



COMMUNITY HERITAGE COMMISSION

**September 15, 2010 6:00 p.m.
Committee Room No. 2, City Hall**

MINUTES

VOTING MEMBERS PRESENT:

Councillor Jaimie McEvoy	- Chair
Councillor Betty McIntosh	
Gavin Hainsworth	- Community Member
Garnet Hardy	- Community Member
Karen Hasselfelt	- Community Member
Jim Hutson	- Community Member (arrived at 6:07 pm)
Jeanette LaPointe	- Community Member
Laura Moodie	-Community Member

VOTING MEMBERS REGRETS:

Kathleen Langstroth	- Heritage Preservation Society
---------------------	---------------------------------

GUESTS:

Trustee Casey Cook	- School District No. 40
Jim Alkins	- Project Director, School District No. 40
Jeff Malmgren	-Public Consultation Facilitator, School District No. 40

STAFF:

Julie Schueck	- Heritage Planner
Dave Cole	- Engineering Operations
Terry Dunlop	- Committee Clerk

The meeting was called to order at 6:05 pm

1.0 ADDITIONS TO AGENDA

There were no additions to the agenda

3.0 PRESENTATIONS (Agenda Varied)

PROCEDURAL NOTE: This item was brought forward to accommodate the presenters' evening schedule of meetings

3.3 New Westminster Secondary School Plan

On behalf of School District No. 40, Trustee Casey Cook introduced Jim Alkins, Project Director, and Jeff Malmgren, Public Consultation Facilitator. Trustee Cook noted the unique opportunity for New Westminster to construct three new school facilities within its boundaries. The School Board understands the importance of providing a new high school, supplemented by the new John Robson Middle School and an entirely new elementary school at the former St. Mary's Hospital site.

Commission member Jim Hutson arrived at 6:07 p.m.

Trustee Cook acknowledged the history and role of the Massey Theatre in the community. It had been necessary to balance both educational and cultural needs and to this end, the City and School District have worked out a proposed plan that is now moving into the consultation process. There will be changes arising from suggestions from the public and a starting point has now been reached. The presentation focused on the Community Heritage Commission's role regarding heritage considerations at the respective development sites.

Jim Alkins, Project Director, and Jeff Malmgren, Public Consultation Facilitator, jointly reviewed a detailed presentation outlining the planned development and redevelopment of the three new school sites. The presentation highlighted the following:

- Objectives
- Overall plan
- Identification of areas determined to have significant historical elements
- Sharing processes
- Community input
- Moving forward
- Vision for [3] schools
- Development of accessible learning centres as neighbourhood focal points

The Capital Plan:

Jim Alkins noted the City of New Westminster has been rated as having some of the poorest school conditions in the province, particularly the New Westminster Secondary School (NWSS). The City and School District have worked together to jointly resolve the complex site issues, including development of a performing arts centre at the Massey Theatre.

Heritage Issues:

Jeff Malmgren reviewed areas of heritage value, commenting that parts of the NWSS and Massey Theatre are 61 years old. The cemetery site has presented unique challenges in the redevelopment plans. John Robson School is 82 years old and the St. Mary's site was the location of the former hospital [now demolished]; the latter was of great significance to the community and ways to acknowledge and

celebrate that aspect will be incorporated into the new elementary school development.

The School District is now starting to save stories of the respective sites and celebrate them through the process, even though some buildings will be taken down. It is planned to include students in the development process. Funds have been committed in a framework agreement for appropriate memorial at the [NWSS] cemetery site. The St Mary's [elementary school] site will commemorate the hospital and its history. A plan will be implemented to undertake an inventory of artefacts and develop a strategy for their preservation.

Next Steps:

- Deep consultation process
- 25 focused groups, plus broader public consultation
- Outcomes will be considered by both the School Board and City Council
- Apply for Ministry of Education approval
- Develop design criteria
- Further consultation with the Community Heritage Commission and community to address heritage conservation aspects for each site.

