



## **COMMUNITY HERITAGE COMMISSION**

**June 5, 2013 6:00p.m.**  
**Committee Room No. 2**

### **MINUTES**

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

Councillor Betty McIntosh	- Vice Chair
John Davies	- Community Member
Gavin Hainsworth	- Community Member
Keith Hutchinson	- Community Member
Catherine Hutson	- Heritage Preservation Society

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

Councillor Jaimie McEvoy	- Chair
Harry Buchholz	- Community Member
Christine Garneau	- Community Member

#### **STAFF PRESENT:**

Julie Schueck	- Heritage & Community Planner
Rob McCullough	- Museum & Archives Manager
Donna Martin	- Committee Clerk

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

### **1.0 ADDITIONS TO AGENDA**

The following items were added to the agenda:

- June 5, 2013 News Leader article entitled "The thorny issue of preserving heritage in New Westminster" was added as Item 6.5 under "Reports and Information".
- A Call to Nurse, Memories of Life On and Off Duty in a Hospital Training School 1901 -1978, was added as Item 6.6 under "Reports and Information".

### **2.0 ADOPTION OF MINUTES**

#### **2.1 Adoption of the Minutes of May 1, 2013**

##### **MOVED and SECONDED**

*THAT the minutes of the Community Heritage Committee meeting held on May 1, 2013 be received and adopted.*

**CARRIED.**

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

### **3.0 PRESENTATIONS**

#### **3.1 824 Agnes Street – park to commemorate Chinese history and contributions to New Westminster (John Stark, Senior Social Planner)**

John Stark, Senior Social Planner, reported on the background of the Chinese Benevolent Association (CBA) site on Agnes Street. He noted that staff conducted research, through the City's meeting minutes, which cover the period from 1860 to 1950. Based on the research it was found that the City did discriminate against its Chinese community during that time period. Council directed staff to enter into a consultation process with the Chinese community to begin a reconciliation process. As a result of this consultation, Council has endorsed a package of ten steps and actions in support of reconciliation and issued an historic apology to its Chinese community.

Mr. Stark reviewed the site context which was the 'Old Man's Home'. The property and Building was gifted by the CBA back to the City in 1979. The building was not adequately secured and fell into a state of disrepair and was subsequently demolished.

The consultation findings to date have some recurring themes:

- Ensure interpretation is authentic and tells the story of Chinese pioneers;
- Recreate a portion of the former building;
- Use interpretive signage, listening posts, murals and plantings;
- Capitalize on the sloped topography;
- Create public access through the site.

The members were asked for ways to tell the story of the Chinese 'Old Man's Home' and of the Chinese settlement and contributions to New Westminster.

During discussion, Commission members offered the following suggestions:

- If there is any type of dig, make sure artefacts are recovered and utilized or referenced in the design;
- Tier the site like the one at Pier Park so people can sit and enjoy the garden;
- Use lots of bamboo;
- Construct a replica porch to look down upon the garden;
- Have an interpretive path as part of accessibility pattern;
- Find ways to involve the school children to make them aware of the history.

In addition, Commission members indicated their support of how the consultation process is being accommodated. A few historical places where interpretation has been effective include Barkerville and San Francisco.

Rob McCullough felt the Museum could take a role in coordinating an educational component with the School Board.

### **3.2 Legal Parameters of Heritage Conservation (Bill Buholzer, Young Anderson Barristers and Solicitors)**

Bill Buholzer, Young Anderson Barristers and Solicitors, reviewed the legal parameters demolition scenarios, buildings and demolition permits, protected heritage buildings, Heritage Revitalization Agreement (HRA) buildings, Heritage Register buildings, temporarily protected buildings, pre-1900 buildings, buildings >50 years old, other buildings

With respect to building and demolition permits Mr. Bulholzer explained there is

- Generally no discretion whether to issue a permit
- An exception for zoning bylaw which is in preparation for Council review
- Exceptions for commercial and industrial sites that might be contaminated
- A legal remedy against municipality for wrongful withholding of permit or delay:
  - Court order to issue the permit
  - Award of money damages for delay in issuing permit.

Mr. Buholzer advised that designated heritage buildings require a heritage alteration permit (HAP) to make alterations and a HAP authorizing demolition may be refused. Buildings listed in an OCP schedule for a heritage conservation area require that a HAP be issued to permit the density provided under the Zoning Bylaw, but need not authorize demolition of the existing building.

HRA buildings require an HAP for exterior changes and a HAP to authorize demolition may be refused. For a Heritage Register building, a demolition permit can be withheld until the building permit has been issued. A Heritage Register building is also eligible for a temporary protection order. Council has mandated CHC review demolition permit applications in specific situations. The City currently has 200 properties on the Heritage Register.

Mr. Buholzer noted that for Council to issue a temporary protection order, it:

- Requires a Council resolution
- Must be for property that is or may be heritage property
- Can be used for Heritage Register properties as well as others that have heritage merit
- Has a 60-day maximum period, once in any two year period for any specific property
- Requires a HAP to demolish which may be refused while protection order is in effect
- Is used to provide an opportunity to negotiate permanent protection , for example an HRA

Council has mandated the Planning Division and CHC review demolition permit applications, all of which are eligible for 60-day protection orders, for the following buildings:

- Protected heritage buildings,
- Heritage Register buildings, and
- Buildings constructed before 1900.

The Planning Division is required by Council to review demolition application for buildings >50 years old. If the Planning Division finds sufficient heritage significance, the demolition application comes before the CHC for consideration and a recommendation.

Mr. Buholzer indicated, for all other buildings, the Planning Division is alerted to demolition plans by the building permit staff; however there is no mandatory review by CHC.

