

Heritage Advisory Committee

AGENDA



Thursday, November 17, 2016

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

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

2 - 21

To consider the development of a new single family dwelling and accessory building on the subject property within the Abbott Street Conservation Area.

3. Minutes

22 - 25

Approve Minutes of the Meeting of October 20, 2016.

4. Update - Council Decisions

5. Next Meeting

December 15, 2016

6. Termination of Meeting

REPORT TO COMMITTEE



Date: November 17, 2016

RIM No. 0940-60

To: Heritage Advisory Committee

From: Community Planning Department (LK)

Application: HAP16-0013

Owner: Trent Nichols &
Pamela Bell-Lowther

Address: 349 Park Avenue

Applicant: Trent Nichols

Subject: Heritage Alteration Permit

Existing OCP Designation: S2RES - Single / Two Unit Residential

Existing Zone: RU1 - Large Lot Housing

Heritage Conservation Area: Abbott Street

Heritage Register: Not Included

1.0 Purpose

To consider the development of a new single family dwelling and accessory building on the subject property within the Abbott Street Heritage Conservation Area.

2.0 Proposal

2.1 Background

The subject property located in the Abbott Street Heritage Conservation area, but is not included on the Heritage Register.

The Abbott Street Heritage Area Conservation Guidelines identify the dominant style for this block as 'Early Suburban'. The existing 1-1/2 storey dwelling was constructed in 1960 in the dominant block style.

LEGEND

- Victorian Revival
- Mediterranean Revival
- Tudor Revival
- Colonial Revival
- Arts & Crafts (early)
- Arts & Crafts (late)
- Vernacular Cottage (early)
- Vernacular Cottage (late)
- Early Suburban

is



Figure 1 – Excerpt from Heritage Conservation Areas Dominant Style Map 2 (Early Suburban).

The homeowners have lived at this location for 6 years with their three children. The property was purchased from the homeowners grandparents. While the owners enjoy the location, the house foundation has settled over the years and the house requires other significant updates. After much consideration, the current proposal seeks to demolish the existing home and construct a new single family dwelling to meet the families needs.

2.2 Project Description

The proposed dwelling is based on a split level design similar to the original home. It will maintain the green colour scheme and retain much of the existing mature trees and landscaping on-site. The architectural style proposed features characteristics of the Early Arts and Crafts Style through the use of:

- Stick-built feel to the architecture with exposed roof rafter ends.
- Decorative timber gable brackets and fascia treatment.
- Medium gable roofs
- Open, covered front porch
- Horizontal wood siding
- Asymmetrical front façade
- Multiple pane windows
- Wide window and door surrounds
- Vertical double-hung window openings
- Single & multi-sash window assembly
- Rear yard parking



Figure 2 - Excerpt from Heritage Conservation Areas Building Style Map 1.

The proposal locates the dwelling closer to the front property line while maintaining a 4.97 m front setback. In locating the dwelling forward on the site, it allows the design to provide a large rear yard amenity area and enclosed area for the children. The deck and pathways have been designed around the existing tree locations to ensure their retention. The location also enables the parking to be located off the rear lane. Whereas both adjacent parcels have front driveways with the dwellings located further back on the parcel.

The single car garage, accessed via the rear lane, is proposed along with an adjacent parking space to meet the on-site parking requirements and the characteristics of the architectural style incicated above. The garage exterior will be finished to match the details and colours of the main dwelling.

The exterior finishes will use a combination of hardie board lap siding and accent shake siding in Mountain Sage Green. The hardie board accent is a neutral colour called Tage. A timber entrance canopy and stone veneer accents provide additional finish treatments for the façade.

Heritage Advisory Committee

Community Planning Staff is looking for comment regarding the form and character of the proposed dwelling and the location of the proposed building on the subject property. The

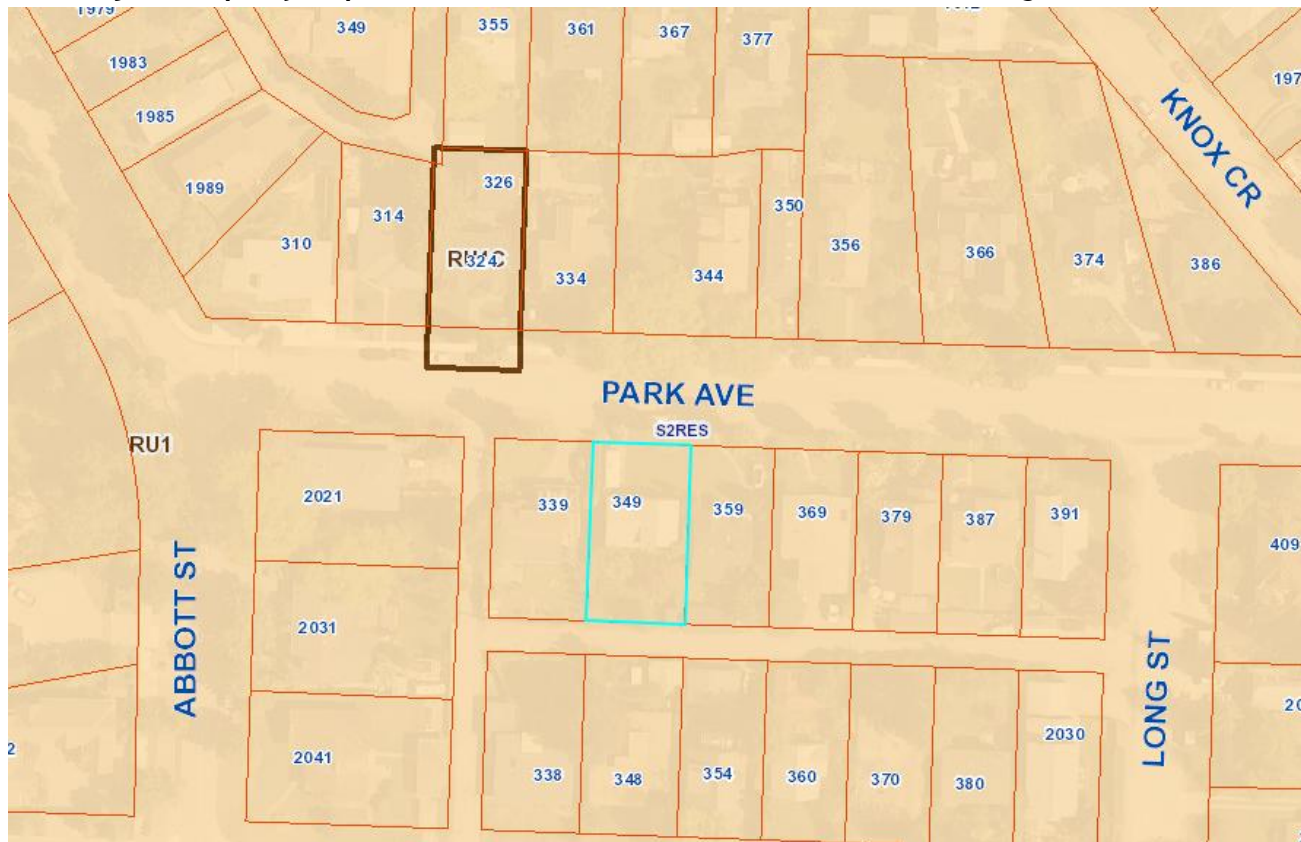
dominant style of the block is Early Suburban, while the application proposes the Early Arts & Crafts architectural style.

The new dwelling sees the proposed building located closer to Parke Avenue. Both of the adjacent parcels have driveway access from the front of the parcel, which situates the dwellings further back on the parcel. The proposed house has purposefully located the dwelling closer to the street in order to retain the existing mature trees and provide backyard amenity area for the family.

2.3 Site Context

The subject property is located mid-block on the south side of Park Avenue within the Abbott Street Conservation Area. The subject property is zoned RU1 - Large Lot Housing and is designated as S2RES - Single / Two Unit Residential in the Official Community Plan.

3.0 Subject Property Map: 349 Park Avenue within the Abbott Street Heritage Area



3.1 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RU1 ZONE REQUIREMENTS	PROPOSAL
Development Regulations		
Maximum Height	2.5 stories or 9.5 m	7.94 m
Minimum Front Yard	4.5 m	4.97 m
Minimum Side Yard (east)	2.0 m	2.0 m

Minimum Side Yard (west)	2.3 m	3.12 m
Minimum Rear Yard	7.5 m	14.79 m
General Development Regulations		
Accessory Building Height	4.5 m	3.35 m
Minimum Side Yard	1.2 m	1.69 m
Minimum Rear Yard	1.5 m	1.50 m
Separation from Main Dwelling	1.0 m	7.87 m

The application meets the Zoning Bylaw Development Regulations with no variances requested.

