

Heritage Advisory Committee

AGENDA



Thursday, June 15, 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.

(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 1833 Abbott Street, HAP17-0007 - David Erikson & Susan Ames

2 - 25

To consider a Heritage Alteration Permit for the construction of a single-family dwelling.

3. Minutes

26 - 31

Approve Minutes of the Meeting of April 20, 2017.

4. Update - Council Decisions

5. Next Meeting

July 20, 2017

6. Termination of Meeting

REPORT TO COMMITTEE



Date: June 15, 2017

RIM No. 0940-60

To: Heritage Advisory Committee

From: Community Planning Department (TB)

Application: HAP17-0007 **Owner:** David Anton Erikson
Susan Eveline Ames

Address: 1833 Abbott Street **Applicant:** Peter Chataway

Subject: Heritage Alteration Permit

Existing OCP Designation: S2RES – Single/Two Unit Residential

Existing Zone: RU1 – Large Lot Housing

Heritage Conservation Area: Abbott Street

Heritage Register: Not Included

1.0 Purpose

To consider a Heritage Alteration Permit for the construction of a Single Family Dwelling.

2.0 Proposal

2.1 Background

The subject property had a single storey bungalow that was destroyed by fire in October 2016. The existing garage and carport were not damaged, and several mature trees were preserved. The property was previously identified as Early Suburban and the dominant style for this block of Abbott Street is Early Vernacular Cottage.

2.2 Project Description

The proposed new Single Family Dwelling will utilize some of the existing foundation from the previous bungalow with an expansion to the east and a second storey. The intent of the application is to meet the design guidelines for Early Vernacular Cottage which is the dominant block style.

The siting of the proposed Single Family Dwelling does not require any variances and is consistent with the established streetscape setbacks. Parking is located in the rear of the property in a garage and carport,

which are secondary and smaller than the principal dwelling. The proposed dwelling is a two-storey design, and it falls under the maximum height regulated by the zoning bylaw.

Some of the specific design characteristics of the Early Vernacular Cottage that are met include a rock-dash stucco exterior, balanced asymmetrical façade, gable roof forms, multi-sash windows, and feature windows in the roof peaks. The entrance is framed by an arched Portico which connects to a front porch. The applicant proposes to retain the mature landscaping and to provide a low decorative wrought iron fence across the front property line.

2.3 Site Context

The subject property is located on Abbott Street on a block that features Early Vernacular Cottage as the dominant style. There are several different styles on the block currently, including Early Suburban, Moderne, Late Vernacular Cottage and Dutch Revival. Two properties of note that are on the same block and are recognized as Early Vernacular Cottage Style are 1853 Abbott Street and The Capozzi House at 1842 Abbott Street (please see attached photographs).

The Capozzi House has significant historical value and is recognized on the Heritage Register. It is noted for the stucco finishing, gabled roof forms, feature windows in the peaks, and a well-defined front entrance.

Subject Property Map: 1833 Abbott Street



2.4 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RU ₁ ZONE REQUIREMENTS	PROPOSAL
Development Regulations		
Maximum Height	2.5 storeys / 9.0 m	2 storeys / 7.56 m
Minimum Front Yard	4.5 m	6.7 m
Minimum Side Yard (south)	2.3 m	2.92 m
Minimum Side Yard (north)	2.3 m	2.44 m
Minimum Rear Yard	7.5 m	15.24 m

3.0 **Heritage Advisory Committee**

Planning staff are looking for specific feedback and discussion from the Heritage Advisory Committee regarding the proposed design and its fit along the street and within the greater neighbourhood.

Report prepared by: Trisa Brandt, Planner I

Approved for Inclusion: Terry Barton, Urban Planning Manager

Attachments:

Schedule A – Heritage Guidelines

Applicant Rationale

Plans & Drawings

Photos of Surrounding Neighbourhood

SCHEDULE A – Heritage Guidelines



Subject: 1833 Abbott Street, HAP17-0007

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

HERITAGE CONSERVATION AREA	YES	NO	N/A
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?			✓
Cladding Materials			
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?	✓		
Doors and Windows			
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?	✓		
Landscaping, Walks and Fences			
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?	✓		
Privacy and Shadowing Guidelines			
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 Second Civic Phase Architectural Styles (approx. 1918-1932)

The second civic phase spans from the end of the Great War, 1918, and continues through to the Great Depression, about 1932. This period is noted for traditional styles continuing to be favoured by builders and home buyers of the period. Late Arts & Crafts and Early Vernacular Cottage architectural styles characterize the period. However, other styles, such as Tudor Revival, did continue to be built as prestige homes within the Abbott Street Heritage Conservation Area.

Early Vernacular Cottage Characteristics

- Fanciful feel to the architecture
- Narrow eave verges
- Stucco cladding and detailing
- Stucco cove at soffit
- Up to 1 ½ storey massing
- Vertical window openings
- Balanced asymmetrical façade
- Porch or portico at front entrance
- Arched transom & feature windows
- Multi-sash window assembly
- Gable roof forms
- Stucco 'tuck' at the foundation line
- Wood or interlocking asphalt shingle
- Side or rear yard parking

1833 Abbott Street House Rational May 11, 2017

Background

This house is a fire loss replacement. We bought 1833 Abbott Street in 2012 as we were looking forward at that time to our retirement and the rancher style house (Photo 1) suited us as we hoped to eliminate stairs in our old age. Things changed when the house was destroyed by fire at the end of October 2016. Now we are faced with the task of rebuilding but of course new opportunities open up where the new house may be even more appropriate to our needs than the old one.

Streetscape

The original house was a rancher located on the east side of the street. The house to the south is a 50's split level (Photo 2) while the house to the north is a 50's house with a basement (Photo 3). The rest of the houses on the block include a small bungalow, 3 older stucco character homes, a colonial revival, and more recent houses (see Photos 4 to 11 which show the houses on the east side of the street in relation to the subject property). The west side of the street includes a mixture of house styles built in different eras including a split level, older stucco character houses, an arts and crafts house and an older modern style one (Photos 12 to 18 show the various house types on the west side of Abbott in the same block as the subject property). The street is level. All lots on the block are landscaped and are located on relatively even setbacks of about 24 feet.

Site Layout

The proposed house will occupy only a slightly larger footprint than the old one. The width is the same as the old one and the depth only 7 feet deeper except for an enlarged master bedroom on the north side. The house is oriented north-south on the lot as was the old one and as are the neighbouring houses on each side (Photos 3 and 6) thereby maintaining the continuity of the streetscape. A carport is located in the back south corner of the lot and a single car garage on the back north corner. Neither was involved in the fire and both will be retained as will most of the back lawn and garden space. A large deciduous tree in the back yard, a few maples, shrubs such as a rose bush, and garden planters will be retained. The large tree in the front yard will also be retained. Future landscaping will add a couple of fruit trees and shrubs such as lilacs and forsythias, and flowers in the front and back yards shrubs. The front yard will feature a low decorative wrought iron fence with small shrubs along the perimeter (see attached landscape plan).

