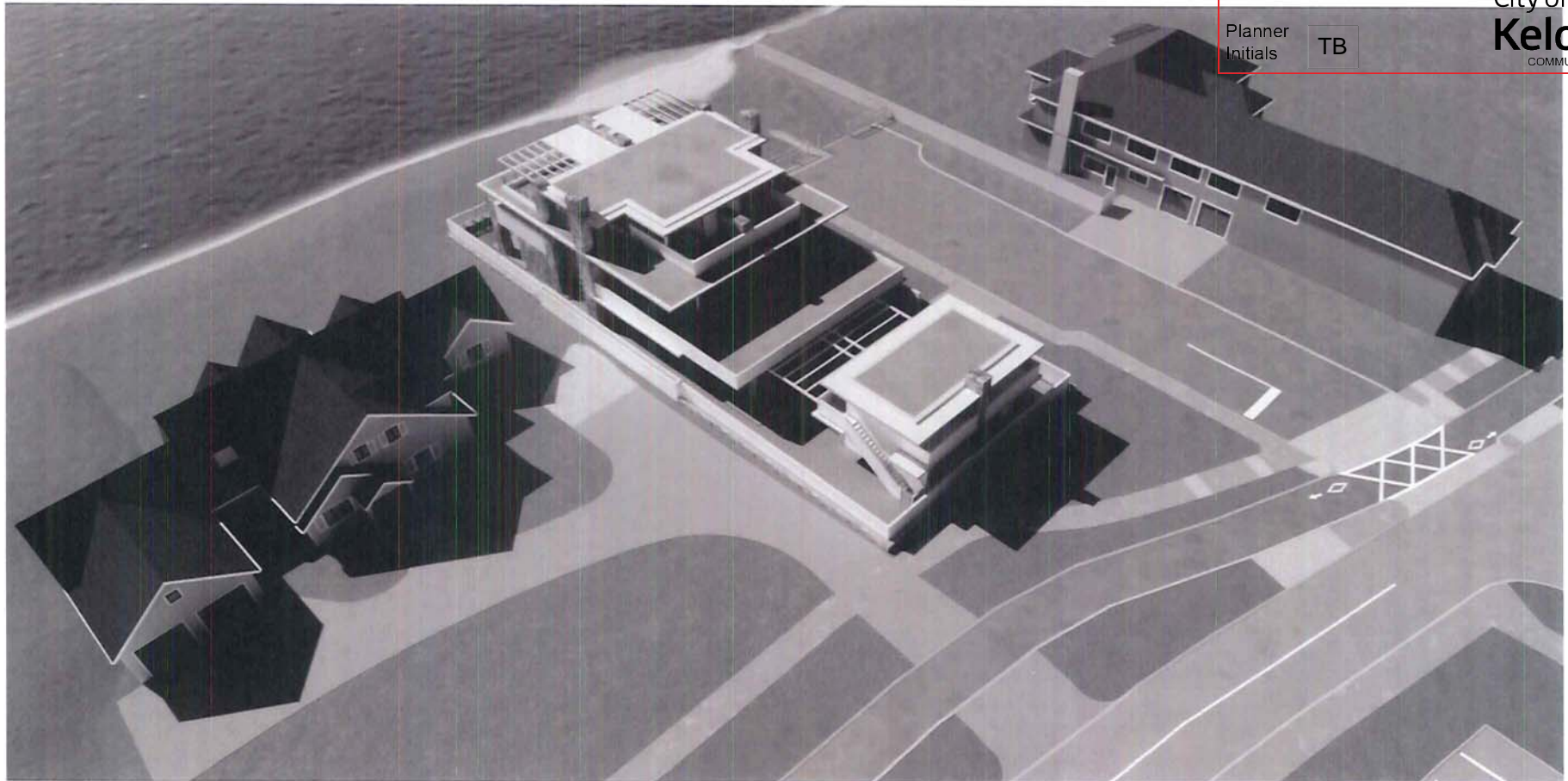
Richard, Judy and Craig Mohr

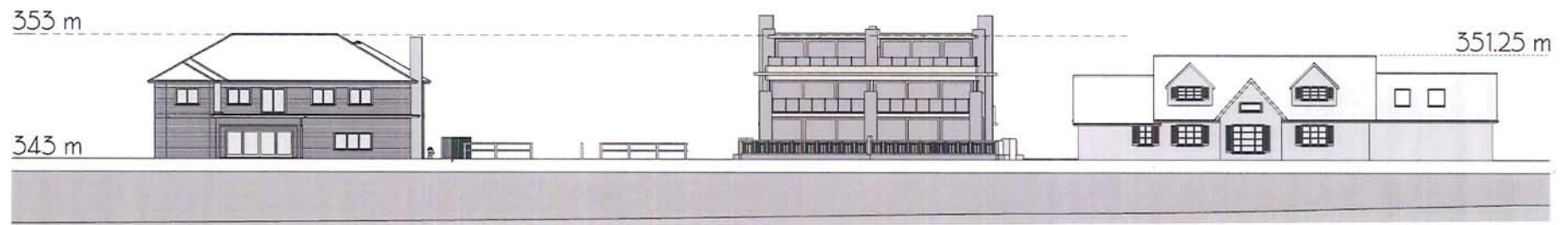
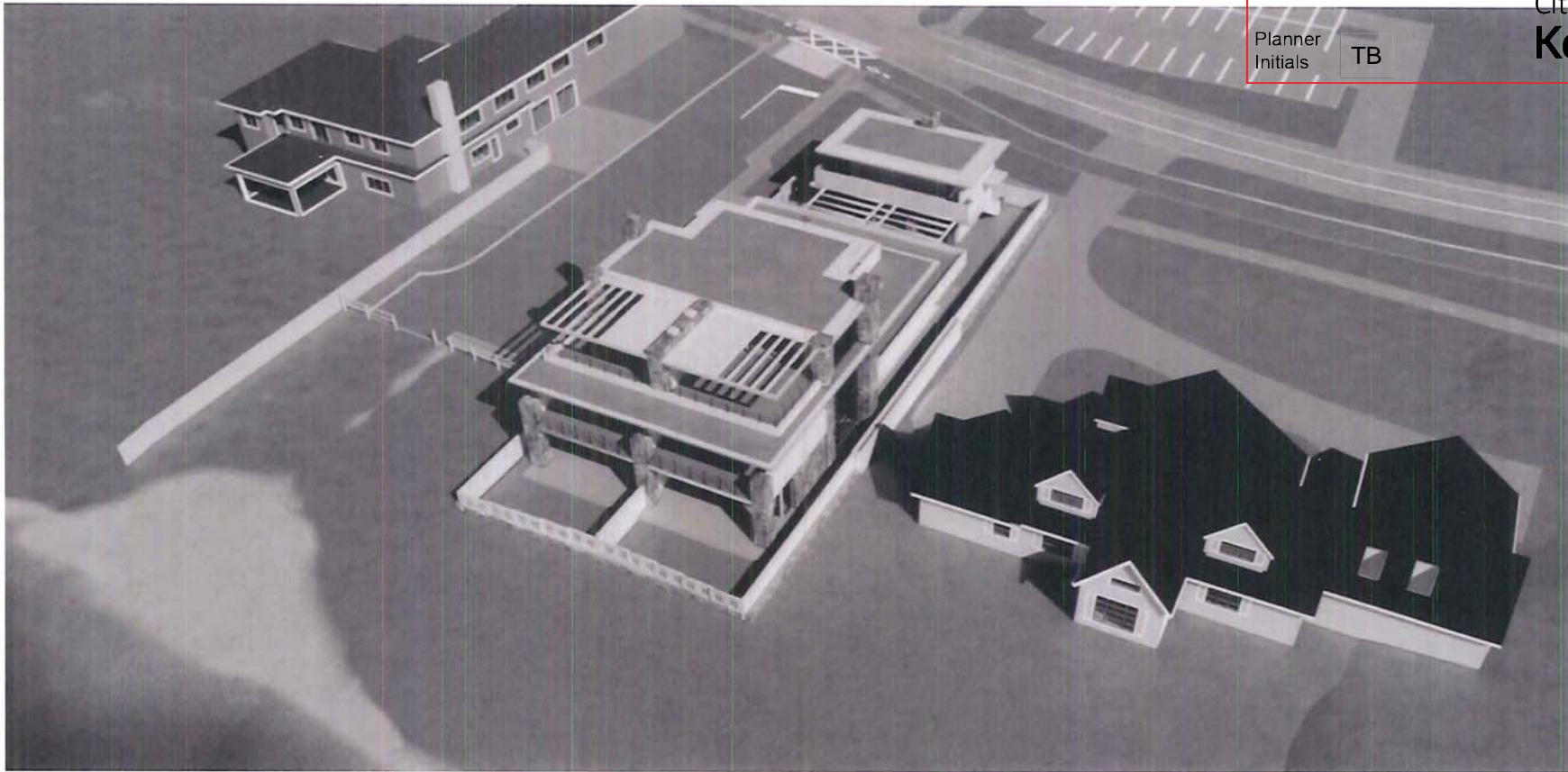


FALLINGWATER

SOUTH ELEVATION







2210 ABBOTT STREET

This forms part of application

HAP17-0001

Planner
