

## Heritage Advisory Committee

### Minutes

Date: Thursday, October 18, 2018  
Location: Knox Mountain Meeting Room (#4A)  
City Hall, 1435 Water Street

Committee Members Present: Abigail Riley (Chair), Stoke Tonne, Bob Hayes (Alternate) and Amanda Snyder

Committee Members Absent: Lorri Dauncey (Vice Chair), Ryan Esbjerg (Alternate)

Staff Present: Planner, Lydia Korolchuk; Planner, Trisa Atwood and Legislative Coordinator (Confidential), Clint McKenzie

#### 1. Call to Order

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

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

#### 2. Applications for Consideration

##### 2.1 Cadder Avenue 418-422, HAP18-0012 - Geoffrey/Michelle Couper & Evelyn/Friedrich Wille

Staff:

- Displayed a PowerPoint presentation summarizing the Heritage Alteration Permit application for the form and character of a proposed addition to the subject property within the Abbott Street Conservation Area:
  - Constructed in 1921.
  - Converted to a duplex in 1946.
  - Legal non-conforming.
  - West portion faces Cadder, east portion faces east property line.
  - Looking to rezone to RU6 to bring the duplex into conformity.
  - Addition is on east side of duplex.
  - Late vernacular cottage - stucco and hardie shake will match existing materials.
- Staff confirmed the subject property is within the Conservation Area, but not listed on the Heritage Register.
- Community Planning is requesting a recommendation from the Heritage Advisory Committee. Specifically, the proposal raises the following heritage-related questions:
  1. Is the design of the proposed addition (either complementary or consistent) to the heritage character of the property?
  2. Is there a heritage implication to the rear yard variance either to the subject property or neighbouring properties?
- The requested variance for the rear yard setback is from the 7.5m required to the 2.5m proposed.
- Responded to questions from the Committee Members.

### Anecdotal Comments

The Heritage Advisory Committee provided the following comments with respect to this application:

- The narrow front yard setback coincides with the configuration down the rest of the street.
- The massing of the two-storey addition matches the neighbouring two-storey house.
- Moving the primary entrance to have street frontage is a great improvement overall. It will help ensure everything is seamless in terms of materials and shingles matching.
- The impact of the rear yard variance is nominal.
- Overall no concerns. Emphasis was placed on making sure the new materials used will match the existing colour palette of the house.

Staff confirmed neighbourhood consultation by the applicant has taken place. There is no submitted feedback to date.

### Moved by Stoke Tonne/Seconded by Amanda Snyder

THAT the Heritage Advisory Committee recommends that Council support Heritage Alteration Permit Application No. HAP18-0012 for the property located at 418-422 Cadder Avenue, Kelowna, BC in order to construct an addition on the subject property within the Abbott Street Heritage Conservation Area.

Carried

### 3. Minutes

#### Moved by Abigail Riley/Seconded by Stoke Tonne

THAT the Minutes of the September 20, 2018 Heritage Advisory Committee meeting be changed to correct the spelling of Committee member Bob Hayes and be adopted.

Carried

### 4. Update - Council Decisions

Staff and committee members provided an update regarding the following heritage applications:

- 450 Cadder Avenue - approved by Council Oct 9th
  - Lighter colour scheme was chosen and applicants are reclaiming as much of the existing materials as possible.
- JoeAnna's House - amended design
  - Moved away from the cathedral second storey window.
  - Canopy added and vents. The articulation to the entrance canopy deeper with more articulated brackets to coincide with the arts and craft design.
  - Colour - pre-finished hardie was toned down with the stone colour a warmer grey mix.
- 180 Hwy 33 - three properties being consolidated together
  - The house on the site is on the heritage registry, the Committee recommended the house remain in the existing location. Applicants are tasked with a redesign and to come back with a plan.

### 5. Termination of Meeting

The Chair declared the meeting terminated at 12:49 P.M.

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Abigail Riley, Chair