



Heritage Advisory Committee Minutes

Date: Thursday, October 15, 2020
 Time: 2:00 pm
 Location: Knox Mountain Meeting Room (#4A)
 City Hall, 1435 Water Street

Members Present
 Lorri Dauncey (Chair); Amanda Snyder

Members Participating Remotely
 Doug Jooristy, Clea Haugo, Gordon Lovegrove (Alternate), Shona Harrison (Alternate)

Members Absent
 Stoke Tonne (Vice Chair); Doug Jooristy

Staff Present
 Planner II, Barbara Crawford; Planner II, Kimberly Brunet; Urban Planning Manager, Jocelyn Black; Development Planning Department Manager, Terry Barton; Legislative Coordinator (Confidential), Clint McKenzie

1. Call to Order

The Chair called the meeting to order at 2:00 p.m.

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

2. Minutes

Moved By Amanda Snyder/Seconded By Clea Haugo

THAT the Minutes of the August 20, 2020 Heritage Advisory Committee meeting be adopted.

Carried

3. Applications for Consideration

3.1 Future Land Use - Heritage Conservation Areas - Development Planning Dept. Manager

Staff:

-Provided a verbal overview of Heritage Conservation areas – future land use:

- The Official Community Plan Future Land Use Map designates the Abbot/Marshall Conservation area as Single/2 Unit residential. This is the same designation that is used for the vast majority of Kelowna's residential neighbourhoods.
- The designation allows property owners to consider a number of small-scale urban infill options including carriage houses, suites, two lot subdivisions and two dwellings.

- The policy objective supports the City's overall housing strategy in providing options and diversity of housing forms in existing neighbourhoods.

- Responded to questions from the Committee.

Doug Jooristy left the meeting.

Anedotal comments

-The Committee would like to emphasize that the densification intent in Heritage Conservation Areas is for carriage houses and suites, moreso than two-lot subdivisions and two dwellings. The HCA has a distinct form and character that should be preserved while at the same time balancing the need for densification.

-The Committee would also like to highlight that this would require a formal motion voted on and approved by Council to make such an OCP amendment and are hopeful that this amendment makes it into the review of the current OCP process.

3.2 Lake Ave 286, HAP20-007 - Ian James Mackay

Staff:

-Displayed a PowerPoint presentation providing an overview of the application.

- Responded to questions from Committee.

- Provided clarification setback requirements and the east-side elevation.

Ian James Mackay/Birte Decloux, Applicant's representative:

-Spoke to the windows and doors as drawn.

Spoke to committing to the window location and form as submitted being committed to.

Spoke to BC Building and meeting the Step Code.

Spoke to shingles and gable ends.

- The height of the main house is 4.99m and the proposed carriage house 4.6m. The peak to peak existing home is a few centimeters higher than proposed carriage house.

- The living area is modest in size.

-Responded to question from the Committee.

-Spoke to the style of the siding, stucco and the shingles.

- The applicant confirmed the existing trees will be maintained.

Anedotal comments

Compatibility & Massing is in context with the neighbourhood. The Committee noted the house itself is not necessarily following design aspects of the 1922 structure but more the 1950s.

- Encourage the applicant to recycle some of the materials from the garage tear-down; would be nice to see the structure saved.

- Encourage the applicant to consider the windows becoming more vertical.

Moved By Amanda Snyder/Seconded By Gordon Lovegrove

THAT the Committee recommends that Council support HAP20-007 to facilitate the development of a carriage house on the subject property within the Heritage Conservation Area.

Carried

4. Update - Council Decisions

Staff:

- Updated the Committee on applications to date.
- The application for 409 Park Avenue was approved by the Approving Officer.

Chair:

- Read email from the Approving Officer regarding the application.
- Spoke to the sustainability goals of the City.

5. Next Meeting

The next Committee meeting is scheduled for November 19, 2020.

6. Termination of Meeting

The Chair declared the meeting terminated at 2.59 p.m.

Chair

/cm