

COMMUNITY HERITAGE COMMISSION
Minutes

March 15, 2016 5:30 p.m.
Council Chambers

MINUTES

VOTING MEMBERS PRESENT:

Councillor Jaime McEvoy	- Chair
Councillor Lorrie Williams	- City Council Representative
Damon Alberda	-Community Member (arrived at 5:32 p.m.)
John Davies	- Community Member
Catherine Hutson	- New Westminster Heritage Preservation Society (arrived at 5:35 p.m.)
Wayne Janzen	- Community Member
Christa MacArthur	- Community Member
Roger Nottingham	- Community Member
David Sarraf	- Community Member
Lynn Radbourne	- Community Member

GUESTS:

Rob Johnson	- Rob Johnson Architect
Steve Long	- Home Owner
Elana Zysblat	- Ance Building Services

STAFF:

Julie Schueck	- Heritage Planner
Debbie Johnstone	- Committee Clerk

The meeting was called to order at 5:31 p.m.

1.0 ADDITIONS TO AGENDA

There were no additions.

2.0 ADOPTION OF MINUTES

There were no items.

3.0 PRESENTATIONS

There were no items.

4.0 UNFINISHED BUSINESS

4.1 1031 Sixth Ave. Heritage Revitalization Agreement proposal

Julie Schueck, Heritage Planner, summarized an on-table report dated March 15, 2016 with regard to an application for a Heritage Revitalization Agreement (HRA) at 1031 Sixth Avenue.

Ms. Schueck provided the following additional information:

- A special meeting on this matter was necessary in order to accommodate the expedited timeline authorized by Council;
- The current lot would not be subdivided. Instead, this HRA would allow for two homes to be situated on one lot;
- Council's direction would allow for the home owner to build the new home first. Following this, the heritage home would be restored;
- The HRA policy considers each application individually, and Council is able to provide direction as required; and,
- Suggested recommendations were provided in the on-table report; however, the Commission has the right to provide their own recommendation if necessary.

Rob Johnson, Architect, summarized the proposed plans for the new house, together with the revitalization plans for the heritage home.

In response to questions from the Commission, Mr. Johnson provided the following information:

- The current two feet setback illustrated in the architectural plans would provide additional space for necessary maintenance on the heritage home;
- Relocating the heritage home to the back of the property would be required in order to accommodate the proposed size and style of the new home;
- The windows in the heritage home are in poor condition and would need to be replaced. Vinyl windows are preferred by the applicant in the heritage home; as cost restrictions could prevent the implementation of wood frame windows in either home; and;
- The new proposed home would have a full basement.

Elana Zysblat, Ance Building Services, reported that the heritage home is currently in very rough condition. Accepting the proposed HRA could provide the opportunity to save a very important historic home.

Discussion ensued, and the Commission provided the following comments:

- Historically, it was not uncommon for heritage homes to be situated at the back of the lot;
- An interest was expressed in keeping the original elements of the heritage home if possible;
- Investigations could be made into providing more cost effective options for wood frame windows for the historic home; and,
- Implementing a setback of at least four feet was suggested.

MOVED and SECONDED

THAT the Community Heritage Commission recommends that City Council support the Heritage Revitalization Agreement for 1031 Sixth Avenue with the following suggestions:

- *The potential setback for the property is reconsidered; and,*
- *Investigations are made into whether or not it is viable to install vinyl windows in both the heritage home and the new home.*

CARRIED.

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

5.0 NEW BUSINESS

There were no items.

6.0 REPORTS AND INFORMATION

There were no items.

7.0 CORRESPONDENCE

There were no items.

8.0 NEXT MEETING

8.1 Next Meeting Date:

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

9.0 ADJOURNMENT

ON MOTION, the meeting was adjourned at 5:48 p.m.

Certified correct,

Councillor McEvoy
Chair

Debbie Johnstone
Committee Clerk