

# Heritage Advisory Committee

## AGENDA



Thursday, January 19, 2017

12:00 pm

Knox Mountain Meeting Room (#4A)

City Hall, 1435 Water Street

Pages

### 1. Call to Order

THE CHAIR WILL CALL THE MEETING 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](http://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 Committee 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

#### 2.1 370 Burne Avenue, HAP16-0005 - Anil & Zulekha Bharwani

2 - 26

To consider a Heritage Alteration Permit for a second storey addition to a Single Family Dwelling.

### 3. Minutes

27 - 29

Approve Minutes of the Meeting of November 17, 2016.

### 4. Update - Council Decisions

### 5. Next Meeting

February 16, 2017

### 6. Termination of Meeting

# REPORT TO COMMITTEE



**Date:** January 19, 2016

**RIM No.** 0940-60

**To:** Heritage Advisory Committee

**From:** Community Planning Department (TB)

<b>Application:</b>	HAP16-0005	<b>Owner:</b>	Anil Bharwani Zulekha Bharwani
---------------------	------------	---------------	-----------------------------------

<b>Address:</b>	370 Burne Avenue	<b>Applicant:</b>	Sarah Bjornson
-----------------	------------------	-------------------	----------------

**Subject:** Heritage Alteration Permit

Existing OCP Designation: S2RES – Single/Two Unit Residential

Existing Zone: RU1 – Large Lot Housing

Heritage Conservation Area: Abbott/Marshall Heritage Conservation Area

Heritage Register: Not Included

---

## 1.0 Purpose

To consider a Heritage Alteration Permit for a second storey addition to a Single Family Dwelling.

## 2.0 Proposal

### 2.1 Site Context

The subject property is located on the north side of Burne Avenue between Abbott Street and Long Street.

The property is architectural identified as Early Suburban, and the dominant style for the block is also Early Suburban. There are several other homes on the street that were constructed at the same time by the same builder in a similar flat-roofed, single storey style. The dwelling exhibits some of the Early Suburban characteristics such as a horizontal feel to the architecture and wide siding, however, the flat roof is somewhat of a departure from the typical characteristics of this style.

Other properties on the same street are identified as Early Suburban, Arts and Crafts, or Vernacular Cottage. The established front yard setbacks on Burne Avenue are all similar, and the majority of

homes use stucco or horizontal siding as finishes. There are a variety of roof styles and window styles present on the street as well. Heights in the neighbourhood range from single storey flat roof dwellings, to 2 ½ storey gabled roofs with dormers.

## 2.2 Background

The existing wood framed single family dwelling was constructed in 1958. At some point a central courtyard and carport was enclosed to create an attached garage. The building as it exists today has vertical wood siding and two large windows flanked by a covered entryway.

## 2.3 Design Considerations

The proposed second storey addition resembles the design of the original single storey and maintains the flat roof, horizontality, and wide overhangs. The use of stucco and vertical wood siding is in keeping with the original home and others in the neighbourhood. The second storey incorporates floor to ceiling, wall to wall windows on the front façade and uses mullions to encourage the horizontal nature of the design. Proposed roofing materials are typical for flat roofs and have a long duration.

Renovations to the existing main floor incorporate the addition of a suite with a front street entrance and canopies over both entrances for weather protection. Private outdoor space for the suite is achieved on the front porch and outdoor space for the main dwelling is in the rear yard and on the second level balcony.

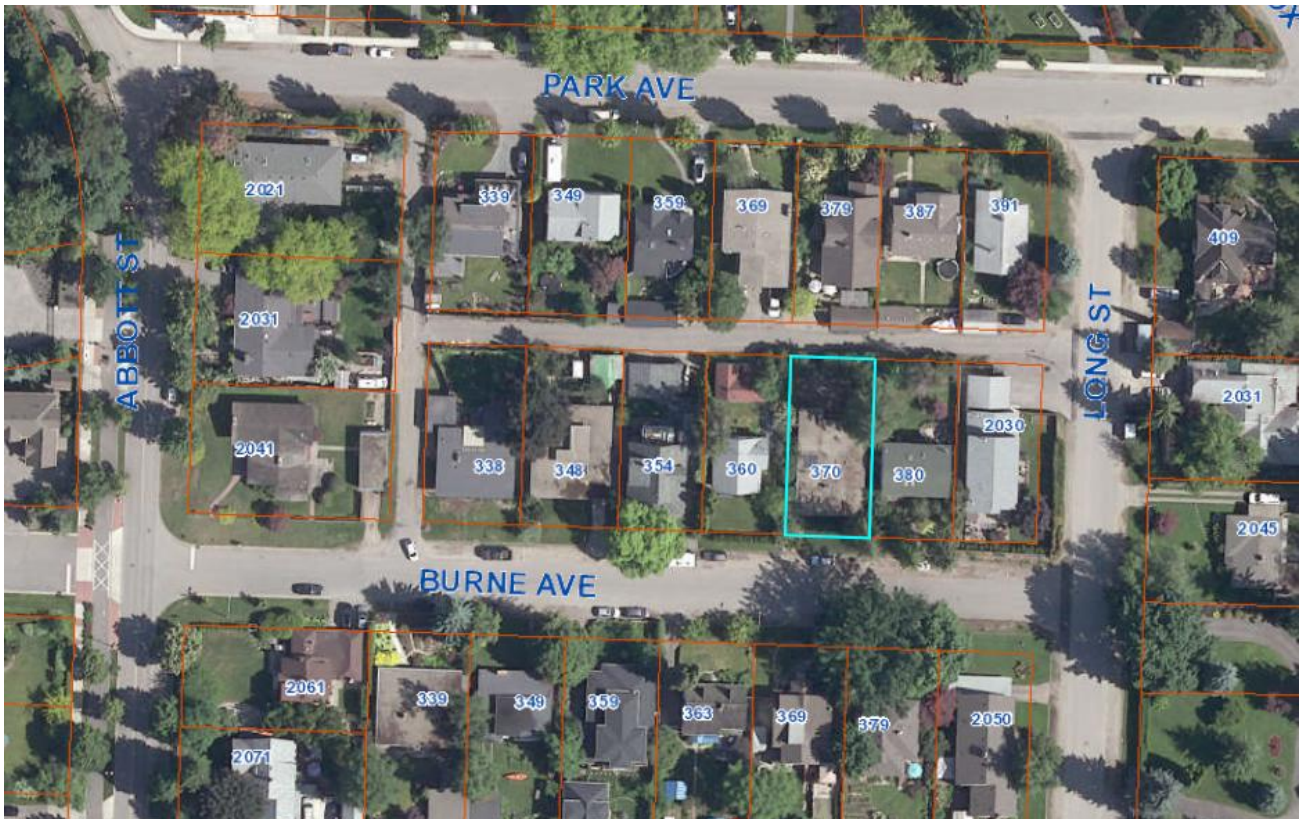
The proposal also includes returning the garage back into a carport and re-creating the internal courtyard. Parking is achieved through a proposed two car garage accessed from the rear lane with gravel parking for the suite. The majority of existing mature trees and landscaping will be retained.

