

COMMUNITY HERITAGE COMMISSION

January 4, 2017 6:00 p.m.
Committee Room #2

MINUTES

VOTING MEMBERS PRESENT:

Councillor Jaime McEvoy	- Chair
Damon Alberda	- Community Member
Catherine Hutson	- New Westminster Heritage Preservation Society
Wayne Janzen	- Community Member
Christa MacArthur	- Community Member
Lynn Radbourne	- Community Member
David Sarraf	- Community Member

VOTING MEMBERS REGRETS:

John Davies	- Community Member
Roger Nottingham	- Community Member

STAFF:

John Stark	- Acting Manager of Planning
Rob McCullough	- Manager of Museums and Heritage Services
Britney Quail	- Planning Analyst
Lauren Blake	- Committee Clerk

The meeting was called to order at 6:05 p.m.

1.0 ADDITIONS TO AGENDA

The following items were added to the agenda:

- Item 5.5 – Queen’s Park Arenex – Proposed Demolition and Removal from Register
- Item 5.6 – Update on the Masonic Hall

2.0 ADOPTION OF MINUTES

2.1 Adoption of the Minutes of November 17, 2016

MOVED and SECONDED

THAT the November 17, 2016 Community Heritage Commission minutes be adopted.

CARRIED.

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

3.0 PRESENTATIONS

There were no items.

4.0 UNFINISHED BUSINESS

4.1.1 BC Pen Cemetery Task Force Update

There was no update provided.

5.0 NEW BUSINESS

5.1 406, 408 Eighth Street and 809 Fourth Avenue – Heritage House Colours

Britney Quail, Planning Analyst, summarized the memorandum dated January 4, 2017, regarding the proposed heritage house colours for 406 and 408 Eighth Street and 809 Fourth Avenue.

In response to questions from the Commission, Ms. Quail advised that while the City had specified that the project should utilize colors from the Benjamin Moore True Colours Palette, the specific colors from the palette were chosen by the architect.

The Commission expressed appreciation that the design and color palette will retain the homes' individuality. It was suggested that there could be a sign on site indicating that the colors are from the Benjamin Moore True Color Palette.

5.2 215 Manitoba Street – Heritage Alteration Permit for New Construction in Queen's Park

Procedural note: Christa MacArthur declared a conflict of interest, and exited the meeting at 6:10 p.m.

Britney Quail, Planning Analyst, summarized the report dated January 4, 2017, regarding a Heritage Alteration Permit for new construction at 215 Manitoba Street.

The Commission expressed concerns regarding the scope of the house, noting that it may be large for the streetscape. It was also noted that the house appears tall in the renderings. The Commission expressed appreciation for the parking provided for the project.

In response to questions from the Commission, Ms. Quail advised that the proposed new home's height would still be within the zoning requirements of 25 feet to the mid-point of the roof.

Some of the Commission members who had voted in opposition the demolition of 215 Manitoba Street at the August 3, 2016 meeting, expressed concerns regarding the proposed HAP for new construction at that address.

MOVED and SECONDED

THAT the Community Heritage Commission recommends that Council support the Heritage Alteration Permit for the new house at 215 Manitoba Street.

CARRIED.

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

5.3 326 Arbutus Street – Heritage Alteration Permit for Demolition in Queen's Park

Britney Quail, Planning Analyst, summarized the report dated January 4, 2017, regarding a Heritage Alteration Permit for demolition at 326 Arbutus Street.

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

- The Heritage Control Period (HCP) is a temporary, year-long process that allows Council to legally temporarily withhold permits on heritage homes; however, the City cannot legally not accept a development application;
- The HCP provides additional layers of process and review to consider heritage applications;
- Applicants may wait until the end of the HCP to submit an application; however, it is not clear at this point what the application process will be following the HCP;
- 326 Arbutus Street is not currently listed on the Heritage Register, nor was it identified on the heritage inventory.

In addition, Councillor Jaimie McEvoy, Chair, advised that property owners maintain their property rights during the HCP. Councillor McEvoy noted that the HCP provides

Council with additional options and degree of ability to make decisions with respect to heritage properties, and does not ban redevelopment of heritage properties.

The Commission noted that the current home fits well with the streetscape of Arbutus Street; however, the Commission also noted that the home does not appear that have historical value.

MOVED and SECONDED

THAT the Community Heritage Commission recommends that Council support the Heritage Alteration Permit for the demolition of 326 Arbutus Street.

CARRIED.

