



COMMUNITY HERITAGE COMMISSION

MINUTES

Wednesday, July 6, 2022

Meeting held electronically and open to public attendance

Council Chamber, City Hall

PRESENT:

Councillor Jaimie McEvoy*	Chair
John Davies*	Alternate Chair/Community Member
Samuel Boisvert*	Community Member
Jennifer Crews*	NWHPS Representative
Bozana Djuric*	Community Member
Lindsay Macintosh*	Community Member
Virginia McMahon*	Community Member

GUESTS:

Max von Kleist*	Fraser Crossing Constructors GP
Donald Luxton*	Donald Luxton and Associates

Bernie Decosse	Applicant, 203 Pembina Street
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STAFF PRESENT:

Rob McCullough*	Manager, Museums and Heritage Services, Office of the CAO
Britney Dack	Senior Heritage Planner, Climate Action, Planning and Development
Judith Mosley*	Senior Heritage Planner, Climate Action, Planning and Development
Hardev Gill	Planning Technician, Climate Action, Planning and Development
Amanda MacKaay*	Planner, Climate Action, Planning and Development
Lisa Wambaa	Planning Assistant, Climate Action, Planning and Development
Carilyn Cook	Committee Clerk, Legislative Services

*Denotes electronic attendance

1. CALL TO ORDER AND LAND ACKNOWLEDGEMENT

Councillor McEvoy opened the meeting at 6:00 p.m. and recognized with respect that New Westminster is on the unceded and unsurrendered land of the Halkomelem speaking peoples. He acknowledged that colonialism has made invisible their histories and connections to the land. He recognized that, as a City, we are learning and building relationships with the people whose lands we are on.

2. INTRODUCTIONS

2.1 Judith Mosley, Senior Heritage Planner

Britney Dack, Senior Heritage Planner, introduced Judith Mosley who would be filling in for her as the Senior Heritage Planner while she is on maternity leave.

Ms. Mosley shared a bit about herself and Commission members introduced themselves.

3. CHANGES TO THE AGENDA

None.

4. ADOPTION OF MINUTES FROM PREVIOUS MEETINGS

4.1 June 1, 2022

MOVED and SECONDED

THAT the minutes of the June 1, 2022 Community Heritage Commission meeting be adopted as circulated.

Carried.

All Commission members present voted in favour of the motion.

5. REPORTS AND PRESENTATIONS

5.1 9 East Columbia Street (Woodlands Wall) – Heritage Plaque

Procedural note: Samuel Boisvert recused himself from the discussion as his employer is involved in the project.

Britney Dack, Senior Heritage Planner, reviewed the report dated July 6, 2022 regarding the heritage plaque for the Woodlands Wall which will be included in the plaza at the corner of McBride Boulevard and East Columbia Street that is set to be expanded as part of the Pattullo Bridge Replacement Project.

Max von Kleist, Fraser Crossing Constructors GP, and Donald Luxton, Donald Luxton and Associates, shared a PowerPoint Presentation update on the proposed heritage plaque which included an overview of the previously approved heritage alteration permit, the revitalized plaza space, the development timeline, and the heritage plaque objective, location, proposed text, material and design.

In response to questions from the Committee, Messrs. Von Kleist and Luxton provided the following comments:

- With respect to concerns about vandalism and theft of the bronze plaque, instances of this kind of theft are declining as it would be easily identifiable and difficult to sell underground;
- Plaque materials other than bronze would not look as nice nor last as long;
- The wall will be recreated in the exact same form and will include as much of the original wrought iron as possible;
- The wall is being angled to allow for McBride Boulevard to be widened to accommodate vehicle, pedestrian, and cyclist movement;
- The Woodlands site has a fascinating and very complex history and the importance of it must not be lost as it was part of the provincial purview in 1875, and the wall is a part of that history;
- Consultation is taking place to determine current and appropriate terminology to be used when referring to those who have gone through the facility;
- The challenge is to share the history of a site of conflict; and,
- The plaque will only focus on the wall. The interpretive panels will speak to the lived experiences of the survivors of the Woodlands School and the challenges faced addressing mental health issues at that time.

Rob McCullough, Manager, Museums and Heritage Services offered his assistance with the history of the wall and its association to the mental health hospital with respect to gathering information for the interpretive panels.

MOVED and SECONDED

THAT the Community Heritage Commission support the Woodlands Wall historic plaque as presented.

Carried.

All Commission members present voted in favour of the motion.

5.2 Heritage Review: 1509 and 1513 Sixth Avenue

Amanda Mackaay, Planner, reviewed the report dated July 6, 2022 regarding a Pre-Application Review (PAR) that has been received for an infill townhouse development for the properties located from 1501 to 1521 Sixth Avenue.

In response to a question from the Commission, Britney Dack, Senior Heritage Planner advised that as the buildings are 50 years old or older, the Commission is not required to make a motion; however, the Commission does have some leverage in the outcome of the application process.

