

Heritage & Museum Advisory Committee Meeting to be held via Zoom

**If you'd like to watch or listen to the live Committee meeting, please email Committees@Penticton.ca 24-hours prior to the commencement of the meeting for the Zoom meeting participation details. You will have an opportunity to ask questions related to the agenda at the end of the meeting.*

**Wednesday, May 4, 2022
at 1:00 p.m.**

1. **Call Regular Committee Meeting to Order**
2. **Adoption of Agenda**
3. **Adoption of Minutes**
 - 3.1 Minutes of the April 6, 2022 Heritage and Museum Advisory Committee 1-5
Staff Recommendation:
THAT the Heritage and Museum Advisory Committee adopt the minutes of the April 6, 2022 meeting as presented.
4. **New Business**
 - 4.1 Heritage Neighborhoods Project Update – Blake Laven, Director of Development Services 6-8
Staff Recommendation:
THAT the Heritage and Museum Advisory Committee receive the report "Heritage Neighbourhoods Project Update" into the public record.
 - 4.2 Community Heritage Education Discussion – Dennis Oomen, Museum Manager Verbal
 - 4.3 Heritage Styling Guidelines Discussion – Brad Hillis, Chair Verbal
5. **Next Meeting** 9
6. **Public Question Period**
7. **Adjournment**

Heritage & Museum Advisory Committee Meeting

held via Zoom
Wednesday, April 6, 2022
at 1:00 p.m.

Present: Brad Hillis, Chair
Karen Collins, Vice Chair
Anne Hargrave
Emily Fitzowich
Jeanette Beaven
Nicole Ensing
Peter Achtem

Council Liaison: Judy Sentes, Councillor

Staff: Blake Laven, Director of Development Services
Anthony Haddad, General Manager of Community Services
Dennis Oomen, Museum Manager
Kelsey Johnson, Manager of Recreation, Arts, and Culture
JoAnne Kleb, Public Engagement Program Manager
Rebecca Van Huizen, Legislative Assistant

Regrets: Viv Lieskovsky
Blake Allen

1. **Call to Order**

The Heritage & Museum Advisory Committee was called to order by the Chair at 1:02 p.m.

2. **Adoption of Agenda**

It was MOVED and SECONDED

THAT the Heritage and Museum Advisory Committee adopt the agenda for the meeting held on April 6, 2022 as presented.

CARRIED UNANIMOUSLY

3. **Adoption of Minutes**

3.1 Minutes of the March 2, 2022 Heritage and Museum Advisory Committee

It was MOVED and SECONDED

THAT the Heritage and Museum Advisory Committee adopt the minutes of the March 2, 2022 meeting as presented.

CARRIED UNANIMOUSLY

4. **New Business**

4.1 Committee Membership Update and Roundtable Introductions

Anne Hargrave entered the Zoom meeting at 1:04 p.m.

The Chair introduced the two (2) new Heritage and Museum Advisory Committee Members that were recently appointed by Council. The Committee participated in roundtable introductions allowing newly appointed members Emily Fitzowich and Peter Achtem to introduce themselves.

4.2 Heritage Neighborhood Initiative

The Director of Development Services provided a verbal update and anticipated next steps on the Heritage Neighborhood Initiative which was recently endorsed by Council. Provided background details on the Heritage and Museum Advisory Committee's involvement up to date. Staff also want to thank the Committee Members who were able to attend the workshop back in March. Through the collaboration at the workshop and previous Committee meetings they were able to help staff draft the final recommendations made to City Council. Staff also provided outcomes from the workshop and noted through true engagement fashion with the Committee they were able to understand what the expectations of the Committee were. Staff heard from the Committee Members and community stakeholders at the workshop that in these areas there is develop pressure and these areas are "under siege" to redevelop. The process to conduct this heritage neighborhood review would be too long and there is an urgency to put measures in place to protect the form and character of these neighborhoods.

It was noted that at yesterday's Regular Council meeting staff presented all this information and included a recap of the workshop from March. Within the staff report there were recommendations on how to move forward on this initiative which Council endorsed. The recommendations included were for Council to direct staff to proceed with zoning amendments specific to residential properties along Lakeshore Drive and properties within the 'Cherryland' neighborhood to ensure new development is reflective of the historical development pattern of the two areas. For Council to direct staff to identify houses within the Lakeshore Drive and 'Cherryland' neighbourhoods that can be added to the City's Heritage Registry. And for Council to support the creation of a Heritage Conservation Area (HCA) for Front Street and the 100-300 blocks of Main Street.

