Heritage Advisory Committee AGENDA



Thursday, October 20, 2016 12:00 pm Veendam Conference Room 2nd Floor, City Hall, 1435 Water Street

Pages

1. Call to Order

THE CHAIR WILL CALL THE HEARING 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 Comittee 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 1985 Knox Crescent, Z16-0061 & HAP16-0012 - Sheldon & Heather Upshaw

3 - 25

To consider a Heritage Alteration Permit for the form and character of an addition to the single family dwelling and to consider the rezoning from RU1 - Large Lot Housing to RU1c - Large Lot Housing with Carriage House to allow for a carriage house as a secondary use.

3. Minutes 26 - 32

Approve Minutes of the Meetings of August 18, 2016 and September 15, 2016.

4. Update - Council Decisions

5. Next Meeting

November 17, 2016

6. Termination of Meeting

REPORT TO COMMITTEE

Date: October 20, 2016

RIM No. 0940-60

To: Heritage Advisory Committee

From: Community Planning Department (TB)

Heather Dale Upshaw

City of

Kelow

Address: 1985 Knox Crescent Applicant: Sheldon Bruce Upshaw

Subject: Rezoning and Heritage Alteration Permit

Existing OCP Designation: S2RES - Single/Two Unit Residential

Existing Zone: RU1 - Large Lot Housing

Proposed Zone: RU1c - Large Lot Housing with Carriage House

Heritage Conservation Area: Abbott Street

Heritage Register: Not Included

1.0 Purpose

To consider a Heritage Alteration Permit for the form and character of an addition to the single family dwelling; and to consider the rezoning from RU1 - Large Lot Housing to RU1c - Large Lot Housing with Carriage House to allow for carriage house as a secondary use.

2.0 Proposal

2.1 Background

The single storey bungalow was constructed in 1948 and there have been no major additions or renovations to the dwelling since that time. The dwelling currently features gables opened toward the street, horizontal siding, and a flush front entrance.

The existing garage was constructed in 1952 and will be demolished as a function of this application and rebuilt as a carriage house.

2.2 Site Context

The property is identified as Vernacular Cottage (late) in the Abbott Street & Marshall Street Heritage Conservation Areas Design Guidelines (Map 1). The dominant style for the block is also Vernacular Cottage (late). There are no Heritage Registered properties on Knox Crescent,

however there are several on nearby Park Avenue. These include 344, 356, 379, 409, and 429 Park Avenue, all of which are identified as Arts and Crafts building style.

The streetscape of Knox Crescent is predominantly 1 storey or $1 \frac{1}{2}$ storey single family dwellings. Mature trees and vegetation are common on the block, and front yard setbacks range from 4.5m to 9.0m. Many of the homes feature gables that are opened toward the street, and feature materials of stucco and horizontal siding.



Figure 1: 1965 Knox Crescent and 1969 Knox Crescent

The immediately adjacent property to the north at 1981 Knox Crescent was recently rebuilt and does feature a re-orientation of the roof similar to the applicant's proposal along with a large dormer.



Figure 2: Immediately adjacent neighbour at 1981 Knox Crescent

The property immediately adjacent to the south at 1989 Knox Crescent was rezoned in 2007 to RU1c to allow for the development of a 1 $\frac{1}{2}$ storey carriage house.

2.3 Single Family Dwelling Addition

The proposed addition to the single family dwelling will alter the elevations of the existing dwelling by creating a larger footprint and adding a half storey. The proposed design has gabled roof forms, a flush front entrance, rear yard parking, and interlocking asphalt shingle.

The applicant proposes to reorient the roof gable and provide three dormers facing the street. The reorientation of the roof allows for the addition to blend with the existing dwelling rather than appearing as an addition with competing roof lines with open gables facing the street.

The porch is created in a similar style to the immediately adjacent property (1989 Knox Crescent), and front yard setbacks are maintained similar to the rest of the block.



Figure 3: Immediately adjacent home at 1989 Knox Cr

The applicant proposes to re-use the majority of the materials throughout the new addition and interior renovations of the dwelling, and the majority of mature vegetation is preserved.

2.4 Rezoning to RU1c - Large Lot Housing with Carriage House

The applicant has applied for a rezoning to allow for the development of a carriage house. The preliminary design for the carriage house features living space above a three car garage. It will be finished in the same materials as the primary dwelling.

The proposed carriage house as presented does require the consideration of several variances. Due to this, the design of the carriage house may be altered to meet the requirements of the zoning bylaw. At this time Community Planning is asking for comment from the Heritage Advisory Committee on the proposed rezoning and carriage house use and not the form and character.

Subject Property Map:



3.0 Heritage Advisory Committee

Community Planning is seeking comment from the Heritage Advisory Committee on the following aspects of this application:

- Does the proposed single family addition meet the Heritage Conservation Area Development Guidelines?
- Does the rezoning application to allow Carriage House use have an impact on the character of the subject property or surrounding neighbourhood?

Report prepared by:	
Trisa Brandt, Planner I	_
Approved for Inclusion:	Terry Barton, Urban Planning Manager

Attachments:

Schedule A - Heritage Guidelines Applicant Rationale Plans & Drawings Photos of Subject Property

SCHEDULE A - Heritage Guidelines



Subject: Z16-0061 & HAP16-0012

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 carriage house complement the character of the principal dwelling?		\checkmark	
Are accessory buildings smaller than the principal building?	✓		
Building Massing			
Is the established streetscape massing maintained?		\checkmark	
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		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?	\checkmark		
Are chimneys in keeping with the building's architectural style?			√
Cladding Materials			I.
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 Third Civic Phase Architectural Styles (approx. 1933-1945)

The third civic phase spans from the end of the Great Depression, about 1933, and continues to the end of World War II, 1945. This period is noted for a declining interest in traditional styles in favour of smaller, less ornately detailed housing development. The dominant styles of this period are the Late Vernacular Cottage and the 'forward looking' Moderne architecture. However, well-to-do members of Kelowna's leading civic and commercial families continued to build large homes of more traditional style.