Discussion ensued and Committee members provided the following comments:

- At least one of the buildings should be conserved and, based on the Heritage Assessment, 1509 Sixth Avenue would be the most appropriate candidate;
- Depending on the scale and design of the new townhouse complex, it may not diminish the heritage merit of 1509 Sixth Avenue;
- Rainscreening requirements may be bypassed if the dwelling remains or is relocated to a non-strata parcel and stays a single family home;
- The three heritage homes on Eighth Street that have been preserved with a development behind them are proof that this can be done; and,
- The applicant may come back with a proposal that includes a demolition application.

MOVED and SECONDED

THAT the Community Heritage Commission support further exploration of the retention of 1509 Sixth Avenue as part of any future redevelopment on this site.

Carried.

All Commission members present voted in favour of the motion.

5.3 Preliminary Application Review: 203 Pembina Street – Additional Information

Hardev Gill, Planning Technician, reviewed the report dated July 6, 2022 regarding a Preliminary Application Review (PAR) for a Heritage Revitalization Agreement (HRA) which is based on a recent Heritage Assessment for the Northern Red Oak Tree which is located at 203 Pembina Street.

In response to questions from the Committee, Mr. Gill provided the following comments:

- The project has not yet been presented to the Land Use and Planning Committee (LUPC) as it was determined that a Heritage Assessment be completed and provided to the Community Heritage Commission for further feedback prior to going to the LUPC;
- Another option for the applicant would be to rezone the site which would require an Official Community Plan amendment;
- The tree qualifies as a specimen protected tree due to its size; however, the bylaw is not strong enough to fully protect the tree in the way that a Heritage Designation would, and cannot offer the relaxations an HRA could; and,
- Staff would make every effort to protect the tree with consideration given to the critical root system possibly being damaged through construction.

Bernie Cosse, Applicant, noted that it is believed that the tree was on the site before the house was built and that arborists deem the tree to be close to 80 years old.

Discussion ensued and Committee members provided the following comments:

- There are some discrepancies in the documents provided with respect to the actual age of the tree;
- While the species and size of the tree are very impressive, it does not meet the definition of an Historic Place as defined in the Parks Canada Standards and Guidelines and as such is not suitable for an HRA;
- The tree should be protected through the City's tree protection bylaws;
- The four previous instances of heritage trees in New Westminster, as noted in the Heritage Assessment had onsite trees considered as character-defining elements and the Historic Places were the dwellings; therefore the primary intent of them was to conserve the residences;
- Iconic trees around the Lower Mainland include the tree on Siwash Rock on the Stanley Park Seawall, the Hollow Tree in Stanley Park, and the Maple Tree of Maple Tree Square in Gastown;
- The tree does not have the heritage value that would warrant the heritage designation and may set a precedent for others to have their trees designated in this way; and,
- In order to have any heritage significance, a tree should be at least 100 years old; however, this tree should still be preserved for reasons such as the environmental benefits it provides.

Samuel Boisvert, Community Member, shared a photo of the Clarot residence from approximately 1966, as well as a two year old Google street view image of the site. He noted that the photos show no evidence of the tree in the circa 1966

photograph, indicating that the heritage values and history outlined in the Statement of Significance appear to be the most accurate and would thereby make the tree approximately 55 to 60 years old.

MOVED and SECONDED

THAT the Community Heritage Commission recommend that the Land Use and Planning Committee does not support a Heritage Revitalization Agreement for 203 Pembina Street given that the Commission was not able to identify sufficient heritage merit in the Northern Red Oak Tree.

Carried.

All Commission members present voted in favour of the motion.

5.4 Heritage Review (Demolition): 38 Tenth Avenue

Lisa Wambaa, Planning Assistant, outlined the report dated July 6, 2022 regarding the Heritage Review (Demolition) for 38 Tenth Avenue.

Discussion ensued and Commission members provided the following comments:

- The Heritage Assessment does not appear to provide a sufficient examination of the potential heritage values of the house and property including information about the original owners and that the property may once have been the site of a dairy; and,
- The building is not in good condition.

MOVED and SECONDED

THAT the Community Heritage Commission recommend that the Director of Climate Action, Planning and Development direct staff to pursue additional research of the history of the property including, but not limited to, information about the original owners and the dairy which may have been previously located on site and to share the findings with the Community Heritage Commission.

Carried.

All Commission members present voted in favour of the motion.

6. NEW BUSINESS

None.

7. END OF MEETING

The meeting ended at 8:00 p.m.

8. UPCOMING MEETINGS

Remaining scheduled meetings, which take place at 6:00 p.m. unless otherwise noted:

- September 7
- October 4
- November 2
- December 7

Certified correct,

Councillor Jaimie McEvoy

Carilyn Cook, Committee Clerk