Report prepared by:

Lydia Korolchuk

Approved for Inclusion: Terry Barton, Urban Planning Manager

Attachments:

Schedule A - Heritage Guidelines

Site Photos

Plans & Elevations

Applicant Rationale

SCHEDULE A - Heritage Guidelines



1 **Subject:** 2 HAP16-0013, 349 Park Avenue

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 accessory building 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?	✓		

2.0 Abbott Street & Marshall Street Heritage Conservation Areas Development Guidelines

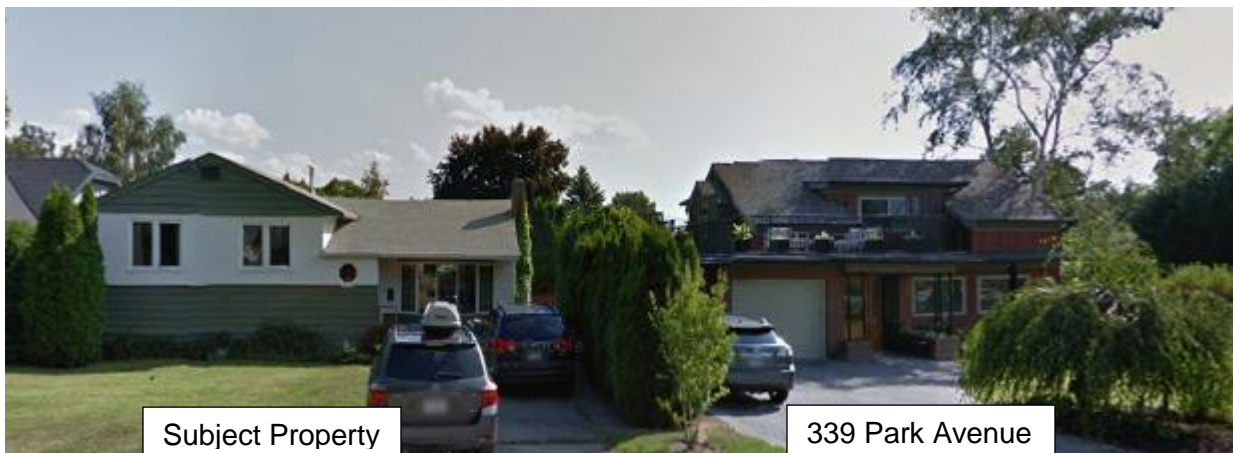
2.1 First Civic Phase Architectural Style (approx. 1904-1918)

The first civic phase spans the earliest urban subdivisions dating around 1904 and continues to the end of the Great War. This period is noted for the variety of revival architectural styles which were popular at the time.

Early Arts & Crafts Characteristics

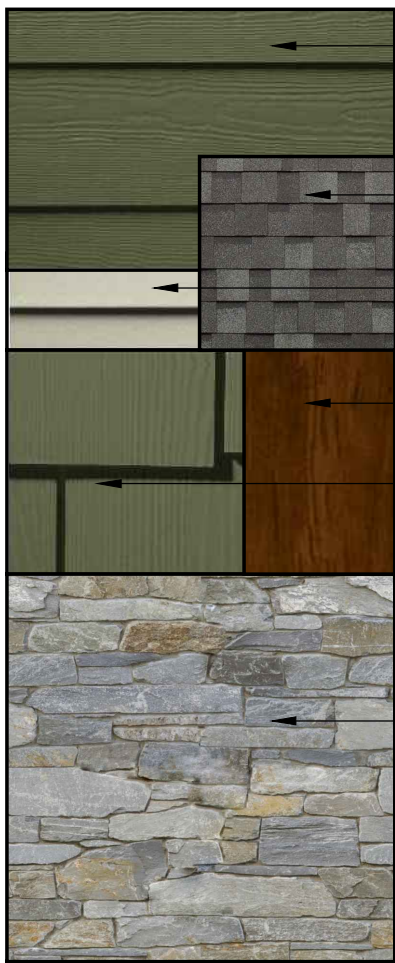
- Stick Built feel to the architecture
- Medium gable and hip roof form
- Decorated soffit & brackets
- Open front verandah
- Up to 1-1/2 storey massing
- Horizontal wood siding & corner-boards
- Upper storey belting (cladding may vary)
- Ornamental crafted wood
- Vertical double-hung window openings
- Single and multi-sash window assembly
- Wide window & door surrounds
- Multiple pane windows
- Assymetrical front facade
- Side or rear yard parking







PROPOSED COLOUR SCHEME



- MAIN BUILDING LAP SIDING
MOUNTAIN SAGE BY HARDIE
COLOUR TAG: EC-1
- ROOF SHINGLES
COLOUR: HARVARD SLAT
- ACCENT TRIM/FACIA
COBBLE STONE BY HARDIE
COLOUR TAG: EC-2
- ENTRANCE CANOPY
TIMBER STAIN
- ACCENT SHAKE SIDING
MOUNTAIN SAGE BY HARDIE
COLOUR TAG: EC-1
- STONE VENEER
NATURAL LEDGE STONE BY
K2 OR EQUAL



EXISTING - 359 PARK AVENUE



EXISTING - 349 PARK AVENUE



EXISTING - 339 PARK AVENUE

NOT FOR CONSTRUCTION

PROJECT: **TRENT NICHOLS & PAM, BELL-LOWTHER, CUSTOMER HOME**
 ADDRESS: **349 PARK AVENUE, KELOWNA, BC**
 ISSUED FOR: OCTOBER 13, 2016 - COLOUR SCHEME ISSUED FOR HAP (R8)

STICKS+STONES
 design group inc.

CANMORE 403.678.1733
 KELOWNA 250.712.9282
 www.sticksandstones.ca

349 PARK AVENUE
LOT 1 DISTRICT LOT 14 ODYD
PLAN 3376

EXISTING ZONE: RU1

LOT AREA:
MINIMUM: 550m²
EXISTING: 577.44m²

LOT WIDTH:
MINIMUM: 16.5m
EXISTING: 17.785m

LOT DEPTH:
MINIMUM: 30.0m
EXISTING: 32.483m / 32.490m

<u>EXISTING SITE COVERAGE:</u>	
DEMOLISHED HOUSE:	96.8m ²
DEMOLISHED SHED:	7.7m ²

<u>BUILDING SITE COVERAGE:</u>	
MAXIMUM:	40%
PROPOSED BUILDING:	159.6m ² (27.6%)
PROPOSED DET. GARAGE:	19.5m ² (3.4%)
PROPOSED DRIVEWAYS:	24.0m ² (4.2%)
PROPOSED DECK :	46.9m ² (8.0%)

TOTAL SITE COVERAGE: 250.00m² (43.3%)

SITE COVERAGE WITH DRIVES AND PARKING:
 MAXIMUM: 50% (288.72m²) .

SETBACKS:
FRONT (NORTH): 4.5m
SIDE (WEST): 2.3m (2 STOREY)
SIDE (EAST): 2.0m (1 STOREY)
REAR (SOUTH): 7.5m (MAIN BUILDING)
 1.5m (ACCESSORY BLDG)

BUILDING HEIGHT:


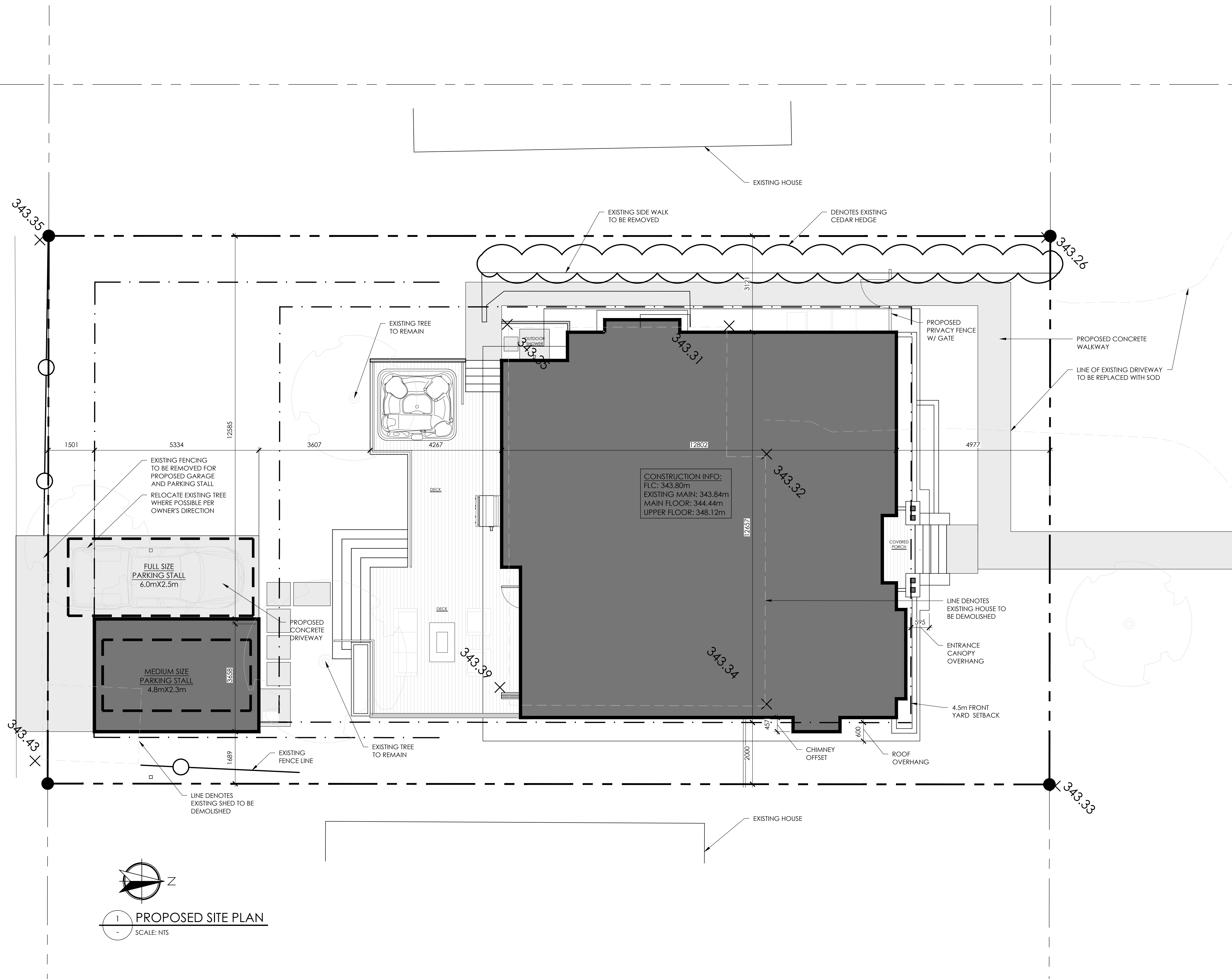
MAIN HOUSE (MAX):	9.5m or 2 ½ STOREYS
ACCESSORY (MAX):	4.5m

