

**COMMUNITY HERITAGE COMMISSION
AGENDA**

Wednesday, March 2, 2022, 6:00 p.m.

Meeting held electronically and open to public attendance

Council Chamber, City Hall

We recognize and respect that New Westminster is on the unceded and unsurrendered land of the Halkomelem speaking peoples. We acknowledge that colonialism has made invisible their histories and connections to the land. As a City, we are learning and building relationships with the people whose lands we are on.

Pages**1. CALL TO ORDER AND LAND ACKNOWLEDGEMENT**

The Chair will open the meeting and provide a land acknowledgement.

2. EXCLUSION OF THE PUBLIC***MOTION:***

THAT pursuant to Section 90 of the Community Charter, members of the public be excluded from the Closed Meeting of Committee immediately following the Regular Meeting of Committee on the basis that the subject matter of all agenda items to be considered related to matters listed under Sections 90(1) (m):

90 (1) (m) a matter that, under another enactment, is such that the public may be excluded from the meeting.

3. CHANGES TO THE AGENDA

Additions or deletion of items.

4. ADOPTION OF MINUTES FROM PREVIOUS MEETINGS**4.1. February 2, 2022****3****5. REPORTS AND PRESENTATIONS**

Staff and guest reports and presentations for information, discussion, and/or action

5.1. Museums and Archives Advisory Group Liaison Representative

5.2.	Vimy Oak Interpretive Text	6
5.3.	Komagata Maru Perimeter Walk and Dock Interpretive Text	7
5.4.	Climate Action Planning and Development - Orientation	
5.5.	Heritage Terms: Glossary	17
	To provide the Commission with a glossary of terms and acronyms typically used in heritage planning.	
5.6.	Heritage Revitalization Agreement Application: 802 & 806 Eighth Street and 809 Eighth Avenue	25
5.7.	Heritage Review (Demolition): 1428 Tenth Avenue	88
	To review the heritage value of the building and provide a recommendation on demolition.	

6. UNFINISHED BUSINESS FROM PREVIOUS MEETINGS

6.1. Election of Alternate Chair

7. NEW BUSINESS

Items added to the agenda at the beginning of the meeting.

8. UPCOMING MEETINGS

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

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

9. END OF MEETING



Corporation of the City of NEW WESTMINSTER

COMMUNITY HERITAGE COMMISSION

MINUTES

Wednesday, February 2, 2022

Meeting held electronically and open to public attendance

Council Chamber, City Hall

PRESENT:

Councillor Jaimie McEvoy

Samuel Boisvert

John Davies

Jill Davy

Bozana Djuric

Lindsay Macintosh

Virginia McMahon

Chair*

Community Member*

Community Member/Alternate Chair*

NWHPS Representative*

Community Member*

Community Member*

Community Member*

ABSENT:

Kletzky Morales

STAFF PRESENT:

Ms. Britney Dack

Mr. Rob McCullough

Ms. Carilyn Cook

Senior Heritage Planner, Climate Action Planning and Development*

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

Committee Clerk, Legislative Services

1. **CALL TO ORDER AND LAND ACKNOWLEDGEMENT**

Councillor McEvoy opened the meeting at 6:03 p.m. and recognized with respect that New Westminster is on the unceded and unsundered 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

Councillor McEvoy noted that agenda item 4.1 – Commission Orientation and Oaths of Office would be addressed prior item 3.1 – Adoption of the minutes of the January 5, 2022 meeting.

3. ADOPTION OF MINUTES FROM PREVIOUS MEETINGS

3.1 January 5, 2022

MOVED and SECONDED

THAT the minutes of the January 5, 2022 Community Heritage Commission meeting be adopted.

Carried.

All Commission members present voted in favour of the motion.

4. REPORTS AND PRESENTATIONS

4.1 Commission Orientation and Oaths of Office

Carilyn Cook, Committee Clerk, commenced with her presentation which included the role of advisory committees, the terms of reference, meeting attendance and quorum, meeting conduct, City policies and freedom of information, and, lastly, oaths of office.

5. NEW BUSINESS

None.

6. UPCOMING MEETINGS

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

- March 2
- April 6
- May 4
- June 1
- July 6

- September 7
- October 4
- November 2
- December 7

7. END OF MEETING

The meeting ended at 6:35 p.m.

Councillor Jaimie McEvoy

Carilyn Cook, Committee Clerk

Interpretive Text – Vimy Oak

New Westminster Heritage Preservation Society (Heritage New West)

Draft text submitted to the City by Deane Gurney

February 4, 2022

The Oaks of Vimy Ridge

On April 12, 1917, after a battle that had raged for four days, Canadian troops triumphed over the German army at Vimy Ridge. This strategic plateau in France, captured by Germany early in WW 1, had repelled several earlier attacks by Allied forces. The four Canadian Divisions, fighting as a unified force for the first time, scored a startling and decisive victory though at a tragic cost of 3,598 dead and more than 7,000 wounded. The much-celebrated Battle of Vimy Ridge is considered to be a defining moment in Canadian history, heralding our young nation's entry onto the world stage.

Helping to carry the wounded across the decimated landscape that day was Lt Leslie Miller who, as the story goes, stopped to scoop a few acorns from the fallen oak trees. Upon his return to Canada, he planted these acorns on his farm in Ontario.

The oak tree you see here, a descendent of those same trees, was planted on ----, 2018. It shares the symbolism of the oaks now replanted at Vimy Ridge: the renewal of hope amidst the devastation of war.

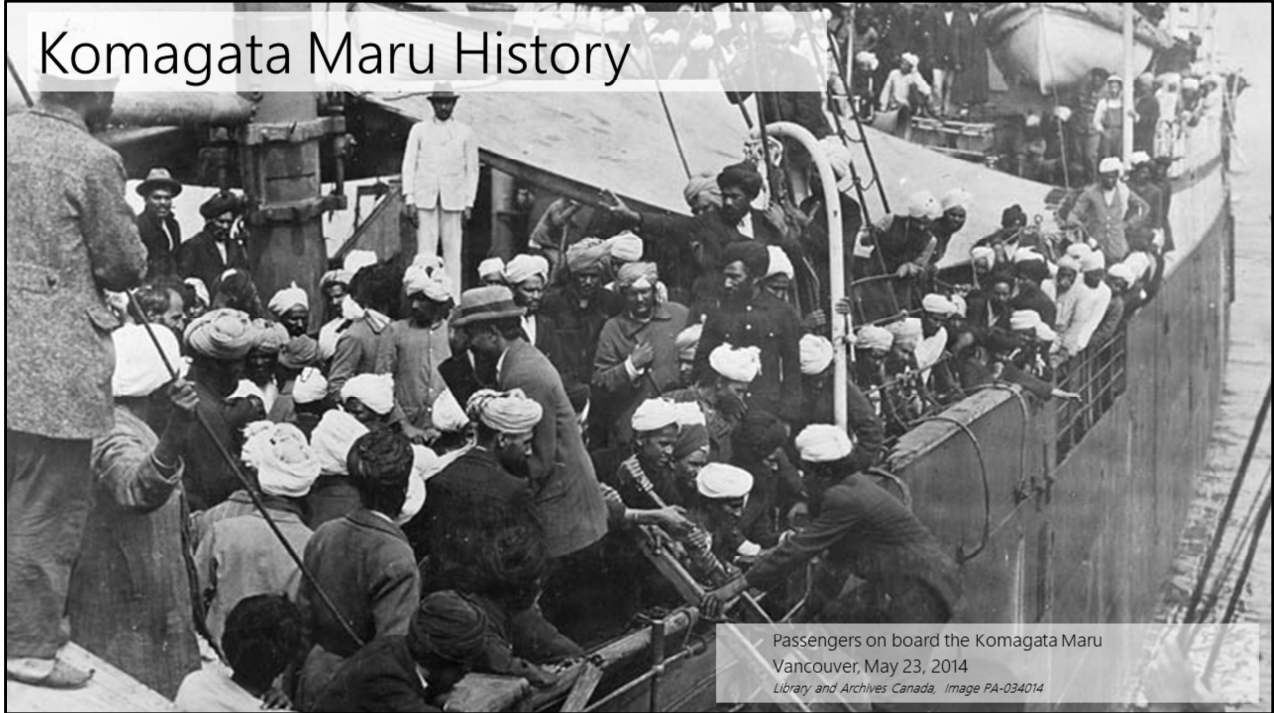
Heritage New West is proud to partner with the City of New Westminster in sponsoring this tree. We gratefully remember all those who have sacrificed their lives and loved ones in times of war.

Draft

Komagata Maru Interpretive Panel

- On October 28, 2019 the Descendants of the Komagata Maru Society requested the city consider naming a street, park, or other city asset after the Komagata Maru. Their spokesperson was Mr. Raj Singh Toor.
- In response Council directed staff to undertake research into City connections to this incident

Komagata Maru History



Passengers on board the Komagata Maru
Vancouver, May 23, 1914
Library and Archives Canada, Image PA-034014

Direct Quote from Komagata Maru – Continuing the Journey – A website developed by the Simon Fraser University Library to shed light on the Komagata Maru incident and its significance to Canadian history

"On May 23, 1914, a crowded ship from Hong Kong carrying 376 passengers, most being immigrants from Punjab, British India, arrived in Vancouver's Burrard Inlet. The passengers, all British subjects, were challenging the Continuous Passage regulation, which stated that immigrants must "come from the country of their birth, or citizenship, by a continuous journey and on through tickets purchased before leaving the country of their birth, or citizenship." The regulation had been brought into force in 1908 in an effort to curb Indian immigration to Canada. As a result, the Komagata Maru was denied docking by the authorities and only twenty returning residents, and the ship's doctor and his family were eventually granted admission to Canada. Following a two month stalemate, the ship was escorted out of the harbour by the Canadian military on July 23, 1914 and forced to sail back to Budge-Budge, India where nineteen of the passengers were killed by gunfire upon disembarking and many others imprisoned.

The Komagata Maru story reflects a deliberate, exclusionary policy of the Canadian government to keep out ethnicities with whom it deemed unfit to enter. These justifications were couched in racist and ethnocentric views of "progress", "civilization", and "suitability" which all buttressed the view that Canada should remain a "White Man's Country".

<http://komagatamarujourney.ca/incident>

Research Outcomes

- Staff found political connections to the Komagata Maru incident. City Council of the time passed the following motion on June 22, 1914:

THAT this Council go on record as being opposed to this immigration, and that the Clerk be instructed to urge upon the Premier and the Minister of the Interior at Ottawa to use every effort to prevent admission of these people into the Country.

- A majority of council also presided over community meetings assembled to organize against Asian immigration at the time.
- During the research phase no definite community connections were not found but New Westminster was home to one of three of British Columbia's South Asian communities; for this reason community engaged research continued to verify if connections existed.

- Researched Council minutes, newspapers, City property assessment rolls and Komagata Maru archival documents on SFU Library's webpage
- A reply to Council from the Superintendent of Immigration W.D. Scott stated that:
"Representations of the City of New Westminster in common with similar representation from other quarters regarding the exclusion of the passengers on the Komogata Maru have received the careful attention of the govern, which will make every effort to see that all existing immigration regulations are strictly enforced.
- A notice was further issued from the Mayor's Office calling a "Public Meeting to consider the exclusion of the "Hindus" now onboard the ship Komagata Maru at Vancouver"
- There are a few research leads that staff are chasing. The names of some Shore Committee members are similar to those of property owners in the City. The Shore Committee was a group of BC residents that organized to support Komagata Maru passengers. One name is of particular interest and being researched more deeply by staff – Met Singh. He owned a property along Ewen Avenue across from where Sukh Sagar park sits today.

Analysis

- City actions of the time contributed to an atmosphere of support for discriminatory and exclusionary laws that ultimately brought about the plight of the passengers of the Komagata Maru.
- These actions would have caused New Westminster's South Asian residents to feel unwelcome in their home.
- For well over 100 years New Westminster has been home to a strong South Asian community. A community that is involved in city life and socially supportive of the city.

Analysis

- The actions of City Council in 1914 were not consistent with current council strategic priorities of Reconciliation, Inclusion and Engagement. Specifically to:
 - Create a welcoming, inclusive, and accepting community that promotes a deep understanding and respect for all cultures.
 - Apply a social equity lens throughout this organization to ensure that all residents can access, participate in, and benefit from City facilities, infrastructure, programs, and services.

Recommendation

- It would be appropriate to name a city asset in a neighbourhood that has historically been the home of many residents of South Asian descent and continues to be a social hub for that community today.
- This action would demonstrate a commitment to inclusivity and an interest in working towards reconciling past discriminatory actions of the city against the South Asian community.
- Staff recommended that a location in Queensborough be considered for this action. Two locations were identified:
 - The Q-Q docks at both Port Royal and Quayside
 - The trail running the circumference of Port Royal; commonly known as the River Walk.

Staff have consulted with the Sukh Sagar Gurdwara and they are supportive of this naming.

Outcomes

- On March 1, 2021, City Council passed a motion THAT:
 - Staff proceed with naming the QtoQ Ferry docks in Queensborough and Downtown in commemoration of the Komagata Maru
 - Staff include interpretive signage to tell the story of the Komagata Maru and include recognition for member of the community found to have participated in supporting passengers of the ship.
- Council further passed a motion THAT:
 - staff draft a formal apology to the community, families and descendants of those who were impacted negatively by the actions and words of the Council of New Westminster during the Komagata Maru incident
- An apology was offered to this community in Punjabi, Hindi and English on September 27, 2021

Interpretive Panel

- Staff continued research into South Asian community connections during the time of the Komagata Maru incident.
- One community member – Met Singh – held a name similar to Mitt Singh Pandori who was a member of the Shore Committee. He was also secretary of the Vancouver Khalsa Diwan Society at the time.
- Descendants of Met Singh were located and they verified that he lived in New Westminster during the time of the incident. This information was confirmed in January 2022.
- Met Singh owned two properties along Ewen Avenue across the street from today's Sukh Sagar Park

Komagata Maru Perimeter Trail and Dock

The S.S. Komagata Maru arrived in Burrard Inlet from Hong Kong on May 23, 1914. The ship was carrying 376 British Indian passengers who were challenging Canada's racist Continuous Journey regulation. This law only allowed legal entry to those migrants arriving directly from their country of origin. As there was no direct route from British India at that time, the law was a deliberate action by the government to deny entry into the Dominion of Canada – a subject nation of the British Commonwealth. For 62 days, Canadian officials held the passengers on board the ship and did not permit them ashore.

After 2 months of constant surveillance, legal challenges, physical struggles - and with the passengers running desperately short of food and water due to the government's inadequate provisions - a stalemate ended on July 23. The Canadian warship S.S. Rainbow escorted the Komagata Maru out of Canadian waters as the ship set off back to British India. There, British Indian forces greeted passengers with hostility and violence.

Local Connections to the Komagata Maru

On December 28, 2019, representatives from the Descendants of the Komagata Maru Society approached New Westminster requesting Council name a street, park, or other city asset after the ship. This request came through an understanding that residents of the City acted in support of British citizens held onboard the ship. The City undertook research into its connections to the incident and uncovered a troubling piece of our history.

Research revealed The City acted in support of Canada's racist policies, bolstering federal confidence in enforcing these unjust laws. On June 22 while the ship was moored in Burrard Inlet, New Westminster City Council passed a motion urging the Premier and the Minister of the Interior to "use every effort" in denying passengers the ability to land. A week later, Mayor A.W. Gray presided over a mass meeting at St. Patrick's Hall, endorsing a resolution supporting the actions of immigration officials and the "total exclusion of Asiatics from the country". A majority of City Council were also present at that meeting.

In contrast, research also revealed that New Westminster resident Mitt Singh Pindori, secretary of the Vancouver Khalsa Diwan Society, was a member of the Komagata Maru Shore Committee. This Committee was organised by residents from across the Lower Mainland to support passengers' food, provision and legal challenges. Eventually, The Committee raised \$22,000 to take over the ship's charter and strengthen support for its passengers. Mr. Singh was a local lumber mill worker who lived on Ewen Avenue across from today's Sukh Sagar Park. At the time, this was an area of the City with a growing South Asian community.

S.S. Komagata Maru Legacy

In 1914, the actions of New Westminster's City Council supported a national movement against South Asians. This directly contributed to the plight of the Komagata Maru passengers and an overall feeling of insecurity for South Asian residents of The City. Such actions do not align with the values of today's community, nor do they reflect Canadian values of equity and justice. For these reasons, on March 1, 2021, Council elected to name both the Ferry docks in Queensborough and Downtown in commemoration of the Komagata Maru. They also elected to rename Queensborough's River Walk

after the ship. Finally, on September 27, 2021, New Westminster City Council offered a formal apology to the community, families and descendants of those negatively impacted by the actions and words of the Council of New Westminster during the Komagata Maru incident. This apology was offered in Punjabi, Hindi and English.

The desire to come ashore was never possible for a majority of Komagata Maru passengers. The naming of this dock and the Queensborough River Walk represents a symbolic arrival of their presence through memory and stories. Our country has undoubtedly suffered because these passengers – and all migrants unjustly turned away from its borders – were never able to contribute to Canadian society.

The City of New Westminster thanks Rajwant Toor and Jaswinder Toor from the Descendants of the Komagata Maru Society for drawing City Council's attention to this historical wrong.

Recommended Images:

1. <http://komagatamarujourney.ca/node/397?display=full>
2. <http://komagatamarujourney.ca/node/15897>

MEMO

Climate Action, Planning and Development

To: Community Heritage Commission **Date:** March 2, 2022

From: Kathleen Stevens,
Heritage Planning Analyst **File:** 13.2605.01-2022

Item #: [Report Number]

Subject: Heritage Terms: Glossary

PURPOSE

To provide the Commission with a glossary of terms and acronyms typically used in heritage planning.

SUMMARY

The purpose of New Westminster's Community Heritage Commission (CHC) is to advise Council on heritage issues, including heritage planning policies and development applications with heritage assets. For reference, a glossary of heritage terms and acronyms is provided (Attachment A) to assist Commission members in this role.

ATTACHMENTS

Attachment A – Heritage Terms: Glossary

This memo was prepared by: Kathleen Stevens, Heritage Planning Analyst

This memo was reviewed by: Britney Dack, Senior Heritage Planner

Attachment A

Heritage Terms: Glossary

HERITAGE TERMS: GLOSSARY

Adaptive Re-use

Using an old building for a new purpose or function, while protecting its heritage value. May involve extensive exterior and interior alterations.

Bylaw

A bylaw is a regulation which municipal governments are allowed to enact. The Local Government Act, which is provincial legislation, delegates authority to municipal governments to regulate specific things (e.g., the Zoning Bylaw regulates land use). The approval of bylaws is subject to formal procedures. Planning applications which involve bylaws or bylaw amendments (e.g., Zoning Bylaw amendments or Heritage Revitalization Agreements) require formal public hearings.

Character Defining Elements

The materials, forms, location, spatial configurations, uses and cultural associations or meanings that contribute to the heritage value of an historic place, which must be retained to preserve its heritage value.

Character House

A house fifty years old or older, which may have some heritage elements, but that has not otherwise been formally identified as a “heritage house”.

Community Heritage Commission

An advisory panel of Council-appointed volunteer citizens which meets monthly to advise Council on City issues with an identified heritage component.

Conditions Assessment

A conditions assessment is an evaluation of the physical condition of a property or building. This document generally does not include heritage value statements or historic research, but can describe the presence of historic building materials or architectural elements.

Conservation Area

A heritage conservation area is a distinct and identifiable neighbourhood, characterized by its historic value, which is identified in a City's Official Community Plan for heritage conservation purposes. A Heritage Conservation Area provides both long-term heritage protection and design control. Through a Heritage Conservation Area, property owners looking to make some kinds of changes to protected heritage properties would require a Heritage Alteration Permit (HAP) and Council approval.

Conservation Plan

A document which guides a conservation project's proposed work and the standard to which that work will be held. The following components should be included in a Conservation Plan: historic brief, Statement of Significance, conditions assessment, archival and current photographs, plans detailing the changes proposed and a description of the appropriate conservation procedures.

(219/Conservation) Covenant

A formal legal agreement between a property owner and the municipal government in regards to the restriction or requirement of a use of property or a portion thereof. Covenants are registered on title.

Demolition by Neglect

The loss of a building or landscape with heritage value resulting from a lack of maintenance.

Design Guidelines

A set of regulatory standards on form or character to which properties in the identified area must comply.

Designation

The protection of an identified heritage property, especially its character defining elements, by municipal bylaw. Allows regulation and control of alterations and demolition.

Frequent Transit Network

A road or transportation route where public transit (bus or Skytrain) service runs at least every 15 minutes in both directions throughout the day and into the evening, every day of the week. These networks are determined by the regional authority TransLink, but are used in local/municipal planning decisions related to development applications.

Heritage Assessment

A research based document which summarizes and identifies the history and potential historic associations of a property. Heritage Assessments do not make determinations on heritage value, but rather provide the information required to do so, or to develop a Statement of Significance.

Heritage Alteration Permit

A permit issued by City Council that authorizes changes to be made to a protected heritage property. A Heritage Alteration Permit may not vary use or density.

Heritage Conservation/Preservation

The act or process of preventing decay or loss, especially of a building or its heritage value. Often called preservation (more American). Conservation does not necessarily mean legal protection.

Heritage Conservation Act

The Heritage Conservation Act is provincial legislation which governs the recognition and protection of provincial heritage sites. It does not govern municipal heritage law or tools: those are under the Local Government Act (Part 15). The Heritage Conservation Act also regulates archaeological finds across the province on both public and private land. Those sections pertaining to archaeology are the most commonly referenced from this Act.

Heritage House/Place

A place (structure, building, group of buildings, district, landscape archaeological site) which has been formally recognized for its heritage value. Formal identification includes historic research, and an assessment of the heritage values of the place.

Heritage Register

A list of properties identified by a municipality that are deemed to possess heritage value and as such merit preservation. This is formal recognition but not legal protection. However, a local government has the authority to place temporary protection on a Heritage Register property for up to 60 days.

Heritage Revitalization Agreement

A negotiated development agreement which exchanges exterior restoration work and a Heritage Designation on the property for zoning relaxations and/or other development incentives. These agreements do not set precedent and negotiated to be different for each site, depending on the site's characteristics.

Heritage Value

The worth, merit or importance of a property as conveyed by an architectural, spatial, spiritual or cultural element of the property or its past. The heritage value of an historic place is embodied in its character-defining materials, forms, location, spatial configurations, uses and cultural associations or meanings.

Historic District

An area identified by a municipality that is deemed to possess heritage value and as such merit preservation. This is formal recognition but not legal protection. Often historic districts have interpretive signage and voluntary design guidelines. No additional heritage-related permits are required for changes to buildings in these areas.

Inventory

A list of properties identified by a municipality with qualities or characteristics that may result in heritage value. The Inventory is a listing of buildings but not formal recognition. Inventories were a precursor to the Heritage Register. In the mid-1990s, when Heritage Registers were introduced, most municipalities rolled their Inventory into the Register and removed their Inventory. The City of New Westminster maintained both, but the Inventory has since fallen into disuse and is referenced as a historic record only.

Land Title

Record of ownership of land that is registered that the BC Land Titles and Survey Authority including the legal description of the property and legal notations registered against it.

Local Government Act

The Local Government Act (LGA) is provincial legislation which delegates authority to municipal governments and determines the processes by which they may govern. That is, the LGA is what allows municipal governments to make bylaws and what requires that Council approve them in a specific manner. Part 14 of the LGA governs “Planning and Land Use Management.” Part 15 of the LGA governs “Heritage Conservation.”

Official Community Plan

The Official Community Plan (OCP) is a document that municipal governments use to outline and guide the future of a community. OCPs have two parts: policies and maps. The policies state goals, objectives, and areas of priority. The maps (e.g., land use, road type designations, environmentally sensitive areas, neighbourhoods, and areas requiring development permits in addition to the standard approvals) are linked to OCP policies and show how the community will develop. As future planning policies are changed and developed, they must be in conformance with the OCP. Additionally, Metro Vancouver has a Regional Plan, which is like an OCP for all of Metro Vancouver. Local municipalities, such as New Westminster, must make sure their plan conforms with the Regional Plan.

Protection/ Protected Property

Protection on a property is achieved through the requirement of Council approval for changes to a property. Council (or its delegate) controls approval through a permitting system. A heritage-related permit maybe refused if the proposed work is not consistent with heritage best-practice, the City’s heritage policies, or the guidelines associated with the protection.

Reconstruction

The re-creation of a building or structure that no longer exists on the basis of historical evidence. Often raises concerns about accuracy, as certain elements are based on conjecture when no evidence can be found.

Rehabilitation

The sensitive adaptation of a historic place for a continuing or compatible contemporary use while protecting its heritage value.

Retention

The act of keeping an existing building rather than removing, recreating or replacing it.

Restoration

The accurate revealing, recovering or representing of the state of an historic place or individual component as it appeared at a particular period in its history.

Revitalization

The action or process of making possible a continued contemporary use of a heritage property while protecting the heritage values of the place.

Setback

The space between the property line and the main body of the house on the lot.

Standards & Guidelines for the Conservation of Historic Places in Canada

This is a Canada-wide best-practice document used by professionals in evaluating heritage conservation projects. It contains 14 key principles and further detailed information on best-practice in conservation technology. The document was adopted by New Westminster Council in 2008 for use in evaluating heritage projects in the city.

Statement of Significance

A Statement of Significance (SOS) identifies the heritage value and explains the context and relevance of a historic property, building or landscape. The short document (usually one-two pages) demonstrates the key aspects that must be protected in order for the historic place to maintain its heritage value. They are used in evaluating the heritage merit of a property, or when a change is proposed to an already protected property. SOSs are required for the formal protection of a site and are sometimes drafted when a property is listed on the Heritage Register.

Subdivision

Subdivision is the process of altering legal property boundaries. Most often this involves the division of a larger property into smaller lots. It may also include the realignment of an existing property, or the consolidation of one or more properties into a single parcel.

Unsympathetic

An element which is considered not to relate to or appropriately reflect its surroundings, especially historical features; a lack of continuity in design.

(Board of) Variance

The Board of Variance is citizens' advisory board which consists of five members appointed by Council. The Board of Variance is established pursuant to the Local Government Act which allows the board to consider variances which are, in the opinion of the board, both minor and cause the applicant hardship if required to conform to zoning requirements. A person may make an application for a variance to the Board only if the application of these general regulations to their particular site would impose a hardship and would be considered minor. The Board of Variance cannot vary the use or density on any site.

Zoning Bylaw

The Zoning Bylaw is a document which includes requirements such as the types of uses which are allowed on a property (e.g. retail stores, libraries, residential units); the allowed density (e.g. number of residential units and/or amount of floor space); building height; and, the amount of parking. Every property in New Westminster is assigned to a zoning district. Zoning Bylaws can regulate the uses of a property but cannot regulate the users.

Zoning Bylaw Amendment (Rezoning)

If a proposed development does not conform to the requirements of the Zoning Bylaw (e.g. land use and density). The process for a Zoning Bylaw amendment allows the City and community to analyze the potential effects and benefits that a development may have. This involves analysis of surrounding land use and evaluation compliance with existing City policies, such as the Official Community Plan.

ACRONYMNS

BOV	Board of Variance
CDD	Comprehensive Development District
CHC	Community Heritage Commission
DCC	Development Cost Charge
DPA	Development Permit Area
FSR	Floor space ratio
FTN	Frequent transit network
HAP	Heritage Alteration Permit
HCA	Heritage Conservation Area
HCP	Heritage Conservation Plan
HRA	Heritage Revitalization Agreement
ICOMOS	International Council on Monuments and Sites (branch of UNESCO)
LGA	Local Government Act
LTSA	Land Titles and Survey Authority of British Columbia
OCP	Official Community Plan
S&Gs	Standards and Guidelines for the Conservation of Historic Places in Canada
SOS	Statement of Significance
UNESCO	United Nations Environmental, Social, and Cultural Organization

REPORT

Climate Action, Planning and Development

To: Community Heritage Commission **Date:** March 2, 2022

From: Dilys Huang, Development Planner **File:** HER00780

Item #: [Report Number]

Subject: Heritage Revitalization Agreement Application: 802 & 806 Eighth Street and 809 Eighth Avenue

PURPOSE

To review the application's heritage elements and provide a recommendation to Council.

SUMMARY

An application for a Heritage Revitalization Agreement (HRA) has been received for 802 & 806 Eighth Street and 809 Eighth Avenue. The project includes the retention and on-site relocation of the 1929 Sincok House on its own subdivided parcel, and the construction of three new townhouse buildings, for a total of 18 residential units. The heritage house would be restored and legally protected through a Heritage Designation Bylaw. The Community Heritage Commission is being asked to review the heritage value of the house, the proposed Heritage Designation Bylaw for the site, the heritage conservation work on the house, and the design relationship of the new townhouse buildings to the heritage house.