One thing staff learned through this engagement process was that people are not against new construction, but would like there to be an acknowledgment of the heritage aspect and to keep within the same setbacks and heights to ensure character and feel of neighborhood stays consistent. Staff will look to the Committees guidance on going through the areas of Lakeshore Drive and 'Cherryland' to help find those that deserve some heritage acknowledgement. The Committee will help in creating a page on the Heritage Registry/Statement of Significance for the individual properties. These tools will help educate the community of the importance of the neighborhood.

Staff noted to the Committee that it was hard to review the downtown and look at Front Street only in isolation. Noted that expanding the area was the best way to really encompass all the heritage buildings. The next stage for this is area is to create a budget and work plan for the proposed Heritage Conservation Area. This will be a bigger process, as it will involve OCP

amendments and more engagement with property owners but the result will be stronger protections.

Through the proposed changes to the Lakeshore Drive and 'Cherryland' areas, this can be achieved through just an amendment to the zoning bylaw. This will be a much quicker process and has been generating a lot of excitement and understanding. Through the unanimous decision from Council, this process has a clear direction of where to go. The Committee will play a big role in being asked to participate and help staff through the engagement process for Lakeshore Drive and 'Cherryland'.

Councillor Sentes noted that she is happy to have finally gotten Council to acknowledge heritage and provide the support. Council has made it clear that the Committee will stay engaged through these processes. Noted through the directive from the Committee there is an opportunity to have more properties on the Heritage Registry.

The floor was opened up to the Committee Members for questions and comments.

A Committee Member noted that they read there is a clause in the *Local Government Act* that when a location is being considered for a proposed heritage conservation area, redevelopment in that area could be paused? Suggested that is something to look into for Front Street. Staff noted that we are in the very early stages and it might not be at the stage to take a heavy hand with redevelopment. It sets a negative tone to the start the Heritage Conservation Area process. Staff noted there are very effective measures in place for downtown area as building heights are limited in these areas already. Provided an anecdotal comment on a project that was looking for additional height and Council denied that permit.

4.3 Warren House Discussion

The Director of Development Services opened the floor to the Committee Members to speak about the Warren House and the tragic event of it being lost in a fire. Noted the property was on the City's Heritage Registry. Spoke about the future OCP of the property and the current zoning in place. Staff mentioned to the Committee that anything higher than duplex housing would require an OCP amendment.

Committee Members provided individual comments on the Warren House and the potential future development.

4.4 216 Hastings Street – RFP

The Director of Development Services provided background information on the CPR station located at 216 Hastings Street. Staff noted that it is listed on the City's Heritage Register and that it stopped operating in the 1980s. The building and subsequent property are owned by a private owner. It was noted that the current building is fairly large and several non-profits operate within the existing building. The current owners want to see the building protected and existing tenants preserved. Staff noted to the Committee that through the OCP there is a potential for subdividing and the addition of multi-family buildings. There is also an opportunity to do some heritage revitalization on the subject property. The current owners have put out a RFP for new prospective organizations to operate as the new operator and this is open until April 29, 2022. Staff wanted to raise this to the Committee as the City's Planning Department has fielded several inquiries from prospective operators.

The floor was opened to the committee members for questions and comments.

The Museum Manager noted that there is the potential for the Committee to assist with anyone applying for grants and to help them through that process.

A Committee Member noted the most important thing for any new operator in that space is to realize that the BC Heritage Legacy Fund will be a good source of funding to help with maintenance and upkeep. Their intake is once a year and it provides good amount of funding. A Committee Member asked about using the CPR Station for a museum. A Committee Member asked if there were a set of design guidelines within that block that would apply to anything new coming on that lot. Staff confirmed that there are no specific development permit form and character guidelines in that area. A Committee Member questioned if the City limits what can be done of the property in terms of heritage designation, it would limit a developer and would impact the taxation from the property. Staff noted that BC Assessment is in charge of the assessment of the property and they do take into account future development potential.

4.5 Heritage and Museum Advisory Committee Agenda Planning

The Chair opened the floor to the Committee Members to come up with agenda items that would form part of the record for the Committee to look into for the rest of their term.

