

COMMUNITY HERITAGE COMMISSION (CHC)

Wednesday, September 2, 2020, 6:00 p.m.
Meeting held electronically under Ministerial Order No. M192

MINUTES

VOTING MEMBERS PRESENT:

Councillor Jaimie McEvoy	- Chair
Maureen Arvanitidis	- Community Member
Samuel Boisvert	- Community Member
John Davies	- Community Member
Rosanne Hood	- NWHPS Representative
Robert Petrusa	- Community Member
David Sarraf	- Community Member

REGRETS:

Jenelle Davies	- Community Member
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GUESTS:

Nancy Dheilily	- Dheilily Design
Joe Malcom	- Owner, 631 Second Street
Camelia Mezo	- Owner, 404 Second Street
Julie Schueck	- Schueck Consulting
Kirsten Sutton	- D3 Dimension Drafting and Design Inc.
Elana Zysblat	- Ance Building Services Co. Inc.

STAFF:

Britney Dack	- Heritage Planner
Rob McCullough	- Manager, Museums & Heritage Services
Heather Corbett	- Committee Clerk

The meeting was called to order at 6:02 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 July 8, 2020

MOVED and SECONDED

THAT the minutes of the July 8, 2020 Community Heritage Commission meeting be adopted as circulated.

CARRIED.

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

3.0 PRESENTATIONS

3.1 404 Second Street (Queen's Park Meat Market): Heritage Revitalization Agreement (HRA)

Britney Dack, Heritage Planner, reviewed the staff report dated September 2, 2020, regarding a Heritage Revitalization Agreement (HRA) application for 404 Second Street, and requested that the Commission give feedback and make a recommendation to Council based on questions in the report.

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

- The placement, attachment, dimensions and shape of the sign would be controlled through the HRA; however, if a new business occupied the building in future, a replacement of the contents of the sign could occur, but the parameters of the sign would need to be retained;
- The majority of the floor space ratio (FSR) proposed to change would be in a new basement; and,
- If the HRA is approved, the building would undergo restorations and ultimately would be designated and placed on the City's Heritage Register.

Kirsten Sutton, D3 Dimension Drafting and Design Inc., Elana Zysblat, ANCE Building Services and Camelia Mezo, Owner, provided a Powerpoint presentation, including the following information:

- History and significance of the business;
- Goals of the project, including the intent to restore and protect the building and rehabilitate the property to the restoration period of 1951 to align with mid-century vernacular style;
- The history of the building on the site including its location, appearance and significance; and,
- Preservation details and restoration plans to exterior features of the building, and proposed colour palette.

In response to questions from the Commission, Ms. Sutton, Ms. Zysblat and Ms. Mezo provided the following information:

- The aluminum canopies currently in place above the commercial door are still in production and the applicant intends to order an exact replica to extend the canopy;
- A wood mullion is proposed as a window divider on the front façade in order to provide for the inclusion of the original freezer door, and the ability to allow patrons to observe meat curing processes taking place in the store;
- Changes to the window openings are proposed to create height and to distinguish between commercial and residential uses;
- The breakdown of residential versus commercial space in the new building is proposed as follows:
 - Residential: 547 sq. ft. (14.2%); and,
 - Commercial: 3289.3 sq. ft. (85.8%), half of which is freezers and preparation area.

The Commission provided the following comments:

- The proposed HRA is appropriate and distinguishable for the property;
- Retention and replication of the aluminum awning is applicable and would be valuable for this HRA; and,
- The meat market at this property provides significant emotional value and a valuable service to the neighbourhood, and restoration and improvement of the building is well worth the relaxations proposed.

MOVED and SECONDED

THAT the Community Heritage Commission recommend that Council support the Heritage Revitalization Agreement for 404 Second Street and its inclusion on the City's Heritage Register.

CARRIED.

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

3.2 631 Second Street: Heritage Revitalization Agreement (HRA)

Britney Dack, Heritage Planner, reviewed the staff report dated September 2, 2020, regarding a Heritage Revitalization Agreement (HRA) application for 631 Second Street, and requested that the Commission give feedback and make a recommendation to Council based on questions in the report.

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

- The proposed HRA would provide the potential for four dwellings: the 1931 house built with a suite and a new house that would be built suite-ready; all of which are permitted uses in the City's Official Community Plan (OCP) for the site;

- It is proposed that the heritage house would be moved forward approximately 10 feet towards Second Street and one foot toward Seventh Avenue;
- When relocated on the site, the heritage house would be 3.5 feet closer to Second Street than the adjacent house;
- The parking spots proposed are to accommodate the three dwellings proposed in the HRA;
- If a suite is constructed in the new house in future, the parking would be located on the site between the property line and the garage; and,
- The three main windows of the heritage house would be replaced with wooden windows, and the remaining vinyl windows would be replaced at the end of their life, for sustainability reasons, and to avoid waste.

Julie Schueck, Schueck Consulting, Joe Malcom, Property Owner and Nancy Dheilly, Dheilly Design, provided a PowerPoint presentation, including the following information:

- The heritage significance and historic value of the house, including the location and character-defining elements of the house;
- Project statistics, including site area, coverage and floor space ratio of the heritage and new house; and,
- Heritage conservation plan, and restoration plan, including replacement of windows, cladding and proposed colour scheme.

