



City of
Kelowna
Heritage Advisory Committee
Minutes

Date: Thursday, August 18, 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, Lydia Korolchuk, Council Recording Secretary, Arlene McClelland

(* Denotes partial attendance)

1. Call to Order

The Chair called the meeting to order at 12:06 p.m.

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

2. Applications for Consideration

2.1 268 Lake Avenue, Heritage Alteration Permit HAP16-0003 - Scot Renou

Staff:

- Displayed a PowerPoint presentation summarizing the application.
- The subject property is located on 268 Lake Avenue and was originally identified in 1993 as an Early Arts and Crafts building style.
- In 1995 a 2 storey dwelling with walk out basement was constructed in a style that had Late Vernacular Cottage characteristics.
- The subject property is currently zoned RU1 - Large Lot Housing in the Abbott Conservation Area.
- Displayed a subject property map and noted the 2015 street view.
- The subject property is not on the Heritage Register.
- Displayed a rendering of the proposed elevation.
- Advised that the carriage house is accessed off the lane and is not visible from the front street.
- A majority of homes in the area are 1 to 1.5 storeys and have a Late Vernacular Cottage feel. Two homes around the corner on Maple Street are very similar style.
- Responded to questions from Committee Members.

HAC/Staff Discussion:

- Members commented that the newly built section in 1995 display no heritage elements. There is no specific heritage value and is just fitting into the design.
- Members raised concerns with respect to materials used.
- Members commented that the windows and doors are not in character.
- Members suggested the hot tub area be surrounded by hedges as opposed to lattice feature.
- Members commented that materials used in heritage areas should be revisited in the Official Community Plan.
- Members commended the applicant for the amount of detail on the application.

Moved By Brian Anderson/Seconded By Stoke Tonne

THAT the Heritage Advisory Committee recommends that Council support the Heritage Alteration Permit No. HAP16-0003 on the subject property at 268 Lake Avenue for the form and character of renovations on a single family dwelling and the new construction of a carriage house within the Abbott Conservation Area.

Carried

ANECDOTAL COMMENT:

The Heritage Advisory Committee supported the application and recommended that the Applicant incorporate multi-paned windows, especially for the dormers, to be in keeping with the late Vernacular characteristics. The Committee commented that the colour pallet of medium to dark gray is too severe and suggested the use of more heritage muted hues. The Heritage Advisory Committee commended the Applicant for the amount of detail submitted with their Application.

2.2 2030-2032 Doryan Street, Heritage Alteration Permit HAP16-0008 - Fine Home Design

Staff:

- Displayed a PowerPoint presentation summarizing the application.
- The subject property is located mid-block on the west-side of Doryan Street within the Abbott Street Conservation Area, however, is not on the Heritage Register.
- The subject property is zone RU1 - Large Lot Housing and is designated as S2RES - Single/Two Unit Residential in the Official Community Plan.
- The semi-detached dwelling on the subject property is non-conforming; there are other existing non-conforming uses in the surrounding area.
- Displayed an existing footprint of the house and new proposed additions. The main footprint is not being changed.
- The proposed new roof will have a steeper pitch with Nantucket styled dormers in order to maximize the useable upper floor area while minimizing the overall building massing.
- Displayed a photo of the rear elevation and site photo with rear deck addition.
- Displayed photos of the existing streetscape.
- Responded to questions from Committee Members.

HAC/Staff Discussion:

- Members commented that this proposal is a significant departure in both style and form and does not fit within the heritage area.
- Members commented that this proposal provides a very different streetscape.
- Members commented that the materials should be streamlined to simplify the form.
- Members commented that the dormers should be standardized in order for the roof lines to be symmetrical.
- Staff confirmed the subject property is not on the Heritage Register.

Peter Chataway, Applicant Representative and Gary Johnson, Owner

- Advised that compromises are made in order to try and protect demolition of these buildings.
- Advised that the subject property is a rental property and fits into the City's Policy.
- Advised that this is not a protected or heritage designated building and if it were then national guidelines for materials would be mandatory.
- Believes the building will look much better than it currently is now once changes are made. Willing to make changes required by the Committee.
- Responded to questions from Committee Members.

Moved By Amanda Snyder/Seconded By Lorri Dauncey

THAT the Heritage Advisory Committee recommends that Council NOT support the Heritage Alteration Permit No. HAP16-0008 on the subject property at 2030-2032 Doryan Street for a second storey addition to an existing non-conforming semi-detached dwelling on the subject property.

Defeated
Brian Anderson, Stoke Tonne, Abigail Riley - Opposed

Moved By Stoke Tonne/Seconded By Brian Anderson

THAT the Heritage Advisory Committee recommends that Council support the Heritage Alteration Permit No. HAP16-0008 on the subject property at 2030-2032 Doryan Street for a second storey addition to an existing non-conforming semi-detached dwelling on the subject property.

Carried
Amanda Snyder - Opposed.

ANECTODAL COMMENT:

The Heritage Advisory Committee conditionally supported this application and recommended that the Applicant standardize the dormers in order for the roof lines to be symmetrical. The Committee also recommended that the materials be streamlined to simplify the form to be in keeping with the characteristics of the neighbourhood.

3. MinutesMoved By Brian Anderson/Seconded By Stoke Tonne

THAT the Heritage Advisory Committee meeting minutes of April 21, 2016 be adopted.

Carried

4. Updates - Previous Applications

Staff advised that the Heritage Revitalization Agreement HRA16-0001 for 1436 Ethel Street has not been moved forward for 1st reading as Ethel Street is currently closed and under construction. Once Ethel Street is open to the public the application will be advanced to Council.

5. Next Meeting

- The next Committee meeting has been scheduled for September 15, 2016.
- Members will be contacted if the meeting date changes.

6. Termination of Meeting

The Chair declared the meeting terminated at 1:10 p.m.

Abigail Riley, Chair