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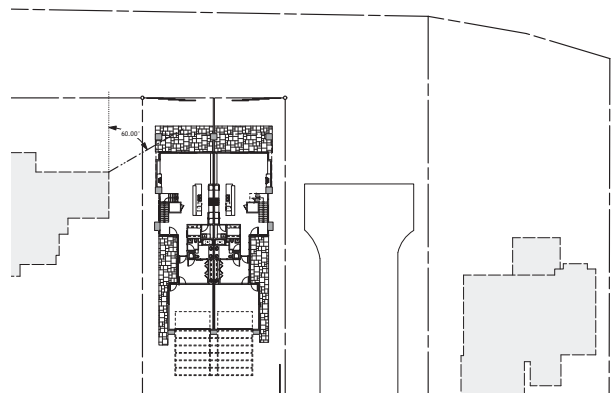
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KELOWNA, BC V1Y 1E1
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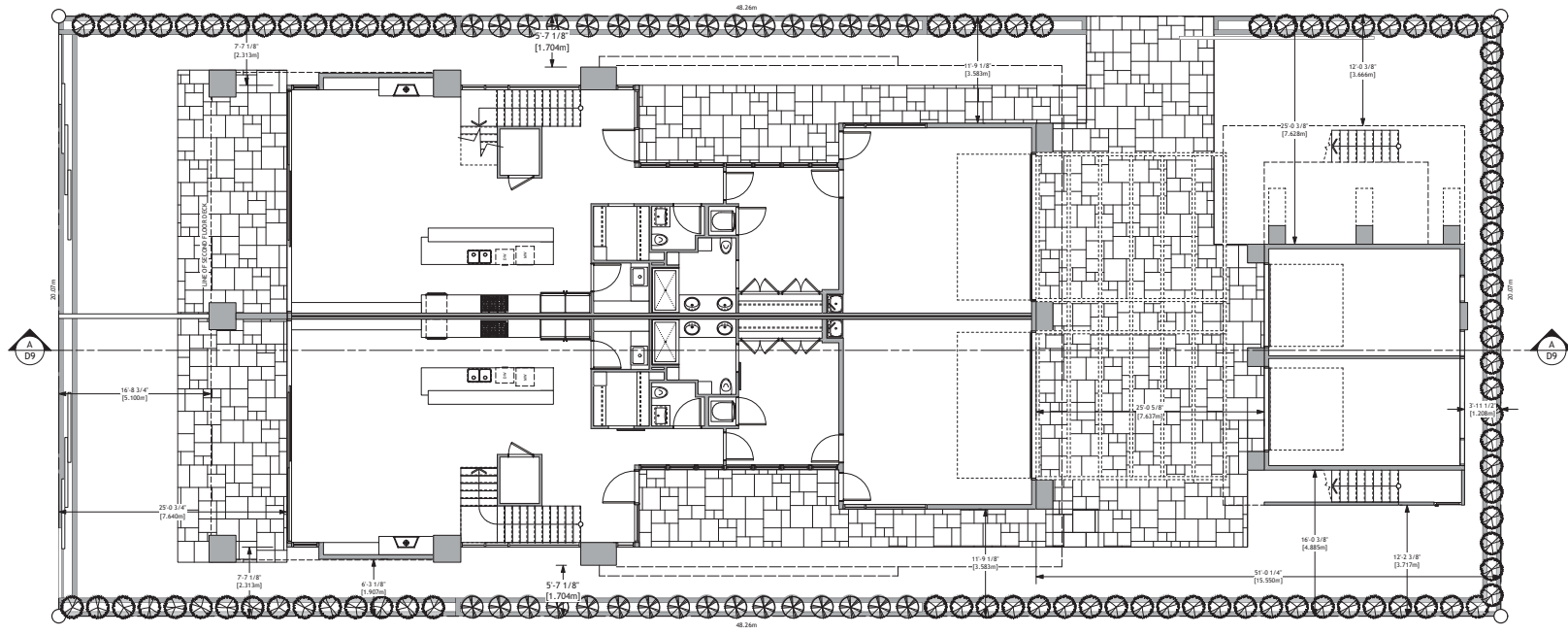
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DATE
OCTOBER 22, 2016