Late Vernacular Cottage Characteristics

- Less fanciful feel to the architecture
- Flush gable verges
- Stucco or horizontal siding
- Up to 2 storey massing
- Clustered vertical window sashes
- Asymmetrical façade design
- Flush front entrance
- Minor decorative detailing
- Gable roof forms
- Wood or interlocking asphalt shingle
- Side or rear yard parking

LETTER OF RATIONELLE 1985 KNOX CR

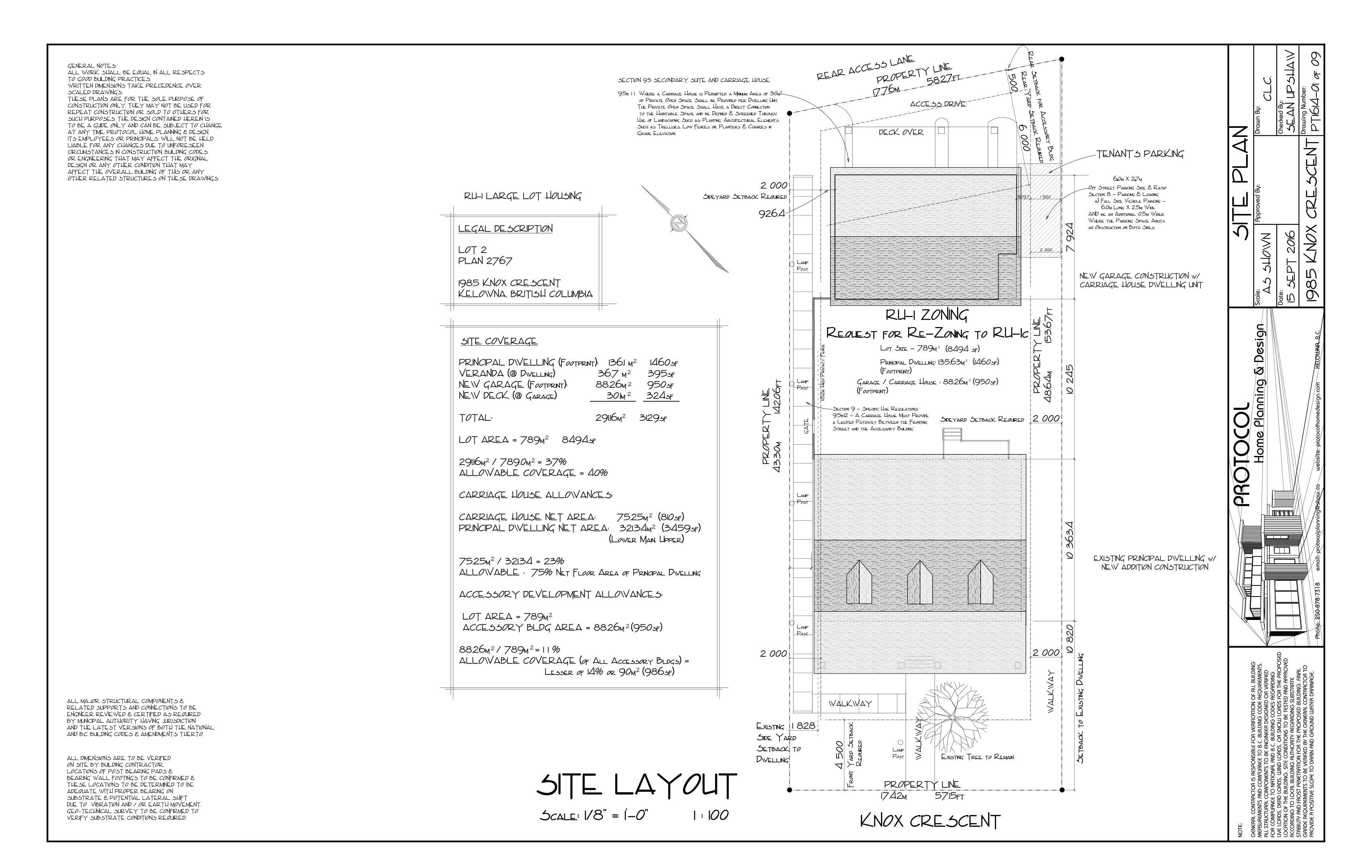
The present house has been a nice little home on the block for over 65 years but the time has come for it to be upgraded and given new life. Its effective age in its present stage is limited. Since times and lifestyles have changed so much in 65 years the size and configuration of the house is now functionally obsolete. An upgrade in size and materials will allow it to look better on the lot and more fitting with the immediate neighbors which have also been modernized.

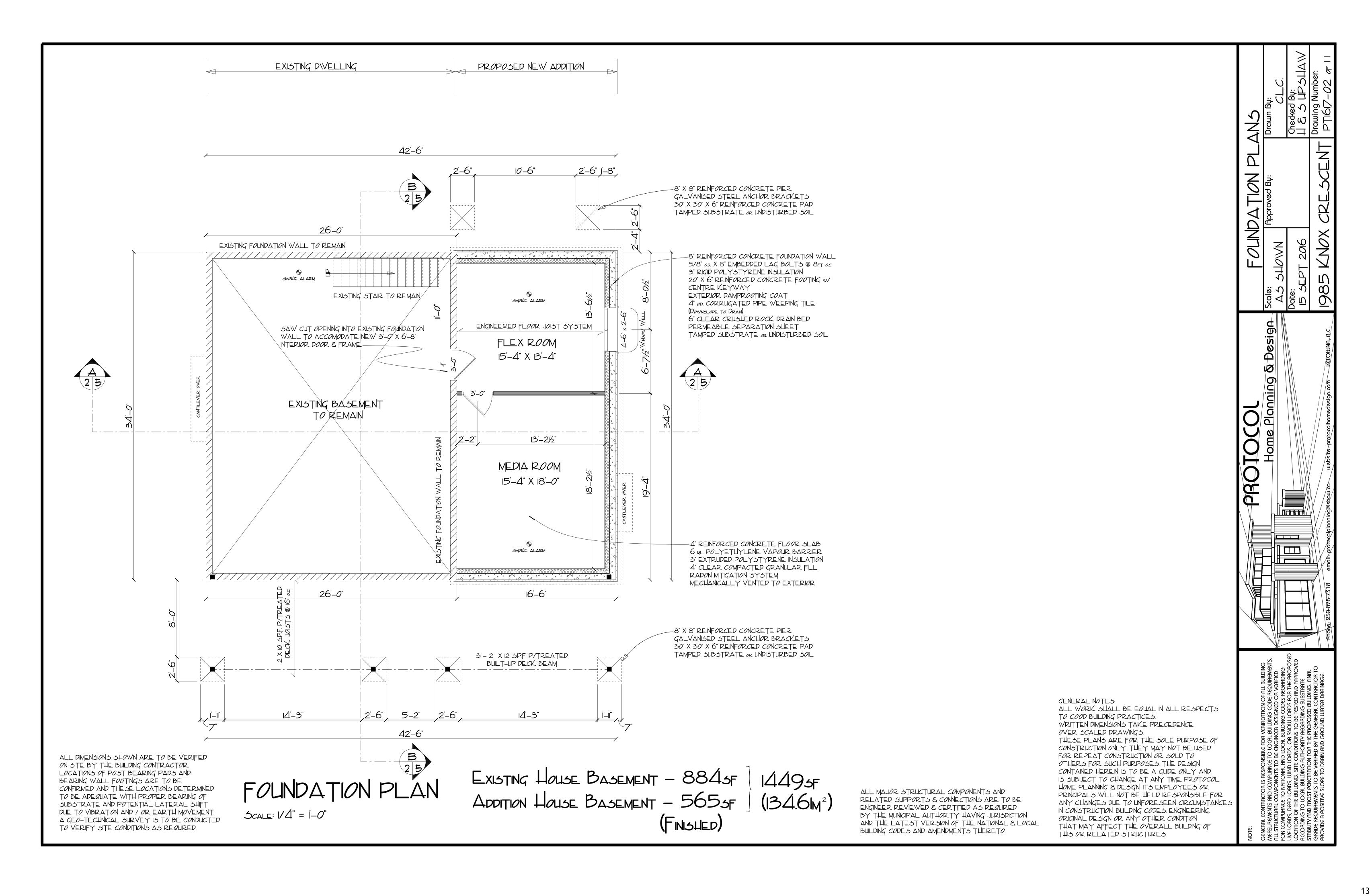
The plan is to give it a Craftsman Style feel with a full-length porch reminiscent of the early days of this area where sipping tea on the front veranda was a regular occurrence. Where neighbors shared the value of a pleasant neighborhood.