The massing of the second storey is somewhat of a departure from the Early Suburban style, however the applicant has provided examples of similar designs in the nearby vicinity. Due to site coverage restrictions in the zoning bylaw, the only option for providing an addition on this dwelling is a second storey.

**Conceptual Rendering: 370 Burne Ave**



Subject Property Map: 370 Burne Ave



2.4 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RU <sub>1</sub> ZONE REQUIREMENTS	PROPOSAL
Development Regulations		
Maximum Height	2 ½ Storeys / 9.5 m	2 Storeys / 6.3 m
Minimum Front Yard	4.5 m	5.72 m
Minimum Side Yard (east)	2.0 m	1.78 m (existing non-conforming) ❶
Minimum Side Yard (west)	2.0 m	1.78 m (existing non-conforming) ❷
Minimum Rear Yard	7.5 m	10.99 m
❶ Indicates a requested variance to the side yard setback for the second storey addition.		
❷ Indicates a requested variance to the side yard setback for the second storey addition.		

### 2.5 Variances

The applicant is requesting two variances be approved by Council to accommodate the second storey over an existing non-conforming condition. The east and west side yards each require a variance from 2.0m required to 1.78m existing on the first floor.

### 3.0 Community Planning

Community Planning staff is seeking a recommendation from the Heritage Advisory Committee to present to Council for the proposed HAP16-0005 on the following components:

1. The form and character of the proposed second storey addition as it relates to the Heritage Conservation Area Guidelines.
2. The 2 requested variances for the east and west side yard on the second storey portion.

**Report prepared by:** Trisa Brandt, Planner I

**Approved for Inclusion:** Terry Barton, Urban Planning Manager

#### **Attachments:**

Attachment A: Heritage Guidelines

Attachment B: Applicant Rationale

Attachment C: Plans & Drawings

# ATTACHMENT A – Heritage Guidelines



**Subject:** HAP16-0005

**Address:** 370 Burne Avenue

## 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
<b>Site Layout and Parking</b>			
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?			✓
Are accessory buildings smaller than the principal building?	✓		
<b>Building Massing</b>			
Is the established streetscape massing maintained?		✓	
Is the massing of larger buildings reduced?			✓
<b>Roof Forms, Dormers and Chimneys</b>			
Is the roof pattern in keeping with neighbouring buildings?	✓		
Are skylights hidden from public view?			✓
Are high quality, low maintenance roofing materials being used?	✓		

<b>HERITAGE CONSERVATION AREA</b>	<b>YES</b>	<b>NO</b>	<b>N/A</b>
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?	✓		
Are chimneys in keeping with the building's architectural style?			✓
<b>Cladding Materials</b>			
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?	✓		
<b>Doors and Windows</b>			
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?	✓		
<b>Landscaping, Walks and Fences</b>			
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?			✓
<b>Privacy and Shadowing Guidelines</b>			
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 Fourth Civic Phase Architectural Style (approx. 1946-1960)

The fourth civic phase follows the end of World War II, about 1946, and continues to about 1960 when the remaining lots in the Heritage Conservation Area were taken up with new housing. Traditional styles were not favoured in post-WWII society. The influence of the International Style of architecture and the advent of new construction materials, like thermo-pane picture windows, significantly changed the home building market and architectural style. The emergent style of this period is the Early Suburban Bungalow.

#### *Early Suburban Bungalow Characteristics*

- Horizontal feel to the architecture
- Low gable and hip roof form
- Plain soffit & brackets
- 1 & 2 storey massing
- Wide siding below belt-line / stucco above
- Horizontal multi-sash and picture windows
- Narrow window & door surrounds
- Asymmetrical front façade
- Side or front yard parking
- Asphalt shingle
- Front driveway access

Heritage Advisory Committee  
City of Kelowna  
1435 Water Street  
Kelowna, BC V1Y 1J4

<b>ATTACHMENT B</b>	
This forms part of application # <u>HAP16-0005</u>	
Planner Initials	TB
 <b>City of Kelowna</b> <small>COMMUNITY PLANNING</small>	

November 29, 2016

370 Burne Avenue Design Rationale for Renovation and Addition Heritage Advisory Committee

### Intro:

The urban-residential landscape of the Abbott Street Heritage Conservation Area is varied. The single and two family dwellings range from Arts and Craft Style to Modernism. Along Burne Avenue there are several architectural styles, from turn of the Century homes to Modern and Contemporary. However, a dominant style is the Mid-Century Modernist Wood Frame Architectural form.

The aspiration of this renovation and addition is to respect and draw inspiration from the existing Mid-Century modern form as well as to add a contemporary second floor which compliments the neighbourhood fabric, form and character.

The house is not registered as a heritage home. The design rationale for the renovation and additional is to incorporate existing form and material palette and to develop a thoughtful addition. The street pattern of wood frame, vertical wood siding, stucco and circular steel columns of Mid-Century Modern homes has been adopted into the proposed architectural form and compliments the existing house. The project aspires to retain as much of the existing character, while upgrading the energy performance and an addition of a secondary suite to the expanded principal dwelling.

Soft and hard landscaping define both the principal and secondary suite and help to foster a strong indoor-outdoor relationship.

### Existing Neighbourhood Context:

As noted above, the residential fabric of the neighbourhood fabric is diverse. New construction and design forms are noted within blocks of the site, within the Abbott Street Heritage Conservation Area which differ in house form, roof line and material palette. Examples noted below are of recently constructed homes.



328 Cadder Avenue



Adjacent property



465 Glenwood



Adjacent property



Corner of Pandosy and Glenwood



Adjacent property

### Street Context:

The single storey dwelling which currently occupies 370 Burne Avenue is a not on the heritage registry. The 1958 wood frame home is one of several constructed by the same builder. The existing home is constructed of vertical wood siding, aluminum windows, flat roofs with overhang and a courtyard along the West Façade of the building. Over the years, the exterior carport has been filled in at the rear of the property.

Specifically, the proposed design has incorporated:

- Flat Roofs to embrace the horizontality of the existing house.
- Wood Cladding.
- Indoor-Outdoor Spaces- connection with the site.
- Open concept space planning.
- Increased Natural Light.
- Public, Semi-Private and Private spaces.
- Passive Design Strategies.
- Front Entry Canopies.
- Asymmetrical façade design.



370 Burne Avenue [Property under consideration]



**348 Burne Avenue:**

Horizontal Roof, steel circular columns, stucco and vertical wood siding, generous roof overhang



**338 Burne Avenue:**

Horizontal Roof, wood siding, generous roof overhangs



Horizontal Roof To match existing flat roof + Street Context.

Defined Secondary Suite Entry + Outdoor 30 m2 Area.

Horizontal window mullions.

Retained existing vertical wood siding and proposed wood siding + Stucco on second floor.

**South Facing Burne Avenue Facade**



North Facing Lane Facade

Existing Courtyard is strengthened by the removal of the carport which was enclosed over time.

Strong indoor/outdoor relationship with semi-private and private spaces.

Circular steel columns reflect street vernacular

Bedrooms are located at the rear, quiet private spaces.

We appreciate your consideration in the proposed renovation and addition at 370 Burne Avenue.