House Style

We have reviewed in detail the Development Guidelines for the Abbott and Marshall Street Heritage Conservation Areas and see that the "preferred" style for the 1800 block of Abbott Street is Early Vernacular Cottage (1918- 1932 era). Keeping that and the "heritage" designation of the area in mind we have done our best, in conjunction with our building designer, to create house that will both meet our needs and contribute an historical flavour to the streetscape. Our "preferred" style was Arts and Crafts and our initial design involved many of the characteristics of that style including heavy lumber trim features, wood shingle siding,

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painted wood multi-sash windows, soffit tails, and a large porch. The rationale for such a design, besides being our preferred style, was that such houses incorporate so many historical construction features as listed above and there is one in our block. However, following a brief meeting with a member of the Kelowna city planning department, we have restyled the house to reflect some of the more prominent Early Vernacular Cottage features such as the characteristically prominent peaks and stucco finish (such as in Photos 7,9, 15, 17). We removed the soffit tails and restyled the roof line to be more consistent with Early Vernacular style in appearance. The house features a number of box outs and peaked roof lines with a small window in the peak (such as in Photos 9, 15, and 17) to contribute to the historical and interesting nature of the house along with accenting features such as an oval arch over the doorway (such as in Photos 9, 15, 17), painted wood, multi sash windows with the small paned windows (such as in Photos 15, 17, 18), porch pillars reflecting historical design, and asymmetrical window placements. The predominant construction materials will be those used in current wood framing, locally sourced windows and doors, noise quelling windows on the front in consideration of the proximity of the bridge, high quality asphalt roof shingles, insulation meeting or exceeding current code requirements, and both gas and electrical feeds to the house to allow adaptation to either for heating, cooling, and cooking, as the economy dictates.

Our living requirements are primarily located on the main floor. Early Vernacular houses, as illustrated in part 4.3 of the Development Guidelines, are typically one and a half stories. That style of second floor with its severely sloped walls had minimal usable space. Those houses, with their elevated main level, usually had basements or at least usable crawl spaces. We are not allowed to have a basement due to the Mill Creek floodplain regulations. Therefore, we need a functional and usable second storey. However, in the spirit of only a half storey we have designed the second storey to be a partial one with setbacks on both the south and east sides. The partial second floor is for guests that will include children, grandchildren, and friends. It also provides for a small office, a storage space, and a family, or “rec” room, features of most modern homes. As stated previously, while we are doing our best to accommodate the heritage guidelines, we also have to build a house that meets our needs and is unique.

The house will have its main floor as close to ground level as possible to minimize the need for steps (only two). (The old house had a level entrance which was part of the “no steps” attraction of the rancher style.) As such the porch will be framed with low level railings and spindles. The front porch is 8 feet deep and 21 feet long extending from the front entrance to the south end of the house. It will employ locally sourced materials and will include decorative features designed to contribute to the “fanciful” or at least interesting look of the house. Porches or porticos are listed features of Early Vernacular Cottage houses. Coincidentally, our porch has been an integral ingredient of our plans from the very beginning for a couple of important reasons. Firstly, the house faces west and the porch will help shade the living room windows from the afternoon summer sun which in turn will help reduce air conditioning costs and be more environmentally friendly. Secondly, having a large usable porch will make it possible to socialize with friends and neighbours while enjoying the front street landscape and passersby in warm spring, summer and fall evenings. Porches help pull people out of their back

painted wood multi-sash windows, soffit tails, and a large porch. The rationale for such a design, besides being our preferred style, was that such houses incorporate so many historical construction features as listed above and there is one in our block. However, following a brief meeting with a member of the Kelowna city planning department, we have restyled the house to reflect some of the more prominent Early Vernacular Cottage features such as the characteristically prominent peaks and stucco finish (such as in Photos 7,9, 15, 17). We removed the soffit tails and restyled the roof line to be more consistent with Early Vernacular style in appearance. The house features a number of box outs and peaked roof lines with a small window in the peak (such as in Photos 9, 15, and 17) to contribute to the historical and interesting nature of the house along with accenting features such as an oval arch over the doorway (such as in Photos 9, 15, 17), painted wood, multi sash windows with the small paned windows (such as in Photos 15, 17, 18), porch pillars reflecting historical design, and asymmetrical window placements. The predominant construction materials will be those used in current wood framing, locally sourced windows and doors, noise quelling windows on the front in consideration of the proximity of the bridge, high quality asphalt roof shingles, insulation meeting or exceeding current code requirements, and both gas and electrical feeds to the house to allow adaptation to either for heating, cooling, and cooking, as the economy dictates.

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yards and thereby contribute to a more community oriented design. Many houses in the area do have porches/decks/front seating areas of one kind or another (Photos 1 (our original house), 3, 4, 6, 10, 12, 13), we imagine, for the very reasons described here.

General Comments

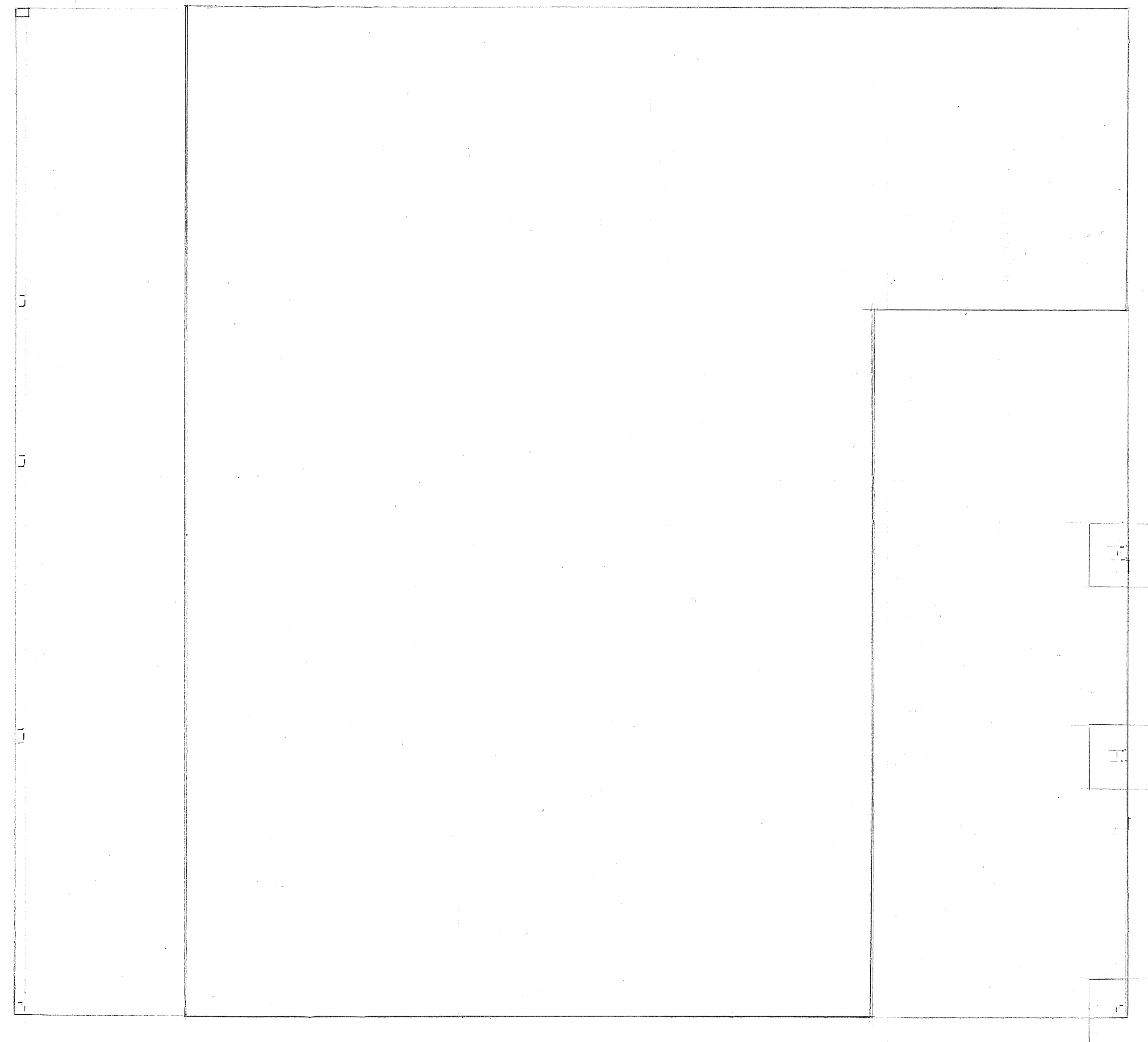
The property is zoned RU-1 large lot housing and allows for houses up to 2 and half storeys. This house falls well within the zoning parameters.

