



Heritage Advisory Committee Minutes

Date: Thursday, October 20, 2016
 Location: Veendam Conference Room
 2nd Floor, City Hall, 1435 Water Street

Committee Members Present: Abigail Riley (Chair), Stoke Tonne, Amanda Snyder and Lorri Dauncey

Committee Members Absent: Brian Anderson, Ryan Esbjerg (Alternate) and Bob Haynes (Alternate)

Staff Present: Community Planning Supervisor, Ryan Roycroft; Planner, Trisa Brandt; and FOI-Legislative Coordinator, Sandi Horning

1. Call to Order

The Chair called the meeting to order at 12:07 p.m.

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

2. Applications for Consideration

2.1 1985 Knox Crescent, Z16-0061 & HAP16-0012 - Sheldon & Heather Upshaw

Staff:

- Displayed a PowerPoint presentation summarizing the form and character and proposed Heritage Alteration Permit for the subject property.
- Requested that the Committee evaluate the form and character, and heritage qualities, of an addition to the single-family dwelling as well as comment on the Heritage Alteration Permit.
- Advised that the subject property is within the Abbott Street Conservation Area.
- Advised that the dominate property style and the dominant street style is Vernacular Cottage (late).
- Advised that the original home was built in 1948 and there have been no major additions or renovations.

- Confirmed that there is front facing gable with a flush front entrance and horizontal siding.
- Displayed the proposed colour board and noted that it was not part of the Agenda Package.
- Displayed a PowerPoint presentation summarizing the application to rezone the subject property.
- Requested that the Committee comment on the application to rezone to the RU1c zone to allow for a carriage house as a secondary use.
- Advised that the future land use of the property is single/two unit residential and that the immediately adjacent neighbouring property has the RU1c zoning.
- Advised that there is multi-family across the lane.
- Confirmed that the rezoning application is supported by the Community Planning Department.
- Advised that the applicant is proposing to construct a 1 ½ storey carriage house with a 3 car garage.
- The carriage house would have lane access and would not be visible from Knox Crescent.
- Advised that revised drawings for the proposed carriage house were received earlier today.
- Staff are seeking comment from the Committee as to:
 - o the form and character, and heritage quality, of the single-family dwelling addition; and
 - o the proposed rezoning for a carriage house.
- Responded to questions from the Committee Members.

HAC Discussion:

- The Committee Members provided individual comment regarding the form and character, and heritage quality, of the single-family dwelling addition, as well as the proposed rezoning for a carriage house.
- A discussion took place regarding the proposed material pallet as well as the proposed form and character of the subject property in conjunction with other properties in the area.
- Expressed a concern with the proposal to have the siding put on the house vertically and suggested that horizontally would be more in keeping with the heritage aspect of the area.

Shane Upshaw, Applicant:

- Responded to questions from the Committee Members.
- Provided the rationale for the colour choices and noted that the colour displayed on the monitor is not an accurate display of the colour.
- Feels that the colours proposed will not have the house stick out on the block. He is trying to make it look like the house was always there.
- Provided the rationale for the style of home being proposed. He is trying to make sure that the structure looks original.
- Requested that staff display a photo of a vernacular cottage which is the style he is attempting.
- Advised that he feels it does not matter whether the siding is put on vertically as proposed, or horizontally as suggested by the Committee Members.
- Believes that the proposal fits into the neighbourhood.
- Provided the rationale for the height of the structure and noted that due to the way the home was originally constructed, it is not possible to lift the roof.

- Advised that he wants to comply with the rules and have the structures fit into the neighbourhood.

Staff:

- Clarified the height of the proposed structure.
- Displayed a Google Map of the area and took the Committee Members on a virtual tour.

HAC Discussion:

- Reviewed the Heritage Checklist and provided comment on the non-conforming issues.

Moved by Stoke Tonne/Seconded by Abigail Riley

THAT the Heritage Advisory Committee recommends that Council support Heritage Alteration Permit Application No. HAP16-0012 for the property located at 1985 Knox Crescent for the form and character of an addition to the single family dwelling.

Carried

Anecdotal Comments:

The Heritage Advisory Committee supported the Heritage Alteration Permit application; however, the Committee recommends that the siding style be changed from vertical to horizontal. The Heritage Advisory Committee also suggested that the Applicant revisit the trim colour and consider a more 'heritage' colour as well as pursue windows that are more in keeping with the heritage character.

Staff:

- Responded to additional questions from the Committee Members regarding the size and height of the proposed carriage house.

Moved by Stoke Tonne/Seconded by Lorri Dauncey

THAT the Heritage Advisory Committee recommends that Council support Rezoning Application No. Z16-0061 for the property located at 1985 Knox Crescent to rezone the subject property from the RU1 - Large Lot Housing zone to the RU1c - Large Lot Housing with Carriage House zone to allow for a carriage house as a secondary use.

Carried

Anecdotal Comments:

The Heritage Advisory Committee recommended support for the proposed rezoning as the Committee felt the RU1c zone fits into the neighbourhood as there are apartment buildings and other carriage houses in the area. The Committee suggested the siding for the carriage house be placed horizontally and that the finishing materials match the primary residence.

3. Minutes

Moved by Lorri Dauncey/Seconded by Amanda Snyder

THAT the Minutes of the August 18, 2016 Heritage Advisory Committee meeting be adopted as amended;

AND THAT the Minutes of the September 15, 2016 Heritage Advisory Committee meeting be adopted.

Carried

4. Update - Council Decisions

Staff:

- Provided an update regarding the reconsideration of the Heritage Alteration Permit application for 1989 Abbott Street. Advised that the Community Planning Department Manager turned it down the applicant as presented and subsequent the Applicant has applied to the City Clerk for reconsideration of the application by Council. Council's reconsideration of the application is scheduled for November 1, 2016.
- Provided an update regarding the Heritage Alteration Permit application for 268 Lake Avenue. Advised that the Building Permit has now been applied for and issued.
- Provided an update regarding the Heritage Revitalization Agreement application for 4193 Gordon Drive. Advised that the application will be brought forward to Council for initial consideration shortly.

5. Next Meeting

The next Committee meeting has been scheduled for November 17, 2016.

6. Termination of Meeting

The Chair declared the meeting terminated at 1:20 p.m.

Abigail Riley, Chair

/slh