Sincerely,

Sarah Bjornson, Architect AIBC

PROJECT DATA

Legal Description	Ltd 6, DL 14, CDYD, Plan 1178
Civic Address:	370 Burne Avenue, Kelowna, BC
Zoning:	RU1 - Large Lot Housing
Site Area:	494.7 SM
Existing	168.5 SM
Proposed Impermeable Surface	162 SM
Site Coverage	32.7%
Proposed	House, including 1 Legal Suite
	Main Floor: 162 SM
	Upper Floor: 153 SM
Total House Area=	315 SM
	Garage = 53.2 SM
	3 Parking Spaces

ARCHITECTURAL DRAWINGS

A001	Abbreviations + Symbols
A002	Window + Door Schedules
A100	Site Survey
A101	Site Plan + Landscape Plan
A200	Existing Ground Floor
A201	Proposed Ground Floor
A202	Proposed Upper Floor
A300	Existing Elevations
A301	Proposed Elevation
A302	Proposed Elevations
A303	Proposed Elevations Garage
A304	Proposed Sections



SBA

3No 3DDate: 06/24/18 3No

**IMPERIAL**  
THIS DRAWING OR ANY PART THEREOF IS NOT TO BE REPRODUCED, COPIED, REPRODUCED, OR REPRODUCED WITHOUT WRITTEN PERMISSION.  
ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.  
DO NOT SCALE THIS DRAWING.  
FOR CLARIFICATION BEFORE COMMENCING WITH THE WORK.  
DEVIATIONS FROM THE CONTRACT DOCUMENTS WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT ARE SUBJECT TO CORRECTION AT THE CONTRACTOR'S EXPENSE.  
**ARCHITECT & PRIME CONSULTANT**  
ARCHITECT & PRIME CONSULTANT  
1227 WEST THIRD AVENUE  
VANCOUVER, BC V6L 1P7  
WWW.STUDIOLODGEON.COM

ATTACHMENT C

This forms part of application  
# HAP16-0005

Planner Initials TB

City of Kelowna  
COMMUNITY PLANNING

**A000**

370 Burne Ave  
370 Burne Ave, Kelowna, BC

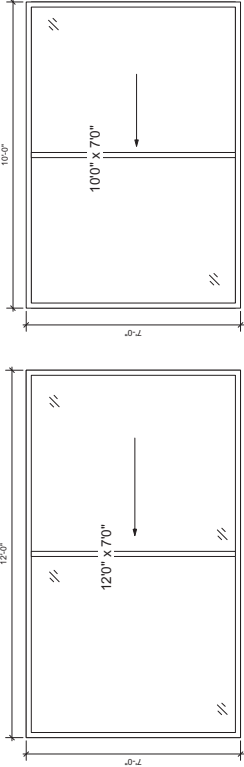
DRAWN: 01/02/18  
CHECKED: 01/02/18

[illegible]

SBA

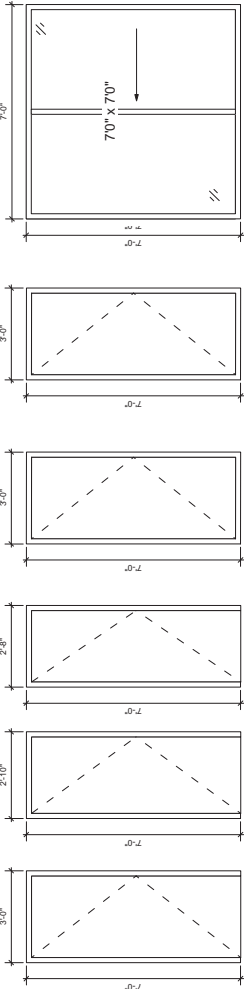
1737 WEST THIRD AVENUE  
VANCOUVER BC V6J 1K7  
604 738 0201

360 :Scale: 05.24.16 :Notes



Exterior Sliding Door

Exterior Sliding Door



Exterior Sliding Door

Exterior Door

Exterior Door

Interior Door  
Solid Core  
Wood Door

Interior Door  
Solid Core  
Wood Door

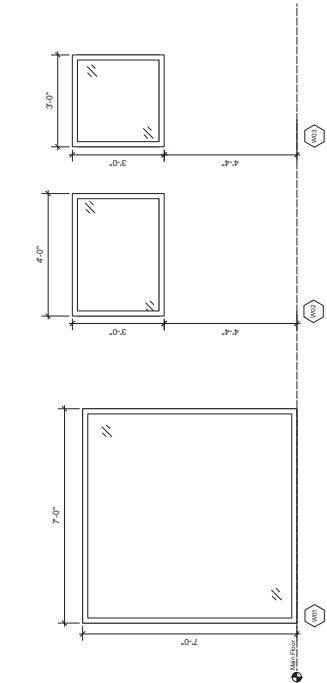
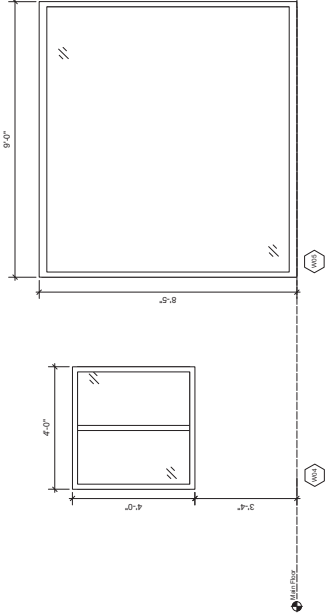
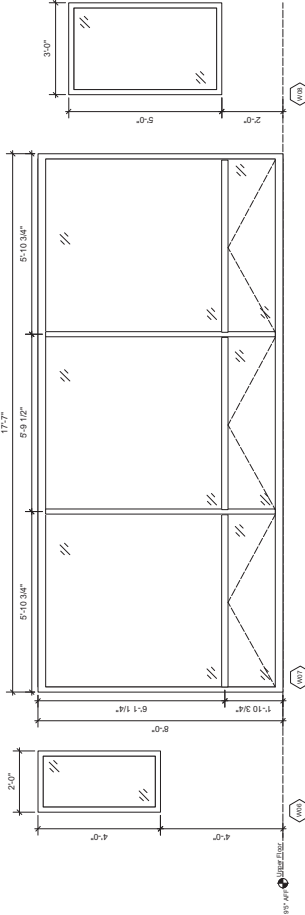
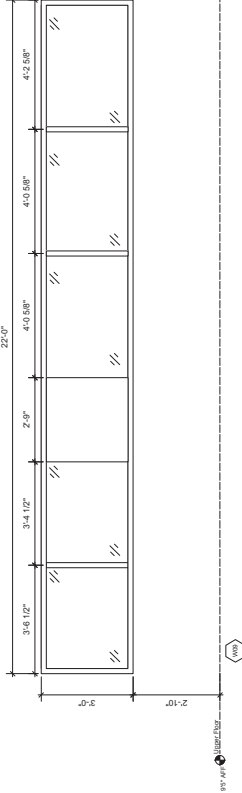
Interior Door  
Solid Core  
Wood Door

IMPERIAL

THIS DRAWING IS COPYRIGHTED AND MUST NOT BE USED  
WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.  
ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE  
NOTED. DIMENSIONS ARE TO FACE UNLESS OTHERWISE  
NOTED. DO NOT SCALE THIS DRAWING. DIMENSIONS TO THE CENTERLINE  
OF THE DOOR FRAME SHALL BE USED FOR CLARIFICATION BEFORE COMMENCING WITH THE WORK.  
DEVIATIONS FROM THE CONTRACT DOCUMENTS WITHOUT  
THE WRITTEN PERMISSION OF THE ARCHITECT ARE SUBJECT TO  
CORRECTION AT THE CONTRACTOR'S RISK.