GUIDING POLICY AND REGULATIONS

Official Community Plan (OCP) Land Use Designation

The Official Community Plan (OCP) sets out the City's anticipated land use for the future, for the purposes of guiding development applications. In the OCP, the subject properties are designated for "Residential - Infill Townhouse (RT)". This designation envisions small scale, side-by-side townhouses and rowhouses that are compatible within areas of single detached housing and other lower density ground oriented housing. The Infill Townhouse and Rowhouse Development Permit Area (DPA 1.3) guidelines also apply. The application is consistent with these development policies.

Projects with Heritage Assets

The OCP encourages the use of Heritage Revitalization Agreements when a heritage asset on a site is appropriately incorporated into a development. The OCP also indicates that through an HRA, a development may be eligible for incentives such as an increase in density or reduced parking requirements, which would make it viable to conserve assets with heritage merit. With the preservation and restoration of a heritage asset, the proposed development is consistent with the OCP.

Zoning Bylaw

The subject properties are currently zoned Neighbourhood Single Detached Residential (NR-2). The proposal would not be consistent with the current zoning, and as such, a rezoning or Heritage Revitalization Agreement (HRA) is required. In this case, the HRA is being used both for relaxations to the NR-2 zone in relation to the heritage house, and similar to a rezoning, to permit a different building form (e.g. townhouses).

Heritage Revitalization Agreement

A Heritage Revitalization Agreement (HRA) is a negotiated agreement between the City and a property owner for the purposes of heritage conservation. In exchange for long-term legal protection through a Heritage Designation Bylaw and exterior restoration, certain zoning relaxations may be considered as long as the application is consistent with the Official Community Plan. An HRA is not precedent setting, as each one is unique to a specific site. The *Policy for the Use of Heritage Revitalization Agreements* lays out the process for HRAs and the relaxations that may be considered.

Heritage Related Design Guidelines

Council endorsed the *Standards and Guidelines for the Conservation of Historic Places in Canada* in 2008 as a basis for assessing heritage projects within the city. These are national guidelines for best practice in heritage conservation and design. All HRA proposals are carefully evaluated using this document to ensure conservation work on the exterior of the heritage building is in compliance. Additionally, the design of the adjacent new buildings is reviewed against the principles and guidelines in this document.

Heritage Designation Bylaw

A heritage asset that is the subject of a Heritage Revitalization Agreement is also protected by a Heritage Designation Bylaw. This Bylaw is a regulation that places long-term legal protection on the land title of a property. Any changes to a protected heritage property must first receive approval from City Council (or its delegate, the Director of Climate Action, Planning and Development) through a Heritage Alteration Permit (HAP). Future development is no longer entitled, but could be permitted by Council with an

HAP. HAP applications are also evaluated by staff against the Standards and Guidelines.

BACKGROUND INFORMATION

Site Characteristics and Context

The subject site, which currently includes three properties, is located north of Moody Park at the north-west corner of Eighth Street and Eighth Avenue across from the high school, Massey Theatre, and arena. The site has an approximate combined gross area of 1,887 sq. m. (20,317 sq. ft.) and is relatively flat with lane access on the north side.

The properties each contain an existing single detached dwelling. The existing single detached properties to the immediate north across the lane are also designated Residential - Infill Townhouse (RT), while those to the west are designated Residential - Detached and Semi-Detached Housing (RD). To the south-east are some three to four storey low-rise apartment buildings. A site context map is provided in Appendix A.

Pre-Application Review

Prior to this Heritage Revitalization Agreement (HRA) application, the applicant submitted a Pre-Application Review for redevelopment of this site, which did not include heritage retention. During that process, staff assessed the existing buildings by reviewing City records and conducting a site visit. As a result, it was recommended that an HRA be explored instead of a standard rezoning, in order for some heritage retention to be negotiated. The resulting application is described below.

Project Description

There are currently three wartime houses on this site. Two are proposed to be demolished, and one would be restored and be relocated from the north-east corner to the south-west corner of the site. The 160 sq. m. (1,722 sq. ft.) house would remain the same square footage, containing three bedrooms, and be located on its own 226 sq. m. (2,437 sq. ft.) sub-compact lot with a proposed Floor Space Ratio (FSR) of 0.71.

Seventeen new units are proposed to be created in three new townhouse buildings. The buildings would be oriented parallel to Eighth Avenue on both sides of a central pedestrian courtyard, with the heritage house to the west against neighbouring houses. The proposed density for the larger parcel containing the new townhouse units is 1.13 FSR. Select project drawings from the applicant are provided in Appendix B.

Subdivision

The applicant has proposed subdivision so that the heritage house would be on its own fee simple lot after the on-site relocation. If the heritage house were to be stratified and form part of the townhouse strata, substantial envelope upgrading would be required,

resulting in the loss of significant original heritage materials. In this case, subdivision is reflective of heritage conservation best practices. Both parcels would be legally interconnected through the HRA and various covenants.

Proposed Relaxations

Under the City's *Policy for the Use of Heritage Revitalization Agreements* and the Official Community Plan, regulatory land use (Zoning Bylaw) relaxations may be considered through an HRA. In this case, due to the proposed subdivision, five Zoning Bylaw relaxations would need to be considered for the heritage house: smaller lot size, shorter rear setback, increased density, higher site coverage, and off-street parking location (details in Table 1 in Appendix C).

The HRA is also acting akin to a rezoning for townhouses. The primary requested relaxations to the townhouse policies for this site include allowance of stacked townhouse units, slightly higher density and heights for two of the townhouse buildings, reduced off-street parking, and parking space setback from lot lines (details in Table 2 in Appendix C).

ITEMS FOR DISCUSSION

Demolitions

There are three houses on the site: 802 Eighth Street (1928), 806 Eighth Street (1929), and 809 Eighth Avenue (1937). The three houses are modest interwar bungalows without previous heritage recognition. Of the three houses, 806 Eighth Street was recommended by staff for retention because it has the greatest physical integrity. Photos of 802 Eighth Street and 809 Eighth Avenue, proposed to be demolished, are provided in Appendices D and E.

Considering that development of townhouses is permitted on this site, is the demolition of the 1928 and 1937 houses appropriate to consider, given the proposed retention and protection of the 1929 house?

Heritage Value of the Sincok House

The 1929 Sincok House currently located at 806 Eighth Street is a one and a half storey plus basement wood-frame house. Based on the proposed Statement of Significance (Appendix F), the building is valued for its direct association with the interwar development boom in New Westminster during the late 1920s and as a working class Craftsman bungalow. Although modest in scale, it features high quality craftsmanship and finishing. The house is also important for its association with the original owners and the builder, who had enduring impacts on the social and physical development of the city. See photographs of the house in its current condition in Appendix F.

Is there enough heritage value to the house for it to be given long-term legal protection and heritage status through a Heritage Designation Bylaw?

Does the Statement of Significance provide an accurate representation of the heritage values of the building?

Heritage Conservation Work

Overall, the house is in good condition. Details on the conservation work are outlined in the Heritage Conservation Plan, which is attached to this report as Appendix F. A summary of the retained and restored elements of the house is provided in Table 1.

Table 1: Summary of Heritage Conservation Work

Building Element	Action	Detail and Material
Form and massing	Preserve	Preserve massing of roof forms and elevations
Foundations	Rehabilitate	Concrete seismic foundation, increase basement height through excavation
Main body siding	Preserve	Preserve rough cast stucco, repair/patch/replicate where damaged Preserve wood siding
Front stairs	Reconstruct	Due to the move, these cannot be retained. Reconstructed stairs would be based on existing design and reuse the original stones for granite piers
Roof	Restore	Reshingle with coloured shingle per residential practice of the era
Doors	Restore	Partially glazed wood front door; Rehabilitate rear door; Contemporary door for basement on west side elevation
Chimney	Preserve	Repoint and reflash
Windows	Preserve	Original wood windows on front and side elevations, additional basement window on east side elevation
Decorative elements	Preserve	Wood front porch columns, fascia boards, belt course, moulding, flower boxes
Exterior paint	Restore	Yellow and gold 1920s paint scheme based on original colours/house catalogues of the era
Lighting	Restore	Restore semi-flush front porch light fixture by rewiring and replacing glass shade, or install new replica fixture

Is the level of retention proposed appropriate for this project?

Are there exterior building elements not addressed which could or should be?

Is the Heritage Conservation Plan sufficiently comprehensive and detailed?

Design Relationship with the Townhouse Buildings

The City's policies, including the Standards and Guidelines, strongly encourage developments that include a historic building to be respectful of the existing heritage assets. Respectful development does not necessarily mean the new building(s) must be physically smaller than the heritage building or that the site should not be developed, rather that the site or new buildings' design should consider the heritage building, and allow the heritage building to be the focus of the development. The guidelines identify that new buildings should not be overwhelming, or detracting from the historic features.

In this instance, it should be noted that the Official Community Plan land use designation for this site anticipates townhouse density and forms. The Standards and Guidelines also encourage new buildings to be distinctly contemporary, so as to appropriately represent their period of construction today, and not falsify the history or historic development of a place or specific site.

The overall height and scale of the townhouses are proposed to gradually reduce toward the north-west to provide more sympathetic transition to the surrounding existing single detached properties, including the heritage house.

Traditional bungalow elements are reflected through the townhouses' gabled roofs, front porches, and exterior colours for the lower storeys. Contemporary design and finishes, along with minimal texture and architectural ornamentation are also proposed. Further details are provided in the drawings (Appendix B) and the Heritage Conservation Plan (Appendix F).

Considering that development of townhouses is permitted on this site, are the massing and siting elements of the new buildings compatible with and respectful of the heritage house?

Alternatively, does the site plan or the design of the new townhouses overwhelm the heritage house?

FEEDBACK FROM THE COMMISSION

The Community Heritage Commission is being asked to review this application and provide feedback in relation to the following elements:

- The heritage value of the 1929 house;
- The prepared Statement of Significance;
- The appropriateness and level of the planned heritage conservation work; and
- Any heritage implications related to the design of the site or the new townhouse buildings.

The Community Heritage Commission is also being asked to provide a recommendation to Council on this application, based on its heritage merits. The following options are offered for the Commission's consideration:

- 1) That the Community Heritage Commission recommend that Council support the Heritage Revitalization Agreement for 802 & 806 Eighth Street and 809 Eighth Avenue; or
- 2) That the Community Heritage Commission recommend that Council does not support the Heritage Revitalization Agreement for 802-806 Eighth Street and 809 Eighth Avenue; or
- 3) That the Community Heritage Commission provide an alternative recommendation, stemming from elements identified in their discussion.

ATTACHMENTS

Appendix A: Site Context Map

Appendix B: Drawing Package (Select)

Appendix C: Project Statistics and Proposed Relaxations

Appendix D: Photos of 802 Eighth Street

Appendix E: Photos of 809 Eighth Avenue

Appendix F: Heritage Conservation Plan and Statement of Significance

This report was prepared by:

Dilys Huang, Development Planner

Samantha Bohmert, Planning Assistant

This report was reviewed and approved by:

Britney Dack, Senior Heritage Planner

Appendix A

Site Context Map

802 & 806 Eighth Street and 809 Eighth Avenue



0.1 0 0.03 0.1 Kilometers

NAD_1983_UTM_Zone_10N
CNW GIS Services

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

Appendix B

Drawing Package (Select)

PROJECT DATA

CIVIC ADDRESS: 802 & 806 8TH ST AND 809 8TH AVE, NEW WESTMINSTER, BC

LEGAL DESCRIPTION: 802 EIGHTH ST: LOT 18, NEW WEST DISTRICT, PLAN NWP2620 SUBURBAN BLOCK 12, OF LOT 4 OF LOT 13

806 EIGHTH ST: LOT 17, NEW WEST DISTRICT, PLAN NWP2620 SUBURBAN BLOCK 12, OF LOT 4 OF LOT 13

809 EIGHTH AVE: LOT 19, NEW WEST DISTRICT, PLAN NWP2620 SUBURBAN BLOCK 12, OF LOT 4 OF LOT 13

ZONING BYLAW: 6680, 2001 (CONSOLIDATED DECEMBER 3, 2018)

CURRENT ZONING: NR-2 (NEIGHBOURHOOD SINGLE DETACHED RESIDENTIAL DISTRICTS)

OFFICIAL COMMUNITY PLAN BYLAW No. 7929, 2017:

AREA DESIGNATION: RT (RESIDENTIAL - INFILL TOWNHOUSE)

PROPOSAL: TO DEVELOP 8, 3-STORY TOWNHOME UNITS, 5, 2-STORY TOWNHOME UNITS, 4 ACCESSIBLE GROUND-ORIENTED UNITS, AND ONE SINGLE DETACHED DWELLING WITH BASEMENT BEING RETAINED FOR ITS HERITAGE VALUE

*BLDGS 1 & 2 ARE STREET ORIENTED, BLDG 3, COURTYARD & STREET ORIENTED WHILE BLDG 4 IS COURTYARD ORIENTED

NOTES: *HYBRID CONFIGURATION BASED ON THE DEVELOPMENT PERMIT AREA 1.3 WITHIN THE OCP BYLAW No. 7929, 2017

EXISTING GROSS SITE AREA:

LOT 18: 649m² (6988SF)

LOT 17: 640m² (6885SF)

LOT 19: 599m² (6444SF)

GROSS SITE AREA (AFTER LAND ASSEMBLY): 1887m² (20317SF)

NET SITE AREA (AFTER DEDICATION):

LOT "A": 1644m² (17697SF)

LOT "B": 226m² (2437SF)

TOTAL NET SITE AREA: 1870m² (20134SF)

ANALYSIS PER ZONING BYLAW RT FOR THE PROPOSED LOT "A" (RESIDENTIAL - INFILL TOWNHOUSE)

405.4 - DENSITY (FSR):

BASEMENT: PERMITTED: 0.15x1644m²=246.60m² PROPOSED: 0.0839 = 137.87m²

ABOVE GRADE: PERMITTED: 0.85x1644m²=1397.40m² PROPOSED: 1.0467 = 1720.88m²

TOTAL GFA: PERMITTED: 1.00x1644m²=1644.00m² PROPOSED: 1.1306 = 1858.75m²

VARIANCE REQUEST

405.7 - PRINCIPAL BUILDING HEIGHT:

REQUIRED: 10.67m PROPOSED BUILDING 1: 12.08m

PROPOSED BUILDING 2: SEE STATS ON LOT "B" HERITAGE HOUSE BELOW

PROPOSED BUILDING 3: 11.13m

PROPOSED BUILDING 4: 8.40m

VARIANCE REQUEST

140 - OFF-STREET PARKING:

PARKING: REQUIRED: = 17 PROPOSED: 13

PARKING (VISITORS): REQUIRED: = 02 PROPOSED: 01

TOTAL: REQUIRED: = 19 PROPOSED: 14

VARIANCE REQUEST

NOTES: 1. PARKING REQUIREMENT PER CITY OF NEW WESTMINSTER CAR-LITE PILOT PROGRAM. SEE TRAFFIC TECHNICAL MEMO

2. ONE ACCESSIBLE PARKING STALL IS PROVIDED

3. FOUR UNITS ARE "FULLY ACCESSIBLE, MICRO UNITS"

4. COMPACT PARKING STALLS ALLOWED = 30% = 17*0.30=05, TOTAL PROVIDED = 03 (20%)

5. SHARED EV CHARGING CAPABILITY WILL BE PROVIDED FOR ALL PARKING STALLS

6. OFF-STREET LOADING TO BE SHARED WITH VISITOR PARKING STALL PER 405.9.(e)

150.3 - BICYCLE PARKING:

TOTAL LONG TERM: MIN REQUIRED: 1.25/DU=1.25x17 = 21 PROPOSED: 24

SHORT TERM BICYCLE: REQUIRED: = N/A PROPOSED: 04

NOTES: 1. OUT OF THE PROPOSED 24 BICYCLE SPACES, 8 (33%) WILL BE VERTICAL PARKING. EXCEEDS 150.8.(f) REQUIREMENT

2. OUT OF THE PROPOSED 24 BICYCLE SPACES, 6 (25%) WILL BE SECURED IN LOCKERS. EXCEEDS 150.8.(g) REQUIREMENT

ANALYSIS PER DPA 1.3 - TOWNHOUSES & ROWHOUSES, OCP BYLAW No. 7929, 2017

1.3.3 - SETBACKS:

EAST SIDE SETBACK (BLDG 1): REQUIRED: 1.83m PROPOSED: 1.83m

WEST SIDE SETBACK (BLDG 1): REQUIRED: 1.83m PROPOSED: 2.59m

EAST SIDE SETBACK (BLDG 2): SEE STATS ON LOT "B" HERITAGE HOUSE

WEST SIDE SETBACK (BLDG 2): SEE STATS ON LOT "B" HERITAGE HOUSE

EAST SIDE SETBACK (BLDG 3): REQUIRED: 1.83m PROPOSED: 1.83m

WEST SIDE SETBACK (BLDG 4): REQUIRED: 1.83m PROPOSED: 2.66m

FRONT SETBACK (BLDG 1): REQUIRED: 4.27m PROPOSED: 4.27m

REAR SETBACK (BLDGS 3&4): REQUIRED: 7.62m PROPOSED: 8.02m

BUILDING SEPARATION (BLDGS 1&3): REQUIRED: 8.53m PROPOSED: 8.53m

PARKING SIDE SETBACK (EAST): REQUIRED: 1.52m PROPOSED: 6.93m

PARKING SIDE SETBACK (WEST): REQUIRED: 1.52m PROPOSED: 0.39m

PARKING REAR SETBACK: REQUIRED: 1.52m PROPOSED: 0.61m

(PER 140.47(b)) VARIANCE REQUEST

(PER 140.47(b)) VARIANCE REQUEST

1.3.4 - BUILDING MASSING:

MAX BUILDING LENGTH: PERMITTED: 38.10m PROPOSED: 29.26m (BLDG 1)

TH BUILDING ENVELOPES: REFER TO SHEET 15 FOR MORE INFO

ANALYSIS PER ZONING BYLAW NR-1 FOR THE PROPOSED LOT "B" HERITAGE HOUSE (BUILT PRIOR TO 1997)

320.4 - AVERAGE BASEMENT HEIGHT ABOVE GRADE:

MAIN FLOOR 302.82FT (92.3m)

CORNER GEODETIC EXIST GRADE TO MAIN FLOOR

SOUTH EAST 299.00' (91.14m) 3.82' (1.16m)

SOUTH WEST 298.73' (91.05m) 4.09' (1.25m)

NORTH EAST 299.40' (91.26m) 3.42' (1.04m)

NORTH WEST 298.30' (90.92m) 4.52' (1.38m)

BHAG 3.96' (1.21m)

320.17 & 320.18 - DENSITY (HOUSE BUILT PRIOR TO 1997):

TOTAL FSR: PERMITTED: 0.6= 226m²x0.6=135.6m² PROPOSED: 0.707 = 159.95m²

VARIANCE REQUEST

320.21 - SITE AREA AND FRONTAGE:

SITE AREA: MINIMUM SIZE:557.4m² (6000SF)

PROPOSED: 226m² (2437SF)

VARIANCE REQUEST

FRONTAGE: MINIMUM 10% OF PERMIETER: 0.10x60.35m=6.035m PROPOSED: 14.05m

320.22 - PRINCIPAL BUILDING ENVELOPE:

MIN FRONT YARD: REQUIRED: *3.23m PROPOSED: 4.27m

MIN REAR SETBACK: REQUIRED: *3.23m PROPOSED: 2.96m

VARIANCE REQUEST

MIN SIDE SETBACK: REQUIRED: 1.22m PROPOSED: 1.83m (WEST)

PROPOSED: 1.75m (EAST)

MIN COMBINED SIDE SETBACK: REQUIRED: **3.51m PROPOSED: 3.58m

MAX BLDG HEIGHT: REQUIRED: 7.62m PROPOSED: 4.53m

MAX PEAK HEIGHT: REQUIRED: 10.67m PROPOSED: 5.93m

MAX SITE COVERAGE: REQUIRED: ***79.10m² PROPOSED: 82.60m² (36.48%)

VARIANCE REQUEST

NOTES:

* 20% OF THE DEPTH OF SITE = 0.20x16.13m=3.23m

** 25% OF THE FRONTAGE OF SITE = 0.25x14.05m=3.51m

*** 35% OF THE SITE AREA = 0.35x226m²=79.10m²

140.9 - OFF-STREET PARKING & LOADING REQUIREMENTS:

OFF-STREET PARKING: REQUIRED: 1 PROPOSED: 1

LOADING: REQUIRED: N/A PROPOSED: N/A

BICYCLE PARKING: REQUIRED: N/A PROPOSED: N/A

NOTES:

* THE PROPOSED PARKING SPACE IS LOCATED ON ADJACENT LOT "A", WITH RESIDENTIAL USE

UNIT BREAKDOWN

LEVEL	AREA (m²)	AREA (SF)
UNIT 01 (3 BDRMS)		
FIRST LEVEL	43.05 m²	463.33 SF
SECOND LEVEL	36.67 m²	394.67 SF
THIRD LEVEL	46.57 m²	501.23 SF
	126.28 m²	1359.23 SF

UNIT 02 (3 BDRMS)		
FIRST LEVEL	42.86 m²	461.32 SF
SECOND LEVEL	39.64 m²	426.67 SF
THIRD LEVEL	36.72 m²	395.23 SF
	119.22 m²	1283.22 SF

UNIT 03 (3 BDRMS)		
FIRST LEVEL	42.86 m²	461.32 SF
SECOND LEVEL	39.64 m²	426.67 SF
THIRD LEVEL	37.24 m²	400.9 SF
	119.74 m²	1288.89 SF

UNIT 04 (3 BDRMS)		
FIRST LEVEL	42.86 m²	461.32 SF
SECOND LEVEL	39.83 m²	428.75 SF
THIRD LEVEL	38.07 m²	409.8 SF
	120.76 m²	1299.87 SF

UNIT 05 (4 BDRMS)		
BASEMENT	45.96 m²	494.67 SF
FIRST LEVEL	44.79 m²	482.17 SF
SECOND LEVEL	39.64 m²	426.67 SF
	130.39 m²	1403.5 SF

UNIT 06 (4 BDRMS)		
BASEMENT	45.96 m²	494.67 SF
FIRST LEVEL	44.79 m²	482.17 SF
SECOND LEVEL	36.86 m²	396.75 SF
	127.61 m²	1373.58 SF

UNIT 07 (STUDIO)		
BASEMENT	43.97 m²	473.33 SF
	43.97 m²	473.33 SF
UNIT 08 (STUDIO)		
BASEMENT	43.97 m²	473.33 SF
	43.97 m²	473.33 SF

UNIT 09 (STUDIO)		
BASEMENT	43.97 m²	473.33 SF
	43.97 m²	473.33 SF
UNIT 10 (STUDIO)		
BASEMENT	43.97 m²	473.33 SF
	43.97 m²	473.33 SF

UNIT 11 (3 BDRMS)		
BASEMENT	77.35 m²	832.58 SF
FIRST LEVEL	82.6 m²	889.09 SF
	159.95 m²	1721.67 SF

UNIT 12 (3 BDRMS)		
FIRST LEVEL	44.79 m²	482.17 SF
SECOND LEVEL	36.67 m²	394.67 SF
THIRD LEVEL	51.11 m²	550.2 SF
	132.58 m²	1427.03 SF

UNIT 13 (3 BDRMS)		
FIRST LEVEL	52.45 m²	564.61 SF
SECOND LEVEL	42.78 m²	460.44 SF
THIRD LEVEL	41.29 m²	444.45 SF
	136.52 m²	1469.51 SF

UNIT 14 (3 BDRMS)		
FIRST LEVEL	52.45 m²	564.61 SF
SECOND LEVEL	42.78 m²	460.44 SF
THIRD LEVEL	43.27 m²	465.71 SF
	138.5 m²	1490.76 SF

UNIT 15 (3 BDRMS)		
FIRST LEVEL	52.45 m²	564.61 SF
SECOND LEVEL	42.78 m²	460.44 SF
THIRD LEVEL	46.53 m²	500.84 SF
	141.76 m²	1525.89 SF

UNIT 16 (3 BDRMS)		
BASEMENT	45.96 m²	494.67 SF
FIRST LEVEL	44.79 m²	482.17 SF
SECOND LEVEL	39.09 m²	420.75 SF
	129.84 m²	1397.58 SF

UNIT 17 (3 BDRMS)		
BASEMENT	45.96 m²	494.67 SF
FIRST LEVEL	44.79 m²	482.17 SF
SECOND LEVEL	39.64 m²	426.67 SF
	130.39 m²	1403.5 SF

UNIT 18 (3 BDRMS)		
BASEMENT	45.96 m²	494.67 SF
FIRST LEVEL	44.79 m²	482.17 SF
SECOND LEVEL	39.09 m²	420.75 SF
	129.84 m²	1397.58 SF

UNIT MIX

No. BEDROOMS	QTY	%	NOTES
STUDIO	04	22.22%	ACCESSIBLE UNITS (BASEMENT BLDG 1)
3	11	61.11%	BUILDINGS 1 & 3
3	01	05.56%	BUILDING 2, SINGLE DETACHED DWELLING
4	02	11.11%	BUILDING 1
	18	100.00%	

SITE COVERAGE LOT A

BLDG No.	AREA (m²)	AREA (SF)	SC (%)
BLDG-1	295.87 m²	3184.72 SF	18.00%
BLDG-3	225.33 m²	2425.47 SF	13.11%
BLDG-4	164.87 m²	1774.62 SF	10.03%
TOTAL:	686.07 m²	7384.81 SF	41.73%

HH (EXISTING)

LEVEL	AREA (m²)	AREA (SF)
BASEMENT	77.35 m²	832.58 SF
MAIN LEVEL	82.6 m²	889.09 SF
TOTAL:	159.95 m²	1721.67 SF

UNIT SUMMARY

UNIT No.	AREA (m²)	AREA (SF)
BUILDING 1		
3 BEDROOMS		
UNIT 01	126.28 m²	1359.23 SF
UNIT 02	119.22 m²	1283.22 SF
UNIT 03	119.74 m²	1288.89 SF
UNIT 04	120.76 m²	1299.87 SF
4 BEDROOMS		
UNIT 05	130.39 m²	1403.5 SF
UNIT 06	127.61 m²	1373.58 SF
STUDIO		
UNIT 07	43.97 m²	473.33 SF
UNIT 08	43.97 m²	473.33 SF
UNIT 09	43.97 m²	473.33 SF
UNIT 10	43.97 m²	473.33 SF

BUILDING 2		
3 BEDROOMS		
UNIT 11	159.95 m²	1721.67 SF
BUILDING 3		
3 BEDROOMS		
UNIT 12	132.58 m²	1427.03 SF
UNIT 13	136.52 m²	1469.51 SF
UNIT 14	138.5 m²	1490.76 SF
UNIT 15	141.76 m²	1525.89 SF
BUILDING 4		
3 BEDROOMS		
UNIT 16	129.84 m²	1397.58 SF
UNIT 17	130.39 m²	1403.5 SF
UNIT 18	129.84 m²	1397.58 SF

DENSITY LOT A

GFA (m²)	GFA (SF)	FSR
BASEMENT		
137.87 m²	1484 SF	0.0839
ABOVE GRADE		
267.81 m²	2882.67 SF	0.1629
134.38 m²	1446.5 SF	0.0817
202.16 m²	2176 SF	0.1230
261.77 m²	2817.67 SF	0.1592
117.82 m²	1268.16 SF	0.0717
165 m²	1776 SF	0.1004
232.56 m²	2503.21 SF	0.1414
182.2 m²	1961.19 SF	0.1108
157.19 m²	1691.96 SF	0.0956
1720.88 m²	18523.36 SF	1.0467

1858.75 m²	20007.36 SF	1.1306
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DENSITY LOT B

GFA (m²)	GFA (SF)	FSR
BASEMENT		
77.35 m²	832.58 SF	0.342
ABOVE GRADE		
82.60 m²	889.09 SF	0.365
159.95 m²	1721.67 SF	0.706

UNIT MIX

No. BEDROOMS	QTY	%	NOTES
STUDIO	04	22.22%	ACCESSIBLE UNITS (BASEMENT BLDG 1)
3	11	61.11%	BUILDINGS 1 & 3
3	01	05.56%	BUILDING 2, SINGLE DETACHED DWELLING
4	02	11.11%	BUILDING 1
	18	100.00%	

SITE COVERAGE LOT A

BLDG No.	AREA (m²)	AREA (SF)	SC (%)
BLDG-1	295.87 m²	3184.72 SF	18.00%
BLDG-3	225.33 m²	2425.47 SF	13.11%
BLDG-4	164.87 m²	1774.62 SF	10.03%
TOTAL:	686.07 m²	7384.81 SF	41.73%

