



Agenda

Monday June 4, 2018 at 5:30pm
Council Chambers

- 1. Call to Order**
- 2. Approval of Agenda**
- 3. Approval of the Minutes:** May 7, 2018
- 4. Referrals from Council: Heritage Alteration Permits**
 - a) 2018-03-HAP 2717 Dunsmuir Avenue (First Credit Union): Renovation of the façade of the building.
- 5. Statement of Significance (SOS) Project:**

The remaining two Statements of Significance, for Camp Road and Cumberland Cemetery, will be completed in time for the July 3, 2018 Heritage Commission meeting.
- 6. Cumberland United Church:**

Council requested a Statement of Significance for the Cumberland United Church as the first step in considering its heritage value. The Commission and staff developed a draft SOS and Elana Zysblat (Ance Building Services Co. Inc) provided valuable revisions. The final copy was presented to Council on May 28, 2018 and a copy is attached here. Council approved that the Cumberland United Church be entered on the Cumberland Community Heritage Register.
- 7. Next Meeting:** Tuesday July 3, 2018 5:30 pm.
- 8. Termination**



Minutes of the Heritage Commission held on Monday May 7, 2018 in Council Chambers at 2675 Dunsmuir Avenue, Cumberland, BC.

PRESENT: Mike Tymchuk Chair
Paul Laronde
Meaghan Cursons
Lief Roebuck

ABSENT: Gillian Brooks
Karen Webber
Councillor Gwyn Sproule

STAFF Judith Walker, Senior Planner Secretary

1. Call to Order 5:30 pm

2. Approval of Agenda

Cursons/Roebuck: THAT the agenda be approved a presented.

CARRIED

3. Approval of the Minutes

Laronde/Roebuck: THAT the minutes of the April 3, 2018 meeting be approved.

CARRIED

4. Statement of Significance (SOS) Project

The remaining two Statements of Significance, for Camp Road and Cumberland Cemetery, will be completed in time for the June 4, 2018 Heritage Commission meeting.

5. Resignation

Lief Roebuck announced he is resigning as a member of the Heritage Commission but will attend the June meeting.

6. Cumberland United Church

Second draft of the Statement of Significance was reviewed, with input provided from the Commission. Staff will forward the revised draft to Elana Zysblat requesting a complimentary review, for consistency with the current SOS's.

7. **Next Meeting: June 4, 2018** in Council chambers at 5:30pm.

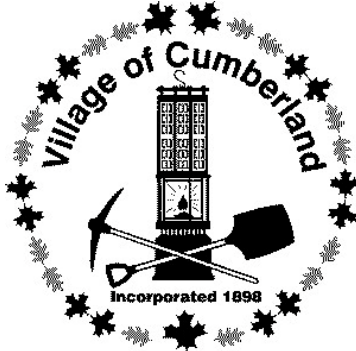
8. **Termination**

Roebuck/Laronde: THAT the meeting terminate.

Time: 5:50pm

Certified Correct: _____ Chair	Confirmed: _____ Deputy Corporate Officer
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COUNCIL REPORT



REPORT DATE: May 30, 2018
MEETING DATE: June 4, 2016

TO: Heritage Commission
FROM: Judith Walker, Senior Planner
SUBJECT: Heritage Alteration Permit Application - 2717 Dunsmuir Avenue

FILE: 2018-03-HAP
OWNER: First Credit Union **AGENT:** Craig Keeping
FOLIO No.: 516 00089.000 **PID:** 008-975-795
LEGAL DESCRIPTION: Lot 11, Block 7, District Lot 21, Nelson District, Plan 522, Except Parcel A (DD70688N)
CIVIC ADDRESS: 2717 Dunsmuir Avenue
ZONE: Village Core Commercial Mixed Use One (VCMU-1)
OCP DESIGNATION: Commercial Mixed Use

RECOMMENDATION

- i) THAT the Heritage Commission receive the application for a Heritage Alteration Permit (2018-03-HAP, 2717 Dunsmuir Avenue) report dated May 30, 2018
- ii) THAT the Heritage Commission recommends that Council grant the Heritage Alteration Permit (2018-03 HAP) for property described as Lot 11, Block 7, District Lot 21, Nelson District, Plan 522, Except Parcel A (DD70688N) (2717 Dunsmuir Avenue).

SUMMARY

Staff has received the above noted application to permit renovation to the façade of the building. As this property is within the Historic Village Commercial Core (Heritage Conservation Area), exterior alterations such as proposed by the applicant require a Heritage Alteration Permit.

Subject Property



BACKGROUND

In 1974, the Comox and District Credit Union purchased this property and the buildings were joined by a single façade in 1996.

Since 1996, the ATM and awnings have been added. The building is clad in a cream white wooden siding and wooden taupe trim.