ARCHITECT & PRIME CONSULTANT

STUDIO LARSON ARCHITECTS  
VANCOUVER, BC  
1737 WEST THIRD AVENUE  
VANCOUVER, BC V6J 1K7  
WWW.STUDIOLARSON.COM



370 Burne Ave

370 Burne Ave, Kelowna BC

Window + Door Schedules

A002

DRAWN: PLOT DATE: 01609  
CHECKED:





SBA

240 Date: 05.24.16 240b

IMPERIAL

THIS DRAWING IS COPYRIGHTED AND MUST NOT BE USED, REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED. DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. DO NOT SCALE THIS DRAWING. THIS DRAWING IS THE PROPERTY OF THE ARCHITECT AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY REUSE OR MODIFICATION OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT IS PROHIBITED. DEVIATIONS FROM THE CONTRACT DOCUMENTS WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT ARE SUBJECT TO THE CONTRACT DOCUMENTS. THIS DRAWING IS THE PROPERTY OF THE ARCHITECT AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON.

ARCHITECT & PRIME CONSULTANT

STUDIO BURSON ARCHITECTS  
1000 WEST 10TH AVENUE  
VANCOUVER, BC, V6H 1A7  
WWW.STUDIOBURSON.CA

SEAL

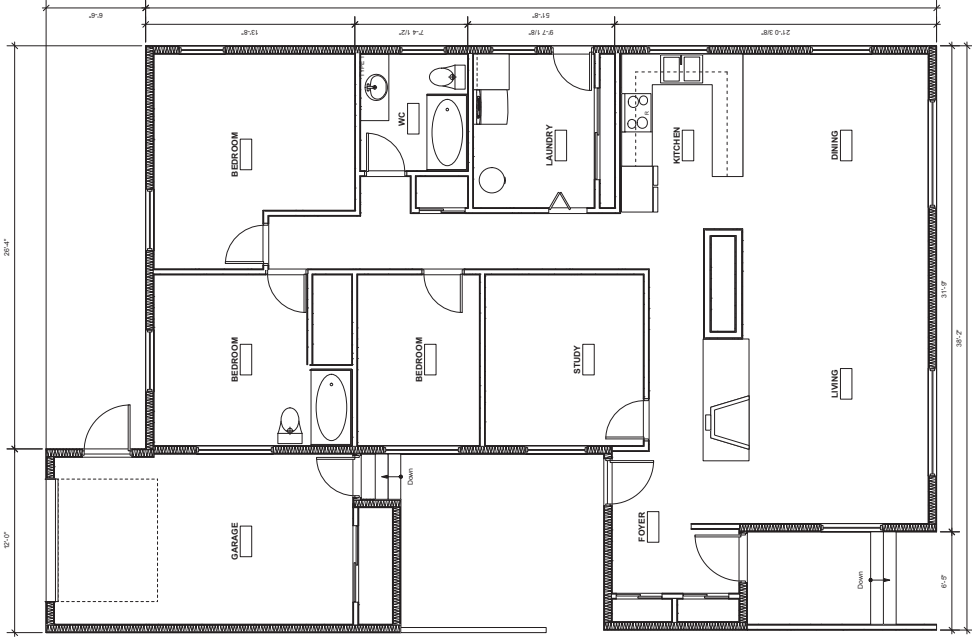
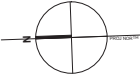
370 Burne Ave

370 Burne Ave, Kelowna, BC

Existing Main Floor

A200

DRAWN: 01/09  
PLOT DATE: 01/09  
CHECKED:



1  
SCALE: 1" = 8'

IMPERIAL

THIS DRAWING IS COPYRIGHTED AND MUST NOT BE USED, REPRODUCED, OR REVISED WITHOUT WRITTEN PERMISSION. ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.

ARCHITECT &amp; PRIME CONSULTANT

STUDIO BJORNSSON ARCHITECTS  
27 WEST THIRD AVENUE  
VANCOUVER, BC, V6J 1K7  
TEL: (604) 738-0201  
WWW.STUDIOBJORNSSON.CA

193

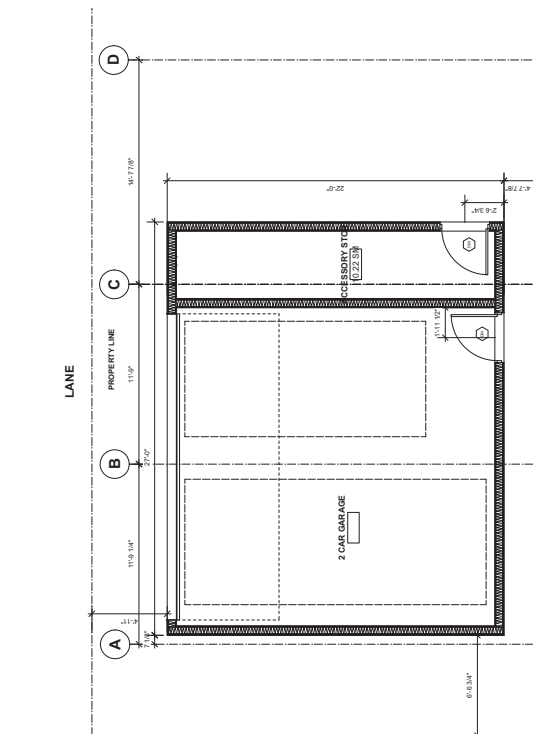
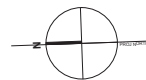
370 Burne Ave

