

COMMUNITY HERITAGE COMMITTEE

Minutes of the Open Meeting

Date: Thursday, October 2, 2014
Location: Knox Mountain Meeting Room, City Hall, Kelowna

In attendance:

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

Regrets:

John Pendray (Central Okanagan Heritage Society)
Linda Digby (Alternate - Kelowna Museums)

Staff:

Policy & Planning Planner, Lauren Sanbrooks
Policy & Planning Planner, Laura Bentley
Planner Specialist, Pat McCormick*
Casual, Connie Quaedvlieg

Council Recording Secretary:

Arlene McClelland

(* denotes partial attendance)

I. CALL TO ORDER

The Chair called the meeting to order at 12:03 p.m.

Opening Remarks by the Chair regarding Conduct of the meeting.

II. APPLICATIONS FOR CONSIDERATION

ITEM 1

Z14-0039/HAP14-0013

2046 Pandosy Street

To permit a rezoning from RU1 - Large Lot Housing zone to the RU6 - Two Dwelling Housing zone to allow a second dwelling to be built on the subject property and to consider a Heritage Alteration Permit for the second dwelling.

Owner: Camara Ventures Ltd.

Applicant: Jake Thiessen

Staff:

- Presented a PowerPoint on the subject Property.
- Subject property is located in the Abbott Street Heritage Conservation Area.
- To permit a rezoning from RU1 - Large Lot Housing zone to the RU6 - Two Dwelling Housing zone to allow a second dwelling to be built on the subject property and to consider a Heritage Alteration Permit for the second dwelling.
- Indoor court has changed since development guidelines were prepared. Demolished by different property owner.

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- The new dwelling will be located near the front of the property along Pandosy Street with the front entry and garage facing north with driveway access on Pandosy side. East elevation facing Pandosy Street.
 - Raised concerns as the application doesn't reflect the current zoning of the property.
 - The east elevation needs more interface with the street. Requested that the front entry face Pandosy Street. Would like the colour scheme to reflect the character.

CHC/Staff Discussion:

- Questioned the site coverage.
- The front door should face the street and is part of the guidelines.
- Commented that it's unfortunate all the gardens will be removed.
- Staff noted that some garden space will remain.
- The colour scheme should marry up.
- Commented that the second floor of the garage dwarfs the existing house.
- Staff noted it is a bonus room above the garage.
- Suggested bringing forward another Design to the Planning Division.

Applicant:

- Would like the front of the house facing Pandosy Street but it is a very noisy street. Spoke with the designer about taking the door on Pandosy side and putting a dormer over it to look like a front door.
- Was unaware of what transpired with former developer but my intention was to add a few buildings with a building permit. Hired a surveyor and gave 12 feet of land to the city as they may expand the road some day.
- Willing to go with shakes and gables.
- Pandosy Street is very noisy and would like to create something on the garage. Vehicles and other items will be housed in the garage to ensure the area is tidy.

MOVED BY Jim Meiklejohn/SECONDED BY Bob Hayes

THAT the Community Heritage Committee does support Heritage Alteration Permit application No.HAP14-0013 for the property located at 2046 Pandosy Street in order to allow a second dwelling to be built on the subject property.

CARRIED

Anecdotal Comments:

The Community Heritage Committee noted conditions of support for the proposal is that the Pandosy Street elevation receives additional treatment with improvements to the Pandosy Street treatment to improve the connection of front entry to Pandosy.

ITEM 2

Z14-0042/HAP14-0014

2210 Abbott Street

To permit a rezoning from the RU1 - Large Lot Housing zone to the RU6 - Two Dwelling Housing zone to allow a semi-detached dwelling to be built on the subject property and to consider a Heritage Alteration Permit to allow the demolition of the existing dwelling and construction of a new semi-detached dwelling with variances from the Zoning Bylaw.

Owner/Applicant: Steve and Loretta Nicholson

Staff:

- Presented a PowerPoint on the subject Property.
- The subject property is located in the Abbott Street Heritage Conservation Area.

