

COMMUNITY HERITAGE COMMISSION

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

AGENDA

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ADDRESS	YEAR BUILT	NEIGHBOURHOOD	DATE ISSUED
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

7.1 None

8.0 NEXT MEETING

8.1 Next Meeting Date:
September 7, 2016 6:00pm or at the call of the Chair

9.0 ADJOURNMENT

Please RSVP by Tuesday May 31, 2016 to:

Janet Zazubek

jzazubek@newwestcity.ca

604.515.3767



COMMUNITY HERITAGE COMMISSION

May 4, 2016 6:00 p.m.
City Hall Committee Room #2

MINUTES

VOTING MEMBERS PRESENT:

Councillor Jaime McEvoy
John Davies
Damon Alberda
Wayne Janzen
Christa MacArthur
Roger Nottingham
Lynn Radbourne
David Sarraf

- Chair
- Community Member
- Community Member
- Community Member
- Community Member
- Community Member
- Community Member (arrived at 6:27 p.m.)
- Community Member (arrived at 6:21 p.m.)

VOTING MEMBERS REGRETS:

Councillor Lorrie Williams
Catherine Hutson

- City Council Representative
- New Westminster Heritage Preservation Society

STAFF:

Bev Grieve
Rupinder Basi
Janet Zazubek
Debbie Johnstone

- Director of Development Services
- Senior Planner
- Planning Assistant
- Committee Clerk

The meeting was called to order at 6:06 p.m.

1.0 ADDITIONS TO AGENDA

There were no additions.

2.0 ADOPTION OF MINUTES

2.1 Adoption of the Minutes of April 6 2016

MOVED and SECONDED

THAT the minutes of the April 6, 2016 Community Heritage Commission meeting be amended with the following corrections:

- *The motion for Item 5.3 read “THAT the scale of the future infill on the properties be sensitive to the scale of the neighbourhood”; and,*

THAT the minutes be adopted as amended.

CARRIED.

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

3.0 PRESENTATIONS

3.1 100 Braid Street

Rupinder Basi, Senior Planner, summarized the report dated April 19, 2016 with regard to a rezoning application for 100 Braid Street.

Following questions from the Commission, Mr. Basi and Bev Grieve, Director of Development Services, provided the following information:

- The implementation of the Wesgroup building would likely be in advance of the Sapperton Green project;
- A previous application to expand the Urban Academy school located in Queen’s Park was unsuccessful;
- Several projects expressed interest in the space at 100 Braid Street; however, the City feels that this project would be the best application for the site;
- Urban Academy would have a full sized gym on the bottom floor, and would utilize outdoor patio spaces and rooftop greenspace in an effort to maximize space for the site;
- There is currently no heritage designation/protection on the building and the property is zoned for light industrial use; therefore, a Development Permit could be received under the existing M-1 zoning regulations that would not be required to take the historical significance of the site into consideration; and,
- Rezoning the property to consolidate both the space for Urban Academy and the Wesgroup building could be challenging.

Discussion ensued, and the Commission expressed concerns regarding the amount of heritage buildings that are reflective of New Westminster's history that have been demolished. In addition, the Commission provided the following comments:

- It was suggested that work could be completed to commemorate the history of the site, such as implementing historical mosaics into the sidewalk, or naming the green mews between the school and the residential building “distillery mews”;
- Enquires were made regarding the roof's cupola. It was suggested that this heritage element be saved or reused in the new design for the Wesgroup building;
- The Salt Building in Vancouver was suggested as an example regarding how the B.C. Distilleries building could be retained to facilitate a variety of different functions;
- It was noted that the interior of the B.C. Distilleries building is also unique and could be worth saving;
- It was suggested that rather than demolishing the B.C. Distilleries building to implement townhouses, the building remain on the site, and the space could continue to be used as artist space. The City could accommodate Wesgroup by providing them with additional height in their building; and,
- Despite the heritage value, there are still challenges with the site and that could be taken into consideration if electing to save the building.