Catherine Hutson and Lynn Radbourne voted in opposition to the motion.

5.4 Request for Letter of Support for Private Member’s Bill C-323: An Act to Amend the Income Tax Act (rehabilitation of historic property)

Britney Quail, Planning Analyst, summarized the memorandum dated January 4, 2017, regarding a request for a letter of support for a private member’s Bill C-323: An Act to Amend the Income Tax Act (rehabilitation of historic property).

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

- Proposed Bill C-323 would amend the Income Tax Act, and would be the first heritage related tax incentive of its kind in Canada;
- The City regularly uploads its registered heritage homes to the Canadian Register of Historic Places;
- In order to be eligible for the proposed tax incentives of Bill C-323, the work on a heritage homes must adhere to *Standards and Guidelines of Historic Places*; and,
- Heritage would be defined by the City’s Heritage Register evaluation process, and could include sites based on cultural association, age, and prominent examples of architecture.

The Commission noted that the proposed Bill C-323 outlines limitations to the rehabilitation that can be completed on heritage homes, such as the work must be completed by a registered architect; however, the Commission suggested that the proposed Bill C-232 could encourage owners to renovate and retain heritage homes.

The Commission advised that the phrase “next year” on page two of the draft letter should read “this year”.

MOVED and SECONDED

THAT the Community Heritage Commission recommends that Council send a letter of support to local Members of Parliament, and the Minister responsible for Parks Canada.

CARRIED.

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

5.5 Queen's Park Arenex – Proposed Demolition and Removal from Register

Britney Quail, Planning Analyst, summarized the on-table report regarding the proposed demolition and removal of the Queen's Park Arenex from the Heritage Register.

In response to questions from the Commission, Ms. Quail advised that Engineers have determined that the remaining portion of the building cannot be retained or salvaged due to the weather damage, the original material used, and the age of the original materials. In addition, Rob McCullough, Manager of Museums and Heritage Services, noted that the Queen's Park Arena has a different roof structure than the Arenex.

Councillor Jaimie McEvoy, Chair, advised that an official report outlining why the roof collapsed will be brought forward to Council in the future. In addition, the Parks department is trying to relocate the Arenex activities.

MOVED and SECONDED

THAT the Community Heritage Commission support the application for demolition of the building at 51 Third Avenue (the Queen's Park Arenex); and,

THAT the Community Heritage Commission recommend that Council remove the building at 51 Third Avenue (the Queen's Park Arenex) from the City's Heritage Register.

CARRIED.

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

5.6 Masonic Hall Update

Britney Quail, Planning Analyst, reported that a portion of the Masonic Hall located at 508 Agnes Street had been damaged due to a structure failure; however, the damaged portion of the building was scheduled to be removed during demolition. The portion of the building that is to be retained through the Heritage Revitalization Agreement was undamaged.

6.0 REPORTS AND INFORMATION

6.1 Queen's Park Heritage Conservation Area Process Update (Standing Item)

Britney Quail, Planning Analyst, provided the following update regarding the Queen's Park Heritage Conservation Area Process:

- Approximately 150 individuals attended the first round of consultation scheduled from late November 2016 – early December 2016;
- An additional round of consultation will be scheduled for the future; and,
- Staff is working with Council to develop a Heritage Conservation Area policy.

6.2 Demolition Permit Applications Received as of November 9, 2016

ADDRESS	YEAR BUILT	NEIGHBOUHOOD
223 Archer Street	1913	Victory Heights
824 Chestnut Street	1950	Victory Heights
175 Duncan Street - industrial	1975; 1993	North Arm North
41 Duncan Street - industrial	1940; 1959; 1972	North Arm North
1238 Ewen Avenue	1955	Queensborough
260 Twelfth Street	1953	North Arm North
226 Wood Street	1912	Queensborough
330 Fenton Street	1956	Queensborough
458 Fader Street	1929	Sapperton
349 Alberta Street	1953	Sapperton
1026 Nanaimo Street	1921	Kelvin

The Commission noted that 223 Archer Street is located in the Sapperton neighbourhood.

7.0 CORRESPONDENCE

There were no items.

8.0 NEXT MEETING

8.1 Next Meeting Date:

February 1, 2017 at 6:00 p.m. or at the call of the Chair

9.0 ADJOURNMENT

ON MOTION, the meeting was adjourned at 7:07 p.m.

Certified correct,

Councillor McEvoy
Chair

Lauren Blake
Committee Clerk