



COMMUNITY HERITAGE COMMISSION

Wednesday, December 5, 2018, 6:00 p.m.
Committee Room #2, City Hall

MINUTES

VOTING MEMBERS PRESENT:

Councillor Jaimie McEvoy	- Chair
Maureen Arvanitidis	- Community Member
John Davies	- Vice-Chair, Community Member
Deane Gurney	- Community Member
Rosanne Hood	- NWHPS Representative
Lauren Neufeld	- Community Member
David Sarraf	- Community Member

REGRETS:

Lynn Radbourne	- Community Member
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STAFF:

Emilie Adin	- Director of Development Services
Britney Quail	- Heritage Planner
Rob McCullough	- Manager, Museums & Heritage Services
Heather Corbett	- Committee Clerk

The meeting was called to order at 6:00 p.m.

1.0 ADDITIONS TO AGENDA

MOVED and SECONDED

THAT the agenda of the December 5, 2018 Community Heritage Commission meeting be adopted.

CARRIED.

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

2.0 ADOPTION OF MINUTES

2.1 Adoption of the Minutes of November 14, 2018

MOVED and SECONDED

THAT the minutes of the November 14, 2018 Community Heritage Commission meeting be amended to include the following change:

- *On page 5, Item 5.4, change the wording of the second last paragraph to include “Mr. McCullough noted that the artist who drew the artwork for the 2018 colouring contest was found through the Arts Council”; and,*

THAT the amended minutes be adopted.

CARRIED.

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

3.0 PRESENTATIONS

3.1 Introduction to the Director of Development Services, Emilie Adin

Emilie Adin, Director of Development Services, introduced herself, reviewed her background, and expressed her appreciation to the Commission members for their service.

3.2 Distinguishability in the Standards & Guidelines

Britney Quail, Heritage Planner, provided a PowerPoint presentation, reviewing the topic of Distinguishability in the Standards and Guidelines for Conservation of Historic Places in Canada (S&Gs), including the following information:

- The City of New Westminster adopted the S&Gs in 2008 as a best practice manual for evaluating heritage projects that come through the City;
- A second edition of the S&Gs were produced in 2010, which is what the City uses today for evaluation;
- The S&Gs include 14 standards, broken down into the three categories of Preservation, Rehabilitation, and Restoration;
- The process of approaching a conservation decision-making process;
- Details about Standard 11, which is within the rehabilitation category, and places emphasis on the new work being compatible with, subordinate to and distinguishable from the historic place; and,
- Examples of distinguishability within Standard 11.

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

- The distinguishability clause was removed from the Queen’s Park HCA design guidelines, therefore it would not apply to additions made to the front or sides of protected houses;

- Heritage Revitalization Agreements (HRA) in the City refer to the S&Gs, however HRAs in Queen’s Park should refer to the Design Guidelines first and then fall back to the S&Gs; and,
- The City has no policy which would require character property owners to comply to Standard 11; however, design is controlled through the Heritage Alteration Permit (HAP) process for heritage projects.

The Commission noted the following comments in discussion:

- Other notable buildings to refer to in terms of distinguishability could include:
 - The restoration of the San Francisco Chronicle building;
 - Woolworths store in Toronto;
- Distinguishability is hard to define;
- The condo tower proposed with the Holy Trinity HRA, recently reviewed by the Commission, is an example of Standard 11; and,
- The point in time that a building is restored back to is an important notion to consider, and this decision is often derived from the value of the building and its story.

4.0 UNFINISHED BUSINESS

4.1 218 Queen’s Avenue – Heritage Revitalization Agreement Update

Britney Quail, Heritage Planner, reviewed the December 5, 2018 staff memorandum in regards to the Heritage Revitalization Agreement for 218 Queen’s Avenue, noting that the Commission had already supported the HRA in principle at the May 29, 2018 meeting.

Ms. Quail noted that the Memorandum included the Statements of Significance and Heritage Conservation Plans for the two additional houses to be located on the property, and asked the Commission for their feedback on the appropriateness of the work proposed.

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

- The two additional houses selected for the site had to adhere to fairly specific site constraints and maneuverability limitations on the back of the property; and,
- The new houses have already been secured and would likely be moved in to place shortly.

The Commission noted that it is very suitable that the two houses are so compatible with each other.