The Development Guide encourages us to consider the architectural forms of the preferred style. While we have done our best to incorporate “preferred” architectural forms according to the guide, we also note that on the first page of the Introduction, Part 1.3, it states “design freedom” is encouraged while striving to maintain the historical integrity of the area. This has been our objective from the beginning. Our old house was categorized as Early Suburban and in our opinion not very historical in appearance (Photo 1). Our objective then became one of a balancing act in an attempt to replace it with something that would lend more historical character to the area while at the same time reflecting current restrictions (i.e., no basement) but also meeting our needs. What we have discovered in this process is that historical design doesn’t necessarily lend itself to modern requirements. Houses built in the 1918 to 1932 era probably featured a wood stove and ice box in the kitchen and the entertainment unit was perhaps a radio or record player. Historical houses can be preserved, but a new house that is built with heritage characteristics must still incorporate the requirements of a house of its era.

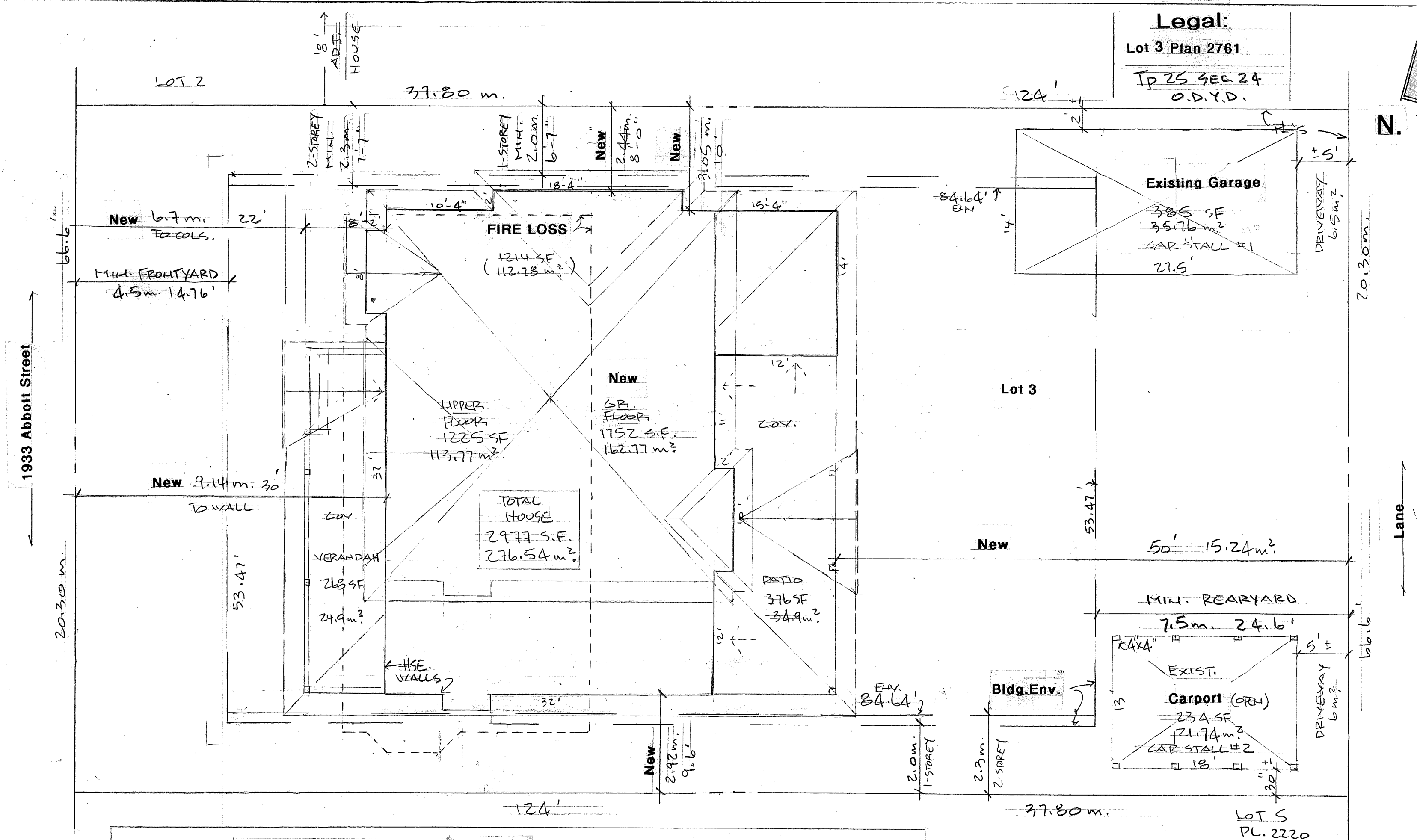
We have done our best to unite all these complicating forces in the development of our design. It has been a time consuming process. We dearly hope that the Heritage Committee will give careful consideration to our proposal and if they feel any adjustments would be preferred, they communicate those to us to assist us in moving forward as quickly as possible.

We thank you for your thoughtful consideration.

Sincerely,
Susan Ames and Dave Erikson, owners

**Ftgs.& Fdn. Plan**

SCALE: $\frac{1}{4}" = 1'-0"$



Zoning: RU-1 c/w H.A.P. (HERITAGE ALTERATION PERMIT)

- USES: SINGLE DWELLING HOUSE (REMOVE EXIST. (FIRE LOSS) 1226 SF HOUSE)
- SUB-DIV. REGS.: EXISTING CONFORMING
- SITE COV. BLDG.: MAX. 40% 306.94 m^2 PROVIDED, PROVIDED 28.7% 270.54 m^2
 " " BLDG. + PAVING MAX. 50% 383.67 m^2 , PROVIDED 30.4% 233.04 m^2
- HEIGHT: MAX. 9.5 m . $2\frac{1}{2}$ STOREYS PROVIDED 2 STOREYS 7.56 m .
- SITING: FRONTYARD MIN. 4.5 m . PROVIDED 6.7 m . (TO COLS.)
 SIDEYARD " 1 STOREY 2.0 m . / PROVIDED MIN. 2.44 m . $8.0'$
 " 2 - " 2.3 m . / " 5.29 m . $9.6'$
- REARYARD " 7.5 m . PROVIDED 15.24 m . $50'$
- OTHER REGS.: SEC. 6 - PROJ. INTO H. SIDEYARD ALLOWED 0.6 m . PROVIDED 0.18 m .
 SEC. 7 - MAX. FENCE HT. 2.0 m .
 SEC. 8 - PARKING STALLS REQ'D. - 2 , PROVIDED 2 .

-Conforming-

Site Plan - FLAT -

SCALE: $\frac{1}{8}" = 1' - 0"$

LOT AREA 767.34 m.²
8260 SF

8260 4

Drug No.

AMES/ERIKSON HOUSE

FIRE LOSS

Notes: H.A.F.