DRAWING NUMBER
1 of 9

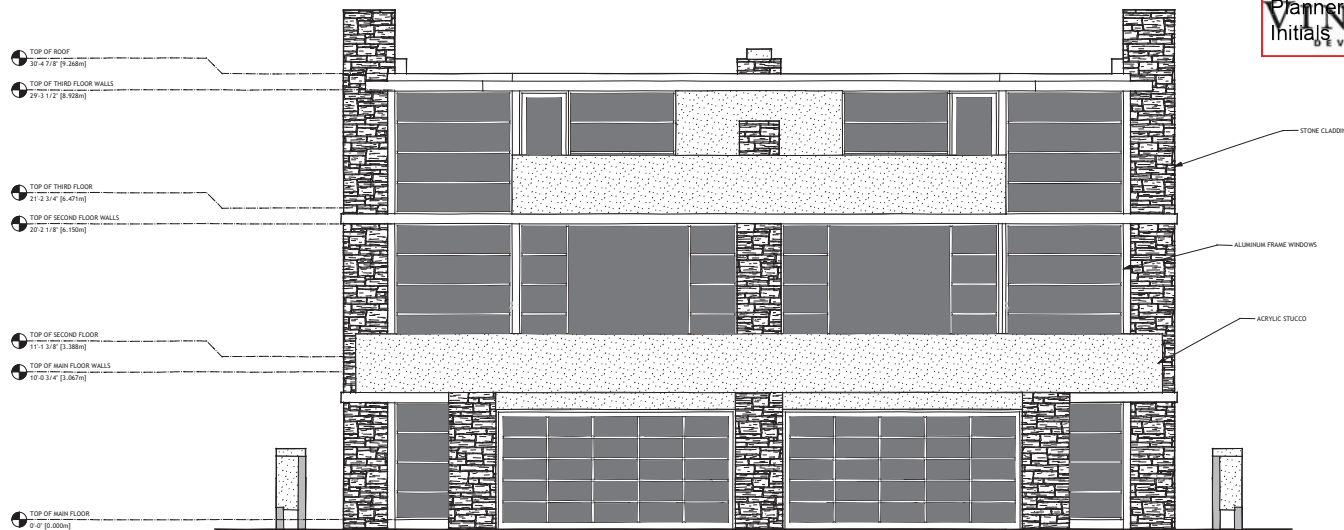


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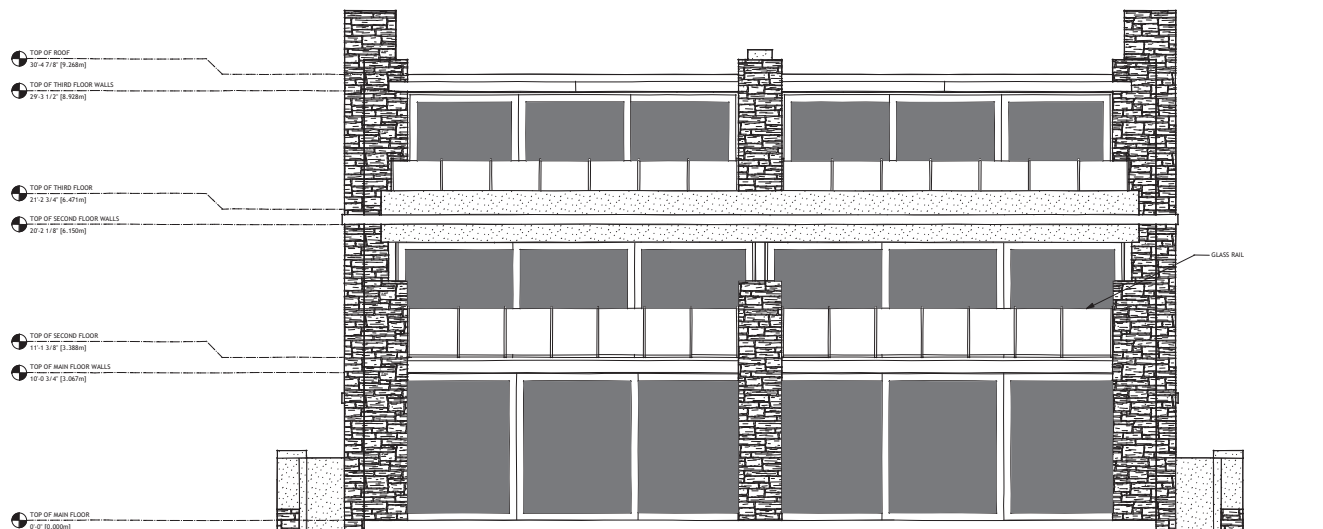


