



COMMUNITY HERITAGE COMMISSION

Wednesday, July 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:

- | | |
|--------------------------|-------------------------------------|
| Councillor Jaimie McEvoy | - Chair |
| 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 |

GUESTS

- | | |
|------------------|--------------------------------|
| Sophie Belzil | - Research Student |
| Phoebe Cheung | - TI Corp |
| Katie Cummer | - Heritage Consultant |
| Gillian Jamieson | - Applicant, 208 Fifth Avenue |
| Steve Line | - VIA Architecture |
| Donald Luxton | - Donald Luxton and Associates |
| Max von Kleist | - Fraser Crossing Partners |
| Kirsten Sutton | - D3 Design |

STAFF:

- | | |
|-------------------|--|
| Samantha Bohmert | - Planning Assistant |
| Britney Dack | - Senior Heritage Planner |
| Jacque Killawee | - City Clerk |
| Rob McCullough | - Manager, Museums & Heritage Services |
| Stacey Neves | - Engineering Technologist |
| Kathleen Stevens | - Heritage Planning Analyst |
| Athena von Hausen | - Development Planner |
| Heather Corbett | - Committee Clerk |

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

1.0 ADDITIONS TO AGENDA

No additions or revisions were made to the agenda.

2.0 ADOPTION OF MINUTES

2.1 Adoption of the Minutes of June 2, 2021

MOVED and SECONDED

THAT the minutes of the June 2, 2021 Community Heritage Commission meeting be adopted.

CARRIED.

All Commission members present voted in favour of the motion.

3.0 PRESENTATIONS

Procedural Note: Samuel Boisvert declared a conflict of interest on Item 3.1, due to his involvement in the Patullo Bridge Replacement Project through his workplace, and left the meeting.

3.1 Pattullo Bridge Replacement Project: Woodlands Wall Heritage Alteration Permit Application

Max Von Kleist, Fraser Crossing Partners, and Donald Luxton, Donald Luxton and Associates, provided a PowerPoint presentation on the proposed heritage wall alteration at McBride Boulevard and East Columbia Street, which is part of the Patullo Bridge Replacement Project, highlighting the following information:

- Historical significance and heritage value of the Woodlands Wall;
- Proposed design and modifications of the Wall, including replication as close as possible to the original design;
- Design concept for a new plaza to enhance the cultural significance of the original wall; and,
- Methods for the public to provide feedback to the project team.

In response to questions from the Commission, Mr. Von Kleist, Mr. Luxton and Steve Line, VIA Architecture, provided the following information:

- The project team plans to meet with the Victoria Hill Residents' Association later in the summer and to hold a public meeting for City residents to learn about the proposal;
- Ground penetrating radar is not part of the proposal as the history of burials at Woodlands was well-documented and were not located near the entrance gate;
- The existing burial grounds were turned into a memorial garden when Victoria Hill was first developed in 1996, and the proposed location of the gate has been disturbed before and no remains were found;
- The project team would deal with any archaeological items found during the process appropriately, but it is not expected that anything would be found;

- The heritage wall is proposed to extend up McBride Boulevard as per the drawings in the agenda package, with the addition of potential metal fencing to make a separation for pedestrians and bicyclists on the proposed Multi-Use Pathway (MUP);
- The proposed plaza would be set back from McBride Blvd to allow further clearance and better visibility of pedestrians and cyclists than presently;
- The granite wall on the West side of McBride Boulevard on Wellington Street was likely built as an overlook point over the river, and it has not yet been determined if it would be re-used in the overall Patullo Bridge replacement project; and,
- The approach proposed for the columns within the plaza is rehabilitation and reinterpretation of the originals, rather than restoration (as the current columns are not original).

Britney Dack, Senior Heritage Planner, noted that the intention of the presentation was to gather the Community Heritage Commission's feedback on the project and that the Commission was free to make a motion of support or non-support if they felt it was suitable. Ms. Dack also noted that the proposal would not be returning to the Commission for any further review.

MOVED and SECONDED

THAT the Community Heritage Commission is in agreement with the proposed heritage alterations to the existing Woodlands Wall.

CARRIED.

All Commission members present voted in favour of the motion.

Procedural Note: Samuel Boisvert returned to the meeting at 6:30 p.m.