Discussion/Questions (answers in *Italics*)

- Heritage preservation is not a "selling point" for school development. *The School District however wishes to be respectful of CHC's mandate. The development offers an opportunity to learn the history of the sites and to develop new ways of learning.*
- The School District was commended for taking advantage of new learning opportunities; Commission members offered their assistance with individual aspects of the project.
- Is the John Robson School a heritage structure worthy of preservation? *The School District must put forward a business case as part of the project approval process; so far, there is no Board decision on potential demolition of the structure.*
- What is the timeline for development of the three sites? *If there is community support for all the plans, Ministry approval will be sought in November-December. Once approval is received, a steering committee will be appointed for the St. Mary's site, with design and construction taking place over the period 2011/12. Development of the Middle School at the John Robson site will proceed concurrently. The NWSS redevelopment will be phased through 2013/14. Plans for the Massey Theatre are not yet formalised.*
- There are a number of salvageable elements in the Massey Theatre, such as the wooden seats, which are good for acoustics and could be reupholstered. This might also be an economic benefit. *The design/build process requires each department to define its needs; all specialties come forward with their expressions of interest. Each team involved is then rated in a scoring mechanism that leads to adoption of the most innovative plan.*

MOVED and SECONDED

THAT the City encourage School District No. 40 to work toward preservation of any heritage elements on the school redevelopment plans.

CARRIED.

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

2.0 ADOPTION OF MINUTES

2.1 Adoption of the Minutes of June 9, 2010

MOVED and SECONDED

THAT the minutes of the Community Heritage Commission meeting held on June 9, 2010 be received and adopted.

CARRIED.

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

3.0 PRESENTATIONS (Resumed)

3.1 Fraser Cemetery – future development

Dave Cole, Branch Supervisor, Engineering Operations, reviewed a proposal to develop two sections in the cemetery. One section is on Richmond Street and the other is at the centre of the site to be constructed as a Heritage Plaza.

The 2009 budget provided for conceptual designs and issuance of a Request for Proposal. A contract was awarded to consultants; some concepts were posted on the City's website and sent around neighbourhoods to invite feedback and suggestions. The consultants developed a set of design options and a second community update was circulated, reflecting the input. An Open House was held on June 26, 2010. Subsequently, staff produced a third community update illustrating the preferred concepts. The concepts were presented to the CHC for comment and input.

Comments/Questions (answers in *Italics*):

- Shade with arches and arbours is a positive development – maintains historical and heritage values of the cemetery.
- Consider allocation of funds for headstone restoration. *Chair, Julie Schueck and Dave Cole to meet and review conservation issues.[see resolution below]*
- Good use of heritage-style stones and wood in new structures.
- Consider including historical plaques on the planters describing the site.
- Concern that the design of the arbour at the Heritage Plaza might be intrusive when viewed from the Richmond Street portion of the site. Request staff to prepare a modified design.

MOVED AND SECONDED

THAT the Richmond II concept for future development of the Fraser Cemetery be supported as presented by staff.

CARRIED

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

MOVED AND SECONDED

THAT the Community Heritage Commission endorse the preferred option for the Fraser Cemetery Heritage Plaza for recommendation to Council, as presented.

MOTION TABLED

NOTE:

[Staff requested to report back with a modified option, including identification of sightlines and reconfiguration of the arbour from an arched shape to a flat design]

Follow Up Action on Adoption of a Heritage Conservation Plan for the Fraser Cemetery – Establishment of Subcommittee:

MOVED and SECONDED

THAT a subcommittee be established to review the Fraser Cemetery Development Report and to develop an action plan to follow up on previously agreed heritage preservation priorities.

CARRIED.

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

Subcommittee membership: Gavin Hainsworth, Jim Hutson and Jeanette LaPointe

3.2 222 Ninth Street – Rear Porch Remodel

Property is on the Heritage Resource Inventory.

MOVED and SECONDED

THAT the application to remodel the rear porch at 222 Ninth Street be supported as submitted.

CARRIED.

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

4.0 UNFINISHED BUSINESS

4.1 652 Columbia Street – HAP for Colour (results of email circulation)

Owner has undertaken to maintain the same heritage colour

4.2 425 & 427 Oak Street – Shed Demolition (results of email circulation)

Owners have agreed to demolish sheds and each build their own replacements.

4.3 303 Third Avenue – Front Porch work (results of email circulation)

General support for project

4.4 405 Fourth Avenue – Proposed Rear Addition (results of email circulation)

Positive support for project

4.5 811 Columbia Street – Update regarding changes to Mc & Mc façade

Developer donated wood balustrades for use in Honour House - St. George Street

4.6 1010 & 1012 Third Avenue – Heritage Revitalization Agreement Update

Julie Schueck, Heritage Planner advised an update of the HRA will be brought to Council on September 20, 2010. Proposed variances will allow for a shared driveway and front and side setback relaxations. Staff is awaiting site surveys to determine how a new dwelling could fit in between the existing homes. The Commission will receive copies of formal conservation plans.