1 SITE PLAN
Scale: 1:75





1 EAST ELEVATION
Scale: 1/4" = 1'-0"



2 WEST ELEVATION
Scale: 1/4" = 1'-0"

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PROJECT

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ELEVATIONS

DATE

OCTOBER 22, 2016

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2 of 9

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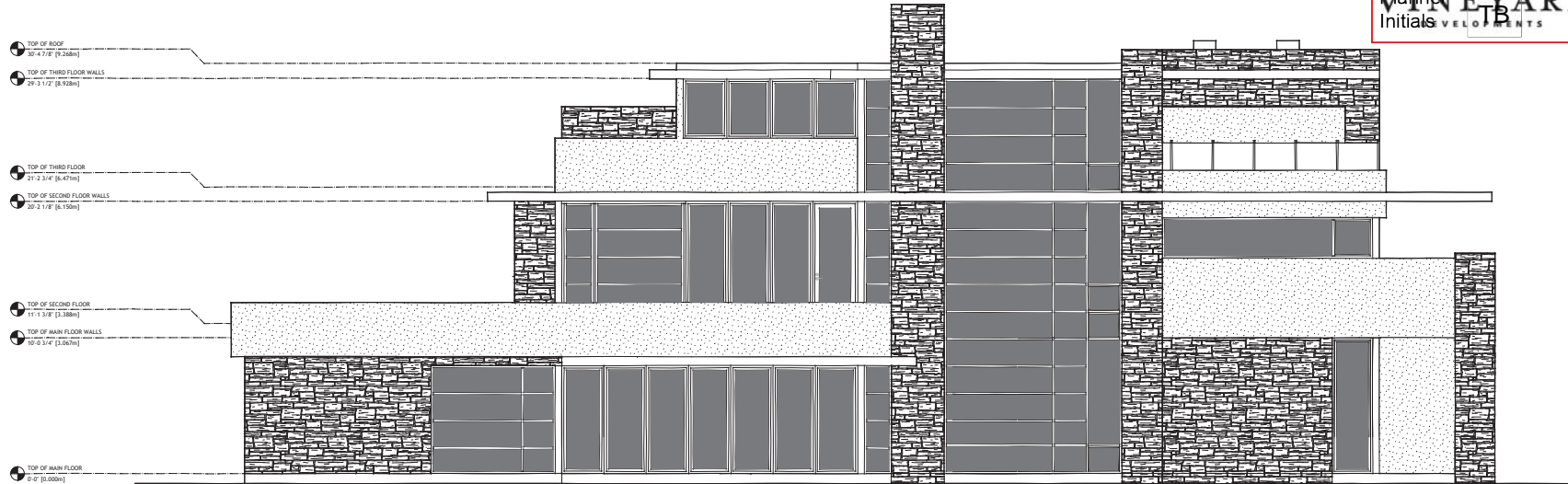
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KELOWNA, BC V1Y 1E1
LOT 27 PLAN KAP535

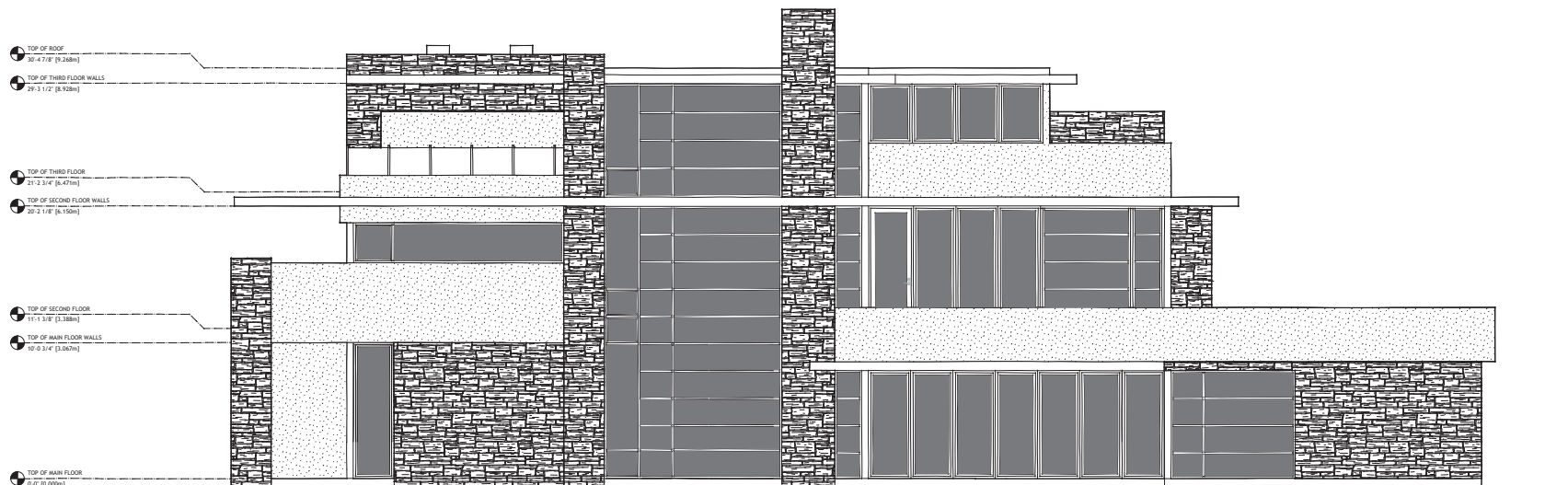
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ELEVATIONS

DATE
OCTOBER 22, 2016

DRAWING NUMBER
3 of 9



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1 SOUTH ELEVATION
Scale: 1/4" = 1'-0"