MOVED AND SECONDED

THAT the Community Heritage Commission support the appropriateness of the houses selected to be relocated as part of the proposed Heritage Revitalization Agreement at 218 Queen's Avenue ; and,

THAT the Community Heritage Commission support the heritage restoration work proposed for each house in their respective Heritage Conservation Plans, and that these plans be included in the Heritage Revitalization Agreement for 218 Queen's Avenue.

CARRIED

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

5.0 NEW BUSINESS

6.0 REPORTS AND INFORMATION

6.1 Commission Request for Information: A.W. McLeod Building – 618 Carnarvon Street

Britney Quail, Heritage Planner, reviewed the December 5, 2018 staff memorandum in regards to the A.W. McLeod building at 618 Carnarvon Street, noting that the redevelopment proposal for the building had not come before the Community Heritage Commission for review because it did not fit the criteria for consideration by the Commission.

Ms. Quail also noted that staff had reviewed the building for heritage value during the application process, and the building was not deemed to have sufficient integrity or remaining heritage value to be forwarded to the Community Heritage Commission for further consideration or comment.

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

- The Columbia Street Historic District includes properties within the parameters of Columbia Street to the waterfront and 8th Street to 4th Street; and,
- The Bent Court Special Study Area is an area defined in the OCP as west of Sixth Street and south of Seventh Avenue, which contains a high volume of heritage assets.

6.2 Irving House Restoration Update

Rob McCullough, Manager, Museums & Heritage Services, provided the Commission with an update on the ongoing restoration work at Irving House, noting the following:

- The next step in the process would be to restore the fence to match its appearance in 1900; and,
- The fence is being recreated from images from 1900, and some timber from the Arenex would be repurposed for this work.

6.3 General Inquiries from the Commission

a) 413 Fourth Street Removal from Queen's Park Heritage Conservation Area (HCA)

In response to questions from the Commission about the removal of 413 Fourth Street from the Queen's Park HCA, Britney Quail, Heritage Planner, provided the following information:

- The property was evaluated through the HCA limited study category and received a heritage merit score of 4 out of 9;
- Based on photographs, past renovations to the property had altered the form of the original dwelling significantly, and it was not deemed to qualify for the HCA;
- Because the property was removed from the HCA, the owners could apply for a demolition permit, with no HAP or further heritage review needed;
- If a new house was built on the property, it would need to be compliant with the HCA Design Guidelines and would have a 0.5 FSR, which would be smaller than the current house; and,
- If a new owner wished to designate the house, they would be able to build to 0.7 FSR; however this would require an OCP amendment, which is a more expensive process, and it would be a decision of Council to re-protect the property.

b) Other City Neighbourhoods to be Designated as Heritage Conservation Areas

In response to a question from the Commission in regards to information concerning other areas of the City that may be viable candidates for Heritage Conservation Areas, Councillor Jaimie McEvoy noted that he would provide a follow-up by email before the next Commission meeting.

c) Follow-up on CHC's Motion re Landfill and Salvage Material

Britney Quail, Heritage Planner, advised that staff are providing staff analysis and drafting a report for Council in the New Year, and would report back to the Commission.

Councillor McEvoy noted that a similar initiative had been provided within the City's newly adopted Environmental Action Plan, which is currently at the draft implementation plan stage, and the heritage perspective could be incorporated.

d) Internal Street Naming

Britney Quail, Heritage Planner, inquired whether the Commission would be interested in reviewing the naming of streets that are found on the interior of Townhouse and Row House developments, as per the City's normal naming process. The Commission agreed this role would fall within its scope.

6.4 Demolition Permit Applications Issued as of May 22, 2018:

ADDRESS	YEAR BUILT	NEIGHBOURHOOD
2239 LONDON ST	1948	CONNAUGHT HEIGHTS
907 DUBLIN ST	1934	KELVIN
217 ST PATRICK ST	1909	QUEEN'S PARK
732 FIFTH ST	1911	GLENBROOKE NORTH

7.0 CORRESPONDENCE

7.1 New Westminster Historical Society Newsletter (November)

MOVED and SECONDED

THAT the correspondence items be received for information.

CARRIED.

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

8.0 NEXT MEETING

8.1 Next Meeting Date: Wednesday, January 9, 2018 at 6:00 p.m., in Committee Room #2, or at the call of the Chair.

9.0 ADJOURNMENT

ON MOTION, the meeting was adjourned at 7:25 p.m.

Certified correct,

ORIGINAL SIGNED

Councillor Jaimie McEvoy
Chair

ORIGINAL SIGNED

Heather Corbett
Committee Clerk