

## **COMMUNITY HERITAGE COMMISSION**

**June 1, 2016 6:00 p.m.**  
**City Hall Committee Room #2**

### **MINUTES**

#### **VOTING MEMBERS PRESENT:**

John Davies	- Community Member
Damon Alberda	- Community Member
Catherine Hutson	- New Westminster Heritage Preservation Society
Wayne Janzen	- Community Member
Christa MacArthur	- Community Member
David Sarraf	- Community Member (arrived at 6:25 p.m.)

#### **VOTING MEMBERS REGRETS:**

Councillor Jaime McEvoy	- Chair
Councillor Lorrie Williams	- City Council Representative
Roger Nottingham	- Community Member
Lynn Radbourne	- Community Member

#### **STAFF:**

Julie Schueck	- Heritage Planner
Debbie Johnstone	- Committee Clerk

**Procedural note:** John Davis assumed the role of Acting Chair

The meeting was called to order at 6:19 p.m.

### **1.0 ADDITIONS TO AGENDA**

There were no additions.

## **2.0 ADOPTION OF MINUTES**

**Procedural note:** This item was addressed following item 5.1

### **2.1 Adoption of the Minutes of May 4 2016**

#### **MOVED and SECONDED**

*THAT the minutes of the May 4, 2016 Community Heritage Commission meeting be adopted.*

**CARRIED.**

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

## **3.0 PRESENTATIONS**

There were no items.

## **4.0 UNFINISHED BUSINESS**

There were no items.

## **5.0 NEW BUSINESS**

### **5.1 332 Eleventh Street- demolition application for pre-1900 house (1892)**

Julie Schueck, Heritage Planner, summarized the report dated June 1, 2016 with regard to a Demolition Application that has been received for 332 Eleventh Street.

**Procedural Note:** David Sarraf entered the meeting at 6: 25 p.m. and quorum was obtained.

Following questions from the Commission, Ms. Schueck provided the following information:

- The City has sent a letter to the home owner regarding the potential for a Heritage Revitalization Agreement (HRA) for the property;
- The current house shares a driveway with its neighboring property;
- If the home were to be demolished, the new house could be built up to 50% of the lot size;
- In order to implement a HRA for the property, compliance from the home owner would be required;
- If the owner is not willing to consider an HRA, the Commission could recommend a Heritage Designation bylaw for the property. This recommendation would be forwarded to Council for their decision. Legal

discussions and negotiations regarding compensation to the home owner would likely take place;

- A recommendation could be made to Council to place a temporary hold on the property. If this motion is passed by Council the property would be protected for a period of sixty days; and,
- Concerns have been expressed to the City from neighboring properties with regard to the demolition of this property.

Ms. Schueck introduced Beth Connelly, who is the real estate agent who had been working with the buyer of the property. Ms. Connelly advised the Commission that the buyer applied for a demolition permit in order to build a larger home that could be reoriented on the lot; however, renovating the heritage home through an HRA could still be considered.

Discussion ensued, and the Commission suggested that smaller houses could be restored to have value for the City. It was further noted that Eleventh Street is an important block for the history of New Westminster, and that its heritage is worth preserving.

**MOVED and SECONDED**

*THAT the Community Heritage Commission recommends that City Council place a temporary protection order on 332 Eleventh Street.*

**CARRIED.**

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

Ms. Schueck advised that she would contact the home owner in order to discuss HRA options and could provide an update back to the Commission at their next meeting.

**5.2 320 Fifth Avenue- demolition application for 1900 house**

Julie Schueck, Heritage Planner, summarized the report dated June 1, 2016 regarding a Demolition Application that has been received for 320 Fifth Avenue. Ms. Schueck reported that a letter had been sent to the applicants regarding Heritage Revitalization Agreement (HRA) options; however, no response has been received.

In response to questions from the Commission, Ms. Schueck reported that when the property was sold it was listed as a 1920s home; however, City records indicate that the home was constructed in 1900.

Discussion ensued, and the Commission provided the following comments:

- The property is the former residence of local artist Angela Au, who is well known outside of New Westminster;

- It was suggested that the house has historical significance and should be preserved;
- Forcing a relationship with a home owner who is not interested in pursuing an HRA could be difficult and may not be the best approach; and,
- Buying and selling agents should provide correct information regarding a home's age so that their clients fully understand the process for renovating or applying for demolition permits with homes on the heritage registry.

