

CITY OF NANAIMO
MINUTES OF THE MEETING OF THE NANAIMO COMMUNITY HERITAGE COMMISSION
HELD ON WEDNESDAY, 2005-JUNE-01 AT 5:00 P.M.
IN THE TRAINING ROOM, CITY HALL ANNEX, 238 FRANKLYN STREET

Present:	Colleen Parsley John Hofman David Hill-Turner	Geraldine Manson John Nimmo
	<u>Staff:</u> Chris Sholberg, Heritage Planner Fran Grant, Recording Secretary	Andrew Tucker Ted Swabey
Regrets:	Laurie Waldie Jeff Thomas Christine Meutzner	Councillor Loyd Sherry Bill Gard
Guests:	Charlene Riches Don Stone Paul Manhas	Debra Bodner Barbara Ann Rivers Brent Mark

1. Call To Order:

The meeting was called to order by Chair J. Hofman 5:05 p.m.

2. Adoption of Minutes of 2005-Mar-09:

Page 4; change name of Chair from J. Perry to J. Hofman.

MOVED by D. Hill-Turner, SECONDED by J. Hofman, that the minutes of 2005-May-04 be adopted as revised.

CARRIED

3. Budget Review:

C. Sholberg advised that there is \$8,850.00 of uncommitted funds in the Commission's 2005 budget.

4. Late Items:

a) Heritage Commission membership (C. Sholberg)

5. Correspondence/Periodicals/Newsletters

b) Heritage B.C. Newsletter

Distributed for information.

c) Nanaimo Arts Council Newsletter –

Distributed for information

d) Jean Davis Award – Arts Council

C. Sholberg noted that the show is being held on June 15 with a heritage theme.

e) Heritage Society of B.C. – 2005 Annual Report and 2005-2008 Strategic Plan

Distributed for information

6. New Business

a) Foundry – Conservation Options –Commission Recommendation

J. Hofman withdrew from the discussion due to a perceived conflict of interest.

J. Parsley assumed the position of Chair.

C. Sholberg advised the Commission that this issue has been referred by the Design Advisory Panel (DAP) and Council for the Commission to review and comment.

A. Tucker gave a presentation copies of which were distributed to the Commission members. He made the following additional comments:

- First intent (i.e. during referendum) was to demolish all of the buildings.
- Plans for the site have changed allowing for potential retention of part of the structures.
- Reid Jones Christopherson was hired to look at the structural integrity of the buildings.
- D. Luxton was hired to report on conservation options for the Foundry.
- Both of these reports are available on the City's web site or through the Community Planning Dept.
- This issue will go back to DAP with the NCHC's recommendation on June 09 and then to Council on June 13.
- Staff supports Option #2 of D. Luxton's report.

A. Tucker and T. Swabey gave the following answers to questions from the Commission:

- Option of saving all the buildings was not looked at, given site constraints related to park expansion, potential development and remediation issues.
- This intersection is already failing and does not meet present road standards.
- A traffic study was done in conjunction with the Ministry of Highways.
- The access to this site (i.e. opposite Cliff St.) was established as the best alternative.

Delegations Received by Commission:

D. Stone, Friends of Plan Nanaimo, noted that:

- Position is to keep all of the buildings.
- Keeping only one building would mean a loss of integrity of the site.
- Need to protect for the next generation.

- This collection of buildings is the last industrial heritage complex.
- Dissatisfied with the nature of the process. Not enough time has been allowed to come up with options.
- This complex could be used for alternate uses.
- Has detailed research been done on these buildings?
- NCHC should recommend to Council to keep all the buildings.
- Should keep the arena as well. We need to think about the people who have worked on these sites.

D. Stone answered the following question from the Commission:

Q. What is your alternative to accommodate new development and road way that is planned?

A. Do not yet have any specific alternatives for this site.

D. Bodner, Friends of Plan Nanaimo noted that:

- Disagree with the D. Luxton report because there is no option to retain all of the buildings, including the arena.
- This site is part of Nanaimo's working heritage and working people. Need to celebrate this.
- Retaining all the buildings would be an asset to the community.
- Do not want to see the site given to Triarc.
- Do not need a new road there. People slow down at difficult intersections.
- Why not put the road through the Foundry building as a gateway. Think outside the box.
- Buildings are too important and there are lots of other options. Too many unknowns.

D. Bodner answered the following questions from the Commission:

Q. Adaptive reuse of industrial buildings would need some dramatic changes to house new uses. Wouldn't that change the integrity of the buildings?

A. Site would need to be cleaned up but because the buildings are so big, there are lots of options for uses. Could have interpretive panels inside such as pictures and old machinery.

Q. These buildings are full of dangerous chemicals and would also need a lot of work for upkeep. Have to look at the cost of this and the potential danger to the public.

A. Have not had time to look at all the options. Granville Island in Vancouver is a good example of an industrial site that is now a public place. Federal government has grants that could be tapped into. Believe that federal grants are only for buildings that are kept in place. The floor could be capped to contain some of the contamination.

A. Tucker advised that federal funds are only available for buildings that will be used for commercial, revenue generating purposes. In the case of a public building, the building would only qualify if the City entered into a 20 year plus lease agreement with a commercial tenant and that have 20 year leases in place.

On the issue of contamination, T. Swabey noted that:

- Least cost would be to take down all the buildings and cap the site (i.e. parking lot).

- Relocation of any building brings up need for full remediation.
- Capping floor is not an option if the building will have public uses.
- Heaviest contamination is on the Nanaimo Port Authority (NPA) property.
- Remediation has to be done no matter which option is chosen.
- Chemical analysis has been done and it shows that there are heavy metals and toxic substances present beyond acceptable levels.

Acting Chair C. Parsley circulated e-mails from L. Villagas and J. Cowie regarding their support of preservation of the Foundry site.

