



COMMUNITY HERITAGE COMMISSION

MINUTES

Wednesday, September 7, 2022

Meeting held electronically and open to public attendance

Council Chamber, City Hall

PRESENT:

| | |
|--------------------|----------------------------------|
| 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 |
| Iulia Sincaian* | Community Member |

GUESTS:

| | |
|----------------|------------------------------|
| Nick Di Palma* | Owner, 933 Fourth Street |
| Ashley Saran* | Applicant, 933 Fourth Street |

STAFF PRESENT:

| | |
|-------------------|---------------------------------------------------------------------|
| Rob McCullough* | Manager, Museums and Heritage Services, Office of the CAO |
| Judith Mosley* | Senior Heritage Planner, Climate Action, Planning and Development |
| Kathleen Stevens* | Heritage Planning Analyst, 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

John Davies, Alternate Chair, 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. CHANGES TO THE AGENDA

None.

3. ADOPTION OF MINUTES FROM PREVIOUS MEETINGS

3.1 July 6, 2022

MOVED and SECONDED

THAT the minutes of the July 6, 2022 Community Heritage Commission meeting be adopted with the following amendments:

- The final bullet point on page 7 referencing that “a tree should be at least 100 years old” should be removed as, neither the Commission nor the City have a set date as to when trees would be considered to have heritage value due to their age as there are other values which could contribute to the significance of a tree; and,
- It should be noted that Heritage Revitalization Agreements (HRA) are typically used to off-set costs of conservation work for applicants and in this instance an HRA is not appropriate as there is not a demonstrated need nor urgency for use of an HRA to save, conserve, and maintain the tree.

Carried.

All Commission members present voted in favour of the motion.

4. REPORTS AND PRESENTATIONS

4.1 Heritage Review (Demolition): 933 Fourth Street

Kathleen Stevens, Heritage Planning Analyst, reviewed the September 7, 2022 report advising that the owners of 933 Fourth Street wish to demolish the 112 year old building on the property. She noted that the building is not legally protected nor listed on the City’s Heritage Register or Inventory; however, under the 100 year and Older Heritage Review Policy, a Heritage Assessment and review by the Commission is required. Ms. Stevens stated that the house is in

fair condition, noting numerous interventions have been made to the building which are outlined in the Report.

Discussion ensued and Commission members provided the following comments:

- The Heritage Assessment is incomplete as it does not include a general history of the site, nor any mention of who built the house (except what was included in the staff report), the original and subsequent owners, the context of the neighbourhood and architectural style, nor events or notable associations;
- The Heritage Assessment only addresses the physical features and alterations that have been completed on the house which is not enough information to determine if the house has sufficient heritage merit;
- The building seems to have a good degree of preserved exterior fabric although with unsympathetic alterations of the front entrance and windows;
- This may be a good candidate for conservation through a Heritage Revitalization Agreement due to the lot coverage and positioning on the property;
- There is not a lot known about the building architect; and,
- The addition to the house does not appear to be architecturally sound.

In response to comments from the Commission, Nick Di Palma, owner, shared that any reassessment that needs to be done on the property would be a financial burden on their family. He noted that a site visit may be the best way to address comments that have been brought up by Commission members and that the assessment includes an accurate description of the site and that, personally, he does not feel that the home is safe for his family to be in.

Ashley Saran, applicant, advised that Nickel Bros. determined that the house was not in good enough shape to be moved to another site, and that there was confusion over what was required for the Heritage Assessment.

MOVED and SECONDED

THAT the Community Heritage Commission recommend the Director of Climate Action, Planning and Development issue a Demolition Permit for the house at 933 Fourth Street, and that the applicant consider deconstruction as an alternative to demolition waste.

Carried.

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

4.2 38 Tenth Avenue – Demolition of 1913 Building

Lisa Wambaa, Planning Assistant, reviewed the September 7, 2022 update report regarding the demolition of a 1913 building located at 38 Tenth Avenue, noting that while the building was not legally protected by bylaw and was not listed on the City's Heritage Register nor Inventory, it was previously reviewed by the Community Heritage Commission at the July 6, 2022 meeting due to its age and City policy.

Discussion ensued and Commission members provided the following comments:

- Prior to issuance of the Demolition Permit, even further investigation could have taken place to further explore the history and possible heritage value of the building; and,
- The house still has a significant amount of original material; however, the house has seen better days and there are better examples of this style of house elsewhere.

5. NEW BUSINESS

In light of the confusion over the requirements for the Heritage Assessment for 933 Fourth Street, a Commission member queried if it would be appropriate to create an ad hoc sub-committee to provide direction and content to applicants requiring a Heritage Assessment for their property so that they know what is expected by the City and the Community Heritage Commission.

In response, Judith Mosley, Senior Heritage Planner, and Kathleen Stevens, Heritage Planning Analyst, advised that an internal review would be undertaken to determine if this was a one-off scenario, noting that in this instance there was some miscommunication with the applicant as to what was required. As such, and in order to not hold up the process and increase costs to the applicant, staff determined that it was still appropriate to address the project at this meeting.

6. END OF MEETING

The meeting ended at 6:28 p.m.

7. **UPCOMING MEETINGS**

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

- October 4
- November 2
- December 7

Certified correct,

Councillor Jaimie McEvoy

Carilyn Cook, Committee Clerk