**MOVED and SECONDED**

*THAT the Community Heritage Commission recommends that City Council place a temporary protection order on 320 Fifth Avenue.*

**CARRIED.**

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

**5.3 BC Penitentiary Cemetery Task Force**

Julie Schueck, Heritage Planner, summarized the report dated June 1, 2016 regarding the City's BC Penitentiary Task Force.

Ms. Schueck provided the following additional information:

- The Task Force would be temporary;
- The goal for the Task Force would be to review the history and possible restoration of the site, financial implications for restoring the site and the various preservation options; and,
- A member of the Commission has been requested to serve on the Task Force.

Discussion ensued, and it was suggested that Lynn Radboune had expressed an interest in serving on this Task Force. As Ms. Radbourne was not in attendance at the meeting, Ms. Schueck volunteered to contact her regarding the Task Force.

**5.4 Potential Heritage Control Period Administration**

Julie Schueck, Heritage Planner, summarized the report dated June 1, 2016 regarding the review process for heritage alteration permits (HAP) should Council establish a heritage control period. Ms. Schueck enquired on the degree that the Commission would like to be included in this process, should it be approved by Council.

Following questions from the Commission, Ms. Schueck provided the following information:

- The City's Heritage Planner would be required to review all HAPs if a heritage control period was established;
- HAP applications could be presented to the Commission for their opinions, and would then be reviewed by the Director of Planning and Council;
- Ensuring that items are reviewed by both planning staff and the Commission could result in slightly increased wait times for applicants;
- The Commission would need to balance their workload to adequately review both Heritage Revitalization Agreement applications, and HAPs;
- A report with regard to this matter would be presented to Council on June 13, 2016; and,
- If approved, the review period would last for a maximum of one year,. The control period would be in place during the consideration of the advisability of implementing a Heritage Conservation Area in the Queen's Park neighbourhood.

Discussion ensued, and the Commission provided the following comments:

- It was suggested that staff provide a list of HAP applications to the Commission, similar to the list provided for demolition permits issued;
- Trees and shrubs could be protected under the New Westminster tree bylaw;
- HAP applications for demolition are significant, and should be reviewed by the Commission;
- Reviewing straightforward applications may not be a lengthy process for the Commission to undertake; and,
- All changes to heritage homes in the control area affect the streetscape, and could be important.

**MOVED and SECONDED**

*THAT during the Heritage Control Period the Community Heritage Commission would review every heritage alteration permit application.*

**CARRIED.**

Christa MacArthur voted in opposition of this motion.

**6.0 REPORTS AND INFORMATION**

**6.1 City Heritage Program – Verbal Update (Standing Item)**

Julie Schueck, Heritage Planner, reported that a Public Hearing has been scheduled on June 20, 2016 at City Hall for the proposed Heritage Revitalization Agreement for 1031 Sixth Avenue. Ms. Schueck advised that the applicant would no longer be implementing a secondary suite in the proposed new home, and tandem parking would

be considered. It was also noted that the owner had agreed to restore the heritage home prior to initiating work on the secondary home.

## **6.2 Demolition Permits Issued (from April 26 – May 20, 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.)*

<b>ADDRESS</b>	<b>YEAR BUILT</b>	<b>NEIGHBOURHOOD</b>	<b>DATE ISSUED</b>
508 Agnes St	1950	Downtown	April 13, 2016
241 Lawrence St	1925	Queensborough	May 12, 2016
730 Second St	1922	Glenbrooke North	May 18, 2016
502 Richmond St	1945	Sapperton	May 16, 2016
511 Garfield St	1930	Sapperton	May 10, 2016
1504 Hamilton St	1930	West End	April 26, 2016

## **7.0 CORRESPONDENCE**

There was no correspondence

## **8.0 NEXT MEETING**

### **8.1 Next Meeting Date:**

September 7, 2016 6:00 p.m. or at the call of the Chair

## **9.0 ADJOURNMENT**

**ON MOTION**, the meeting was adjourned at 7:13 p.m.

Certified correct,

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**John Davies**  
Acting Chair

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**Debbie Johnstone**  
Committee Clerk