2717 Dunsmuir, May 1969. CDMA:
CDFP Coll. CMA: C30-250



In 2016 the HAP application was approved by Council to change the layout of the front by moving the existing door over to the right and added a new door to access a new lock off space intended for meetings.

The present application is for exterior renovations of the front façade including new siding, windows and a new entrance canopy to replace the existing vinyl canopy. There is a slight modification to the shape of the top of the parapet wall. The front horizontal siding is being replaced with a stucco rain-screen assembly complete with panels and tile details above and below the windows. New windows will be fiberglass with thicker frames and of a heritage style. The doors are recent replacements and will not be changed.

The most significant heritage features of this building are the dentils and the parapet at roof level, and both are being retained although the parapet is being modified to better proportions. Colours have been selected to enhance the heritage appearance (the form) of this building and be compatible with the signage that will be proposed for the current occupants.

The building height and area are not altered. The applicant is required to provide a 1.5metre Statutory Right of Way at the lane, as all properties in the downtown core on Dunsmuir Avenue are required. As well, the applicant is required to enter into a Highway Encroachment Agreement with the Village for the extension of the awnings and lights into the public right-of-way over the sidewalk.

FINANCIAL IMPLICATIONS

The review of Heritage Alteration Permit applications are part of the services provided by the Planning Department

STRATEGIC OBJECTIVE

Comprehensive Planning

ATTACHMENTS

1. Plans & drawings
2. Heritage Alteration Permit Guidelines
3. Neighbourhood meeting results

CITIZEN/PUBLIC RELATIONS IMPLICATIONS

Pursuant to the requirements of the *Local Government Act*, notice of Council consideration of a Heritage Alteration Permit must be mailed or otherwise delivered to owners of adjacent properties a minimum of 10 days before the Council considers the application. The required notice was mailed to the neighboring properties within 75.0metres of the subject property on the week of May 15, 2018.

The neighbourhood meeting was held by the applicant on May 16, 2018. The results of the meeting are attached. Staff have not received any comments to date.

OPTIONS

- i) That the Heritage Commission recommends that Council grant the Heritage Alteration Permit; or
- ii) That the Heritage Commission does not recommend that Council grant the Heritage Alteration Permit (must give reasons).

