

COMMUNITY HERITAGE COMMISSION

**September 22, 2016 6:00 p.m.
City Hall Committee Room #2**

MINUTES

VOTING MEMBERS PRESENT:

Councillor Jaime McEvoy	- Chair
Councillor Lorrie Williams	- City Council Representative (arrived at 6:13 p.m.)
John Davies	- 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 (arrived at 6:08 p.m.)

VOTING MEMBERS REGRETS:

Damon Alberda	- Community Member
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GUESTS:

Bill Bucholzer	- Young Anderson Barristers and Solicitors
Steven Scherrelies	- Applicant and owner of 220 Fifth Avenue
Kirsten Sutton	- D3 Design Inc.
Alana Zysblat	- Ance Heritage Consulting
Raj Gill	- Home Owner, 720 Second Street
Tim McGowan	- Home Owner, 437 Seventh Street

STAFF:

Jackie Teed	- Manager, Planning
Rob McCullough	- Manager, Museums and Heritage Services
Lynn Roxburgh	- Planner
David Guiney	- Planner
Britney Quail	- Planning Analyst
Debbie Johnstone	- Committee Clerk

The meeting was called to order at 6:03 p.m.

1.0 ADDITIONS TO AGENDA

The following item was removed from the agenda:

- Item 3.1 Committee Rules of Conduct Overview

2.0 ADOPTION OF MINUTES

2.1 Adoption of the Minutes of August 3, 2016

MOVED and SECONDED

THAT the minutes of the August 3, 2016 Community Heritage Commission meeting be amended as follows:

- *Christa MacArthur's name be corrected on page 3;*
- *The bullet point reading "The applicant considered subdividing the lot with dual frontage; however, the City indicated that implementing the project as a strata development would provide stronger heritage protection" be moved to reflect that it was stated by Jackie Teed, Manager of Planning; and,*
- *THAT the minutes be adopted as amended.*

CARRIED.

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

3.0 PRESENTATIONS

3.1 Committee Rules of Conduct Overview

This item was removed from the agenda.

3.2 Our City 2041- Official Community Plan Review

Lynn Roxburgh, Planner, provided a PowerPoint presentation regarding the Official Community Plan (OCP) and how it relates to heritage in the city.

Discussion ensued, and the Commission noted that the draft vision statement for the document is lengthy, and could be better labeled as a mission statement.

4.0 UNFINISHED BUSINESS

4.1 BC Pen Cemetery Task Force Update

There was no update for this item.

Procedural note: This item was discussed following item 5.4

4.2 Queen's Park Heritage Control Period Update

Jackie Teed, Manager of Planning, summarized the On-Table item regarding the Queen's Park Heritage Control Period (HCP).

In response to questions from the Commission, Ms. Teed clarified the following points:

- The HCP allows Council the authority to decline Heritage Alteration Permits (HAP) for demolition applications on a case by case basis;
- The HCP is not a moratorium;
- New Westminster's HCP policy is virtually identical to that of City of Vancouver's;
- The City of Vancouver did not receive any demolition applications in the duration of their control period, which is why it was considered in retrospect to be a moratorium. Had applications been received, the Director (to whom the application approval had been delegated) would have been required to review these applications on a case by case basis;
- At the September 19, 2016 Regular Council meeting, Council directed staff to include additional members from the community in the Review Panel stage of the HCP process; and,
- During the HCP, newly built homes in Queen's Park would need to meet the requirements as set out in the Queen's Park design guidelines. Heritage alteration permit applications would be evaluated by the Review Panel, the Commission and considered for issuance by Council.

Ms. Teed introduced Bill Buholzer from Young Anderson, Barristers and Solicitors. In response to additional questions from the Commission, Mr. Buholzer provided the following information:

- Under the HCP policy Council would not have the legal ability to pass a motion declining all demolition applications during the Control Period. All applications need to be reviewed on a case by case basis;

- Heritage Alteration Permit (HAP) applications provide Council with an opportunity to consider, on a site-specific determination, if the building has heritage importance and requires preservation;
- If Council denies an application, and should that property have more development rights than currently utilized, Council would need to provide the applicant with information regarding how the requested additional floor space could be achieved without a demolition of the property. The City would then work with the applicant to provide information regarding how a Heritage Revitalization Agreement (HRA) could be utilized to obtain the appropriate floor space for the site.

5.0 NEW BUSINESS

5.1 220 Fifth Avenue – Queen’s Park Heritage Alteration Permit

Britney Quail, Planning Analyst, summarized the report dated September 22, 2016 regarding an application that has been received for a renovation Heritage Alteration Permit for 220 Fifth Avenue.

Steven Scherrlies, applicant and owner of the property, provided an overview regarding the proposed plans for the home renovation.

In response to questions from the Commission, Mr. Scherrlies provided the following information:

- The steps at the front of the home would be extended to accommodate for the additional height of the home;
- The current height of the basement would not be able to accommodate a suite;
- The foundation of the home would be rebuilt; and,
- An engineer and a plumber were consulted regarding the possibility of building the basement deeper; however, concerns had been expressed regarding possible plumbing issues and an uncertainty with respect to the basement depth.