NOT FOR CONSTRUCTION

PROJECT: **TRENT NICHOLS & PAM, BELL-LOWTHER, CUSTOMER HOME**

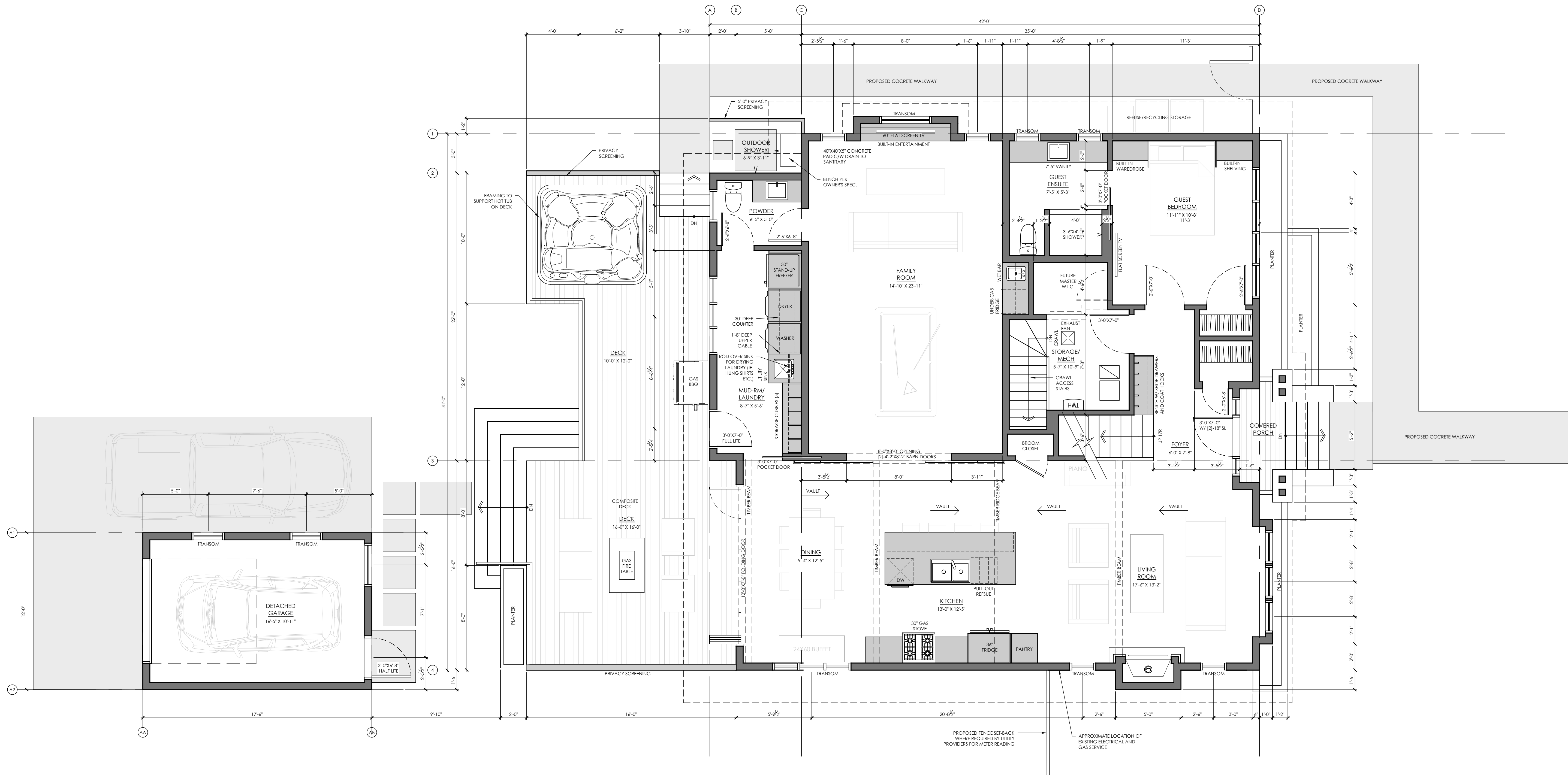
ADDRESS: **349 PARK AVENUEW,** KELOWNA, BC

ISSUED FOR: SEPTEMBER 29, 2016 - ISSUED FOR FINAL REVIEW (R7)



PROPOSED SITE PLAN

SCALE: NTS



NOT FOR CONSTRUCTION

PROJECT: **TRENT NICHOLS & PAM, BELL-LOWTHER, CUSTOMER HOME**

ADDRESS: **349 PARK AVENUE W., KELOWNA, BC**

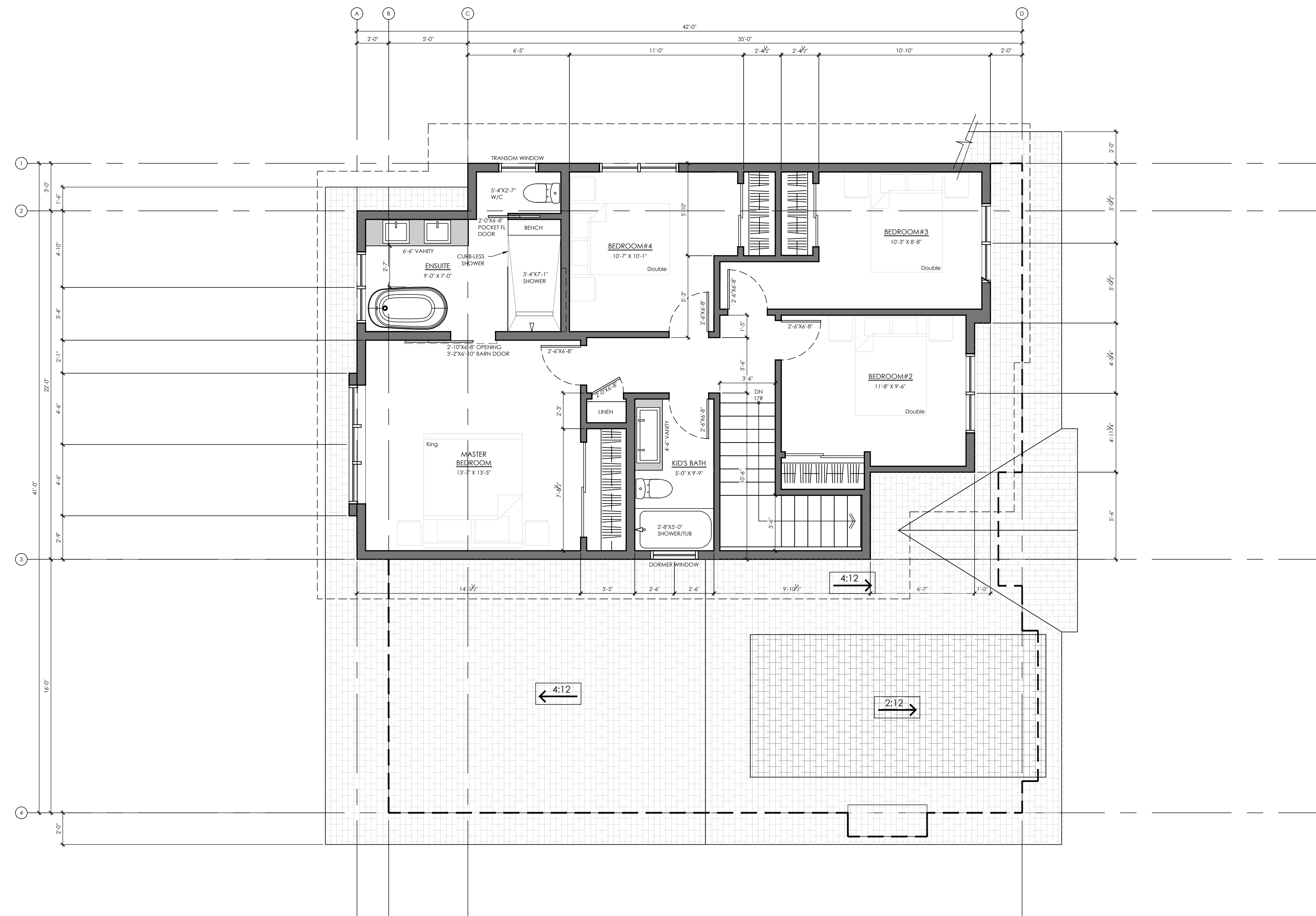
ISSUED FOR: **SEPTEMBER 29, 2016 - ISSUED FOR FINAL REVIEW (R7)**

CANMORE 403.678.1733

KELOWNA 250.712.9282

www.sticksandstones.ca

STICKS+STONES
design group inc.



