

COMMUNITY HERITAGE COMMISSION

May 3, 2017 6:00p.m.
Committee Room #2

MINUTES

VOTING MEMBERS PRESENT:

Councillor Jaimie McEvoy	- Chair
John Davies	- Community Member
Catherine Hutson	- New Westminster Heritage Preservation Society
Wayne Janzen	- Community Member
Laura Moodie	- Community Member
Roger Nottingham	- Community Member
David Sarraf	- Community Member

VOTING MEMBERS REGRETS:

Lynn Radbourne	- Community Member
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STAFF:

Rob McCullough	- Manager of Museums and Heritage Services
Britney Quail	- Planning Analyst
Julie Schueck	- Heritage and Community Planner
Heather Corbett	- Committee Clerk

The meeting was called to order at 6:04 p.m.

1.0 ADDITIONS TO AGENDA

The following items were added to the agenda as on-table items:

- Item 3.2 – 412 Third Street – Heritage Alteration Permit for New Construction in Queen’s Park
- Item 5.4 – 508 Agnes Street – Heritage Alteration Permit Request to Reduce Parking for the Masonic Hall
- Item 5.5 – Proposed Plaque Commemorating a 1921 New Westminster Teachers’ Strike

2.0 ADOPTION OF MINUTES

2.1 Adoption of the Minutes of April 5, 2017

MOVED and SECONDED

THAT the minutes of the April 5, 2017 Community Heritage Commission meeting be adopted.

CARRIED

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

3.0 PRESENTATIONS

3.1 320 Fifth Avenue – Heritage Alteration Permit for New Construction in Queen’s Park – Presentation of Colour Scheme

Procedural Note: Consideration of the Heritage Alteration Permit for 320 Fifth Avenue (Agenda Item 5.3) was discussed in conjunction with the Presentation.

Julie Schueck, Heritage Planner, summarized the report dated May 3, 2017, regarding the Heritage Alteration Permit for new construction at 320 Fifth Avenue, and the Applicant presented the proposed colour scheme to be used on the new construction.

In response to questions from the Commission, the Applicant provided the following information:

- Although the renderings make it appear as though there are three colours in the colour scheme, this is due to the appearance of the texture, and they are only using one colour for the house; and,
- The windows will be a dark walnut colour.

The Commission expressed appreciation for both the colour scheme and the design of the new construction.

MOVED and SECONDED

THAT the Community Heritage Commission recommends that City Council support the Heritage Alteration Permit for the new house at 320 Fifth Avenue, with support for the colour scheme as presented at the May 3 meeting.

CARRIED

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

3.2 412 Third Street – Heritage Alteration Permit for New Construction in Queen’s Park – Presentation by Applicant

Procedural Notes: Consideration of the Heritage Alteration Permit for 412 Third Street (Agenda Item 5.1) was discussed in conjunction with the Presentation from the Applicant.

Julie Schueck, Heritage Planner, summarized the report dated May 3, 2017, regarding the Heritage Alteration Permit for new construction at 412 Third Street, and the Applicant presented the revised elevation drawings to be used on the new construction.

In response to questions from the Commission, the Applicant provided the following information:

- Windows have been used on the front gables rather than vents because the applicant believes they are more appealing. The windows do not open and are not operable on purpose. The owner’s intention is to ventilate the roof through the use of roof vents; and,
- The windows on the first floor are flush with the walls and do not protrude from the house, as in a bay window.

Discussion ensued, and the Commission noted that the eyebrow over the upper right hand window at the front of the house looks out of place with the point of the gable.

MOVED and SECONDED

THAT the Community Heritage Commission recommends that City Council support the Heritage Alteration Permit for the new house at 412 Third Street.

CARRIED

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

4.0 UNFINISHED BUSINESS

4.1 BC Pen Cemetery Task Force Update

Rob McCullough, Manager of Museums and Heritage Services, reported that, as per last meeting, the tombstones have been removed to be cleaned. The next steps include re-grading, prepping and sodding the cemetery land for the replacement of the tombstones. All stones have been geo-placed, and will be re-instated in their original positions, at a low level.