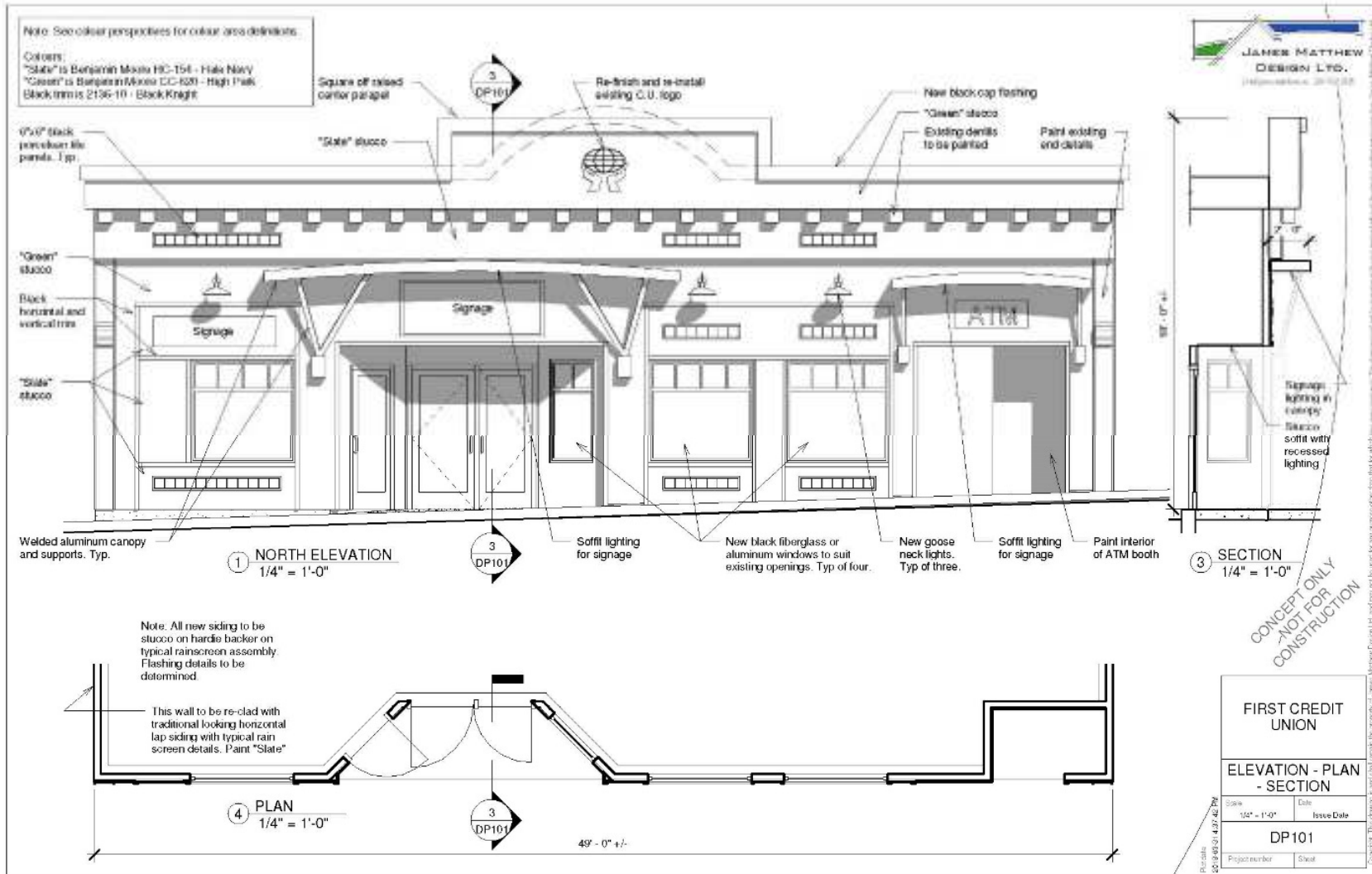
Respectfully submitted,

Judith Walker
Senior Planner

Sundance Topham
Chief Administrative Officer

First Credit Union

Elevation – Plan – Section



First Credit Union

Before & After



WHAT THE OCP SAYS		HOW THE PROPOSAL MEETS THE GUIDELINE
11.2.2	Guidelines	
1. General		
a)	Restorations or renovations should retain the existing siting, roofline design, height, and number of storeys of the affected building or structure. Where foundations require replacement, the siting and height of the affected building or structure may be reasonably altered. Whenever possible, original forms, materials and details should be uncovered or left in place, and preserved.	The exterior renovations largely consist of new siding, window and a new entrance canopy to replace the existing vinyl canopy. The building height is not altered. There is a slight modification to shape of the top of the parapet wall.
b)	Alterations shall not be made to a building that interferes with the relationship of the upper and lower storey.	N/A - There is no upper or lower storey
c)	The retail/commercial appearance of the street level of a building shall not be significantly altered from the original.	The appearance is not significantly altered except materials and colour
d)	The Village requires the adaptive re-use of residential structures on Dunsmuir Avenue for commercial purposes provided the renovations of the structure respect and do not significantly alter the exterior character of the residential building.	N/A - There is no residential component
e)	The Village requires new construction, especially which is proposed by chain stores or fast food restaurants, conforms to the design objectives of the HCA1.	N/A – There is no new construction proposed by chain stores or fast food restaurants.
f)	Consolidation of properties into large parcels shall be discouraged unless the proposed building design is sensitive to the small scale shop frontages typical in the commercial area of Cumberland.	N/A – There is no consolidation required
2. Site Design		
a)	The downtown commercial area is the social, cultural, historic, and economic heart of the Village. It is also the most visible part of the community and requires special design consideration which extends beyond the buildings themselves to the site development. All new construction must meet the common parking standard as	N/A – There is no new construction and no change in use to trigger additional parking requirements.

WHAT THE OCP SAYS	HOW THE PROPOSAL MEETS THE GUIDELINE
outlined in the Village's zoning bylaw, and on-site parking will be located at the rear of the lot with access from the rear lane.	
b) All developments will be required to reserve a non-buildable area a minimum of 1.5metres, and grant a Statutory Right-of-Way (SRW) for that area along the rear lane to enable the Village to construct and maintain a lane of sufficient width to provide rear access, travel, and snow removal.	The SRW is required prior to approval of a Building Permit.
c) No vehicle access will be permitted off Dunsmuir Avenue.	N/A – No access is required
d) Where a rear access lane is present, access shall be from the rear lane.	N/A – Rear access remains unchanged
e) Site layout shall consider locating buildings in order to incorporate pedestrian courtyards, plazas, and common gathering areas with coordinated site furniture and lighting.	N/A – There is no change to the site layout
f) Site design shall consider the preservation or enhancement of natural site features.	N/A – Site is not being altered
g) Site design shall maintain key view corridors to open areas and surrounding landscape vistas.	N/A – Site is not being altered
h) The proposed development shall demonstrate the principles of Crime Prevention through Environmental Design (CPTED) in the implementation of the site and landscaping design process.	N/A – There are no alterations to the site. All lighting will meet safety standards: details at Building Permit.
3. Landscaping	
a) Landscaping shall respect the heritage character of the area and be consistent with neighbouring properties. Property owners are encouraged to use plantings and landscape elements that reflect the historic development of HVCC. Mature plantings that provide historic context, and character-defining elements, shall be taken into consideration in any redevelopment of the site or before undertaking any new construction	N/A – There is no landscaping existing or proposed