NOT FOR CONSTRUCTION

PROJECT: **TRENT NICHOLS & PAM, BELL-LOWTHER, CUSTOMER HOME**

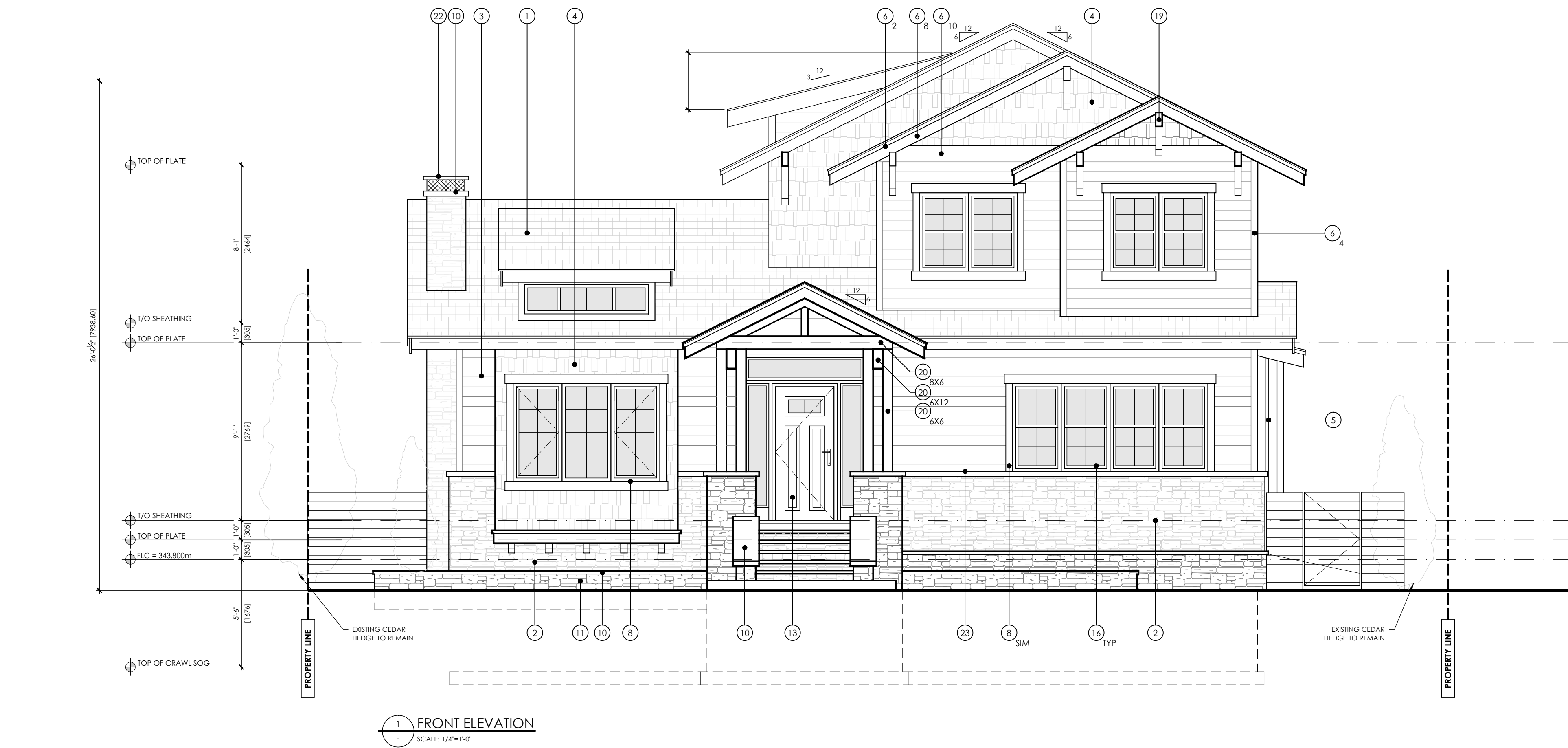
ADDRESS: **349 PARK AVENUEW,** KELOWNA, BC

