

COMMUNITY HERITAGE COMMISSION

**April 7, 2010 6:05 p.m.
Committee Room No. 2, City Hall**

MINUTES

VOTING MEMBERS PRESENT:

Councillor Jaimie McEvoy	- Chair
Councillor Betty McIntosh	
Gavin Hainsworth	- Community Member
Garnet Hardy	- Community Member
Karen Hasselfelt	- Community Member
Kathleen Langstroth	- Heritage Preservation Society
Laura Moodie	- Community Member

VOTING MEMBERS REGRETS:

Jim Hutson	- Community Member
Jeanette LaPointe	- Community Member

STAFF:

Julie Schueck	- Heritage Planner
Donna Martin	- Committee Clerk

1.0 ADDITIONS TO AGENDA

The agenda was varied as follows:

- Update on 217 Fourth Avenue added as Item 4.3;
- Chinese Reconciliation added as Item 5.3; and
- Heritage Exhibit/Arts Council added as Item 6.3.

2.0 ADOPTION OF MINUTES

2.1 Adoption of the Minutes of March 17, 2010

March 17, 2010 Agenda item 3.1 Presentation – “How to be an effective CHC – Rick Goodacre:

- Addition to discussion “Compensation is given at time of heritage designation and future owners are not eligible for further compensation.
- A Section 219 Covenant has more weight than a heritage designation.

MOVED and SECONDED

THAT the amended minutes of the Community Heritage Commission meeting held on March 17, 2010 be received and adopted.

CARRIED.

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

PROCEDURAL NOTE: The Chair moved to Item 4.2 – Heritage Week – Review of Judging Process.

4.2 Heritage Week – Review of Judging Process.

Julie Schueck, Heritage Planner reported on the difficulty of finding members to judge the artwork for Heritage Week. She asked for suggestions on how to improve the process. Some suggestions offered are as follows:

- Different time for judging;
- Ask other advisory committee members to assist
- Ask public to assist

3.0 PRESENTATIONS

3.1 811 Columbia Street (Mc & Mc Building) – Heritage Alteration Permit

The façade of the Mc & Mc Building was formally protected with a Heritage Designation Bylaw in 2008. The large development in progress on the site has now reached the point where permits are required to alter the Mc & Mc Building.

Questions from the Commission: *(Response in italics)*

- Is the façade the same? *The building will be lowered but the façade will be the same.*
- Could the balustrade and other items be used someplace else in the development? *It is not possible to use the balustrade in the development but it could be preserved to be used elsewhere in the City.*

Comments from the Commission:

- Thank you for preserving the heritage building;

MOVED and SECONDED

THAT the application for a Heritage Alteration Permit for the building at 811 Columbia Street (Mc & Mc building) be supported.

CARRIED.

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

4.0 UNFINISHED BUSINESS

4.1 Discussion: Policy for the Use of Heritage Revitalization Agreements

Ms. Schueck reported the policy document lays out the guiding principles and objectives. The document has been before some residents associations and the New Westminster Design Panel and Advisory Planning Commission for review and comment.

Questions from the Commission: *(Response in italics)*

- How does the City ensure work is done as agreed and who does the enforcement?
Building inspectors assure the building meets code. Heritage Revitalization Agreement enforcement will likely fall to the heritage planner.
- Is there a matrix of HRAs? *HRAs are recorded on the "Projects on the Go" list. Perhaps a "tickler" could be added to identify when an HRA needs to be reviewed.*
- Will this policy encourage people to pull heritage homes from other neighbourhoods?
It is a possibility.

Comments from the Commission:

- Like objectives;
- Consider incentives for HRA designation;
- Document needs a definition section;
- Timeline for follow up;
- Good document, like clarification of façade section;
- Consider subdivision separate from heritage;
- Suggest relocating Subdivision Guidelines to another area of document so it does not intimate priority;
- Present HRAs to Council as a tool for preserving homes;
- Concern about the impact on neighbouring property, liveability issues;
- Deemphasize the subdivision factor;
- Appendix C - Application Process should be Appendix A;
- Better definition for Statement of Significance and who is qualified to write it;
- Identify photos and examples or use photos from other cities;
- Concern about the minimum lot size in the HRA subdivision guidelines;
- Qualify lot size within a neighbourhood;
- Clarify who is making the decisions;
- Define Heritage Conservation Plan;
- Articulate what will happen if a project is not complete;
- Public awareness of CHC in glossary or definitions;
- Suggest CHC members act in advisory capacity to homeowners at front end of process;
- Would like to see "risk to owner" identified earlier in the process;
- Concerned about opening the floodgates for HRAs;

Amended May 5, 2010

→ The Heritage Planner will incorporate the comments from the Commission into the HRA Policy document and bring the revised version back to the Commission.

4.3 217 Fourth Avenue Update – Heritage Planner

Ms. Schueck distributed On-Table the changes to 217 Fourth Avenue and a survey which was sent out by the Queens Park Residents Association regarding this application.

Comments from the Commission:

- Huge improvement;
- Like enclosed porch;
- Cautiously more supportive with the changes;
- Greatly improved from first version however, as a Cotswold cottage the house should be low to the ground and back on the lot;
- Advise owner the Commission is not opposed to a back deck if railing is repeated.

→ Concerned about moving the house.

MOVED and SECONDED

THAT the Community Heritage Commission recommends the house at 217 Fourth Avenue maintain the current position on the lot, however if it is necessary to move the house, the basement be dug lower rather than raising the house and if the owner chooses to build a back deck, repeat the railing.

CARRIED.

Hasselfelt, Langstroth and McIntosh opposed.

The meeting recessed at 8:15 p.m. and reconvened at 8:20 p.m.

5.0 NEW BUSINESS

5.1 428 Fourth Street – Building Permit Application

An application has been received to add a small roof to the deck at the back corner of this house which is listed on the City’s Heritage Resource Inventory. According to City policy, the application must be reviewed by the Heritage Commission for comment. The design of the small roof picks up on details of the house. As well, the applicants have sourced matching roofing material for the new roof.

MOVED and SECONDED

THAT the Building Permit application for 428 Fourth Street be supported.

CARRIED.

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

5.2 Demolition Permits – review by sub-committee Chair of the following:

- 312 Johnston Street
- 237 Phillips Street

MOVED and SECONDED

THAT the demolition permits for 312 Johnston Street and 237 Phillips Street be received for information.

CARRIED.

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

Amended May 5, 2010

5.3 Chinese Reconciliation – Gavin Hainsworth

MOVED and SECONDED

THAT staff be recognized for the excellent work they have done on the Chinese Reconciliation.

CARRIED.

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

6.0 REPORTS AND INFORMATION

- 6.1. U.S. National Parks Service, Technical Preservation Services, Preservation Brief 14.
- 6.2. Heritage BC Annual Conference 2010 “Values in Action” Brochure
- 6.3. Heritage Exhibit/Arts Council – Gavin Hainsworth


7.0 CORRESPONDENCE

8.0 NEXT MEETING

Wednesday, May 5, 2010, 6:00p.m., Committee Room No. 2

9.0 ADJOURNMENT

ON MOTION, the meeting adjourned at 8:53 p.m.


Councillor Jaimie McEvoy
Chair


Donna Martin
Committee Clerk