HH (EXISTING)

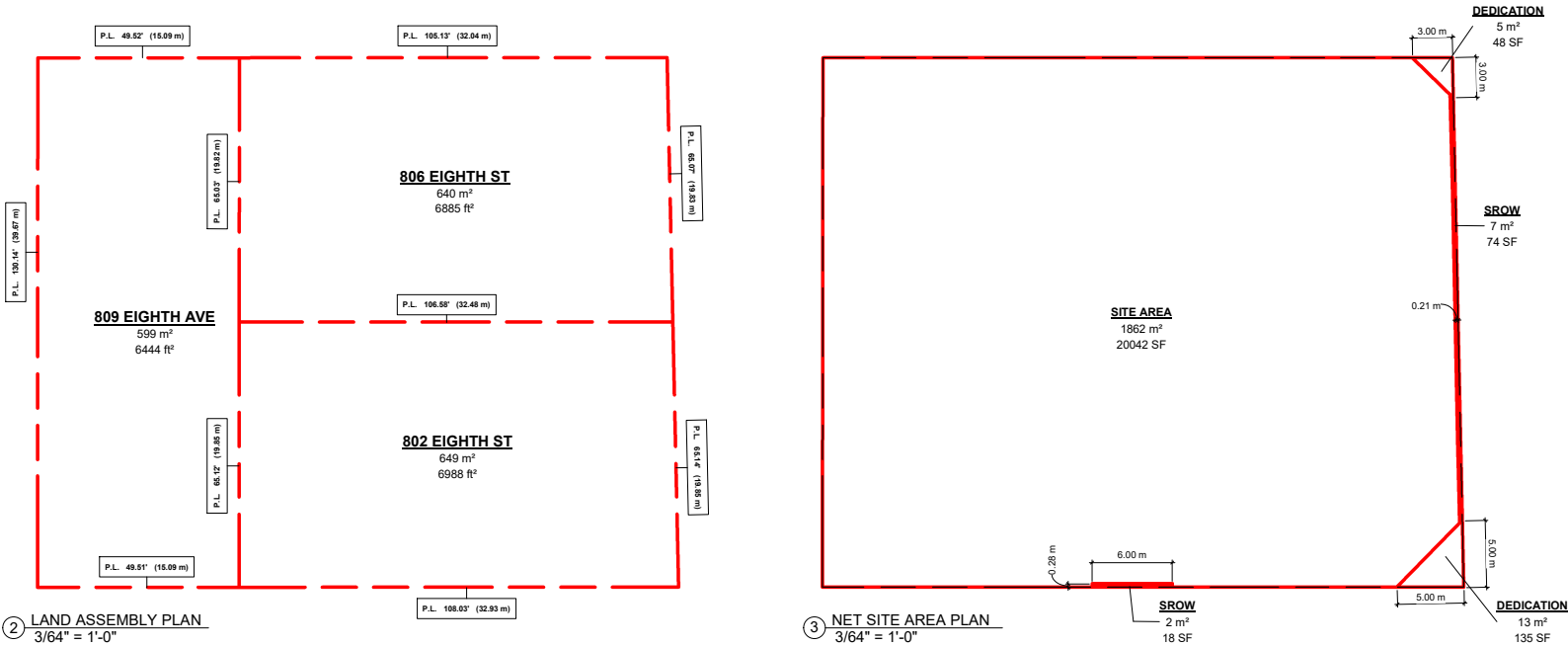
LEVEL	AREA (m²)	AREA (SF)
BASEMENT	77.35 m²	832.58 SF
MAIN LEVEL	82.6 m²	889.09 SF
TOTAL:	159.95 m²	1721.67 SF

SITE COVERAGE LOT B

BLDG No.	AREA (m²)	AREA (SF)	SC (%)
BLDG-2	82.6 m²	889.09 SF	36.48%
BLDG-3	225.33 m²	2425.47 SF	13.11%
TOTAL:	82.6 m²	889.09 SF	36.48%

HH (PROPOSED)

LEVEL	AREA (m²)	AREA (SF)
BASEMENT	77.35 m²	832.58 SF
MAIN LEVEL	82.6 m²	889.09 SF
TOTAL:	159.95 m²	1721.67 SF



LAND ASSEMBLY

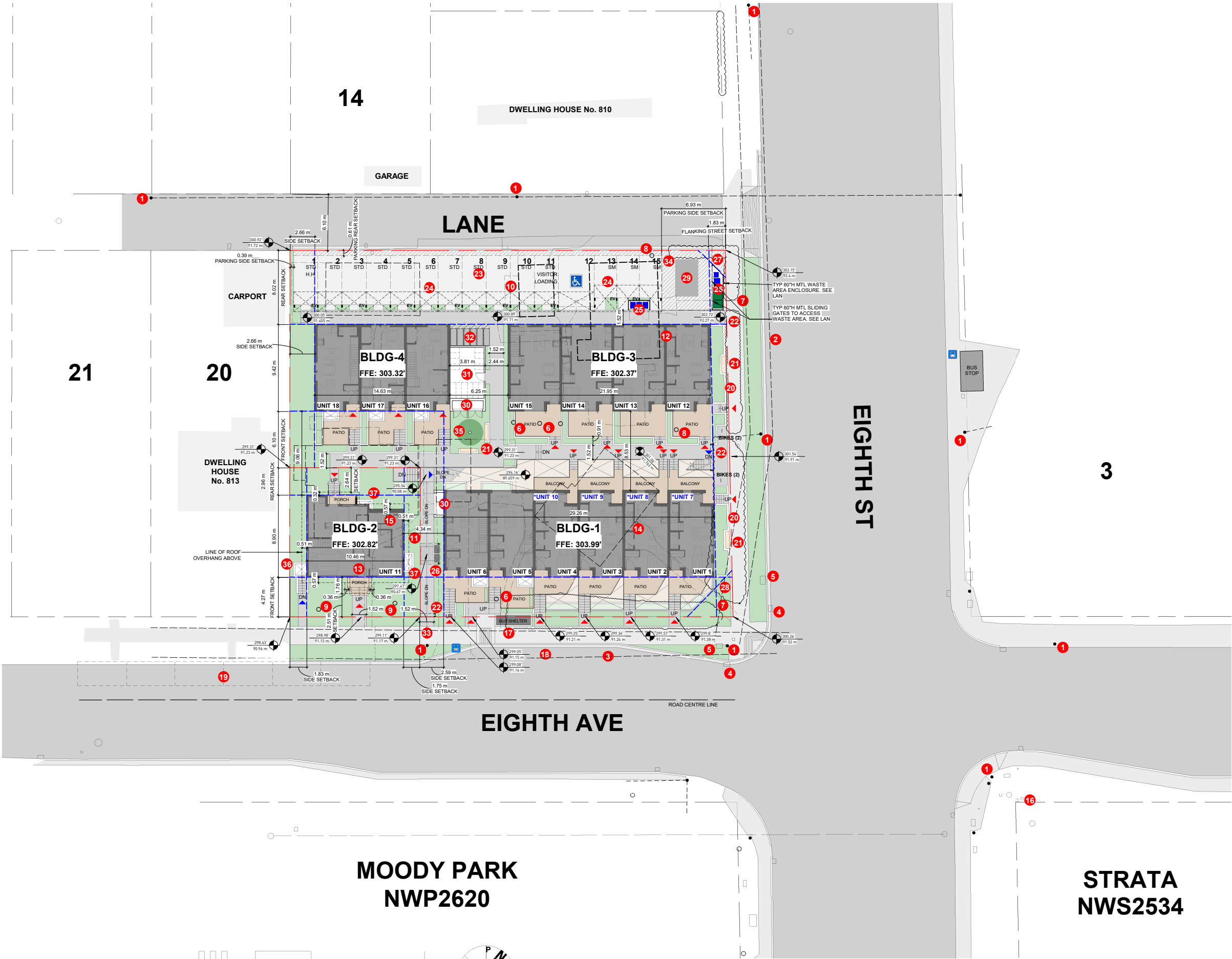
CIVIC ADDRESS	LEGAL DESCRIPTION	AREA (m²)	AREA (SF)
802 EIGHTH ST	LOT 18, NEW WEST DISTRICT, PLAN NWP2620 SUBURBAN BLOCK 12, OF LOT 4 OF LOT 13	649 m²	6988 SF
806 EIGHTH ST	LOT 17, NEW WEST DISTRICT, PLAN NWP2620 SUBURBAN BLOCK 12, OF LOT 4 OF LOT 13	640 m²	6885 SF
809 EIGHTH AVE	LOT 19, NEW WEST DISTRICT, PLAN NWP2620 SUBURBAN BLOCK 12, OF LOT 4 OF LOT 13	599 m²	6444 SF
		1887 m²	20317 SF

OPEN SPACE

UNIT No.	LEVEL	AREA (m²)	AREA (SF)
UNIT 1	MAIN LEVEL	8.43 m²	90.73 SF
UNIT 2	MAIN LEVEL	8.43 m²	90.73 SF
UNIT 3	MAIN LEVEL	8.43 m²	90.73 SF
UNIT 4	MAIN LEVEL	8.43 m²	90.73 SF
UNIT 5	MAIN LEVEL	12.84 m²	138.25 SF
UNIT 6	MAIN LEVEL	10.83 m²	116.57 SF
UNIT 7	BASEMENT	9.13 m²	98.23 SF
UNIT 7	BASEMENT	13.75 m²	147.98 SF
UNIT 8	BASEMENT	6.45 m²	69.45 SF
UNIT 8	BASEMENT	16.85 m²	181.34 SF
UNIT 9	BASEMENT	7.55 m²	81.31 SF
UNIT 9	BASEMENT	16.85 m²	181.34 SF
UNIT 10	BASEMENT	7.55 m²	81.31 SF
UNIT 10	BASEMENT	16.85 m²	181.34 SF
UNIT 11	BASEMENT	1.49 m²	16 SF
UNIT 11	MAIN LEVEL	45.49 m²	489.7 SF
UNIT 12	MAIN LEVEL	11.29 m²	121.5 SF
UNIT 13	MAIN LEVEL	13.52 m²	145.5 SF
UNIT 14	MAIN LEVEL	13.52 m²	145.5 SF
UNIT 15	MAIN LEVEL	13.52 m²	145.5 SF
UNIT 16	MAIN LEVEL	10.6 m²	114.09 SF
UNIT 17	MAIN LEVEL	10.6 m²	114.09 SF
UNIT 18	MAIN LEVEL	10.6 m²	114.09 SF
		282.96 m²	3046.01 SF

SITE PLAN

8TH + 8TH TOWNHOMES



LEGEND

- UNIT ENTRY AT MAIN FLOOR
- UNIT ENTRY AT BASEMENT
- UTILITY POLE
- O/H POWER LINES ABOVE (@325.3')
- O/H POWER LINES ABOVE (@342.7')
- CATCH BASIN
- SERVICE BOX
- EXIST TREES TO BE REMOVED. SEE LAN DWGS
- EXIST HEDGE TO BE REPLACED. SEE LAN DWGS
- EXIST SHRUB TO BE RELOCATED. SEE LAN DWGS
- PROPOSED RELOCATION OF SHRUB. SEE LAN DWGS
- EXIST GRAPE VINE TO BE RELOCATED. SEE LAN DWGS
- PROPOSED PERGOLA/TRELLIS FOR GRAPE VINE RELOCATION. SEE LAN DWGS
- EXIST DWELLING HOUSE No. 806 TO BE RELOCATED
- PROPOSED NEW LOCATION OF DWELLING HOUSE No. 806
- EXIST DWELLING HOUSE No. 802 TO BE REMOVED
- EXIST DWELLING HOUSE No. 809 TO BE REMOVED
- FIRE HYDRANT
- PROPOSED BUS SHELTER. SEE TO SHEET 17.1 & CIVIL DWGS
- PROPOSED BUS PULL-OUT. SEE TO SHEET 17.1 & CIVIL DWGS
- EXIST STREET PARKING
- PROPOSED CIP CONC WALL. SEE LAN DWGS
- PROPOSED BENCH. SEE LAN DWGS
- PROPOSED ENTRY PERGOLA. SEE LAN DWGS
- PROPOSED PAVING. SEE LAN DWGS
- **PROPOSED GREEN TRELLIS/PERGOLA ABOVE. SEE LAN DWGS
- PROPOSED WASTE AREA. SEE SHEET 17.1 & LAN DWGS
- CANADA POST COMMUNITY MAILBOX
- 3m x 3m CORNER TRUNCATION
- 5m x 5m CORNER TRUNCATION
- 8'Wx13'Dx4'H PMT
- ELECTRICAL / TELECOM CLOSETS
- SECURED BICYCLE STORAGE
- BICYCLE LOCKERS. MIN INT DIMENSIONS: 0.6m WIDE, x 1.8m LONG x 1.2m HIGH
- TOP OF RAMP TO ACCESSIBLE UNITS
- ACCESS PATH FROM LANE
- AMENITY AREA
- 1.49m² (4'x4') LOCALIZED DEPRESSION PER 320.12
- 1.49m² (2'-10"x5'-8") LOCALIZED DEPRESSION PER 320.12

- NOTES:
- *UNITS 7 TO 10 LOCATED IN BASEMENT BELOW. REFER TO SHEETS 18 & 18.1
 - ** 2.3m OVERHEAD CLEARANCE ABOVE ALL STALLS. SEE SECTIONS

HRA / DP RE-SUBMISSION

NOVEMBER 17, 2021

802 & 806 8TH ST. 809 8TH AVE. NWM

REVISIONS	No.	DATE
1	2021.03.02	
2	2021.08.17	
3	2021.11.12	

GRIMWOOD ARCHITECTURE

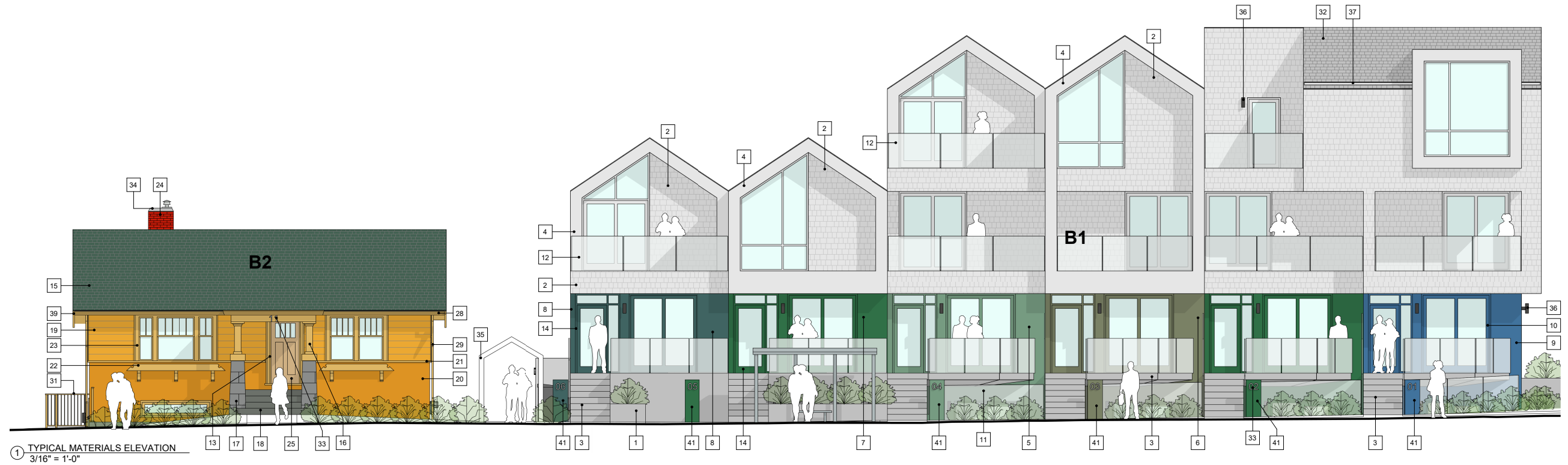
MATERIALS LEGEND

SYMBOL	QTY	DESCRIPTION
		PAVING TYPE 1 Concrete Unit Pavers Various Sizes, Two Colours
		PAVING TYPE 2 Aristokrat Porcelain Pavers 48" x 24" Running Bond
		PAVING TYPE 3 AquaPave Standard by Abbotsford Herringbone Pattern
		STEPS Cast-in-Place Concrete Steps
		CITY OF NEW WESTMINSTER SIDEWALK Cast-in-Place Concrete Refer to Civil
		PLANTING TYPE 1 Planting Bed
		PLANTING TYPE 2 CIP Concrete Planter Ht. Varies, Refer to Details
		PARKING TRELLIS Overhead Cable Trellis
		HERITAGE TRELLIS Thermally Modified Wood Trellis
		ENTRY TRELLIS Powdercoated Metal Pergola. Refer to Arch.
		RAIL TYPE 1 Glass Guard Rail 4'-0" HT.
		RAIL TYPE 2 Stainless Steel Hand Rail
		WALL TYPE 1 Cast-in-Place Retaining Wall Height Varies, Refer to Details
		WALL TYPE 2 Cedar Fence 6'-0" Ht.
		PAD-MOUNTED TRANSFORMER Refer to Architecture
		SITE FURNISHING By Unit Owners, For Graphic Information Only
		SITE FURNISHING Class B Bike Racks Product TBD
		SITE FURNISHING Wood Bench Product TBD
		HOSE BIB One per unit patio.

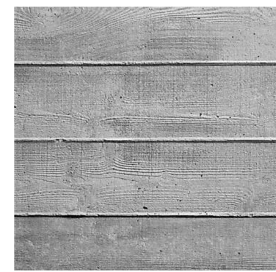
EXISTING UTILITIES LEGEND

SYMBOL	DESCRIPTION
	OVERHEAD UTILITY (HYDRO)
	UTILITY POLE
	TRAFFIC SIGN
	TRAFFIC POLE
	UTILITY ACCESS
	WATER VALVE

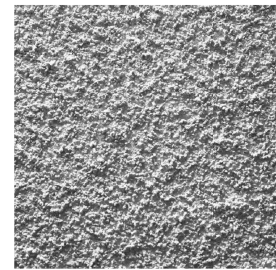




HERITAGE HOUSE



1 CONCRETE WALL - HORIZ. BOARD FORM FINISH



20 RETAINED CIP STUCCO - ROUGH FINISH - STRAW



11 TEMPERED GLASS RAILING - CLEAR FINISH



19 RETAINED - WIDE PLANK - HORIZ LAP SIDING - LIGHT YELLOW



15 ASPHALT SHINGLES - IKO - EMERALD GREEN



31 POWDER COATED MTL PICKET RAILING - GROOVY GOLD

COLOUR LEGEND

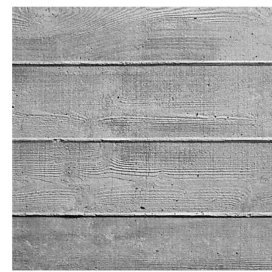
A. GROOVY GOLD
B. MARBLEHEAD GOLD HC-11
C. DEB765
D. 222 183 101

A. LIGHT YELLOW 4A1010
B. YELLOW MARIGOLD 2155-30
C. EBA832
D. 235 168 50

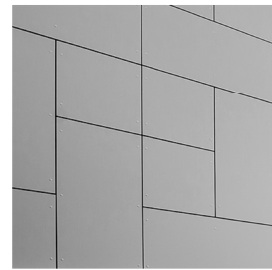
A. STRAW 4A1012
B. GOLD MINE 2155-20
C. DD9323
D. 221 147 35

A. 1920's GORDON VAN TINE
B. BENJAMIN MOORE
C. HEX
D. RGB

NEW CONSTRUCTION



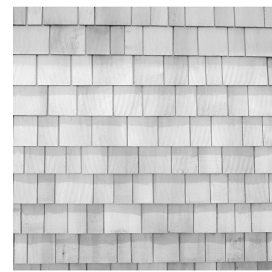
1 CONCRETE WALL - HORIZ. BOARD FORM FINISH



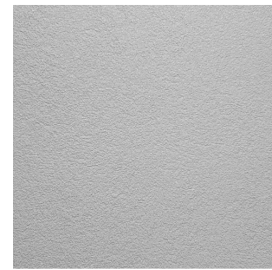
4 FIBRE CEMENT PANEL - SMOOTH FINISH - LIGHT GREY



32 ASPHALT SHINGLES - IKO - FROSTONE GREY



2 PRE-FINISHED NATURAL WOOD SHINGLE - SEMI-TRANSPARENT STAIN



5 - 9 CIP STUCCO - SMOOTH FINISH - SEE MATL LEGEND



11 TEMPERED GLASS RAILING - CLEAR FINISH

COLOUR LEGEND

A. PEA GREEN 4A1014
B. CLEARSRING GREEN HC-128
C. 769B81
D. 118 155 129

A. OLIVE 4A1019
B. GREAT BARRINGTON GREEN HC-122
C. 7A8165
D. 122 129 101

A. BRIGHT GREEN 4A1015
B. CAT'S EYE 2036-10
C. 307047
D. 48 112 71

A. LAWN GREEN 4A3201
B. POLAR JADE CC-754
C. 406462
D. 64 100 98

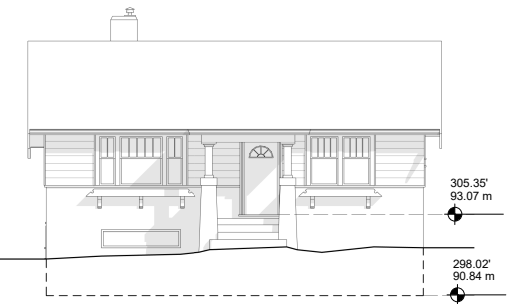
A. BLUE 4A1008
B. WINTER'S EVE CC-844
C. 41739D
D. 65 115 157

A. 1920's GORDON VAN TINE
B. BENJAMIN MOORE
C. HEX
D. RGB

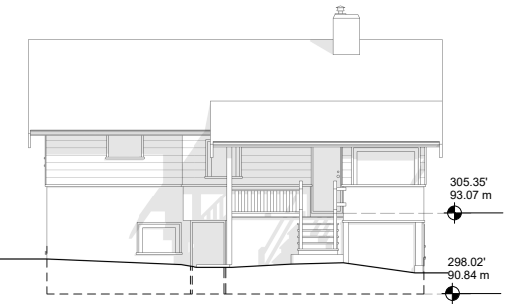
MATERIALS LEGEND

- # MATERIAL
- CIP CONCRETE, FORMBOARD FINISH
 - PRE-FINISHED NATURAL WOOD SHINGLES, SEMI-TRANSPARENT STAIN
 - CONCRETE STAIRS, LIGHT BROOM FINISH
 - FIBRE CEMENT, PANEL, SMOOTH FINISH, LIGHT GREY
 - CIP STUCCO, SMOOTH FINISH, PEA GREEN
 - CIP STUCCO, SMOOTH FINISH, OLIVE
 - CIP STUCCO, SMOOTH FINISH, BRIGHT GREEN
 - CIP STUCCO, SMOOTH FINISH, LAWN GREEN
 - CIP STUCCO, SMOOTH FINISH, BLUE
 - MTL WINDOWS/DOORS, COLOUR TO MATCH ADJACENT BLDG FACE
 - MTL/GLASS RAILING, PC, COLOUR TO MATCH UNIT BLDG FACE
 - MTL/GLASS RAILING, PC, LIGHT GREY
 - RETAINED ORIGINAL ENTRY DOOR FRAME & TRIM, GROOVY GOLD
 - MTL GLAZED ENTRY DOOR, COLOUR TO MATCH ADJACENT BLDG FACE
 - ROOF, ASPHALT SHINGLES, IKO, EMERALD GREEN
 - RETAINED WOOD SUPPORT COLUMNS, PORCH, GROOVY GOLD
 - RETAINED FLARED GRANITE PIERS
 - RE-BUILT ROUNDED CORNERS AT END LOWEST CONCRETE STAIR
 - RETAINED WIDE PLANK, HORIZ. LAP SIDING, LIGHT YELLOW
 - RETAINED CIP STUCCO, ROUGH FINISH, STRAW
 - RETAINED WOOD DRIP CAP W/ MOULDING, GROOVY GOLD
 - RETAINED FLOWER BOX W/ DECORATIVE RELIEF/BRACKETS, GROOVY GOLD
 - RETAINED ORIGINAL WINDOWS W/ FRAME & TRIM, GROOVY GOLD
 - RETAINED BRICK CHIMNEY (NON-FUNCTIONAL)
 - 1920's CATALOGUE FRONT DOOR, No. 5, WOOD, LACQUERED
 - RE-BUILT WOOD STAIRS W/ ROUNDED CORNERS CONCRETE BOTTOM LANDING
 - MTL PRIVACY SCREEN, PC, GROOVY GOLD
 - ORNAMENTAL MTL GUTTER, GROOVY GOLD
 - ORNAMENTAL MTL RWL, GROOVY GOLD
 - MTL WINDOWS AND DOORS (ALL WEATHER), GROOVY GOLD
 - PC MTL PICKET RAILING, LIGHT YELLOW
 - ROOF, ASPHALT SHINGLES, IKO, FROSTONE GREY
 - ADDRESS NUMBER, METAL/ALU LED LIGHT
 - RETAIN / REPAIR CHIMNEY CONCRETE CAP
 - PC MTL ENTRY TRELLIS, COLOUR TBD
 - WALL MOUNT LIGHT FIXTURE, PC, BLACK
 - PRE-FINISHED CONCEALED MTL GUTTER & RWL, LIGHT GREY
 - RETAINED WOOD COLUMNS, STRAW
 - RETAINED ROOF WOOD TRIM, GROOVY GOLD
 - RETAINED ORIGINAL WINDOWS, FRAME & TRIM, GROOVY GOLD
 - PC MTL ADDRESS PEDESTAL, COLOUR TO MATCH ADJACENT BLDG FACE

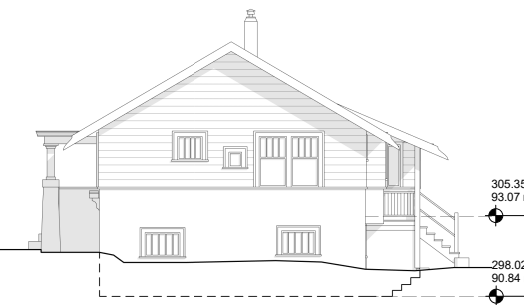
EXISTING CONDITION



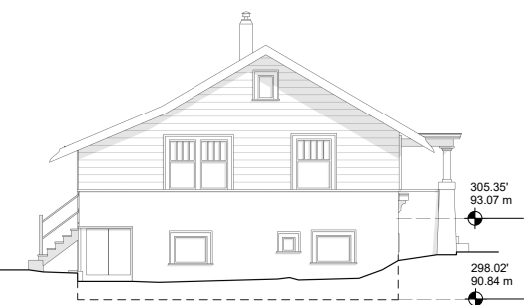
1 EXISTING EAST ELEVATION
1/8" = 1'-0"



2 EXISTING WEST ELEVATION
1/8" = 1'-0"

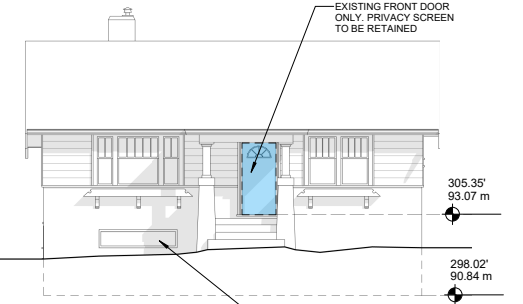


3 EXISTING NORTH ELEVATION
1/8" = 1'-0"

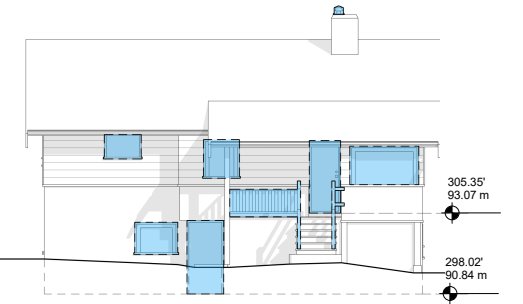


4 EXISTING SOUTH ELEVATION
1/8" = 1'-0"

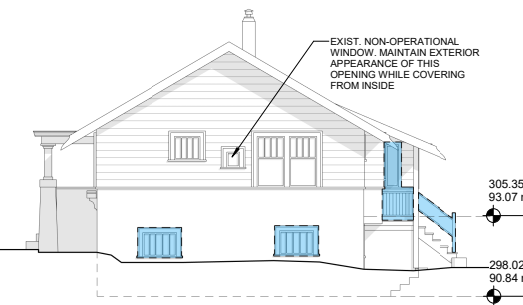
DEMOLITION (HIGHLIGHTED IN BLUE)