PROJECT NORTH

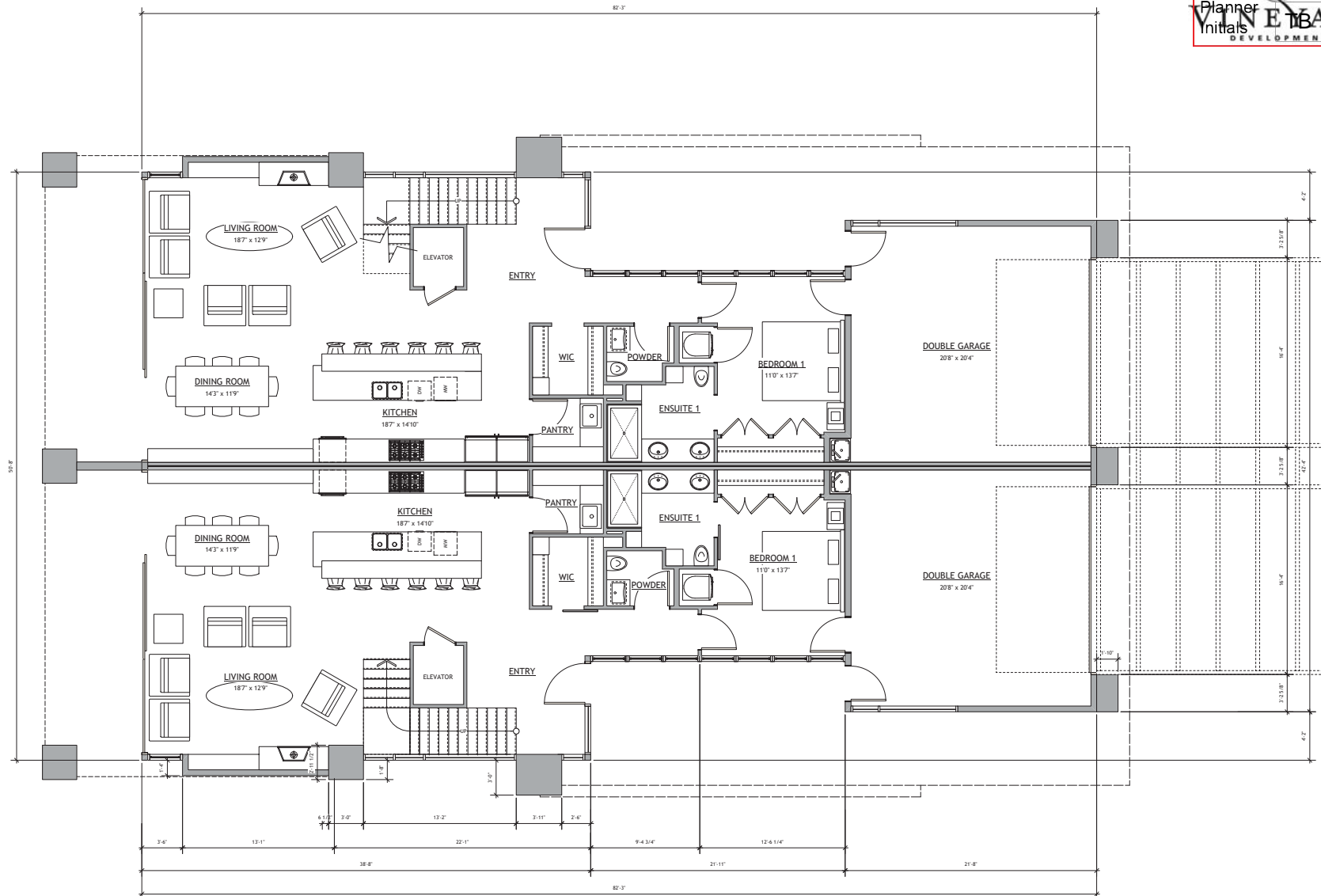
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PROJECT
DUPLEX DEVELOPMENT
 2210 ABBOTT STREET
 KELOWNA, BC V1Y 1E1
 LOT 27 PLAN KAP535

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MAIN FLOOR PLAN

DATE
 OCTOBER 22, 2016

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1 MAIN FLOOR PLAN
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 SOUTH FFA = 1357 SQ. FT.



PROJECT NORTH

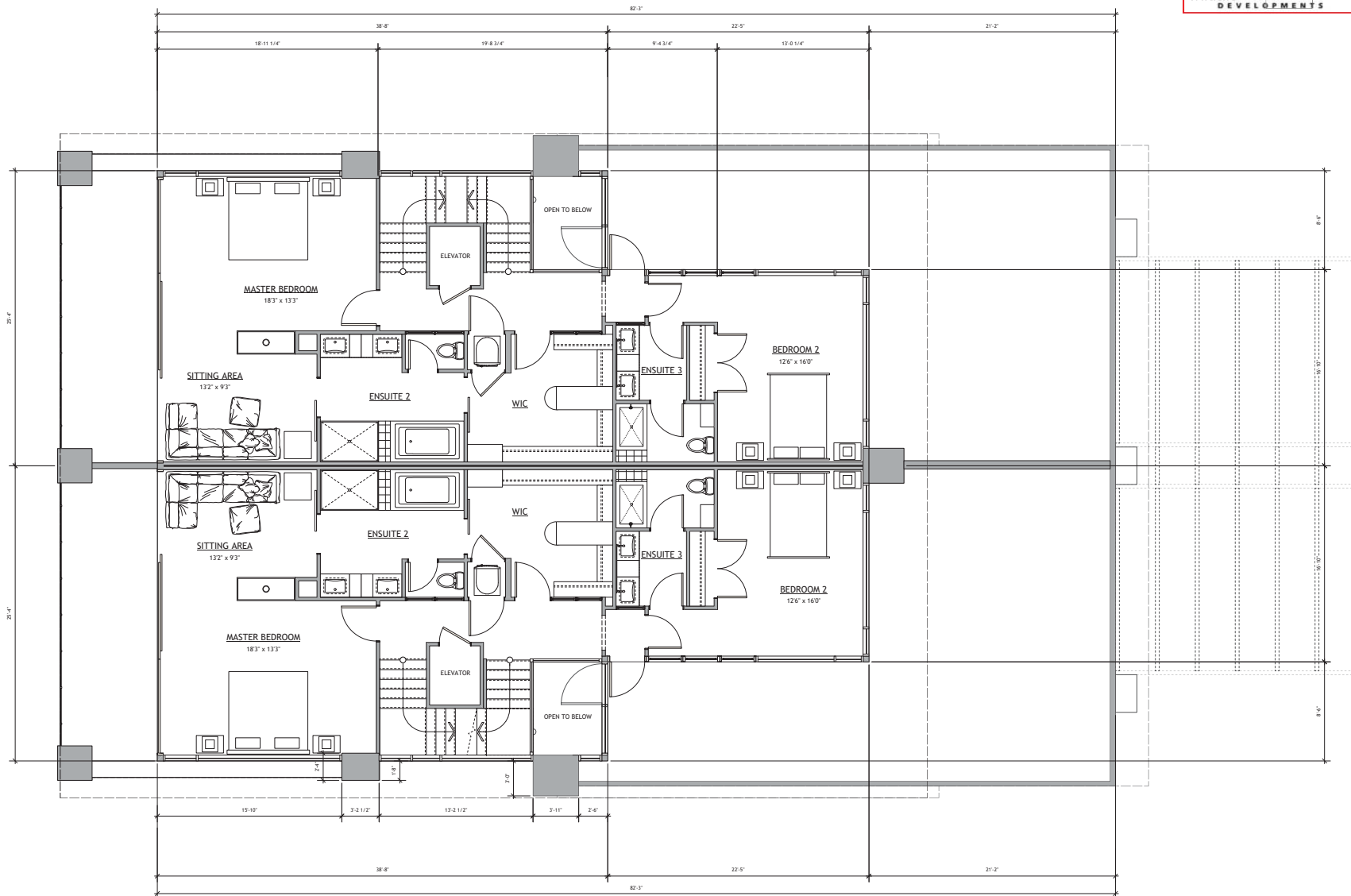
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DUPLEX DEVELOPMENT
2210 ABBOTT STREET
KELOWNA, BC V1Y 1E1
LOT 27 PLAN KAP535