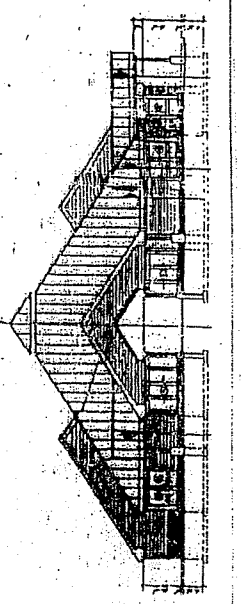
SCALE: AS SHOWN	PROJ. NO.
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Journal of Management Inquiry 18(6) 709-724
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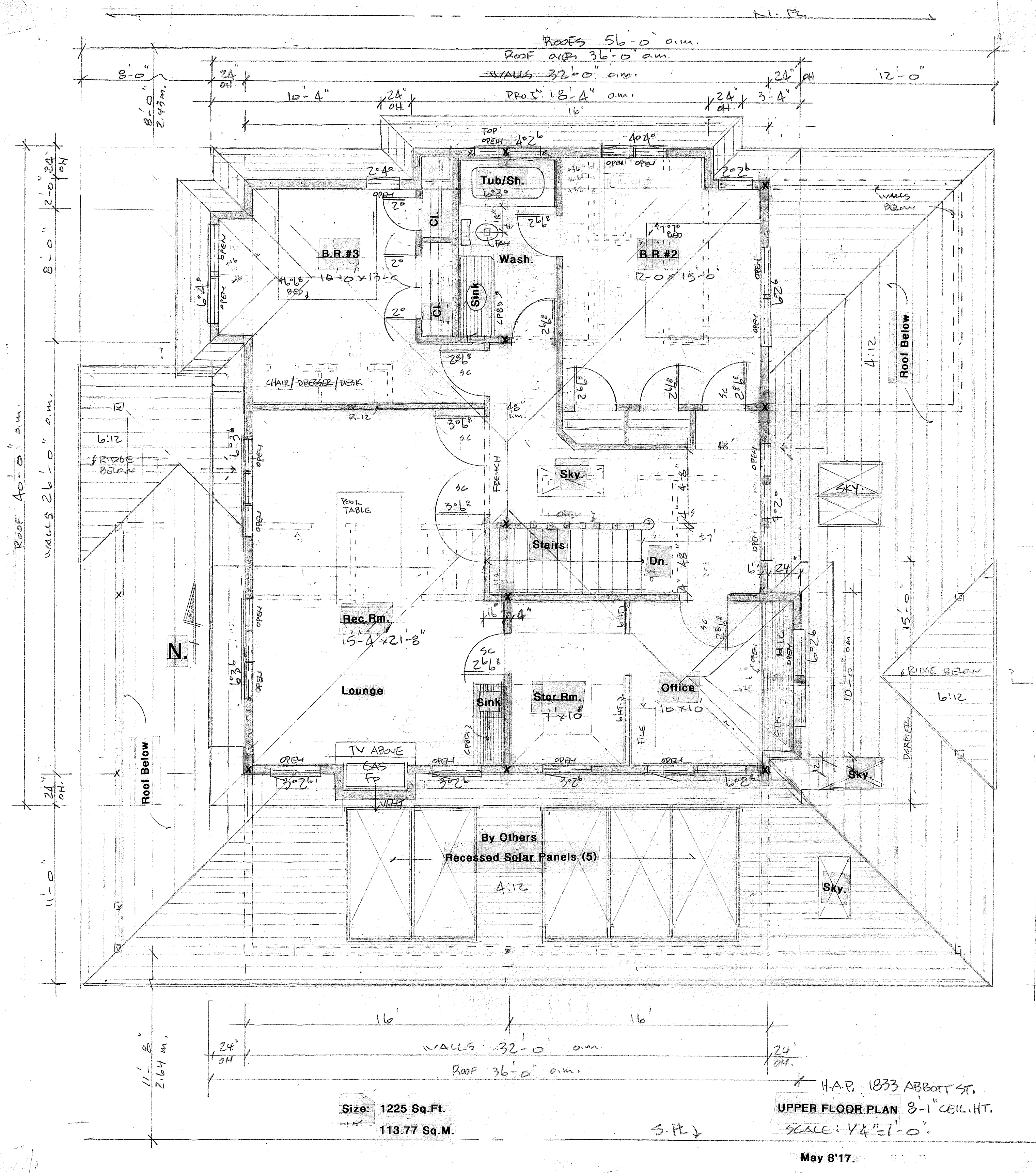
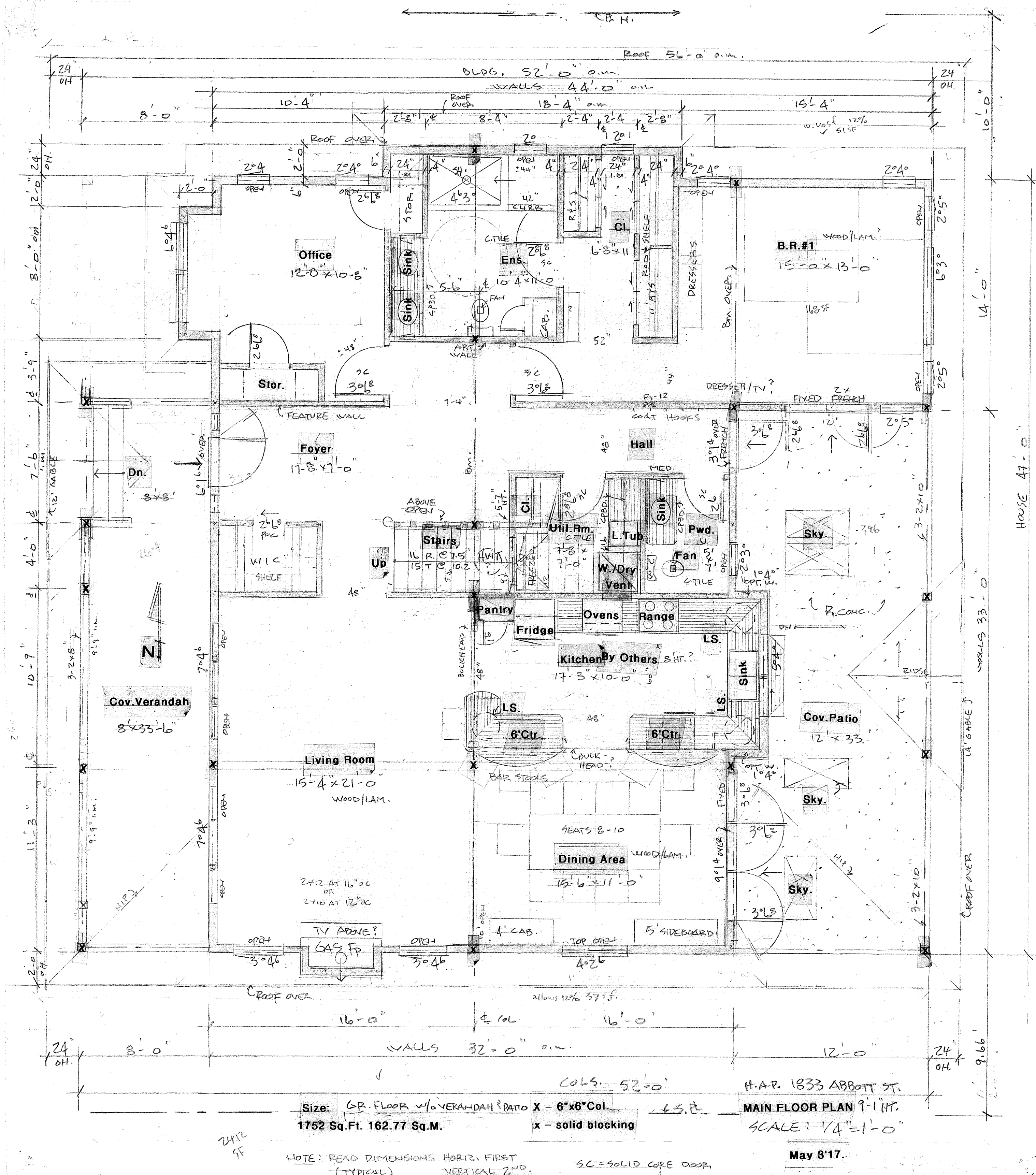
OF 3.