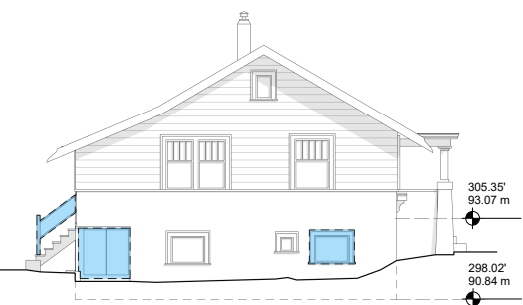
5 EXISTING EAST ELEVATION
1/8" = 1'-0"



6 EXISTING WEST ELEVATION
1/8" = 1'-0"

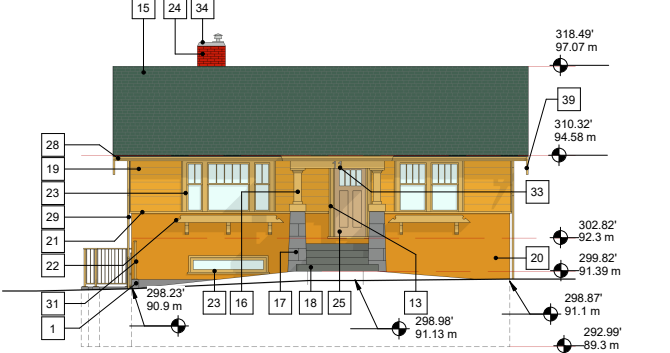


7 EXISTING NORTH ELEVATION
1/8" = 1'-0"

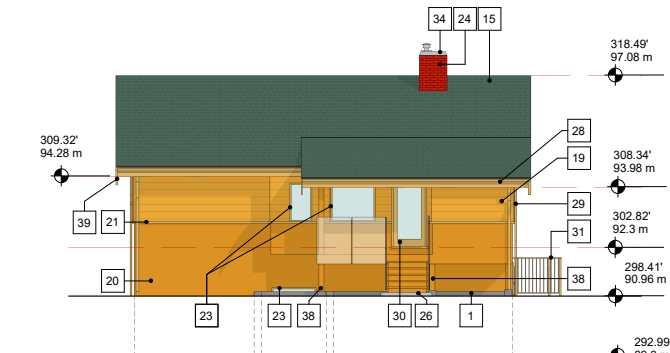


8 EXISTING SOUTH ELEVATION
1/8" = 1'-0"

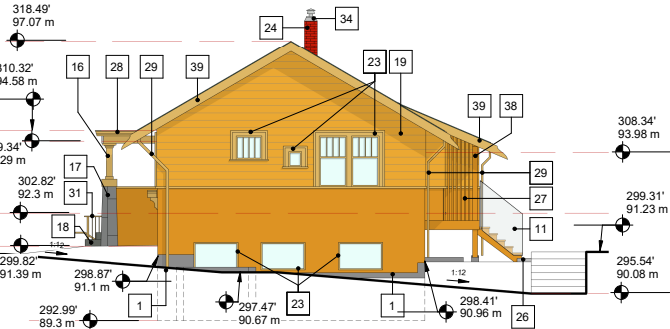
PROPOSED (AFTER RE-LOCATION)



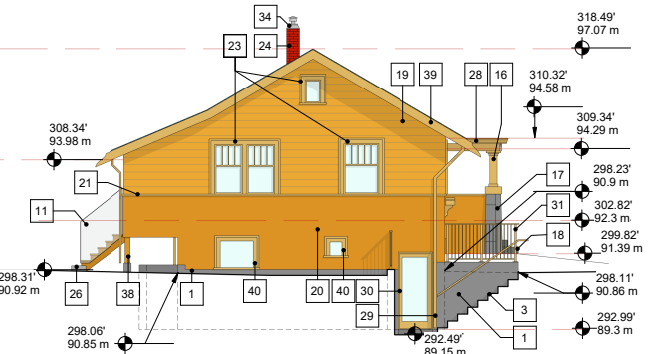
9 PROPOSED SOUTH ELEVATION
1/8" = 1'-0"



10 PROPOSED NORTH ELEVATION
1/8" = 1'-0"



11 PROPOSED EAST ELEVATION
1/8" = 1'-0"



13 PROPOSED WEST ELEVATION
1/8" = 1'-0"

MATERIALS LEGEND

- # MATERIAL
- 1 CIP CONCRETE, FORMBOARD FINISH
- 2 PRE-FINISHED NATURAL WOOD SHINGLES, SEMI-TRANSPARENT STAIN
- 3 CONCRETE STAIRS, LIGHT BROOM FINISH
- 4 FIBRE CEMENT, PANEL, SMOOTH FINISH, LIGHT GREY
- 5 CIP STUCCO, SMOOTH FINISH, PEA GREEN
- 6 CIP STUCCO, SMOOTH FINISH, OLIVE
- 7 CIP STUCCO, SMOOTH FINISH, BRIGHT GREEN
- 8 CIP STUCCO, SMOOTH FINISH, LAWN GREEN
- 9 CIP STUCCO, SMOOTH FINISH, BLUE
- 10 MTL WINDOWS/DOORS, COLOUR TO MATCH ADJACENT BLDG FACE
- 11 MTL/GLASS RAILING, PC, COLOUR TO MATCH UNIT BLDG FACE
- 12 MTL/GLASS RAILING, PC, LIGHT GREY
- 13 RETAINED ORIGINAL ENTRY DOOR FRAME & TRIM, GROOVY GOLD
- 14 MTL GLAZED ENTRY DOOR, COLOUR TO MATCH ADJACENT BLDG FACE
- 15 ROOF, ASPHALT SHINGLES, IKO, EMERALD GREEN
- 16 RETAINED WOOD SUPPORT COLUMNS, PORCH, GROOVY GOLD
- 17 RETAINED FLARED GRANITE PIERS
- 18 RE-BUILT ROUNDED CORNERS AT END LOWEST CONCRETE STAIR
- 19 RETAINED WIDE PLANK, HORIZ. LAP SIDING, LIGHT YELLOW
- 20 RETAINED CIP STUCCO, ROUGH FINISH, STRAW
- 21 RETAINED WOOD DRIP CAP W/ MOULDING, GROOVY GOLD
- 22 RETAINED FLOWER BOX W/ DECORATIVE RELIEF/BRAKETS, GROOVY GOLD
- 23 RETAINED ORIGINAL WINDOWS W/ FRAME & TRIM, GROOVY GOLD
- 24 RETAINED BRICK CHIMNEY (NON-FUNCTIONAL)
- 25 1920's CATALOGUE FRONT DOOR, No. 5, WOOD, LACQUERED
- 26 RE-BUILT WOOD STAIRS W/ ROUNDED CORNERS CONCRETE BOTTOM LANDING
- 27 MTL PRIVACY SCREEN, PC, GROOVY GOLD
- 28 ORNAMENTAL MTL GUTTER, GROOVY GOLD
- 29 ORNAMENTAL MTL RWL, GROOVY GOLD
- 30 MTL WINDOWS AND DOORS (ALL WEATHER), GROOVY GOLD
- 31 PC MTL PICKET RAILING, LIGHT YELLOW
- 32 ROOF, ASPHALT SHINGLES, IKO, FROSTONE GREY
- 33 ADDRESS NUMBER, METAL/HALO LED LIGHT
- 34 RETAIN / REPAIR CHIMNEY CONCRETE CAP
- 35 PC MTL ENTRY TRELLIS, COLOUR TBD
- 36 WALL MOUNT LIGHT FIXTURE, PC, BLACK
- 37 PRE-FINISHED CONCEALED MTL GUTTER & RWL, LIGHT GREY
- 38 RETAINED WOOD COLUMNS, STRAW
- 39 RETAINED ROOF WOOD TRIM, GROOVY GOLD
- 40 RETAINED ORIGINAL WINDOWS, FRAME & TRIM: GROOVY GOLD
- 41 PC MTL ADDRESS PEDESTAL, COLOUR TO MATCH ADJACENT BLDG FACE

COLOUR LEGEND

- A. GROOVY GOLD
- B.
- C. DEB765
- D. 222 183 101
- A. LIGHT YELLOW 4A1010
- B. YELLOW MARIGOLD 2155-30
- C. EBA832
- D. 235 168 50
- A. STRAW 4A1012
- B. GOLD MINE 2155-20
- C. DD9323
- D. 221 147 35
- A. 1920's GORDON VAN TINE
- B. BENJAMIN MOORE
- C. HEX
- D. RGB

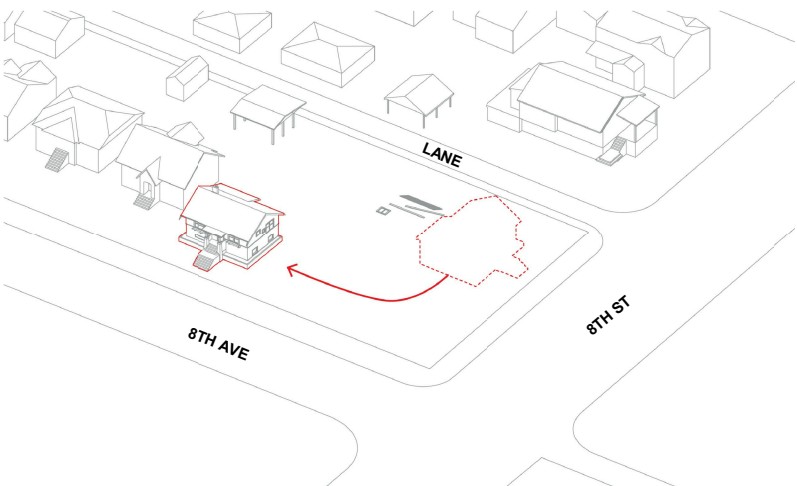
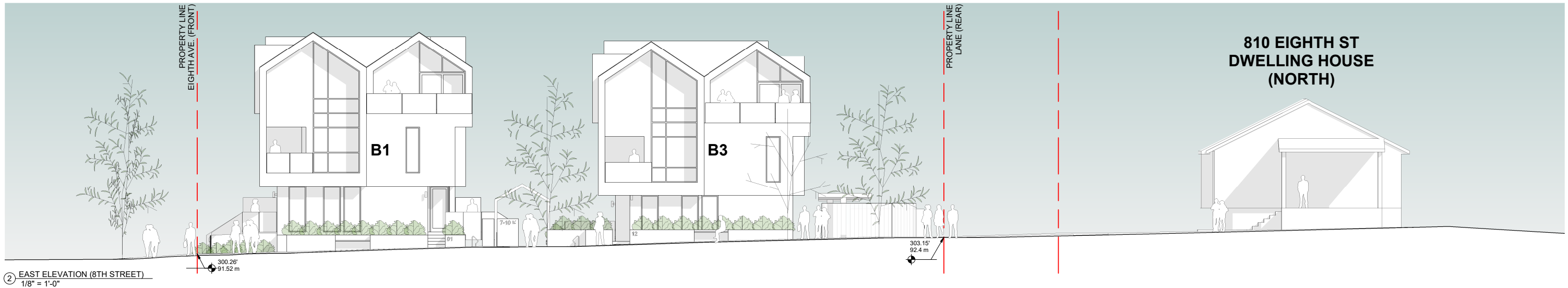


DIAGRAM SHOWING HERITAGE HOUSE RE-LOCATION

ELEVATIONS - HERITAGE HOUSE
8TH + 8TH TOWNHOMES

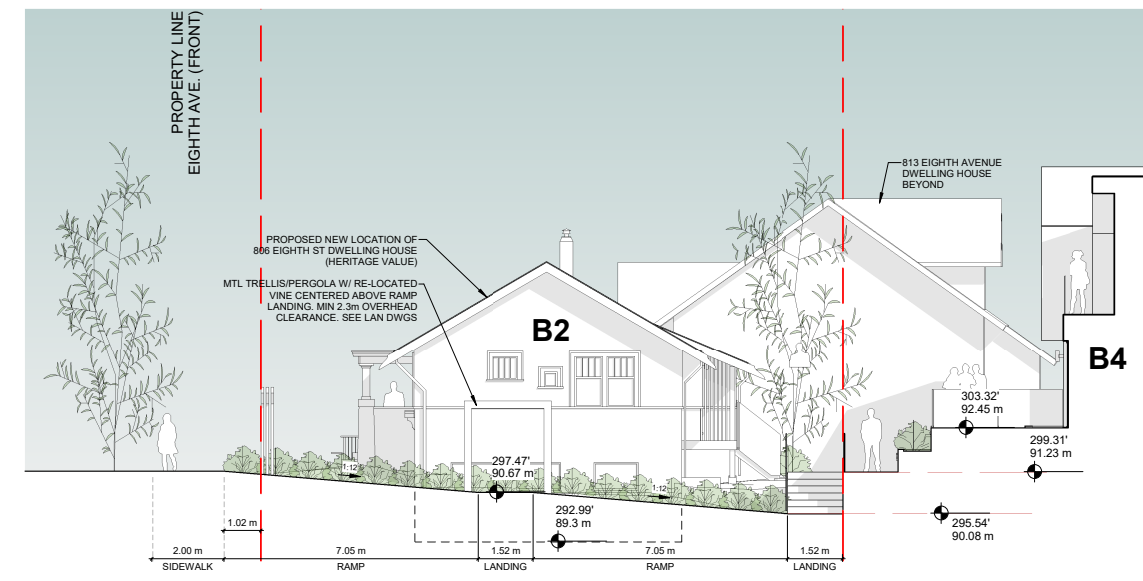
NOVEMBER 12, 2021
802 & 806 8TH ST, 809 8TH AVE, NWM



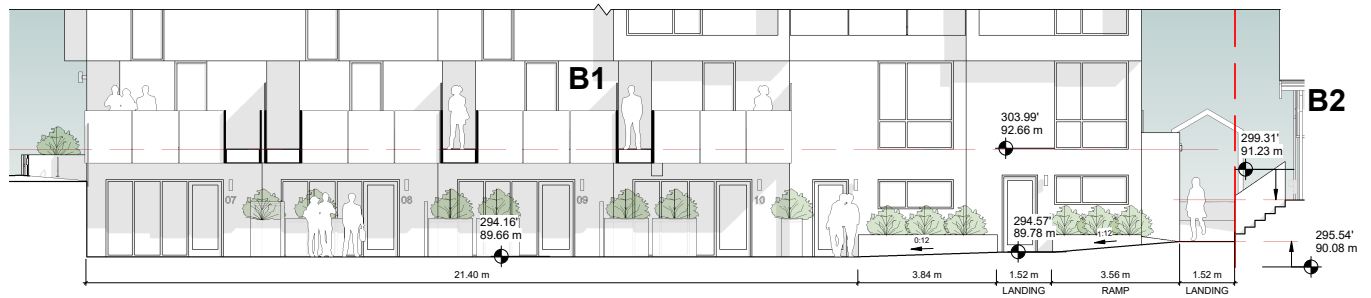
HRA / DP RE-SUBMISSION



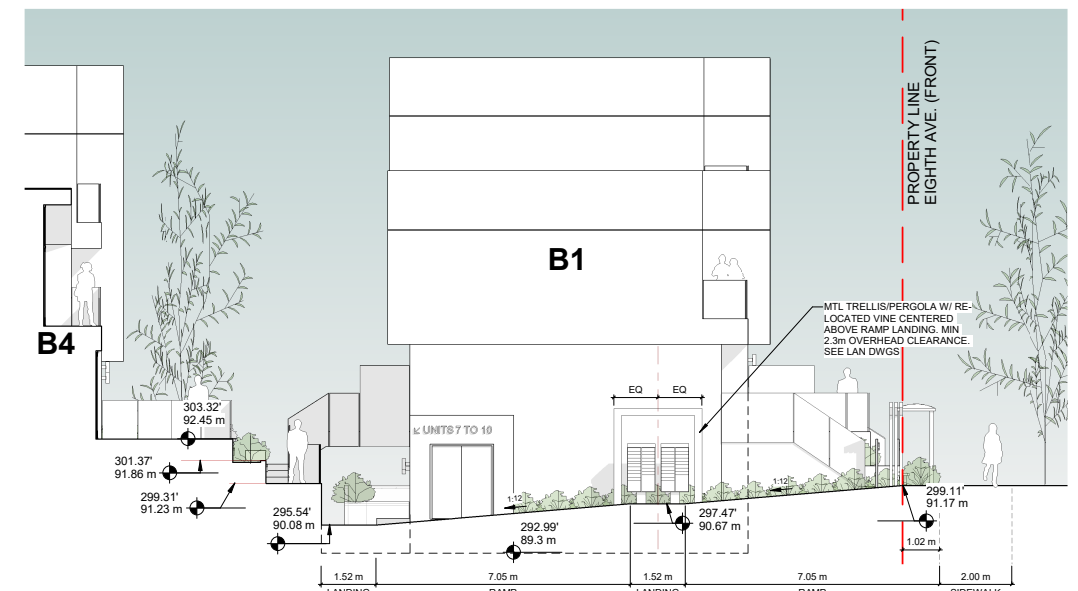
① WEST ELEVATION
1/8" = 1'-0"



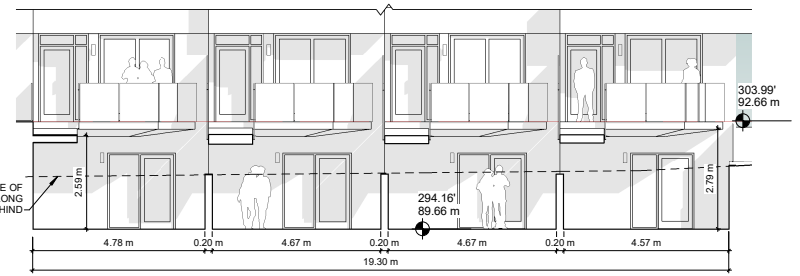
② BLDG 2 (HERITAGE HOUSE) EAST ELEV
1/8" = 1'-0"



③ BLDG 1 BASEMENT NORTH ELEVATION
1/8" = 1'-0"



④ BLDG 1 WEST ELEVATION
1/8" = 1'-0"

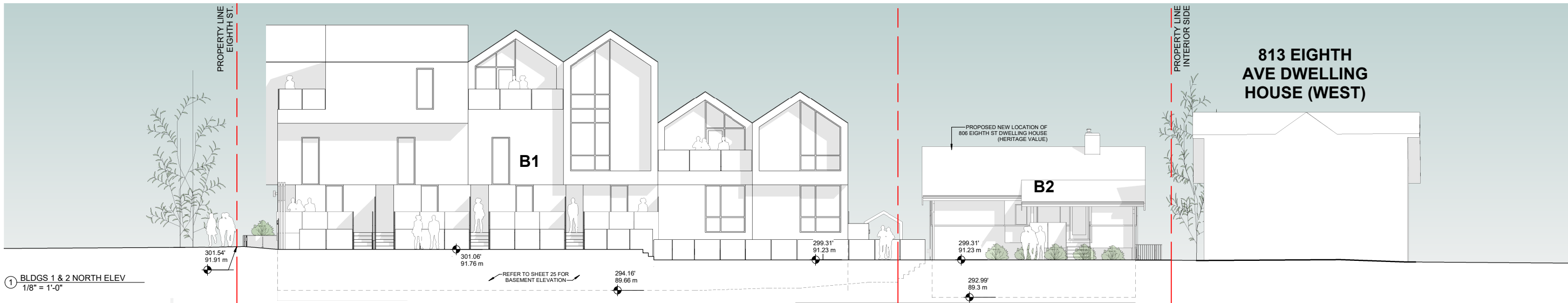


⑤ BLDG 1 BASEMENT SOUTH ELEVATION
1/8" = 1'-0"

ELEVATIONS

8TH + 8TH TOWNHOMES

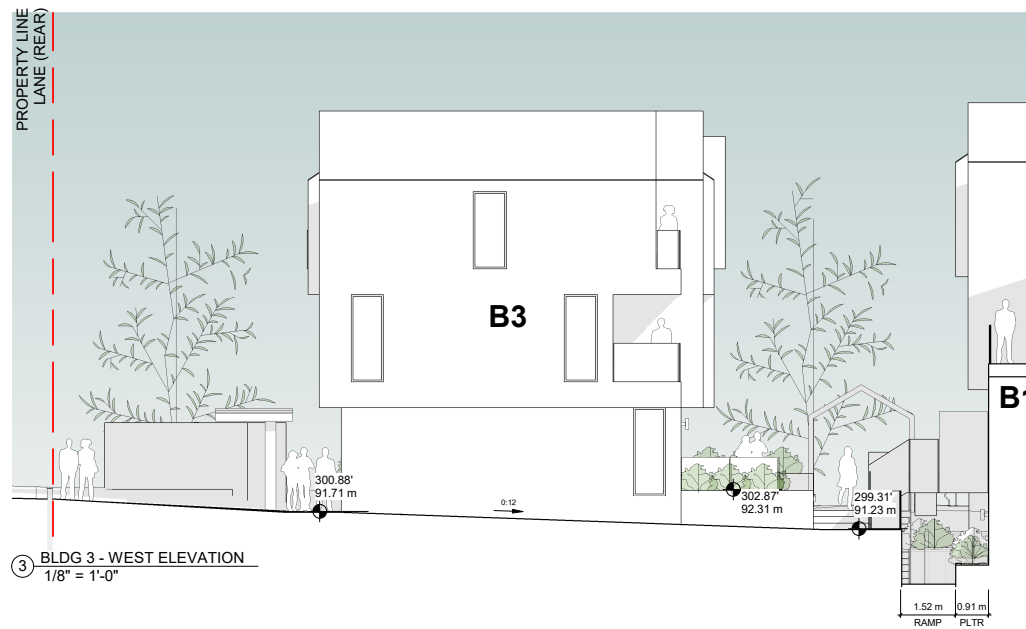
NOVEMBER 12, 2021
802 & 806 8TH ST, 809 8TH AVE, NWM



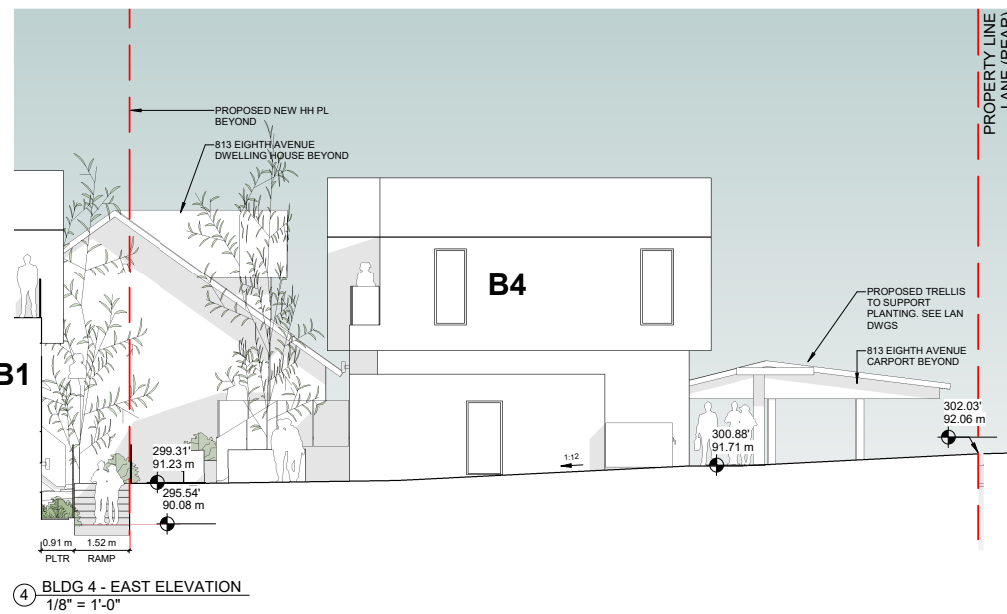
① BLDGS 1 & 2 NORTH ELEV
1/8" = 1'-0"



② BLDGS 3 & 4 SOUTH ELEVATION
1/8" = 1'-0"



③ BLDG 3 - WEST ELEVATION
1/8" = 1'-0"



④ BLDG 4 - EAST ELEVATION
1/8" = 1'-0"

ELEVATIONS

8TH + 8TH TOWNHOMES

NOVEMBER 12, 2021
802 & 806 8TH ST, 809 8TH AVE, NWM

REVISIONS		GRIMWOOD ARCHITECTURE
No.	DATE	
1	2021.03.02	
2	2021.08.17	
3	2021.11.12	



① SOUTH EAST CORNER



② SOUTH WEST CORNER

RENDERINGS **8TH + 8TH TOWNHOMES**

NOVEMBER 12, 2021

802 & 806 8TH ST, 809 8TH AVE, NWM

REVISIONS	
No.	DATE
1	2021.03.02
2	2021.08.17
3	2021.11.12

GRIMWOOD
 ARCHITECTURE



① SOUTH (8TH AVENUE)



② EAST (8TH STREET)

RENDERINGS **8TH + 8TH TOWNHOMES**

NOVEMBER 12, 2021

802 & 806 8TH ST, 809 8TH AVE, NWM

REVISIONS	
No.	DATE
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3	2021.11.12

GRIMWOOD
ARCHITECTURE



① NORTH EAST CORNER



② NORTH WEST CORNER

RENDERINGS **8TH + 8TH TOWNHOMES**

NOVEMBER 12, 2021

802 & 806 8TH ST, 809 8TH AVE, NWM

REVISIONS	
No.	DATE
1	2021.03.02
2	2021.08.17
3	2021.11.12

GRIMWOOD
 ARCHITECTURE

Appendix C

Project Statistics and Proposed Relaxations

PROJECT STATISTICS AND PROPOSED RELAXATIONS

Table 1: Project Statistics for Heritage House (Lot “B”)

	Permitted / Required Under NR-2 Zone	Proposed	Relaxation
Min. Site Area	557.4 sq. m. (6,000 sq. ft.)	226.4 sq. m. (2,437 sq. ft.)	331 sq. m. (3,563 sq. ft.)
Lot Width	--	14.04 m. (46.06 ft.)	--
Lot Depth	--	16.13 m. (52.92 ft.)	--
Max. Floor Area	135.8 sq. m. (1,462.2 sq. ft.)	159.95 sq. m. (1,721.67 sq. ft.)	24.15 sq. m. (259.47 sq. ft.)
Max. Floor Space Ratio	0.6 FSR	0.71 FSR	0.11
Max. Floor Space Ratio Above Grade	0.4 FSR	0.37 FSR	--
Max. Site Coverage	35%	37%	2%
Min. Front Setback	3.23 m. (10.58 ft.)	4.27 m. (14.01 ft.)	--
Min. Rear Setback	3.23 m. (10.58 ft.)	2.96 m. (9.71 ft.)	0.27 m. (0.87 ft.)
Min. Side Setback (West)	1.22 m. (4 ft.)	1.83 m. (6 ft.)	--
Min. Side Setback (East)	1.22 m. (4 ft.)	1.75 m. (5.74 ft.)	--
Max. Height (Roof Peak)	10.67 m. (35 ft.)	5.93 m. (19.44 ft.)	--
Max. Height (Midpoint)	7.62 m. (25 ft.)	4.53 m. (14.87 ft.)	--
Max. Attached Accessory Structure Area	10%	2%	--
Min. Off-Street Parking	1 space	1 space	--
Location of Off-Street Parking	On-site	Off-site (on adjacent Lot “A”)	Off-site parking

** Grey rows indicate proposed relaxations/variances*

Table 2: Project Statistics for Townhouses (Lot “A”)

Despite the site being zoned Neighbourhood Single Detached Residential (NR-2), since the proposed Heritage Revitalization Agreement would enable a change in use to townhouses, the following table provides an overview of how the proposed townhouses on Lot “A” would relate to the Infill Townhouse and Rowhouse Residential (RT) zoning provisions for comparison:

	Permitted / Required Under RT Zone	Proposed
Residential Units	Side-by-side townhouse units	Side-by-side townhouse units, stacked townhouse units
Site Area (Net)	--	1,644 sq. m. (17,697 sq. ft.)
Total FSR Inclusive of Basement	1.0 FSR	1.13 FSR
Total FSR Excluding Basement	0.85 FSR	1.05 FSR
Building Height	10.67 m. (35 ft.)	Building 1: 12.08 m. (39.62 ft.) Building 3: 11.13 m. (36.52 ft.) Building 4: 8.4 m. (27.56 ft.)
Unit Mix and Family-Friendly Housing	Minimum 30% two and three bedroom units, of which 10% are three or more bedrooms	Studio units: 4 (24%) 1 bedroom units: 0 (0%) 2 bedroom units: 0 (0%) 3 bedroom units: 11 (65%) 4 bedroom units: 2 (12%) Total: 17 units
Off-Street Parking Resident Visitor Total	17 spaces 2 spaces 19 spaces	13 spaces 1 space (with shared loading) 14 spaces
Bicycle Parking	17 spaces	24 spaces (long term) 4 spaces (short term)
Parking space or maneuvering aisle setback from side or rear site line (for sites with multiple dwelling uses)	1.52 m. (5 ft.)	Side (west): 0.39 m. (1.28 ft.) Rear: 0.61 m. (2 ft.)