WHAT THE OCP SAYS		HOW THE PROPOSAL MEETS THE GUIDELINE
b)	In order to maintain the existing open appearance, owners or designates are encouraged to limit whenever possible the height of fences or solid hedges between the front of the principal building and the front lot line	N/A – There are no landscape components
c)	Where construction of a new fence is contemplated, owners or designates are encouraged to erect a fence or wall of historic appearance (e.g., various styles of pickets or stone walls)	N/A – There is no fencing proposed.
d)	Landscaped areas shall be watered by an automatic irrigation system, complete with an automated ‘smart’ controller.	N/A – There is no landscaping proposed.
e)	Except where precedent exists for renovation of historic landscapes or gardens, high water use turf, sod, and lawn are prohibited.	N/A – There is no landscaping proposed.
f)	Landscape planting shall be designed to reduce water consumption through the use of plants suitable for the growing area. Development projects should incorporate rainfall capture systems for irrigation where feasible.	N/A – There is no landscaping proposed.
4. Accessibility		
a)	All new construction will require the installation of sidewalks along the frontage and, if on a corner lot, along the adjacent side street to the rear lane.	N/A – Sidewalks are not being altered
b)	Accessibility features shall be integrated into the overall design concept and identified on the site plans.	N/A – No alterations are proposed that alter accessibility
c)	Accessible travel routes shall be provided from adjacent roadways and parking areas to the main building entry and shall incorporate barrier-free universal design principles.	
	i) Accessible travel routes shall be of a hard, slip-resistant surface with a minimum width per requirements of the most current edition of the British Columbia Building Code (BCBC).	N/A – No alterations are proposed that alter accessibility

WHAT THE OCP SAYS		HOW THE PROPOSAL MEETS THE GUIDELINE
ii)	Accessible travel routes shall conform to the requirements of the most current edition of the BCBC.	N/A – No alterations are proposed that alter accessibility
5. Building Form and Character		
a)	Buildings shall be sited to ensure that any adjacent residential properties have visual privacy, as well as protection from site illumination and noise.	N/A – There are no adjacent residential lots
b)	New buildings in the area shall give special consideration to the following:	
i)	New buildings shall not be set back from the street or side property lines unless there are specific design reasons, such as the development of a garden for seating, built into the design. Parking shall not be permitted in front of a building which is set back from the street;	N/A – There are no new buildings
ii)	New buildings shall respect the design of adjacent buildings. For example, new construction can carry through a cornice line in the new structure or repeat the window pattern of an adjacent building;	N/A – There are no new buildings
iii)	All new buildings shall have large window openings onto the street. New buildings shall not be constructed with solid unbroken walls facing the street which will appear uninteresting and uninviting to the pedestrian.	N/A – There are no new buildings
c)	All buildings and expansions thereto, storage, parking, and supply yards shall be designed to be compatible with surrounding land uses and the major roads fronting the property.	N/A – This is only a façade renovation
d)	Rooftop mechanical equipment shall be hidden behind screens or parapets designed as an integral part of a building to conceal such equipment.	N/A – No new mechanical equipment is proposed
e)	Building massing shall respond to a human scale with materials and details that are proportionate to human height and provide	N/A – There is no alteration to the building mass.

WHAT THE OCP SAYS		HOW THE PROPOSAL MEETS THE GUIDELINE
	visual interest at the street and sidewalk level.	
f)	The form and scale of new construction and materials shall respect and complement the adjacent structures. Building massing shall consider the preservation or enhancement of view corridors to open areas and mountain vistas.	The form and scale of the proposed façade will respect and complement adjacent structures.
g)	The original proportions of storefront elements (i.e., windows, doors, entranceways, cornices, and bulkheads) shall be retained or if necessary reconstructed.	The original proportions are being retained. Windows are being replaced and a new canopy will replace the existing vinyl canopy
6. Additions and Projections		
a)	Additions to heritage buildings shall respect and conform to the type of massing suggested by existing structure. This is a core principle in maintaining the heritage character of the area. The following shall also be considered:	
i)	Due to the nature of traditional construction methods, it is important that any new construction blend sensitively where it joins with an older building;	N/A – The façade renovation will blend with existing building.
ii)	The visual impact of building additions shall be minimized from adjoining streets;	N/A – There is no addition
iii)	Additions to the front of historically intact heritage building façades may not be permitted, except where the proposed addition replaces an existing addition or where the addition is a porch;	N/A - The building is not an historically intact heritage building.
iv)	Architectural elements such as front porches, verandahs and bay windows shall be retained and, where possible, restored to their original design.	N/A – There are no such elements