T. Swabey advised that he has forwarded the Villagas submission to all of Council and believes his personal attacks respecting Donald Luxton are very inappropriate.

C. Sholberg read out an e-mail from Commission member B. Gard who supports retention of the entire complex.

A. Tucker and T. Swabey gave the following additional comments and answers to questions:

- Generally the buildings are structurally sound but will still need to have 25 to 50% of the existing structure replaced.
- Amount of work and cost would depend on the expected use. Would have to be seismically upgraded as well.
- The Civic Arena is scheduled to come down some time next year.
- Option #2 would mothball the Foundry and have a public process before deciding what to do with it. If after a year no use can be found, it would be torn down with the Civic Arena.
- Council would make their decision on final use of the mothballed Foundry at the end of March, 2006.
- Current plan is to move contaminated soil to another site for remediation.
- Have not yet checked if wood in the buildings contains toxic substances.

Comments from the Commission:

- Need to decide what are the health hazards of the site and what is the risk to the public who would use the site.
- Option #3 – relocation – do not think it would work and would ruin that aspect of the complex and diminish the heritage significance.
- Do not support relocation of the machine shop.
- Feel we are being rushed into a decision so perhaps an extra meeting would give us time to get more information.

The Commission decided to meet again on 2005-June-08 to further discuss this item before making their recommendation to DAP and Council.

The Commission members would like staff to provide more information on:

- Traffic data
- Chemicals present on the site
- Soil remediation costs
- How the proposed options would fit into the overall redevelopment of the site and park

J. Hofman resumed the Chair.

b) Brumpton Block (489 Wallace Street) Façade Improvement:

C. Sholberg gave a brief overview of this item and noted that:

- Application is for façade improvement.
- DAP has asked for input from NCHC.
- SOS talks about the significance of the upper floor windows and brick frontage as well as the tile work which was added in the 1950's.
- Changes would include introduction of awnings, new lighting and a heritage colour scheme.
- Staff generally supports these changes.

Brent Mark - Designer, Paul Manhas – Owner:

- Trees will be retained in back of the building, cleanup of the site is already underway, concluding removal of garbage, needles etc.
- Would like to retain the 'dining under the stars' ceiling and wall paintings in the restaurant if possible.
- Have been meeting with City staff to address their concerns about external façade improvements.
- Cornice is going to be repaired and repainted.
- Looking for a tenant to keep the restaurant, preferably from a restaurant chain.
- Building is structurally sound.

Comments from the Commission:

- Not sure that the proposed colour scheme fits with the heritage of this building.
- Very good to see this building being restored.

The Commission made a recommendation without quorum that:

- The application be approved with consideration to the following
 - a) The existing storefront tile be retained and
 - b) The new colour scheme be sympathetic to the existing colour scheme.

c) Morden Mine

J. Hofman advised that:

- An engineer has gone over the structures and found that they could be restored but that it would be costly.
- Not up to seismic standards if there is going to be public use.
- D. Luxton has also talked to the group.
- This site is not inside the City's boundaries but is of interest to NCHC because this site is part of Nanaimo's mining heritage.

7. Old Business

a) Nominations for National Historic Site Status – Application Status

C. Parsley and C. Sholberg noted that there is nothing new to report but hope to have more information for the July meeting.

b) Next Heritage Walk Brochure – status

L. Waldie was not present at the meeting.

c) Heritage Art Collection - status

C. Sholberg noted that he has not had an opportunity to talk to T. Seward who has been on holidays.

d) Chinatown Heritage Park – status

C. Parsley advised that:

- ASBC is continuing work on the draft report. The Archeological Society's deadline for submission to the City is June 25.
- ASBC would like to give a presentation to Council and/or Parks, Recreation and Culture Commission to pitch the idea.

e) Port Alberni Heritage Commission and Museum Society – Field Trip to Nanaimo, Friday, May 13th – debrief

C. Sholberg noted that:

- A presentation was given to the group on the City's Heritage Conservation Program followed by lunch at the Modern Café and a walk around Downtown Nanaimo.
- G. Hansen of the Downtown Nanaimo Partnership gave a brief presentation as well on the Downtown Nanaimo Partnership.
- Feedback from the group was very positive. They felt Nanaimo's model would be very useful as they develop their own Heritage Conservation Program.

8. Committee Reports

a) Plan Nanaimo Advisory Committee

D. Hill-Turner noted that:

- The next two meetings will be to review the next round of proposed amendments and to hear feedback from the public.
- Recommendations to Council will be made following the public meeting.

b) Snuneymuxw First Nation

G. Manson noted that:

- The two totem poles from Front Street have been laid to rest in the ancestral cemetery.
- Hammond Bay reburial ceremony was held but now more remains have been found so likely an additional ceremony will be needed in the near future.

c) Nanaimo Community Archives Society

C. Meutzner was not present at the meeting.

d) Nanaimo District and Museum

D. Hill-Turner noted that:

- Now open for summer hours and the Bastion is open as well.
- Cannon firings have begun.
- Will open a small exhibition in June on making a living focusing on forest history and the retail industry.

e) Design Advisory Panel

J. Hofman noted that they are working on the two issues (Foundry and Brumpton Block) which were referred to NCHC today.

9. Late Item:

a) Vacancy on Commission:

C. Sholberg noted that

- There are no plans to fill J. Perry's position as the Commission will be dissolved in December with the municipal elections and re-appointed in February or March of 2006.
- After discussion with the Commission, it was decided that C. Sholberg will talk to A. Tucker, Manager of Community Planning, regarding filling this position as soon as possible.

10. Next Meeting

The next regular meeting is scheduled for 2005-July-06

11. Adjournment

The meeting adjourned at 7:25 p.m.

APPROVED:

Chair

Date