ISSUED FOR: **SEPTEMBER 29, 2016 - ISSUED FOR FINAL REVIEW (R7)**

CANMORE 403.678.1733

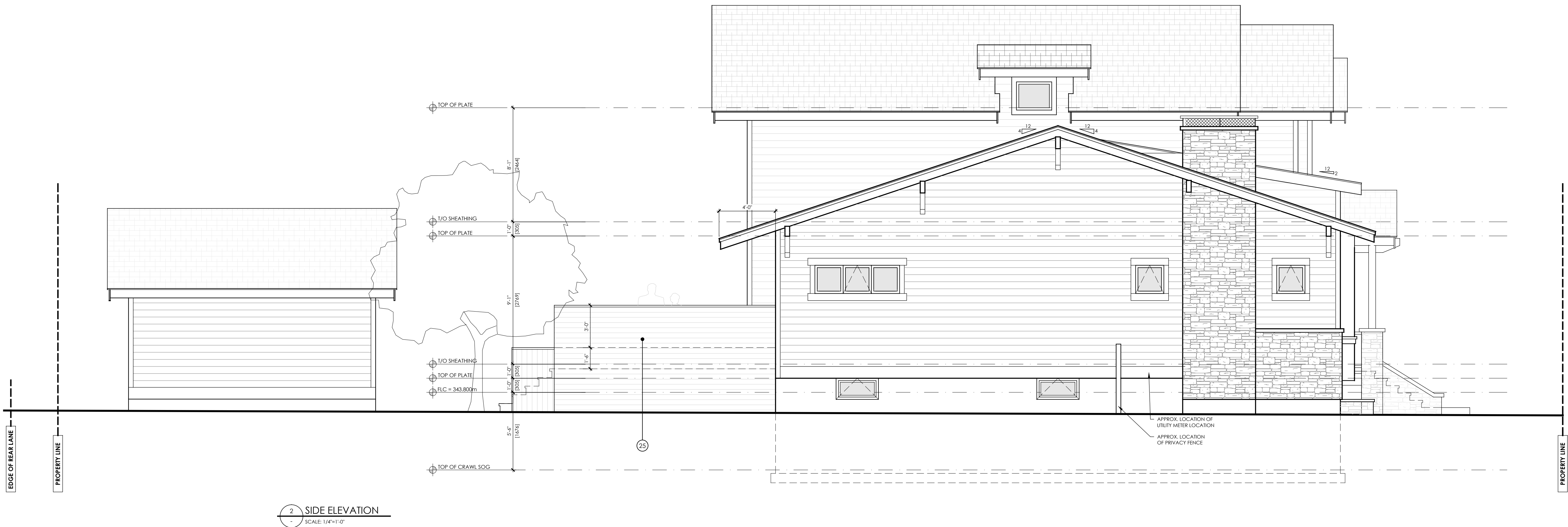
KELOWNA 250.712.9282

www.sticksandstones.ca



1 FRONT ELEVATION
SCALE: 1/4"=1'-0"

EXTERIOR FINISHES LEGEND	
1 LAMINATED ARCHITECTURAL ASPHALT SHINGLES EQUAL TO CAMBRIDGE BY IKO. ROOFING PRODUCTS COLOUR: HARVARD SLAT	20 TIMBER FRAME ENTRY: SAND SMOOTH FINISH: CLEAR COAT-MATTE FINISH # DENOTES PROPOSED TIMBER SIZE IN INCHES
2 K2 STONE VENEER (OR EQUAL) STYLE: LEDGE STONE COLOUR: NATURAL	21 NOTE: TIMBER SIZES NOTED HEREIN ARE MINIMUM ARCHITECTURAL REQUIREMENTS; SIZES TO BE VERIFIED BY STRUCTURAL ENGINEER.
3 FIBRE CEMENT LAP SIDING EQUAL TO HARDIE-PLANK STYLE: SELECT CEDAR-MILL COLOUR: EC-1	22 PRE-FINISHED METAL CHIMNEY CAP C/W KODANT/BIRD SCREENING COLOUR: BLACK SIZE: TO FIT CHIMNEY CAP
4 FIBRE CEMENT SHAKE SIDING EQUAL TO HARDIE-SHINGLE STYLE: STRAIGHT EDGE PANEL COLOUR: EC-1	23 PRE-CAST CONC. (FAUX STONE FINISH) TRANSITION BANDING
5 FIBRE CEMENT BOARD & BATTEN SIDING COLOUR: EC-1	24 FOUNDATION C/W PARGED FINISH: TYPICAL FOR EXPOSED/ABOVE GRADE FOUNDATION
6 3" FIBRE CEMENT FASCIA/TRIM STYLE: SMOOTH COLOUR: EC-2 "- DENOTES DEPTH IN INCHES	25 COMPOSITE SLAT PRIVACY SCREENING PRE-FINISHED METAL POSTS SLAT COLOUR: TO MATCH DECKING POST COLOUR: BLACK
7 RESERVED	26 COMPOSITE DECKING (FAUX WOOD) EQUAL TO DURA-SHIELD BY YAKIMA DECKING COLOUR: LA JOLLA TEAK NOTE: PROVIDE CONTINUOUS COMPOSITE FACIA
8 FIBRE CEMENT WINDOW/DOOR TRIM STYLE: SMOOTH HEAD: 3/4"X2" HARDIE TRIM JAMBLS: 2X4" HARDIE TRIM COLOUR: EC-2	NOTES: 1. CONTRACTOR TO SUBMIT COLOUR/FINISH SAMPLES FOR ALL EXTERIOR FINISHES FOR OWNER'S APPROVAL PRIOR TO INSTALLATION. ALL EXTERIOR COLOUR/FINISH SAMPLES SHALL BE SUBMITTED TOGETHER SO THAT ON-SITE COLOUR COMPARISON CAN BE VERIFIED BY THE OWNER. 2. PROPOSED ALTERNATE MATERIALS/MANUFACTURERS' SELECTIONS TO THOSE SPECIFIED SHALL BE SUBMITTED TO CLIENT AND DESIGNER IN ADVANCE FOR REVIEW. 3. ALL MATERIALS SHALL BE INSTALLED PER THE MANUFACTURER'S SPECIFICATION, LOCAL BUILDING CODES AND AS NOTED IN THESE DRAWINGS. WHERE DISCREPANCIES OCCUR, THE MOST STRINGENT APPLICATION/PROCESS TAKES PRECEDENCE.
9 PRE-FINISHED VENTED METAL SOFFIT COLOUR: MATCH EC-2 ACCENT	PROPOSED EXTERIOR COLOUR SCHEME:
10 3" CONCRETE CAP C/W FAUX STONE FINISH AND DRIP	MAIN BUILDING LAP SIDING MOUNTAIN SAGE BY HARDIE COLOUR TAG: EC-1
11 CONCRETE PLANTER BOX W/ THIN STONE VENEER STYLE: MATCH MAIN BUILDING COLOUR: MATCH MAIN BUILDING	ROOF SHINGLES COLOUR: HARVARD SLAT
12 PRE-FINISHED METAL GUARD RAIL PER LOCAL CODE REQUIREMENTS COLOUR: BLACK	ACCENT TRIM/FACIA COBBLE STONE BY HARDIE COLOUR TAG: EC-2
13 FIBERGLASS FRONT DOOR PER OWNER'S SPEC. STYLE: TBD COLOUR: TBD	ENTRANCE CANOPY TIMBER STAIN
14 FIBERGLASS EXTERIOR DOOR PER OWNER'S SPEC. STYLE: LITE AS SHOWN COLOUR: EC-2	ACCENT SHAKE SIDING MOUNTAIN SAGE BY HARDIE COLOUR TAG: EC-1
15 ISOLATING METAL CLAD WOOD DOOR ASSEMBLY EQUAL TO D733 FOLDING SLIDING DOORS (KELOWNA) STYLE: FULL LIGHT EXT. COLOUR: DARK BROWN INT. COLOUR: WHITE	STONE VENEER NATURAL LEDGE STONE BY K2 OR EQUAL
16 DOUBLE PAIN METAL CLAD PVC WINDOW PER OWNER'S SPEC. EXT. COLOUR: DARK BROWN (MATCH ENTRY TIMBER) INT. COLOUR: WHITE	
17 7'-0" X 8'-0" INSULATED (R10) METAL O/H GARAGE DOOR STYLE: PER OWNER'S SPEC COLOUR: TBD	
18 DOUBLE PAIN METAL CLAD PVC WINDOW PER OWNER'S SPEC. EXT. COLOUR: DARK BROWN INT. COLOUR: WHITE	
19 DECORATIVE TIMBER GABLE SIZE: 4M(DWG)X24(FV)X48(H) COLOUR: EC-1	



2 SIDE ELEVATION
SCALE: 1/4"=1'-0"

NOT FOR CONSTRUCTION

PROJECT: TRENT NICHOLS & PAM, BELL-LOWTHER, CUSTOMER HOME

ADDRESS: 349 PARK AVENUE W, KELOWNA, BC

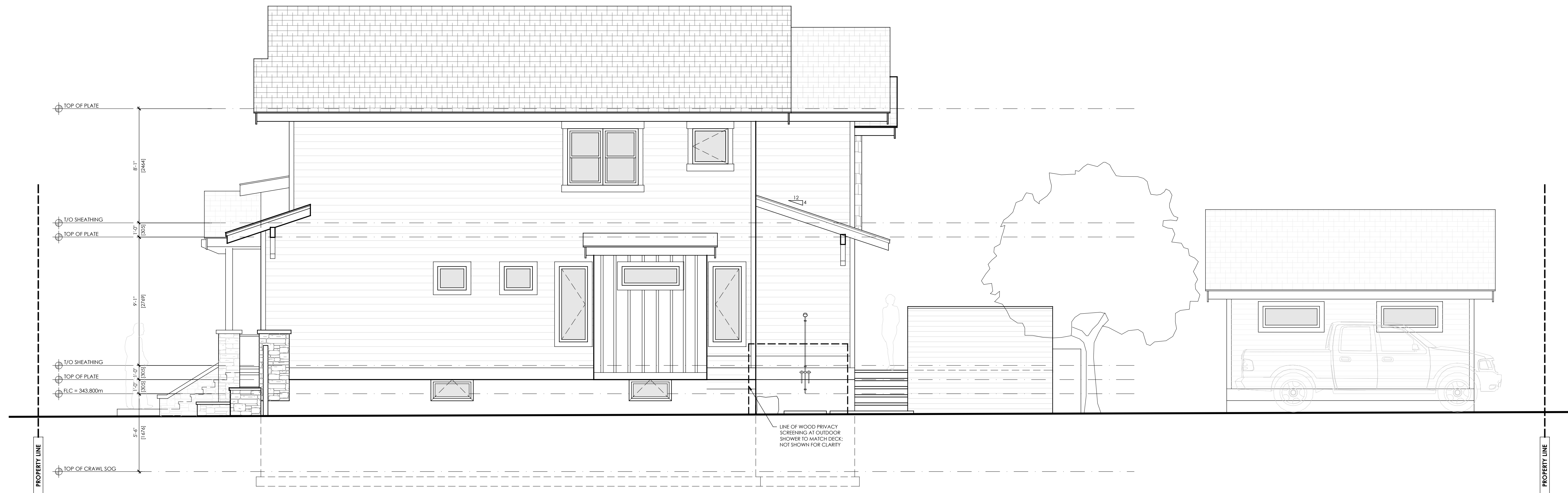
ISSUED FOR: SEPTEMBER 29, 2016 - ISSUED FOR FINAL REVIEW (R7)

CANMORE 403.678.1733

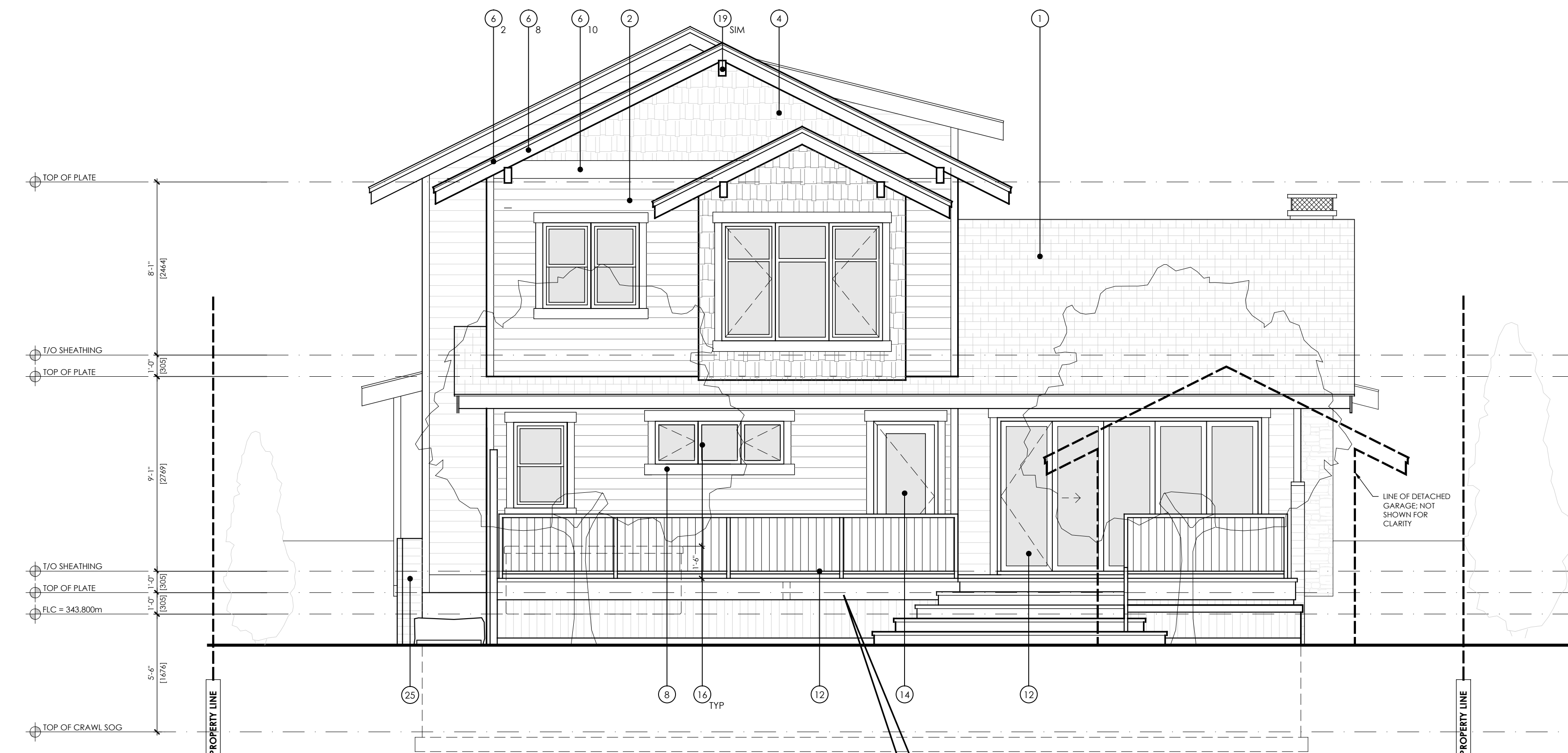
KELOWNA 250.712.9282

www.sticksandstones.ca

STICKS+
STONES
design group inc.