Rob further reported that a site visit to the cemetery would likely be organized for the Commission and the next meeting would be at the call of the Chair, likely once work is complete and Staff have updated the Chair.

5.0 NEW BUSINESS

5.1 412 Third Street – Heritage Alteration Permit for New Construction in Queen’s Park

This item was addressed in item 3.2 above.

5.2 235 Townsend Place – Heritage Alteration Permit for Renovation in Queen’s Park

Julie Schueck, Heritage Planner, summarized the report dated May 3, 2017, regarding the Heritage Alteration Permit for a renovation to the 1911 house at 235 Townsend Place.

The renovation of the house has followed the renovation principles as laid out in the Heritage Control Period regulation, as the property is located in the Queen’s Park neighbourhood.

The Commission supported the relocation of the door.

MOVED and SECONDED

THAT the Community Heritage Commission recommends that the Director of Development Services approves the Heritage Alteration Permit for renovations to 235 Townsend Place.

CARRIED

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

5.3 320 Fifth Avenue – Heritage Alteration Permit for New Construction in Queen’s Park

This item was addressed in item 3.1 above.

5.4 508 Agnes Street – Heritage Alteration Permit Request to Reduce Parking for the Masonic Hall

Julie Schueck, Heritage Planner, reported that during the demolition and excavation at the property, an underground stream was discovered and the portion of the façade that was to be retained through the Heritage Revitalization Agreement began to move due to erosion. The project Engineers immediately stopped all excavation and had the area back-filled and three sump pumps installed to remove excess water. The project was going to incorporate the historic façade into a new shearing wall, but given the unexpected water situation, a redesign of the shearing wall was required, such that the historic façade is a separate unit. In order to create a new, stand-alone shearing wall,

three parking spaces would be lost, resulting in the required parking being under by three spaces.

Additionally, Ms. Schueck advised the Commission that the developer would like to replace the originally planned Juliet balconies with windows on the West and East-facing elevations in the tower.

Ms. Schueck noted that both of these changes to the design of the building could be authorized through a Heritage Alteration Permit that would go to Council for consideration.

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

- It would likely not be viable to keep the heritage wall if the parking stalls were kept in the design;
- The developer is replacing the balconies with windows in order to simplify the design and save on costs. The windows will continue to be operable.

The Commission noted some surprise that the underground erosion was not anticipated and Councillor Jaimie McEvoy, Chair, advised that underground streams in New Westminster are not currently documented, so this occurrence may not be remarkable. In addition, he noted that the Environmental Advisory Committee has discussed mapping streams in the City, so issues such as these may be minimized in future.

MOVED and SECONDED

THAT the Community Heritage Commission recommends that Council approves the Heritage Alteration Permit request to reduce parking for the Masonic Hall by up to three stalls and to change the design from balconies to windows on the east and west elevations of the tower.

CARRIED

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

5.5 Proposed Plaque Commemorating a 1921 New Westminster Teachers' Strike

Rob McCullough, Manager of Museums and Heritage Services, summarized the report dated May 3, 2017, regarding a proposed plaque commemorating a teachers' strike against the School Board (of the time) that occurred in the City in 1921. The plaque would be installed at no cost to the City. It is proposed that the plaque be located on Sixth Street, across from the (current) City Hall parking lot.

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

- The plaque has been proposed by the New Westminster Teachers' Union (NWTU) and the BC Teachers' Federation (BCTF);
- Locating the plaque on Sixth Street would draw awareness to the fact that there were school buildings in the location at the time of the strike and it was the likely location of the School Board offices in 1921;
- It was unclear at the time of the meeting what material the plaque would be made from, and therefore whether there would be any risk of metal theft and any security measures needed; and,
- The composition of the population of striking teachers, in terms of gender and age, was unknown to the Manager of Museums and Heritage Services.

Upon further discussion, the Commission noted the following comments:

- Locating images near or within the plaque would aid in making the connection that there was once a school in that location;
- The physical location of the plaque is an excellent choice and points to the cultural heritage of the schoolhouse that was in the location; and,
- An unveiling ceremony is recommended.