A Committee Member suggested that the need for more education on heritage information needs to be provided to the Committee. When the Committee has more access to covenants, bylaws on existing heritage properties they have more educational tools to help make good decisions. Staff noted that they have architectural guidelines for Penticton's historic Front Street, which is a good resource for the Committee Members. A Committee Member reiterated that the education, resources, standards and guidelines for heritage conservation in Canada would help this Committee when reviewing developments. A Committee Member also noted that there is a need to educate the public on heritage value. Members of the public see the name of the street and don't know why that name is there and what it is. Also noted that if we can understand and get the point of view from the residents living in the area to help educate others. Suggested sign posts in heritage areas with "Did you know?" Can use the Penticton Herald to help in promoting education and heritage. People don't know about heritage until it is lost. Staff noted that there is currently an exhibit about the City's heritage properties at the museum. Mentioned this is Part 1 of an effort to bring forward heritage matters. Part 2 will be to put heritage plaques in front of houses that are on the Heritage Registry. Part 2 is gaining momentum and will be completed over the summer.

Councillor Sentes provided comments on how the Penticton museum is leading the way with education, particularly as we try to increase the buildings on the heritage registry.

A Committee Member also agreed that the idea of the "Did you know?" is a good promotion.

The Public Engagement Program Manager noted that they can take the lead on the campaign to engage the public with more communication. Noted that this is a missing link as it is an excellent initiative. Will come back at a future meeting regarding this engagement process.

A Committee Member recalled that previously, the residents from Front Street used to hire people from museum to do walking tours on Saturday mornings. On this tour they would go over the history of that area and it was very successful and well received. Potential to do this in the individual areas? Staff noted that this could be an opportunity for grants to fund this sort of initiative. A Committee Member noted that the only guidelines in these neighborhoods is

governed through the OCP and zoning bylaw. Inquired if there is a possibility to have styling guidelines for these areas? As a lot of these neighborhoods are unique and different from each other. Is there a way to put limits on the types of materials and the appropriate styling guidelines? Staff noted that this question could lead into a future agenda item for Committee discussion. When staff are developing the heritage conservation area, there will be lots of discussion with the Committee on how to honour the history. Noted the Planning Department would also be involved to help coordinate and monitor the ideas for implementation. Could a Committee Member help put together some draft design guidelines and present that back to the Committee? Staff noted that today's discussion will be to collect future topics to revisit and that there could be a way of discussion to present the ideas Committee Members to Committee Members. A Committee Member noted that whatever the final decision is on design guidelines, that it needs to be transparent and clear.

The Chair presented a recap of the ideas that came up through the discussion.

Staff will work with the Chair and other staff liaison to come up with future agenda items that the Committee will consider.

5. **Next Meeting**

The next Heritage and Museum Advisory Committee meeting is tentatively scheduled to be held on May 4, 2022 at 1:00 p.m.

6. **Public Question Period**

7. **Adjournment**

It was MOVED and SECONDED

THAT the Heritage and Museum Advisory Committee adjourn the meeting held on April 6, 2022 at 2:17 p.m.

CARRIED UNANIMOUSLY

Certified Correct:

Rebecca Van Huizen
Legislative Assistant

Memo to Committee

penticton.ca

Date: May 4, 2022
To: Heritage and Museum Advisory Committee
From: Blake Laven, Director of Development Services
Subject: Heritage Neighbourhoods Project Update

File No: RMS 6800-01

Staff Recommendation

THAT the Heritage and Museum Advisory Committee receive the report "Heritage Neighbourhoods Project Update" into the public record.

Background

At the April 5th 2022 City Council meeting, Council considered several recommendations from staff in response to Council's desire to see additional heritage protection in three areas of the city: Lakeshore Drive West, Windsor Avenue area (Cherryland) and Front Street. Council, ultimately supported the recommendations, which were developed in part through discussion with this Committee at the Special Committee meeting of March 17th, 2022, and involved a multi-faceted approach towards the heritage protection of these areas, including:

1. Zoning amendment changes along Lakeshore Drive and within the Cherryland neighbourhood ensuring development regulations, such as: building setbacks, heights, lot widths, etc. matched the historic context within each area;
2. The identification and acknowledgment of buildings along Lakeshore Drive and within the Cherryland neighbourhood through Heritage Registry recognition; and,
3. The development of a Heritage Conservation area along Front Street and the 100-300 Blocks of Main Street, with the intent that a work plan and budget would be brought back to Council for consideration

This memo is intended as an update on the progress of these initiatives and proposed next steps.