1 SIDE ELEVATION
SCALE: 1/4"=1'-0"

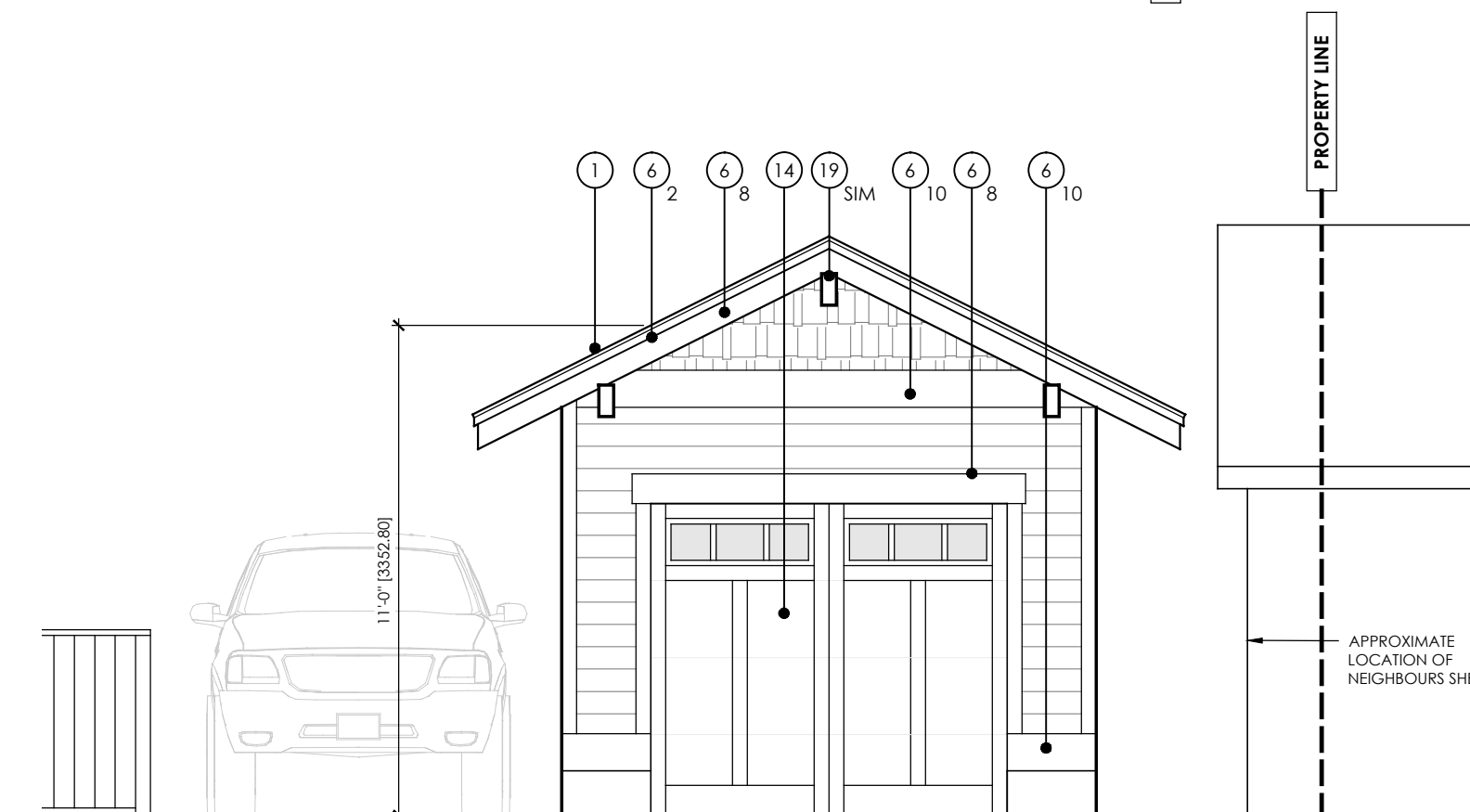


2 REAR ELEVATION
SCALE: 1/4"=1'-0"

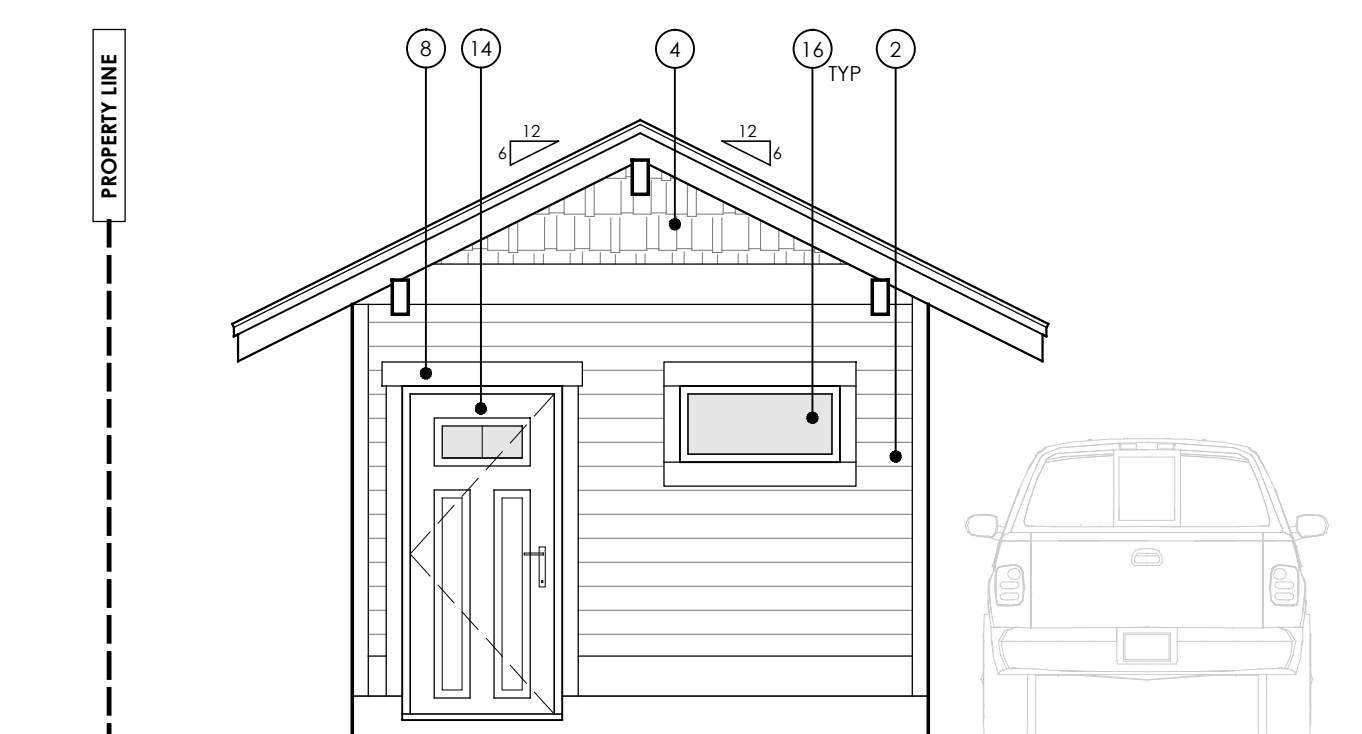


PROPOSED DECK FINISH

DARK COMPOSITE DECKING
AT STEPS AND MAIN DECK
LIGHT SLATS TO MATCH
ACCENT TRIM COLOUR EC-2



3 DETACHED GARAGE
FRONT ELEVATION (LANE VIEW)
SCALE: 1/4"=1'-0"

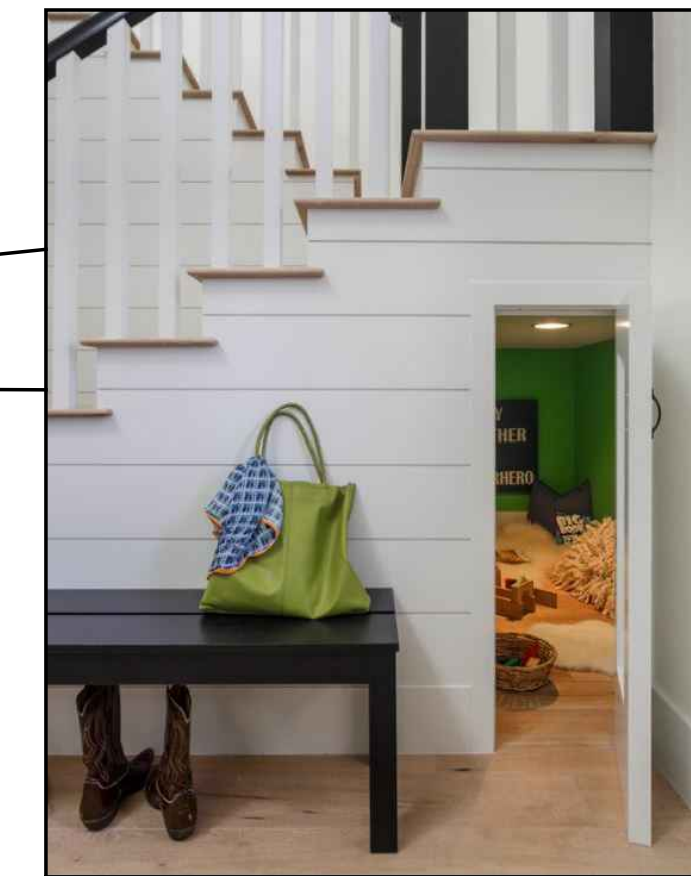
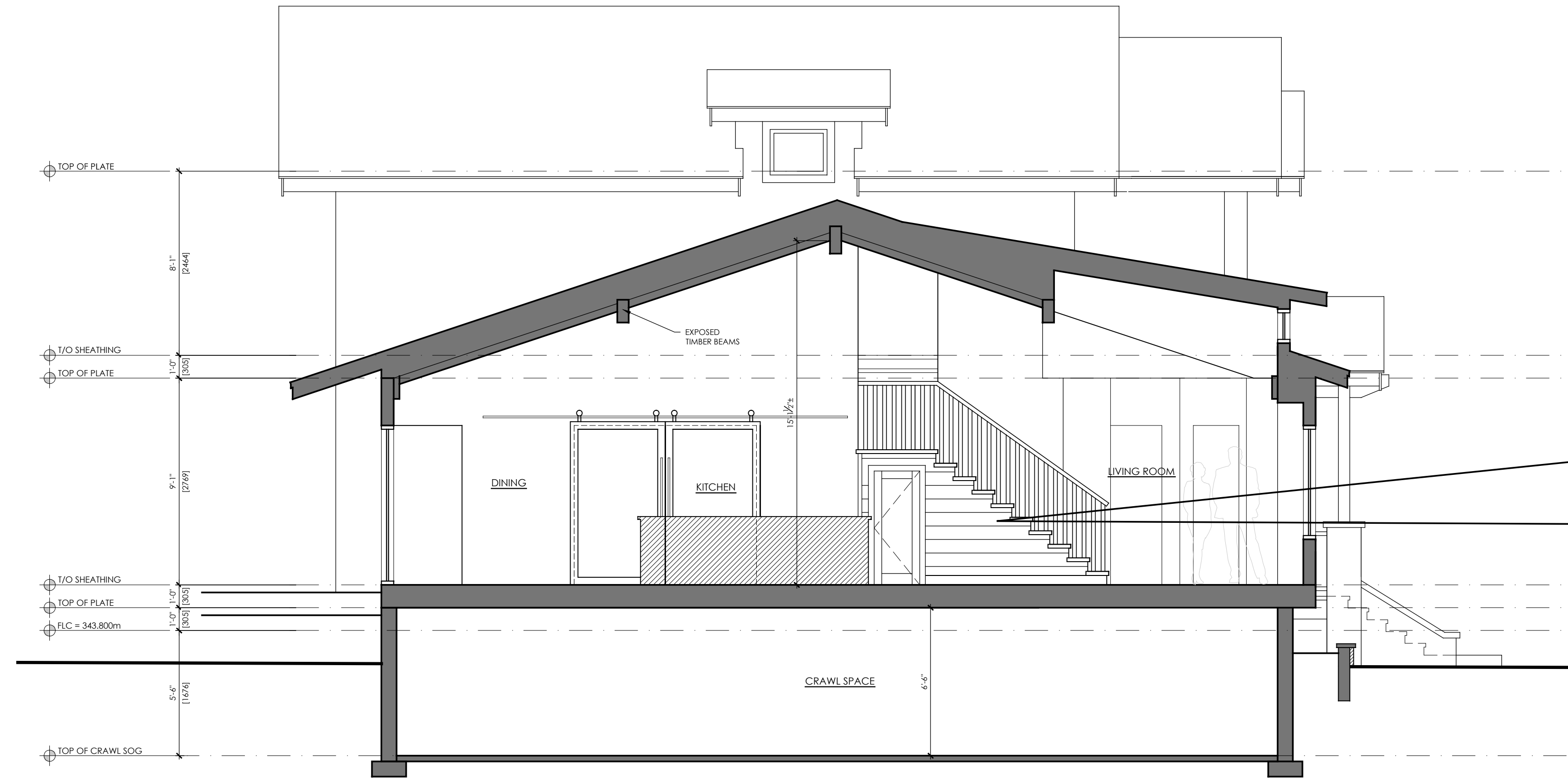


4 DETACHED GARAGE
REAR ELEVATION (YARD VIEW)
SCALE: 1/4"=1'-0"

NOT FOR CONSTRUCTION

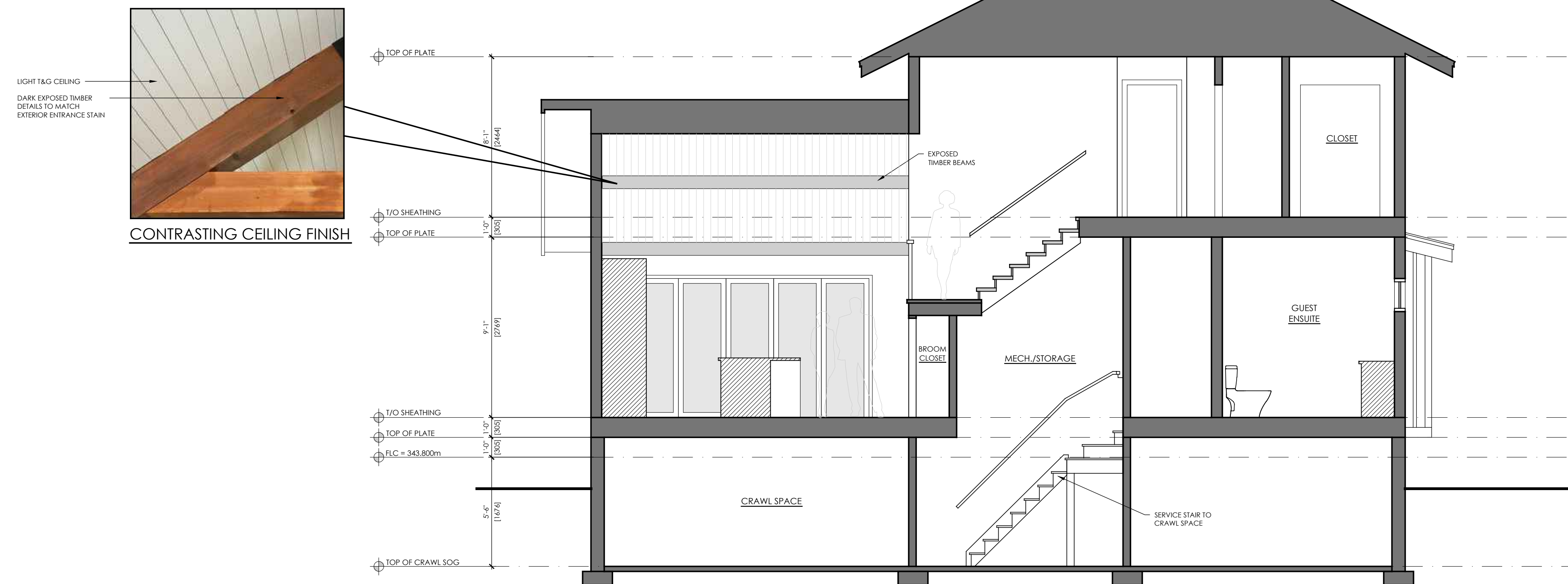
PROJECT: **TRENT NICHOLS & PAM, BELL-LOWTHER, CUSTOMER HOME**
ADDRESS: **349 PARK AVENUE, KELOWNA, BC**
ISSUED FOR: **SEPTEMBER 29, 2016 - ISSUED FOR FINAL REVIEW (R7)**

1 BUILDING SECTION
SCALE: 1/4"=1'-0"



PROPOSED STAIR

2 BUILDING SECTION
SCALE: 1/4"=1'-0"



LIGHT TAG CEILING
DARK EXPOSED TIMBER
DETAILS TO MATCH
EXTERIOR ENTRANCE STAIN

CONTRASTING CEILING FINISH

PROPOSED EXTERIOR COLOUR SCHEME:



349 Park Avenue – Development Proposal

Project Description

This property falls within the Abbott Heritage Conservation area. The proposed project consists of a new single-family dwelling, 1-2.5 storeys in height, with a detached one car garage and adjacent parking spot in the rear. The design for the new home is based on the Early & Late Arts and Crafts Styles. Many homes in the area, both on Park Avenue (i.e. 344, 379 & 429) and within the Abbott Heritage Conservation Area (i.e. 315 & 329 Cadder Ave.) were used as inspiration for the new home's design. The site plan indicates that most of the existing trees, hedges and shrubs will be retained.

The following characteristics of the Early Arts and Crafts Style will be achieved (See attached building elevation drawings):