MOVED and SECONDED

THAT the Community Heritage Commission endorse a community proposal for the installation of a plaque commemorating the 1921 district-wide teachers' strike in New Westminster along the Sixth Street right of way, across from the City Hall parking lot; and

THAT it be suggested to the NWTU and BCTF to include images within the plaque of the former schoolhouse, to provide context of the location.

CARRIED

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

6.0 REPORTS AND INFORMATION

6.1 Queen's Park Heritage Conservation Area: Full Draft Conservation Area and Administrative Policy

Britney Quail, Planning Analyst, summarized the on-table report outlining the policy provisions, draft design guidelines, and provisions of the administrative policy regarding the Queen's Park Heritage Conservation Area, including a background of previous Council direction.

Ms. Quail reviewed the Proposed Policy Provisions in the on-table package, highlighting the following information:

- The Heritage Conservation Area would apply to the Queen's Park neighbourhood, which has delineated bounds;

- Two categories would be assigned to properties in the Conservation Area:
 - Advanced (Protected), which would apply to all single detached dwelling buildings constructed in 1940 or earlier, currently listed on the Heritage Register or Designated; and,
 - Limited (Non-Protected), which would apply to all single detached dwelling buildings constructed in 1941 or later;
- All properties would be subject to Heritage Alteration Permits (HAP) for new construction and be subject to new design guidelines;
- Properties that would be exempted from the Heritage Conservation Area;
- Alterations to properties in the Heritage Conservation Area that would not require an HAP;
- Existing buildings in the Limited category would not require an HAP for changes to the existing structure unless 70% of the structure is altered; and,
- The Official Community Plan and the Zoning Bylaw would continue to apply to properties in the Heritage Conservation Area, along with other city-wide policies and by-laws.

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

- The provisions state that if an owner of a property in the advanced category wants to demolish a dwelling, they would have to apply for an HAP for demolition, as per the 'Draft Evaluation Criteria for Heritage Assessments' (included in the report), scored out of 25. If a building scores 59% or less, an HAP would be supported;
- An owner of a property may apply for an OCP amendment to move out of the Advanced (Protected) category. Council has suggested that decisions to move categories would be made by Development Services staff and Council may hear appeals to these decisions;
- For designated properties, there is a standards of maintenance bylaw that provides for demolition by neglect, which states that the City can require an owner to complete maintenance;
- Decisions to move a property back in to the Limited category once they have moved to the Advanced category could be made by Council;
- There would not be a list produced of Advanced category properties, because it is a high level of protection that applies to an entire neighbourhood, but rather it is proposed that there will be a schedule of properties that are exempt; and,
- The Heritage Conservation Area would show on a property's Land Title; however the level of protection may not be specified.

Ms. Quail reviewed the Proposed Administration Policy Provisions in the on-table package, highlighting information relevant to the Commission:

- There would be four different kinds of applications under the Queen’s Park Heritage Conservation Area:
 - 1. Renovation – This type of application would be processed at staff level, and would not come to the Community Heritage Commission unless the Director of Development Services deems it necessary. No fees would be associated with these applications;

Procedural note: Roger Nottingham exited the meeting at this point (7:23 p.m.).

- 2. Demolition – This type of application would require a heritage assessment prepared by a professional and owners could provide other information in support of their application, with associated fees paid by the applicant;
- 3. New Construction – This type of application would be processed at staff level, and would not come to the Community Heritage Commission unless the Director of Development Services deems it necessary;
- 4. Moving from the Advanced Category into the Limited Category: This type of application would require review by the Community Heritage Commission and Advisory Planning Commission, and would be considered for adoption by Council. Fees would be associated with this type of application; and,
- 5. Moving from the Limited Category to the Advanced Category would follow the current City process for such applications, with no fee associated.

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

- Heritage Assessors are registered professionals and their evaluations are upheld by the ethics of the profession; and,
- Council has suggested that the Queen’s Park Heritage Conservation Area policies and design guidelines would be reviewed after two years.

A Commission member commented that they had received notification that the Queen’s Park Heritage Conservation Area may receive a written endorsement from Robert Shipley, of the School of Planning, University of Waterloo and Associate of the Heritage Resources Centre.