WHAT THE OCP SAYS	HOW THE PROPOSAL MEETS THE GUIDELINE
7. Sustainable Building - Existing Buildings within the Heritage Conservation Area	
a) Materials: Retain existing building envelope materials as possible, including siding. Design and install rain screen sidings with care, as they have the potential to introduce life cycle considerations and may impair heritage character through the removal of original material.	The front horizontal siding is being replaced with a stucco rain-screen assembly complete with panels and tile details above and below windows similar to existing panels but with greater depth. The side details and ornaments are being retained and painted. The upper bands (current just painted plywood) will be retained including the dentils but a rain-screen assembly will again be applied.
b) Windows and Doors: For historic buildings, every reasonable attempt shall be made to repair original window sashes and doors, or to replace inappropriate later additions with replicas of the originals. Excellent thermal efficiency may be achieved through the repair and maintenance of existing wooden windows. Wood-framed storm windows will also aid with thermal efficiency and sound abatement. Replacement of originals windows shall only be undertaken as a final resort in cases of extreme deterioration.	Existing windows are thin frame aluminum with no heritage character. New windows will be fibreglass with thicker frames and of heritage style. Doors are new and not being replaced
c) Mechanical Systems: Inefficient mechanical systems are one of the main reasons why existing buildings are poor thermal performers. Consider installing energy-efficient appliances when possible.	N/A – No change is planned for the existing system
d) Insulation: Introduce extra insulation, especially in attic spaces. Consider the use of weather-stripping and other draft-proofing measures.	N/A – No change is planned that would allow insulation
e) Improve the performance of heritage and existing buildings, including by reference to the Vancouver Heritage Foundation’s Old Buildings: <u>Your Green Guide to Heritage Conservation</u> available at <u>www.vancouverheritagefoundation.org</u>	Performance is being improved by installing a rain-screen assembly to BC Building Code standards.
8.0 Sustainable Building - New Buildings within the Heritage Conservation Area	
a) Building design should include passive heating, lighting and cooling design features.	N/A – This is not a new building

WHAT THE OCP SAYS		HOW THE PROPOSAL MEETS THE GUIDELINE
b)	Landscaping and building design should consider the incorporation of natural daylight and seasonal shade needs.	N/A – This is not a new building
c)	Building orientation should, where practical, be designed to optimize the benefits of solar orientation.	N/A – This is not a new building
d)	Building design should incorporate solar ready features.	N/A – This is not a new building
e)	Sheltered and secure bicycle parking shall be provided to a level that is consistent with the proposed use.	N/A – This is not a new building
f)	Electric vehicle plug-ins should be provided for new developments.	N/A – This is not a new building
g)	All buildings shall be designed and engineered to be solar ready.	N/A – This is not a new building
h)	Adaptive reuse of buildings and on-site materials is encouraged, where permitted within the BC Building Code and under relevant legislation.	N/A – This is not a new building
9. Architectural Detailing		
a)	Design proposals for heritage buildings shall be examined to determine what original architectural details remain and may be rehabilitated. The historic character of heritage buildings is dependent on a variety of architectural details. It is recognized that:	The most significant heritage features of this building are the dentils and the parapet at the roof level. Both are being retained although the parapet is being modified to better proportions by the square parapet and the insertion of tile detail below the dentils.
b)	In some cases, certain features have been lost or obscured by many years of weathering, inappropriate renovation or lack of maintenance;	N/A – No significant features have been lost or obscured
c)	Not every detail of every building may be feasibly restored, but surviving features shall be retained and repaired. Inappropriate later additions shall be removed or replaced.	Existing significant details are being retained.
d)	Inappropriate new architectural details will not be permitted.	No inappropriate new details are proposed. The new canopies are designed and detailed to enhance the heritage quality of the facade
e)	Building details shall be compatible with the date the building was constructed or,	The building is not actually an old building and all current details are applications designed to give it a heritage look.

