



HERITAGE ADVISORY COMMITTEE

Wednesday, March 7, 2018 at 7:00pm
Salmon River Committee Room
4th Floor, 20338 – 65 Avenue, Langley, BC

MINUTES

Present:

Councillor P. Arnason, Council Co-Chair
T. Annandale, Community Co-Chair
Councillor B. Long

C. Boughen, A. Cappon, G. Doubleday, A. Johnson, T. Lightfoot, L. McPhee-Brown, F. Pepin,
and H. Whittell

Staff:

J. Chenatte, Arts & Heritage Supervisor
E. Horricks, Heritage Planner
A. Jensen, Planner II
C. Quin, Recording Secretary

A. APPROVAL AND RECEIPT OF AGENDA ITEMS

1. Heritage Advisory Committee March 7, 2018

Moved by G. Doubleday,
Seconded by A. Johnson,
That the Heritage Advisory Committee adopt the agenda and receive the agenda
items of the March 7, 2018 meeting.
CARRIED

B. ADOPTION OF MINUTES

1. Heritage Advisory Committee February 7, 2018

Moved by G. Doubleday,
Seconded by T. Lightfoot,
That the Heritage Advisory Committee adopt the Minutes of the
February 7, 2018 meeting.
CARRIED

C. DELEGATIONS AND PRESENTATIONS

1. Heritage Protection: Instruments to address the Long-term Maintenance and Viability of Heritage Sites

Staff provided a presentation on protection instruments available to address the long-term maintenance and viability of heritage sites, in response to Item 5 on the Committee's approved 2018 Work Plan.

The following points were noted:

- The policies that provide for heritage conservation measures of this nature include the Local Government Act, the Township's Sustainability Charter, the Official Community Plan, the Heritage Strategy, and the "Standards and Guidelines for the Conservation of Historic Places in Canada" endorsed for use in the Township in 2012.
- Recognition or designation of a heritage resource does not in itself provide protection, in the sense that it cannot ensure that a resource is managed in a way that contributes to its long-term viability.
- All heritage resources are vulnerable to change, so the issue of protection is largely a matter of what needs to be done to ensure that negligence does not become a determining factor in a heritage resource's long-term preservation.
- Without a way of enforcing minimum requirements that will contribute to the preservation of a heritage resource, designation is incomplete, i.e. Protection Instruments + Enforcement = Long-Term Preservation. (Examples of heritage sites were presented showing how protection measures could benefit Langley's heritage sites.)
- The primary protection instrument available under heritage conservation legislation in BC to achieve this are Heritage Site Maintenance Standards Bylaws.
- The purpose of such bylaws is to ensure that properties are not allowed to deteriorate through neglect by setting minimum requirements for the care and maintenance of heritage properties, and enabling the Township to enforce maintenance.
- Minimum maintenance standards can apply to individual properties subject to a designation bylaw and properties within a Heritage Conservation Area.
- The standards can apply evenly throughout heritage conservation areas or can establish classes or properties to which different standards apply within these areas.
- They can also apply to situations where property owners receive significant financial assistance for the conservation of their property (as a condition of receiving a grant).
- They are typically used in situations where buildings fall below an acceptable level of maintenance and safety in order to prevent dereliction through neglect. However, they cannot compel an owner or occupier to improve a property beyond that defined in a minimum maintenance standards bylaw.
- 'minimum maintenance' as defined by these instruments includes, the ordinary maintenance or repair of buildings, structures and general grounds maintenance, but does not include removal or replacement, or a

C. DELEGATIONS AND PRESENTATIONS

change in design, materials or appearance, for which a Heritage Alteration Permit is required.

- Key maintenance provisions typically pertain to:
 - protection of buildings and structures from weather (i.e.: keeping them weather-proof);
 - protection from infestations;
 - maintaining structural integrity;
 - managing site drainage;
 - managing site vegetation; and
 - addressing extended periods of disuse.
- Maintenance standards apply to foundations, exterior walls, exterior windows and doors, roofs, gutters and downspouts, porches, landings, balconies, stairways, architectural features, and exterior finishes and painting.
- Enforcement measures include provision for inspections, provision for fines, provision to obtain a Supreme Court Order, and provision for remedy.
- There are other bylaws in the Township that assist with particular issues regarding the management of sites, such as untidy or unsightly premises, graffiti removal and regulations for abandoned properties, but these bylaws do not specifically address the general maintenance of buildings.

Staff responded to questions and discussion ensued, wherein the committee expressed interest in seeing a draft tailored specifically to Langley for further discussion and consideration.

