

## **COMMUNITY HERITAGE COMMISSION**

**August 3, 2016 6:00 p.m.**  
**City Hall Committee Room #2**

### **MINUTES**

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

Councillor Jaime McEvoy	- Chair
Councillor Lorrie Williams	- City Council Representative
John Davies	- Community Member
Catherine Hutson	- New Westminster Heritage Preservation Society
Wayne Janzen	- Community Member
Christa MacArthur	- Community Member
Roger Nottingham	- Community Member
Lynn Radbourne	- Community Member
David Sarraf	- Community Member (arrived at 6:08 p.m.)

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

Damon Alberda	- Community Member
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#### **GUESTS:**

Alana Zysblat	- AnceBuilding Services
Arthur Buse	- Boldwing Continuum Architects
Sandra Moore	- Birmingham Wood Architects and Planners

#### **STAFF:**

Jackie Teed	- Manager, Planning
Rupinder Basi	- Senior Planner
Britney Quail	- Planning Analyst
Debbie Johnstone	- 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:

- Item 4.3 332 Eleventh Street
- Item 5.4 327 Fourth Street Heritage Alteration Permit 076- Application

The following item was removed from the agenda:

- Item 3.3- 720 Second Street – Heritage Revitalization Agreement application

## **2.0 ADOPTION OF MINUTES**

### **2.1 Adoption of the Minutes of June 1, 2016**

#### **MOVED and SECONDED**

*THAT the minutes of the June 1, 2016 Community Heritage Commission meeting be adopted.*

**CARRIED.**

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

## **3.0 PRESENTATIONS**

### **3.1 612-618 Brantford Street – Heritage Revitalization Agreement application**

Rupinder Basi, Senior Planner, summarized the report dated August 3, 2016 regarding a Heritage Revitalization Agreement (HRA) application that has been received for 612-618 Brantford Street. This HRA application was reviewed by Council on June 13, 2016; however, the Commission is being requested to provide additional comments.

Arthur Buse, Boldwing Continuum Architects Inc., and Sandra Moore, Birmingham Wood Architects and Planners, provided a PowerPoint presentation regarding the prospective plans for the project, context for the site, and Heritage Revitalization plans for 612 Brantford Street.

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

- The heritage home would be sold as part of the strata for the development;
- Underground parking would be implemented for all homes in the strata development;
- Wood siding on the heritage home would be restored where possible;
- The porch would be restored to reflect the historical context of the home; and,
- A vibrant colour scheme could be considered in an effort to better showcase the heritage home.

Discussion ensued, and the Commission suggested that the heritage home could utilize a colour scheme similar to the neighbouring houses.

**MOVED and SECONDED**

*THAT the Community Heritage Commission recommends that City Council support the Heritage Revitalization Agreement for 612-618 Brantford Street.*

**CARRIED.**

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

**3.2 1023 Third Avenue – Heritage Revitalization Agreement application**

**Procedural Note:** Christa MacArthur declared a conflict of interest for this item.

Jackie Teed, Manager of Planning, summarized the report dated August 3, 2016 regarding a Heritage Revitalization Agreement (HRA) application for 1023 Third Avenue.

In response to questions from the Commission, Ms. Teed explained that current City policy supports exploring ways in which creative infill would allow for multifamily developments in the Brow of the Hill neighbourhood. The applicant considered subdividing the lot with dual frontage; however, implementing the project as a strata development could provide stronger heritage protection. Ms. Teed reported that plans for this project had been presented to the Land Use and Planning Committee, and that public consultation and a Public Hearing would also be taking place.

Christa MacArthur, Pattison Architecture, and Alana Zysblat, AnceBuilding Services, provided a PowerPoint presentation regarding the plans for the HRA application along with the historical background of the site.

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

- The heritage home would remain virtually on its original site, which could add to its heritage value; and,
- Both the interior and exterior of the heritage home would be restored.

Discussion ensued, and while the Commission expressed concerns regarding the placement of the heritage home, members agreed that the preservation of the home would be a positive step for the neighbourhood.

**MOVED and SECONDED**

*THAT the Community Heritage Commission recommends that City Council support*

*the Heritage Revitalization Agreement for 1023 Third Avenue.*

**CARRIED.**

All Commission members voted in favour of this motion.

#### **4.0 UNFINISHED BUSINESS**

##### **4.1 320 Fifth Avenue Demolition Application – Verbal Update**

Jackie Teed, Manager of Planning, reported the following information regarding 320 Fifth Avenue:

- The temporary protection order placed on the home by Council expires on September 1, 2016;
- A Heritage Planner would be meeting with the home owner to discuss Heritage Revitalization Agreement options; and,
- A further update would be provided to the Commission at the next meeting.

##### **4.2 BC Pen Cemetery Task Force Update**

Councillor Jaimie McEvoy, Chair, reported that the Task Force had held their first meeting. The Engineering Department would be initiating work on the cemetery prior to holding another Task Force meeting.

##### **4.3 332 Eleventh Street**

Jackie Teed, Manager of Planning, reported that Council declined the placement of a protection order on 332 Eleventh Street after reviewing the condition report for the home.

#### **5.0 NEW BUSINESS**

##### **5.1 Heritage Control Period Administrative Policy**

Jackie Teed, Manager of Planning, summarized the report dated August 3, 2016 regarding the Heritage Control Period Administrative Policy, which was provided to the Commission for their information.