Discussion ensued, and the Commission noted that implementing the basement suite could be an adequate way to preserve the heritage home; however, concerns were expressed regarding the proposed eight foot height of the basement and the effect that could have on the appearance of the home.

MOVED and SECONDED

THAT the Community Heritage Commission recommends that the Director of Development Services approve the Heritage Alteration Permit for renovations to 220 Fifth Avenue.

CARRIED.

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

5.2 720 Second Street – Proposed Heritage Revitalization Agreement

David Guiney, Senior Planning Analyst, summarized the report dated September 22, 2016 regarding an application that has been received for a Heritage Revitalization Agreement (HRA) for 720 Second Street.

Kirsten Sutton, D3 Design Inc., and Alana Zysblat, Ance Heritage Consulting, introduced the applicant, Raj Gill, and provided a PowerPoint presentation regarding the historical significance of the site and the proposed heritage revitalization plans for the location.

Following questions from the Commission, Ms. Sutton, Ms. Zysblat and Mr. Gill provided the following information:

- The property could be subdivided into two parcels;
- The lot size for each parcel would be similar to other lots in the area;
- Originally the proposed home for the lot was designed to be off Durham Street; however, the City recommended that it would be better suited to be reoriented off Second Street;
- The HRA for the heritage home would allow for the building to be utilized as a small-scale neighborhood service, such as a daycare or a corner store;
- Parking for both units could be accessed through the back alley of the home, and would consist of a double car garage and a parking pad; and,
- In order to accommodate the boulevard trees, a parking variance would be required.

MOVED and SECONDED

THAT the Community Heritage Commission recommends that City Council support the Heritage Revitalization Agreement for 720 Second Street.

CARRIED.

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

5.3 659 Columbia Street – Façade Restoration

Procedural note: David Sarraf declared a conflict of interest and excused himself from discussion.

Britney Quail, Planning Analyst, summarized a report dated September 22, 2016 regarding a building permit application for a façade restoration at 659 Columbia Street.

David Sarraf, Owner, provided background information regarding the property and explained his proposal to uncover and restore the windows on the upper façade of the building, as well as to implement an additional door at the east edge of the bottom level of the building.

In response to questions from the Commission, Mr. Sarraf provided the following comments:

- The original windows have been removed from the building and would need to be replaced;
- Cinder blocks have been implemented in place of the original windows, with stucco being applied ovetop;
- Previous fire damage to the structure have made restoration difficult; and,
- Previous tenants completed work on the lower level of the building, which would not be altered.

Procedural note: Following questions from the Commission, Mr. Sarraf exited the meeting.

Discussion ensued, and the Commission agreed that while they supported the restoration of the building, they were not provided with adequate information regarding the conservation plan and expected timeline for the project.

MOVED and SECONDED

THAT this item be tabled until further information regarding the plans for the project can be provided.

CARRIED.

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

Procedural note: Upon the conclusion of the discussion, David Saraff re-entered the meeting.

5.4 St. Ann's Interpretive Plaque – Albert Crescent

Rob McCullough, Manager of Museum and Heritage Services, summarized the report and On-Table item dated September 22, 2016 regarding two requests that have been received for commemorative plaques in Albert Crescent Park and Westminster Pier Park.

Following questions from the Commission, Mr. McCullough noted the following information:

- Currently the photographic panel and memory band installation do not acknowledge St. Ann's Academy or the Western Union Telegraph line;
- If the memory band were to expand, recognition could be provided for St. Ann's Academy; and,
- The commemorative plaque request for the Western Union Telegraph line would require implementation within twelve to eighteen months, and funding for the project would be provided through the National Society of the Daughters of the American Revolution.

MOVED and SECONDED

THAT the Community Heritage Commission recommends that interpretive signage be incorporated into Albert Crescent Park in conjunction with upcoming capital improvement; and,

THAT the Community Heritage Commission supports the inclusion of all aspects of the natural and social history related to Albert Crescent Park and surrounding area, including St. Ann's Academy and the northern terminus of the Western Union Telegraph line, on future interpretive signage.

CARRIED.

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

5.5 437 Seventh Street – Removal of Heritage Designation

Jackie Teed, Manager of Planning, summarized the report dated September 22, 2016 regarding a request that has been received for the removal of the Heritage Designation Bylaw on 437 Seventh Street.

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

- The Heritage Revitalization Agreement (HRA) application for this property was processed and approved by Council in 2013; however, the HRA was cancelled by the home owner in 2014;
- Removing the Heritage Designation Bylaw (HD) from the property would mean that the home would no longer have heritage protection;
- The City has not received any demolition applications for the property at this time;
- The Commission's mandate is to provide a recommendation to Council with regard to this matter; however, it would ultimately be Council's decision to approve or decline the request; and,
- Retaining the HD would not prevent home owners from converting the property back to a duplex.