Based on his experience, Mr. Buholzer commented that New Westminster has the most comprehensive demolition application review process of any place in the Province. Every building older than 50 years is reviewed for possible temporary protection and heritage retention.

**PROCEDURAL NOTE:** The Chair suspended discussion of Item 3.2 in order to move to Item 5.1 as one member of the Commission had to leave and quorum will be lost.

## **5.0 NEW BUSINESS**

### **5.1 811 Columbia Street - Mc & Mc Signage – Heritage Alteration Permit**

Ms. Schueck explained that this application was before the Commission for comment on the location of the signage, size of the lettering and the type of signage in terms of how it impacts the heritage value of the façade.

The general consensus of the members was the building façade has been altered so many times over the years that it no longer resembles heritage. The only issue of concern was that the canopy is not respectful of the heritage façade. The Commission would like to see something more complimentary.

This item will come back to the Commission with more detailed information for final support at a later date.

### **5.2 845 Royal Avenue – The Telford Block – Heritage Alteration Permit**

#### **MOVED and SECONDED**

*THAT the application for a Heritage Alteration Permit for 845 Royal Avenue (Telford Block) to allow the replacement of the existing metal framed windows on the rear, sides, and upper front elevations with single-hung wood frame windows be supported.*

**CARRIED.**

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

### 5.3 421 Oak Street – Heritage Alteration Permit

**MOVED and SECONDED**

*THAT the application for a Heritage Alteration Permit for 421 Oak Street to allow the use of a larger window at the lower level of the front elevation be supported.*

**CARRIED.**

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

**PROCEDURAL NOTE:** Although the Commission is aware there is nothing that can be done to stop demolition of the house at 221 Third Avenue, they wanted to go on record as not supporting the demolition.

**MOVED and SECONDED**

*THAT the Community Heritage Commission does not support the demolition of the house at 221 Third Avenue.*

**CARRIED.**

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

Mr. Hutchinson left the meeting at 7:10 p.m.

**PROCEDURAL NOTE:** From this point forward, the meeting will be for discussion only as the Commission no longer had quorum. The Commission returned to discussion under Item 3.2

## **3.0 PRESENTATIONS Continued**

### **3.2 Legal Parameters of Heritage Conservation (Bill Buholzer, Young Anderson Barristers and Solicitors)**

In the ensuing discussion the issue of communication between CHC and the Heritage Preservation Society. The Preservation Society representative requested the following:

- Early notification of demolition permits;
- Posting notification of demolitions on the website;
- Inform both the Heritage Preservation Society and Residents' Associations early in the process so they can speak to owners wishing to demolish heritage buildings in order to attempt to change their minds, and if this does not work, then to ask if the material will be available for salvage.

Ms. Schueck assured Commission members that staff has asked for a legal opinion on the demolition process and whether or not the above suggestions are possible. The answer will be shared back with the CHC.

## 4.0 UNFINISHED BUSINESS

### 4.1 Demolition Process – Discussion and Possible Recommendation from CHC to Council

This item will be brought to a future meeting after staff receives the legal opinion on the requests identified in item 3.2.

### 4.2 Royal City Builders Awards – Nominations

Commission members were asked to email their nominations to Julie Schueck at [jschueck@newwestcity.ca](mailto:jschueck@newwestcity.ca).

## 6.0 REPORTS AND INFORMATION

### 6.1 City Heritage Program – Verbal Update (Standing Item):

#### a. Demolition of 221 Third Avenue

This item discussed earlier in the meeting.

#### b. Sign application for 638 Columbia Street

The applicants for a new sign at 638 Columbia Street are making progress with their application.

With respect to the City's consideration of four heritage conservation areas, Ms. Schueck reported the general response has not been favourable.

### 6.2 Heritage BC Conference 2013: "A New Beginning"

**When:** Friday, October 18 and Saturday, October 19, 2013

**Where:** Shadbolt Centre for the Arts, Burnaby

Conference 2013 will be the third and final of three events held at the Shadbolt Centre since 2011 while Heritage BC worked through a challenging period toward a new beginning. This last in the series of "mini-conferences" will follow the same format of a full-day program on Friday including reports and presentations, keynote speakers, member reports, the AGM and Awards Ceremony. Saturday will be a half-day program featuring a heritage bus tour.

This item to be brought forward to the September meeting.

- 6.3 **Heritage Canada Foundation (HCF) Announces Launch of Cornerstone Awards for Building Heritage**
- 6.4 **Vancouver Heritage Foundation "Heritage 101" Course Information**
- 6.5 **News Leader Article re: 221 Third Avenue**

This On-Table item was discussed at length earlier in the meeting.

- 6.6 **A Call to Nurse. Memories of Life On and Off Duty in a Hospital Training School 1901 -1978.** Compiled by the RCH School of Nursing Alumnae Book Committee

Councillor McIntosh brought a copy of the newly issued "A Call to Nurse. Memories of Life On and Off Duty in a Hospital Training School 1901 -1978" compiled by the RCH School of Nursing Alumnae Book Committee. The book is available at the Royal Columbian Hospital gift shop for \$45.00.

## **7.0 CORRESPONDENCE**

- 7.1 **New Westminster Historical Society Newsletter, No. 396, May 2013**

## **8.0 NEXT MEETING**

- 8.1 **Next Meeting Date**

September 4, 2013 at 6:00 p.m. in Committee Room No. 2, City Hall or at the call of the Chair.

## **9.0 ADJOURNMENT**

The meeting ended at 7:53 p.m.



**Councillor Betty McIntosh**  
Vice Chair



**Donna Martin**  
Committee Clerk