70 Burr Ave. Kelowna BC

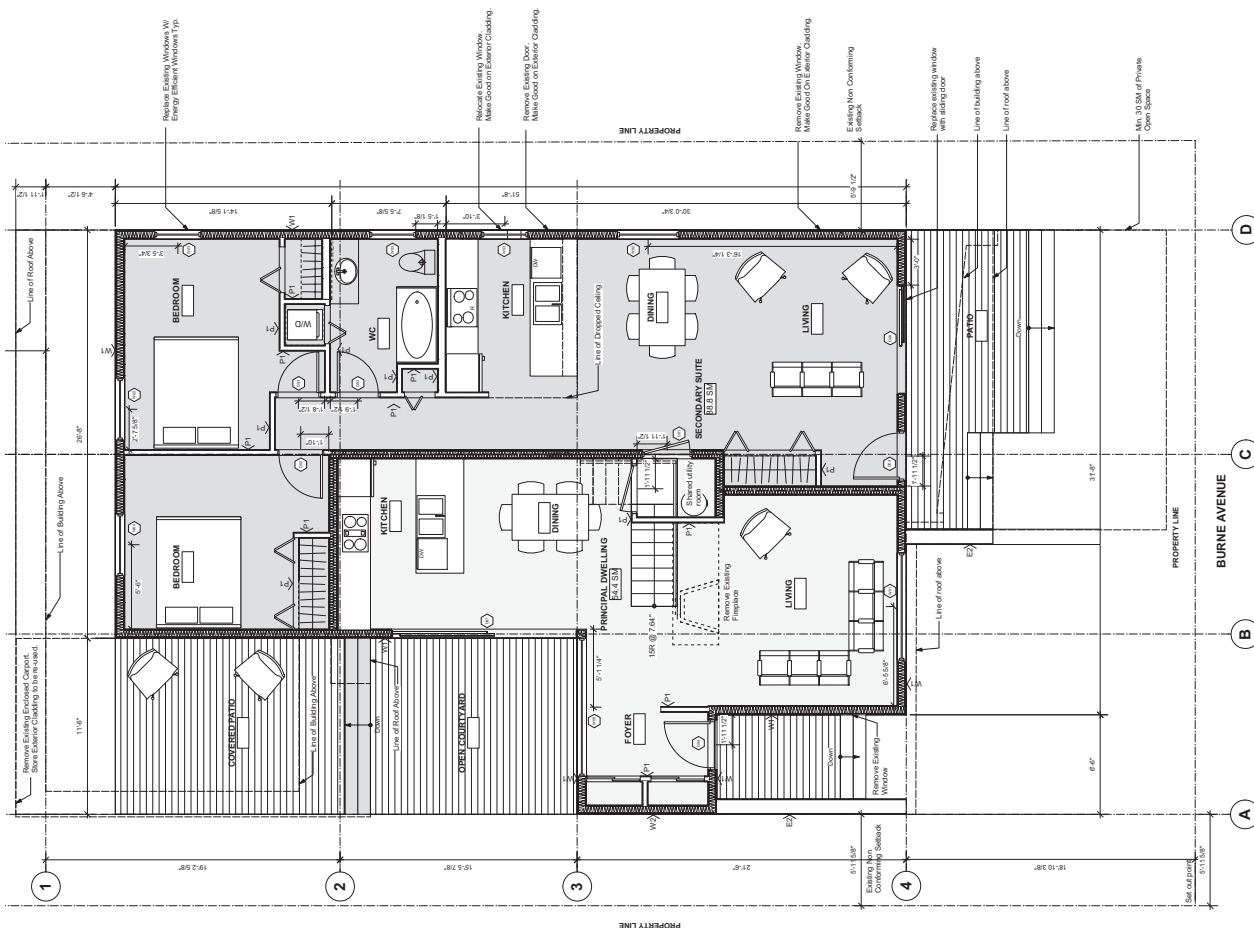
Proposed Main Floor

# A201

RAWN: \_\_\_\_\_  
 LOT DATE: \_\_\_\_\_  
 1609



GARAGE  
SCALE: 1" = 50'



1  
PRINCIPAL DWELLING  
SCALE: 1 = 50

IMPERIAL

THIS DRAWING IS COPYRIGHTED AND MUST NOT BE USED, REPRODUCED, OR REVISED WITHOUT WRITTEN PERMISSION. ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.