Date: May 8, 2017

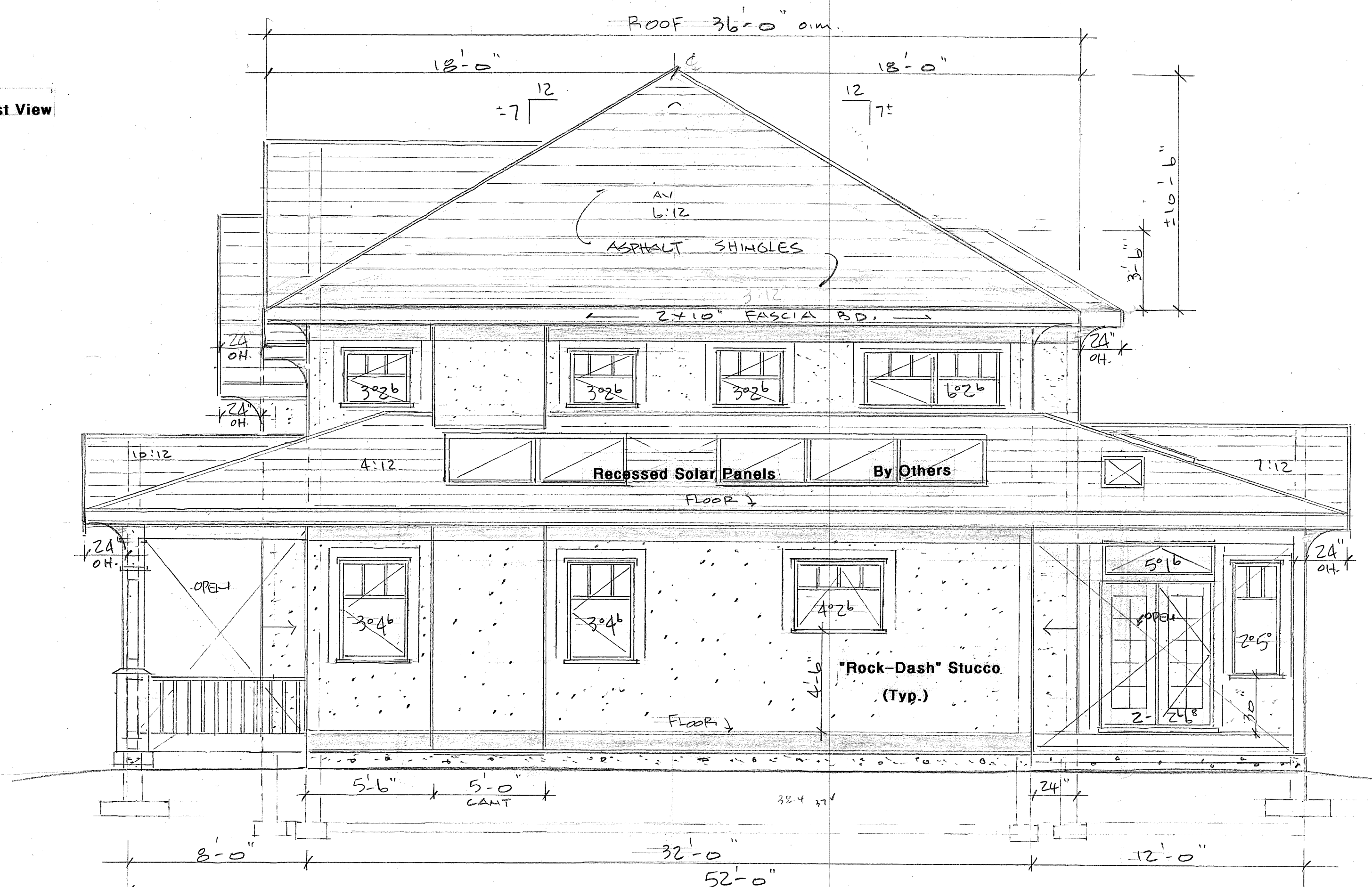
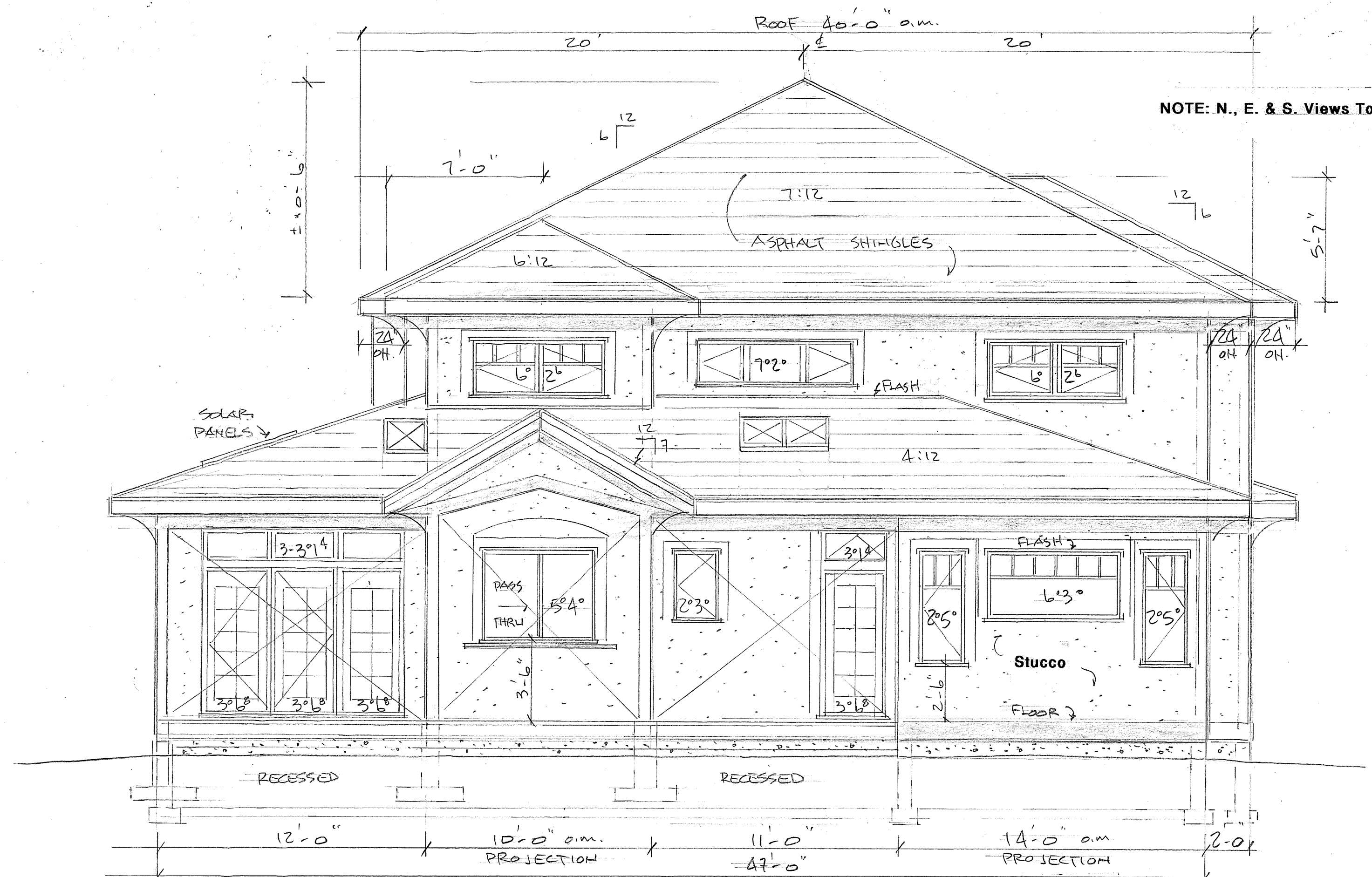