MOVED and SECONDED

THAT the comments provided by the Community Heritage Commission regarding the 100 Braid Street project be forwarded to Council for consideration.

CARRIED.

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

John Davies, Community Member, expressed concerns regarding the project, noting that more could have been done to save or incorporate the B.C. Distilleries Building into the design plan.

Lynn Radbourne, Community Member, suggested that the City is losing too many historical buildings, and more could be done by developers to save the B.C. Distilleries building.

4.0 UNFINISHED BUSINESS

There were no items.

5.0 NEW BUSINESS

5.1 660 Columbia Street – Royal City Paws sign permit

Janet Zazubek, Planning Assistant, summarized a report dated May 4, 2016 regarding a sign permit application that had been received for Royal City Paws at 660 Columbia Street.

MOVED and SECONDED

THAT the sign permit application and Heritage Alteration Permit for Royal City Paws be supported as presented.

CARRIED.

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

5.2 400 Eighth Street/ 809 Fourth Avenue – HAP

Bev Grieve, Director of Development Services, summarized a report dated May 4, 2016 regarding a heritage application permit for 400 Eighth Street and 809 Fourth Avenue.

In response to questions from the Commission, Ms. Grieve reported that two of the heritage homes would serve as duplexes, while the other home would remain a single family unit.

Discussion ensued, and the Commission suggested that the leaded glass windows from the heritage home could be saved and reused.

MOVED and SECONDED

THAT the Community Heritage Commission recommends that Council support the Heritage Alteration Permit for 809 Fourth Avenue.

CARRIED.

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

6.0 REPORTS AND INFORMATION

6.1 City Heritage Program – Verbal Update (Standing Item)

There was no update.

6.2 Demolition Permits Issued (from March 29 – April 26, 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.)

ADDRESS	YEAR BUILT	NEIGHBOURHOOD	DATE ISSUED
533 Amess St	1955	Sapperton	March 29 2016
212 Tenth Ave	1950	Glenbrooke North	March 30 2016
2030 Edinburgh St	1947	Connaught Heights	April 11 2016
524 Ewen Ave	1935	Queensborough	April 1 2016
614-616 Thirteenth St (duplex)	1926	West End	April 14 2016
624 Fourth Street	1938	Glenbrooke North	April 19, 2016
1524 Dublin St	1931	West End	April 16 2016

7.0 CORRESPONDENCE

7.1 New Westminster Historical Society newsletter April 2016

7.2 Public Access to the River and Foreshore

These items were received for correspondence.

8.0 NEXT MEETING

8.1 Next Meeting Date:

June 1, 2016 6:00 p.m. or at the call of the Chair

9.0 ADJOURNMENT

ON MOTION, the meeting was adjourned at 6:48 p.m.

Certified correct,

Councillor McEvoy
Chair

Debbie Johnstone
Committee Clerk

REPORT

DEVELOPMENT SERVICES DEPARTMENT

To: Community Heritage Commission Date: June 1, 2016
From: Julie Schueck,
Heritage Planner File: 13.2606.06
Subject: Demolition Applications: 332 Eleventh Street and 320 Fifth Avenue

PURPOSE

The purpose of this report is to advise the Community Heritage Commission of two demolition applications which involve houses constructed in or prior to 1900. Photographs of the houses are attached.

POLICY CONTEXT

Heritage Review Policy

In June 2011, Council approved a revised heritage review policy, as follows:

THAT processing of demolition and building alteration permits for protected heritage property include a review and recommendation by the Community Heritage Commission followed by placement on the next Council agenda for consideration. And for building alterations, as required by the Local Government Act, authorization through a Heritage Alteration Permit as authorized by City Council or its delegate.

FURTHER THAT processing of demolition and building alteration permits for buildings and other heritage elements listed on the Heritage Register include a review by the Community Heritage Commission for comment and recommendation.

