

Heritage Advisory Committee

Minutes

Date: Thursday, August 16, 2018
Location: Knox Mountain Meeting Room (#4A)
City Hall, 1435 Water Street

Committee Members Present: Abigail Riley (Chair), Lorri Dauncey (Vice Chair), Stoke Tonne and Amanda Snyder

Committee Members Absent: Ryan Esbjerg (Alternate) and Bob Haynes (Alternate)

Staff Present: Planner, Lydia Korolchuk; Planner, Trisa Atwood*; Long Range Policy Planning Manager, James Moore*; and Legislative Coordinator (Confidential), Clint McKenzie

Guest: Katie Cummer, Cummer Heritage Consulting*

(* denotes partial attendance)

1. Call to Order

The Chair called the meeting to order at 12:04 p.m.

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

2. Applications for Consideration

2.1 Pandosy Street 2251-2312, HAP18-0010 - Interior Health Authority

Committee member Stoke Tonne excused himself from the application as his employer is representing the applicant.

Staff:

- Displayed a PowerPoint presentation summarizing the Heritage Alteration Permit application to facilitate the development of Congregate Housing on the subject property within the Heritage Conservation Area.
- Confirmed metal roof and cladding will be used.
- Responded to questions from the Committee Members.

HAC Discussion:

- The Committee Members made individual comment regarding the application.

Moved by Amanda Snyder/Seconded by Lorri Dauncey

THAT the Heritage Advisory Committee recommends that Council NOT support Heritage Alteration Permit Application No. HAP18-0010 for the property located at 2251-2312 Pandosy Street, Kelowna, BC in order to facilitate the development of Congregate Housing on the subject property within the Heritage Conservation Area.

Carried

ANECDOTAL COMMENTS:

The Heritage Advisory Committee provided the following rationale for recommending Council not support the application:

- no concerns with the overall project as the form and scale are supported;
- concern with the character of the application's farm house style as it is not in keeping with the history of the neighbourhood;
- material choice is of concern as is colour choice, stone finishing, and the use of the cathedral window at the 2nd level primary entrance.

2.2 Cadder Ave 450, HAP18-0011 - Laura Catherine Smith

Committee Member Stoke Tonne returned to the meeting.

Staff:

- Displayed a PowerPoint presentation summarizing the Heritage Alteration Permit application to consider the form and character of an addition to a single-family dwelling (Meugens House) in the Heritage Conservation Area.
- Responded to questions from the Committee Members.

Laura and Russell Smith, Applicants:

- Responded to questions from the Committee Members.
- Clarified what would be removed from the existing structure.

HAC Discussion:

- The Committee Members made individual comment regarding the application.

Moved by Amanda Snyder/Seconded by Stoke Tonne

THAT the Heritage Advisory Committee recommends that Council support Heritage Alteration Permit Application No. HAP18-0011 for the property located at 450 Cadder Avenue, Kelowna, BC in order to permit an addition on the rear of the house with a garage and secondary suite within the Heritage Conservation Area.

Carried

ANECDOTAL COMMENTS:

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

- impressed with use of the real wood siding and commended applicant for their efforts to retain the original home.
- encouraged the applicant to retain as many elements of the original home as possible;
- detailing of the addition should be complimentary yet simple;
- encouraged the retention of as many of the original windows as possible;
- Recommended the use of the lighter colour scheme from Benjamin Moore True Colours.

2.3 Highway 33 E 180, Heritage Register Removal Request - Studio 33 Properties Ltd.

Katie Cummer, Coomer Heritage Consulting (heritage assessment) joined the meeting via conference call.

Staff:

- Displayed a PowerPoint presentation summarizing the request to remove the property at 180 Highway 33 E from the Kelowna Heritage Register.
- Provided a summary of the heritage evaluations and scoring completed by the committee members
- Responded to questions from the Committee Members.

Katie Cummer, Cummer Heritage Consulting Applicant's Representative:

- Responded to questions from the Committee Members.

HAC Discussion:

- The Committee Members made individual comment regarding the application.

Moved by Lorri Dauncey/Seconded by Amanda Snyder

THAT the Heritage Advisory Committee recommends that Council NOT support the request to remove the property at 180 Highway 33 E from the Kelowna Heritage Register.

Carried
Committee Member Stoke Tonne - Opposed

ANECDOTAL COMMENTS:

The Heritage Advisory Committee provided the following rationale for recommending Council not support the application:

- encourage the applicant to explore with staff the retention of the heritage home onsite and incorporate it into their development plans as it has heritage value for the community and is worth keeping intact;
- support the possibility of shifting the building location onsite;
- use of a heritage revitalization agreement and variances.

Katie Cummer left the meeting.

3. Minutes

Moved by Amanda/ Seconded by Lorri Dauncey

THAT the Minutes of the February 15, 2018 Heritage Advisory Committee meeting be adopted with the correction to the spelling of Committee Member Stoke Tonne.

Carried

4. Update - Council Decisions

Staff:

- Provided an update regarding the applications reviewed by the Committee during the February 15, 2018 meeting:

- 176 Vimy Avenue – the committee did not support the application - Anecdotal comments had been provided back to the applicant. Amendments were received by staff and it was felt that the development was amended enough to meet the majority of the HAC comments. HAP approved at a staff level.
- 1910 McDougall Street – the committee supported the application – structure was changed to a flat roof style to be able to open garage door. An accessory building was added in the backyard. A building permit has been issued.
- 2050 Long Street 2050 – the committee did not support. Applicant submitted amended plans based on HAC's anecdotal comments. Staff issued the HAP at a staff level. Building permit was issued and it is moving forward as a bed and breakfast.

5. Next Meeting

The next Committee meeting was scheduled for September 20, 2018.

6. Termination of Meeting

The Chair declared the meeting terminated at 1:57 p.m.

Abigail Riley, Chair

/cm