Ms. Quail reviewed the Draft Queen’s Park Heritage Conservation Area Design Guidelines, as prepared by Donald Luxton and Associates, highlighting the following information:

- The Design Guidelines would contain three sections:
 - 1. New Residential Buildings – these guidelines would be mandatory for all new construction and also apply to laneway houses;
 - 2: Alterations to Heritage Buildings; and,
 - 3. Landscape Design;
- Ms. Quail also noted that the design guidelines are not retroactive, but would apply going forward.

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

- All permits would go through Development Services and only be presented to the Community Heritage Commission when deemed necessary;
- It is intended that the Queen’s Park Heritage Conservation Area Working Group will be disbanded. It has been suggested that an expert would join the City as staff to help with assessments;
- Staff would evaluate applications based on:
 - The criteria developed once the design guidelines are finalized;
 - S&G (best practice manual);
 - Statement of significance; and,
 - Scorecard criteria developed by the Working Group;
- An application would be evaluated by either a City process (i.e. existing OCP amendment) or by the Development Services Department. For example, an OCP amendment would go before Council, whereas a demolition application would be evaluated by the Director of Development Services. If a sensitive application or historically significant house is being evaluated, it would be within the Director’s purview to send the application to the Community Heritage Commission, or to Council; and,
- All Planning Staff sitting in the Heritage portfolio are certified heritage professionals.

MOVED and SECONDED

THAT the Community Heritage Commission endorses the proposed provisions of the Queen’s Park Heritage Conservation Area.

CARRIED

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

Procedural note: John Davies exited the meeting after the discussion of the Queen’s Park Heritage Conservation Area.

6.2 231 Twelfth Street (Gas Work Site) – Verbal Update

Procedural Note: This item was discussed before Item 6.1.

Julie Schueck, Heritage Planner, reported that the Province of BC has notified the City of plans to demolish the former Gas Work Site at 231 Twelfth Street because of its dangerous state. In response, the City has asked for the following items:

- A full legal survey of both the outside and inside footprints of the building;
- Fully dimensioned drawings of all elevations;
- Any architectural design elements documented;
- High-quality digital photographs of all elevations, inside and out; and,
- 2000 bricks to be salvaged for a future interpretive program or art structure.

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

- The salvaged bricks will be cleaned and stored in a sealed container;
- During demolition, the City will be notified of any artifacts that are recovered, such as fixtures, hardware or venting within the walls;
- The demolition is expected to take place in June and then the next steps would be for the Gas Work site to be presented to the Community Heritage Commission, and Council, for removal from the Heritage Register ;
- The bricks are red in colour and it is unknown how solid and/or toxic they are;
- The Gas Work Site was never transferred from the Province to the City. While the site was awaiting clean up, the storm occurred last year, and subsequently, the roof collapsed;
- There had been some early consideration of the feasibility of disassembling and reassembling the building elsewhere, however after an assessment of the bricks' capacity for load bearing, reconstruction was deemed unlikely; and,
- The salvaged bricks will not be used for structural purposes in the future, but would likely be used in a future interpretive and/or art project to speak to the history of the building.

6.3 Demolition Permit Applications Received as of April 24, 2017

ADDRESS	YEAR BUILT	NEIGHBOURHOOD
412 Third Street	1925	Queen's Park
1309 Ewen Avenue	1946	Queensborough
210 Phillips Street	1956	Queensborough
203 Eighth Avenue	1943	Glenbrooke North
2024 Eighth Avenue	1944	Connaught Heights
407 Eighth Avenue	1913	Glenbrooke North
2114 Ninth Avenue	1945	Connaught Heights
118 Fifth Avenue – accessory building only	1962(shed); 1955 (carport); 1930 (garage)	Queen's Park
283 Jardine Street	1926	Queensborough
2234 Eighth Avenue	1941	Connaught Heights

7.0 CORRESPONDENCE

There was no correspondence.

8.0 NEXT MEETING

8.1 Next Meeting Date:

June 7, 2017 6:00 p.m. or at the call of the Chair

9.0 ADJOURNMENT

ON MOTION, the meeting was adjourned at 7:46 p.m.

Certified correct,

Original Signed
Councillor Jaimie McEvoy
Chair

Original Signed
Heather Corbett
Committee Clerk