



COMMUNITY HERITAGE COMMISSION

April 6, 2016 6:00 p.m.
Irving House

MINUTES

VOTING MEMBERS PRESENT:

John Davies	- Acting Chair, Community Member
Damon Alberda	- Community Member
Catherine Hutson	- New Westminster Heritage Preservation Society
Wayne Janzen	- Community Member
Christa MacArthur	- Community Member
Roger Nottingham	- Community Member
Lynn Radbourne	- Community Member
David Sarraf	- Community Member (exited the meeting at 7:06 p.m.)

VOTING MEMBERS REGRETS:

Councillor Jaime McEvoy	- Chair
Councillor Lorrie Williams	- City Council Representative

GUESTS:

Jake Power	- Applicant
James Garbutt	- Applicant
Dan Grey	- Moody Park Resident

STAFF:

Rob McCullough	- Manager of Museums and Heritage Services
Julie Schueck	- Heritage Planner
Oana Capota	- Curator
Lauren Blake	- Committee Clerk

The meeting was called to order at 6:00 p.m.

John Davies was selected as the Acting Chair.

1.0 ADDITIONS TO AGENDA

There were no additions.

2.0 ADOPTION OF MINUTES

2.1 Adoption of the Minutes of March 2, 2016

MOVED and SECONDED

THAT the March 2, 2016 Community Heritage Commission minutes be adopted.

CARRIED.

All members of the Commission present voted in favour of the motion.

2.2 Adoption of the Minutes of March 15, 2016

MOVED and SECONDED

THAT the March 15, 2016 Community Heritage Commission minutes be adopted.

CARRIED.

All members of the Commission present voted in favour of the motion.

3.0 PRESENTATIONS

3.1 There were no items.

4.0 UNFINISHED BUSINESS

4.1 1031 Sixth Avenue

Julie Schueck, Heritage Planner, advised that the most recent Heritage Revitalization Agreement (HRA) that was received for the house located at 1031 Sixth Avenue was cancelled by the applicant due partly to concerns raised by Moody Park residents and partly due to a re-evaluation of the potential finances of this type of project. The applicant has indicated that he wishes to demolish the house. A report will be brought forward at the April 18, 2016 Regular meeting, requesting that Council provide direction for the project.

The Chair allowed Dan Grey, Moody Park Resident, to address the Commission. Mr. Grey advised that while he supports retaining the heritage house, he expressed the following concerns regarding the second HRA proposal, which would have seen the heritage house relocated to the rear of the property and a new house constructed at the front:

- The proposed location that the heritage home would be moved to may impact the amount of sunlight the neighbors to the east receive;
- If the current owner sold the property, the heritage home, new home and rental suite could potentially be occupied, and be dependent on one parking space provided for the property;
- The HRA could set a poor precedent for the neighbourhood; and,
- It was suggested the original renovation, which included raising the house to implement a functional basement, may have been successful if the applicant invested in larger excavation tools.

In response to questions from the Commission, Ms. Schueck provided the following information:

- Raising the house and implementing a basement would require a rezoning to the property as it would have resulted in more than the allowable density above grade;
- Immediate neighbours of the property did not express support for the second HRA proposal at a Moody Park Residents' Association meeting;
- There has been no further action to the property since March, 2016;
- The application may come back to the Commission depending on the direction Council provides;
- As the home is listed on the Heritage Register, the City is able to withhold issuing a demolition permit until the application is reviewed by the Community Heritage Commission and City Council;
- Normally, the heritage building would be required to be restored prior to work being permitted on any new building located on the property;
- The architect expressed concerns regarding the level of review required to obtain an acceptable design for a laneway house, therefore the applicant did not move forward with that option; and,
- The applicant has indicated that the new design of the house, which has already been completed as it was part of the second HRA proposal, is heritage influenced and sympathetic to the neighbourhood.

Discussion ensued, and the Commission did not express support for the demolition of the house. The Commission noted the following suggestions:

- While heritage retention options for the home have been explored, they could be explored further;
- The home could be relocated to an alternative site; and,
- Applicants having difficulties restoring heritage homes could be directed to the New Westminster Heritage Preservation Society for assistance.

MOVED and SECONDED

THAT the Community Heritage Commission does not support the demolition application for 1031 Sixth Avenue.

