

COMMUNITY HERITAGE COMMISSION

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

MINUTES

VOTING MEMBERS PRESENT:

Councillor Jaime McEvoy	- Chair
John Davies	- Community Member
Damon Alberda	- Community Member
Wayne Janzen	- Community Member
Christa MacArthur	- Community Member
Roger Nottingham	- Community Member
Lynn Radbourne	- Community Member (arrived at 6:27 p.m.)
David Sarraf	- Community Member (arrived at 6:21 p.m.)

VOTING MEMBERS REGRETS:

Councillor Lorrie Williams	- City Council Representative
Catherine Hutson	- New Westminster Heritage Preservation Society

STAFF:

Bev Grieve	- Director of Development Services
Rupinder Basi	- Senior Planner
Janet Zazubek	- Planning Assistant
Debbie Johnstone	- 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