3.2 Energy Retrofits to Heritage Houses: UBC Sustainability Scholars Project

Britney Dack, Senior Heritage Planner, introduced Sophie Belzil, a research student from the University of British Columbia, who is working on a project for the Development Services Department which focuses on developing guidelines for energy retrofits on heritage houses.

Ms. Belzil noted that she was looking for feedback from the Commission on the contents and uses for the guide, and covered the following information in her presentation:

- Context, timeline and methodology of project; and,
- Preliminary contents of the guide, including planning a retrofit and retrofit strategies.

In response to a question from the Commission, Ms. Belzil noted that energy efficient lighting was examined as part of the research for the guide and would be an area to be included.

The Commission provided the following comments:

- It is positive to see all of the areas that would be included in the guide and the Commission looks forward to receiving the completed guide;
- It would be important to include lighting in the guide, as modern forms of energy efficient lighting, such as LED bulbs, can be used in many types of lighting fixtures to provide a heritage atmosphere;
- Including a section on geothermal heat pumps may be useful, as these are becoming more common in retrofits;
- The inclusion of curtains and drapes and older forms of insulations is positive;
- It may be beneficial to include a section about misconceptions and concerns about retrofitting heritage homes;
- It may be useful to use Irving House as an example of a heritage upgrade, as it was recently completed, and many types of energy efficient methods were used, including within the ceilings and floors, and installation of geothermal heat pumps;
- Some resources that may be of use for additional research include the following:
 - Norm Brown, Norburn Lighting and Bath, who is a good authority on lighting;
 - David Hill, Eneready Products, who is a specialist in HVACs and controlling heat loss;
 - Greater Vancouver Homebuilders' Association (GVHBA); and,
 - Jade West Engineering, who are the mechanical consulting engineers who completed the Irving House HVAC upgrade.

Ms. Dack noted that any further feedback could be forwarded to her attention.

MOVED and SECONDED

THAT the Community Heritage Commission support the “Energy Retrofits to Heritage Houses Guide”.

CARRIED.

All Commission members present voted in favour of the motion.

4.0 UNFINISHED BUSINESS

4.1 114 & 118 Royal Avenue: Heritage Review for Demolition of 1944 and 1945 Buildings

Athena von Hausen, Development Planner, reviewed the July 7, 2021 memorandum from staff, which provided extra information to the Commission on the demolitions of 114 and 118 Royal Avenue, as part of the overall Heritage Revitalization Agreement (HRA) at 74 and 82 First Street and 108-118 Royal Avenue. Ms. von Hausen noted that no action was requested from the Commission as it was a presentation of information only.

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

- In order to accommodate the proposed mid-rise residential building development on the site, it is planned that both 114 and 118 Royal Avenue, and two other houses on the site with less heritage significance, would be demolished; and,
- The Applicant has indicated a willingness to explore the relocation of the houses to other locations.

4.2 208 Fifth Avenue: Heritage Revitalization Agreement Application Update

Kathleen Stevens, Heritage Planning Analyst, reviewed the July 7, 2021 staff report for a Heritage Revitalization Agreement (HRA) at 208 Fifth Avenue, noting that the Community Heritage Commission (CHC) had originally provided feedback at the May 5, 2021 meeting, and requested the application return for further discussion, prior to making a recommendation to Council.

Ms. Stevens also noted that 208 Fifth Avenue was included in the Commission's discussion on house naming conventions, where it was highlighted that the first residents of 208 Fifth Avenue were the Calbick family and, since the May meeting, five Commission members attended a site visit on June 16, 2021.

The Commission was asked to provide feedback on the report and provide a recommendation to Council based on the heritage elements of the application.

Kirsten Sutton, D3 Design, Katie Cummer, Heritage Consultant, and Gillian Jamieson, Applicant, provided a PowerPoint presentation in regards to the project, highlighting the following information:

- Images of other properties in Queen's Park, demonstrating:
 - Differing setbacks of houses on the same street;
 - Carports and garages in the surrounding area;
- Revised plans for the heritage windows and how they will be retained; and,
- A demonstration of the permissible massing for the property if it was not subdivided and the owners had decided to renovate the existing heritage house to maximum floor space ratio (FSR) rather than the proposed HRA.