Appendix D

Photos of 802 Eighth Street





Attachment E

Photos of 809 Eighth Avenue





Attachment F

*Heritage Conservation Plan and
Statement of Significance*

Heritage Conservation Plan

806 Eighth Street :: Thomas and Stella Sincock House :: 1929
Moody Park :: New Westminster, BC



Prepared by Elana Zysblat, CAHP :: Ance Building Services :: October 2021

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Statement of Significance



Description of Historic Place

The Sincock House is a 1.5 storey wood-frame house (plus basement) sited on Eighth Street near the corner of Eighth Avenue and Moody Park in New Westminster, BC.

Heritage Values

Constructed in 1929, the Sincock House is valued for its direct association with the interwar development boom in New Westminster, centred around the late 1920s, when new neighbourhoods were developed in the city, and existing neighbourhoods, such as Moody Park, were filled in. This period saw the major expansion and development of the park itself which coincided with, and likely helped to spark, the filling in of the remaining empty residential lots in the Moody Park neighbourhood.

The house represents the work of local residential building contractors, Bodley & Sons who built numerous homes in the Burnaby and New Westminster areas in the same interwar period. Ontario-born Samuel Whitman Bodley was considered a 'pioneer building contractor' according to his obituary of 1949. All the known homes he constructed in New Westminster still stand today - 802 Fifth St (1929), 806 Eighth St. (1929), 701 Third Ave. (1938), 505 Eighth Ave. (1930), 809 Eighth Ave. (1937) and 725 Fifth St. (1931).

The Sincock House is valued as a working-class 1920s Craftsman Bungalow, which although modest in scale, features high quality craftsmanship and finishing. This building type represents the trending working-class house designs popularized in house plan catalogues of the 1920s often utilized in the construction of the over 500 new homes built between 1927 and 1929 in New Westminster's 'bungalow boom'. It contributes to the dominant historic character of the Moody Park streetscapes along the park which were filled in in the 1920s and 30s with 'bungalow homes'. Although many of the

homes built in this period still stand today, the character of Eighth Street is diminished by the impacts of the arterial traffic and the resulting high hedges.

The historic place is further important for its association with its original owners, Thomas and Stella Sincock, and its builder, Bodley & Sons, who each in their own way had enduring impacts on the social and physical development of New Westminster in the first half of the 20th century. The historic place endured as the Sincock family home for over 40 years. Thomas Henry Sincock (1891-1989) was born in Fort Langley and was a life-long resident of New Westminster. Sincock worked as a driver for two New Westminster 'institutions' Royal City Taxi (established just after WWI and still exists today) and Royal City Laundry which functioned under that name until 1960.

Character Defining Elements

- Residential use since 1929
- Location on Eighth Street in close proximity to Moody Park and houses of a similar vintage
- Set back in line with other houses on the street each with a modest front yard
- Residential form, scale and design
- One and a half storey height plus basement level
- Side-gabled roof with pronounced overhangs
- Craftsman Bungalow style as expressed in its horizontal orientation, large side-gabled roof with deep eaves, pointed fascia board ends, prominent front porch with flared column piers and a mix of several finishing materials (stucco, wood siding, granite, brick)
- Central, projecting front porch with flat roof and two wood support columns with flared granite piers
- Concrete front stairs with rounded corners on lowest stair
- Wide plank horizontal lap siding on the main and attic levels with rough-cast stucco on the basement level separated by a wood belt course with moulding.
- Flower boxes with decorative reliefs and brackets on either side of the front porch
- Original window and door openings throughout
- Wood double-hung windows with divided vertical light upper sashes
- Window and door trim with backband moulding
- Internal brick chimney

Current Photos

front view
8th street entrance



Side view
lane





Side and rear view
showing rear of garage



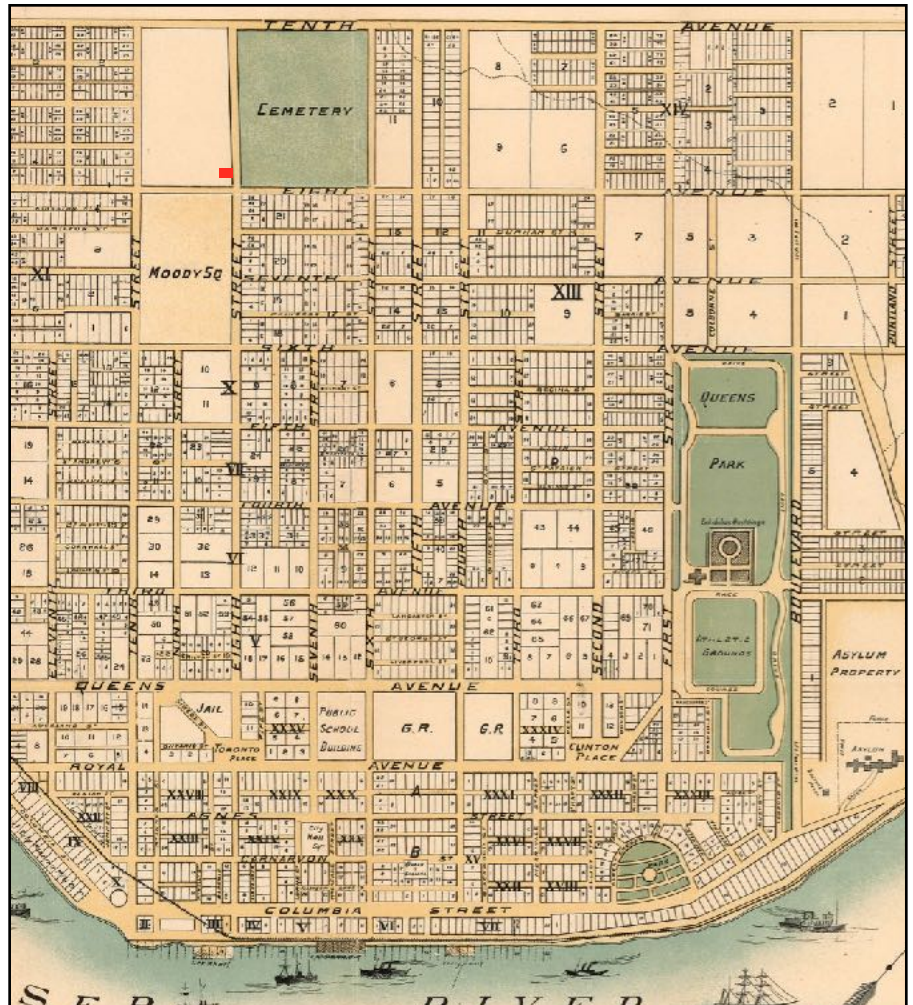
Garage structure
viewed from inside the
house

Historic Brief

Although parks and public plazas were allocated in New Westminster's first plan drawn by the Royal Engineers in the early 1860s, there was almost no development beyond the Royal City's original northern boundary of Royal Avenue until the 1880s, and it was decades before the city had an economy capable of supporting the development of its allocated public parks through tax levies.

The announcement of the arrival of the CPR to Vancouver, with a branch line to New Westminster, sparked a significant building boom between 1887-1898, transforming the small town into a real city.

At the time this map (right) was drawn in 1892, New Westminster had not only a train station but a streetcar system, electric street lights, and expanded boundaries well beyond Royal Avenue to include suburbs such as Queen's Park, Sapperton and Queensborough. Queen's Park was refined and laid-out with public gardens, walkways and sports fields.



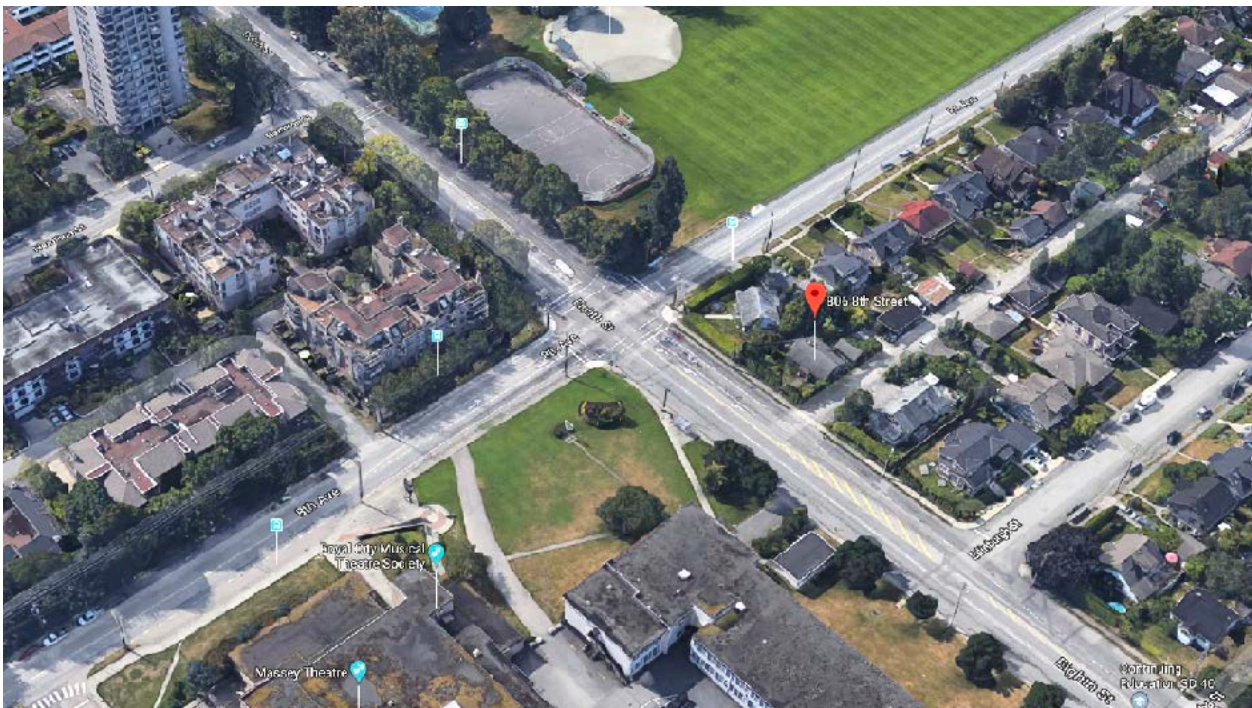
(portion of) City of New Westminster map, by R.J. Williams, Ottawa. 1892. The future subject property at 806 Eighth St. is marked in red. source: City of Vancouver Archives Map 617

It wasn't until 1889 that Council proposed a \$10,000 bylaw for the improvement of Moody Park (then known as Moody Square), which was passed by voters. Work got underway and was completed the following year. In 1908 "Moody Park Square" was formally conveyed by an Act of the Provincial Government for the "recreation and enjoyment of the public upon trust" to the City of New Westminster. By this time a well established neighbourhood of homes surrounded the park.

An economic downturn sparked by World War I halted most construction in the Lower Mainland. In the 1920s and 30s a third wave of development occurred in the City which saw the major expansion and

development of Moody Park for the community and children, and again in the mid-30s when an even more ambitious landscaping and development plan was executed. The development of the park coincided with the filling in of remaining empty residential lots around the park and in the Moody Park neighbourhood. In fact, the entire subject block was developed between 1920 and 1935 - during this development period - except for 930 Eighth Street (built in 1912) which was the only house standing here before World War I.

The interwar years especially saw the development of the northern part of the neighbourhood. Across the street from the subject house an early, relocated cemetery became the City Isolation Hospital (1890s). The hospital stood along side City stables and storage structures, and at the beginning of the Second World War military barracks and a drill field were added to the site. With the removal of these following the war, the site was developed for public high schools and the Massey Theatre.



The subject house near the corner of Moody Park, across from New Westminster Secondary and the Massey Theatre.

Historic catalogue house plans that may have been used for the Sincock House



Harris Home No. M-1006

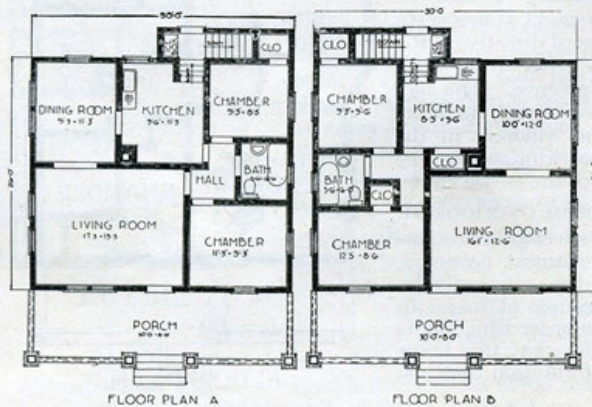
Size 30 ft. x 29 ft. 6 in.
Including Addition

5 Rooms
and Bath

THIS is also a new design that is offered at an exceptionally low price, due directly to modern machinery, standardization of material, great volume production and the elimination of all waste.

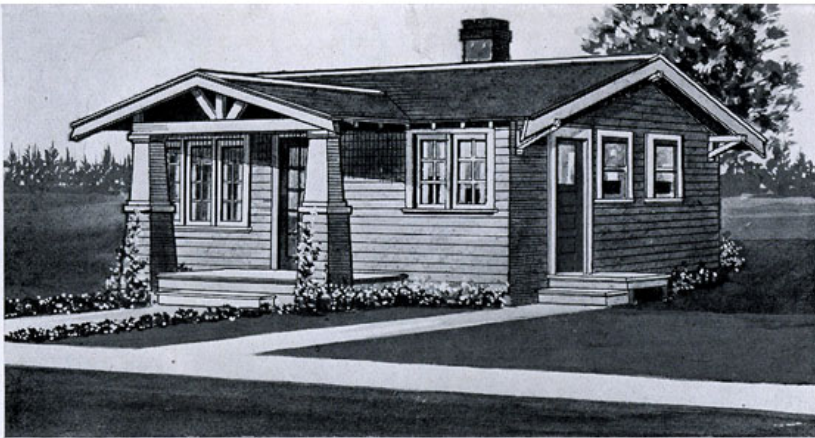
At a glance one can see how the well balanced exterior harmonizes in every respect with the spacious front porch, and studying the floor plans it is easy to tell that the architect has given considerable study to housewife's convenience. Housekeeping will be a real joy in this remarkably well planned home.

Here we also offer two floor plans, "A" and "B." Note how in each plan every square inch of floor space is utilized to best advantage—the Living Room is large and well lighted, having four good sized windows and large glazed front door. From



the Living Room a door gives access to a hall connecting the two bedrooms. Between these a convenient bathroom—note also door connecting kitchen with this hall. This is a feature that is well liked in this home for it saves many unnecessary steps. The kitchen opens upon a stairway which leads to the grade entrance and to the basement. The icebox can conveniently be placed on the grade landing as shown.

Model M-1006 of the 1920
Harris Homes catalogue -
Harris Brothers of Chicago,
Illinois. Source:
antiquehome.org



The Santiam #188
of the 1921
Fenner
Manufacturing
Company
catalogue.
Source:
antiquehome.org

The Santiam Fenner Home No. 188

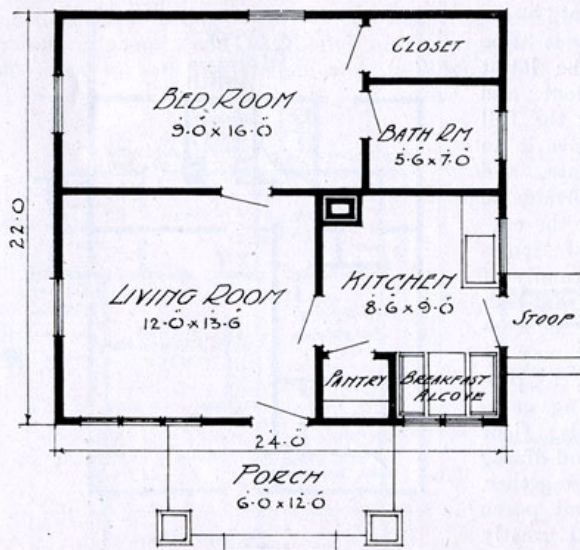
"JUST the thing for two people, and a little beauty, at that!" This was the exclamation of a woman who lives in a Fenner home when she saw the first plans of "The Santiam." Other people liked it, too, so we decided to put it into the catalog. It certainly makes a cozy little home, and the big front porch with the heavy pillars add an artistic touch that makes it look a much larger house than it actually is. The floor plans will show you

how conveniently arranged this little home can be made. There is nothing elaborate, nothing fancy about it, but it certainly is a pretty little house, and for the money it is one of the nicest four-room homes that can possibly be built.

See price list just inside front cover

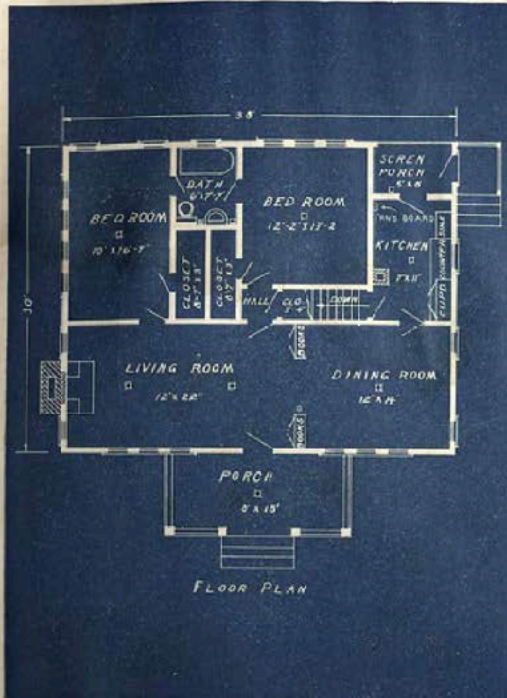
Specifications on pages 11 to 14.

Wall and floor sheathing not furnished.




104 East 10th St
Vancouver, B.C.

Your contractor can make your dream come true by using our plans.



Floor Plan No. 205



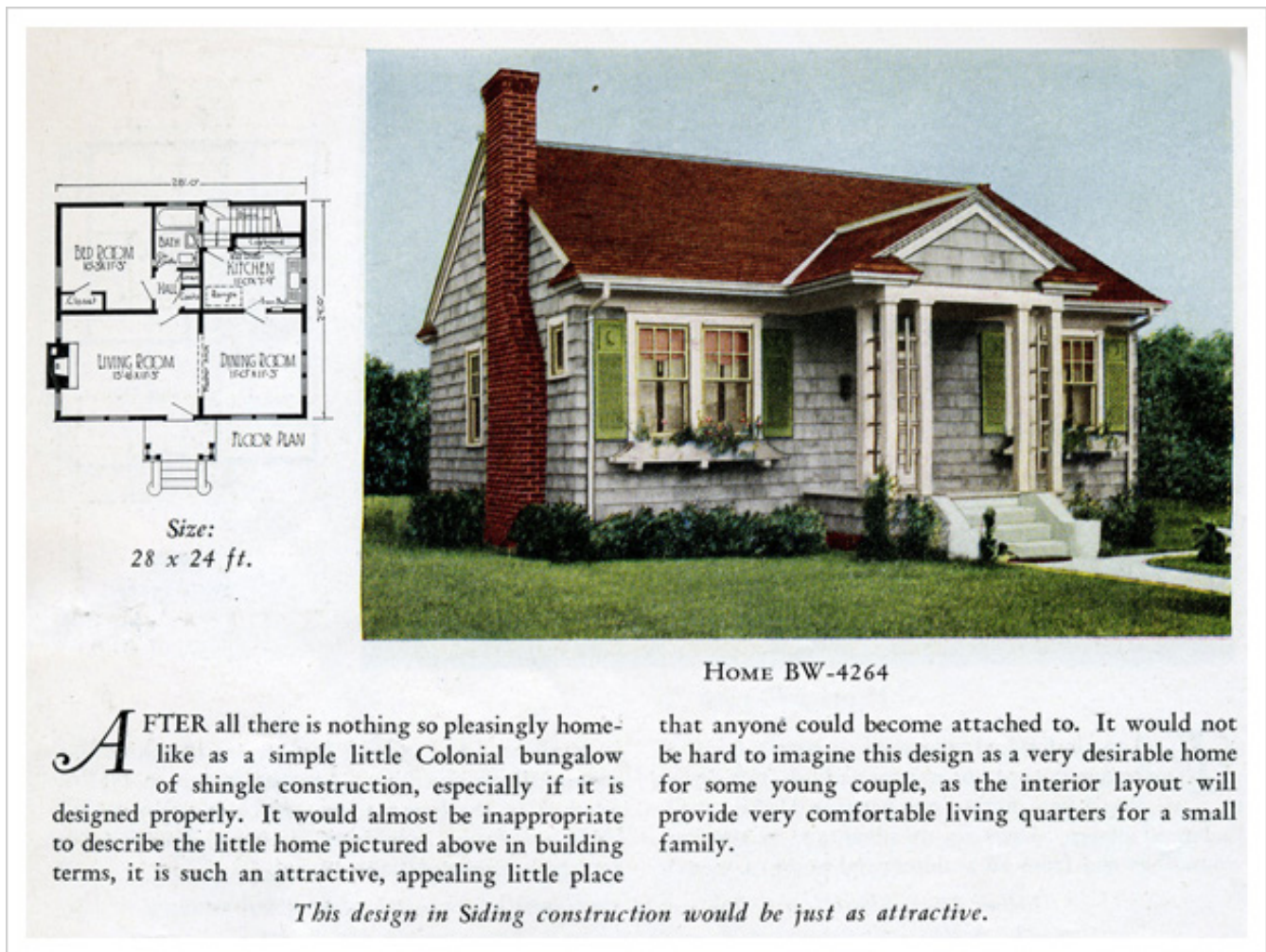
Exterior No. 205

No. 205. A beautiful little home of five rooms. The red composition roof and cobblestone flue are very attractive and the plan arrangement is convenient and complete in every detail. The corner bed room, having many windows, is quite equal to a sleeping porch.

Complete plans as shown or reversed, specifications, lumber and mill bills.....\$7.50
Duplicate sets with original order, per set..... 2.50

PAGE THIRTEEN

Model # 205 from the 1924 Garlinghouse catalog of bungalows (Fifth Edition). Source: antiquehome.org



Model #4264 of the 1924 Bilt-Well Homes of Comfort catalogue. Source: antiquehome.org

Conservation Objectives

Preservation and Restoration are the overall conservation objectives for the historic house.



Rendering of the proposed development showing the relocated historic house and the new townhouse along Eighth Avenue.
Credit: Grimwood Architecture.

Rehabilitation is the conservation objective for the property.

As the immediate context of the property on Eight Street has changed from a single-family homes streetscape to a high-traffic arterial, the historic house will be relocated to quieter Eight Avenue, to enhance the quality of life in the house and allow its restoration efforts to be intimately seen and appreciated. It will be relocated two lots west from its current location to a close-by property facing Eighth Avenue, linking the old house with a grouping of similarly-aged homes and enabling it to contribute to a historic streetscape of Interwar bungalows on Moody Park. The historic house will retain its detached residential use. The relocation will make room for a higher-density townhouse development on the lots closest to the busy corner, and for an interior courtyard shielded from Eighth Street. The contemporary townhouses' designs are informed by traditional bungalow elements with their gabled roofs and front porches, and can thus transition harmoniously from a single-family streetscape to a higher-density housing form. The townhouse height closest to the historic house is intentionally lowest (two stories), as the scale of the new buildings intensifies towards the busy corner of Eighth and Eighth. The proposed development does not negatively impact the exterior design of the historic house, nor affect the property's Character Defining Elements and Heritage Values, as they can be more visibly and effectively conserved at the new proposed location.

Definitions from the Standards & Guidelines for the Conservation of Historic Places in Canada (2nd edition):

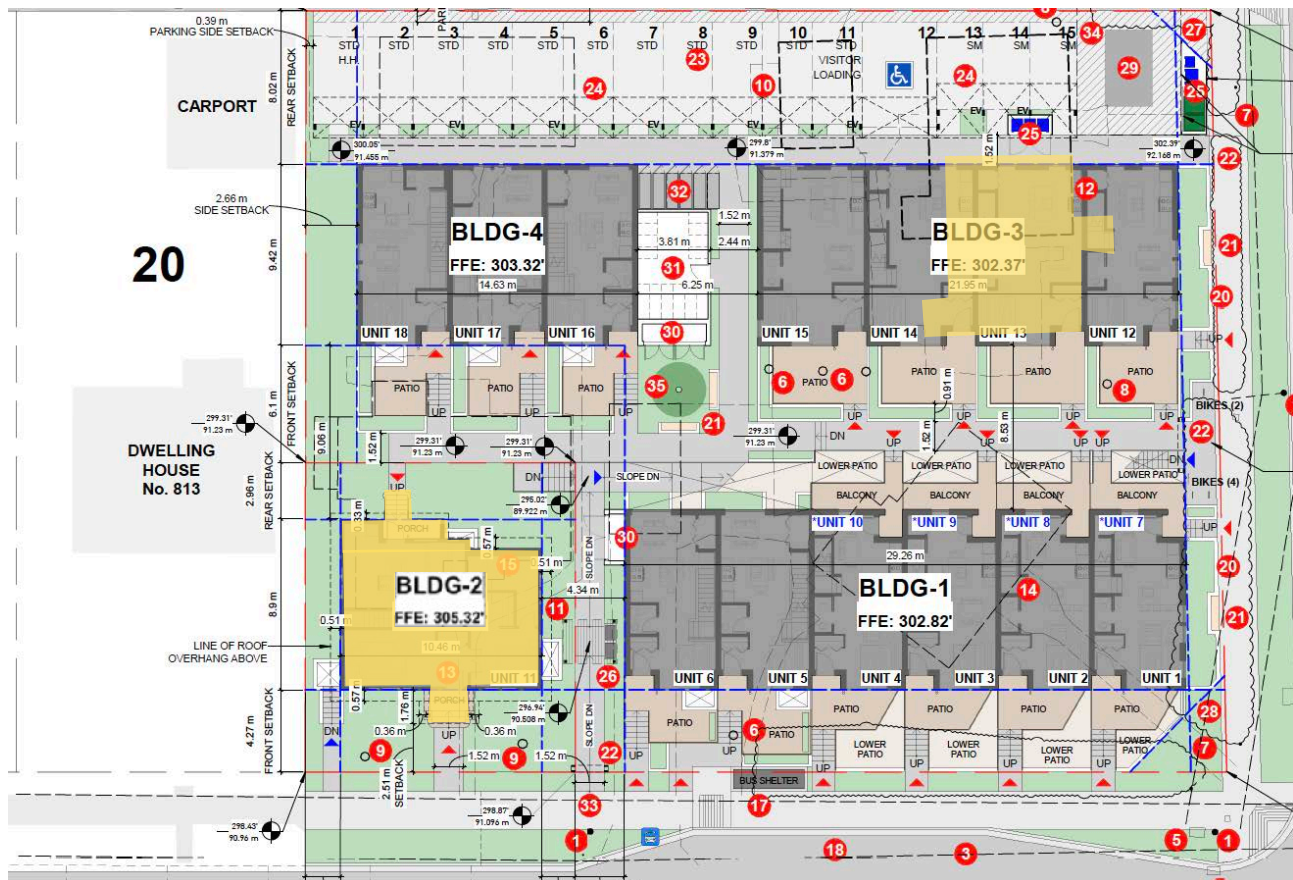
Preservation: The action or process of protecting, maintaining and/or stabilizing the existing materials, form and integrity of an historic place or of an individual component, while protecting its heritage value.

Restoration: The action or process of accurately revealing, recovering or representing the state of a historic place or an individual component, as it appeared at a particular period in its history, while protecting its heritage value.