ARCHITECT &amp; PRIME CONSULTANT

STUDIO BJORNSSON ARCHITECTS  
27 WEST THIRD AVENUE  
VANCOUVER, BC, V6J 1K7  
T: (604) 738 0001  
WWW.STUDIOBJORNSSON.CA

FAL

370 Burne Ave

70 Burne Ave. Kelowna, BC

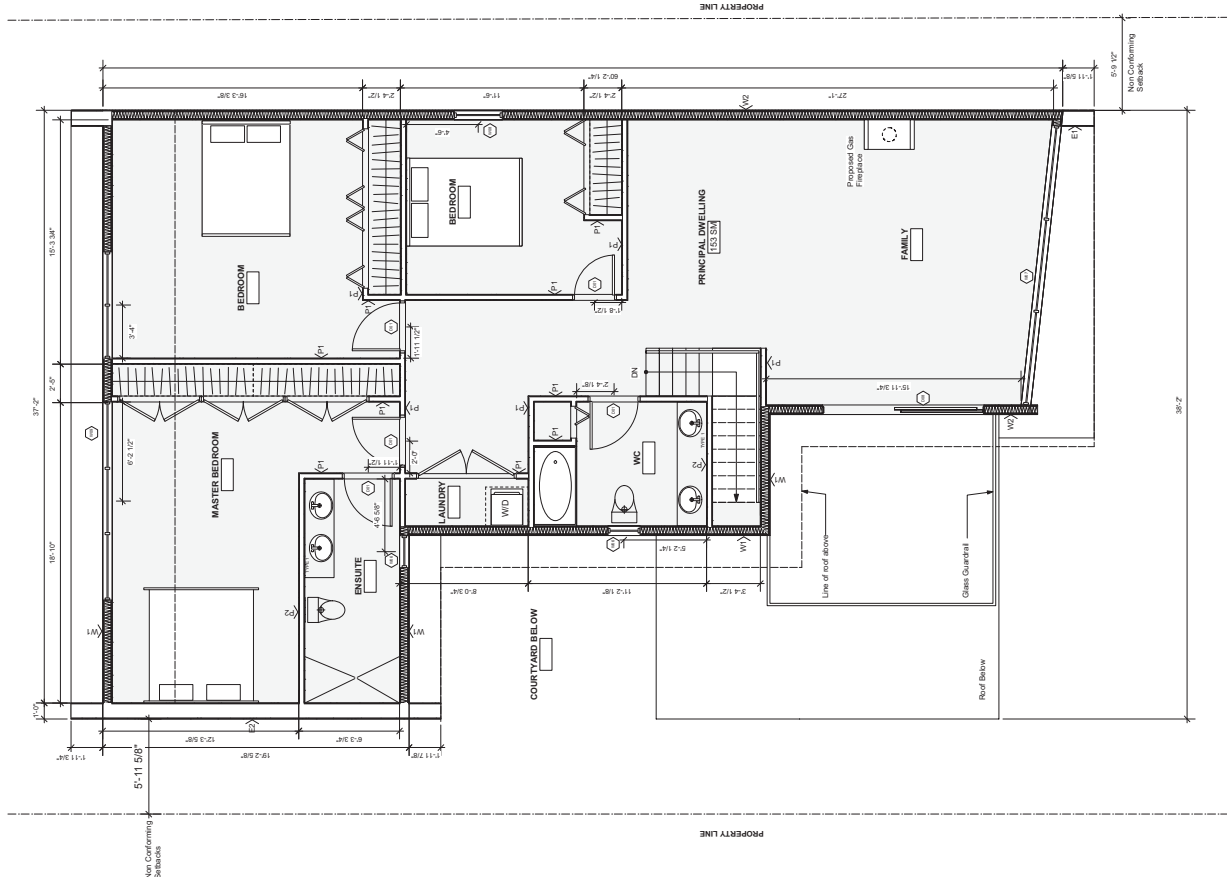
Proposed Upper Floor

# A202

RAWN: \_\_\_\_\_  
 LOT DATE: \_\_\_\_\_  
 1500 \_\_\_\_\_  
 CHECKED: \_\_\_\_\_

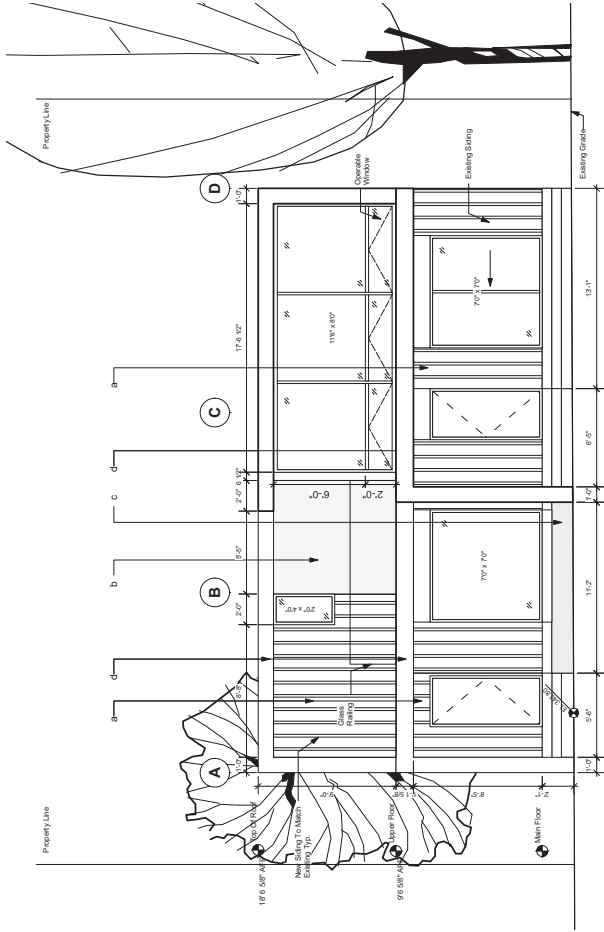


SCALE: 1 = 50





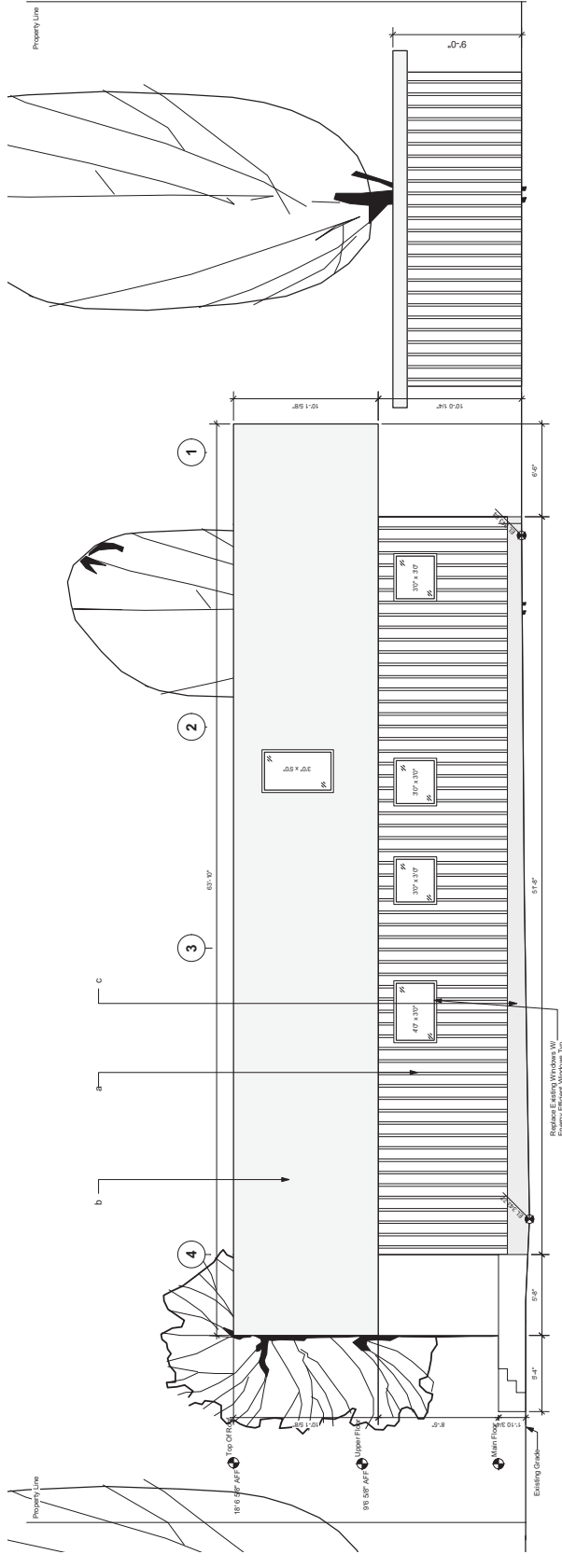
Materials Legend
(a) Wood Plank Siding, Stained
(b) Smooth Stucco, Painted
(c) Cast-in-Place Concrete
(d) Pre-Finished Metal Panels/Flashing



1 SOUTH ELEVATION  
SCALE 1/8" = 1'-0"

IMPERIAL  
THIS DRAWING IS COPYRIGHTED AND MUST NOT BE USED  
FOR ANY OTHER PROJECT WITHOUT THE WRITTEN  
CONSENT OF THE ARCHITECT. ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE  
NOTED. DO NOT SCALE THIS DRAWING. DIMENSIONS TO THE CENTERLINE  
OF THE WALLS ARE TO BE USED FOR CLARIFICATION BEFORE COMMENCING WITH THE WORK.  
DEVIATIONS FROM THE CONTRACT DOCUMENTS WITHOUT  
THE WRITTEN APPROVAL OF THE ARCHITECT ARE SUBJECT TO  
CORRECTION AT THE CONTRACTOR'S RISK.