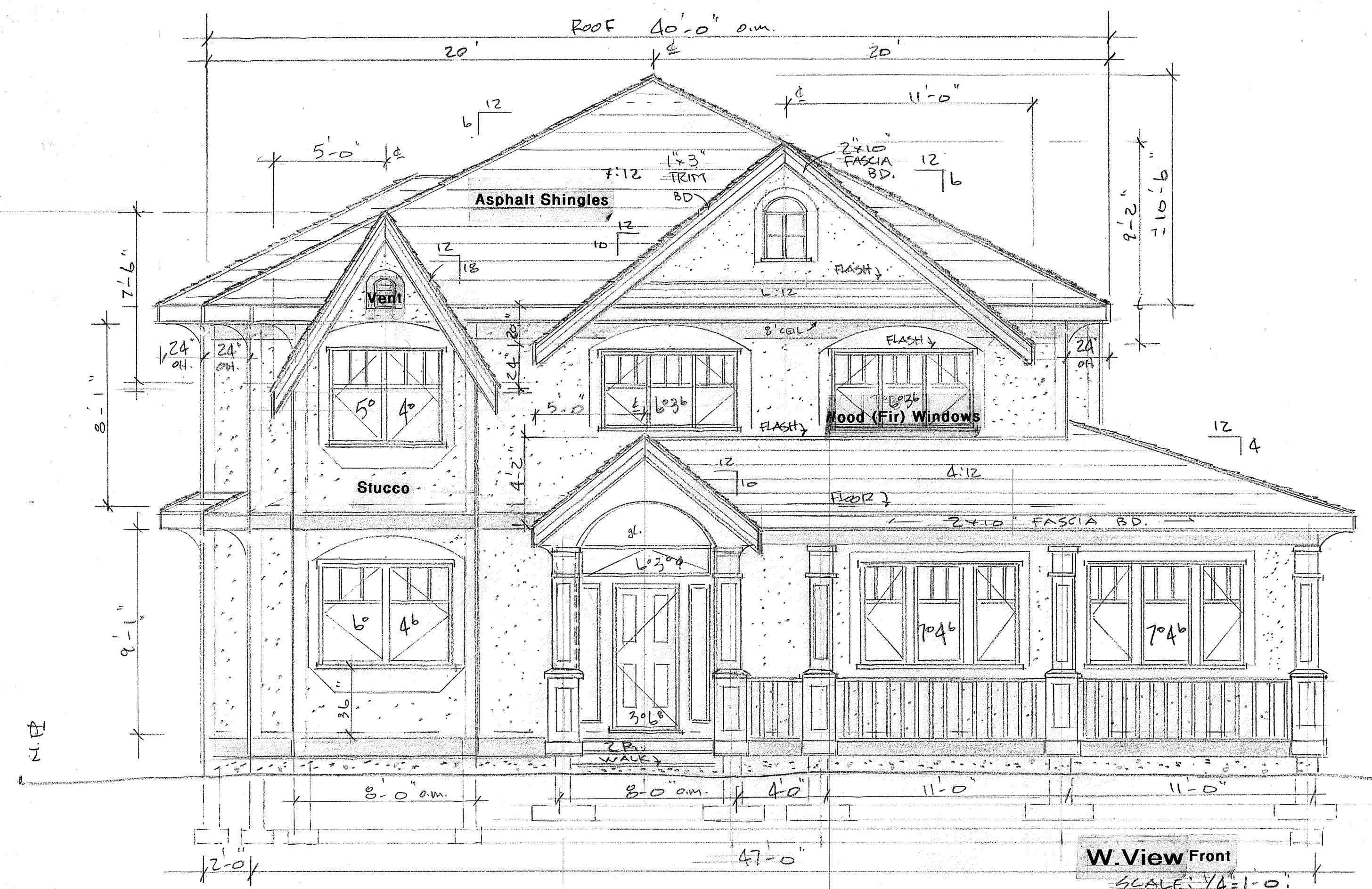
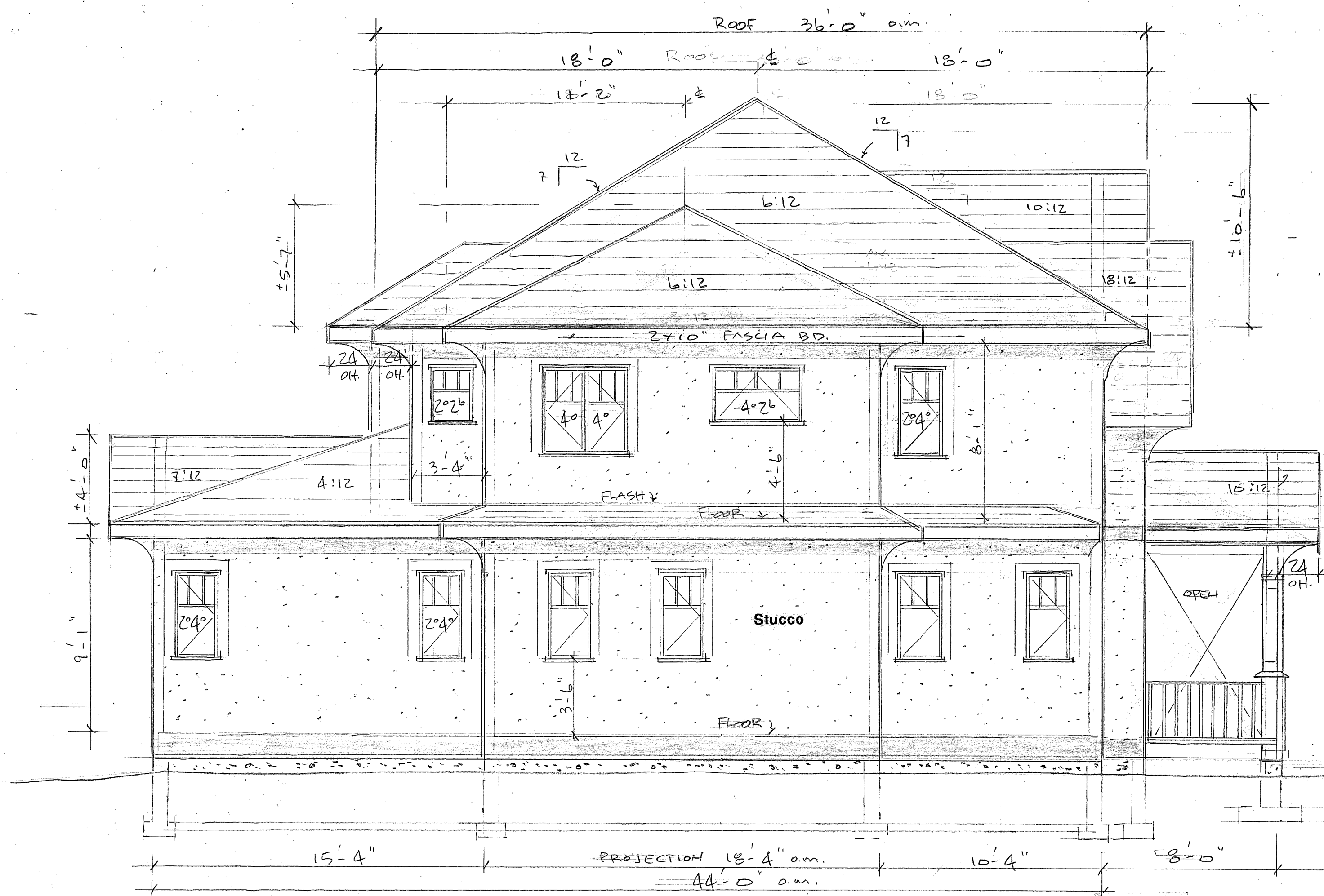
DWGS. PJC



