

COMMUNITY HERITAGE COMMISSION

**Wednesday, December 18, 2019, 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
David Sarraf	- Community Member

REGRETS:

Jenelle Davies	- Community Member
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GUESTS:

John Atkin	- Heritage Consultant
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STAFF:

Rupinder Basi	- Development Planning Supervisor
Britney Dack	- Heritage Planner
Rob McCullough	- Manager, Museums & Heritage Services
Kathleen Stevens	- Heritage Planning Analyst
Mike Watson	- Senior Planner
Janet Zazubek	- Planning Analyst
Heather Corbett	- Committee Clerk

The meeting was called to order at 6:11 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 6, 2019

MOVED and SECONDED

THAT the minutes of the November 6, 2019 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 considered after Item 5.1.

3.1 819-823 Twelfth Street and 1124 Edinburgh Street – Heritage Revitalization Agreement Application

Mike Watson, Senior Planner, summarized the staff report dated December 18, 2019 regarding a Heritage Revitalization Agreement (HRA) to allow the development of a six storey multiple unit residential building at 811 – 819 Twelfth Street and 1124 Edinburgh Street in exchange for the long-term legal protection of the 1911 William Wray House.

Mr. Watson reviewed the details of the proposed HRA including site context, proposed re-location of the heritage house on the property, proposed energy standards for the new development, and the zoning and design guidelines for the area.

Britney Dack, Heritage Planner, described the background of the heritage building, and reviewed the proposed relocation and restoration to the building. Ms. Dack also highlighted some broad questions included in the staff report to guide the Commission's comments.

John Atkin, Heritage Consultant, summarized the conservation plan for the heritage building, noting that the materials are in good condition and the project team is striving for a high level of conservation.

In response to questions made by the Commission, Ms. Dack and Mr. Watson provided the following information:

- All proposed units on the property would be stratified, including the two units in the heritage house;
- There is no commercial space proposed on the property, due to updates made to the Official Community Plan in 2017 whereby commercial activity on Twelfth Street is to be consolidated to nodes at Sixth and Eighth Avenues, and therefore developers have the option to develop commercial or residential in new developments;

- The proposed placement of the heritage home provides the project with an effective transition into the single family neighbourhood to the east, which would be required by the City;
- The primary advantage of the HRA to the developer would be to build the multi-family development as a six storey building rather than four;
- The proposed Floor Space Ratio for the development site would be 2.82;
- The proposed infill house does not currently exist on the site, and would be built new;
- The existing garage on the site would be demolished;
- The infill house is proposed to have similar massing to the heritage house and to be built in the same style and materials as the multi-family building;
- The tree permit associated with the application proposes that the mature trees on Edinburgh Street and on the laneway would be retained; and,
- Development of the site, with or without the proposed HRA, would likely result in removal of the trees in the middle of the site.

Commission members made the following comments in regards to the proposed HRA:

- Concern for retention of the natural heritage was expressed;
- The proposed infill house could be more complimentary to the style of the heritage house and the neighbourhood;
- The proposed colour scheme of the heritage house is bright and uplifting;
- The proposed style of the new building helps the heritage house to stand out and be a focal point; and,
- Concern was expressed for retention of the historically commercial nature of Twelfth Street.

MOVED and SECONDED

THAT the Community Heritage Commission recommend that Council support the Heritage Revitalization Agreement for 819-823 Twelfth Street and 1124 Edinburgh Street, with the provision that the architect revisit the design of the infill house as it relates to the heritage house.

CARRIED.

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

4.0 UNFINISHED BUSINESS

There were no items.

5.0 NEW BUSINESS

Procedural Note: Item 5.1 was considered after Item 2.1 and prior to Item 3.1.