In response to questions from the Commission, Ms. Schueck, Mr. Malcom and Ms. Dheilly provided the following information:

- The vinyl windows being retained in the heritage house would be painted black in order to match the replica wooden windows;
- The current Conservation Plan has been proposed in response to the comments made by the Commission during the April 2019 CHC meeting in relation to the restoration of the property;
- The lot is currently 6000 sq. ft. and, if approved, would be sub-divided into two roughly 3000 sq. ft. lots;
- The proximity between the heritage house and the neighbouring house on Seventh Avenue would be standard, and the neighbours are in favour of the proposal; and,
- The owner proposes to live in the new property and would endeavour to rent out the heritage house and keep it for future occupancy, possibly by their family members.

The Commission noted that the proposal provides a significant amount of housing on two small lots; however, due to the size of the current house, the proposed HRA is suitable given that the heritage house would likely be demolished if not restored.

MOVED and SECONDED

THAT the Community Heritage Commission recommend that Council support the Heritage Revitalization Agreement for 631 Second Street.

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

5.1 Museum Reopening

Rob McCullough, Manager of Museums & Heritage Services, provided the Community Heritage Commission with an update on the New Westminster Museum and Archives services, noting the following:

- The New Westminster Museum has re-opened for in-person visits, by online bookings;
- Current exhibitions on display until December include:
 - The Heat is On: Keeping Warm Then, Keeping Cool Now;
 - An Ocean of Peace: 100 Years of Sikhs in New Westminster;
- Virtual programs are operating, such as an online pop-up museum and speaker programs;
- The New Westminster Registrar is currently processing photograph collections of post-war images from the early 1950s, and would provide presentations later in the fall; and,
- The New Westminster Archives are also open again through booked appointments.

In response to questions from the Commission, Mr. McCullough provided the following information:

- The previous archivist (who retired) has been working prior to the pandemic on Thursdays. Recruitment for a new archivist was discontinued in March due to a hiring freeze in the City. A new archivist is expected to be in place in 2021.
- Reference services have been offered virtually during the COVID-19 pandemic and requests are emailed out; and,
- It is unknown if there are any artifacts from Richard McBride Elementary School, or if any first-growth timber in the school could be retained.

Mr. McCullough noted that he would contact School District 40 to inquire if anything could be salvaged from the demolition of the school.

6.1 General Inquiries from the Commission

1. Demolition Permit for 308 Fifth Street

Britney Dack, Heritage Planner, noted that the 308 Fifth Street demolition had mistakenly been included in the July 2020 CHC agenda package, and that it was for the demolition of a detached garage, which required no heritage review.

Ms. Dack further noted that in reference to the discussion about 209 Second Street (from the July 2020 CHC meeting), a heritage review would not likely be required, as it is not a protected house in the Queen's Park Heritage Conservation Area (HCA), and that no formal application has been received about the property.

The Commission noted that further discussion about the 209 Second Street property would be preferred by the New Westminster Heritage Preservation Society (NWHPS) if any application is made, because the NWHPS is not in agreement that it is not a protected property because the house was completed two years after Building Permit issuance in December 1940.

2. Review of the Heritage Conservation Area

The Commission inquired about the status of a two-year review of the Queen's Park Heritage Conservation Area, which was originally planned when the HCA was passed in 2017.

Britney Dack, Heritage Planner noted that the data review is largely complete, and was done at the 2.5 year mark, before the COVID-19 pandemic occurred. At that time, a prioritization schedule was established in terms of Development Services staff's work in order to support the pandemic response and subsequent economic recovery of the City. Ms. Dack further noted that internal policy projects are still being prioritized and staff workplans would likely be set in conjunction with Council and the 2019-2022 Strategic Plan.

3. Date for Properties to be Considered Heritage

The Commission discussed the idea that if a property is more than 50 years old, it can be considered heritage, and that the City could perhaps look at this rolling date across the City's policies as a whole, rather than different date ranges applying to various areas of the city (such as downtown or Queen's Park).

Britney Dack, Heritage Planner, noted that the current standard policy in the City is to refer any demolitions to heritage staff for review when a property is older than 50 years. The process is to refer the demolition to the CHC if the heritage value is deemed high enough.

6.6 Demolition Permit Applications Issued July 2, 2020 to August 26, 2020

Address	Year Built	Neighbourhood
218 Ninth Ave	1946	Glenbrooke North
706 First St	1929	Glenbrooke North
634 Eighteenth St	1930	West end
337 Boyne St	1958	Queensborough
359 Pembina St	1947	Queensborough
808 Winthrop St	1948	Sapperton
409 Seventh St	1936	Uptown
634 Ewen Ave	1937	Queensborough
550 Richmond St	1959	Sapperton
926 Ladner St	1951	Victory Heights

7.0 CORRESPONDENCE

There were no items.

8.0 NEXT MEETING

8.1 Next Meeting Date: Wednesday, October 7, 2020, or at call of the Chair.

Some Commission members noted that they would be interested in coming into the Council Chamber in person for future meetings, if physical distancing would be possible, and requested physical copies of the agenda package.

9.0 ADJOURNMENT

ON MOTION, the meeting was adjourned at 7:55 p.m.

Certified correct,

ORIGINAL SIGNED

Councillor Jaimie McEvoy
Chair

ORIGINAL SIGNED

Heather Corbett
Committee Clerk