



## **COMMUNITY HERITAGE COMMISSION**

**Wednesday, June 2, 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
Rosanne Hood	- NWHPS Representative
Lindsay Macintosh	- Community Member
Robert Petrusa	- Community Member

#### **VOTING MEMBERS REGRETS:**

John Davies	- Community Member, Alternate Chair
David Sarraf	- Community Member

#### **STAFF:**

Britney Dack	- Senior Heritage Planner
Rob McCullough	- Manager, Museums & Heritage Services
Kathleen Stevens	- Heritage Planning Analyst
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 June 2, 2021 Community Heritage Commission meeting be adopted with the following addition:*

*4.1 Site visit to 208 Fifth Avenue*

**CARRIED.**

All Commission members present voted in favour of the motion.

## **2.0 ADOPTION OF MINUTES**

### **2.1 Adoption of the Minutes of May 5, 2021**

#### **MOVED and SECONDED**

*THAT the minutes of the May 5, 2021 Community Heritage Commission meeting be adopted with the following amendments:*

- *Page 5, Item 7.2: Change the seventh bullet of the discussion points from “...the application would be supportable” to: “...the application could be supportable”; and,*
- *Page 5, Item 7.2: Revise the result of the motion to indicate that Rosanne Hood voted in favour of the motion.*

**CARRIED.**

All Commission members present voted in favour of the motion.

## **3.0 PRESENTATIONS**

None.

## **4.0 UNFINISHED BUSINESS**

**Procedural Note:** Item 4.1 was addressed after Item 5.2 and before Item 6.1

### **4.1 Site Visit to 208 Fifth Avenue**

Kathleen Stevens, Heritage Planning Analyst, noted that further to the May 2021 Community Heritage Commission (CHC) meeting, staff are working on arranging an informal site visit to 208 Fifth Avenue, which would take place between now and the next July 2021 CHC meeting. Ms. Stevens advised that an invitation would be sent out by the Clerks’ office once potential dates have been confirmed with the owner, and a pre-site visit would be scheduled to go over Health and Safety protocol.

## **5.0 NEW BUSINESS**

### **5.1 210 Regina Street: Demolition of a 1907 Building**

No discussion occurred on Item 5.1.

### **5.2 122 Eighth Avenue: Demolition of a 1911 Building**

Kathleen Stevens, Heritage Planning Analyst, reviewed the June 2, 2021 staff report regarding the demolition of the 110 year-old building located at 122 Eighth Avenue, noting that under the 100 Year and Older Heritage Review Policy, a Heritage Assessment and a review by the CHC is required.

Ms. Stevens noted that the building is not legally protected, nor listed on the City's Heritage Register or Inventory, and is in poor condition with numerous interventions that have been made, including a rear addition, newer doors and window inserts, and narrow horizontal aluminum or vinyl cladding.

Ms. Stevens noted that the CHC was being asked to review the heritage value of this building in advance of the Director of Development Service's consideration of a demolition permit and to provide a recommendation.

In response to a question from the Commission, Ms. Stevens noted that a Heritage Revitalization Agreement (HRA) has not yet been discussed for this property.

In discussion, the Commission noted that the building appeared in poor condition, but that the original shape was still distinguishable.

**MOVED and SECONDED**

*THAT the Community Heritage Commission recommend the Director of Development Services discuss a Heritage Revitalization Agreement with the applicant for 122 Eighth Avenue.*

**CARRIED.**

All Commission members present voted in favour of the motion.

## **6.0 REPORTS AND INFORMATION**

### **6.1 New Westminster Heritage Program**

Britney Dack provided a PowerPoint presentation on the tools and processes used within the City's Heritage Program.

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

- Under its jurisdiction, the City is not permitted to require that a particular operator stay at a property, however they can require that a particular land use (such as rental housing or childcare spaces) be associated with a property for a certain amount of time;
- Land use or timeline parameters can be negotiated within a contract or an HRA, particularly if relaxations are being requested;
- The City does not have the authority to require commitment from a property owner if the entitlement for a land use is already existing;
- HRAs usually have negotiated timelines and Heritage Alteration Permits usually have timelines in line with other, similar permits and based on staff recommendations;
- An HRA is registered with the land title; therefore, if a property is bought or sold, the HRA and the responsibility to see it fulfilled is also transferred;
- Permits are issued to an individual and can be transferred to another individual;

- HRAs, Heritage Designations and Covenants are registered on title;
- Landscaping elements may be protected in covenants; however, they can also be required and written in to an HRA, particularly in larger HRAs where walls, trees, or types of paving materials are regularly negotiated;
- Large landscaping features such as trees are not automatically included in HRAs, but are looked at within a site plan to balance the entitlement or community amenity with other City regulations;
- Heritage Designation changes the entitlement and is restrictive, in that a property owner can only make changes if given the authority to do so; whereas an HRA can be negotiated in exchange for extra considerations, relaxations or incentives; and,
- Incentives for designation in New Westminster are generally considered within the HRA process, such as parking, subdivision, laneway infill etc; however, financial incentives are being investigated by higher levels of government.

## **6.2 General Inquiries from the Commission (Standing Item)**

### **1. Update on 219 Second Street Demolition**

Kathleen Stevens, Heritage Planning Analyst, noted that in regards to the Commission recommendation regarding 219 Second Street, staff have discussed alternative development options with the owners and it is likely that a report would be considered by the Land Use and Planning Committee prior to consideration by Council.

A Commission member noted that the 219 Second Street house has been listed on Craigslist as available for relocation.

### **2. Naming of House at 208 Fifth Ave**

In response to a question from the Commission, Britney Dack provided the following information:

- The owner of 208 Fifth Avenue (Lane House) had been notified that a more appropriate name for the house may be the “Calbick House”;
- The applicant has been asked to work with their heritage professional to provide rationale for the name of the house; and,
- The naming would form part of the second review of the application by the CHC; however the City does not have a policy on how to name private assets.

### 6.3 Demolition Permit Applications Issued from April 27, 2021 to May 19, 2021

ADDRESS	YEAR BUILT	NEIGHBOURHOOD
209 SECOND STREET*	1940	QUEEN'S PARK
231 EWEN AVENUE (Animal Shelter)	1946	QUEENSBOROUGH
615 EWEN AVENUE	1941	QUEENSBOROUGH
712 EIGHTEENTH STREET	1940	WESTEND
1931 SEVENTH AVENUE	1936	WESTEND

*\*Information presented to the Commission on March 3, 2021*

### 7.0 CORRESPONDENCE

None.

### 8.0 NEXT MEETING

**8.1 Next Meeting Date: Wednesday, July 7, 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 7:23 p.m.

Certified correct,

**ORIGINAL SIGNED**  
\_\_\_\_\_  
**Councillor Jaimie McEvoy**  
**Chair**

**ORIGINAL SIGNED**  
\_\_\_\_\_  
**Heather Corbett**  
**Committee Clerk**