

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 Committed 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