- Stick-built feel to the architecture with exposed roof rafter ends.
- Decorative timber gable brackets and fascia treatment.
- Medium gable roofs
- Open, covered front porch
- Horizontal wood siding
- Asymmetrical front façade
- Multiple pane windows
- Upper storey belting with cladding varying as per main floor
- Ornamental crafted wood
- Wide window and door surrounds
- Vertical double-hung window openings
- Single & multi-sash window assembly
- Rear yard parking

Design Rational

The owners, Trent Nichols and Pamela Bell-Lowther, have been living in the house with their three young children (Evan 9, Alicia 7, and Gemma 5) at 349 Park Avenue for six years. They bought the house from Pamela's grandparents when they moved to Kelowna in 2010. The current house at 349 Park Ave. is approximately 112 square meters and was built in 1960 in a similar style to the Early Suburban. Unfortunately, since being built, the land that the house was built on has settled and the house tilts towards the lowest part of the foundation (the northwest corner). The owners love the area and would like to stay in this location while also providing their children with more space, rebuilding the foundation, and updating the electrical, heating and water. After much consideration, it was decided that construction of a new home on the current site would be the best option. In an effort to preserve some of the character of the original home, some features have been incorporated into the new design (i.e. split level, horizontal siding, green color

scheme, mature landscaping, etc.) The owners hope to build a home that not only meets their family's needs, but also preserves the historical character of the Abbott Heritage Conservation area.