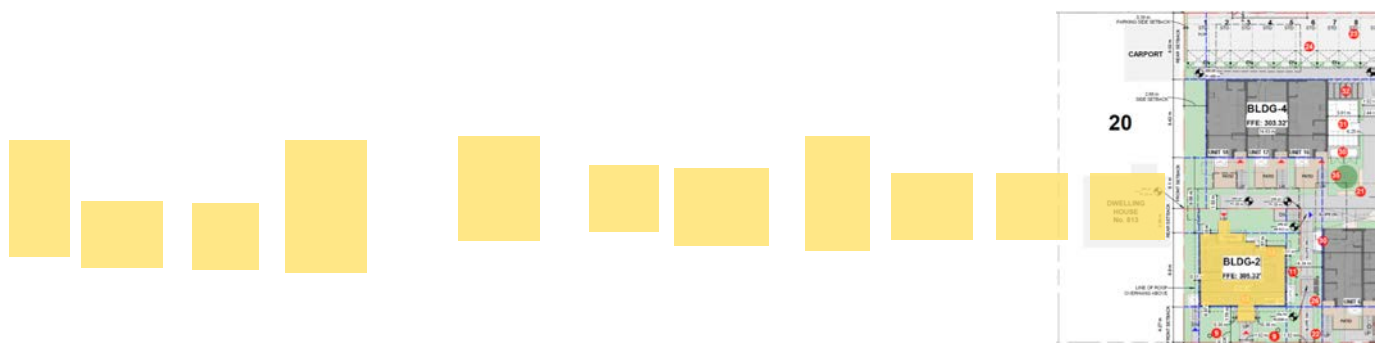
Rehabilitation: The action or process of making possible a continuing or compatible contemporary use of an historic place, through repair, alterations, and/or additions, while protecting its heritage value.

Site Plan

The below site plans shows the historic Sincok House (shaded in yellow) in its original location facing Eighth Street at the top right of the plan, and in its new proposed location facing Eighth Avenue in the bottom left of the plan, named building 2 and outlined in yellow. Buildings 1, 3 and 4 represent the new townhouses.



The below illustration shows the partial proposed site plan and its relationship with the 800-block of Eighth Avenue, the 'new' home for the historic Sincok House.



Site plans of the proposed development drawn by Grimwood Architecture with yellow highlights added by the author to show the location of exiting and relocated single family dwellings on the subject block.

Condition Assessment

Overall the building is in **good** condition.

a. Structure

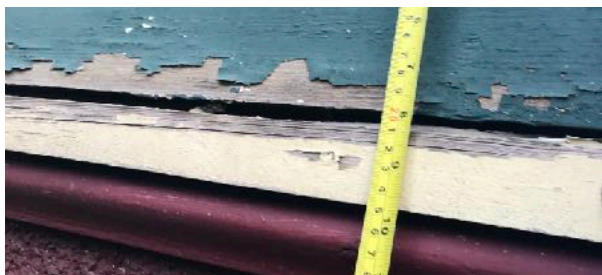
The exterior building lines are true to the eye, there is no visual evidence of structural distortion or obvious failures. The structure as assessable from the exterior and finished basement is in **good** condition.

b. Exterior Wood Elements

- The building's window and door trim features a 'backband' (outlined in red in the photo below) which was a casing style typical of the Interwar years. The window and door trim is in **good** condition.



- The building's traditional wood window sills project from the window frame and beyond the trim line. The larger windows on the main floor don't have window sills, but the wood belt course acts as a sill (drip cap) for them. The belt course wraps the entire house, and is essentially a square sill with a moulding below. It is marked with a red arrow on the above left photo. Sills and belt course are generally in **good** condition with certain areas assessed as **fair** for lack of paint and exposure to weather (see below), however no areas have been identified as damaged beyond repair.



left: photo showing the wood belt course (cream), lap siding (green) and belt course moulding (maroon) on the south elevation. The paint where the siding and belt course meet has dried up and flaked off leaving these wood elements exposed to weather but likely repairable.

- Wide lap wood siding (8" exposure). For the most part this siding is in **good** condition however the paint is flaking off in small areas and a small section appears to be buckling at the rear (outlined in red).



- Front porch columns, caps and bases. The wood portions of the porch column assemblies are in **good** condition. Minor cracks and flaking of paint observed are considered surface issues that can be addressed at the time of repainting.

- Tongue and groove soffits and front porch ceiling are both in **good** condition.



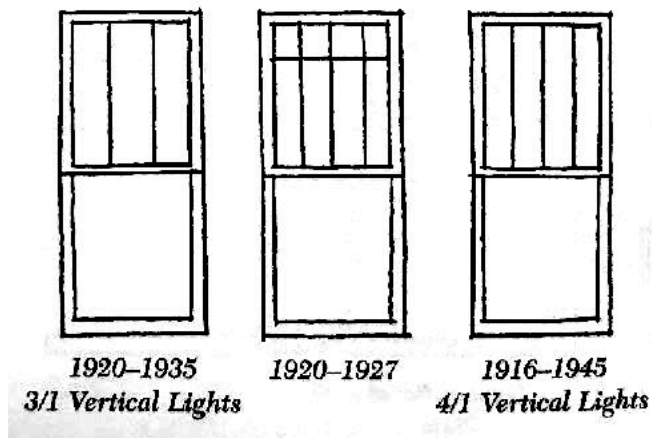
c. Roofing and waterworks

The asphalt shingle roof and aluminum gutters are in **fair-good** condition. The shingles are lifting where the main roof meets the front and back porch roofs (circled in red). Moss is growing on most areas of the roof. The roof appears to be nearing the last 5 years of its life expectancy.



d. Windows and Doors

The 1929 window openings survive on the building on all elevations with original vertical light double hung (or casement) wood window sashes in most openings with the exception of five new metal window inserts - 2 at the back porch and 3 on the side (south) elevation.



The windows are in **good** condition and all operable. Each unit is in need of minor maintenance (putty and hardware inspection and repainting)



The illustration above (see bibliography - Gottfried, Herbert & Jennings) shows typical window designs for Interwar bungalow homes. The Sincok House features vertical lights (from 2 to 5 lights, depending on the window width).

The photo on the right shows the (north) side elevation with two double-hung wood windows (behind screens) and four casement or fixed wood windows with vertical lights.

Doors - Although front and back door openings are unchanged since 1929, the doors themselves do not survive. The front and back doors are metal/hollow wood replacements. The photo to the right shows the replacement front door with a stylized wood screen door, neither are original to the 1929 design.

Flower boxes -

Two original wood flower boxes with diamond reliefs are held up by brackets and hang below the facade picture windows. They are in **fair-good** condition.

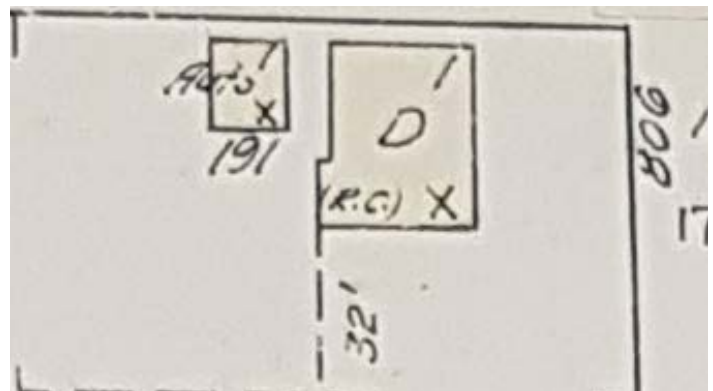


e. Masonry

- Stucco cladding at basement level



A 1931 fire insurance map for New Westminster notes the subject building as being clad in Rough Cast (R.C) stucco (see below). The existing stucco texture (photo left) is consistent with other buildings of the 1920s and 1930s era. The stucco clads the basement level and front porch walls, and is in **good** condition. No cracks or evidence of moisture infiltration have been identified.



Crop from sheet 68 of Goad's fire insurance plan for New Westminster 1931. Source: New Westminster Museum & Archives.

- Granite column piers



The front porch columns are placed on a pair of capped, flared granite piers featuring a rock-face coursed ashlar pattern of alternating large and small stone rows. The piers are in **good** condition, requiring typical maintenance of mortar inspection and repointing.

- Concrete front stairs

The painted concrete front stairs and landing are an integral part of the front porch assembly made up of the granite piers and stucco clad walls. The lowest step features rounds corners. The concrete stairs and landing are in **very good** condition as is their painted finish.

- Brick chimney



A single, internal brick chimney at the roof peak features a rose/ochre coloured brick. The condition appears **good** but requires closer inspection (including flagging and capping) and likely routine maintenance (repointing).

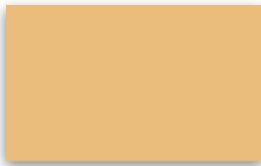
f. Finishes

The painted finish on all wood elements is in **fair** condition, exhibiting failure in spots (peeling, flaking). The painted finish on the stucco and concrete elements however is in **good** condition.

The original paint colours identified on the building through spot scraping and sampling align with exterior colour trends for late 1920s houses as marketed in house catalogues of the era and as typically found on similar aged exteriors. They are as follows:

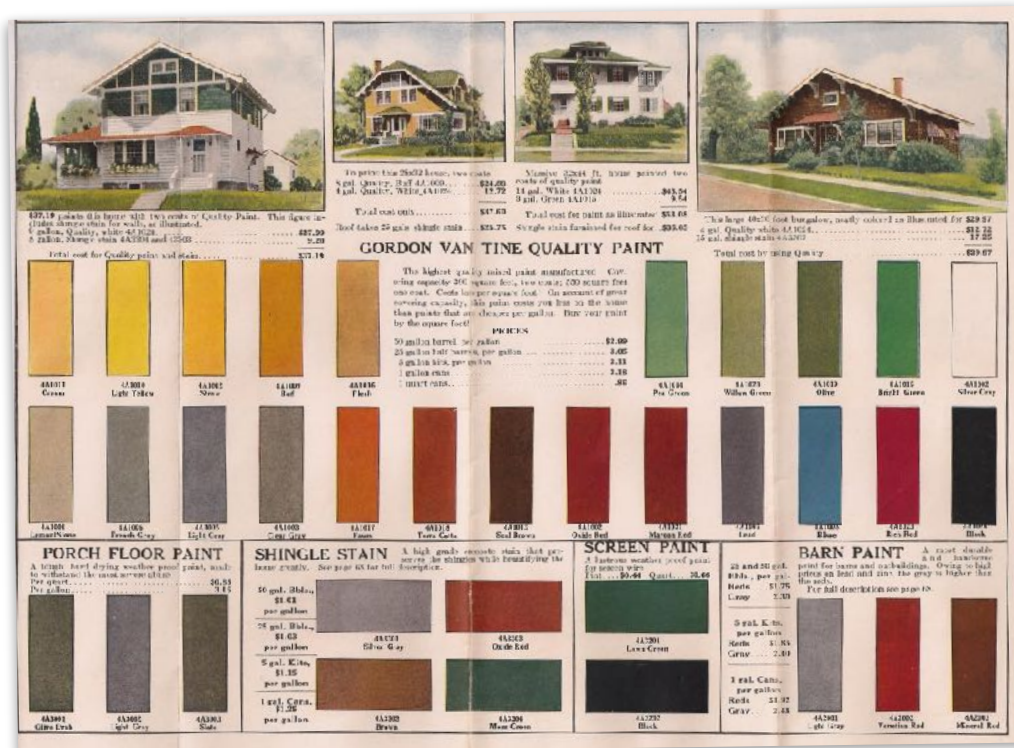
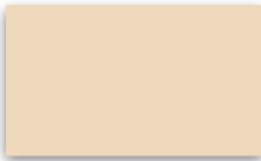
Body: (wood siding and stucco base)

Golden yellow



Trim: (all trim boards, fascia, soffits, columns and window sashes)

Cream



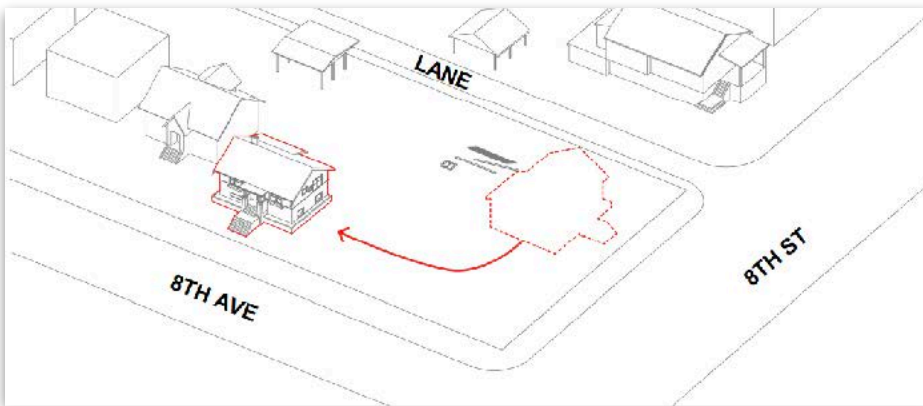
left: page from the Gordon Van Tine house catalogue of 1926 showing recommended colours for exteriors and roofs. The colours found on the subject house are very close to this catalogues "Light yellow" and "Straw" colours.

Source: Gordon Van Tine 1926 Ready Cut Homes catalogue: Building Technology Heritage Library- Association for Preservation Technology, Int. Collection on [archive.org](https://www.archive.org)

Recommended Conservation Procedures

Structure and foundation - *Rehabilitation*

Relocate historic Sincok House from its current siting on Eighth Street to the adjacent lot facing Eight Avenue - a quieter and more visible streetscape of historic homes of the same era. Relocating the historic house to the proposed new location allows its restoration efforts to be intimately seen and appreciated and to link it with a grouping of other Interwar bungalows on Moody Park. The proposed improvement in visibility and restoration of streetscape context increase this heritage resource's contribution to the public realm.



Rendering of the proposed relocation plan for the historic Sincok House.
Credit: Grimwood Architecture.

The 1929 wood-frame structure will be lifted off of its foundation and repositioned on a new seismic foundation. This proposed change will allow for a contemporary and improved use of the basement level which is currently low and restricted in size.

Site - *Rehabilitation*

The former location of the historic house will be developed through the introduction of higher-density townhouses as per the dominant development form along the southern blocks of Eighth Street, from this intersection towards the river. The townhouse height closest to the historic house is intentionally lowest (two stories), as the scale of the new buildings intensifies towards the busy corner of Eighth and Eighth. The colour placement on the ground level of townhouses, as well as the gable roofs and use of individual unit entrances and porches, echoes the single-family character of Moody Park and helps in achieving compatibility with the historic streetscape.



Rendering of the proposed townhouse development. The historic Sincok House is painted in yellow and gold.

Credit: Grimwood Architecture.

New townhouses as 'addition to an historic place'



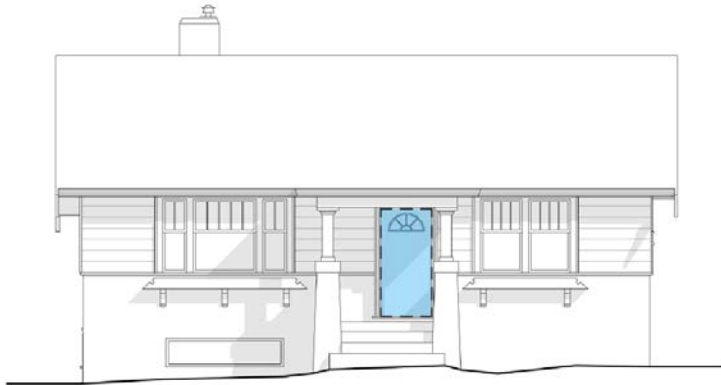
Standard 11 for Rehabilitation, in the Standards and Guidelines for the Conservation of Historic Places in Canada, requires new additions to historic places to be *subordinate*, *distinguishable* and *compatible*. The proposed townhouse design, form and siting achieves this by incorporating traditional bungalow elements in their gabled roofs and front porches as well as a painted ground level colour (compatibility); Clear contemporary design and finishes (distinguishability); General minimal texture and architectural ornamentation (for example - lack of trim boards and columns). The townhouses themselves will be mostly clad in smooth stucco panels. The stories above ground level will not be painted in colour, to minimize the impact of their volume and keep the eye at street level where the multi-textured historic bungalow remains the feature of the development (subordinate).



The two renderings of the proposed townhouse development show the historic Sincok House painted in yellow and gold while the bases of the townhouses are painted in other 1920s colours taken from the same 1926 Gordon Van Tine catalogue the original/found yellow and gold bungalow colours were matched to.

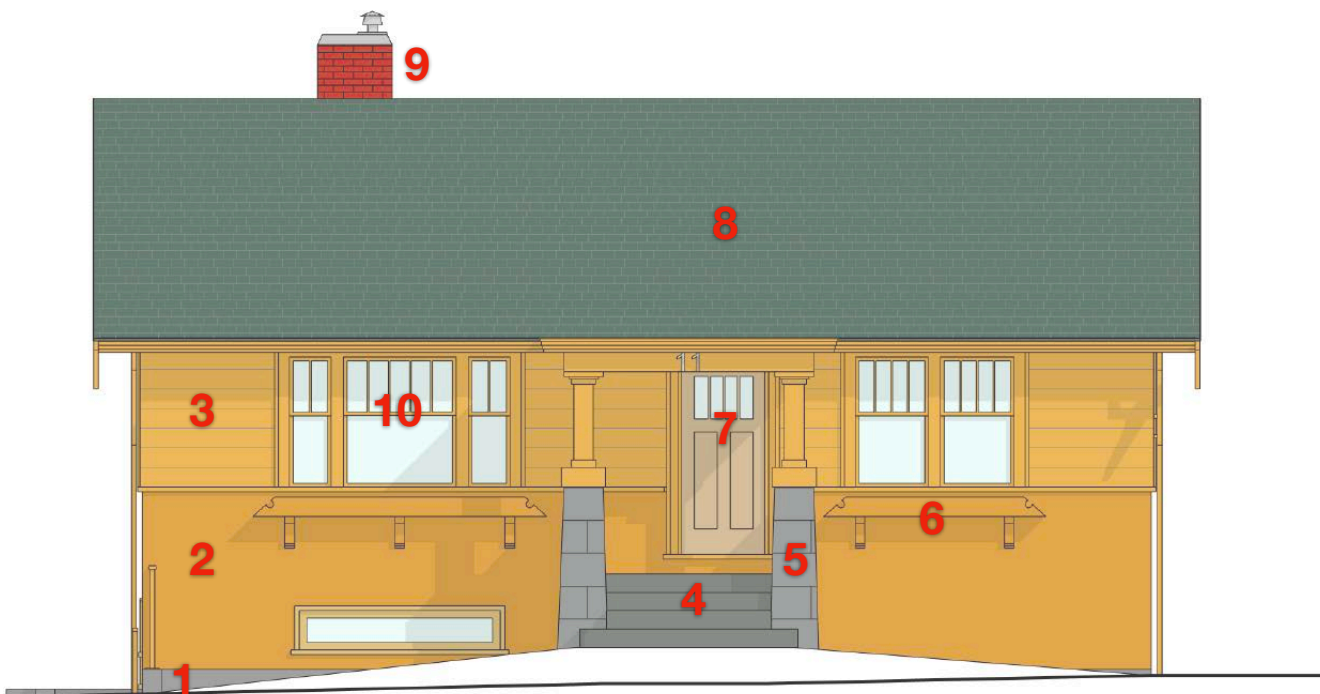
Renderings: Grimwood Architecture

Proposed south elevation (front)



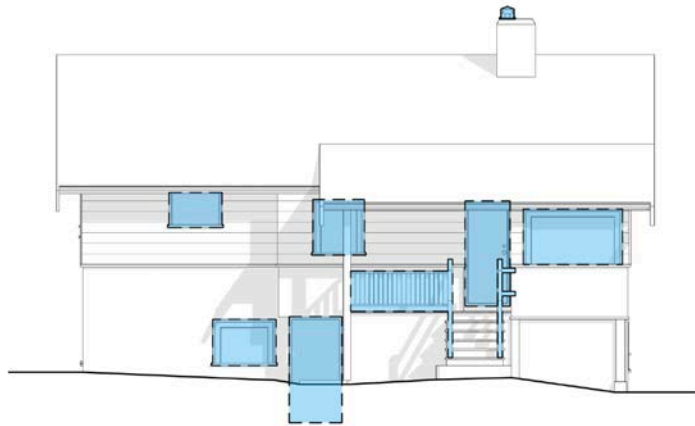
Existing elevation

*Elements in blue to be removed/
replaced to achieve conservation
objectives, see below.*



1. Construct new concrete, seismic foundation and hardscaping elements at new location, excavated below grade, allowing the building's height and relationship to grade to remain similar to its current (historic) conditions (rehabilitation).
2. Preserve 1929 rough cast stucco in situ on front and side elevations. Repair/patch only where damaged due to relocation or reconnection to new foundation. Replicate existing rough cast stucco when patching.
3. Preserve 1929 wood siding in situ on all elevations.
4. Reconstruct (restore) concrete stairs in new location as per existing (historic) design with rounded edges on lowest step.
5. Reassemble (restore) granite piers after relocation as per existing pattern using original stones.
6. Preserve 1929 wood flower boxes in situ.
7. Restore late 1920s bungalow partially glazed wood front door based on door designs from house catalogues of the era.
8. Reshingle roof in coloured shingle as per the residential practice in the first half of the 20th century.
9. Preserve chimney stack as visible above the roof line. Repoint and reflash.
10. Preserve original wood windows in situ, on front and side elevations as noted on plans. Repair and maintain as needed.

Proposed north elevation (rear)



Existing elevation

*Elements in blue to be removed/
replaced to achieve conservation
objectives, see below.*



Preserve massing of roof forms and elevation at rear, including rear porch extension and roof.
Preserve rear open porch and stair locations

Rehabilitate openings on this low-visibility elevation by removing several to accommodate layout improvements on the interior.

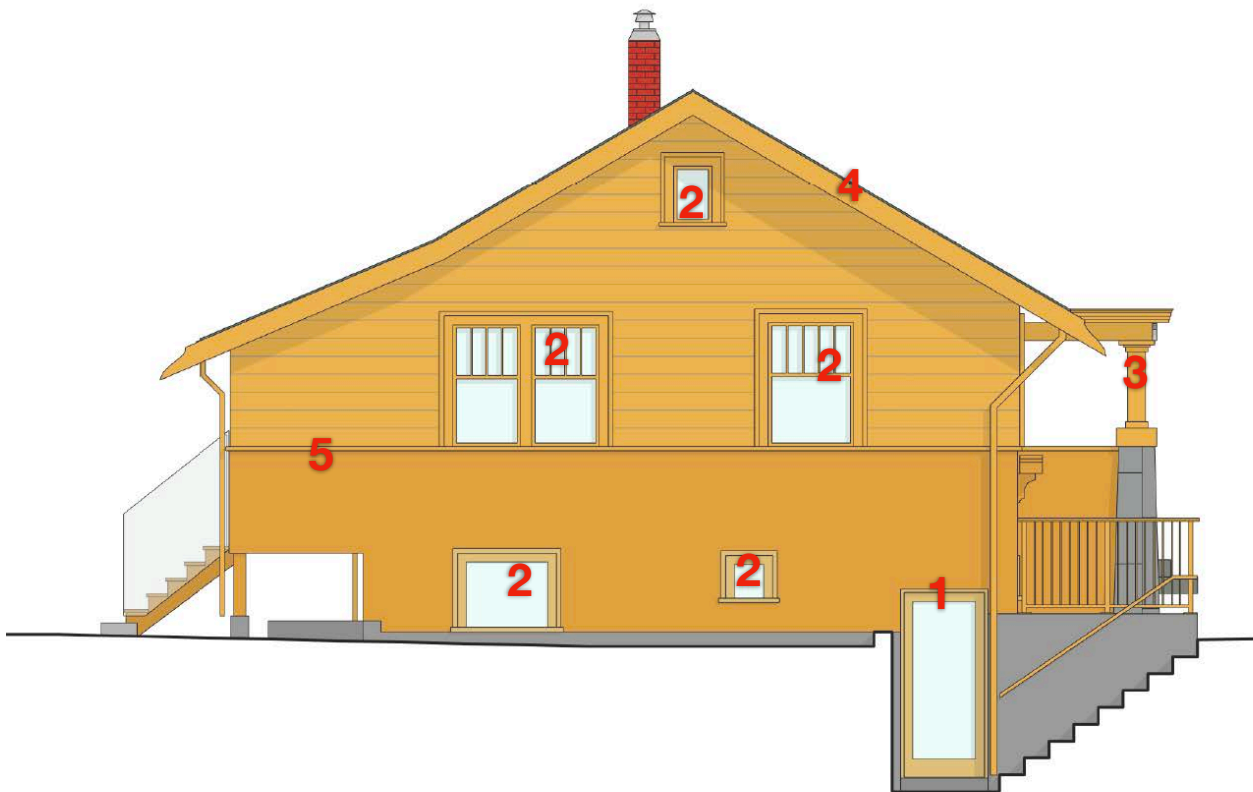
Rehabilitate remaining door and window openings as well as rear rail to contemporary style allowing more light into this side of the house.

Proposed west elevation (side)



Existing elevation

*Elements in blue to be removed/
replaced to achieve conservation
objectives, see previous page and
below.*



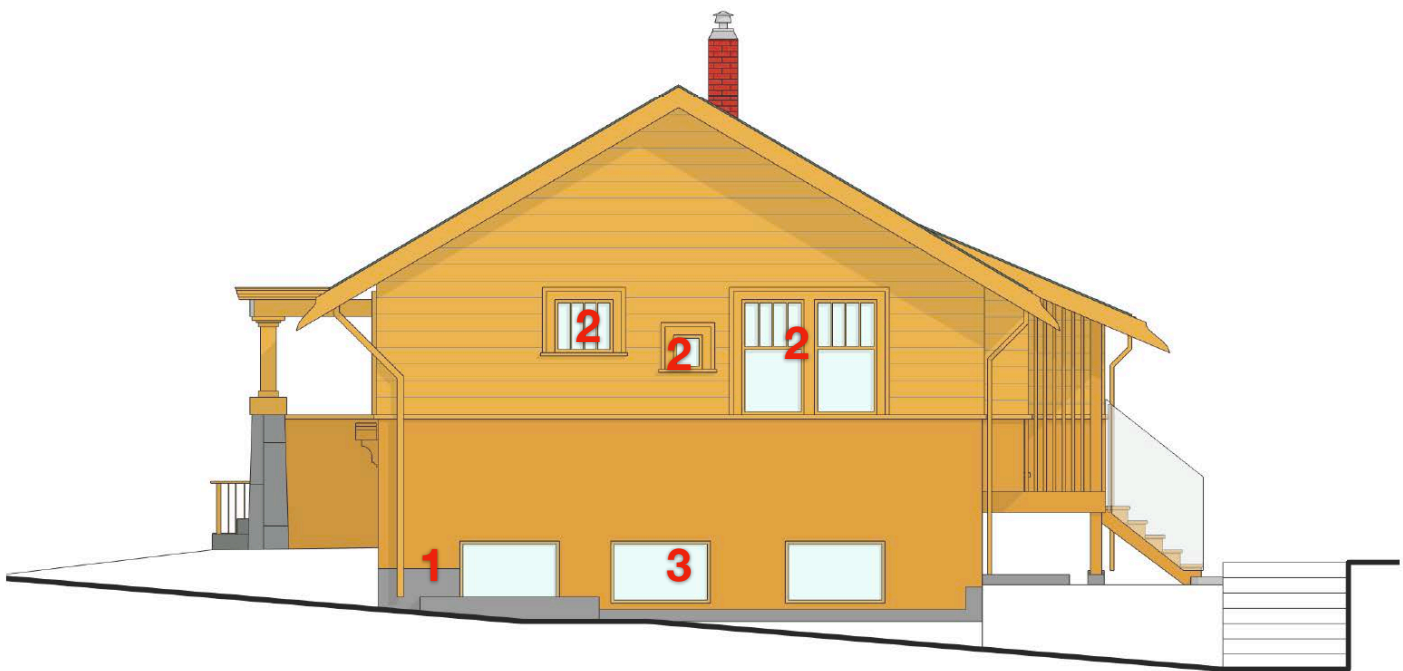
1. Increase basement height through excavation, making the basement living space higher and more liveable. Introduce new contemporary door opening here for basement level.
2. Preserve all original windows on this elevation but one which will be replaced with the new door opening.
3. Preserve front porch wood columns in situ (brace for relocation)
4. Preserve fascia boards and all trim board in situ (for all elevations).
5. Preserve wood belt course and moulding in situ (for all elevations).

Proposed east elevation (side)



Existing elevation

Elements in blue to be removed/ replaced to achieve conservation objectives, see previous page and below.



- 1.** Expand basement level through excavation, making the basement living space higher and liveable. Introduce new contemporary window openings here for the basement level, replacing two small wood basement windows.
- 2.** Preserve 1929 wood windows on main level in situ.
- 3.** Rehabilitate basement level windows by adding one to improve light and liveability at this level.