CARRIED.

All members of the Commission present voted in favour of the motion.

5.0 NEW BUSINESS

5.1 729 Queen's Avenue Chimney

Julie Schueck, Heritage Planner, summarized the report dated April 6, 2016, regarding a request that has been received to remove a secondary chimney from the house located at 729 Queen's Avenue.

MOVED and SECONDED

THAT the Community Heritage Commission recommends that City Council support the Heritage Alteration Permit for 729 Queen's Avenue.

CARRIED.

All members of the Commission present voted in favour of the motion.

5.2 188 Wood Street – Heritage Alteration Permit (HAP)

Procedural note: Christa MacArthur declared a conflict of interest and exited the meeting at 6:41 p.m.

Julie Schueck, Heritage Planner, summarized the report dated April 6, 2016, regarding a Heritage Alteration Permit (HAP) that has been received for 188 Wood Street (formerly 702 Salter Street).

In response to questions from the Commission, Ms. Schueck advised that the heritage professional has indicated that new materials would match existing materials in type and profile.

MOVED and SECONDED

THAT the Community Heritage Commission recommends that Council support the Heritage Alteration Permit for 188 Wood Street, with the retention of the original material on the north façade.

CARRIED.

All members of the Commission present voted in favour of the motion.

Procedural note: Christa MacArthur re-entered the meeting at 6:47 p.m.

5.3 74 & 82 First Street – Possible Rezoning

Julie Schueck, Heritage Planner, summarized the report dated April 6, 2016, regarding the potential development of 108 Royal Avenue, 74 First Street and 82 First Street, which contains three historic houses.

In response to questions from the Commission, Ms. Schueck provided the following information:

- The retention of heritage homes within a multifamily development has been implemented at different projects, such as the development located at Eighth Street and Fourth Avenue;
- An application has not been received for any of the properties; and,
- The developer of a property generally determines if a project will be for purchase or rental.

Discussion ensued, and the Commission noted that the home located at 82 First Street is an attractive house and could be retained; however, the house has a poor addition. The homes located at 108 Royal Avenue and 74 First Street do not appear to require retention.

MOVED and SECONDED

THAT the Community Heritage Commission recommends that any future development of the subject site include the retention of the house currently located at 82 First Street, with the removal of the addition; and,

THAT the scale of future infill on the properties be sensitive to the scale of the neighbourhood.

CARRIED.

All members of the Commission present voted in favour of the motion.

MOVED and SECONDED

THAT the Community Heritage Commission recommends that the house currently located at 82 First Street be placed on the Heritage Register.

CARRIED.

All members of the Commission present voted in favour of the motion.

5.4 234 Second Street – demolition application for pre-1900 house

Procedural note: David Sarraf exited the meeting at 7:06 p.m.

Julie Schueck, Heritage Planner, summarized the report dated April 6, 2016, regarding a demolition application that has been received for a pre-1900 house located at 234 Second Street.

Discussion ensued, and the Commission noted the following comments:

- It was suggested that the additions could be removed from the house to provide adequate room for a laneway home;
- There are homeowners in the neighbourhood that have put effort into retaining and restoring heritage homes; and,
- The City could consider infill housing options to prevent owners from seeking demolition permits for older homes.

MOVED and SECONDED

THAT the Community Heritage Commission recommends that Council place formal protection on the property located at 234 Second Street with a Heritage Designation bylaw.

DEFEATED.

MOVED and SECONDED

THAT the Community Heritage Commission recommends that Council place a temporary protection order on 234 Second Street in order for the applicant and staff to discuss heritage options.

CARRIED.

Christa MacArthur, Catherine Hutson and Damon Alberda voted in opposition to the motion.

5.5 328 Second Street – demolition application for pre-1900 house

Julie Schueck, Heritage Planner, summarized the report dated April 6, 2016, regarding a demolition application that has been received for a pre-1900 house located at 328 Second Street.

In response to questions from the Commission, Ms. Schueck advised that if the house were to be demolished, the Commission would not be able to provide input regarding the design of the new house.

James Garbutt, Owner and Applicant, summarized the on-table correspondence regarding the demolition request for the home.

