

COMMUNITY HERITAGE COMMISSION

Wednesday, April 7, 2021

Meeting held electronically under Ministerial Order No. M192/2020 and the current Order of the Provincial Health Officer - *Gatherings and Events*

MINUTES

VOTING MEMBERS PRESENT:

Maureen Arvanitidis	- Community Member
Samuel Boisvert	- Community Member
John Davies	- Community Member, Alternate Chair
Rosanne Hood	- NWHPS Representative
Lindsay Macintosh	- Community Member
Robert Petrusa	- Community Member
David Sarraf	- Community Member

VOTING MEMBERS REGRETS:

Councillor Jaimie McEvoy	- Chair
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GUESTS:

Adel Bellemlih	- Applicant, 82 First Street & 112 Royal Avenue
Lisa Chan	- Applicant, 337 and 339 Keary Street
Katie Cummer	- Heritage Consultant
Bhart Jaswal	- Applicant, 1324 Nanaimo Street
Rob Johnson	- Project Architect, 1324 Nanaimo Street
Elana Zysblat	- Heritage Consultant

STAFF:

Britney Dack	- Senior Heritage Planner
Tristan Johnson	- Senior Planning Analyst
Rob McCullough	- Manager, Museums & Heritage Services
Kathleen Stevens	- Heritage Planning Analyst
Athena Von Hausen	- Planner
Janet Zazubek	- Planner
Heather Corbett	- Committee Clerk

The meeting was called to order at 6:05 p.m. John Davies assumed the Chair.

1.0 ADDITIONS TO AGENDA

MOVED and SECONDED

THAT the agenda of the April 7, 2021 Community Heritage Commission meeting be adopted, with the following amendment:

- *The items in Section 5.0 will be addressed in the following order: 5.3, then 5.2, then 5.1.*

CARRIED.

All Commission members present voted in favour of the motion.

2.0 ADOPTION OF MINUTES

2.1 Adoption of the Minutes of March 3, 2021

MOVED and SECONDED

THAT the minutes of the March 3, 2021 Community Heritage Commission meeting be adopted as circulated.

CARRIED.

All Commission members present voted in favour of the motion.

3.0 PRESENTATIONS

3.1 Open Data: Demolition Statistics

Tristan Johnson, Senior Planning Analyst, provided a PowerPoint Presentation on the topic of open data, highlighting the City's open data website and, in particular, the data set showing information about demolished buildings. Mr. Johnson noted that if the Commission members knew of any information that would help to fill in the data set for demolished houses prior to 2000, they could get in touch with the Development Services Department.

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

- There is very little historic data available on building permits; and,
- The demolished building data set can be accessed from the City's open data website at <http://opendata.newwestcity.ca/datasets/demolished-building-inventory>, where an excel file can be downloaded to view and manipulate.

Heather Corbett, Committee Clerk, noted that she would send the relevant link to the Demolition data set to the CHC members.

4.0 UNFINISHED BUSINESS

None.

Procedural note: Item 5.1 was addressed after Item 5.2.

5.1 1324 Nanaimo Street: Heritage Revitalization Agreement & Applicant Presentation

Janet Zazubek, Planner, reviewed the April 7, 2021 staff report regarding an application for a Heritage Revitalization Agreement (HRA) to subdivide the property at 1324 Nanaimo Street, build a new house at the rear of the lot, and restore and designate the existing 1940s heritage house on the property, which would be one of only five designated in the West End of the City. Ms. Zazubek requested that the Commission provide feedback on the proposal and provide a recommendation to Council of support or non-support of the HRA.

Rob Johnson, Architect, and Bhart Jaswal, Applicant, provided a PowerPoint presentation highlighting the details of the project, including the history of the heritage house and its character-defining elements, the project stats, and the conservation plan.

In response to a question from the Commission, Mr. Johnson noted that in a conservation plan for a previous iteration of the project, there had been a suggestion to provide parking off Nanaimo Street; however this was not considered by the new owner. In the current proposal, two small parking spots have been proposed onsite, via the existing crossing off Fourteenth Street at the side of the Larson house.

In discussion, Commission members noted appreciation for the project and made the following comments:

- At the West elevation, because the casing on the window does not come down to grade, this may indicate an original garage door opening, which may present an opportunity to illustrate the door with the inclusion of a large door and side light; and,
- The project was commended for the preservation of the style of house, and particularly in the West End, where there has been so much demolition in recent years.

MOVED and SECONDED

That the Community Heritage Commission recommend that Council support the Heritage Revitalization Agreement for 1324 Nanaimo Street and its inclusion on the City's Heritage Register.

CARRIED.

All Commission members present voted in favour of the motion.