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SECOND FLOOR PLAN

DATE
OCTOBER 3, 2016

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5 — of — 9



1 SECOND FLOOR PLAN
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SOUTH FFA = 1309 SQ. FT.

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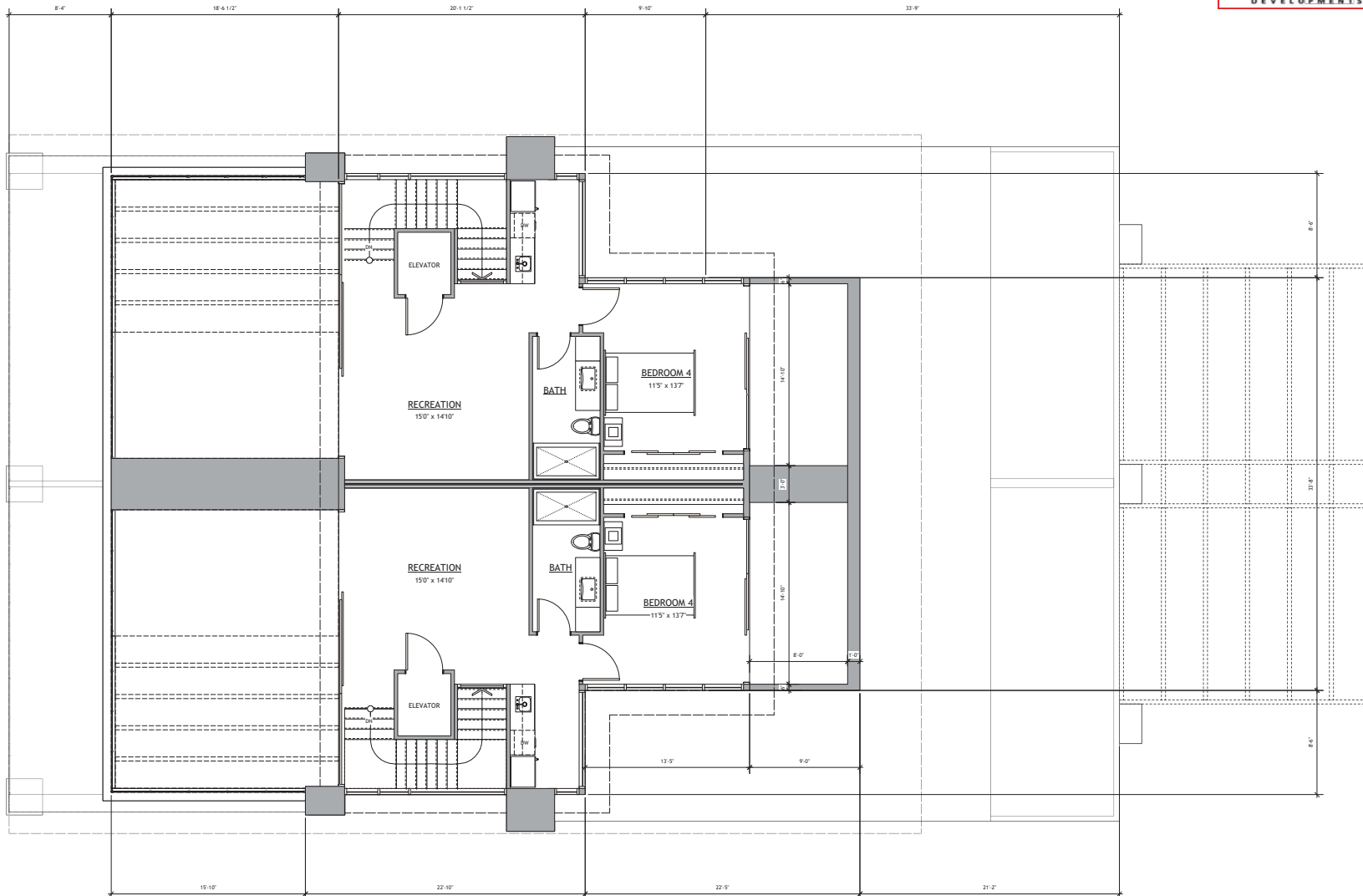
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DUPLEX DEVELOPMENT
2210 ABBOTT STREET
KELOWNA, BC V1Y 1E1
LOT 27 PLAN KAP535