Finishes

Restore the exterior paint scheme to an authentic 1920s scheme based on the original colours found on the house and in house catalogues of the time:



Trim: Window and door trim, window sashes, fascia and belt course, columns, soffits, sills, flower boxes, gutters
California Paints Art Deco 1920s colour - Groovy Gold
Matches Benjamin Moore - Marblehead Gold HC-11
Sheen: semi-gloss (Window sashes to be painted in high-gloss sheen)



Body: Wood siding
Gordon Van Tine 1926 - Light Yellow
Matches Benjamin Moore - Yellow Marigold 2155-30
Sheen: low luster



Body: Stucco
Gordon Van Tine 1926 - Straw
Matches Benjamin Moore - Gold Mine 2155-20
Sheen: low luster



Front door: Clear Lacquer
Sheen: high-gloss



Roof shingles: Iko Emerald Green
duriod

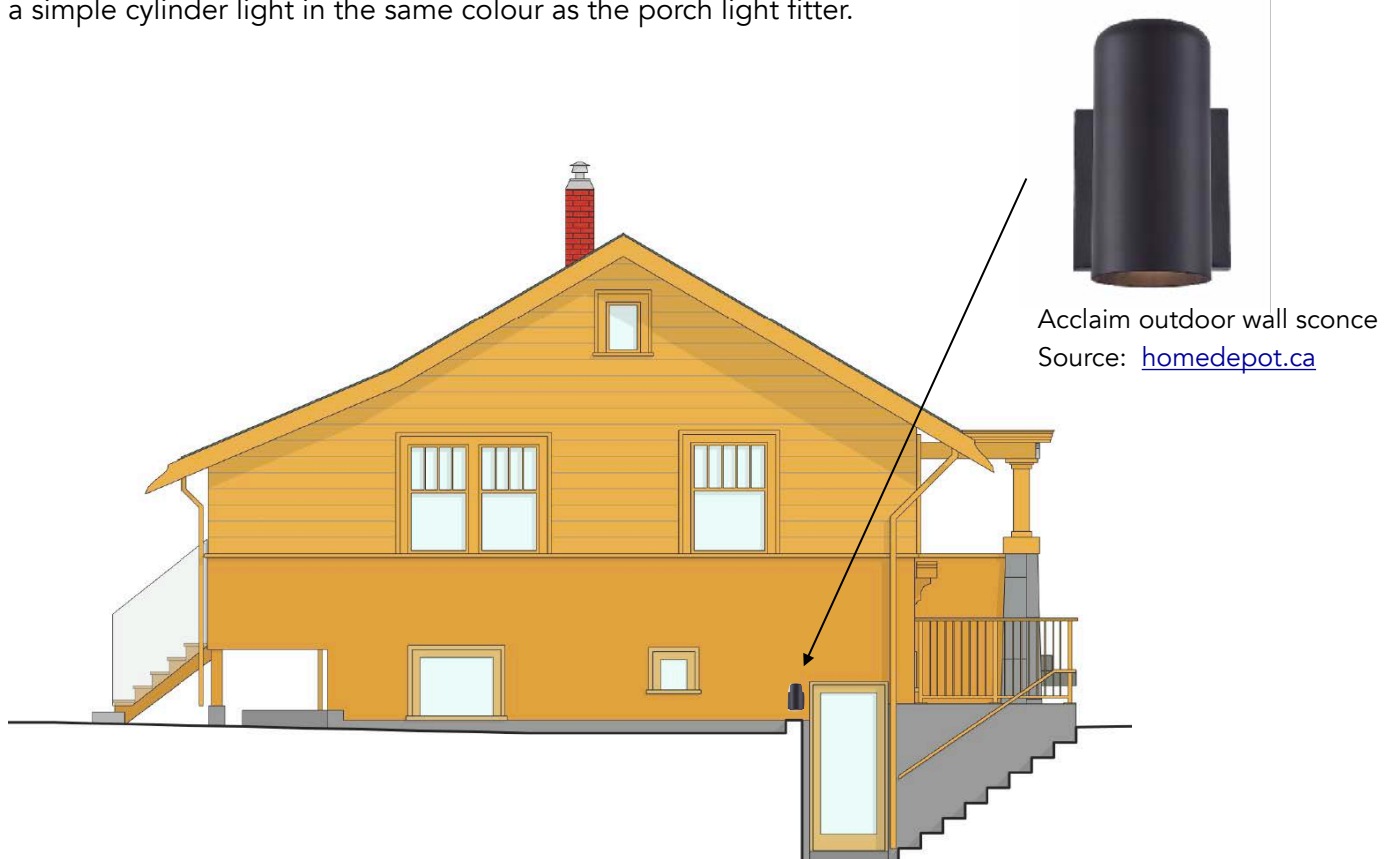
Exterior lighting

Front Porch: Restore the original semi-flush, front porch light fixture which has lost its shade by either rewiring it and replacing the glass shade, or installing a new replica fixture like one of the below traditional choices from Rejuvenation Lighting:



Hollywood 4" or Rose City 3 1/4 " fitters with various shade shapes: Opal Art Deco, Globe, Schoolhouse and Opal Cylinder. Source: rejuvenation.com

Side and back door lighting: Introduce distinguishable wall-mounted lights that are compatible, distinguishable and subordinate to the traditional front porch light such as a simple cylinder light in the same colour as the porch light fitter.



Maintenance Plan

Following completion of the conservation works, the owner must maintain the building and land in good repair and in accordance with generally accepted maintenance standards. All work should follow *The Standards and Guidelines for the Conservation of Historic Places in Canada (2nd Edition)*. The local government determines an acceptable level or condition to which the heritage building is maintained through the Heritage Maintenance Bylaw. As with the Heritage Conservation Plan, such maintenance standards apply only to the building exterior.

As general upkeep is frequently overlooked and will lead to deterioration of heritage resources, maintenance standards warrant special attention. Any building should be kept in a reasonable condition so it continues to function properly without incurring major expenses to repair deterioration from neglect. The most frequent source of deterioration problems are from poorly maintained roofs, rainwater works and destructive pests.

Establish a maintenance plan using the information below:

Maintenance Checklist

a. Site

- Ensure site runoff drainage is directed away from buildings.
- It is recommended to maintain min. 2 foot clearance between vegetation and building face and a 12 inch wide gravel strip against the foundation in planted areas.
- Constantly manage vegetation (vines, etc.) that is ornamentally attached to the building.

b. Foundation

- Review exterior, and interior where visible, for signs of undue settlement, deformation or cracking of foundation and if encountered seek advice from Professional Engineer.
- Ensure perimeter drainage piping is functioning satisfactorily.
- Inspect basement interior for signs of moisture migrating through foundation walls in the form of efflorescence (a white powder on concrete) or staining of finishes. A "smell test" for musty air can indicate a moisture problem.

c. Stucco

- Most stucco deterioration is the result of water infiltration, either through the roof, around chimneys, window and door openings, or excessive ground water or moisture penetrating through, or splashing up from the foundation. After the cause of deterioration has been identified, any necessary repairs to the building should be made first before repairing the stucco.
- In the interest of saving or preserving as much as possible of the historic stucco, patching rather than wholesale replacement is preferable.
- Repainting shall be in historic colours as approved in this plan or with a Heritage Alteration Permit (HAP) issued by the Local Authority.

d. Wood Elements

- In the wet coastal climate of British Columbia maintaining integrity of exterior wood elements is critical in preventing water ingress into buildings.
- Annually inspect wood elements for signs of deterioration, identify source of problem and take corrective repair/replacement action:
 - o wood in contact with ground or plantings;
 - o excessive cupping, loose knots, cracks or splits;
 - o open wood-to-wood joints or loose/missing fasteners;
 - o attack from biological growth (moss, moulds, etc.) or infestations (carpenter ants, etc.);
 - o animal damage or accumulations (chewed holes, nesting, bird/rodent droppings) USE HAZARDOUS MATERIALS PROCEDURES;
 - o signs of water ingress (rot, staining, mould, infestation).
- Closely inspect highly exposed wood elements such as porches, railings and stairs for deterioration. Anticipate replacement in-kind of portions of these elements every 10-15 years.
- Inspect visible caulking joints for continuity and shrinkage. Expect to redo caulking every 3-5 years.

e. Windows and Doors

- Replace cracked or broken glass as it occurs.

- Check satisfactory operation of windows and doors.
- Check condition and operation of hardware for rust or breakage. Lubricate hardware annually.
- Inspect weather stripping for excessive wear and integrity.

f. Roofing and Rainwater Works

- Inspect roof condition every 5 years, looking for:
 - o loose, split or missing shingles, especially at edges, ridges and hips;
 - o excessive moss growth and/or accumulation of debris from adjacent trees;
 - o flashings functioning properly to shed water down slope.
- Remove roof debris and moss with gentle sweeping and low-pressure hose.
- Plan for roof replacement every 18-22.
- Annually inspect and clean gutters, flush out downpipes. Ensure gutters positively slope to downpipes, there are no leaks or water splashing onto building.
- Ensure gutter hangers and rainwater system elements intact and secure.
- Ensure downpipes inserted into collection piping stub-outs at grade and/or directed away from building onto concrete splash pads.

g. General Cleaning

- Building exterior should be regularly cleaned depending on build up of atmospheric soot, biological growth and/or dirt up-splash from ground.
- Cleaning prevents buildup of deleterious materials which can lead to premature and avoidable maintenance problems.
- Windows, doors and rainwater works should be cleaned annually.
- When cleaning always use gentlest means possible such as soft bristle brush and low-pressure hose. Use mild cleaner if necessary such as diluted TSP or Simple Green®.
- Do not use high-pressure washing as it will lead to excessive damage to finishes, seals, caulking and wood elements, and it will drive water into wall assemblies and lead to bigger problems.

Research Resources

City of New Westminster

Building permit records - CityViews database; Barman, Burton & Cook. 2009. Moody Park Historical Context Statement; History of Moody Park - Parks & Recreation.

New Westminster Museum & Archives

Tax Assessments, Water Connection Records, Field Inspection Cards, Fire Insurance Plans

New Westminster Public Library

Historic directories, Fire insurance maps, Municipal Voters Lists
Columbian Daily newspaper - various archival editions

Archival newspapers

newspapers.com and UBC Special Collections BC Historical Newspapers

Publications

Antiquhome.org - House Plans Archive

Freund-Hainsworth, Katherine & Hainsworth, Gavin. A New Westminster Album: Glimpses of the City as it was.

Gottfried, Herbert & Jennings, Jan. 1985. American Vernacular Building and Interiors 1870-1960. Norton & Co.

Hayes, Derek. 2005. Historical Atlas of Vancouver and the Lower Fraser Valley. Douglas & McIntyre.

Windsor Liscombe, Rhodri. 1997. The New Spirit: Modern Architecture in Vancouver 1938-1963. Douglas & MacIntyre.

Wolf, Jim. 2005. Royal City: A Photographic History of New Westminster. Heritage House.

antiquehome.org and archives.org historic house catalogues collections

Site visits December 13, 2019 and July 31, 2020.

REPORT

Climate Action, Planning and Development

To: Community Heritage Commission **Date:** March 2, 2022

From: Nazanin Esmaeili,
Planning Assistant **File:** PF007109

Item #: [Report Number]

Subject: Heritage Review (Demolition): 1428 Tenth Avenue

PURPOSE

To review the heritage value of the building and provide a recommendation on demolition.

SUMMARY

The house at 1428 Tenth Ave, in the Wetsend neighbourhood, is an early cottage style, built in 1911. The building is not legally protected by bylaw, and is not listed on the City's Heritage Register or Heritage Resource Inventory. However, as a result of the building's age and as it has elements of its original style, the Community Heritage Commission is being asked to review the heritage value of this building in advance of a Demolition Permit process.

GUIDING POLICY AND REGULATIONS

100 Year and Older Heritage Review Policy

In 2020, Council approved a revised heritage review policy, which highlights the City's interest in retaining New Westminster's oldest buildings. As such, redevelopment applications for buildings that are 100 years and older require a Heritage Assessment and review by the Community Heritage Commission.

Demolition Permits

Demolition Permits are issued by the Director of Climate Action, Planning and Development, though the Director may forward the application to Council for further consideration, or consideration of a temporary protection order where warranted.

Temporary Protection Order

A temporary protection order may be issued by Council for a property that is or may be considered to have heritage value sufficient to justify its conservation. This can include properties that are not listed on the Heritage Register. Without consent of the owner, a temporary protection order may only last 60 days, after which the demolition permit must be issued.

Heritage Designation

A Heritage Designation Bylaw is a form of land use regulation that places long-term protection on the land title of a property and which is the primary form of regulation that can prohibit demolition. Heritage Designation does not require owner consent. However, without consent of the owner, the owner is entitled under Provincial law to claim compensation for loss of zoning entitlement value from the Designation.

BACKGROUND

Property Description

The house at 1428 Tenth Ave was built in 1911 and is approximately 180 sq. m. (1,934 sq. ft.). It is one and a half stories, with a basement and a density of about 0.317 floor space ratio (FSR). This has the typical characteristics of the early cottage style, such as one-storey square massing, hipped roof, off-center front door and no decorative elements. However, it differs from the typical characteristics through its wide vinyl siding (instead of narrow wood clapboard), small square bay on the east side, and being enlarged with an addition. Photographs of the building in its current condition are available in Appendix B.

Building Condition

Based on current photos and heritage assessment (Appendix B), the building at 1428 Tenth Ave appears to be in rather good condition. The front door is accessed by concrete steps that lead up to a small porch, which has had a narrow portion of its sides filled in and a small, hipped roof added. The windows are mostly double sliders (medium or small sized), all or most of which have newer vinyl inserts. Some of the windows may have the original sills but few have the original frames. The roof is clad in dark asphalt shingles and there is one small internal brick chimney towards the centre of the house, on the west side. According to City records, the house had an addition made to it in 1913. This was likely added to the rear in order to enlarge the house. It is possible that, at some point in the past, the house was also raised in order to create more interior space.

Development Policy Context

The property is zoned Single Detached Districts (NR-1) which allows for a house, suite, and laneway house to a combined maximum of 0.6 FSR. The owners are permitted increase the density currently on the site without further Planning approvals. In the Official Community Plan (OCP), the property is designated as Residential - Detached and Semi-Detached Housing (RD) which envisions low density ground oriented residential uses including gentle infill such as single detached dwellings and duplexes.

Site Context

The subject site is located in the Westend neighbourhood, on the south side of Tenth Avenue, at the corner of Tenth Avenue and Fifteenth Street. To either side and across the street are other single-family houses that were constructed in various time periods. A site location map is included as Appendix A.

DISCUSSION

Heritage Value

The Heritage assessment indicates that the house at 1428 Tenth Ave, has some historic value for its age (1911) and for retaining elements of its original style such as, massing, hipped roof, footprint and the fenestration pattern. However, the original windows have been replaced, and it is unknown if the original siding is extant under the current siding.

Based on the heritage assessment, the house is not an unusual or rare example of this design and not much information could be found on the builder or on the various owners. However, the historic occupants were representative of hardworking families, and the house was a working class home in a working class neighbourhood. In addition, there is some social value for its contribution to the community's sense of identity, and some scientific value for its contribution to the understanding and/or appreciation of the time when the house was constructed.

There is no known spiritual value associated with the structure, and it is unknown if there is spiritual value associated with the land (determination would require consultation with First Nations and other cultural groups).

Heritage assessment indicates that it would not be a strong candidate for retention.

Feedback from the Commission

The following options are available for consideration by the Community Heritage Commission:

- 1) That the Community Heritage Commission recommend the Director of Development Services issue a Demolition Permit for the house at 1428 Tenth Ave

and that the applicant consider deconstruction as an alternative to demolition waste;

- 2) 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 consider a temporary protection order for the house at 1428 Tenth Ave; or
- 3) That the Community Heritage Commission provide an alternative recommendation, based on their discussions.

ATTACHMENTS

Appendix A: Site Context Map

Appendix B: Heritage Assessment

APPROVALS

This report was prepared by:

Nazanin Esmaeili, Planning Assistant

This report was reviewed by:

Britney Dack, Senior Heritage Planner

Appendix A:
Site Context Map



Map Courtesy of City Views (CNW) V. 3.0



Map Courtesy of Google Maps, 2021

Appendix B:
Heritage Assessment

October 2021

Introduction

The subject building is a single-family house located at 1428 Tenth Avenue in New Westminster, British Columbia. It has been evaluated in an honest and objective manner to determine if it has heritage value. There are two types of documents that discuss the heritage value of a building: a Heritage Assessment and a Statement of Significance. A Heritage Assessment is a high-level evaluation to determine if a building has heritage value, while a Statement of Significance (SOS) is based on heritage value being already determined and identifies the details of that heritage value.

The heritage value of a place is determined by assessing if it has aesthetic, cultural, historic, scientific, social and/or spiritual importance or significance for past, present and future generations (using the *Standards and Guidelines for the Conservation of Historic Places in Canada*¹). If present, these values would be embodied by character-defining elements typically identified as materials, forms, location, spatial configurations, uses and cultural associations or meanings. This document is an assessment and therefore does not go into the level of detail of an SOS, but it will make general statements regarding heritage value and character-defining elements.

An in-person site visit was made on October 19, 2021, during which photographs of the house were taken and the overall condition of the house was assessed. In-person research at the library and the Archives was not conducted given the Pandemic; however, online research has been carried out.

Context

The property has the following site physical characteristics:

Site Area:	567 sqm (6,098 sq ft)	Floor Space Ratio:	0.317
Frontage:	14.08 m (46.19 ft)	Site Coverage:	15.86%
Average Depth:	40.23 m (131.99 ft)		

The property is zoned Single-Family Residential (NR-1), the intent of which is to “to allow single detached dwellings, secondary suites, and laneway or carriage houses in the West End, Kelvin and Connaught neighbourhoods.”²

The property is identified in the Official Community Plan as (RD) Residential – Detached and Semi-Detached Housing, the purpose of which is: “to allow low density ground oriented residential uses including gentle infill which increases housing choice and retains existing neighbourhood character.”³

¹ *The Standards and Guidelines for the Conservation of Historic Places in Canada*, Second Edition, 2010. p. 5.

² City of New Westminster Zoning Bylaw, Section 320.

³ City of New Westminster Official Community Plan – Mainland Use Designations, p. 3.

For more details on the expectations for this Zoning category and the OCP designation, please consult with the City's Planning Division.

The property is shown on the following maps, outlined in yellow. It is located in the West End neighbourhood, on the south⁴ side of Tenth Avenue, at the corner of Tenth Avenue and Fifteenth Street. To either side and across the street are other single-family houses that were constructed in various time periods.



Map Courtesy of City Views (CNW) V. 3.0



Map Courtesy of Google Maps, 2021

⁴ Project North

Photographs of the Subject Building (October 2021)



North (Front) Elevation



South (Rear) Elevation



West (Side) Elevation



East (Side) Elevation

The Building

The building, according to the City's Development Site Report, was constructed in 1911 by William Calman. The style is a simple Early Cottage style, which was popular between about 1890 and 1925 in the Lower Mainland. This has the typical characteristics of the style:

- 1-storey square massing
- Hipped roof
- Off-centre front door
- No decorative elements

It differs from the typical characteristics through its:

- Wide vinyl siding (instead of narrow wood clapboard)
- Small, square bay on the east side
- Enlarged with an addition



The front door is accessed by concrete steps that lead up to a small porch, which has had a narrow portion of its sides filled in and a small, hipped roof added.

The windows are mostly double sliders (medium or small sized), all or most of which have newer vinyl inserts. Some of the windows may have the original sills but few have the original frames.

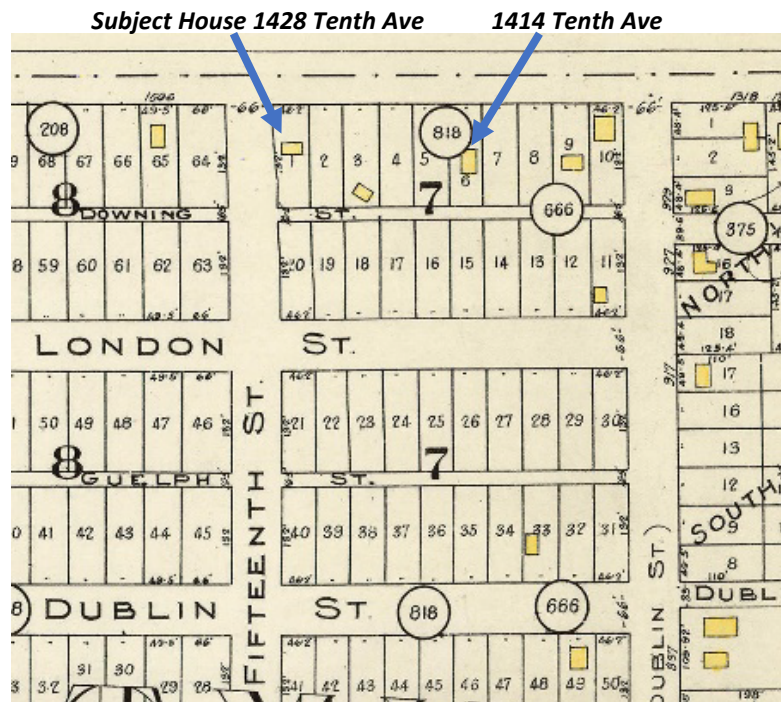


The roof is clad in dark asphalt shingles and there is one small internal brick chimney towards the centre of the house, on the west side.

According to City records, the house had an addition made to it in 1913. This was likely added to the rear in order to enlarge the house. It is possible that, at some point in the past, the house was also raised in order to create more interior space. Despite the addition and the likelihood that it was raised, it remains a small house with just over 1,900 square feet.

The subject house is evident on Plate 115 of Goad's Atlas of the City of New Westminster, published in 1913. See excerpt below.

Of interest, the first owner of the subject house, William Taylor, lived at 1414 Tenth Avenue in 1912 and 1913, which he is credited with building in 1911.



Goad's Atlas of the City of New Westminster, 1913, Plate 115

Heritage Value and Evaluation

Heritage Value

First Owner/Developer

City documents show that the house is attributed to William Calman. He is listed in the 1912 City Directories as a carpenter and lived nearby at 1450 Tenth Avenue (no longer a valid address). He had passed away by 1913, at which point his widow (Betsie) is listed at 338 Twelfth Street. Given that Mr. Calman was living close by in 1911/12, it is likely that he was the builder of the subject house rather than the occupant. No other information could be found on Mr. Calman.

Between the year the house was constructed (1911) and 1955, there were three sets of owners:

1911 – 1913	The address is not listed.
1914 – 1939	William Taylor
1940 – 1941	George W. and Gladys Connor
1942 - 1955+ ⁵	Gilbert T. and Marion E. Richards

Mr. Taylor worked for the Post Office, in early years as a carrier and later as a clerk. In 1912 and 1913, he is listed as living at 1414 Tenth Avenue, in a house just down the block from the subject house that he is credited with building in 1911.

Mr. Connor was a yard foreman with Brownmill Sawmills.

Mr. Richards worked in the lab of Gilley Brothers Ltd. (Building Materials – coal, crushed rock, sand, gravel, concrete and the rental of tugs and scows.) In the 1955 Directory, Marion Richards is listed as a widow.

There are no on-line marriage or death records available for any of the above people. In order to discover if there is more information about any of these owners, more time than is available for the writing of a Heritage Assessment would be required.



Screen Shot of 1414 Tenth St from Google Maps, 2021

Heritage Value – Standards and Guidelines for the Conservation of Historic Places in Canada

The heritage value of the subject house has been assessed based on possible aesthetic, historic/cultural, scientific, social and/or spiritual importance or significance for past, present and future generations, as per the “Standards and Guidelines”. *See the definitions of these values in Appendix A.* As noted above, a more in-depth study and listing of values, if present, would form part of a Statement of Significance.

⁵ The on-line City Directories only go as far as 1955. It is possible that Mrs. Richards lived in the subject house beyond 1955.

For this Heritage Assessment, the following summary is provided:

The house has some historic value for its age (1911) and for retaining elements of its original style (overall design and fenestration pattern). Not much information could be found on the builder or on the various owners; therefore, without more in-depth research that may or may not provide more information, the house has no identifiable cultural value.

There is some social value for its contribution to the community's sense of identity, and some scientific value for its contribution to the understanding and/or appreciation of the time when the house was constructed. There is no known spiritual value associated with the structure, but to determine if there is spiritual value associated with it or with the land upon which it sits would require consultation with First Nations and other cultural groups.

The character-defining elements for this house would be limited to the basic design elements (massing, hipped roof, footprint) and the fenestration pattern.

Conclusion

After assessing the heritage value of the building, it is the recommendation of this heritage professional that the property has some heritage value for its age and design. However, the original windows are gone, and it is unknown if the original siding is extant under the current siding. If the original siding is present, there is no way to know what condition it is in without removing all of the outer layers of siding. Restoring the exterior of the house is possible but would be very costly and likely result in a complete replication based on a typical design from the original time period. The house is not an unusual or rare example of this design nor do any of the historic occupants have high cultural significance beyond being representative of hardworking families. Given its very low floor space ratio, there is significant pressure to develop the subject property to its fullest potential.

Given the loss of original cladding and windows, the addition to the rear, and the likelihood that the house was raised at some point, it would not be a strong candidate for a Heritage Revitalization Agreement, particularly when consideration is given to the high cost to replicate/restore the house and the pressure to maximize the best and highest use of the property.

JSchueck

Julie Schueck, CAHP Professional Member
Principal, Schueck Heritage Consulting
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778-838-7440

Appendix A: Definitions

The following definitions of heritage value are quoted directly from the “Canadian Register of Historic Places: Writing Statements of Significance” guide:

Aesthetic value refers to the sensory qualities of a historic place (seeing, hearing, touching, smelling and tasting) in the context of broader categories of design and tradition. A place may have aesthetic significance because it evokes a positive sensory response, or because it epitomizes a defined architectural style or landscape concept. Visual aesthetic value is typically expressed through form, colour, texture or materials. It is possible for historic places to have other aesthetic values as well, such as auditory ones. Historic places with aesthetic significance may reflect a particular style or period of construction or craftsmanship, or represent the work of a well-known architect, planner, engineer or builder.

Historical and cultural values are sometimes combined and refer to the associations that a place has with past events and historical themes, as well as its capacity to evoke a way of life or a memory of the past. Historical or cultural value may lie in the age of a heritage district, its association with important events, activities, people or traditions; its role in the development of a community, region, province, territory or nation; or its patterns of use. Historical or cultural value can lie in natural or ecological features of the place, as well as in built features.

Scientific value refers to the capacity of a historic place to provide evidence that can advance our understanding and appreciation of a culture. The evidence is found in the form, materials, design and/or experience of the place. Scientific value can derive from various factors, such as age, quality, completeness, complexity or rarity. Scientific value may also be present when the place itself supplements other types of evidence such as written sources, such as in archaeological sites.

Social value considers the meanings attached to a place by a community in the present time. It differs from historical or cultural value in that the value may not have an obvious basis in history or tradition and relates almost entirely to the present time. Social value may be ascribed to places that perform a key role within communities, support community activities or traditions, or contribute to the community’s sense of identity. Places with social value include sites that bring the community together and create a sense of shared identity and belonging.

Spiritual value is ascribed to places with religious or spiritual meanings for a community or a group of people. Sacred and spiritual places could include places of mythological significance, landscape features associated with myth and legends, burial sites, rock cairns and alignments, fasting/vision quest sites etc., places representing particular belief system(s) or places associated with sacred traditions, ceremonial practices or rituals of a community/group of people.⁶

⁶ Historic Places Program Branch, “Canadian Register of Historic Places: Writing Statements of Significance,” Parks Canada, November 2006, pp. 12-13.

NEW WESTMINSTER WHITE, SHILES & CO.

REAL ESTATE, FARMS, ETC. NEW WESTMINSTER, B.C.