FURTHER THAT the processing of demolition permits for all buildings and other heritage elements older than 50 years be reviewed by the Planning Division and be referred to the Community Heritage Commission for comment if deemed by the Planning Division to have sufficient heritage significance to warrant additional consideration.

FURTHER THAT the processing of demolition permits for all buildings and other heritage elements constructed prior to 1900 be reviewed by the Planning Division and be referred to the next Community Heritage Commission meeting for comment.

BACKGROUND

332 Eleventh Street

The house at 332 Eleventh Street was constructed in 1892 according to city records. It is listed on the City's Heritage Inventory, a resource list of information that used to be the basis for property review. The Inventory states that this house and its neighbour at 334 Eleventh Street were identical and incorrectly has the construction date as 1913 and 1912. They were each designed in the Italianate style with hipped roofs, decorative brackets and full-width porches. The Inventory states further that George Blakely, manager at T.J. Trapp & Co. once lived at the house.

320 Fifth Avenue

The house at 320 Fifth Avenue, in the Queen's Park neighbourhood, was constructed in 1900 according to city records. It is also listed on the City's Heritage Inventory as a supplementary structure (some heritage significance). City records note that the house was raised in 1943.

OPTIONS

The following options are available for consideration by the Community Heritage Commission:

- 1) That the Community Heritage Commission recommends that City Council place a Heritage Designation Bylaw on 332 Eleventh Street;
- 2) That the Community Heritage Commission recommends that City Council place a temporary protection order on 332 Eleventh Street;
- 3) That the Community Heritage Commission recommends that the demolition application for 332 Eleventh Street be processed;
- 4) That the Community Heritage Commission recommends that City Council place a Heritage Designation Bylaw on 320 Fifth Avenue;
- 5) That the Community Heritage Commission recommends that City Council place a temporary protection order on 320 Fifth Avenue;

6) That the Community Heritage Commission recommends that the demolition application for 320 Fifth Avenue be processed;

7) Give an alternative recommendation.

J. Schuck



332 Eleventh Street (on the left)



320 Fifth Avenue

R E P O R T

DEVELOPMENT SERVICES DEPARTMENT

To: Community Heritage Commission Date: June 1, 2016
From: Julie Schueck,
Heritage Planner File: 13.2605.01.2016
Subject: BC Penitentiary Task Force

PURPOSE

The purpose of this report is to ask the Community Heritage Commission to nominate one person to join the City's BC Penitentiary Task Force for a period of up to one year.

POLICY CONTEXT

Bylaw No. 6423, 1997 established the Community Heritage Commission (CHC) with the following terms of reference:

- Continuing public education and awareness of heritage;
- Maintaining the City's heritage register and heritage inventory;
- Supporting the conservation of heritage resources;
- Implementing policies to protect heritage resources;
- Monitoring identified heritage resources and the heritage program;
- Promoting and enhancing City owned heritage resources; and
- Requesting expenditures for heritage purposes, with Council approval.

There is an expectation that from time to time, members of the CHC may create or be asked to join sub-committees and/or task forces.

BACKGROUND

The BC Penitentiary operated as a maximum security facility for 102 years. It was established in 1878 and was decommissioned in 1980. During this time, a cemetery was established within the grounds of the penitentiary for internment of those inmates who,

upon their demise, were never claimed by their families. The cemetery officially opened in 1913, but was probably already in use in 1912. During the cemetery's early years, records were not carefully taken or preserved and are unreliable. Most graves are marked by small concrete markers identified only with the inmates' prison number. The first officially recorded interment took place in 1913. However, it is believed that some inmates were buried in unmarked graves as early as 1912. This cemetery is more commonly referred to as "Boot Hill".

The cemetery lies within the Glenbrook Ravine Park lands located on the west edge of the Glenbrook Ravine. The lands the cemetery is located on were part of a 13 acre parcel of land that was ceded to the City and became Glenbrook Ravine Park. This took place during the planning stages of the Fraserview development. Access to the cemetery has been constricted for the past few years as a result of construction related to the Victoria Hill development.