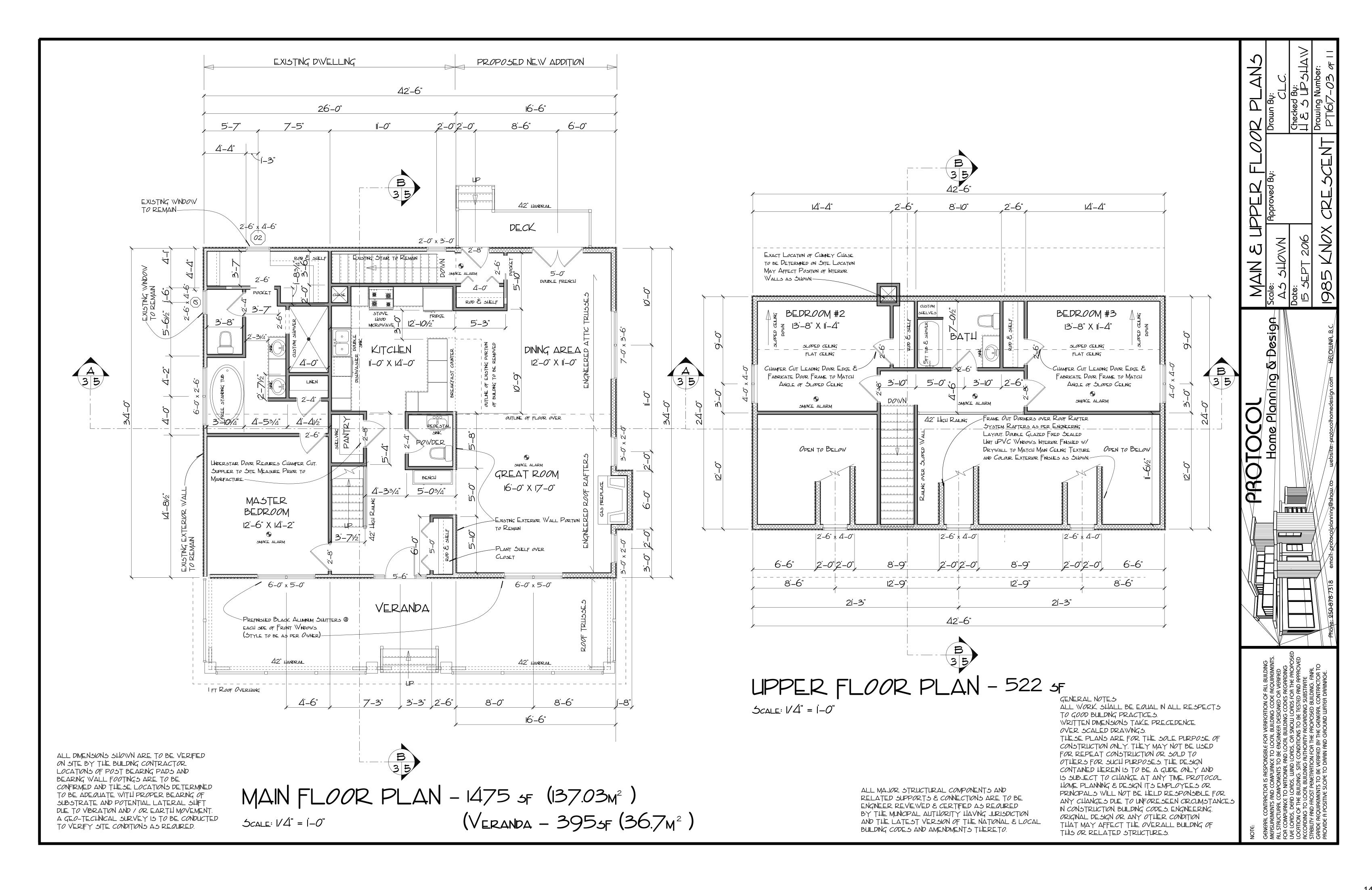
The proposed addition will not look like an add on, but rather an originally built Character home maintaining the charm of yesteryear. This is why changing the direction of the roofline is so essential. The proposed plan maintains much of the of original plan by repurposing some of the existing rooms and adding an extension of the original blueprint seamlessly with out having to take much of the old house to the landfill. Even the old roof trusses, ship lap, original doors, existing wood frame windows, plumbing, electrical, original garage "barn doors" and some lighting will be maintained for character and to be environmentally friendly.