4.7 Heritage Commission Networking Workshop –Update by Subcommittee

The subcommittee has met twice and has established a budget of \$3,000. It is considering venue options. Possible themes include heritage as a cog in local government; the legal framework for heritage in BC; a show and tell by other groups – their successes and failures. The Heritage Branch will discuss impacts of what might affect Heritage Commissions and there will be dialogue about public education events.

4.8 Heritage Revitalization Agreement Guidelines – CHC Comments

Julie Schueck advised that staff is still awaiting comments from applicants and architects with their observations. Staff are hoping to bring a document to Council and the community in the near future.

Comments

Commission members agreed to submit their comments by e-mail.

4.9 Royal City Builders Awards - Judging

The Commission voted on the following awards for categories as listed below:

MOVED and SECONDED

THAT the Heritage Shield for Best Exterior Heritage Restoration be awarded to the dwelling located at 239 - Sixth Avenue.

CARRIED.

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

MOVED and SECONDED

THAT the Heritage Shield for Best Heritage Renovation be awarded to the dwelling located at 418 - Fourth Street.

CARRIED.

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

MOVED and SECONDED

THAT the Heritage Shield for Best New Home that Respects a Heritage Streetscape be awarded to the dwelling located at 509 - Fader Street.

CARRIED.

Garnett Hardy and Karen Hasselfelt - **opposed**

5.0 NEW BUSINESS

5.1 Queensborough Community Plan – Heritage Consultant Reports

- **Neighbourhood Context Statement – DRAFT**
- **Residential History**
- **Industrial History**
- **Ethnic History – DRAFT**
- **Dyke History – DRAFT**
- **Star Shipyards Heritage Assessment**
- **Barn Owl Project Report**

Comments and Questions:

The Commission complimented staff on the quality and content of the work.

MOVED and SECONDED

THAT the Heritage Consultant Reports on the Queensborough Community Plan be tabled.

CARRIED.

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

5.2 Demolition Permits – review by subcommittee Chair of the following:

The Commission chose not to comment on any of the demolition permits with the exception of 826 Royal Avenue for which owner has offered to provide the history of the building.

- **2012 Ninth Avenue** – Built 1938, not listed on Heritage Resource Inventory or Heritage Register, not protected.
- **2216 Dublin Street** – Built 1940, not listed on Heritage Resource Inventory or Heritage Register, not protected.
- **932 Thirteenth Street** – Built 1940, not listed on Heritage Resource Inventory or Heritage Register, not protected.
- **419 Eighth Street** – Built 1925, not listed on Heritage Resource Inventory or Heritage Register, not protected.

- **423 Eighth Street** – Built 1911, listed on Heritage Resource Inventory and Heritage Register, not protected.
- **241 Eighth Avenue** – Built 1911, listed on Heritage Resource Inventory and Heritage Register, not protected.
- **247 Eighth Avenue** – Built 1911, listed on Heritage Resource Inventory and Heritage Register, not protected.

826 Royal Avenue (new application) – 1912 commercial building

MOVED and SECONDED

THAT a request be made to the owner of 826 Royal Avenue to allow Commission members to tour the subject property.

CARRIED.

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

6.0 REPORTS AND INFORMATION

- 6.1. **Meeting Schedule Change – October meeting will be held Wednesday, October 13, 2010.**
- 6.2. **New Westminster Historical Society Newsletter, No. 361 – June 2010**
- 6.3. **New Westminster Historical Society Newsletter, Special Issue #38 – June 2010**
- 6.4. **New Westminster Historical Society Newsletter, No. 362 – July 2010**
- 6.5. **New Westminster Historical Society Newsletter, No. 363 – August 2010**
- 6.6. **Committee Application Process Deadline date: OCTOBER 29, 2010**
(Online application form
http://www.newwestcity.ca/city_hall/committees/index.php)
- 6.7. **Article ‘HCF 2010 Top Ten Most Endangered Places List’**
- 6.8. **Article ‘HCF 2010 Worst Losses List’**
- 6.9. **Article ‘A Golden Age for Historic Properties’**
- 6.10. **Heritage BC – Letter and Newsletter ‘Quarterly Summer 2010’**

All above items noted and received.

7.0 CORRESPONDENCE


No items were submitted.

8.0 NEXT MEETING

Wednesday, October 13, 2010, 6:00p.m, Committee Room No. 2

9.0 ADJOURNMENT

ON MOTION, the meeting adjourned at 8:04 p.m.


Councillor Jaimie McEvoy
Chair


for Terry Dunlop
Committee Clerk