Peter J. Crataway, B.Sc., B.Arch.
HOUSE PLANS AND DESIGN 368 CADDER AVE.
Kelowna, B.C. V1Y 5N1
Office: (250) 763-1334
Home: (250) 763-5367 E-mail: muncha@cnx.net

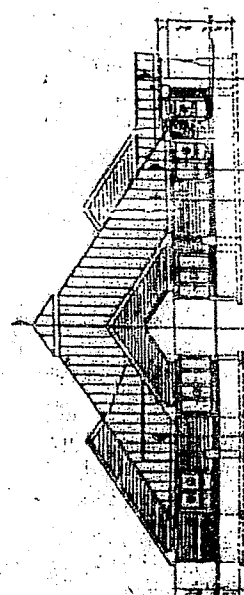


AMES/ERIKSON House
1833 Abbott Street
Kelowna, B.C.



NOTE: N., E. & S. Views To Match West View

Peter J. Chataway, B.Sc., B.Arch.
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NOTES: H.A.P.

AMES/ERIKSON HOUSE EIRE | 055

1833 Abbott Street, Kelowna, B.C. V1Y 1B6 Schematic

SCALE: AS SHOWN

Date: May 3 2017

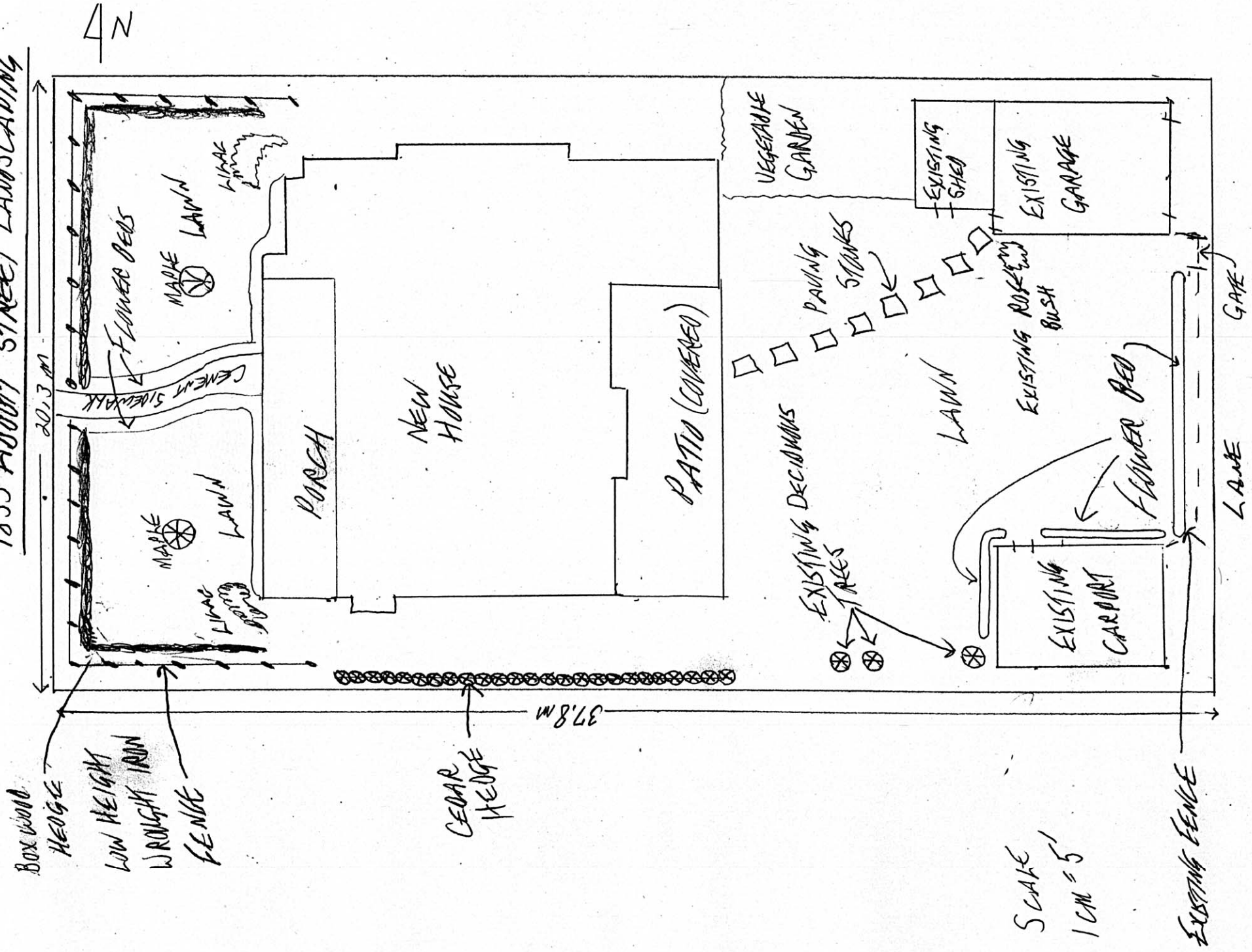
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9

35

1833 ADOBE STREET LANDSCAPING



Photos of Houses on Abbott Street



Photo 1: 1833 Abbott Street (before fire). (East side of street).



Photo 2: Neighbor to south (50's split level).



Photo 3: North neighbor (50's house).



Photo 4: 50's house 2 doors north of house.



Photo 5: House 3 doors north and on north corner of block.



Photo 6: Split level to south (with new front deck/seating area).



Photo 7: Older character home 2 doors south (2 floors). (Note peak and small window in peak, arch over front door).



Photo 8: Bungalow 3 doors south.



Photo 9: Older character home 4 doors south. (Note front peak and small window in peak).



Photo 10: Newer 2 storey 5 doors south. (Note front porch/seating area).



Photo 11: Renovated older character home 6 doors south and at south end of block.



Photo 12: Arts and Craft style on west side of street (north end of west side).



Photo 13: House south of Arts and Craft on west side of street.



Photo 14: Split level south of house in Photo 13.



Photo 15: Capozzi house across from subject property (on west side). (Note the peaks and windows in peaks and style of windows).



Photo 16: Older "modern" home on west side of street.



Photo 17: Older character home on west side of street. (Note peak, small window in peak, arch over front door, and window style).



Photo 18: Older character bungalow on west side of street. (Note window style).

Heritage Advisory Committee Minutes

Date: Thursday, April 20, 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: Urban Planning Manager, Terry Barton; Community Planning Supervisor, Ryan Roycroft; Planner, Lydia Korolchuk; Planner, Trisa Brandt; Planner Specialist, Adam Cseke; and FOI-Legislative Coordinator, Sandi Horning

(* denotes partial attendance)

1. Call to Order

The Chair called the meeting to order at 12:01 p.m.

2. Administrative Updates

Urban Planning Manager:

- Advised that the current staff liaison for the Committee, Ryan Roycroft, is leaving the City and that this will be his last meeting with the Committee.
- Thanked Mr. Roycroft for his good work with the Committee and wished him luck in his future endeavors.
- Introduced the new staff liaison for the Committee, Lydia Korolchuk.

3. Update - Council Decisions

Urban Planning Manager:

- Provided an update regarding 377 Cadder Avenue.
- Advised that the applicant wants to work with the Heritage Advisory Committee in order to address the issues the Committee had with the application.

- Advised that the revised application may be before the Committee next month as an informal discussion as opposed to an official Report to Committee.