Discussion ensued, and the Commission noted that while there could be an opportunity to restore the home, there could also be an opportunity to implement a new house that is sympathetic to the existing neighbourhood.

MOVED and SECONDED

THAT the Community Heritage Commission recommends that Council place formal protection on 328 Second Street with a Heritage Designation bylaw.

DEFEATED.

MOVED and SECONDED

THAT the Community Heritage Commission recommends that Council place no protection on 328 Second Street.

CARRIED.

Catherine Hutson voted in opposition to the motion.

5.6 Penitentiary Cemetery

Julie Schueck, Heritage Planner, advised that there may be an opportunity for a Commission member to participate in discussions regarding the Penitentiary Cemetery heritage site.

Discussion ensued, and the Commission expressed interest in participating in discussions regarding the Penitentiary Cemetery heritage site.

6.0 REPORTS AND INFORMATION

6.1 City Heritage Program – Verbal Update (Standing Item)

Julie Schueck, Heritage Planner, advised that the Queen's Park Neighbourhood Heritage Study has been completed and that the Queen's Park Working Group has formally disbanded. A report outlining the suggested top priorities for Council to focus will be brought forward at the April 25, 2016 Regular Council meeting.

6.2 Demolition Permits Issued (from Feb 23, 2016 – March 29, 2016)

(Please note that demolition permits may only be made public once the permit has been issued. The City is not permitted to release information earlier unless the application deals with a property identified as having heritage value.)

Julie Schueck, Heritage Planner, advised that the following demolition permits were issued between February 23, 2016 and March 29, 2016:

ADDRESS	YEAR BUILT	NEIGHBOURHOOD	DATE ISSUED
263 Osbourne – (formerly 817 Fourth St)	1947	Glenbrooke North	Feb 23 2016
305 Eleventh St	1930	Brow	Feb 24 2016
816 Edinburgh St	1931	Kelvin	Mar 21 2016
1507 Hamilton St	1927	West End	Mar 18 2016
522-524 Fourteenth St	1909	Brow of the Hill	Mar 23 2016
1267 Ewen Ave	1936	Queensborough	Mar 24 2016

In response to questions from the Commission, Ms. Schueck provided the following information:

- The number of demolition permits issued varies from month to month;
- The Commission does not have the authority to deny a demolition permit;
- The City could place a Heritage Designation bylaw to prevent the demolition of a heritage house, however, this could result in legal action against the City;
- A Heritage Conservation Area could take time to implement, although it would offer protection for all homes located in the area;
- Robson Manor is protected through a Heritage Designation bylaw and cannot be demolished without the authorization of Council; and,
- The City is unable to dictate the style of new buildings unless the applicant applies for a rezoning, such as a Heritage Revitalization Agreement.

Discussion ensued, and the Commission noted the following comments:

- It was suggested that the City consider implementing RS-1 zoning in the West End to deter the number of demolitions;
- It was suggested that there could be a Massey/Victory Heights Working Group to assist with retaining heritage homes in that neighbourhood;
- It was suggested that the City explore infill housing to help retain smaller heritage homes and larger lots; and,
- Concerns were expressed regarding the former BC Distillery Building located at 100 Braid Street due to the proposed application from Wesgroup.

MOVED and SECONDED

THAT staff provide the Community Heritage Commission with information regarding the heritage component at 100 Braid Street, including how the Wesgroup proposal could affect any heritage buildings at that site.

CARRIED.

All members of the Commission present voted in favour of the motion.

In addition, John Davies, Acting Chair, reported that an agreement has been reached regarding the Massey Theatre. The agreement includes demolishing the gym and refurbishing the theatre.

Discussion ensued, and the Commission expressed appreciation for all the work that has been done to retain the theatre.

7.0 CORRESPONDENCE

7.1 New Westminster Historical Society newsletter Feb 2016

7.2 New Westminster Historical Society newsletter March 2016

Items 7.1 and 7.2 were circulated for information.

8.0 NEXT MEETING

8.1 Next Meeting Date:

May 4, 2016 6:00 p.m. or at the call of the Chair

9.0 ADJOURNMENT

ON MOTION, the meeting was adjourned at 7:58 p.m.

Certified correct,

John Davies
Acting Chair

Lauren Blake
Committee Clerk