



COMMUNITY HERITAGE COMMISSION

March 7, 2018 6:00 p.m.
Committee Room #2

MINUTES

VOTING MEMBERS PRESENT:

Councillor Jaimie McEvoy	- Chair
Maureen Arvanitidis	- Community Member
John Davies	- Community Member
Deane Gurney	- Community Member
Rosanne Hood	- NWHPS Representative
Lauren Neufeld	- Community Member
Lynn Radbourne	- Community Member

REGRETS:

David Sarraf	- Community Member
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STAFF:

Rob McCullough	- Manager of Museums and Heritage Services
Britney Quail	- Heritage Policy Planner
Philip Lo	- Council and Committee Clerk

The meeting was called to order at 6:09 p.m.

1.0 ADDITIONS TO AGENDA

There were no additions to the agenda.

2.0 ADOPTION OF MINUTES

2.1 Adoption of the Minutes of February 7, 2018

The Commission noted the following amendments to the February 7, 2018 minutes:

- Election of Vice Chair John Davies was not recorded; and
- Rosanne Hood should be referred to as the NWHPS representative.

MOVED and SECONDED

THAT the February 7, 2018 Community Heritage Commission minutes be adopted as amended.

CARRIED.

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

3.0 PRESENTATIONS

3.1 Heritage Orientation No. 1

Britney Quail, Heritage Policy Planner, provided a Heritage Orientation presentation, noting the following:

- Introduced staff liaisons and committee resources, including a heritage terms glossary;
- Staff would provide a series of three heritage orientations over the next three months for Commission members to become familiar with subject matter;
- The orientations would deal with “what is heritage” in a general and technical context; heritage in the municipal context; and drilling down to the evaluation of proposals;
- UNESCO classifies two kinds of heritage internationally: tangible (structures, etc.) and intangible (such as practices or traditions); this standard is recognized as the ‘best practice’;
- Heritage is concerned with what stories are trying to be told;
- Highlighted the Canadian standard and the six rationales for heritage, which the Commission will use for heritage evaluation;
- Heritage may be recognized through protection, recognition or ownership; New Westminster favours recognition and protection;
- The UNESCO heritage designation supersedes all other jurisdictions;
- The lack of Federal authority to regulate heritage is derived from the Constitution;
- Authority to regulate heritage is the jurisdiction of the Province; and,
- New Westminster has opted into all Federal treaties with UNESCO on heritage, while working within Provincial parameters.

Commission members noted the complex relationship between federal, provincial jurisdiction, and authority delegated to local governments through the *Local Government Act* and *Community Charter*;

4.0 UNFINISHED BUSINESS

4.1 Appointment of the Grants Committee Representative

MOVED and SECONDED

THAT Lynn Radbourne be appointed as the Grants Committee Representative.

CARRIED.

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

5.0 NEW BUSINESS

5.1 Appointment of the Museum Advisory Board Representative

MOVED and SECONDED

THAT Maureen Arvanitidis be appointed as the Museum Advisory Board Representative.

CARRIED.

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

5.2 Update on BC Mills House Deconstruction

Britney Quail, Heritage Policy Planner, provided an On Table memo from the Chief Administrative Office regarding the BC Mills House, which is currently protected through ownership, and noted the following:

- City acquired the house in 2007, but it was situated on private property previously owned by Larco and then purchased by Bosa for development; the house will now have to be moved;
- The building is recommended to be deconstructed and then stored; this could begin in mid-March as the contract for this work has been awarded; and,
- The storage location is still being determined; Storage on City property in Queensborough is likely, as it would provide enclosed and dry storage.

Rob McCullough, Manager of Museums and Heritage Services, suggested that staff are reviewing the feasibility of storage within a shipping container as well, and that the house will be sealed with significant desiccants to keep moisture out.

The Commission noted that the building was relocated to Third Street in 1938, and had been previous deconstructed and put into storage.