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THIRD FLOOR PLAN

DATE
OCTOBER 3, 2016

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6 of 9



1 THIRD FLOOR PLAN
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NORTH FFA = 675 SQ.FT.
SOUTH FFA = 675 SQ.FT.



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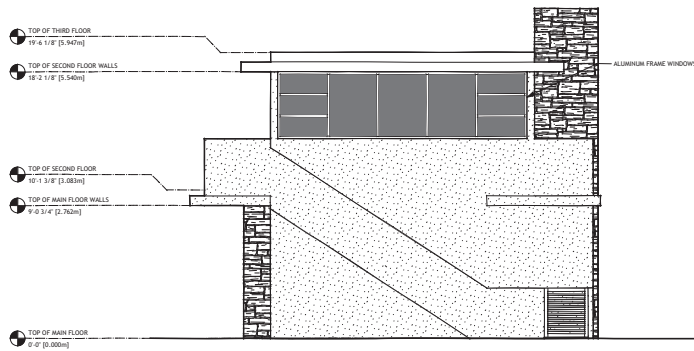
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 DUPLEX DEVELOPMENT
 2210 ABBOTT STREET
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 ACCESSORY BLDG ELEVATIONS

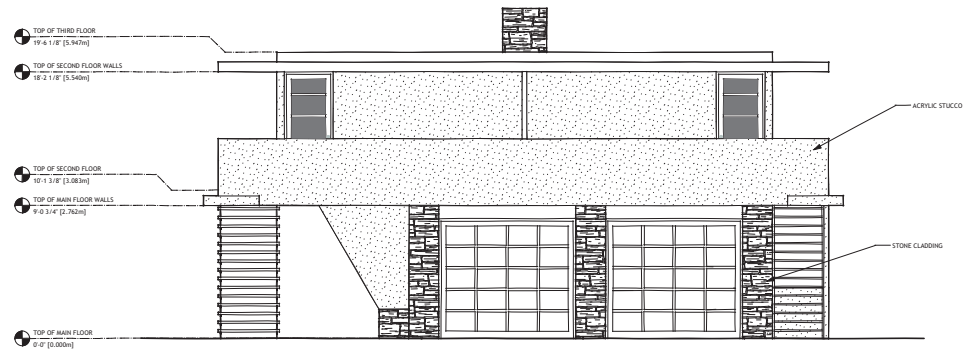
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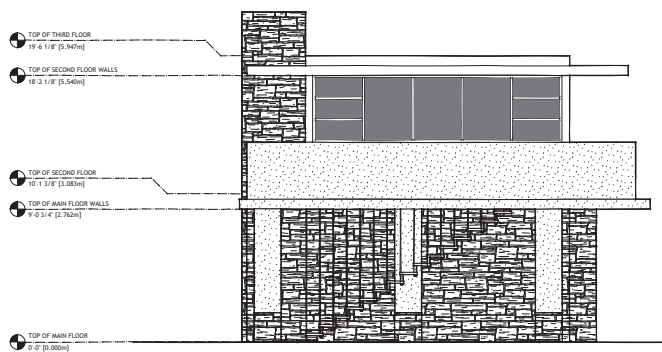
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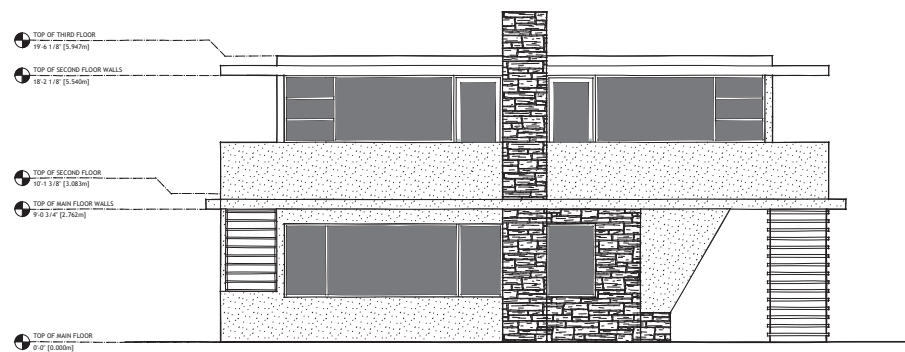
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 Scale: 1/4" = 1'-0"



2 WEST ELEVATION
 Scale: 1/4" = 1'-0"



3 NORTH ELEVATION
 Scale: 1/4" = 1'-0"



4 EAST ELEVATION
 Scale: 1/4" = 1'-0"



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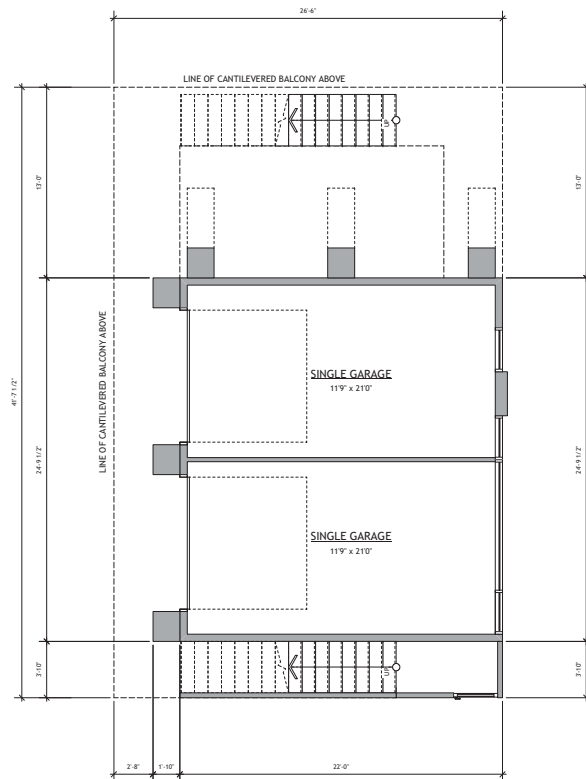
REVISION	DATE	DISCUSSION