##### **5.2 215 Manitoba Street – Queen’s Park Demolition Application**

Britney Quail, Planning Analyst, summarized a report dated August 3, 2016 regarding an Alteration Permit application that has been received for 215 Manitoba Street. As this property falls within the Heritage Control Period (HCP) Administrative Policy, the Commission has been requested to provide a recommendation to Council.

Following questions from the Commission, Ms. Quail provided the following information regarding the Heritage Control Period Administrative Policy:

- The HCP is a process which allows for an extra step of review for a demolition or alteration permit. It is not a moratorium;
- Rather than placing a temporary hold on a property, Council could delay the demolition or alteration of a home for the duration of the policy (one year). The City would then work with the applicant to better assess their options for the home; and,
- If during the HCP a Heritage Conservation Area is established, further policies would be established by the City.

With regard to 215 Manitoba Street, Ms. Quail explained that the only plan that the City has received for this property is the demolition plan. Development plans for the site are not required to be presented to Council.

**MOVED and SECONDED**

*THAT the Community Heritage Commission recommends that City Council support the Heritage Alteration Permit for the demolition of 215 Manitoba Street.*

**CARRIED.**

Catherine Hutson and Lynn Radbourne voted in opposition of this motion.

**5.3 105 College Court - Queen's Park Demolition Application**

Britney Quail, Planning Analyst, summarized the report dated August 3, 2016 regarding a Heritage Alteration Permit that has been received for the demolition of 105 College Court.

Discussion ensued, and the Commission provided the following comments:

- It was suggested that College Court has its own history, and the homes in this area could be worth saving; and,
- Concerns were expressed regarding the lot size, and the potential for a larger home being implemented on the property. It was suggested that this addition may not fit with the scale of the neighbourhood.

**MOVED and SECONDED**

*THAT the Community Heritage Commission recommends that City Council not*

*support the Heritage Alteration Permit for the demolition of 105 College Court.*

**CARRIED.**

Christa MacArthur voted in opposition of this motion.

#### **5.4 327 Fourth Street Heritage Alteration Permit 076- Application**

Jackie Teed, Manager of Planning, summarized the on-table report regarding a Heritage Alteration Permit that has been received for 327 Fourth Street.

Following a brief discussion it was suggested that this item be tabled until the Commission could review the proper elevation and streetscape drawings for the proposal.

### **6.0 REPORTS AND INFORMATION**

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

There was no update.

#### **6.2 Demolition Permit Applications Received as of July 21, 2016**

*(Demolition permits can now be made public once the permit has been applied for. This month will include all applications received in 2016 that have not yet been reported to the CHC.)*

<b>ADDRESS</b>	<b>YEAR BUILT</b>	<b>NEIGHBOUHOOD</b>	<b>DATE ISSUED</b>
450 Wilson St	1947	Sapperton	June 9, 2016
1031 Sixth Ave	1891	Kelvin	June 21, 2016
1318 Ewen Ave	1938	Queensborough	June 17, 2016
1602 London St	1932	West End	June 9, 2016
1318 Tenth Ave	1911	West End	June 13, 2016
315 Archer St	1911	Victory Heights	July 5, 2016
328 Second St	1893	Queen's Park	
234 Second St	1890	Queen's Park	
364 Simpson St	1946	Sapperton	May 27, 2016
328 Holmes St	1952	Sapperton	
2024 Dublin St	1939	Connaught Heights	June 22, 2016
915 Chestnut St - garage only	1947	Victory Heights	June 3, 2016
711 Bowler St	1945	West End	May 31, 2016
332 Eleventh St	1892	Brow of the Hill	July 20, 2016
1902 Dublin St	1940	West End	
32-34 Tenth Ave	1957	Glenbrooke North	July 7, 2016
320 Fifth Ave	1900	Queen's Park	

<b>ADDRESS</b>	<b>YEAR BUILT</b>	<b>NEIGHBOURHOOD</b>	<b>DATE ISSUED</b>
214 E Durham St	1951	Victory Heights	July 12, 2016
452 Kelly St - garage only	1910	Sapperton	May 6, 2016
1711 Dublin St - garage only	1943	West End	June 15, 2016
325 E Sixth Ave	1939	Victory Heights	July 8, 2016
337 E Eighth Ave	1947	Victory Heights	July 21, 2016
838 Eighth St	1931	Kelvin	July 15, 2016
413 Wilson St	1926	Sapperton	
123 E Seventh Ave	1953	Victory Heights	
1912 Tenth Ave	1945	West End	
2034 Dublin St	1940	Connaught Heights	
813 Eighth Ave - carport only	1931	Kelvin	July 7, 2016
100-108 Braid St – remove portion of building	1929	Brunette Creek	
209 Jardine St	1956	Queensborough	July 18, 2016
334 Hoult St	1957	Sapperton	
207 Jardine St	1979	Queensborough	July 18, 2016
337 Carnegie St - garage only	1950	Victory Heights	
1259 Ewen Ave	1932	Queensborough	
313 Eleventh St	1942	Brow of the Hill	
1812 Edinburgh St	1936	West End	July 20, 2016
143 Harvey St	1961	Victory Heights	
350 Johnston Street	1953	Queensborough	
640 Ewen Avenue	1937	Queensborough	

### **6.3 Heritage Control Period Queen’s Park Neighbourhood Handout**

This item was received for information.

## **7.0 CORRESPONDENCE**

### **7.1 New Westminster Historical Society Newsletter – May 2016**

This item was received for information.

## **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 7:27 p.m.

Certified correct,

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**Councillor McEvoy**  
**Chair**

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**Debbie Johnstone**  
**Committee Clerk**