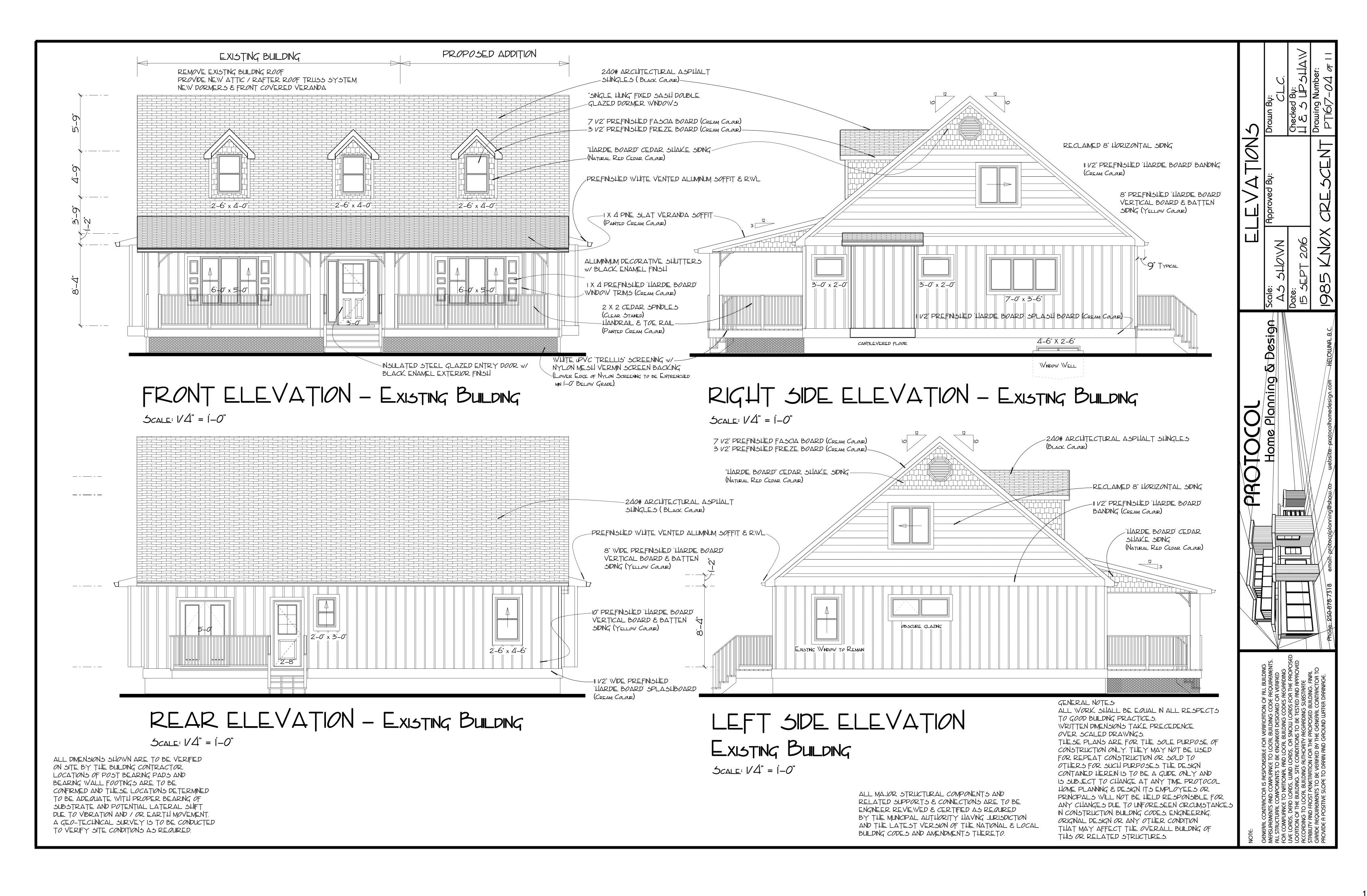
The proposed lot plan includes retaining 90% of the existing flora including a large 65 year old Maple Tree, and a fully mature Cherry Tree. The plans have worked around these instead of looking at them as obstacles. For the area this is one of the larger lots and will absorb these changes with out feeling cramped. The amount of space between the 2 buildings is pleasantly large for a 2 dwelling lot.

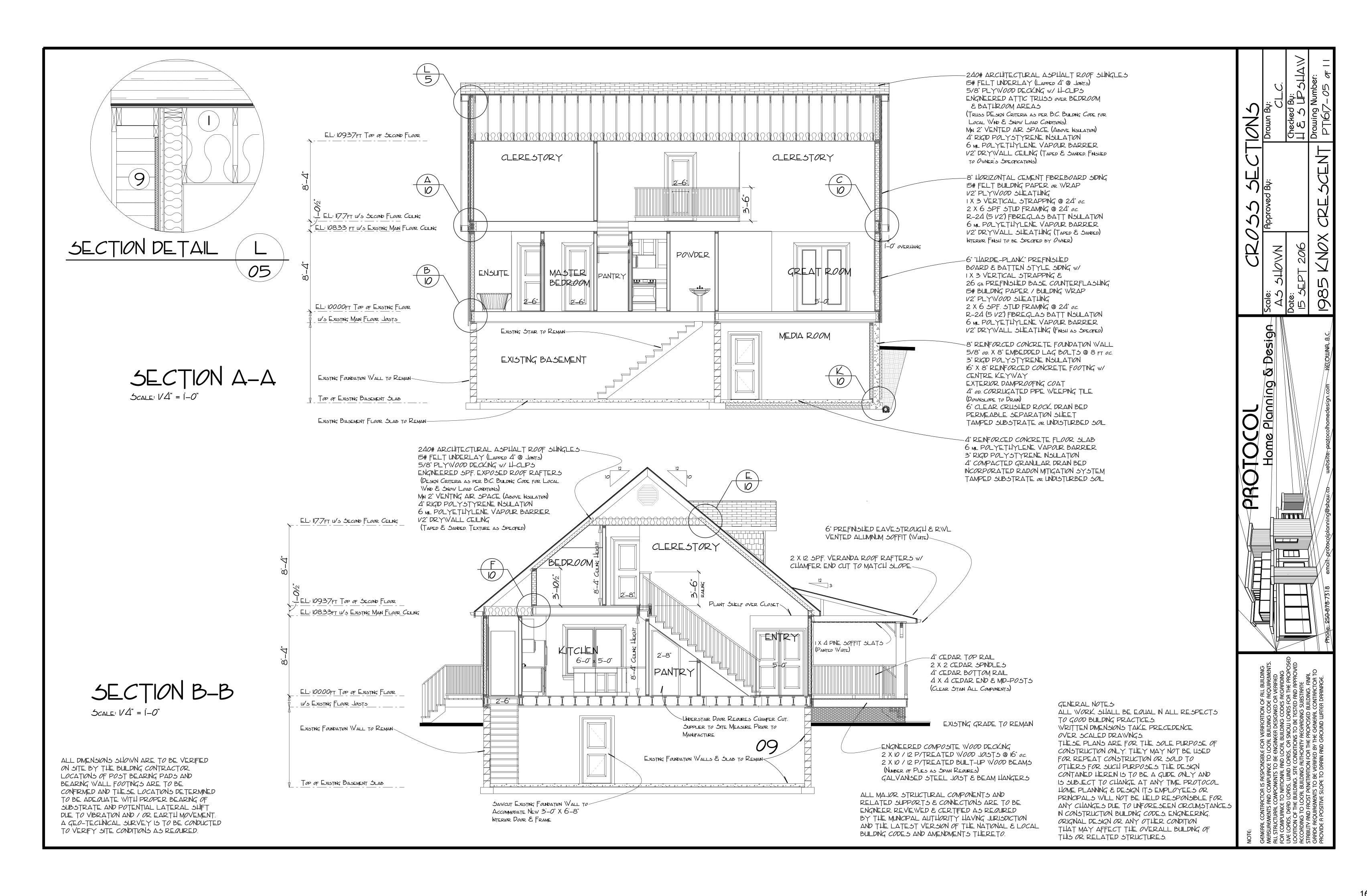
The addition of a 3 car Garage with a 2 bedroom suite above, will provide new off street parking. Much needed quality rental space for hospital workers or downtown employee's will also be created. Both are within walking distance. The proposed Carriage house will share much of the character of the main house in its styling but will definitely share the same color pallet and materials. As there is a Carriage house to the south and a new Garage to the north the proposed carriage house will fit right in. This will aid in helping out with Kelowna's housing crunch with minimal impact on its infrastructure.

