

Heritage Advisory Committee

Minutes

Date: Thursday, April 21, 2016
Location: Veendam Conference Room
2nd Floor, City Hall, 1435 Water Street

Members Present Stoke Tonne, Abigail Riley, Brian Anderson, Amanda Snyder, Lorri Dauncey

Staff Present Planner, Ryan Roycroft, Planner, Trisa Brandt, Planner, Laura Bentley, Council Recording Secretary, Arlene McClelland

(* Denotes partial attendance)

1. Call to Order

The Acting Chair called the meeting to order at 12:01 p.m.

Opening remarks by the Acting 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 Chair of the Heritage Advisory Committee.

Carried

Moved By Amanda Snyder/Seconded By Brian Anderson

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

Carried

3. Applications for Consideration

3.1 1449 Ethel Street, Heritage Revitalization Agreement HRA16-0001 - Donald and Linda McDonald

Staff:

- Displayed a PowerPoint presentation summarizing the application.
- The subject property is located on the east side of Ethel Street between Stockwell Avenue and Lawson Avenue.
- The subject property is zoned RU6 and contains four buildings being a principal dwelling, carriage house; small gazebo and garden shed.
- An HRA is sought in order to allow commercial uses such as weddings, fundraisers and other smaller events.
- The large banquet room in main dwelling is soundproofed and constructed as a dance studio; maximum 30 guests at any one time.
- The Applicants reside in the principal dwelling permanent full time.
- Carriage house is used for existing Bed and Breakfast with 2 rooms.
- There has been no bylaw investigations or complaints.
- Responded to questions from Committee Members.

HAC/Staff Discussion:

- Members commented that the house is in beautiful condition and the owners should be commended.
- A Member commented that this application is a good combination of heritage preservation and public access.
- Staff confirmed that restoration work can be included into the Heritage Revitalization Agreement; A Member suggested that some windows and vinyl siding be restored to original state.
- A Member questioned whether this application would set a precedent. Staff commented that there aren't many similar homes in the area and does not believe this is precedent setting.
- Staff confirmed that at this time there has been no public consultation. Reviewed the HRA application process and advised there would be public input if Council advances the application to Public Hearing.

Moved By Brian Anderson/Seconded By Amanda Snyder

THAT the Heritage Advisory Committee recommends that Council support the Heritage Revitalization Agreement HRA16-0001 on the subject property at 1449 Ethel Street to be used for commercial uses such as weddings, corporate events, fundraising tours and other small events and gatherings.

Carried

ANECTODAL COMMENT:

The Heritage Advisory Committee supported the application and recommend the Applicant consider a Heritage Designation on their property, as well, consider exterior restoration work specifically on the original house; in particular windows and vinyl siding. There are Grants up to \$10,000 for designated buildings for owners to access as a restoration incentive. The Heritage Advisory Committee raised concerns pertaining to operations maintaining status quo if and when a new owner takes over the property and believes a 2-year inspection is the right tool to ensure operations are being adhered to and maintained. The Heritage Advisory Committee recommended a maximum occupancy sign be posted for fire safety purposes. The Heritage Advisory Committee believes this is an important heritage property with great history and adaptive use.

3.2 1791 Mountain Avenue, Heritage Register Request; Addition - Mike & Janice Henry

Staff:

- Displayed a PowerPoint presentation summarizing the application.
- The subject property is located at 1791 Mountain Avenue and is a one storey craftsman style house built in 1929 for Vince and Matilda Martin.
- Noted evaluation criteria:
 - Architectural history; style, design, construction, designer/builder
 - Cultural history; historical association; historical pattern
 - Context; Landscape, neighbourhood, visual/symbolic importance
 - Integrity and condition
- Displayed historical and present day photos of the property.
- Displayed renderings of north, south, west and east elevations.
- Advised that the house is currently being moved and displayed a proposed site plan; the house will now be facing Mountain Avenue. As well, an application for rezoning and subdivision for a carriage house has been submitted.

HAC/Staff Discussion:

- Members confirmed that the Applicant has already been approved to move the house.
- Staff confirmed there is no requirement for the main house to go through the development permit process.
- Staff advised that if the property was on the Heritage Register it would not require a Development Permit or HRA process.
- Staff advised that the carriage house will go through a Development Permit process as intensive residential use that could have impacts to the neighbours.
- Members confirmed that registration of this property does not cause any issues or impacts to the rezoning or development permit processes.
- Members commented that this application seems pre-mature and would prefer to evaluate once the site is completely built.
- Members went through the Kelowna Heritage Register Evaluation Criteria and scored each criterion.

Moved By Stoke Tonne/Seconded By Brian Anderson

THAT the Heritage Advisory Committee recommends to defer consideration of the Heritage Register Request; Addition at 1791 Mountain Avenue until Building Permit Occupancy is issued and the project is substantially completed.

Carried

ANECTODAL COMMENT:

The Heritage Advisory Committee recommended the Heritage Register application request be deferred for consideration until the building is substantially completed. The Heritage Advisory Committee would like to see the end product in order to determine whether the property qualifies to be on the Heritage Register.

4. **Next Meeting**

- The next Committee meeting has been scheduled for May 19, 2016.
- Members will be contacted if the meeting date changes.

5. **Termination of Meeting**

The Chair declared the meeting terminated at 1:26 p.m.

Abigail Riley, Chair

/acm