MOTION

Moved by G. Doubleday,

Seconded by A. Cappon,

That the Heritage Advisory Committee requests that staff provide a draft of a Heritage Property Maintenance Bylaw for further discussion and consideration.

CARRIED

D. REPORTS

1. Co-Chairs' Reports

Councillor Arnason reminded the membership of the upcoming event on social sustainability, "Thriving or Surviving", which will take place at the Langley Events Centre on March 15 from 7:00 – 8:30pm.

2. Heritage Planner's Report

E. Horricks provided an update in follow up to previous discussion pertaining to the possibility of federal incentives for the conservation of historic sites.

A recent objective of the National Trust for Canada was to try to realize something in the 2018 federal budget that would encourage private sector

D. REPORTS

investment in the revitalization of historic sites, as well as some measures to help fund the efforts of indigenous peoples, charities and non-for-profits in saving and renewing historic places of significance.

The desired incentives include proven measures in encouraging conservation in the form of grants and contributions, tax-based incentives and 'heritage first' leasing and investment policies, which were echoed in the House of Commons Standing Committee on Environment and Sustainable Development's report entitled "*Preserving Canada's Heritage: The Foundation for Tomorrow*", previously provided for your information.

At the provincial level, Heritage BC was also hoping to see increased support for heritage sites, but neither the federal nor the provincial budget delivered this year. In particular, the long-awaited federal rehabilitation tax credit for historic places did not materialise. The National Trust's response to the February 27th Federal Budget, was described as a "missed opportunity", and Heritage BC responded similarly to the provincial budget.

She added that what we can expect for the coming year are requests from both federal and provincial organizations to stay involved in keeping recommendations for financial incentives at the forefront in order to realize their implementation in future.

3. Museum Manager's Report

J. Chenatte reported that the Museum has recently lost some key museum staff and that the staff that remain are working hard to address the resulting workload. He further reported that the Museum is currently advertising for these positions and will be in the process of hiring soon.

He added that the new exhibition, "Langley in Transition – Portraits of a Changing Municipality", will open on March 10 and run until May 27, and the book being prepared on Philip Jackman is at its editing and design stage.

4. Heritage Review Panel

T. Annandale reported that the panel is scheduled to meet at end of March to review applications to the Heritage Building Incentive Program.

5. Douglas Day 2018 Planning Committee Report

A. Johnson reported that the Township has sadly lost seven pioneers this year to date. She further reported that the planning committee for this year's event will begin meeting again in late April.

6. Museum Advisory Group Report

F. Pepin reported on the preparations for the Langley Heritage Fair scheduled for April 13, 2018. He added that they will be looking for volunteers, as they anticipate this year's event may be bigger than in previous years.

E. CORRESPONDENCE

F. 2018 WORK PROGRAM

1. Heritage Register Evaluation Methodology and Criteria

Provided in package for future discussion.

2. Updated Heritage Register Listing

Provided in package for reference.

G. COUNCIL REFERRALS

H. OTHER BUSINESS AND ITEMS FOR INFORMATION

1. National Trust for Canada: Join the National Trust's bi-weekly teleconferences regarding #changethegame4heritage

Tuesday, March 6, 2018 at 2:00pm (EDT)
Toll free teleconference line: 1-866-999-9779,
Passcode: 469414#

Provided in package for information.

2. Heritage BC Annual Conference

May 10-12, 2018
New Westminster

Committee members who wish to attend this year's conference were asked to email details to E. Horricks.

3. Heritage BC: Open Forums for Heritage Commissions and Committees

Open Forum 2
Friday, April 13, 2018 at noon (PT)
Topics: The pressure of development: working with developers and not against

Open Forum 3
Friday, June 8, 2018 at noon (PT)
Topic: How the commission process is adapted in different communities: what works and what does not

Register online at heritagebc.ca

H. OTHER BUSINESS AND ITEMS FOR INFORMATION

4. National Trust for Canada Conference

October 18-20, 2018
Fredericton, New Brunswick

Provided in package for information.

N. NEXT MEETING

Date: Wednesday, April 4, 2018
Location: Salmon River Committee Room
4th Floor, 20338 – 65 Avenue
Time: 7:00pm

O. TERMINATE

Moved by G. Doubleday,
Seconded by H. Whittell,
That the meeting terminate at 8:23pm.
CARRIED

CERTIFIED CORRECT:

Community Representative Co-Chair

Council Representative Co-Chair