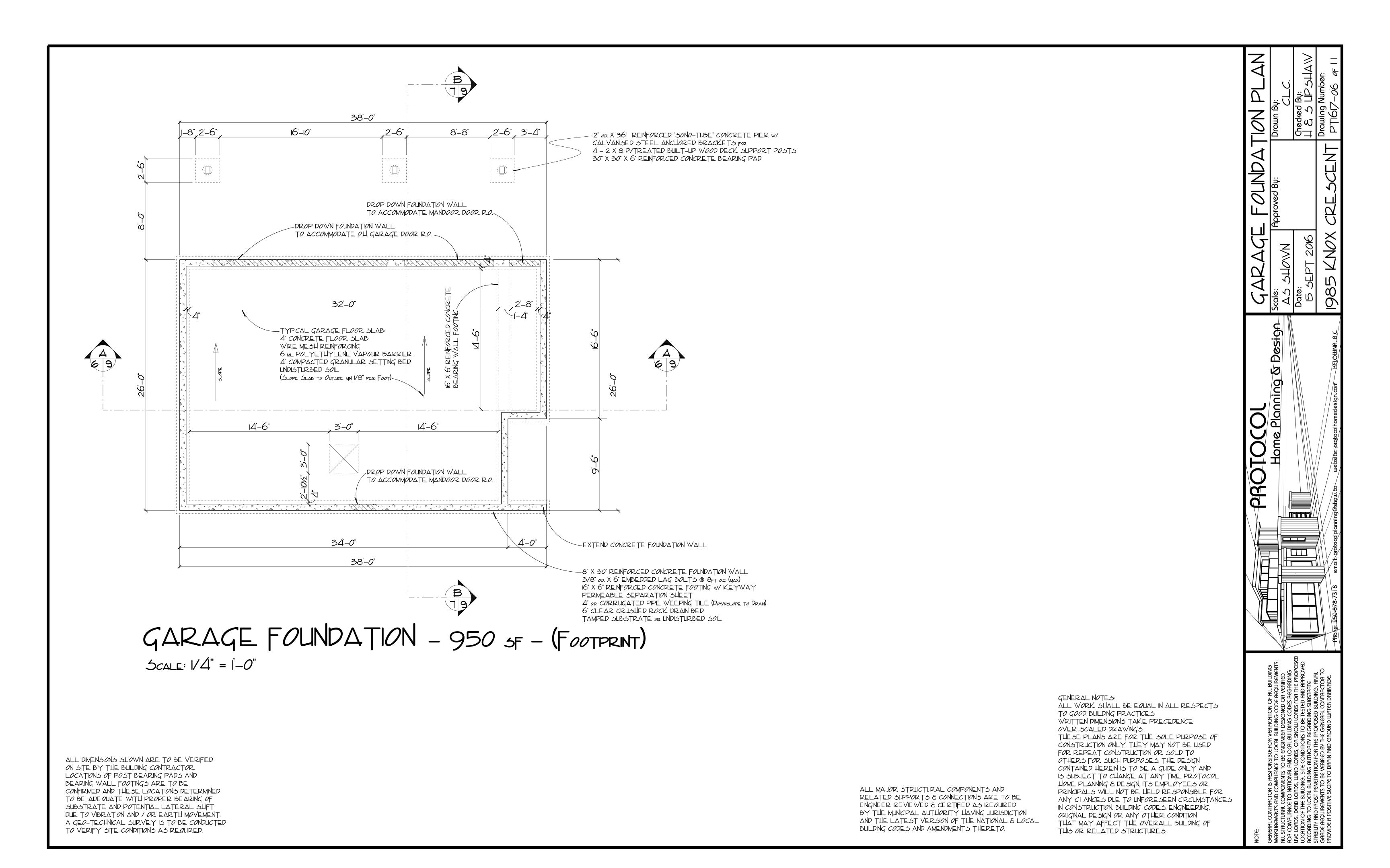


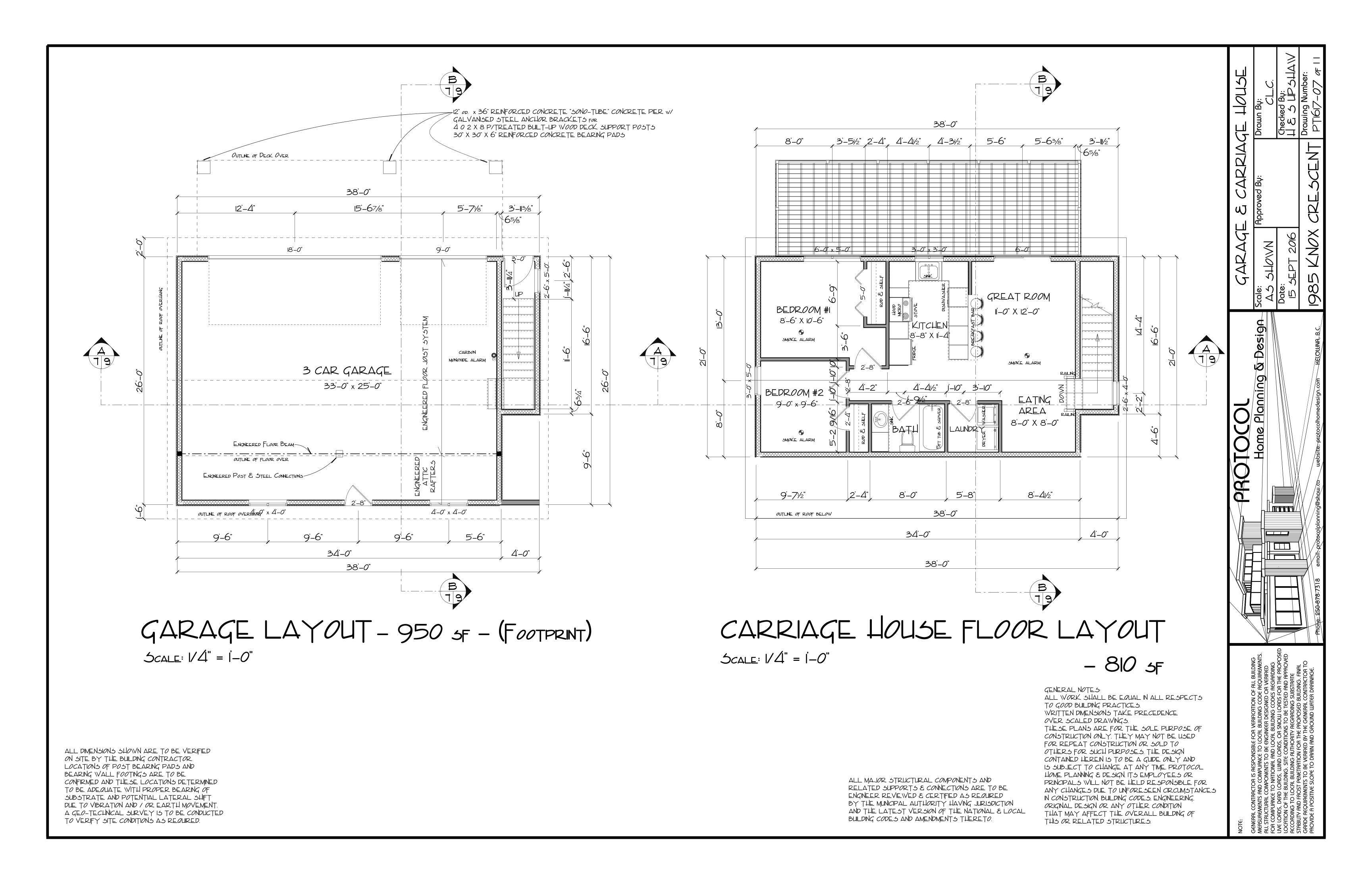


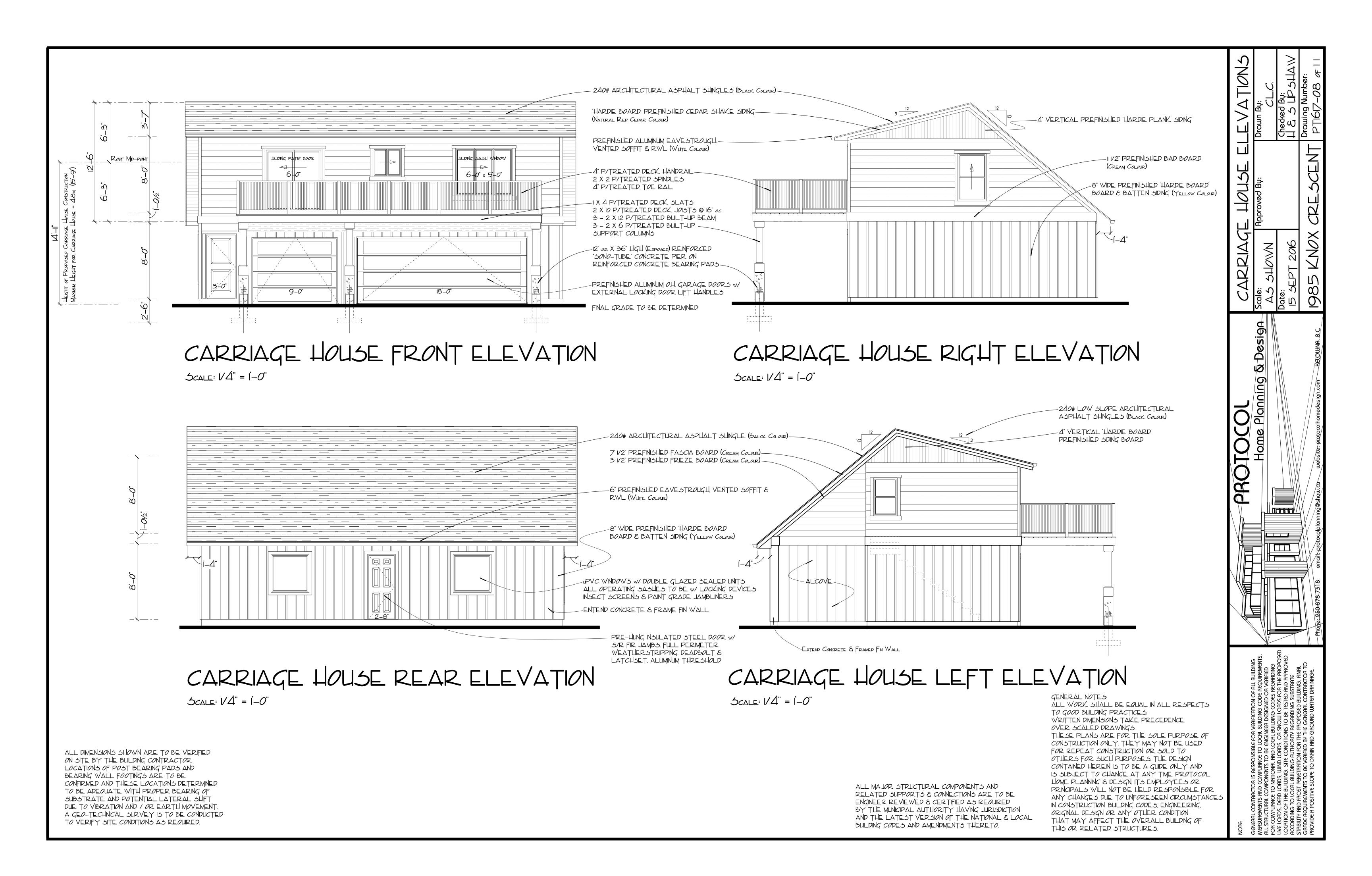


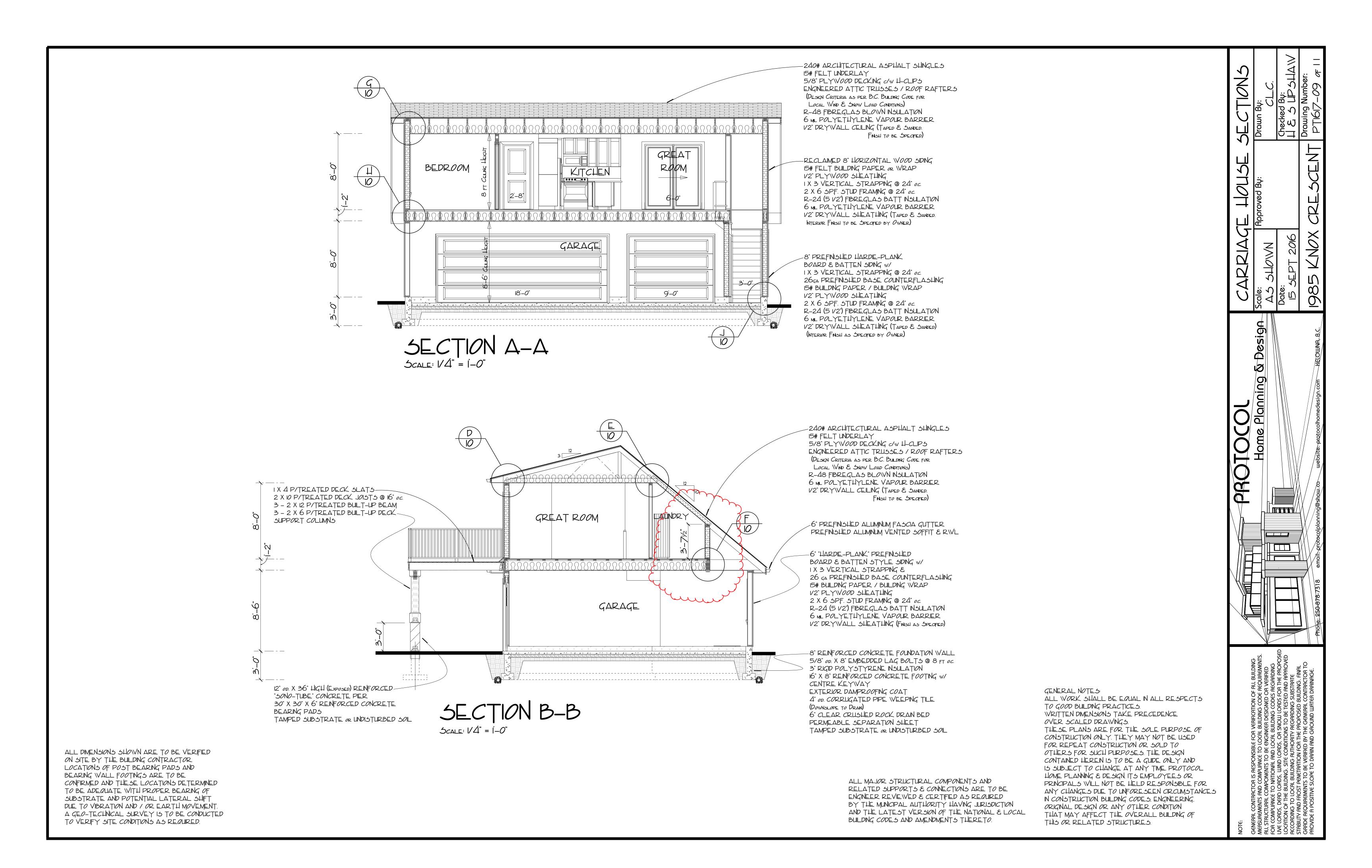


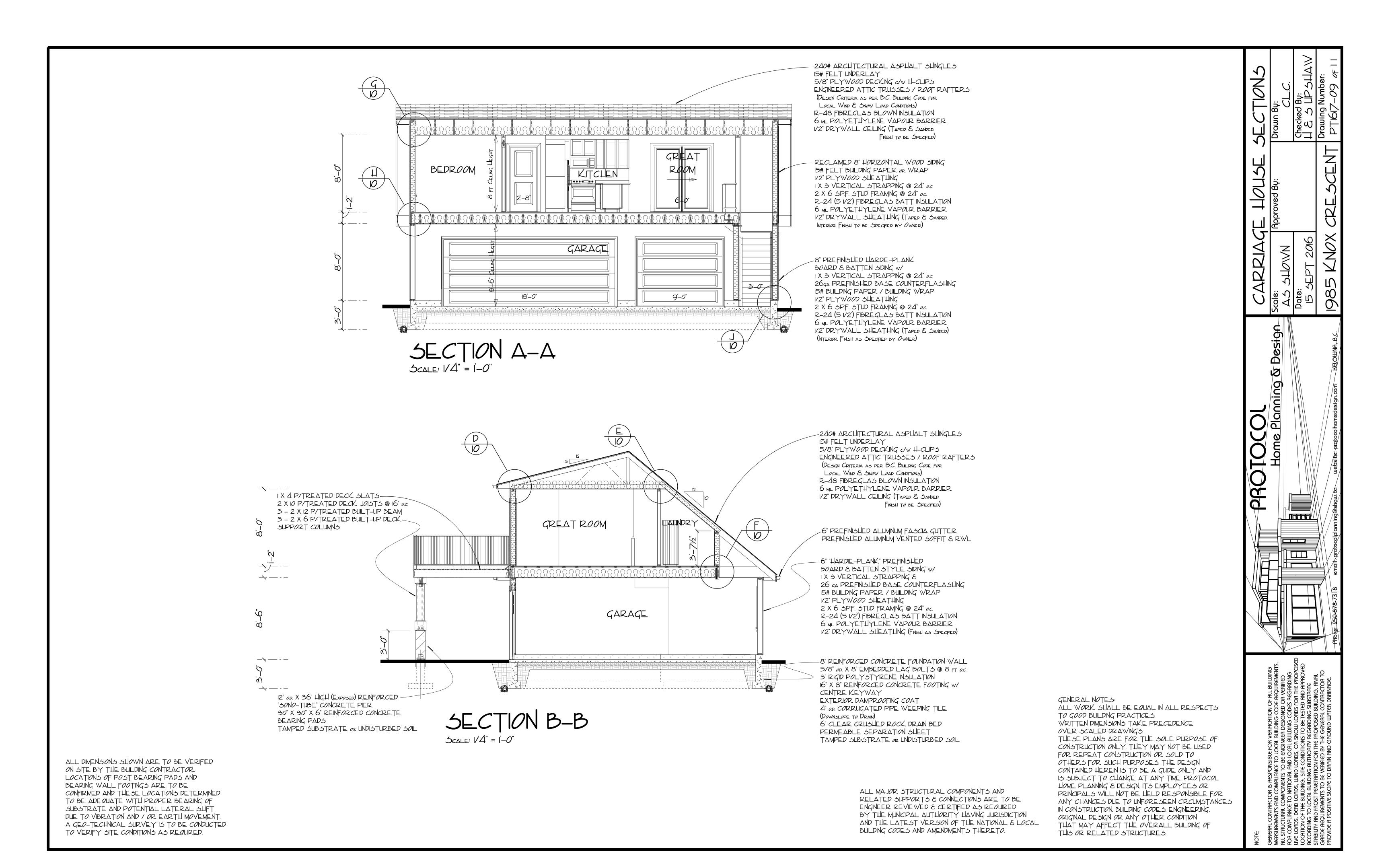






















Heritage Advisory Committee

Minutes

Date: Location: Thursday, August 18, 2016 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

ANECTODAL 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 guestions 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 <u>NOT</u> 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

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. Minutes

Moved 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,	Chai

/acm



Heritage Advisory Committee

Minutes

Date: Location: Thursday, September 15, 2016 Veendam Conference Room

2nd Floor, City Hall, 1435 Water Street

Members Present

Abigail Riley, Brian Anderson*, Amanda Snyder, Lorri Dauncey

Staff Present

Community Planning Supervisor, Ryan Roycroft, Planner, Trisa Brandt, Planner, Lydia Korolchuk, Suburban & Rural Planning Manager, Todd Cashin*, Council Recording Secretary, Arlene

McClelland, Todd Cashin*

(* Denotes partial attendance)

Call to Order

The Acting Chair called the meeting to order at 12:08 p.m.

