



COMMUNITY HERITAGE COMMISSION
MINUTES

Wednesday, April 6, 2022

Open to public attendance in Council Chamber, City Hall
Committee members may attend electronically

PRESENT:

Councillor Jaimie McEvoy
Samuel Boisvert
Jill Davy
Bozana Djuric
Lindsay Macintosh
Virginia McMahon

Chair*
Community Member*
NWHPS Representative*
Community Member*
Community Member*
Community Member*

ABSENT:

John Davies

Alternate Chair/Community Member

GUESTS:

Prabjot Hans
Bernie Decosse

Developer, 1121 Eighth Avenue*
Applicant, 203 Pembina Street*

STAFF PRESENT:

Rob McCullough

Manager, Museums and Heritage Services, Office of the
CAO*

Britney Dack

Senior Heritage Planner, Climate Action, Planning and
Development

Hardev Gill

Planning Technician, Climate Action, Planning and
Development

Nazanin Esmaeili

Planning Assistant, Climate Action, Planning and
Development*

Milo Friesen

Environmental Technician, Aboriculture*

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. CHANGES TO THE AGENDA

None.

3. ADOPTION OF MINUTES FROM PREVIOUS MEETINGS

3.1 March 2, 2022

MOVED and SECONDED

THAT the minutes of the March 2, 2022 Community Heritage Commission meeting be adopted.

Carried.

All Commission members present voted in favour of the motion.

4. REPORTS AND PRESENTATIONS

4.1 Heritage Review (Demolition): 373 Hospital Street

Nazanin Esmaeili, Planning Assistant, reviewed the staff report dated April 6, 2022 regarding the Heritage Review (Demolition) of 373 Hospital Street which is not legally protected by bylaw but is listed on the City's Heritage Resource Inventory.

Discussion ensued and Commission members provided the following comments:

- There have been alterations to the house, including reconstruction of the front porch, replacement of some of the windows, and the original siding is underneath the current vinyl siding;
- There is ample documentary evidence showing the original design elements of the building;
- There is sufficient space in the backyard for expansion of the house or the addition of a secondary dwelling; and,
- This would be a good candidate for a Heritage Revitalization Agreement, therefore demolition would not be recommended.

MOVED and SECONDED

THAT the Community Heritage Commission recommend the Director of Climate Action, Planning and Development direct staff to further explore retention options (i.e. redevelopment or relocation) and if warranted forward the application to Council to consider a temporary protection order for the house located at 373 Hospital Street

Carried.

All Commission members present voted in favour of the motion.

4.2 Heritage Review (Demolition): 1121 Eighth Avenue

Nazanin Esmaeili, Planning Assistant, reviewed the staff report dated April 6, 2022 regarding the Heritage Review (Demolition) of 1121 Eighth Avenue which is not legally protected or recognized, although due to its age it has been identified as potentially having heritage value.

Discussion ensued and Commission members provided the following comments:

- This is an ideal site for a Heritage Revitalization Agreement (HRA) as the building, which appears to be in fantastic condition, is located in the corner of the property which would facilitate subdivision of the site or the addition of a secondary building and, as such, warrants a temporary protection order;
- The Heritage Review does not make note of the existing streetscape which is very attractive and valuable; and,
- Given the flexibility and eligibility of an HRA for this site, it is surprising that the owner does not want to take advantage of that to fulfill the development potential of the site.

MOVED and SECONDED

THAT the Community Heritage Commission recommend the Director of Climate Action, Planning and Development direct staff to further explore retention options (i.e. redevelopment or relocation) for the house located at 1121 Eighth Avenue.

Carried.

All Commission members present voted in favour of the motion.

MOVED and SECONDED

THAT the Community Heritage Commission recommend that Council consider a temporary protection order for the house located at 1121 Eighth Avenue.

Carried.

All Commission members present voted in favour of the motion.

4.3 Preliminary Application Review: 203 Pembina Street

Hardev Gill, Planning Technician, reviewed the staff report dated April 6, 2022 regarding the Preliminary Application Review (PAR) for 203 Pembina Street and for which the applicant is proposing to retain an existing specimen-sized Oak tree as the heritage component of the project.