4. Opening Remarks

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

5. Applications for Consideration

5.1 1983 - 1985 Knox Crescent, HAP17-0005 - Sheldon & Heather Upshaw

Staff:

- Displayed a PowerPoint presentation summarizing the Heritage Alteration Permit application for the form and character of an addition to the single family dwelling.
- Advised that the previously approved Heritage Alteration Permit (HAP16-0012) was for a two storey addition; however, due to construction complications a redesign was required.
- Provided an overview of the Heritage Alteration Permit for consideration.
- Advised that the original home was constructed in 1948 and no major additions or renovations have occurred.
- Seeking a recommendation from the Committee regarding the Heritage Alteration Permit for the addition to the single family dwelling.
- Responded to questions from the Committee.

HAC Discussion:

- Noted that the changes to the massing of the development are an improvement over the last version.

Sheldon Upshaw, Applicant:

- Addressed some of the concerns noted by the individual Committee Members.
- Provided the rationale for the colour pallet.
- Wants to ensure that the house blends in with the adjacent homes.
- Advised that he is okay with no proceeding with the proposed shingles or stone work and confirmed that he plans on keeping as much siding as possible.
- Advised that he has purchased a more expensive hardiplank that will match what is currently on the home.
- Advised that he will do his best to save as much of the 70-year old cedar as possible.
- Would like to keep the same profile, look and material that he can.

Moved by Brian Anderson/Seconded by Stoke Tonne

THAT the Heritage Advisory Committee recommends that the Community Planning Department Manager support Heritage Alteration Permit Application No. HAP17-0005 for the properties located at 1983 - 1985 Knox Crescent, Kelowna, BC for the form and character of an addition to the single family dwelling.

Carried

Anecdotal Comments:

The Heritage Advisory Committee would like the applicant to consider changing the proposed materials so that they are more in keeping with the simple vernacular cottage feel by removing the shingles in the gables and the fake stone on the pillars and replacing with horizontal siding.

2.2 4629 Lakeshore Road, HRA17-0001 - City of Kelowna

Staff:

- Displayed a PowerPoint presentation summarizing the application before the Committee.
- Provided an overview of the development process.
- Advised that the Community Planning Department is seeking input from the Committee on the following components:
 - Does the value of restoring the existing heritage structures support increasing the allowable commercial use on the subject property?
 - Should a Heritage Designation Bylaw be pursued for the two (2) heritage structures?
 - Are the proposed uses and development regulations identified in the Heritage Revitalization Agreement appropriate?
 - Is the signage plan appropriate?
 - Form and character considerations regarding the proposed new structure.
- Responded to questions from the Committee members;

HAC/Staff Discussion:

- Provided an overview of the Heritage Revitalization Agreement.
- Reviewed the square footage for the various structures (old & new)
- Had a discussion regarding the specific components that the Community Planning Department is seeking input on.
- Provided an overview of the lease terms for the property.

Moved by Brian Anderson/Seconded by Amanda Snyder

THAT the Heritage Advisory Committee agrees the value of restoring the existing heritage structures on the property located at 4629 Lakeshore Road, Kelowna BC supports increasing the allowable commercial use on the subject property.

Carried

Staff:

- Provided an overview of the heritage designation bylaw process.

Moved by Amanda Snyder/Seconded by Brian Anderson

THAT the Heritage Advisory Committee agrees that a Heritage Designation Bylaw be pursued for the two (2) heritage structures on the property located at 4629 Lakeshore Road, Kelowna, BC.

Carried

Staff:

- Provided more detail on what staff are looking for regarding the proposed uses.

Moved by Brian Anderson/Seconded by Stoke Tonne

THAT the Heritage Advisory Committee agrees that the proposed uses and development regulations identified in the proposed Heritage Revitalization Agreement for the property located at 4629 Lakeshore Road, Kelowna, BC is appropriate.

Carried

ANCEDOTAL COMMENTS:

The Heritage Advisory Committee recommends adding health facility and professional offices as allowable uses to the proposed Heritage Revitalization Agreement.

Moved by Lorri Dauncey/Seconded by Stoke Tonne

THAT the Heritage Advisory Committee recommends that a Heritage Alteration Permit application be triggered by any changes to the Statement of Significance with respect to the heritage structures on the property located at 4629 Lakeshore Road, Kelowna, BC.

Carried

Staff:

- Reviewed the signage plan proposed in the Heritage Revitalization Agreement and clarified the signage only refers to 'commercial' signage.

HAC Discussion:

- Had an extensive discussion regarding signage.

Moved by Stoke Tonne/Seconded by Brian Anderson

THAT the Heritage Advisory Committee recommends agrees that the signage plan with respect to the structures on the property located at 4629 Lakeshore Road, Kelowna, BC is appropriate.

Carried

Moved by Stoke Tonne/Seconded by Amanda Snyder

THAT the Heritage Advisory Committee recommends that no self-illuminated or back lit signage be allowed on the two (2) heritage structures on the property located at 4629 Lakeshore Road, Kelowna, BC.

Carried

HAC Discussion:

- Had a discussion regarding the form and character of the new building on the site.

Cam Worman, Applicant's Representative:

- Responded to questions from the Committee members regarding the form and character of the new building.

Staff:

- Responded to questions from the Members.
- Provided the rationale for the location of the new building being so close to the house.
- Noted that the applicant needs to meet the minimum parking requirements of the City.

Moved by Brian Anderson/Seconded by Stoke Tonne

THAT the Heritage Advisory Committee recommends that Council support Heritage Revitalization Agreement Application No. HRA17-0001 for the property located at 4629 Lakeshore Road, Kelowna, BC in order to restore the two (2) historical buildings on site through a Heritage Revitalization Agreement that would allow for some commercial uses and the addition of one new 2,200 sq. ft. (footprint) commercial building on the subject property;

AND THAT the Heritage Advisory Committee recommends that Council support the heritage designation of the two (2) historical buildings on the site and be added to the Heritage Register;

AND FURTHER THAT the Heritage Advisory Committee recommends that Council support the proposed signage for the subject property subject to the Committee's recommendation that no self-illuminated or back lite signage be allowed on the two (2) heritage structures.

Carried

HAC Discussion:

- Had a discussion regarding how to ensure that the Heritage Guidelines and the terms of the Heritage Revitalization Agreement are followed.

Moved by Brian Anderson/Seconded by Stoke Tonne

THAT the Heritage Advisory Committee recommends that Council consider including a clause in the Heritage Revitalization Agreement for the property located at 4629 Lakeshore Road, Kelowna, BC that requires a review of the heritage restoration process by a professional with heritage expertise.

Carried

3. Minutes

Moved by Brian Anderson/Seconded by Stoke Tonne

THAT the Minutes of the March 16, 2018 Heritage Advisory Committee meeting be adopted as circulated.

Carried

4. Update - Council Decisions

Staff:

- Provided an update on 1989 Abbott Street.
- Advised that the Bylaw for 1449 Ethel Street has received 2nd and 3rd readings and will be forwarded for adoption shortly.
- Advised that Council approved the Heritage Alteration Permit for 370 Burne Avenue.
- Advised that the applicant has made some design revisions to reduce the site coverage and eliminate the Okanagan site line variance for 2210 Abbott Street. The two (2) parking spaces under the garages were eliminated in favour of lawn space. The height variance on the dwellings and the accessory building are still required, as well as a variance for the front yard and side yard setbacks. The Applicant is aware that Planning staff will be recommending non-support to Council.

5. Next Meeting

The next Committee meeting has been scheduled for May 18, 2017.

6. Termination of Meeting

The Chair declared the meeting terminated at 1:47 p.m.

Lorri Dauncey, Vice Chair

/slh