ARCHITECT & PRIME CONSULTANT  
STUDIO BARRON ARCHITECTS  
VANCOUVER, BC V6J 1K7  
WWW.STUDIOBARRON.CA



2 EAST ELEVATION  
SCALE 1/8" = 1'-0"

SEAL

370 Burne Ave

370 Burne Ave, Kelowna BC

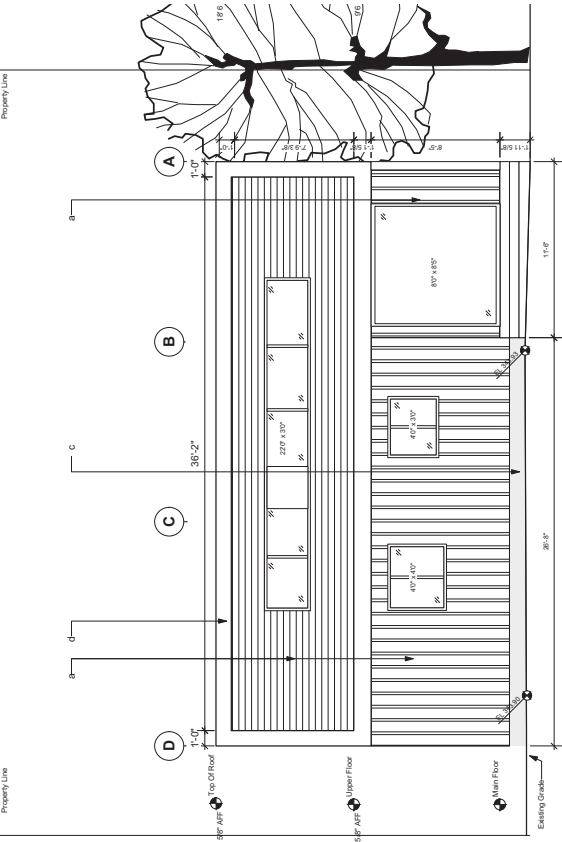
Proposed Elevations

A301

DRAWN:  
PLOT DATE:  
01/09/16

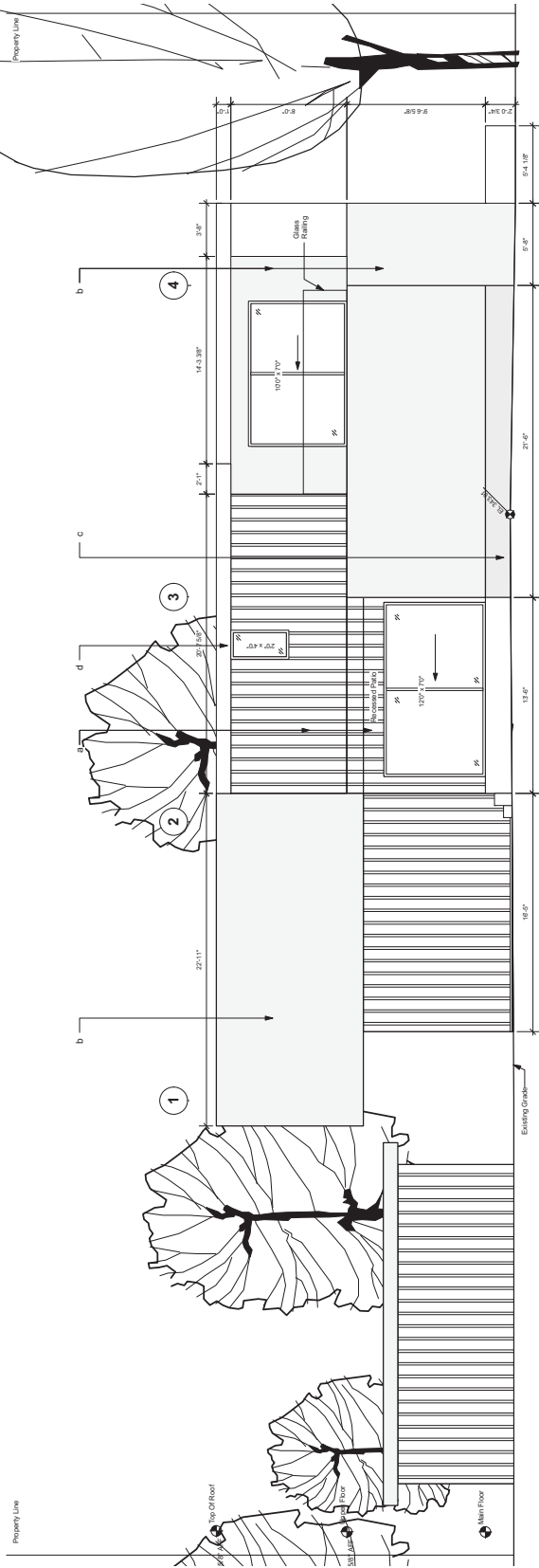
CHECKED:

Materials Legend	
(a) Wood Plank Siding, Stained	
(b) Smooth Stucco, Painted	
(c) Cast-in-Place Concrete	
(d) Pre-Finished Metal Panels/Flashing	



1 WEST ELEVATION

SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION

SCALE: 1/8" = 1'-0"

SBA

1737 WEST THIRD AVENUE  
VANCOUVER BC V6J 1K7  
604 738 0201

Drawn: 05.24.16

Scale: 1/8" = 1'-0"

IMPERIAL

THIS DRAWING IS COPYRIGHTED AND MUST NOT BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED. PANELS ARE TO BE ORDERED TO THE CORNER. DO NOT SCALE THIS DRAWING. DIMENSIONS TO THE CORNER ARE TO BE USED FOR CLARIFICATION BEFORE COMMENCING WITH THE WORK. DEVIATIONS FROM THE CONTRACT DOCUMENTS WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT ARE SUBJECT TO CORRECTION AT THE CONTRACTOR'S RISK.

ARCHITECT & PRIME CONSULTANT

STUDIO BARNSON ARCHITECTS  
VANCOUVER, BC  
WWW.STUDIOBARNSON.COM

SEAL

370 Burne Ave

370 Burne Ave, Kelowna BC

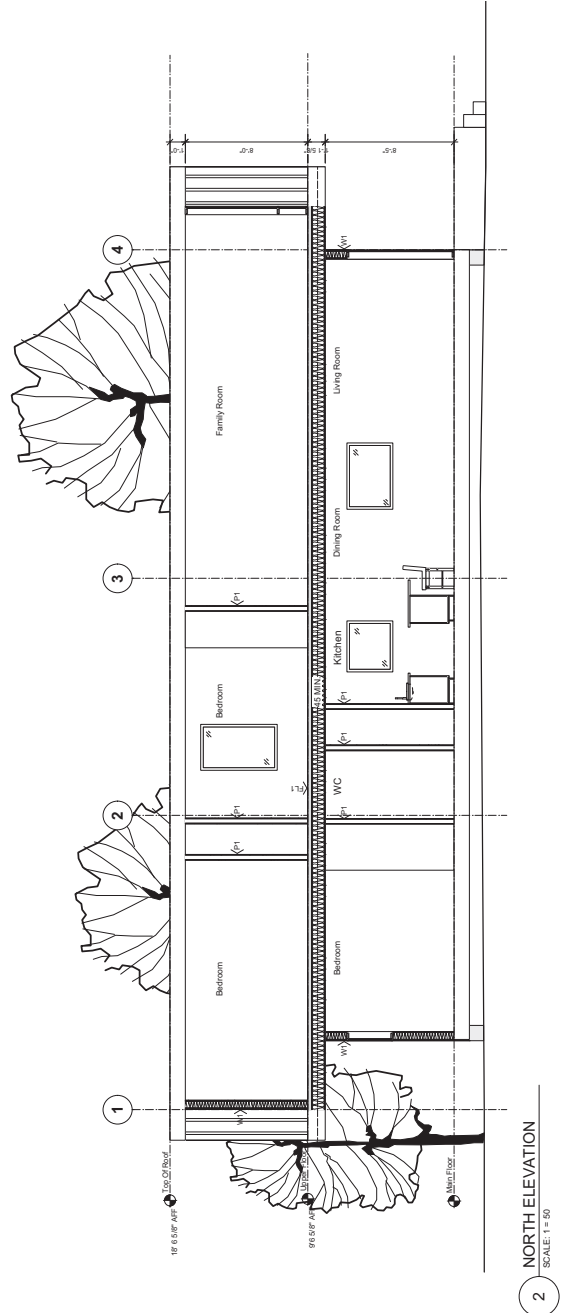
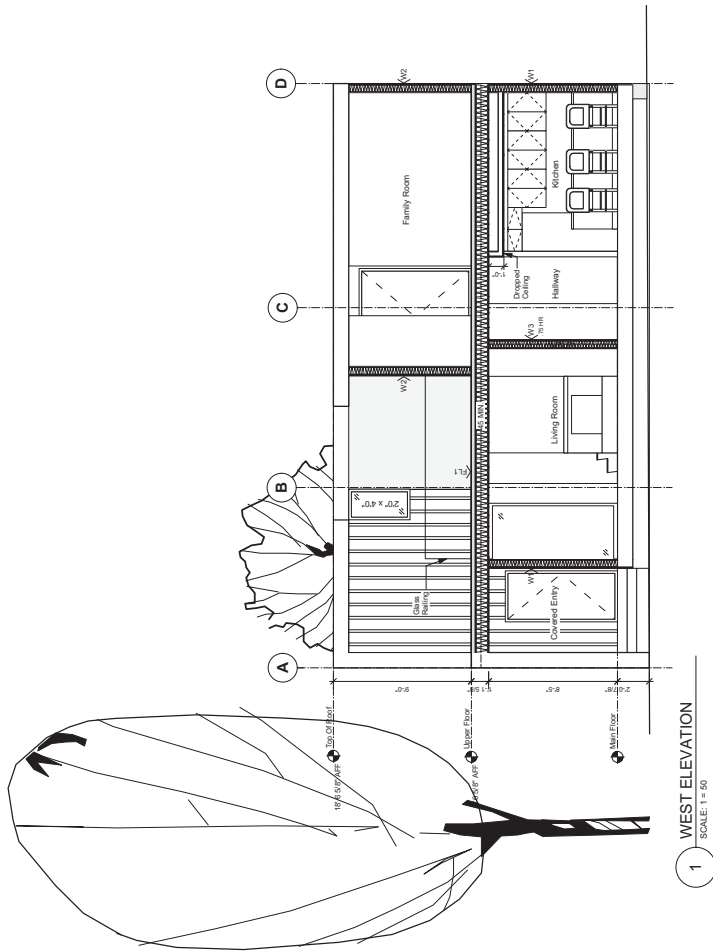
Proposed Elevations