WHAT THE OCP SAYS		HOW THE PROPOSAL MEETS THE GUIDELINE
	where appropriate, a historically defensible later dates, and shall be based on documentary evidence.	
f)	Fake or imitation "heritage looking" elements such as sunburst windows or "gingerbread" woodwork shall not be applied to the façades of buildings if they were not a part of the original fabric of the building.	No fake or imitation elements are proposed
g)	Awnings are recommended, where appropriate. The awning or canopy shall be well set back from the curb.	The new canopies project 24" over the sidewalk. A Highway Encroachment Agreement between Frist Credit Union and the Village is required prior to issuance of the HAP
h)	Awning and canopy dimensions shall be as follows: (details provided at Building Permit)	
	i) 2.8metres minimum height from ground level to bottom of awning;	3m and 3.3m canopies are proposed
	ii) 1.8metres maximum projection from building;	0.6m projection proposed
	iii) 45degree awning or canopy angle;	Canopy is gently curved to shed water
	iv) 1.8metres maximum frame height.	Frame height is approx. 0.04m
10. Materials		
a)	Original materials shall be maintained in order to ensure visual continuity. Any new materials used shall respect both the style and the date of the individual building.	New materials will be used in such a way to maintain and even improve visual continuity.
b)	Original materials shall be left in place, or exposed when intact.	Original materials of significance, which includes mostly detailing, will be left in place
c)	All materials used in alterations or additions shall be sympathetic in appearance to the original structure.	All new materials and details reflect the original appearance of the building
d)	Original wood siding and trim shall be repaired, painted and maintained to a generally acceptable standard. This is both a sound restoration and environmental practice. If replacement is necessary. In these cases, the original configuration, assembly and appearance of wooden elements shall be duplicated.	The heritage quality of this building façade is mostly found in it's form and details. The wood siding, which was applied when an addition was built, plays a minor role. In order to improve the building performance and heritage appearance, the siding should be replaced to allow heritage details of better design and quality.

WHAT THE OCP SAYS		HOW THE PROPOSAL MEETS THE GUIDELINE
e)	Recommended Exterior Materials: (Refer to Elevation & Plan Drawing)	
i)	Low profile horizontal drop or bevel siding, where appropriate	N/A – no drop or bevel siding is proposed
ii)	Wood shingles, where appropriate	N/A – no shingles are proposed
iii)	Sandstone and good quality brick, where appropriate	N/A – no masonry is proposed
iv)	Appropriately designed stucco as a cladding material, where appropriate	Stucco siding with inset tile details are being used to enhance the building
v)	The use of tile as a decorative entryway and façade material is encouraged. Tile shall be limited to small decorative areas. Tiles shall be relatively small, 152.0millimetres or less square, and solid in colour	Decorative areas of 6”x6” solid colour tiles are being added
11. Windows and Doors		
a)	Several of the early Cumberland buildings originally had double-hung or casement wooden sash windows and wooden doors. Every attempt shall be made to repair original windows or to replace inappropriate later additions with replicas of the originals).	Heritage-style new windows will replace the current aluminum window which have no heritage quality
b)	Metal Frame Windows and Curtain Walls are acceptable if there is clear demonstration of scale, material, colour and pattern sensitively integrating with the surrounding context.	Metal frame or curtain wall windows are not proposed
c)	Vinyl window systems are not permitted.	Vinyl windows are not proposed
d)	If the original windows have been removed, restoration shall be considered.	N/A - original windows are aluminum
e)	Windows that are blocked up in whole or in part shall be opened and properly reglazed.	N/A – no windows are blocked-up
f)	Window openings that have been changed in size shall be returned to their original dimensions and appropriate window sash reconstructed.	Window openings remain the same
g)	Where possible, original window and door hardware shall be conserved and reused.	Just windows are being replaced and there is no hardware

WHAT THE OCP SAYS		HOW THE PROPOSAL MEETS THE GUIDELINE
12. Colour		
The choice of a colour scheme for a building shall be made on the basis of what is most appropriate for the individual building and also what colours may be compatible with adjacent buildings. Respect for nearby buildings will help to give a unified appearance within the Heritage Conservation Area		Colours have been selected (slate and green stucco and black trim, black lights and black tiles)) to enhance the heritage appearance (form) of this building and be compatible with the signage that will be proposed for the current occupants.
13. Interior Features		
While these guidelines do not apply to the interior of buildings, owners, or designates, are encouraged to restore or retain historic interiors in a manner that is complementary to exterior façades.		N/A – no interior renovations are proposed
14. Lighting		
a)	All site lighting installations shall be fully shielded (full cut-off).	New exterior lighting will be heritage style goose neck down lights (refer to Elevation-Plan drawings)
b)	Light shall be shielded such that the lamp itself or the lamp image is not directly visible outside the property perimeter.	Lighting proposed is low voltage to illuminate signage and architectural features. It overhangs the sidewalk and therefore extends beyond the property perimeter
c)	Security and other lighting shall be placed so as not to shine directly into residential properties or to reduce the separation effectiveness of any landscaped buffer.	Lighting will meet guideline to prevent spillage to adjacent residential properties.
d)	Exterior building lighting shall generally be concealed in soffits or other similar architectural features, where feasible.	Some concealed entry lighting is proposed under the new canopies
e)	Lamp poles and luminaries used for site area lighting shall be complementary to the form and character of adjacent sites and Village Streetlighting standards.	N/A – no site lighting is proposed
f)	There shall be sufficient on-site illumination for pedestrian/vehicle safety.	N/A – no site lighting is proposed
g)	Adhering to the principles of Crime Prevention through Environmental Design Principles (CPTED), lighting for pedestrian pathways, building entrances and parking areas shall be designed at a human scale (i.e., low level bollards) and address pedestrian safety, in a historically sensitive manner.	New lighting will properly illuminate the building entrance to meet BC Building Code and CPTED safety principles.

