



COMMUNITY HERITAGE COMMISSION

**December 6, 2017 6:00p.m.
Committee Room #2**

MINUTES

VOTING MEMBERS PRESENT:

- Councillor Jaimie McEvoy - Chair
- John Davies - Community Member
- Wayne Janzen - Community Member
- Lauren Neufeld - Community Member
- Roger Nottingham - Community Member
- Lynn Radbourne - Community Member (left at 6:45 pm)
- David Sarraf - Community Member (arrived at 6:30, during 3.1)

REGRETS:

- Catherine Hutson - New Westminster Heritage Preservation Society

STAFF:

- Rob McCullough - Manager, Museums & Heritage Services
- Britney Quail - Heritage Policy Planner
- Jay Young - Manager, Recreation Services
- Heather Corbett - Committee Clerk

The meeting was called to order at 6:08 p.m.

1.0 ADDITIONS TO AGENDA

There were no additions to the agenda.

2.0 ADOPTION OF MINUTES

2.1 Adoption of the Minutes of November 2, 2017

MOVED and SECONDED

THAT the minutes of the November 2, 2017 Community Heritage Commission meeting be adopted.

CARRIED.

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

3.0 PRESENTATIONS

Procedural Note: Item 3.1 was addressed after Item 5.1.

3.1 Queen's Park Heritage Conservation Area: Zoning Incentives for Protected Properties

Ms. Britney Quail, Heritage Policy Planner, reviewed the report dated December 6, 2017, and gave a presentation to the Commission outlining the guiding principles and potential zoning incentives being considered for properties protected through the Queen's Park Heritage Conservation Area (HCA).

Ms. Quail's presentation reviewed the following information:

- The Council-endorsed work plan including four implementation actions of the HCA:
 1. An update to the the Minimum Maintenance Standards for Protected Heritage Properties Bylaw;
 2. Development of zoning incentives for protected properties;
 3. A "Special Limited" category study and subsequent City-led Official Community Plan; and,
 4. A program to encourage voluntary protection of post-1941 homes in the Heritage Conservation Area;
- The current policies, protection levels and regulations allowed in the Heritage Conservation Area;
- The Guiding Principles, as proposed by Staff, to guide the zoning incentives work, including:
 1. Incentives developed should benefit protected properties;
 2. Benefits to the property be balanced with benefits to community;
 3. Consider the livability of the Queen's Park neighbourhood in the context as a single family neighbourhood;
 4. Ensure that there are meaningful opportunities for HRAs in the Queen's Park neighbourhood; and,
 5. Implementation of the incentive must not increase the amount of incentives considered for HRAs

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

- The mechanism available for a homeowner to remove protection associated with the Queen's Park Heritage Conservation Area is an Official Community Plan Amendment, which is approved by Council. The application would include an assessment completed by a heritage professional, which would then be used by Staff to complete a checklist that evaluates the development potential of the property;
- Many of the apartment buildings in the Queen's Park neighbourhood are zoned RS-1, and therefore if they were demolished, the property owner would need to build a house in its place;

- HRAs would remain valid tools in Queen’s Park and other neighbourhoods of the City for the protection of heritage buildings;
- The incentive to do an HRA project in Queen’s Park would be proportional to the benefit of the proposed incentives; and,
- Parking is not being reviewed at this time and the requirement of two parking spots if more than one dwelling would remain the same.

Ms. Quail continued her presentation to the Commission, covering the three proposed zoning incentives developed by Staff:

1. Increase in Floor Space Ratio (FSR), which would provide additional density spread over the principal house and/or laneway house – this would be simple for the City to administer and would be related to lot size;
2. Exempt basements from the FSR calculations, opening up a potential of vastly increasing density, especially in houses that currently have a basement; and,
3. Exempt attic space from the FSR calculations, which would generally make it harder to predict how much density would be freed up, as it would depend on the pitch of the roof, and adhering to more requirements in terms of building and fire codes.

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

- The definition of a basement space whether partial or above ground, despite slope, is approximately four feet;
- A similar process would be studied as is currently in place for NR-1 zoning in terms of regulations and restrictions;
- Changes in attics would generally need to occur at the back of the house or in dormers with the intention that they not affect front façade , as per the design guidelines for the Queen’s Park HCA; and,
- Staff has not yet determined whether they will recommend one or more or a combination of the proposed incentives.

Ms. Quail informed the Commission that community consultation will be forthcoming as a next step, and asked for the Commission’s feedback and comments on the proposed incentives in order to help in directing further research and preparing the draft regulations.