A302

DRAWN: PLOT DATE: 01/05/16

CHECKED:





## Heritage Advisory Committee

### Minutes

Date: Thursday, November 17, 2016  
Location: Knox Mountain Meeting Room (#4A)  
City Hall, 1435 Water Street

Committee Members Present: Abigail Riley (Chair), Brian Anderson, Amanda Snyder and Lorri Dauncey

Committee Members Absent: Stone Tonne, Ryan Esbjerg (Alternate) and Bob Haynes (Alternate)

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

#### 1. Call to Order

The Chair called the meeting to order at 12:00 p.m.

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

It was noted by staff that the Applicants with respect to Item 2.1 on the Agenda were expected to attend the meeting to hear the Committee's discussion. The Chair advised that the order of the Agenda will be amended to give the Applicants more time.

#### 3. Minutes

Moved by Lorri Dauncey/Seconded by Amanda Snyder

THAT the Minutes of the October 20, 2016 Heritage Advisory Committee meeting be adopted as circulated.

Carried

#### 4. Update - Council Decisions

Staff:

- Provided an update regarding the reconsideration of the Heritage Alteration Permit application for 1989 Abbott Street. The owners of the subject property met with Community Planning staff and

decided to amend their plans and subsequently withdrew the reconsideration request. The Applicants submitted amended plans on November 1, 2016 with revised rooflines for the second storey to match the existing cottage rooflines. The sunroom addition roof was amended to a hip roof. The overall effect is much less massing from the streetscape and an addition that matches the existing cottage more appropriately than the original proposal. A new Report to Manager for support was of the amended application was completed on November 4, 2016.

- Provided an update regarding the Heritage Alteration Permit application for 1985 Knox Crescent. Advised that the application would proceed for initial consideration by Council on November 21<sup>st</sup>, 2016 and that the applicant accepted the proposed changes by the HAC including changing the direction of the siding, using multi-paned windows on the main floor, and altering the direction of the siding on the carriage house.
- Provided an update regarding the Heritage Designation application and the Heritage Revitalization Agreement application for 4193 Gordon Drive, also known as the Thomson Farm. Advised that the application would proceed for initial consideration on November 21<sup>st</sup>, 2016. The application also involved a Heritage Designation Bylaw for the two structures "Thomson Farm House" and "Tobacco Barn".
- Provided an update regarding the Heritage Revitalization Agreement application for 1449 Ethel Street. Advised that now that Ethel Street was nearing completion, Staff has been in contact with the applicants to move forward. The applicants would prefer to consider the Heritage Revitalization Agreement without a Heritage Designation Bylaw.
- Responded to questions from the Committee members.

## 2. Applications for Consideration

### 2.1 349 Park Avenue, HAP16-0013 - Trent Nichols & Pamela Bell Lowther

The Chair noted that the Applicants were still not in attendance and would be proceeding with the Committee's consideration of the Heritage Alteration Permit.

Staff:

- Displayed a PowerPoint presentation summarizing the Heritage Alteration Permit application to allow the development of a new single family dwelling and accessory building on the subject property.
- The subject property is zoned RU1.
- The existing dwelling was constructed in 1960 and would be demolished.
- The front driveway will be closed and rehabilitated with access from the rear lane.
- The proposed dwelling is just under 160 m<sup>2</sup>.
- The accessory building is for a single car garage with a parking pad beside it. The new house location is forward of the existing dwelling.
- Displayed the site plan, elevation drawings and floor plans.
- Made note that Chapter 16 – Heritage Conservation Area Objectives of the City's Official Community Plan encourages new development, additions and renovations to existing development which are compatible with the form and character of the existing context.
- Requesting that the Committee provide feedback on:
  - o the form and character of the proposed dwelling and accessory building;
  - o the location of the proposed dwelling.
- Responded to questions from the Committee members.

- Clarified the setback of the current structure and the proposed structure.
- As far as staff is aware, there has not been any negative feedback from the neighbourhood.

HAC Discussion:

- Expressed a concern with the setback of the new structure being very different from the other structures on the street.
- Had an extensive discussion regarding the existing streetscape.

**Moved by Brian Anderson/Seconded by Lorri Dauncey**

THAT the Heritage Advisory Committee recommends that Council support Heritage Alteration Permit Application No. HAP16-0013 for the property located at 349 Park Avenue for the form and character of a new single family dwelling and accessory building on the subject property within the Abbott Street Conservation Area.

**Carried**

**Anecdotal Comments:**

The Heritage Advisory Committee recommended support for the form and character of the proposed new single family dwelling and accessory building subject to shifting the new single family dwelling further to the south on the lot, by 1.5m, in order to come into closer alignment with the setbacks of the other dwellings on the street. The Committee would also like to see a potential revision to the rear deck in order to accommodate the trees on the property.

**5. Next Meeting**

The next Committee meeting has been scheduled for December 15, 2016.

**6. Termination of Meeting**

The Chair declared the meeting terminated at 12:28 p.m.

---

Abigail Riley, Chair

/slh