WHAT THE OCP SAYS		HOW THE PROPOSAL MEETS THE GUIDELINE
15. Signage (Subject to compliance with Village's Sign Bylaw)		
a)	The following sign types are recommended for use in the HCA designated area:	
	i) Painted wall signs: Historically, businesses in Cumberland painted signs on the exterior walls of their buildings. Painted wall signs can be effective although caution shall be taken to avoid large garish brightly coloured wall signs that would be out of place in Cumberland.	Painted wall signs will be used that incorporate company logos and colours. Every effort has been made to adjust the size, placement and details of the signage to be compatible with the heritage. Siding colour has also been selected to compliment the signage.
	ii) Canopy or awning signs: The valances of canopies and awnings are often used for signage. Generally, the sign message shall be confined to the valance area of the awning or canopy although logos may be placed on the angled surface of the awning or canopy.	N/A – no canopy or awning signs are proposed
b)	No signs shall be equipped with flashing, oscillating or moving lights or beacons.	No such signs are proposed
c)	Sign illumination for new signs shall be exterior, from the front and downcast. Internally illuminated signs may include halo lighting or the direct back lighting, only for individual letters and logos.	New lighting is from the front and downward facing.
d)	No signs shall be permitted on a roof.	No signs are proposed for the roof
e)	The following materials are recommended for signage:	
	i) Painted or sandblasted wood;	Signage will be painted wood or metal
	ii) Painted or enameled metal;	Signage will be painted wood or metal
	iii) Neon (appropriately designed in a period style);	N/A – no neon is proposed
	iv) Painted signs on fabric canopies or awnings.	N/A – no signage on fabric canopies or awnings.
16. Access, Parking and Amenity Areas		
a)	Ensure the safe, efficient, convenient, and functional movement of multiple modes of transportation with priority given to alternate modes of transportation, including public transit, bicycles, and pedestrians.	N/A – transportation is not being affected

WHAT THE OCP SAYS		HOW THE PROPOSAL MEETS THE GUIDELINE
b)	Promote the safety and mobility of through traffic by minimizing the number of access and egress points.	N/A – no site access or egress is proposed
c)	Parking areas shall clearly identify pedestrian circulation areas, preferably with different paving and landscaping treatment.	N/A – no change to parking is proposed
d)	Parking areas shall be surfaced with a paving treatment (including: pervious paving, gravel with binders to minimize dust, cellular paving and concrete unit pavers).	N/A – no change to parking is proposed
e)	Owners are encouraged to use permeable surface treatments for roadways, parking areas and other surfaced areas within a development.	N/A – no change to parking is proposed
f)	Building entrances shall be prominent and clearly visible from access driveways, Dunsmuir Avenue or visitor/customer parking areas.	N/A – no change to entrance is proposed
g)	All developments must provide adequate garbage and recycling facilities located at the rear of buildings.	N/A- Garbage and recycling facilities already exist.
17.	Stormwater	
a)	A stormwater management plan shall be required as prepared by a registered professional engineer that has as its goal the maintenance of post-development flows equivalent to those of pre-development flow patterns and volumes over the entire wet weather season.	N/A- No change to the building area is proposed so there is no change to the non-permeable area.
b)	Stormwater management shall follow source control (on-site) principles and practices and minimize the use of conventional pipe and pond techniques, and avoid direct discharges to streams and other water-bodies.	N/A- No changes to the building are proposed that would affect stormwater management.
c)	Stormwater management shall take advantage of on-site opportunities to recycle water to absorbent soils.	N/A- No changes to the building are proposed that would affect stormwater management.

WHAT THE OCP SAYS	HOW THE PROPOSAL MEETS THE GUIDELINE
18. Soil Erosion and Sediment Control	
A Sediment and Erosion Control Plan shall be prepared by a registered profession for the construction and operational phases of the development	N/A- No construction is proposed to disturb the soil.