PROJECT
DUPLEX DEVELOPMENT
2210 ABBOTT STREET
KELOWNA, BC V1Y 1E1
LOT 27 PLAN KAP535

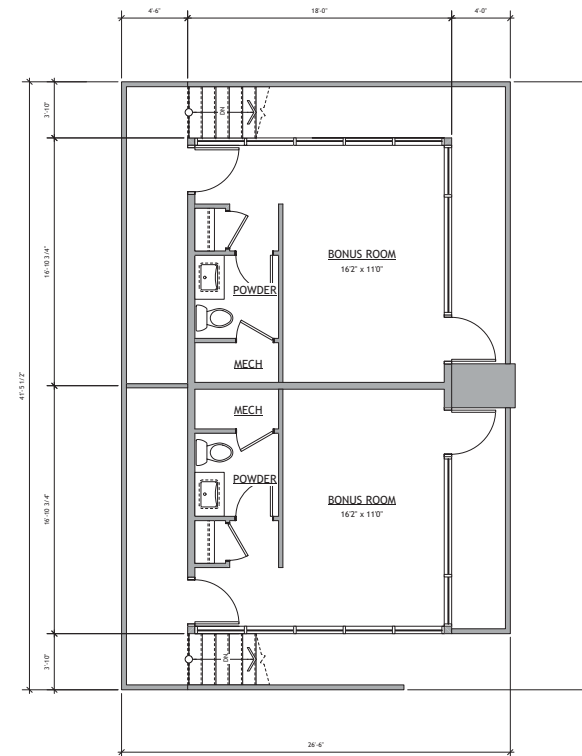
DRAWING TITLE
ACCESSORY BLDG PLANS

DATE
OCTOBER 3, 2016

DRAWING NUMBER
8
— of —
9



1 ACCESSORY BUILDING MAIN FLOOR
Scale: 1/4" = 1'-0" BUILDING FOOTPRINT AT GRADE = 545.42 SQ.FT. (50.67m²)



2 ACCESSORY BUILDING SECOND FLOOR
Scale: 1/4" = 1'-0" FFA = 304 SQ.FT./UNIT

This forms part of application

HAP17-0001

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Initials

VINEYARD
DEVELOPMENTS



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PROJECT NORTH

REVISION	DATE	DESCRIPTION

PROJECT

DUPLEX DEVELOPMENT
2210 ABBOTT STREET
KELOWNA, BC V1Y 1E1
LOT 27 PLAN KAP535

DRAWING TITLE

SITE SECTION

DATE

OCTOBER 3, 2016

DRAWING NUMBER

9
— of —
9



1 SITE SECTION
Scale: 1:75

TB



Kobayashi, BC

800-762-7827

FORM FOR VISITOR		
1	10.12.20	Family
2		
3		
4		
5		

PROJECT NO	16-299
DESIGN BY	SP
REVISION BY	AT
CHECKED BY	FB
DATE	DEC. 22, 2016
SCALE	1"=10'

31



LEARNING OBJECTS

L1/1

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1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED A.C.I.N.A. STANDARDS.
2. ALL SOFT LANDSCAPE AREAS SHALL BE WATERED BY A FULLY AUTOMATIC TIED UNDERGROUND IRRIGATION SYSTEM.
3. TREE AND SHRUB BEDS TO BE DESIGNED IN A MINIMUM 50mm WOOD MULCH. DO NOT PLACE WEED MAT UNDERNEATH TREE AND SHRUB BEDS.
4. TREE AND SHRUB BEDS TO RECEIVE A MINIMUM 300mm DEPTH TOPSOIL PLACEMENT.
5. TURF AREAS FROM 300 SHALL BE NO 1 GRADE GROWN FROM CERTIFIED SEED OF IMPROVED CLIPVARS REGISTERED FOR SALE IN A.C. AND SHALL BE TOLERANT OF DROUGHT CONDITIONS. A MINIMUM OF 100mm DEPTH OF GROWING MEDIA IS REQUIRED BENEATH TURF AREAS. TURF AREAS SHALL MEET EXISTING GRASSES AND HARD SURFACES DEPTH.

BOTANICAL NAME	COMMON NAME	QTY	SIZE / SPACING & REMARKS
TREES			
ACER GINATUM "PAFIC FRIE"	PACIFIC FRIE MAPLE	1	1 cm HT / MULTI-STEM
CARPINUS BETULUS "FRANG FORTANE"	FRANG FORTANE HORNBAM	5	6m CAN
SHRUBS			
BERBERIS VEREILMOUNTAIN	GREEN MOUNTAIN BORNWOOD	14	#01 CONT / 11m O.C. SPACING
CORNUS SYGONCEA "TAREW"	RED EYED DOGWOOD	14	#02 CONT / 11m O.C. SPACING
SPARGAN ANGELUS "SPARTAN"	SPARTAN JUNIPER	10	1.5m HT / 1.2m O.C. SPACING
SPARGAN ANGELUS "JUNIFER"	JUNIFER WREATH	10	#02 CONT / 11m O.C. SPACING
RIBES CHINENSIS	ALPINE CURRANT	7	#02 CONT / 11m O.C. SPACING
BRICKNACHA "CROCH"	WILLOW PROCRANT SUHACH	14	#01 CONT / 11m O.C. SPACING
SPIREAE "SNOWITE"	SNOWHITE SPIREAE	7	#01 CONT / 11m O.C. SPACING
TARUS E MEDIA "HICSE"	HICKS' TEEW	28	#01 CONT / 0.75m O.C. SPACING
PERENNIALS & GRASSES			
ASTRE JAPONICA "PEACH BLOSSOM"	PEACH BLOSSOM ASTREAE	42	#01 CONT / 0.75m O.C. SPACING
ASTRE JAPONICA "ALICHA NAL FOERSTER"	FOERSTER'S ASTREAE	42	#01 CONT / 0.75m O.C. SPACING
HELIOHORA "FROSTED VICE"	FROSTED VIOLET CORN. BELLS	26	#01 CONT / 11m O.C. SPACING
HOSTA "FRAGRANT BOUGLET"	FRAGRANT BOUGLET HOSTA	42	#01 CONT / 0.75m O.C. SPACING
HELIOPAT "WANGS HERMS"	RED BUTCH GRASS	42	#01 CONT / 0.75m O.C. SPACING
PENNEMER BUL ALPESCURECHS "HAKIN"	DWARF TOWNLAIN GRASS	19	#01 CONT / 0.75m O.C. SPACING
HELIOPAT "WANGS HERMS"	RED BUTCH GRASS	42	#01 CONT / 0.75m O.C. SPACING
THALUS SERAPALLUM "TUN"	BURNING TUN	42	#01 CONT / 0.75m O.C. SPACING

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