The Commission provided the following comments:

- Appreciation was given for the site visit and revised report;
- Some of the examples and rationales for proposed changes shown by the Applicant are not relevant to the application;
- The existing heritage home is protected by the Queen's Park Heritage Conservation Area (HCA), has heritage value, and contributes to the neighbourhood in its existing position, and it would be difficult to support an HRA that would change a protected property so substantially;

- Some elements of the proposed HRA, such as moving the heritage house forward on the lot and the larger FSR, may be detrimental to the house and do not appear to be beneficial to the neighbourhood;
- It is encouraging to see that the roots of the existing trees on the property would be secure and that the proposed construction would not be detrimental to the trees;
- During the site visit, it was noticeable that not all the houses on the street are set back from the sidewalk equally, creating a beveled effect;
- It is positive that the infill would face another house and create a streetscape on Elgin Street;
- The proposed carport may not be an amenable addition to the property; however, using a simpler design and not reusing the columns on the carport may be a more attractive option, and would not detract from the house;
- While it is not ideal that the windows are being replaced or relocated, it is positive that the window schedule and the original drawings would be retained as a record for historical purposes; and,
- The proposal has been put together thoughtfully and the concerted effort to retain the heritage house is notable given what is permissible on the property.

MOVED and SECONDED

THAT the Community Heritage Commission recommend that Council support the Heritage Revitalization Agreement for 208 Fifth Avenue.

CARRIED.

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

5.0 NEW BUSINESS

5.1 Heritage Register Update

Samantha Bohmert, Planning Assistant, discussed the July 7, 2021 staff report noting that, as per City policy, the Community Heritage Commission reviews any proposed updates to the City’s Heritage Register and makes a recommendation to Council on the proposed changes. The two updates include:

- The addition of 647 Ewen Avenue to the Heritage Register, as this was omitted in error during the original approval process; and,
- The removal of 445 Columbia Street from the Heritage Register, as the building was destroyed by fire in May 2021.

MOVED and SECONDED

THAT the Community Heritage Commission recommend that Council consider the inclusion of 647 Ewen Avenue on the City’s Heritage Register.

CARRIED.

All Commission members present voted in favour of the motion.

MOVED and SECONDED

THAT the Community Heritage Commission recommend that Council consider the removal of 445 Columbia Street from the City’s Heritage Register.

CARRIED.

All Commission members present voted in favour of the motion.

6.0 REPORTS AND INFORMATION

Procedural Note: Samuel Boisvert declared a conflict of interest on Item 6.1, due to his involvement in the Patullo Bridge Replacement Project through his workplace, and left the meeting.

6.1 38 Agnes Street: Demolition of a 1926 Building

Kathleen Stevens, Heritage Planning Analyst, reviewed the staff memo dated July 7, 2021, noting that as part of the Pattullo Bridge Replacement Project, a Demolition Permit application, submitted by the Province, has been granted for 38 Agnes Street. Although not required, the Province applied for the permit to allow the City the opportunity to document the building.

Procedural Note: Samuel Boisvert returned to the meeting at 7:30 p.m.

6.2 General Inquiries from the Commission (Standing Item)

No inquiries were made.

6.3 Demolition Permit Applications Issued from May 19, 2021 to June 30, 2021

| ADDRESS | YEAR BUILT | NEIGHBOURHOOD |
|-----------------------|------------|-----------------|
| 901 JACKSON STREET | 1958 | VICTORY HEIGHTS |
| 119 SPRICE STREET | 1964 | QUEENSBOROUGH |
| 353 JOHNSTON STREET | 1991 | QUEENSBOROUGH |
| 1414 EDINBURGH STREET | 1944 | WESTEND |
| 1426 LONDON STREET | 1941 | WESTEND |

7.0 CORRESPONDENCE

None.

8.0 NEXT MEETING

8.1 Next Meeting Date: Wednesday, September 1, 2021, location to be determined.

9.0 ADJOURNMENT

ON MOTION, the meeting was adjourned at 7:35 p.m.

Certified correct,

Original Signed _____
Councillor Jaimie McEvoy
Chair

Original Signed _____
Nicole Ludwig
Assistant City Clerk