Procedural Note: Item 5.2 was addressed after item 5.3 and before item 5.1

5.2 82 First Street & 112 Royal Avenue: Heritage Revitalization Agreement & Applicant Presentation

Athena Von Hausen, Planner, reviewed the April 7, 2021 staff report regarding a proposed Heritage Revitalization Agreement (HRA) at 82 First Street and 112 Royal Ave, which proposes to relocate, restore and legally protect the 1890 house (Woods House) on site, and relocate the 1930 Henderson House off site, providing it for another third-party HRA. The remainder of the site would be redeveloped to include a two-phase midrise residential building.

Ms. Von Hausen requested the Commission provide feedback on the heritage value of the 1890 and 1930 buildings, the appropriateness of the proposed new building in relation to the heritage house, and to provide Council with a recommendation of support or non-support of the HRA.

Adel Bellemlih, Applicant, and Elana Zysblat, Heritage Consultant, provided a PowerPoint presentation in regards to the project, highlighting the following information:

- Location, history and character-defining elements of the heritage houses;
- Objectives of the HRA and the advantages of relocating the Woods House to its proposed location on the site; and,
- Details of the proposed residential apartment buildings and the design elements making them compatible, distinguishable and subordinate to the heritage house.

In response to questions from the Commission, Mr. Bellemlih, Ms. Zysblat, Ms. Von Hausen and Britney Dack, Senior Heritage Planner, provided the following information:

- If the relocation of the heritage house is approved to its proposed location on First Street, it would be located next to a designated heritage house that is currently in place, and another designated heritage house around the corner, on Agnes Street, creating a streetscape and a grouping of turn of the century homes at First and Agnes Streets;
- It is not yet confirmed whether the chimney would need to be deconstructed for the relocation of the heritage house;
- The interior layout of the ground floor includes a fireplace; however this is not yet finalized, as the aim of the HRA is to protect the exterior of the house;
- The project team is interested in keeping as many of the interior features of the heritage house as possible, because they are excellent period examples;
- The roof of the heritage house was changed several times; therefore it is not known whether there was cresting on the roof originally, and it is not proposed in the HRA restoration work;
- The relocation of the 112 Royal Avenue house to its new Cumberland Street location would occur once confirmation is received from Council related to this project proposal;

- The northern portion of the foundation of the 82 First Street house is natural rock and the remainder of the foundation is poured concrete;
- In April 2016, the CHC considered three of the properties on the site and determined that 82 First Street (Woods House) had the most heritage value for retention;
- The project was expanded to consider 112, 114, and 118 Royal Avenue, of which staff identified that 112 Royal Avenue had the most heritage value for retention;
- In order to accommodate the proposed mid-rise residential building development on the site, all four of the other houses on the site, which have less heritage significance, would be demolished;
- Two of the other houses on the site are mid-century buildings, and would require demolition permits; however, there is no requirement to retain them;
- The designation of the site within the Official Community Plan is for higher density in the form of low to mid-rise apartments; and,
- The CHC's support for the HRA would express support for the proposed level of retention and demolition of the other houses on the site; however, the Commission could choose to encourage the sustainable deconstruction or relocation of the other homes.

In discussion, the Commission made the following comments:

- Appreciation was shown for the retention of the Woods House, as it an important heritage house in the City;
- Appreciation was shown for the overall project design and for the proposed park areas on the project site;
- Appreciation was shown for the simplicity of the new building and its relationship to the heritage house;
- In the proposed new location, the rear of the Woods House would be very close to the new apartment building;
- The interiors of houses designed by architect Samuel Maclure were as important to him as the exteriors; therefore, it is reassuring to learn that the interior of the Woods House would be retained to some degree;
- It may be an improvement for the concrete wall to be in line with the heritage house, rather than abutting; and,
- The restoration and relocation of the heritage houses are appreciated; however, more information about the rest of the houses on the site would be appropriate in order to evaluate the project as a whole.

MOVED and SECONDED

That the Community Heritage Commission recommend that Council support the overall Heritage Revitalization Agreement, and the Heritage Designation of 82 First Street and its inclusion on the City's Heritage Register.

CARRIED.

Rosanne Hood voted in opposition to the motion.

Ms. Dack noted that the minutes of the 2016 CHC meeting, when the other houses on the site were considered, could be circulated to the Commission at a future meeting.

Procedural Note: Item 5.3 was addressed before item 5.2

5.3 337 and 339 Keary Street – Heritage Review of a 1907 and a 1906 Building

Kathleen Stevens, Heritage Planning Analyst, reviewed the April 7, 2021 staff report regarding an application for a heritage review of the buildings at 337 and 339 Keary Street, which were originally constructed in 1907 and 1906 respectively, and have low to moderate heritage significance. Ms. Stevens requested that the Commission provide feedback on the heritage value of the buildings, in relation to the site's potential redevelopment.