5.1 312 Fifth Street – Bylaw to Rescind Heritage Revitalization Agreement and Heritage Designation

Janet Zazubek, Planning Analyst, summarized the staff report dated December 18, 2019, regarding a rescindment of Heritage Revitalization Agreement Bylaw No. 7979, 2018 and Heritage Designation Bylaw No. 7980, 2018, noting that the report was for the Commission's information only.

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

- With the rescindment of the HRA, the three relaxations granted to the property would also be modified in the following ways:
 - The laneway house would need to be reduced to the size that is permitted under the current zoning;
 - The FSR of the house as constructed is under the amount permitted with current zoning;
 - A Development Variance Permit would be required to allow the projection of the front porch, which is scheduled to be considered by Council, following an opportunity to be heard on January 13; and,
- In most of the City's HRAs, the heritage work is required to be completed first; therefore, in this instance, the building permit for the formerly proposed infill house has not been issued, nor has construction of the building started.

6.0 REPORTS AND INFORMATION

6.1 General Inquiries from the Commission

1. Status of Heritage Revitalization Agreement for 515 Fourth Street

Britney Dack, Heritage Planner, informed the Commission that the Advisory Planning Commission (APC) had not supported the HRA application for 515 Fourth Street, and that the applicants have taken the comments from received through the community consultation stage of their development application review process and are completing further work in consideration of the application.

Ms. Dack informed the Commission that the next step with a revised application would be to provide the Commission with a further opportunity for review and, if there are substantial changes, it may be reviewed again by the APC.

2. Review of Queen's Park Heritage Conservation Area (HCA)

In response to a question from the Commission, Britney Dack, Heritage Planner, noted that Council has established seven strategic priorities for the City, and the 2020-2024 financial plan would stem from their priorities. Staff is awaiting the conclusion of the budget process to understand the projects that would be funded, and therefore the staff workplans. Once these are established, staff would be in a position to report back on a timeline and scope for a Queen's Park HCA Review.

3. Status of 263 Jardine Street

In response to a question from the Commission, Kathleen Stevens, Heritage Planning Analyst, advised the Commission that the proposed demolition of 263 Jardine Street, which was reviewed by the Commission at the previous meeting was forwarded to Council, and a Temporary Protection Order was placed on the property. The purpose of the Order was to allow staff time to work with applicant on a development solution that would include retention of the house.

4. Plans for CHC in 2020

In response to a request from the Commission, staff liaisons to the CHC outlined the following plans for 2020:

- Ongoing review of the City's HRA applications, of which there are 21 in process currently;
- Review of the Statement of Significance for Irving House;
- Work on the Truth and Reconciliation processes underway in the City, and the role(s) that the museum or other heritage programs would have within these processes;
- Working heritage into the City's climate strategy; and,
- Potential work on a formal city-wide heritage strategy.

6.2 Demolition Permit Applications Issued October 24 to December 11, 2019

ADDRESS	YEAR BUILT	NEIGHBOURHOOD
330 Arbutus Street	1951	Queen's Park
238 Pembina Street	1912	Queensborough
477 Cumberland Street	1944	Victory Heights
2006 Ninth Avenue	1939	Connaught Heights
1422 Tenth Avenue	1933	Westend
507 Kelly Street	1939	Sapperton
1209 Eighth Avenue	1928	Westend
1211 Eighth Avenue	1929	Westend
1213 Eighth Avenue	1935	Westend
1215 Eighth Avenue	1929	Westend
1217 Eighth Avenue	1928	Westend

7.0 CORRESPONDENCE

7.1 New Westminster Historical Society Newsletter (November 2019)

8.0 NEXT MEETING

8.1 **Next Meeting Date:** Wednesday, January 8, 2020 at City Hall in Committee Room #2 at 6:00pm, or at call of the Chair.

9.0 ADJOURNMENT

ON MOTION, the meeting was adjourned at 7:10 p.m.

Certified correct,

ORIGINAL SIGNED

Councillor Jaimie McEvoy
Chair

ORIGINAL SIGNED

Heather Corbett
Committee Clerk