The proposed house has been set forward on the site so as to preserve the maple and apple trees and as much of the backyard space as possible. The owners hope that the trees will continue to provide shade, privacy, and much needed cooling in the summer months. The house, deck, and cement paving stones have been designed to keep weight off of the apple and maple trees' root systems. The trees and backyard space are significant features to the site and the homeowners wish to maintain the mature landscaping with careful planning and construction.

The home has been designed with accessibility and aging in place in mind. It includes laundry, living and an alternate master bedroom on the main floor. The main floor bedroom will be used as a study / guest space and eventually may be converted for the owners' master suite in the event that one (or both of them) find stairs difficult. The upstairs will include a bedroom for each of the children and one master suite. The east side of the main floor will include a vaulted ceiling throughout the open kitchen and living room with lots of natural light. There will also be a playroom adjacent to the kitchen for the children. The house has a crawl space basement to help with all of the sports equipment and storage needed for a large family.

Thank you for your time and consideration.

Sincerely,

Trent Nichols & Pamela Bell-Lowther

Hello Lydia,

Further to our discussions, please see the following information for your review with the Heritage Committee:

- The proposed site layout is in conformance with the current zoning and has been positioned on the site to maintain existing trees/hedges where possible and provide ample space in the rear yard for your young children to play in a safe area. Moving the house back could also have adverse impact on the root systems of these rear yard trees. We believe that the precedence to maintain the noted vegetation will aid in reduce the overall visual impact the proposed has on the neighbourhood.
- Both adjacent neighbours properties are existing non-conforming as they both have front yard access when the current bylaws dictate only rear lane access.
- The neighbour to the east currently has an accessory building impedes on the subject lot.
- The existing front yard driveway for 349 Park Avenue is being removed in conformance with the zoning, and replaced with pedestrian access. The relocation of these 2 required parking stalls already significantly decreases the available space in the rear yard.
- The neighbouring front yard setbacks are 11.2m and 8.4m; an average of 9.8m. Considering the 10% guideline, this would mean a setback of 8.8m for 349 Park Avenue.

As the guidelines for the Abbott Street Heritage Conservation often look at the neighbourhood blocks, we would look to shed some light on the entire 7 house block and not just the adjacent neighbours; as such we note the following:

- The neighbour to the east's setback exceeds the next highest setback by 2.8m and the least by approximately 4.8m. as noted above this neighbour as well as the one to the west does not conform to the current zoning for rear lane access.
- The average setback for this entire block would be 8.28m resulting in a 7.45m setback for the subject property. When excluding the highest and lowest setback this is further reduced to an average of 7.9m and a resulting setback of 7.11m
- If you only consider those setbacks of houses on this block that are in conformance with the rear yard vehicle access, this average is further reduced to approximately 7.3m and 6.5m considering the 10% guideline.

The attached block plan highlights this further. Please note that the offsets of the proposed house at 349 Park Avenue and adjacent houses to the east and west are based on survey information collected, the remaining lot setbacks are approximate based on aerial photos.

If you have any questions or concerns, please do not hesitate to contact our office.

Regards,

Ryan Esbjerg D.A.T.

Architectural Technologist | Sticks and Stones Design Group inc.



Heritage Advisory Committee Minutes

Date: Thursday, October 20, 2016
Location: Veendam Conference Room
 2nd Floor, City Hall, 1435 Water Street

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

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

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

1. Call to Order

The Chair called the meeting to order at 12:07 p.m.

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

2. Applications for Consideration

2.1 1985 Knox Crescent, Z16-0061 & HAP16-0012 - Sheldon & Heather Upshaw

Staff:

- Displayed a PowerPoint presentation summarizing the form and character and proposed Heritage Alteration Permit for the subject property.
- Requested that the Committee evaluate the form and character, and heritage qualities, of an addition to the single-family dwelling as well as comment on the Heritage Alteration Permit.
- Advised that the subject property is within the Abbott Street Conservation Area.
- Advised that the dominate property style and the dominant street style is Vernacular Cottage (late).
- Advised that the original home was built in 1948 and there have been no major additions or renovations.

- Confirmed that there is front facing gable with a flush front entrance and horizontal siding.
- Displayed the proposed colour board and noted that it was not part of the Agenda Package.
- Displayed a PowerPoint presentation summarizing the application to rezone the subject property.
- Requested that the Committee comment on the application to rezone to the RU1c zone to allow for a carriage house as a secondary use.
- Advised that the future land use of the property is single/two unit residential and that the immediately adjacent neighbouring property has the RU1c zoning.
- Advised that there is multi-family across the lane.
- Confirmed that the rezoning application is supported by the Community Planning Department.
- Advised that the applicant is proposing to construct a 1 ½ storey carriage house with a 3 car garage.
- The carriage house would have lane access and would not be visible from Knox Crescent.
- Advised that revised drawings for the proposed carriage house were received earlier today.
- Staff are seeking comment from the Committee as to:
 - o the form and character, and heritage quality, of the single-family dwelling addition; and
 - o the proposed rezoning for a carriage house.
- Responded to questions from the Committee Members.

HAC Discussion:

- The Committee Members provided individual comment regarding the form and character, and heritage quality, of the single-family dwelling addition, as well as the proposed rezoning for a carriage house.
- A discussion took place regarding the proposed material pallet as well as the proposed form and character of the subject property in conjunction with other properties in the area.
- Expressed a concern with the proposal to have the siding put on the house vertically and suggested that horizontally would be more in keeping with the heritage aspect of the area.

Shane Upshaw, Applicant:

- Responded to questions from the Committee Members.
- Provided the rationale for the colour choices and noted that the colour displayed on the monitor is not an accurate display of the colour.
- Feels that the colours proposed will not have the house stick out on the block. He is trying to make it look like the house was always there.
- Provided the rationale for the style of home being proposed. He is trying to make sure that the structure looks original.
- Requested that staff display a photo of a vernacular cottage which is the style he is attempting.
- Advised that he feels it does not matter whether the siding is put on vertically as proposed, or horizontally as suggested by the Committee Members.
- Believes that the proposal fits into the neighbourhood.
- Provided the rationale for the height of the structure and noted that due to the way the home was originally constructed, it is not possible to lift the roof.

- Advised that he wants to comply with the rules and have the structures fit into the neighbourhood.

Staff:

- Clarified the height of the proposed structure.
- Displayed a Google Map of the area and took the Committee Members on a virtual tour.

HAC Discussion:

- Reviewed the Heritage Checklist and provided comment on the non-conforming issues.

Moved by Stoke Tonne/Seconded by Abigail Riley

THAT the Heritage Advisory Committee recommends that Council support Heritage Alteration Permit Application No. HAP16-0012 for the property located at 1985 Knox Crescent for the form and character of an addition to the single family dwelling.

Carried

Anecdotal Comments:

The Heritage Advisory Committee supported the Heritage Alteration Permit application; however, the Committee recommends that the siding style be changed from vertical to horizontal. The Heritage Advisory Committee also suggested that the Applicant revisit the trim colour and consider a more 'heritage' colour as well as pursue windows that are more in keeping with the heritage character.

Staff:

- Responded to additional questions from the Committee Members regarding the size and height of the proposed carriage house.

Moved by Stoke Tonne/Seconded by Lorri Dauncey

THAT the Heritage Advisory Committee recommends that Council support Rezoning Application No. Z16-0061 for the property located at 1985 Knox Crescent to rezone the subject property from the RU1 - Large Lot Housing zone to the RU1c - Large Lot Housing with Carriage House zone to allow for a carriage house as a secondary use.

Carried

Anecdotal Comments:

The Heritage Advisory Committee recommended support for the proposed rezoning as the Committee felt the RU1c zone fits into the neighbourhood as there are apartment buildings and other carriage houses in the area. The Committee suggested the siding for the carriage house be placed horizontally and that the finishing materials match the primary residence.

3. Minutes

Moved by Lorri Dauncey/Seconded by Amanda Snyder

THAT the Minutes of the August 18, 2016 Heritage Advisory Committee meeting be adopted as amended;

AND THAT the Minutes of the September 15, 2016 Heritage Advisory Committee meeting be adopted.

Carried

4. Update - Council Decisions

Staff:

- Provided an update regarding the reconsideration of the Heritage Alteration Permit application for 1989 Abbott Street. Advised that the Community Planning Department Manager turned it down the applicant as presented and subsequent the Applicant has applied to the City Clerk for reconsideration of the application by Council. Council's reconsideration of the application is scheduled for November 1, 2016.
- Provided an update regarding the Heritage Alteration Permit application for 268 Lake Avenue. Advised that the Building Permit has now been applied for and issued.
- Provided an update regarding the Heritage Revitalization Agreement application for 4193 Gordon Drive. Advised that the application will be brought forward to Council for initial consideration shortly.

5. Next Meeting

The next Committee meeting has been scheduled for November 17, 2016.

6. Termination of Meeting

The Chair declared the meeting terminated at 1:20 p.m.

Abigail Riley, Chair

/slh