Upon discussion, the Commission made the following comments:

- It would be important to take in account, or rank, which of the three incentives, or exemptions, has the least impact on the visual look of the house and on the property’s uses; and,
- An important aspect to consider in terms of laneway houses is their design and whether they conform with the guidelines set forth in the HCA – especially in situations where the laneway houses are being added on to the rear of a protected house
 - The Commission agreed to tackle this discussion point at a future meeting.

forward for the Commission to consider, and consultation within the neighbouring community will be carried out.

4.2 Demolition of the Gas Works Building

Mr. Rob McCullough, Manager of Museums and Heritage Services, reported that the Gas Works building was recently demolished, and reviewed the steps that were undertaken prior to and during demolition in order to record the footprint of the building, including:

- Surveying of the site – all exact measurements were taken and inputted into a CAD system to ensure its precise location and dimensions were recorded;
- Certain features inside the building were documented by photograph;
- No tangible items or hardware were retrieved from inside the building; and,
- Investigation of the bricks found that they were contaminated and unusable.

Anecdotally, Mr. McCullough reported that it was clear the building was in a precarious state – the demolition expert was surprised the building was still standing.

The Commission had a brief discussion on the cairn of bricks located near Columbia Square shopping plaza, which was erected in commemoration of the original electric generation station in the City. Low-maintenance panels are still to be installed near the cairn.

5.0 NEW BUSINESS

Procedural Note: Item 5.1 was addressed before Item 3.1.

5.1 Naming of an Interim Facility

Mr. Jay Young, Manager of Recreation Services, summarized the report dated December 6, 2017, regarding the naming of the interim multi-sport facility planned for Queen’s Park.

Mr. Young discussed construction of the new facility, which will begin in the New Year with the anticipation of opening in fall of 2018. Under the City’s Naming Public Parks and Recreation Facilities Policy, the name for the facility must be geographic, and must explain the use of the facility. All of the activities that were in the Arenex were sports; therefore “Queen’s Park Sportsplex” has been identified as the proposed name.

MOVED and SECONDED

THAT the Community Heritage Commission recommend “Queen’s Park Sportsplex” be presented to the Parks & Recreation Committee for consideration as the name for the interim facility planned for Queen’s Park.

CARRIED.

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

5.2 308 Ash Street – Beech Tree Removal from Heritage Register

Ms. Britney Quail, Heritage Policy Planner, summarized the memorandum dated December 6, 2017, regarding the removal of a beech tree from the heritage register. The tree was deemed unsafe and was felled in 2016.

MOVED and SECONDED

THAT the Community Heritage Commission receive the memorandum dated December 6, 2017 for information.

CARRIED.

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

Procedural Note: David Sarraf recused himself due to a conflict of interest.

5.3 659 Columbia Street – Rear Elevation Restoration on Register Building

Ms. Britney Quail, Heritage Policy Planner, summarized the report dated December 6, 2017, regarding restoration work to the rear façade and the addition of a new window at 659 Columbia Street.

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

- Photos indicate that the original entrance to the building is in the current location;
- It is likely that the original windows were removed and replaced by bricks in the 1970s; and,
- A window sill and vertical muntins will be included, which is what would have been present on this building historically.

Ms. Quail clarified that a Building Permit could not be withheld, and that the Commission were simply asked to provide their feedback on the application. Upon discussion, the Commission noted that the renovations were very suitable and the work that has been completed on the front of the building looks excellent.

MOVED and SECONDED

THAT the Community Heritage Commission receive the report dated December 6, 2017 for information.

CARRIED.

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

6.0 REPORTS AND INFORMATION

6.1 Demolition Permit Applications Issued as of November 24, 2017

ADDRESS	YEAR BUILT	NEIGHBOURHOOD
231 Twelfth Street (Gas Works Building)	1940	North Arm
312 Hampton Street	1929	Queensborough
809 Twenty First Street	1943	Connaught Heights
327 E. Eighth Avenue	1947	Victory Heights
351 Boyne Street	1948	Queensborough
501 Ewen Avenue	1927	Queensborough

7.0 CORRESPONDENCE

7.1 New Westminster Historical Society Newsletter, October 2017

This item was received for information.

8.0 NEXT MEETING

8.1 Next Meeting Date: Wednesday, January 3, 2018 at 6:00 p.m., or at the call of the Chair.

9.0 ADJOURNMENT

ON MOTION, the meeting was adjourned at 7:29 p.m.

Certified correct,

ORIGINAL SIGNED

Councillor Jaimie McEvoy
Chair

ORIGINAL SIGNED

Heather Corbett
Committee Clerk