Lisa Chan, Applicant, and Katie Cummer, Heritage Consultant, provided a PowerPoint presentation about the project, highlighting the following information:

- Details of the proposed family-oriented townhouse development proposal that would occupy the site, noting that if the houses were retained on the site, there would be a need to go underground for parking requirements, which would reduce the feasibility or affordability of the townhouses;
- Overview of the heritage assessments for both houses, noting that 337 Keary has moderate heritage significance, as it is one of the last surviving examples of the style in the City; and 339 Keary has low heritage significance, with better examples of the style elsewhere in the City; and,
- Details of proposed methods to commemorate the heritage houses on the site, including naming the development after the initial homeowners, or installation of interpretive panels on the site to acknowledge and celebrate the history of the site.

In response to questions from the Commission, Ms. Chan and Ms. Cummer provided the following information:

- The heritage assessments of the houses were carried out by a heritage professional on behalf of the developer, as requested by the City;
- It may be possible to incorporate some enduring elements of the heritage houses into the townhouses; however, this would require a thorough assessment;
- Relocation and retention of the houses on the site are not being considered for this project because the footprints of the houses are large, which would force the project to provide underground parking (because there is no lane);
- Underground parking is not being explored in this project due to the costs of underground construction and the desire to keep the townhouses at an affordable cost bracket for the target market;
- The proposed square floor space ratio (FSR) of the project is approximately .95, or 16,500 square feet out of a possible 17,000 square feet; and,

- Each townhouse would have 2.5 levels.

In discussion, the Commission made the following comments:

- It is difficult to support the demolition of houses over 100 years old, as they add to the streetscape value;
- Approval of the demolitions would be warranted given the proposal's intention of providing livable housing for the hospital area, and as they have low to moderate heritage significance; and,
- It would be ideal for the building at 337 Keary Street, which has moderate heritage significance, to be relocated.

MOVED and SECONDED

That the Community Heritage Commission recommend the Director of Development Services issue the Demolition Permit and that the applicant consider advertising the 337 Keary Street house as available for relocation.

CARRIED.

Maureen Arvanitidis, Rosanne Hood and Lindsay Macintosh, voted in opposition to the motion.

MOVED and SECONDED

That the Community Heritage Commission recommend the Director of Development Services issue the Demolition Permit for 339 Keary Street, and that the applicant consider deconstruction as an alternative to demolition waste.

CARRIED.

Rosanne Hood voted in opposition to the motion.

6.0 REPORTS AND INFORMATION

6.1 Overview of Municipal Heritage Tools

Britney Dack, Senior Heritage Planner, provided a PowerPoint presentation detailing the history of land entitlements in Canada, how planning law works in BC, and how this relates to the issuance and use of the City's various types of bylaws, permits and agreements.

The Commission thanked Ms. Dack for the presentation and noted that the information had been very insightful and easy to understand.

6.2 Queen's Park Heritage Conservation Area: Application of Regulations and Status of the Implementation Program

Britney Dack, Senior Heritage Planner, gave a brief overview of the Council report, noting that it was provided in response to a request from the Commission to understand how Heritage Alteration Permits (HAPs), HRAs, and other heritage tools worked together in the scope of planning within the Queen's Park Heritage Conservation Area (HCA).

MOVED and SECONDED

That the Community Heritage Commission receive the April 7, 2021 report entitled "Queen's Park Heritage Conservation Area: Application of Regulations and Status of the Implementation Program" for information.

CARRIED.

All Commission members present voted in favour of the motion.

6.3 General Inquiries

No inquiries were raised by the Commission.

6.4 Demolition Permit Applications Issued February 20, 2021 to March 24, 2021:

ADDRESS	YEAR BUILT	NEIGHBOURHOOD
1425 DUBLIN ST	1940	WESTEND
413 SCHOOL ST	1940	VICTORY HEIGHTS
42 DUFFERIN ST*	1922	DOWNTOWN
319 & 321 BLACKMAN ST	1956	GLENBROOKE NORTH
909 FIRST ST	1951	GLENBROOKE NORTH
1310 SEVENTH AVE	1944	WESTEND
40 EIGHTH AVE	1947	GLENBROOKE NORTH
834 CHESTNUT ST	1949	VICTORY HEIGHTS

*demolition by Province as part of Pattullo Bridge replacement project

7.0 CORRESPONDENCE

None.

8.0 NEXT MEETING

8.1 Next Meeting Date: Wednesday, May 5, 2021 (held electronically under Ministerial Order No. M192/2020) or at the call of the Chair

9.0 ADJOURNMENT

ON MOTION, the meeting was adjourned at 8:20 p.m.

Certified correct,

ORIGINAL SIGNED

John Davies
Alternate Chair

ORIGINAL SIGNED

Heather Corbett
Committee Clerk