Zoning Changes for Lakeshore Drive and Windsor Avenue Area (Cherryland)

Planning Department staff have done an analysis of the two areas and have made some draft amendments to the Zoning Bylaw, with the intent of reflecting the historic building heights, lot sizes and building setbacks of this area. The changes proposed include:

Along Lakeshore Drive West: In this area, the proposal is for an increase of front yard setback to a minimum of 10m for all residential zones that are found along Lakeshore Drive West, from Winnipeg Street heading west, including: the R2, RM2, RM3 and RM4 zones. In some zones, a height restriction is also being proposed as both the RM3 and RM4 zones permit heights higher than intended by the City's

Official Community Plan (OCP). And in the case of the RM3 zone the side setback is reduced from 4.5m to 3.0m, in keeping with the general rhythm of setbacks on the street. The proposal also establishes a minimum lot width of 18m, which will prohibit subdivision of R2 properties, of which there are many on the street.

Cherryland Neighbourhood: In this area, the proposal is a bit more involved and includes amendments to the following zones: R1, R2, RD1 and RD2. In all cases the regulatory changes involve an increase in the required Front Yard to 9.0m and a maximum building height of 7.5m. This change will impact all single and two family zoned properties on Windsor Avenue, Scott Avenue, Conklin Avenue, Argyle Street, Moosejaw Street and Timmins Street. In the case of the RD2 zone, there is also a proposed increase in lot width to prevent subdivision of larger lots.

Not previously recommended by staff or directed by Council, Planning Department staff are also recommending a policy statement in the OCP pertaining to these two areas, with the intent that future areas could be added to the list in the future. The policy statement is currently drafted as follows:

5.1.4.5 In the case of the following neighbourhoods, during a zoning change or other development application process, consideration will be given to the historic building setbacks, lot widths, building height and architectural detailing:

- a) Lakeshore Drive West*
- b) Cherryland neighbourhood, including Windsor Avenue, Conklin Avenue, Scott Avenue, Argyle Street, Moosejaw Street and Timmins Street*

These zoning bylaw changes and OCP policy statement, are planned to be introduced to Council for first reading on May 17th, with public engagement to follow. The public engagement is anticipated to occur during the first weeks of June, dependent on staff availability, with separate zoom and in-person meetings hosted for the two areas.

Identification of Heritage Registry Candidates along Lakeshore Drive and Windsor Avenue

The identification and acknowledgement of buildings within these two areas in the Heritage Registry, will increase the understanding of these areas as important and significant areas in the City's history. In the case of Lakeshore Drive there are already several houses included in the Registry, but there are several other buildings and properties that could be included. In the case of the Cherryland area, there are no structures currently identified on the heritage registry.

Staff want to use the zoning changes and associated open houses to raise awareness of the intention to acknowledge properties in these area and provide information to interested property owners.

Staff are also proposing involving Committee members in some of this identification work. To that end, staff want to plan a field trip for interested Committee members to walk through the neighbourhoods and help identify properties for the Museum and Archives to research and prepare statements of significance for.

Downtown Heritage Conservation Area

Staff do not have much to report on this aspect of the initiative at this time as the focus has been primarily on the zoning and OCP changes. Based on the workshop, it was understood that Lakeshore Drive and Cherryland areas are currently at the greatest risk for incompatible development and should be prioritized. Staff intent to delve into the Heritage Conservation Area work after the zoning work is complete.

Analysis

This report is intended as an update on the project. No direct recommendations from the committee are being sought at this time. Staff recommend that the memo be received into the record.

Respectfully submitted,

Blake Laven, Director of Development Services
Staff liaison to the Committee



2022 Heritage and Museum Advisory Committee Meeting Dates

Meeting commences at 1:00 p.m.

Council Chambers, City Hall, 171 Main Street (Second Level) or via Zoom

Month	Date
January	12
February	2
March	2
April	6
May	4
June	8
July	6
August	3
September	7
October	5
November	2
December	7