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- To permit a rezoning from the RU1 - Large Lot Housing zone to the RU6 - Two Dwelling Housing zone to allow a semi-detached dwelling to be built on the subject property and to consider a Heritage Alteration Permit to allow the demolition of the existing dwelling and construction of a new semi-detached dwelling with variances from the Zoning Bylaw.
 - Parking is located in the front.
 - The garages will face inward.
 - Noted late arts and crafts characteristics and early subdivision bungalow characteristics of the area.
 - The waterfront trail connecting Strathcona Park to pocket park at Royal Avenue is still in discussion with nothing confirmed at this time.

CHC Discussion:

- Questioned whether the existing home is being demolished and if there was any way of salvaging it.
- Confirmed the house is not on the Heritage Register.
- Questioned the height of the stone wall.
- The site plans are not clear and hard to read. Drawings are very light weight and missing information. The drawings do not identify Abbott Street or many features. Site plans should be complete.
- Raised concern with the lack of heritage form and character and not fitting into the neighbourhood.
- Concerns with the area being inundated with duplexes.
- Discussed side yard variances.
- Raised concern with the garage and its mass.

Applicant:

- Advised that the footprint of the existing home will be redone.
- Advised that the stone wall is 11 or 12 feet in height.
- The garage doors are to face the main house and with the hedge and wall from the street the garage should not be seen.
- Advised that trees will be retained along with addition of interesting plantings.

MOVED BY Bob Hayes/SECONDED BY Rudy Schoenfeld

THAT the Community Heritage Committee does NOT support Heritage Alteration Permit Application No. HAP14-0014 for the property located at 2210 Abbott Street in order to allow the demolition of the existing dwelling and construction of a new semi-detached dwelling with variances from the Zoning Bylaw.

CARRIED

Anecdotal Comments:

The Community Heritage Committee does not support the application and recommended the applicant provide a more complete set of drawings. Members also suggested that a complete rendering of the garage be submitted and noted non support of the 2 storey garage located that close to the property line.

III. FOR CONSIDERATION/STAFF INQUIRY

ITEM 1

1875 Abbott Street

Inquiry regarding building a carriage house at the rear of the property, either by converting the existing garage or demolishing and rebuilding a garage and carriage house.

Staff:

- Provided a Powerpoint presentation overview of the site.
- The property is currently listed for sale.
- Seeking the Committee's feedback on converting to a carriage house.

CHC Discussion:

- This is conceptual and difficult to comment on, however, the form and character must be in keeping from the street.

The Chair left the meeting at 1:09 p.m.

Member Bob Hayes resumed the Chair at 1:09 p.m.

IV. MINUTES

MOVED BY Cheryl Spelliscy/SECONDED BY Jim Meiklejohn

THAT the Minutes of the open meeting of the Community Heritage Committee held on September 4, 2014 be adopted as amended.

CARRIED

V. NEW BUSINESS

- Update on Brent's Grist Mill - Pat McCormick, Planner Specialist, Parks & Building Planning
 - Completed an analysis of the properties. Through a review all stakeholders identified this as a priority for stabilization.
 - A RFP went out last year for proponents that would partner with the City to adapt the buildings. There was some interest but they did not have the capital or funding.
 - Time line for Brent's Grist Mill - Will require Council's approval for funding. Potentially slated for the 2016 Budget.
 - Expecting a report on a conservation plan at the end of November and will come back to Committee with more information.

VI. OLD BUSINESS

- Review of previous Heritage Alteration Permit Applications

Staff:

- Provided an overview of previous Alteration Permit Applications.

- Heritage Plaques Updates

Staff:

- Advised that there are five plaques that should be installed any day now. Once there is confirmation an email will be sent to Committee Members.

VII. NEXT MEETING DATE

November 6, 2014

VIII. TERMINATION OF MEETING

The Chair declared the meeting terminated at 1:27 p.m.

Brian Anderson, Chair

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