Results of Neighbourhood Meeting



Application for a Heritage Alteration Permit Page 16

Public Notice Sign Guidelines

Summary of Comments Received at Neighbourhood Meeting

1.	Neighbourhood meeting held in regards to:		Heritage Alteration Permit - 2717 Dunsmuir
2.	Meeting Date and Time:		May 16, 2018 5:15 PM
3.	Meeting Location:		First Credit Union - 2717 Dunsmuir Ave
4.	Advertising:	Newspaper (attach tear sheet)	Date: Comox Valley Record Thursday April 26, 2018
		Notices Mailed	Date: Wednesday April 25, 2018
		Notices Hand delivered ↑	Date:
5.	Numbers of attendees ○	Attach sign in sheet	Nil
6.	Summarize the comments received		No questions or comments
7.	Attach copies of written comments received		None

Signature of Applicant or Agent certified that the information is accurate and complete. Signature

Statement of Significance

Cumberland United Church - 1895

2688 Penrith Avenue, Cumberland BC



Prepared by Village of Cumberland

May 2018



Cumberland United Church

2688 Penrith Avenue, Cumberland BC

Descriptive Documentation of Historic Place

The Cumberland United Church at 2688 Penrith Avenue is a large wood framed church. It is situated one block north of the historic downtown, at the corner of Penrith Avenue and First Street.

Heritage Values of the Historic Place

The Cumberland United Church as cultural, historical and social value as an enduring record of community life in Cumberland.

Built in 1895 as the Presbyterian Church and later renamed the United Church when the Presbyterian, Methodist and Congressional Churches amalgamated in 1925, Cumberland United Church is valued for its function as a community church for over 120 years.

The church is further significant for its location on Penrith Avenue, referred to as “Church Row” in the 1890’s for the grouping of four churches that stood on Penrith between 1st and 3rd Streets. Cumberland United Church is important as only one of two remaining active churches and one of three surviving church buildings on historic “Church Row”. While other local churches have been sold or demolished, it is valued as one of the last functioning churches in Cumberland Village.

The building is valued for its association with its architect James Carthew, a well-known designer/builder in the Comox Valley. Its simple wood construction reflects the working-class community of the early decades. The details of the interior ceiling arched supports and the rough-hewn timbers in door and window trim are examples of the functional nature of the construction, devoid of any ornamentation.

The survival of this church is a feat in itself in a mining village which suffered frequent fires that destroyed many homes and businesses. Through decades of renovations, and likely in response to fires

and the booms and busts of mining-town economy, the spire was reduced to its present height, the originally wood-clad building was reclad in stucco and reroofed in red metal, and several interior renovations accommodated changing needs of the congregation. While the architecture today does not have the elegance of the original spire or the more delicate massing of the original structure, the renovations reflect the practical considerations of the parish and its perseverance.

Since its founding, the Cumberland United Church has been central to the life of the Village, contributing moral and spiritual strength to the community, providing a gathering place in a welcoming atmosphere. It has exceptional acoustics for the many concerts and performances that have taken place. It is also valued as a home to a food bank, soup kitchen, and AA meetings, alongside its continued service to its congregation.

Character-Defining Elements

Exterior:

- Original corner location on Penrith Avenue
- Continuous church and community events use since 1895
- Gothic revival style building
- Asymmetrical form including the front-gabled structure with entrance, and a cross-axial east gable
- Evidence of a 96 foot original spire with 4 windows part way up with stained glass, truncated in 1959
- Applications dating from 1959 including stucco exterior walls and gables covered with cedar board and batten
- Entrance on west wall re-opened in 1996
- Red steel roof dating from 1985
- Stained glass windows depicting individual stories and scenes in Cumberland, including the main window depicting miners, by well-known Canadian artist, John Mortensen

Interior

- Pipe organ, “church’s chief treasure” ¹: built in London, shipped around Cape Horn in 1878 to an Esquimalt church, then sold to Courtenay Presbyterian church. Purchased by the United Church in 1952 and was restored
- Bell donated in 1896, manufactured by the Buckeye Bell Foundry in the USA
- Rough-hewn timbers in door and window trim
- Simple timber arches at ceiling
- Oak pews dating from the 1960s
- exceptional acoustics

Current photographs



Street view

Organist in the 1980's



Current interior photograph



Archival photographs



Stained Glass Windows (existing)



Window by John Mortensen, depicting working miners



Stained glass details on First Street windows



Stained glass details on First Street windows



Research Resources

Barr, Jennifer. 1997. Cumberland Heritage: A Selected History of People, Buildings, Institutions and Sites 1888-1950. Corporation of the Village of Cumberland.

Cumberland Museum and Archives – Cumberland United Church file and archival photographs

Isenor, Stephens & Watson. 1988. One Hundred Spirited Years. Ptarmigan Press.

Site Visit with Linda Safford, April 20, 2018

Personal communication with Brenda Dane, April 26, 2018