

COMMUNITY HERITAGE COMMITTEE

Minutes of the Open Meeting

Date: Thursday, March 6, 2014
Location: Knox Mountain Meeting Room, City Hall, Kelowna

In attendance:

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

Regrets:

Ann Bostock (Alternate - Okanagan Heritage Society), Patti Kilback (Alternate - Kelowna Museums)

Staff:

Urban Land Use Planner, Abigail Riley, Policy & Planning Planner, Lindsey Ganczar, Planner I, Adam Cseke, Planner II, James Moore*

Recording Secretary:

Legislative Coordinator, Corinne Boback

(* denotes partial attendance)

I. CALL TO ORDER

The Chair called the meeting to order at 12:02 p.m.

Opening Remarks by the Chair regarding Conduct of the meeting.

II. APPLICATIONS FOR CONSIDERATION

ITEM 1

HAP14-0003

2135 Abbott Street

To permit exterior renovations to the existing dwelling.

Owner/Applicant: Susan Enefer/ Brad Perrault dba Sticks & Stones Design Group Inc.

Staff:

- Displayed a PowerPoint Presentation with an overview of the application.
- The subject property is zoned RU1 - Large Lot Housing and is located in the Abbott Street Heritage Conservation Areas but is not listed on the City's Heritage registry.
- The Abbott Street Heritage Conservation Area Guidelines identifies the dominant style for the block and the subject property is considered to be "Early Suburban".
- Applicant is proposing renovations to the exterior of the building to include:
 - ✓ Adding significant wood features to façade;
 - ✓ Stone facing to existing chimney;
 - ✓ New front entry and door;
 - ✓ New sliding door on the front elevation with adjacent patio and pergola; and

- ✓ Another pergola over existing second level deck area.

CHC Discussion:

- Members support all renovations to the exterior of the building.
- Renovations make it look a little more modern with character.

Applicant:

- Discussed how renovations are adding value to the design of the home.
- Working with local design company for the renovations.

MOVED BY John Pendray/SECONDED BY Bob Hayes

THAT the Community Heritage Committee supports Heritage Application Permit Application No. HAP14-0003 for the property located at 2135 Abbott Street in order to permit exterior renovations to the existing dwelling.

CARRIED

ITEM 2 -

HAP14-0002

250 Lake Avenue

To permit the construction of a single detached dwelling (including a Secondary Suite)

Applicant: Marianne Hill

Member John Pendray declared conflict because he lives on the same street as the subject property and left the meeting at 12:15pm and did not return.

Member Rudy Schoenfeld declared conflict because he lives on the same street as the subject property and left the meeting at 12:15.

Staff:

- Displayed a PowerPoint Presentation with an overview of the application.
- The subject property is zoned RU3 - Small Lot Housing and is located in the Abbott Street Heritage Conservation Areas but is not listed on the City's Heritage registry.
- The Abbott Street Heritage Conservation Area Guidelines identifies the dominant style for the block and the subject property is considered to be "Colonial Revival".
- Proposing to construct a single detached dwelling with attached two car garage and secondary suite on the subject property.
- Height change from previous application from 6.6m to 7.15m and minor adjustment to Lake Elevation from the previous application in January 2014.

CHC Discussion:

- Concerned that the side of new building is not in line with neighbors (Maple Street).
- It is noted the London Plane tree will be protected.
- Discussion on clarification of Zoning Bylaw requirements.
- Roof height and mass is a concern.

- Proposal does not fit the streetscape.
- Concerned with the amount of buildings on a small site.
- Questioned the materials being used.

Applicant:

- Responded to committee questions with a link to www.250lake.ca
 - ✓ Explained how proposal fits with the neighborhood.
 - ✓ Compared with other dwellings on the street.
 - ✓ Discussed existing view along Maple Street.
 - ✓ Explained how height is not towering over other properties.
 - ✓ Discussed previous proposal and adjustments.
 - ✓ Discussed views to the west of the subject property.
 - ✓ Discussed previous application and rejection with reference to the Local Government Act s.948(3) and s.972 (6).
- Spoke to Staff about density to ensure compliance.
- Informed Committee that the proposed layout has improved from the previous submission.
- Feels previous Committee's comments were addressed.
- Worked with Staff and neighbors to try to comply.
- If follows Local Government Act s. 972(6), proposal will not look as nice.

CHC/Applicant:

- Applicant confirmed that neighbors were contacted and no complaints have been submitted.
- Members stated footprint and height of building is a concern, and the use of lots of ground space on the property along with height is still a major concern.
- Members stated this has yet to be addressed in this proposal and proposal is massive and not keeping with character of neighboring homes.
- Members stated Lake Avenue elevation has pleasing appeal, however Maple Street side needs to be addressed about the porch, materials used and the gable over the garage is too much.
- Applicant suggested if Committee has suggested changes to his application that do not reduce square footage/density the applicant will work with these suggestions.

MOVED BY Amanda Synder/SECONDED BY Alice Arsenault

THAT the Community Heritage Committee NOT support Heritage Alteration Permit Application No. HAP14-0002 for the property located at 250 Lake Avenue in order to permit the construction of a single detached dwelling (including a Secondary Suite).

CARRIED
Jim Meiklejohn opposed.

Anecdotal Comments:

The Community Heritage Committee did not support the Heritage Alteration Permit Application as the Committee felt that the massing of the garage is an issue, and is not keeping with the heritage on the street. If measures are taken to break up the massing elevation on Maple Street, the application would be acceptable.

Member Rudy Schoenfeld returned at 1:00 pm.

IV. MINUTES

Approve Minutes of Meeting of February 6, 2014.

MOVED BY Bob Hayes/SECONDED BY Rudy Schoenfeld

THAT the Minutes of the open meeting of the Community Heritage Committee held on February 6, 2014 be adopted.

CARRIED

V. OLD BUSINESS

Heritage Plaque Write Ups:

- Reviewed and discussed possible selection of proposed photos.
- Brian did not bring Anne's plaque write ups.
- Plaque for DeHart House has been written - no image. Staff will search hard files to find one.
- Write ups to be sent to Bob who will do final edits, circulate and submit to staff.
- More community information is needed for the statement of significance on Community Mission Hall.
- Write ups are due today as per staff from January's minutes.
- Verified Kelowna Museum's logo will be on the photos.
- Reviewed list of properties for submissions and their approvals or declines.
- Bob to contact Ron Cannon's office for assistance to obtain DND approval for plaque on Armory.
- 12 plaques in total if all approve.

VI. NEW BUSINESS

Ireland Farm house in Glenmore near Highland Drive North.

- No longer there. Demolished.
- Raises a huge concern as Committee wasn't approached.
- Built in 1919.
- Heritage value.
- Staff is investigating the demolition of this property.
- Flagged as heritage in City's system.

Small House

- Granddaughter of property owner contacted staff as grandmother has been left out of family information on the City's website and inquired how to update it.
- Granddaughter will supply staff with grandmother's journals on Kelowna and photos possibly for a Committee presentation and will contact museum for safe keeping items.

VII. NEXT MEETING DATE

Thursday, April 3, 2014

VIII. TERMINATION OF MEETING

The Chair declared the meeting terminated at 1:29 p.m.

Brian Anderson, Chair

/cb