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

2. Applications for Consideration

2.1 1989 Abbott Street, HAP16-0011 - Barry & Julienne Jessup

Staff:

Displayed a PowerPoint presentation summarizing the application.

The subject property located on the east side Abbott Street and is within the Abbott

Street Conservation Area, however, is not included 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 property is within the Late Vernacular Cottage style.

The proposal seeks to add a second storey addition to the rear of the existing cottage, a small addition on the south side of the cottage and a new covered entry at the front of the cottage. A detached accessory building is also proposed for the rear yard with access from the lane.

Responded to guestions from Committee Members.

Member Brian Anderson joined the meeting at 12:14 p.m.

HAC/Staff Discussion:

- Members raised concern with the character and changing of the streetscape; the 2 storey addition and roof line drastically changes the look.

Members raised concerns regarding the massing.

- Members commented on the charm of the 4 smaller homes together on this particular streetscape.

Members confirmed that stucco is the main material.

- Members were not concerned with the garage as it is in the back of the house and cannot be seen.

Peter Chataway, Fine Home Design

Advised that there is 109 feet from the sidewalk to the second storey addition, as well, there are three large mature trees that will be retained so the site is virtually invisible with no impact at all with the addition.

Provided photos from the sidewalk looking towards the site.

Provided two alternate sketches with respect to massing, however, believes the best massing option is what was originally presented. Advised that the house directly across the street has the exact same roof and is 100 feet set back but facing towards the road.

Commented that there are many other examples in the neighbourhood with the exact

same roof.

Advised that by building upwards 1100 square feet of landscape area is being saved as opposed to a new build.

Responded to questions from Committee Members.

Barry Jessup, Owner

Advised that the house was built in the 1940's and not on the Heritage Register.

Advised that the house does not have sustainable foundation and is mostly sitting on dirt; the floors and roof are sagging and have issues with rats.

Do not want to demolish the house and are trying to keep some of the character; would like to make the house more livable.

Commented that they are not requesting any variances or rezoning. Believes they met 85% of the Guidelines.

Confirmed that the house will be lifted and concrete poured as its new foundation.

Responded to questions from Committee Members.

As there was no seconder the motion was defeated.

Moved By Brian/Seconded By

THAT the Heritage Advisory Committee recommends that Council support the Heritage Alteration Permit No. HAP16-0011 on the subject property at 1989 Abbott Street for the form and character and an addition to an existing single-family dwelling and a new accessory building on the subject property within the Heritage Conservation Area.

Defeated

Moved By Amanda Snyder/Seconded By Lorri Dauncey

THAT the Heritage Advisory Committee recommends that NOT Council support the Heritage Alteration Permit No. HAP16-0011 on the subject property at 1989 Abbott Street for the form and character and an addition to an existing single-family dwelling and a new accessory building on the subject property within the Heritage Conservation Area.

> Carried Brian Anderson - Opposed

ANECTODAL COMMENT:

The Heritage Advisory Committee did not support this application due to massing and streetscape concerns. The Heritage Committee commented that the two storey addition and roof line drastically changes the look.

4193 Gordon Drive, HRA16-0002 - Colin Gifford Magnus Thomson 2.2

Staff:

Displayed a PowerPoint presentation summarizing the application.

The subject property is located at 4193 Gordon Drive and is also related closely with the property to the south which is farmed with intensive vegetables and hay.

The subject property is zoned A1 - Agriculture and is located in the Agricultural Land

There are two heritage designated structures on the on the property; the Farm House and the Tobacco Barn.

The applicant proposes to construct a small single storey carriage house on the south-east corner of the property.

Advised that the Agricultural Advisory Committee were in support of the HRA.

Responded to questions from Committee Members.

HAC/Staff Discussion:

Members confirmed with staff that there are no drawings submitted at this time.

Members noted the importance of the design of the building and strongly suggested the applicant use the form and character of the existing house.

Staff advised that the applicant's intention is to match the design of the existing

farmhouse and noted the small footprint of the carriage house is less than 90 m².

Members inquired if the proposed carriage was for short term rentals. Staff advised that the use is predominately for short term rental after the agri-tourism season.

Members discussed the location of the carriage and inquired if it could be placed closer to the main house, however, commented that they were in favour of the chosen location.

Colin Thompson, Applicant

- Advised that the location for the carriage house was chosen specifically as power, water and gas are located right there; as well, to maintain their own privacy on part of the farm.
- Commented that the location will allow guests to come and go and will not impede on daily farm operations and believes the proposed location provides the best balance.

Advised that there will be designated hours for visitors.
Will build the carriage house in the style of the main farmhouse and will be trimmed out

Advised that the carriage house will be well insulted to alleviate any noise issues from Gordon Drive; as well, there are Red Willows flushed out all along Gordon Drive which will create a good buffer.

Advised that the carriage house will be placed on piles for support. Do not want to pour

concrete in order to be able to move it easily.

The intention is to maximize vacation stays. Will not be renting out in conventional way.

Responded to questions from the Heritage Committee.

Moved By Lorri Dauncey/Seconded By Amanda Snyder

THAT the Heritage Advisory Committee recommends that Council support the Heritage Revitalization Agreement No. HRA16-0002 on the subject property at 4193 Gordon Drive for a proposed Carriage House on a Heritage Registered property.

Carried

ANECTODAL COMMENTS

The Heritage Advisory Committee supported this application and suggested the designation on the Heritage Register be part of the HRA. Members requested that this application come back to the Heritage Advisory Committee regarding form and character. The Committee recommends the Tobacco Farm be designated on the Heritage Registry due to the history and agriculture uniqueness.

3. **Update - Council Decisions**

268 Lake Avenue, HAP16-0003, is scheduled for the September 20, 2016 Regular Council Meeting for approval.

2030-2032 Doryan Street, HAP16-0008, is going before the Board of Variance Committee next week and will provide an update next month.

4. Next Meeting

The next Committee meeting has been scheduled for October 20, 2016. Members will be contacted if the meeting date changes.

5. Termination of Meeting

The Chair declared the meeting terminated at 1:22 p.m.

Abigail Riley, Chair

/acm