5.3 215 Second Street – OCP Amendment to Remove HCA Protection

Britney Quail, Heritage Policy Planner, provided an overview of the Heritage Conservation Area (HCA) policy, including design guidelines and protection levels, and noting the following:

- Homeowners have the opportunity for the protection level to be moved. This would require an Official Community Plan amendment, a process which is regulated through the Local Government Act and requires statutory consultation with regional stakeholders as well as a Public Hearing;
- This is the first application received for a home to be moved from the Advanced to Limited protection category;
- The City is looking to streamline the application process to make it less onerous for homeowners, as OCP amendments are typically used for large scale developments or for land use issues; and
- The Land Use and Planning Committee recommended that a report go to Council regarding the streamlined process, for Council's consideration on March 12, 2018.

With regards to the application for 215 Second Street, Ms. Quail noted the following:

- The Owner submitted the required heritage value assessment by a heritage professional to the City;
- To evaluate an application, the City uses a checklist (Page 33 of the Agenda package) which considers heritage merit, development potential, and condition of the building;
- A score of 60% or higher on the evaluation is considered to be a good case for retention of protection; and
- This application has an evaluation score of 44%, with staff recommending that the building be moved to the Limited category.

In response to questions from the Commission, Ms. Quail noted that the evaluation checklist was developed in conjunction with Council through the HCA policy development process, with involvement from the public as well as the Community Heritage Commission.

The Commission expressed concerns regarding the evaluation checklist, noting the following:

- Expressed concerns with the loss of protection for pre-1900 houses, and that the checklist does not provide additional consideration for pre-1900 houses nor considers the age of a home;
- Suggested that some elements of the 'heritage merit' and 'condition' categories may not have been scored fairly;

- Noted that the house at 215 Second Street may still be in livable condition;
- Noted that the family who original inhabited this house may have had some prominence in the city;
- Noted the lack of historical photos of the house;
- Noted that retention of streetscape should be an important consideration; and,
- Expressed concerns that the information received by the City may not be accurate or complete, especially with regards to alterations and additions to the structure.

In response, Ms. Quail noted the following:

- There are no preferable scores for pre-1900 houses, as there is an existing Council policy regarding pre-1900 houses; these house would receive additional review, but the City cannot legally withhold changes from the property; this could only be achieved through the HCA;
- It is uncertain that there is any original siding remaining beneath stucco at this property;
- Regardless of its livable condition, the City does not have the legal authority to withhold the Owner's right to redevelop the property; the City would otherwise have to prove heritage value of the property which outweighs its development potential;
- The City can only work with information that is available to the City at this time, and noted inherent risk in finding additional historic information in the future;
- The City could require as-built drawings of current house, but it would only be used to determine its development potential, and may not be relevant to the determination of heritage value, and as such was note required in this case;
- Heritage value assessment typically involves two weeks' worth of research to determine available documentation;
- The applicant approached City about two years ago, and volunteered to be the first case for this process, as they believed that their property would be a good candidate for this process; and,
- It is not staff's understanding that the house would be demolished; in the Limited protection category, alterations without design controls would be permitted.

Councillor McEvoy, Chair, noted that the evaluation checklist was adopted by Council, and that staff's role is to follow the current policy and practice.

Procedural note: Lauren Neufeld exited the meeting at 7:09 PM.

5.4 659 Columbia St – New Door on Façade of Register Building

Britney Quail, Heritage Policy Planner, summarized the proposal, noting the following:

- The area is governed by the Heritage Revitalization Area Program (HARP) guidelines, which was a federal program to encourage restoration of front façades, the application is supportable under the HARP guidelines;
- The proposed new door would provide access to the office to the rear of the building; and,
- This project has received a Certificate of Appreciation from the Provincial government.

The Commission advised that the height of the window ledge should be raised to a height that is comparable to what the building would have looked like the time, in order to retain the heritage look; and recommended the installation of wood trim around the doors.