Ms. Teed introduced Tim McGowen, the home owner for the property. Mr. McGowen provided the following additional information:

- Originally the HRA for the property would have allowed for three units to be implemented on the property; however, this application was cancelled prior to the work being completed;
- Future plans for the property would be to return the property back into a duplex. There are no plans for the demolition of this property; and,
- The request to remove the HD is largely due to increased home insurance rates.

Discussion ensued, and the Commission provided the following comments:

- It was suggested that a balance between the importance of heritage in the city and respect for a home owners' rights needs to be considered;
- Higher insurance rates and laborious processes with the City could deter home owners from considering heritage protection in the future; and,
- Concerns were expressed regarding the removal of the HD and if this could negatively impact the future of heritage homes.

MOVED and SECONDED

THAT the Community Heritage Commission supports the removal of Heritage Designation Bylaw No. 7369, 2009 from 437 Seventh Street.

DEFEATED.

MOVED and SECONDED

THAT the Community Heritage Commission supports the retention of Heritage Designation Bylaw No. 7369, 2009 on 437 Seventh Street.

CARRIED.

Councillor Lorrie Williams, Wayne Janzen, Christa MacArthur and David Sarraf voted in opposition of this motion.

Staff advised the Commission that this request would be forwarded to Council for their consideration.

5.6 2225 Dublin Street – Application for Heritage Designation

Britney Quail, Planning Analyst, summarized the report dated September 22, 2016 regarding a Heritage Designation application for 2225 Dublin Street. Ms. Quail noted that the applicants are requesting the designation on a volunteer basis, as they feel their home is of heritage significance to the city.

Discussion ensued, and the Commission applauded the home owners for their request, as this would be the first home with Heritage Designation in the Connaught Heights area.

MOVED and SECONDED

THAT the Community Heritage Commission supports the Designation of 2225 Dublin Street.

CARRIED.

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

5.7 Naming of a New Street in Queensborough

Jackie Teed, Manager of Planning, summarized the report dated September 22, 2016 regarding a street name request in the Queensborough area. Following the City Street Naming Policy guidelines, the Commission has been requested to provide a recommendation to Council regarding the proposed name options.

Discussion ensued, and the Commission provided the following suggestions:

- Lulu or Lulu Island could be a good choice given that the street is located in the Queensborough area;
- The story behind how Lulu Island received its name is interesting and utilizing the name could be a unique way to commemorate that; and,
- Kamachi was also suggested as a strong possibility, as it represents Japanese heritage in New Westminster.

MOVED and SECONDED

THAT the Community Heritage Commission endorse the following potential street names put forth by the Queensborough Residents' Association:

- a. Heaps;*
- b. Kamachi;*
- c. Lulu and Lulu Island;*
- d. Mabel;*
- e. Stoess*

CARRIED.

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

6.0 REPORTS AND INFORMATION

6.1 City Heritage Program – Verbal Update (Standing Item)

Councillor Jaime McEvoy, Chair, reported that Julie Schueck, Heritage Planner, had accepted an opportunity working with the Museums and Cultural Services Division. Jackie Teed, Manager of Planning, and Britney Quail, Planning Analyst, would act as staff representatives on the Commission going forward.

MOVED and SECONDED

THAT the Community Heritage Commission thanks Julie Schueck, Heritage Planner, for her work with the Commission.

CARRIED.

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

6.2 Demolition Permit Applications Received as of September 13, 2016

ADDRESS	YEAR BUILT	NEIGHBOUHOOD
1939-1941 River Drive	1956	North Arm North
302 Eighth Avenue	1914	Glenbrooke North
615 E. Columbia Street - detached garage only	1929	Sapperton
1714 Eighth Avenue - remove portable classrooms		West End
334 Fenton Street	1958	Queensborough
934 Chilliwack Street	1948	Victory Heights
526 Fourteenth Street	1948	Brow of the Hill
330 Hoult Street	1939	Sapperton

Discussion ensued, and the Commission expressed concerns regarding the impact that the demolition of 934 Chilliwack Street would have on the holly tree located on the property. Councillor Jaime McEvoy, Chair, stated that if the tree were to be cut down a permit would be required and two additional trees would need to be planted on the property.

7.0 CORRESPONDENCE

The following items were received for information.

- 7.1 New Westminster Historical Society Newsletter – June 2016**
- 7.2 New Westminster Historical Society Newsletter – July 2016**
- 7.3 New Westminster Historical Society Newsletter, Special Issue – July 2016**
- 7.4 New Westminster Historical Society Newsletter – August 2016**

8.0 NEXT MEETING

- 8.1 Next Meeting Date:**
October 19, 2016 6:00 p.m. or at the call of the Chair

9.0 ADJOURNMENT

ON MOTION, the meeting was adjourned at 8:12 p.m.

Certified correct,

Councillor McEvoy
Chair

Debbie Johnstone
Committee Clerk