

Heritage Advisory Committee

Minutes

Date:	Thursday, January 19, 2017
Location:	Knox Mountain Meeting Room (#4A) City Hall, 1435 Water Street
Committee Members Present:	Lorri Dauncey (Vice-Chair), Stoke Tonne, Brian Anderson and Amanda Snyder
Committee Members Absent:	Abigail Riley (Chair), Ryan Esbjerg (Alternate) and Bob Haynes (Alternate)
Staff Present:	Community Planning Supervisor, Ryan Roycroft; Planner, Trisa Brandt; Planner, Lydia Korolchuk; and FOI-Legislative Coordinator, Sandi Horning

1. Call to Order

The Vice-Chair called the meeting to order at 12:03 p.m.

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

2. Applications for Consideration

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

Staff:

- Displayed a PowerPoint presentation summarizing the Heritage Alteration Permit application for an addition to a single-family dwelling in the Heritage Conservation Area.
- Confirmed that the dominant style is "early suburban".
- Advised that the original home was constructed in 1958 and was an early suburban bungalow.
- The applicant is proposing:
 - o a second storey addition;
 - o to convert a portion of the main floor into a secondary suite;
 - o two (2) front entrances;
 - o to return the garage to a carport;
 - o to reinstate the open courtyard on the west side; and
 - o to construct a detached garage.
- Provided an overview of the design details.
- Advised that staff are seeking the comments on the following:

- o form & character; and
- o requested side yard variances from 2nd storey (existing non-conforming on 1st storey).
- Responded to questions from the Committee members.

HAC Discussion:

- The Committee Members provided individual comment regarding the application.

Sara Bjornson, Applicants' Representative:

- Advised that she is the architect on the project.
- Provided the rationale for the design.
- Trying to separate the space as there will be a secondary suite as well as a primary residence.
- Provided the rationale for the window types.
- Noted the part of the design that is original and is purposed.
- The second storey had to be maximized in order to comply with City's bylaws regarding secondary suites.
- Provided the rationale for the large windows on the second floor.
- Provided the rationale for the facade materials.
- Responded to questions from the Committee members.
- Advised that the owners have directed that the original facade be kept as much as possible (ie. wood siding on the ground floor).

HAC Discussion:

- The Committee members provided additional individual comments regarding the application.

Moved by Stoke Tonne/Seconded by Brian Anderson

THAT the Heritage Advisory Committee recommends that Council support Heritage Alteration Permit Application No. HAP16-0005 for the property located at 370 Burne Avenue for the form and character of the proposed second storey addition as it relates to the Heritage Conservation Area Guidelines.

Carried

Amanda Snyder – Opposed.

Anecdotal Comments:

The Heritage Advisory Committee recommended support for the Heritage Alteration Permit with a recommendation that the applicant harmonize the two storeys with particular attention to the east elevation through the introduction of vertical wood siding.

Moved by Brian Anderson/Seconded by Amanda Snyder

THAT the Heritage Advisory Committee recommends that Council support Heritage Alteration Permit Application No. HAP16-0005 for the property located at 370 Burne Avenue to vary the east and west side yard on the second storey portion from 2.0m required to 1.78m existing on the first floor.

Carried

3. Minutes

Moved by Brian Anderson/Seconded by Lorri Dauncey

THAT the Minutes of the November 17, 2016 Heritage Advisory Committee meeting be adopted.

Carried

4. Update - Council Decisions

Staff:

- Advised that the Rezoning Bylaw for 1985 Knox Crescent was adopted on January 9, 2017 and the Heritage Alteration Permit has been issued.
- Advised that staff are waiting for the carriage house design plans in order to proceed with adoption of the Rezoning Bylaw for 4193 Gordon Drive (Thomson Farms HRA16-0002).
- Advised that the Heritage Revitalization Agreement for 1449 Ethel Street (Billy Lloyd-Jones House HRA16-0001) has been drafted and is awaiting approval from the applicant. The applicant will not be proceeding with a heritage designation bylaw for the property.
- Provided an update regarding Heritage Alteration Permit Application No. HAP16-0013 for 349 Park Avenue. The initial Site Plan indicated a 4.97m front yard setback. The Committee was supportive if the applicant was willing to increase the front setback by 1.5m minimum and also try to retain the mature trees in the rear yard, which would require a re-design of the rear deck area. The applicant amended the Site Plan with the house moved back 1.51m to provide a 6.48m setback. The rear deck layout was also amended to retain the mature trees. The Heritage Alteration Permit was approved and issued.

5. Next Meeting

The next Committee meeting has been scheduled for February 16, 2017.

6. Termination of Meeting

The Vice-Chair declared the meeting terminated at 12:55 p.m.

Lorri Dauncey, Vice-Chair

/slh