Milo Friesen, Environmental Technician, advised that the proposal presented a good opportunity to preserve and protect a heritage tree. Mr. Friesen briefly reviewed the arborist report which was included as an attachment to the April 6, 2022 PAR report, noting that another arborist report would be completed at some time in the future. He shared that the proposed development would have very little impact on the tree.

In response to questions from the Commission, Messrs. Gill and Friesen, and Britney Dack, Senior Heritage Planner, provided the following comments:

- It is rare to have a 100 year old Oak tree in Queensborough, and this tree, which is in excellent condition, may be the oldest Oak tree in New Westminster;
- Oak trees are known to live for 1,000 years;
- The Heritage Revitalization Agreement would include a tree management plan which would be outlined through the formal application review; and,
- The Local Government Act allows for elements of a site to be looked at as having heritage value to which a heritage designation bylaw may be applied; however, it is for the Commission to determine if the tree has significant heritage value.

Discussion ensued and Commission members provided the following comments:

- Conservation of the tree would be fantastic; however, as a single ecological element it does not meet the definition of a heritage place or landscape under the Canadian Standards and Guidelines for Conservation and therefore the approach of ensuring preservation through an HRA does not seem warranted and, instead, the City's tree protection schedule should be

added to the City's Tree Protection and Regulation Bylaw, to which the tree could be added;

- While impressive, it is not convincing that the tree should be used for an HRA due to a lack of historic connection; and,
- It is hoped that the tree is preserved through something other than an HRA.

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 does not agree that there is sufficient heritage merit for the Oak Tree.

Carried.

Virginia McMahon voted in opposition to the Motion.

5. STANDING REPORTS AND UPDATES

5.1 Heritage Review Policy Update: Buildings on the Heritage Inventory

Britney Dack, Senior Heritage Planner, noted that April 6, 2022 report titled, "Heritage Review Policy Update: Buildings on the Heritage Inventory" was provided to the Commission as an update to a recent motion by the Commission requesting that properties on the Heritage Inventory be included in the City's 100 years or older Heritage Review Policy.

6. NEW BUSINESS

None.

7. CORRESPONDENCE

7.1 March 25, 2022 Update From Fraser Crossing Constructors GP Regarding Woodlands Wall Heritage Application

No comments were received with respect to the correspondence; however, the following discussion ensued, as general items of inquiry:

A Commission member expressed interest in having archival quality photographs commissioned when heritage houses are demolished, citing a similar recommendation from a heritage professional in a recent demolition review report. Ms. Dack, advised that staff would need to better understand the authority to request such items as part of the permit process and would report back to the Commission once the topic was explored.

In response to a Commission member's request for clarification of the review process of the Heritage Revitalization Agreement application for 802 and 806 Eighth Street and 809 Eighth Avenue prior to it going to the Commission at the March 2, 2022 meeting, Ms. Dack advised that given the size and scope of the development application, it would have been reviewed by the Land Use and Planning Committee and that public feedback would have been received as well. Other public review, from a body such as the Advisory Planning Commission, may also form part of the development application review process. Ms. Dack shared that collection of feedback from such groups is the second phase of the development review process and that the first phase was more technical and policy evaluation driven by staff. It is anticipated that the developer or owner will incorporate the feedback received in the first and second phases prior to proceeding with the third phase of the process which is Council consideration.

A Commission member shared that the proposal for Eighth Street and Eighth Avenue did not do much for heritage in the City aside from preserving and restoring the home, and that the design of the proposed townhouses is undesirable.

8. END OF MEETING

ON MOTION, the meeting was adjourned at 6:36 p.m.

9. UPCOMING MEETINGS

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

- May 4
- June 1
- July 6
- September 7
- October 4
- November 2
- December 7

Certified correct,

Original Signed
Councillor Jaimie McEvoy

Original Signed
Carilyn Cook, Committee Clerk