Burnett

CITY DIRECTORY, 1912

Cameron 1471

Burnett John T job printer 59 Mackenzie h 534 3rd
 Burnett Robt K boat bldr r 441 5th
 Burnett Wilson lino opr The Columbian h 304 6th Ave
 Burney Frank R driver Royal City Ldry h 832 Royal Ave
 Burns Geo asst supt Small & Bucklin Lbr Co h 1021 8th Ave
 Burns John W mill supt Small & Bucklin Lbr Co h 1021 Queens Ave

BURNS, P. & CO., LTD.,

Proprietors **PALACE MARKET**
WHOLESALE AND RETAIL
MEAT MERCHANTS

645 COLUMBIA ST. PHONES 101-738
 (See front stencil edge and page 159.)

Burns P & Co Ltd E C Traves mgr 645 Columbia
 Burns Thos carp h 1019 4th Ave
 Burr Block 411 Columbia
 Burr Geo brass founder Burr & Love r 218 4th
 Burr Gertrude E steno Fernridge Lbr Co h 218 4th
 Burr Hugh h 809 Queens Ave
 Burr James B appr Schaaake Mach Wks r 624 Royal Ave
 Burr Joseph guard Provincial Gaol r 624 Royal Ave
 Burr Margaret A (wid Benj) h 218 4th
 Burr Martha J clk T Gifford r 64 Royal Ave
 Burr Percy R real est 5, 624 Columbia r 707 Agnes
 Burr Wm J clk T J Trapp & Co r 624 Royal Ave
 Burr Wm R mgr Fraser Valley Meat Market r 218 4th
 Burrows Chas carp r 311 Columbia
 Burrows Walter policeman City r 9, 513 Columbia
 Burt Chas sawyer Westminster Mill Co
 Burt Louis janitor St Louis College r same
 Burtch Alvin cond B C E Ry r 527 5th
 Burton E H r Y M C A
 Burton Jesse axeman H Nevile-Smith r Depot Hotel
 Burton John J barber 32 Begbie lvs same
 Burton Neville of Burton Fishing & Towing Co r 701 Royal Ave
 Burton Robt of Burton Fishing & Towing Co h 701 Royal Ave
 Bush Henry driver Dom Exp Co r 340 2nd
 Bush J R r 111 12th
 Bushell John J contr h 309 Sherbrooke
 Busselle Chas r Royal City Hotel
 Butcher Wm F agt Great Northern Ry h 334 6th
 Butikofer A opr Pacific Chocolate Co Ltd r Windsor Hotel
 Butler W G line foreman B C E Ry
 Butt G r Royal City Hotel
 Butterfield Harry J mgr Butterfield Mackie & Co h 1311 5th Ave
 Butterfield James T h 428 14th
 Butterfield Mackie & Co Ltd H J Butterfield mgr 537 Front
 Butterfield Thos cond B C E Ry h 432 14th

Henderson's Greater Vancouver Directory Part 2, 1912, p. 1471

Canadian Financiers, Limited

Authorized Capital \$2,000,000

Executors, Trustees, Receivers, Administrators, Assignees, Real Estate

639 Hastings W. Vancouver
 Phone Seymour 5960

Butters Edna M r 314 1st
 Butters Gladys I r 314 1st
 Butters Laurence E lab B C E Ry r 314 1st
 Butters Thos E h 314 1st
 Byrne Peter Indian agt h 1020 5th Ave

C

Caddell Fred driver Ayling & Swain r 529 10th
 Caddell Susan (wid Richd) h 529 10th
 Cadderotte Louis carp Brunette Saw Mill Co
 Cade Alb mach r 734 1st
 Cadwell Jack moulder lvs Premier Hotel
 Cairns Fred clk A W McLeod lvs cor 10th and Cornwall
 Cairns R F chauffeur F Davis lvs Windsor Hotel
 Calbick Chas H janitor Prov Govt Bldg h 208 5th Ave
 Calbick Edith H steno Lands Registry Office r 122 2nd
 Calbick Frank H carp r 122 2nd
 Calbick Harold F carp r 122 2nd
 Calbick John A carp contr h 122 2nd
 Caldwell Georgina V clk r 209 5th Ave
 Caldwell J moulder Schaaake Mach Wks lvs Premier Hotel
 Caldwell James janitor Lee's Ltd h 209 5th Ave
 Caldwell J A clk Merchants Bank rms Y M C A
 Calhoun Andrew emp B C Mills T & T Co h 233 11th
 Callaghan J attndt Public Hospital for Insane
 Callan Chas F slsmn A S Mills & Co r 6, 513 Columbia
 Callanan Joseph phys h 124 7th
 Callander Lawrence studt r 127 4th Ave
 Callander Wm W fish dlr h 321 Pine
 Callow Chas h 1121 8th Ave
 Calman Mrs Bessie h 338 12th
 Calman R emp B C Mills T & T Co
 Calman Wm carp h 1450 10th Ave
 Camarda Tony grocer 605 Front lvs same
 Cambie David conveyancer W J Kerr h 731 6th
 Cambridge Harold J lab Columbia Cold Storage Co h 732 Agnes
 Cambridge John J registrar County Court h 87 4th
 Cambridge Thos H asst bursar Public Hospital for Insane h 320 Cedar
 Camele Mrs Catherine h 213 4th Ave
 Cameron Annie dressmkr r 315 2nd



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 Phone Seymour 6621



The Western Canada Trust Company, Limited

AUTHORIZED CAPITAL - \$1,000,000.00

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L. Seymour, Manager
Office: 35-36 Fairfield Bldg.
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T

Taber Clarence P planer Fraser Mills h
223 Kearny
Tait Chas W mng dir Fernridge Lum-
ber Co Ltd h 29 Columbia
Tait Ernest L pres Sunset Blueprint
Co Ltd r 610 3rd Ave
Takahashi I barber and poolrooms 121
12th h same
Takahashi T slsmn Rising Sun Realty
Co r 47 Begbie
Talpey Charles R carp h 716 5th
Tamaki M roominghse h 882 Ramage
Tanfield F L clk Northern Crown Bank
r 329 10th
Tartern A E brklyr h 370 Alberta
Tarves Margaret dom 49 Albert Cres-
cent
Tassie G C surveyor H Neville-Smith
Tate Wm F optician 9 604 Columbia h
205 Agnes
Taylor Alice steno White, Shiles & Co
r 425 Ash
Taylor A bottler Westminster Brewery
h 420 Wilson
Taylor A R clk T H Smith Co Ltd r
1004 3rd Ave
Taylor A S mgr Montelius Piano House
r 57 Merivall
Taylor Edgar baker Model Bakery r
201 4th Ave
Taylor Elsie M hsekpr 417 Queen's
Ave
Taylor Gilbert C acct Columbian Co r
319 Queen's Ave
Taylor Hugh cement finisher r 509 14th
Taylor James D mng dir Columbian Co
h 212 3rd Ave
Taylor James G mach Westminster
Iron Works r 419 Agnes
Taylor John H real est r 127 4th Ave
Taylor J H sec B C Stationary Engi-
neers r 8 Begbie
Taylor Capt Peter h 705 7th Ave
Taylor Walter surveyor r Kings Hotel
Taylor Wm brkmkr h 215 5th Ave
Taylor Wm letter carrier P O h 1414
10th Ave
Teather Edward E asst Deputy Sheriff
h 415 4th Ave
Technical Manufacturing & Supply Co
(The) W H Mumford mgr engi-
neers' supplies 6th n w cor Co-
lumbia
Tedford John h 308 4th

Teed Frank tmstr Belyea & Co r 227
Front
Telford Alice S laundress Troy Laun-
dry r 406 Agnes
Telford Florence E laundress Royal
City Laundry r 406 Agnes
Telford Joseph M real est h 406 Agnes
Templeton R G lineman B C E Ry r 604
Columbia
Ten Brocke H tmstr Commercial Trans
Co
Terry A G clk T J Trapp & Co h 339
Kearny
Terasaki Y confecty 27 McNeely h
same
Tesch Frank lab B C Monumental Wks
r 1019 6th Ave
Tesky James h 339 Simpson
Tetley Douglas pattnmkr Westminster
Iron Wks h 215 Regina
Thiessen Henry sawyer Westminster
Mill Co
Thom Geo surveyor John Davidson r
1006 Leith
Thomas E J steno Eng Dept City Hall
h 331 Alberta
Thomas Fred painter h 1313 Cariboo
Thomas Geo T real est h 343 Hospital
Thomas H M emp Galbraith & Sons
Thomas John A lab h 323 Alberta
Thomas Joseph eng Schaaake Mach Wks
h 426 13th
Thomas R D correspondent The Sun r
37 Agnes
Thomas Walter J attndt Public Hos-
pital for Insane
Thomas Wm J driver Troy Laundry r
604 Columbia
Thompson Andrew surveyor John Da-
vidson res Vancouver
Thompson D hlpr Vulcan Iron Wks
Thompson E W r Y M C A
Thompson Grace nurse r 48 Leopold
Place
Thompson Isabel (wid John) h 522
9th
Thompson John r Royal City Hotel
Thompson John cond B C E Ry r 231
11th
Thompson J nailer Brunette Saw Mill
Co
Thompson J Lee carp h 425 Carnar-
von
Thompson Maurice G law studt J P
Bole r Guichon Rms
Thompson Robt hlpr Vulcan Iron
Works
Thompson Saml H prop Central Livery
r 38 8th
Thompson Thos C chainman H Neville-
Smith
Thompson W cond B C E Ry r 4th Ave
Burnaby
Thompson W E chainman H Neville-
Smith
Thomson Agnes M steno Whiteside &
Edmonds r 522 9th
Thomson Block 520 Columbia
Thomson John tkt agt B C E Ry r 378
Kearny
Thomson Mrs Kate h 426 7th
Thomson Stanley mach W R Jaynes r
43 Royal Ave

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Sutherland

NEW WESTMINSTER

Teskey 1711

Sutherland (Geo) & Sinclair (M) apt hse
116 10th
Sutherland Wm contr h 1009 Cornwall
Sutherland Wm A excise officer B C Dis-
tillery Co r 1009 Cornwall
Sutton Alf janitor Edmonds School h s
s Edmonds nr Mary (Edmonds)
Suzanne Miss M mlnr r 322 Ash
Swain Benj carp r 818 6th Av
Swain Gad clk J Stewart h 1116 4th Av
Swain Letitia J wid Henry h 722 Queens
Swain Saml h 818 6th Av
Swain Wm bkpr r 818 6th Av
Swan H W motor B C E Ry r Gloster
Swan Wm G div eng C N P Ry h 315
5th
Swancisky A h 240 3rd
Swann Hiram W motor B C E Ry h 720
Gloucester
Swanson Alfd h 53 Columbia
Swanson Carl O sporting goods mercht
r 53 Columbia
Swanson Rev C R pastor Emmanuel
Church (Norwegian) 11th cor St An-
drews
Swanson E lab r n s Winthrop nr Amess
Swanson Olaf brkmkr h 212 4th Av

SWANSON, OSCAR,
Dealer in
**GUNS, AMMUNITION, FISHING
TACKLE, SPORTING GOODS,
GUN AND LOCKSMITH,**
13 BEGBIE PHONE 19
Res. 53 Columbia

Swanson Justice of Commercial Hotel
res Vancouver
Swarbrick Ernest lab Brunette Saw Mills
h 120 Grey
Swarbrick Joseph letter carrier P O h
s s 11th Av nr Cumberland (Burnaby)
Swarbrick Robt r 219 Princess
Swart Niels R pres City Grocery Ltd r
2nd cor Princess
Swartz Annie r 711 3rd Av
Swayne Halliday lineman B C E Ry h
s s 12th Av cor Newcombe (Burnaby)
Sweeney Bernard C cond B C E Ry h
105 Durham
Sweetland Mrs A r 924 5th
Sweetland Rupert steward Westminster
Club r same
Swenciski Paul emp Brunette Saw Mill
Co h 219 5th Av
Swift Edw C painter h Ewart nr Pa-
trick (Highland Pk)
Swin Nina maid r 515 9th
Sword C B fishery insptr r 506 St George
Sworder G Hope draftsman H Neville
Smith r w s Linden nr Richmond Rd
(Edmonds)
Sworder Harry h w s Linden nr Rich-
mond Rd (Edmonds)
Sworder Malcolm carp r w s Linden nr
Richmond Rd (Edmonds)
Sworder Norman r w s Linden nr Rich-
mond Rd (Edmonds)
Sylvester Miss — mlnr r 418 St George
Symmes Benj F h 211 Columbia

T

Tait Chas W mgr Fernbridge Lbr Co h
29 Columbia
Tait Ernest L asst eng B C E Ry h
621 5th
Tait Wm driver Scotch Bakery r 428
Shiles
Talbot Thos H of Weeden & Talbot h
812 4th Av
Talpey Chas carp h n s 13th Av bet
2nd and 1st (Burnaby)
Taplin Ernest A sec-treas Fernbridge
Lbr Co h 1030 7th Av
Tate Wm F optician 8, 604 Columbia h
205 Agnes
Tattersall Frank emp J Henley h 611
1st
Tawse James tmstr Vancouver Milling
& Grain Co r Front
Taylor Alice S steno McQuarrie Martin
& Cassady r 425 Ash
Taylor Allan brklyr h 18th Av cor Mary
(Edmonds)
Taylor Charlotte dressmkr r 414 4th Av
Taylor David eng W R Jaynes r Stirling
Hotel
Taylor David ledger kpr Union Bank r
same
Taylor Elsie M r 417 Queens
Taylor Francis E h n s Earl nr Irving
(Royal Oak)
Taylor Gilbert H acct Columbian r 419
Agnes
Taylor Hugh h Kingsway bet 13th and
14th Av (Edmonds)
Taylor James D (M P) mng dir Colum-
bian Co Ltd h 212 3rd Av
Taylor James G mach Westminster Iron
Wks h 314 9th
Taylor John of Provincial Realty Co r
Lillooet Apts
Taylor Lizzie waitress Dunsmuir Cafe r
Edmonds cor Humphries (Edmonds)
Taylor Peter cap s s "Hero" h 705 7th
Av
Taylor Thos eng Fruhlang r 1524 6th
Av
Taylor T lab Burnaby Municipality
Taylor Wm brick mfr h 215 5th Av
Taylor Wm letter carrier P O h 1428 10th
Av
Taylor w n 223 wood (Lulu Island)
Teale Chris C bkpr B C Milk Condensing
Co r Cliff Blk
Teasch Frank tmstr Belyea & Co r 6th
Av
Teather Edw E h 415 4th Av
Tedford B A clk McAllisters Ltd h 5
Bradley Blk
Tedford John h 308 4th
Teimstra Arnold florist S G Tidy
Telford Block 845 Royal
Tennant Hugh clk h 201 Clinton Pl
Tennant Tom candymkr Pac Chocolate
Co r 201 Clinton Pl
Terhune Eliza wid Michael h 234 Keary
Terrall Walter cement finisher h 236
10th
Terry Albt G clk T J Trapp & Co h n
s Devog nr Stiles
Tesch Frank tmstr Belyea r 1019 6th
Av
Teskey James h 339 Simpson



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B.C.**

Phone Seymour
225



Henderson's Greater Vancouver Directory Part 2, 1914, p. 1711

TH ST (N Westr) north-west from 00 Queens

5 *Robson W W—NW-414-L
8 *Davies G H—NW-2106-L
9 *Duncalfe J—NW-2106-R
0 *Barnes Mrs E—NW-414-R
Milton ends
2 *Hardie Mrs E—NW-925-M
6 *Morshead Mrs M—NW-1007-R
7 Vacant
9 *Doncaster J A bldg contr—
NW-1377-M
0 *Reid K K—NW-746-M
1 Bready H R
2 *Mackie Mrs M B—NW-1007-L
3 *Turnbull Mrs E F—NW-1377-R
4 *Olsen M
6 *Willette P C
7 *Mercer Mrs N—NW-1159-M
9 *Robinson C C—NW-2199-R
0 French Mrs J
3 *Stead Mrs I—NW-1159-R
4 *Brittain W H—NW-534-M
5 *Robson Mrs A—NW-1375-Y
W 3rd Av intersects
4 *Manzer A S—NW-2526-M
5 *Allen J E—NW-1314-R
7 *Fulton W H—NW-1810-R
8 Martin C R—NW-698-R
9 *Fulton Mrs W H—NW-2526-R
2 *Ferguson J—NW-1346-L
3 *Preston H L—NW-2587-L
4 *Milne W D—NW-2739-L
6 *Cruver E H—NW-1108-M
Kennedy ends
0 *Furness G W—NW-347-M
4 *Turnbull J E—NW-1145-M
5 *Hood J J
7 *MacLean C E—NW-851-R
8 Parker W H—NW-2239-M
9 *Lee T—NW-347-R
0 *Kemp S
1 *Balza F J—NW-2370-R
2 *Falk A—NW-2239-R
5 *Halverson H G I—NW-851-L
8 Cotton E M—NW-2496-Y
9 Sawyer Mrs C J—NW-523-R
0 *Bradford J E—NW-698-M
4th Av intersects
3 *Mutchmor J—NW-1314-M
5 *Sigismund G G—NW-955-R
7 *Moore B A—NW-1108-R
9 *Pinks B J—NW-658-Y
Belleville begins
9 *Maustad O—NW-1637-L
0 *Krogseth A J—NW-658-L
St Andrews intersects
9 *McQuarrie Mrs E L—NW-2415-R
Napanee begins
5th Av intersects
0 Johnston J A—NW-1629-M
1 Durand R—NW-1454-L
2 French G A
3 *Reid Mrs I S—NW-1716-L
5 Stephenson Mrs Z M
7 *Pope W T—NW-1031-M
8 *Brakhane H F—NW-2370-M
2 *Lawrence W H—NW-1591-M

339 Wallace F J—NW-2523-M
4th St intersects
465 *Hogbin J W
477 *Walker T J
489 *Counsell A E—NW-2523-R
5th St ends
6th St intersects
633 *Oliver H
641 *O'Connor G E—NW-1931-L
649 *Pel H
659 Breaks J
683 McLean C M
707 *Canning T R
741 Schafer H—NW-2242-L
749 *Amoro D A
765 *Lambson Mrs M V
8th St ends
Grandview Douglas Hwy here
808 *Purvis C McC—NW-2771-R
812 *Hargreaves A—NW-2524-M
816 McCready Mrs A—NW-865
816 *McCready's gro and confr
820 Brown C A—NW-2277-M
822 *Zill D M
826 Wishart Mrs E—NW-2494-M
908 *Norman H—NW-2524-R
n s Vacant
914 *Broughton H—NW-2771-L
918 *Erickson E D
10th St ends
1010 *Quissy S—NW-829-M
1014 Matthias T A
1015 *Erickson E
1016 Stoney R A—NW-1204-L
1018 O'Neil T J
1024 Perkins R F—NW-1204-R
1030 *Claus B
Henley ends
1116 *Hutchinson J
1124 Delamont E F
12th St ends
Kingsway begins
1245 *Kemp W
1275 *Bowes W A
1295 *Craig E R—NW-1723-R-2
13th St intersects
1316 *Press Mrs E—NW-1142-L
1318 Thompson E H—NW-2204-L
1320 *Nelson W S—NW-1142-Y
1329 Heyes F
14th St ends
1402 *Curry W J—NW-371-R
1404 *Malcolm Miss S—NW-1664-Y
1414 *Myton H A
1416 *McMillan J
1422 *Nevard W K—NW-1664-L
1424 *Nevard C H
1426 *Thompson J T—NW-2832-L
1428 *Connor G W
1431 *Andrews H G—NW-1801-Y-1
15th St intersects
1502 *Ward E
1506 McLean R—NW-1723-R-3
1509 Lusk R S
1510 *Thompson G H
1518 *Hensley H E
1522 *Hensley E
16th St intersects

8 *Goodson J H—NW-1993-L-2
12 Grieve H S—NW-1993-L-3
449 *Ledingham Mrs M—
NW-1257-L-3
457 *Turner F B
461 Nicholson R C G—
NW-1993-Y-1
485 *Chesley Mrs K E
Duke and Scott end
625 *Walker J—NW-1993-R-2
Burnaby ends
785 Moum J E—NW-2218-R-3
Cariboo, Kent, Ames and Garfield end
Craig begins
Colby and North Rd intersect

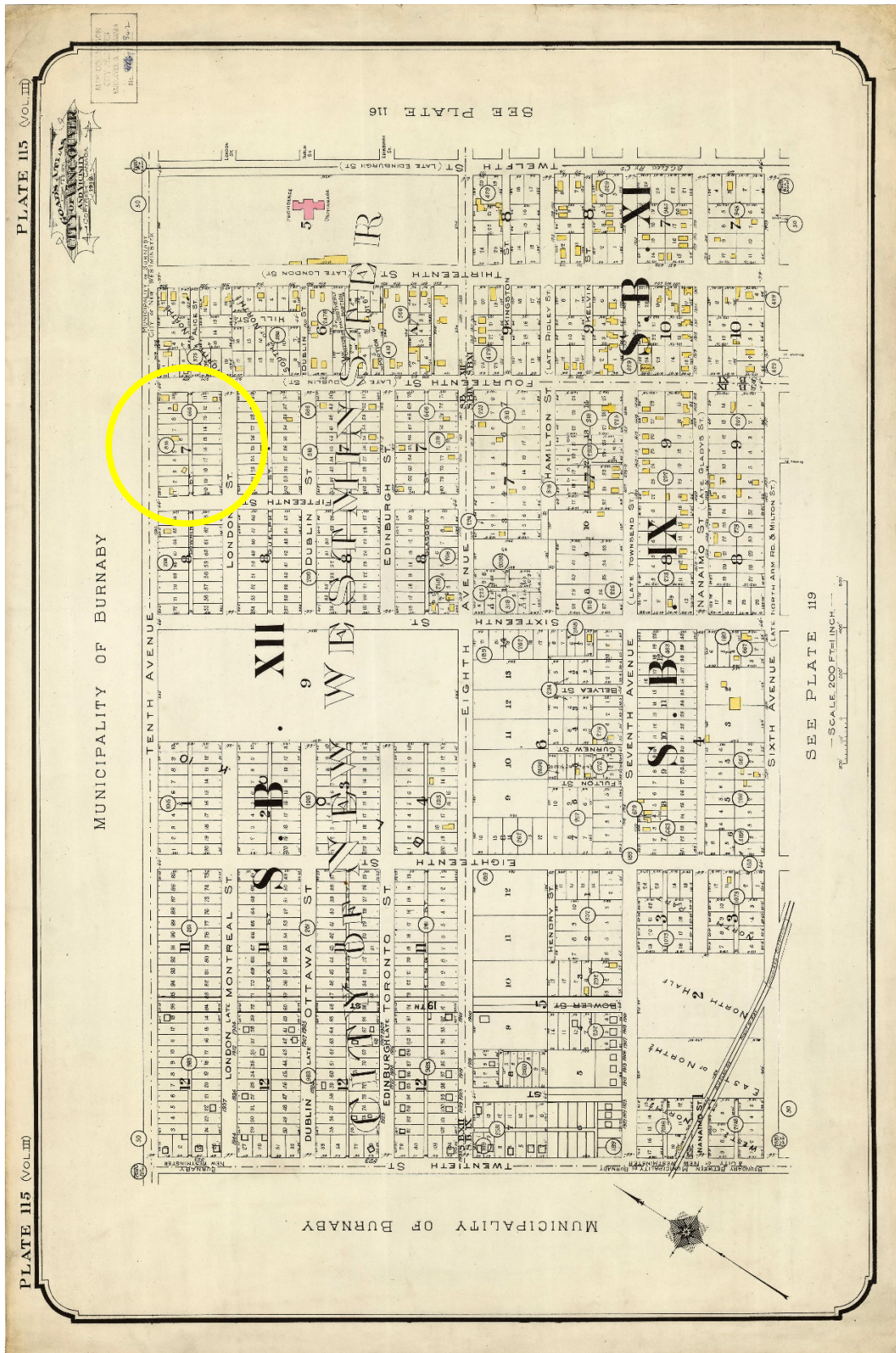
TENTH ST (N Westr) north-west from 900 Front

w s *Empie Stevedoring—NW-1924
Columbia intersects
Carnarvon intersects
w s *Kelly Douglas whol gro—
NW-997
w s Victor Fox Foods (Western) Ltd
—NW-178
40 BCR Power House—NW-77
57 Orientals
57 Tom Wing Indy office
66 *Westr Iron Wks—NW-53
71 *Royal City Waterfront Workers
Assn—NW-188
77 Longshoremen's Cafe
Agnes ends
87 Royal City Food Shop
87 *Royal Apts rooms
Royal Av intersects
102 *Shinohara K
106 Fujimoto T
107 Hasebe Y—NW-2175-L
108 Orientals
Quebec and Auckland begin
109 Byers M
120 Japanese Buddhist Mission—
NW-1098-L
(rear) Ikuta Rev S—
NW-1098-L
121 Home Lodge Apts
A McNight H
B McLarty Mrs H
1 Lush J
2 Anderson W J
3 Jagerson B
4 Bergurd T
5 Runnalls G V
6 McCrackin J
7 Wilson Miss T M
8 Bowman H L
12 Morgan W—NW-293-Y
15 Wyllie A
17 Gilbody J
22 Bowman Mrs L
24 Baka C
25 King N
26 Creeth J
27 Morrison Mrs M J
28 Armin Mrs E
29 Hansen H

Richards Alfd J (Clarissa L) sch tchr Bby Corpn h
2884 McKay Bby
—C mtrmn BCEB
—Cecil M h 1052 14th Av Bby
—Doreen M ctr Bowmans Apron & Uniform r
2884 McKay Bby
—Doug W eng r 2512 Maple Bby
—Eliz B wid C r 1052 74th Av Bby
—Elsie A S wid B M prop Bon Ton r 48 6th St
—Evelyn A mach opr Royal Bk r 233 4th St
—Mrs Florence hlpr Willingdon Tea Room r 4930
Frances Bby
—Frank (Jessie) retired h 2330 Frederick Bby
—Geo M retired h 1345 16th Av Bby
—Gilbt T (Marion E) lab Gilley Bros h 1428
10th Av
—Harvey W emp Burrard Dry Dock r 1050 Nanaimo
—Henry T (Annie M) lngshmn h 515 12th St
—Jas hlpr Burrard Dry Dock r RR1
—John E r 1428 10th Av
—Kate L wid W h 3313 Willingdon Bby
—Louis C (Dorothy) mlwkr CW Lbr h 315 Ewen
—Lyla M wid E sch tchr N Westr City h 601 7th
Av
—Margt wid F T r 509 St George
—Margt J wid C L h 233 4th St
—Maurice (Virginia N) emp W Coast Shipbldrs h
Waterfront ft Madison N Bby
—Randall T G mgr R C Sash & Door r RR1
—Sid clk Swifts r 325 2nd St
—Thea r 932 20th St Bby
—Thos H slsmn Safeway r 515 12th St
—Vere clk A H Mungear r 515 12th St
—Walter C (Edith M) h 6280 Kitchener Bby
—Walter W (Violet K) slsmn Woodward's h 2512
Maple Bby
—Wendall A guard BC Pen r 310 Holmes
—Wilfd (Eliza) h 1372 Burgess Bby
—Wm H (Gladys G) shp yd wkr h 1041 Holdom
Bby
—Wm H (Doris I) frt hndlr CPR h 3207 Kathleen
Bby
Richardson A M r RR4
—B V lab Prefabricated Bldgs r Fraser Arm PO
—Barbara A E dom O D Black r 2912 Gilpin Bby
—Chas (Caroline H) mstr mnrr h 2040 8th Av

London
—Leonard S morse opr CN Telegs
—Wm of Front St Meat Mkt
Ridal G C r RR4
Ridd Edwin B (Elsie) emp Boeings h 503 Black-
ford
Riddell David (Annie) retired h 4116 McGill N
Bby
—David T tmkpr r 4116 McGill N Bby
—Margt r 4116 McGill N Bby
—Robt (Margt) issuer CNR h 521 Lilley
—Wm (Dorla B) baker Can Bkries h 417 11th St
Riddle Beatrice M r 4315 Albert N Bby
—Jas B (Dorothy P) h 4315 Albert N Bby
Rider R r RR1
Ridgway Albt E (Daisy) carp H Dyer & Son h
1615 Stride Bby
—C acct Burrard Dry Dock r 1615 Stride Bby
—Leonard G studd Crehan Meredith & Co r 1615
Stride Bby
Riding O r RR4
Ridland Rev Geo G (Sarah) chaplain BC Pen h 3,
115 2nd St
—Margt sch tchr r 3, 115 2nd St
Ridout Gerald M clk r 1317 Nanaimo
—Rupert (Dora) slsmn Copp The Shoe Man h
1317 Nanaimo
—Rupert W P (Myrtle) bkpr Trapp Motors h 818
Ontario
Rieben Peter (Martha) h 6115 Kitchener Bby
Riehl Wm (Minnie) retired h ns Byrne Bby
Riep Rev Albt R (Louise) pastor Mt Calvary Luth-
eran Ch h 515 7th Av
Rigby F W R clk BC Govt
—Jack (Kathleen) plmbr Essondale h 117 7th
Av
—John (Emma) farmer h 4390 Moscrop Bby
—Jos (Edna M) drvr Morton Clarke h 2319 Alder
Bby
—Richd (Isabel) serv sta 903 12th St
—Thos (Myrtle M) welt fnshr J Leckie h 4005
McGill N Bby
—Wm (Frances) park supt N Westr City h es
(200 blk) 1st St
Rigden Jas W (Ellen M) steward BC Pen h 1682
Britton Bby

BC & Yukon Directory, 1942, p. 1608



Goad's Atlas of the City of New Westminster, 1913, Plate 115

Appendix C: Bibliography and Sources

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newwestcity.ca

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