5.5 Judging for Heritage Week Colouring Contest (Rob McCullough)

Rob McCullough, Manager of Museums and Heritage Services, noted the following:

- During the annual heritage week, School District 40 students are asked to colour an image based on a heritage theme; the theme for 2018 is “Heritage Stands the Test of Time”, with a focus on Indigenous heritage;
- Indigenous involvement would be necessary; staff reached out to Chief Rhonda Larrabee and have put together a proposal on what this could look like and have presented her with an image;
- Noted the importance of the symbol of the wolf to the Qayqayt nation; and,
- Judging date would be determined and communicated to the Commission members.

6.0 REPORTS AND INFORMATION

6.1 Announcement of Heritage BC Award

Britney Quail, Heritage Policy Planner, advised that the Queen’s Park Neighbourhood Heritage Study Working Group has been awarded the Outstanding Achievement award in the Heritage Planning and Management category by Heritage BC. An awards gala will take place in May 2018.

6.2 BC Penitentiary Cemetery Task Force Update (Standing Item)

Minutes of the BC Penitentiary Cemetery Task Force are attached to the agenda.

6.3 Queen's Park Heritage Conservation Area Implementation Program – Update on Research Phase (Standing Item)

Britney Quail, Heritage Policy Planner, summarized the memo On Table, which included as an attachment the report presented to Council on March 5, 2018. The report outlined proposed changes to the HCA implementation plan, including incentives to minimize impact on homeowners. A further report would be presented to Council on March 12, 2018.

Discussion ensued, with the Commission noting the following:

- Inquired as to the purpose and end result of the proposed expanded Special Limited category study;
- Expressed concerns at the potential number of applications that may come through, as people may understand this as “getting something for free”; and,
- Expressed concerns about evaluation scores that may come very close to the 60% threshold, and what would result from these applications.

In response, Ms. Quail noted the following:

- This is the Expanded Study program, which would follow the streamlined review process, should Council endorse it on March 12, 2018;
- The Expanded Study program would allow certainty of whether the Advanced category is appropriate for some homes;
- This process helps staff to address and bring certainty to concerns heard through consultation, that some pre-1940 homes may not be good candidates for conservation;
- This process would be evaluating expected applications together, with the City commissioning the heritage assessments;
- An application deadline would be implemented to curb potential disruption of process; and,
- The City has a list of heritage professionals who regularly work in New Westminster; other heritage professionals from CAHP could also be available, as well as professionals from Ontario who have been known to work BC.

6.4 Demolition Permit Applications Issued as of January 19, 2018

ADDRESS	YEAR BUILT	NEIGHBOURHOOD
2034 Dublin Street	1940	Connaught Heights
838 Fourth Street	1939	Glenbrooke North
121 Rickman Place	1958	Massey Heights
336 Boyne Street	1930	Queensborough
320 Pembina Street	1914	Queensborough

Councillor McEvoy, Chair, noted that there were no demolition permit applications from the Queen's Park neighbourhood.

In response to questions from the Commission, Britney Quail, Heritage Policy Planner noted that two Heritage Revitalization Agreements (HRA) at 312 Fifth Street and 318 Fifth Street would be considered by Council at the Public Hearing on April 30, 2018; the standing application for demolition for 328 Second Street was received before the implementation of the heritage control period, and two houses at 234 Second Street and 320 Fifth Avenue whose new construction was approved under the Heritage Conservation Area are nearing completion.

7.0 CORRESPONDENCE

7.1 BC Penitentiary Cemetery Task Force Minutes (November 23, 2017)

Minutes of the BC Penitentiary Cemetery Task Force are attached to the agenda.

8.0 NEXT MEETING

8.1 Next Meeting Date: Wednesday April 4, 2018 at City Hall in Committee Room #2 at 6:00pm or at call of the Chair

9.0 ADJOURNMENT

ON MOTION, the meeting was adjourned at 8:37 p.m.

Certified correct,

Councillor Jaimie McEvoy
Chair

Philip Lo
Council and Committee Clerk