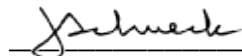
A small contingency, who refer to themselves as the BC Penitentiary Cemetery Preservation Group, comprised of retired Correctional Service of Canada employees in addition to current and former contract workers who are interested in preserving the rich history of "Boot Hill" have expressed an interest in establishing and being active participants in the restoration and preservation of this historical site of interest.

Council has directed that the Manager of Engineering Operations establish a task force which would include members of the above mentioned group, one from the Community Heritage Commission, and staff.

OPTIONS

The following options are available for consideration by the Community Heritage Commission:

- 1) That the Community Heritage Commission recommends _____ be assigned to the BC Penitentiary Task Force.
- 2) Give an alternative recommendation.



R E P O R T

DEVELOPMENT SERVICES DEPARTMENT

To: Community Heritage Commission Date: June 1, 2016
From: Julie Schueck,
Heritage Planner File: 13.2510.12
Subject: Potential Heritage Control Period

PURPOSE

The purpose of this report is to ask the Community Heritage Commission (CHC) to indicate the extent they would wish to be involved in reviewing heritage alteration permits if Council were to establish a heritage control period.

POLICY CONTEXT

Official Community Plan

The Official Community Plan (OCP) identifies the need to maintain heritage character in the City within a context of change. Recognizing that this is challenging, the OCP states that the heritage conservation tools found within the Local Government Act should be used when appropriate. This would include temporary heritage protection measures such as the use of a heritage control period.

BACKGROUND

Heritage Control Period

Section 608 of Part 15 of the Local Government Act provides that a local government may identify a specific area for heritage conservation planning by adopting a bylaw declaring a period of up to one year during which all property within the area would be subject to temporary heritage protection.

Temporary protection could require that a heritage alteration permit be obtained for any of the following:

- alteration of a building exterior,
- structural change to a building,
- moving a building,
- alteration, moving or taking an action that would damage a fixture or feature including a landscape feature (if identified in the bylaw),
- alteration (including demolition), excavation or building on the property.

A heritage alteration permit could be denied as long as the City informs the applicant on how the maximum density permitted on the site by the Zoning Bylaw could be achieved without undertaking the alterations proposed by the applicant. In the case of an application for demolition, this would usually mean identifying a retention option. Council may delegate all or a portion of these decisions to staff.

The purpose of the heritage control period would be to prevent inappropriate change while the City works towards establishing more long-term heritage protection such as a heritage conservation area.

The declaration of a heritage control period would have no effect on heritage alteration permit procedures for properties in the affected area that are already subject to permanent heritage protection under a heritage designation bylaw or heritage revitalization agreement.

DISCUSSION

Council is investigating the possibility of placing a heritage control period on a neighbourhood in the City and as part of that consideration, would like to know the extent to which the CHC would like to be involved in reviewing heritage alteration permits.

During the control period, the CHC could review heritage alteration permits from the area according to type or types, as follows:

- a) Every application;
- b) Applications for demolitions only;
- c) Applications for only significant exterior changes to buildings;
- d) Applications for demolitions and significant exterior changes to buildings;
- e) Applications for changes to existing landscapes;
- f) None.

The CHC should keep in mind that the number of heritage alteration permits being reviewed by the CHC could, depending on the choice above, result in a substantial

workload for both the CHC members and for staff and a month or more of wait time for applicants.

OPTIONS

The following options are available for consideration by the Community Heritage Commission:

- 1) That during the heritage control period for the heritage control area, the Community Heritage Commission would review:
 - a. Every heritage alteration permit application; or
 - b. Heritage alteration permit applications for only demolitions; or
 - c. Heritage alteration permit applications for only significant exterior changes to buildings; or
 - d. Heritage alteration permit applications for demolitions and significant exterior changes to buildings; and/or
 - e. Heritage alteration permit applications for changes to existing landscapes

- 2) Give an alternative recommendation.

