

**COMMUNITY HERITAGE COMMISSION
AGENDA**

Wednesday, April 6, 2022, 6:00 p.m.

Open to public attendance in Council Chamber, City Hall

Committee members may attend electronically

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. <u>CALL TO ORDER AND LAND ACKNOWLEDGEMENT</u>	
The Chair will open the meeting and provide a land acknowledgement.	
2. <u>CHANGES TO THE AGENDA</u>	
Additions or deletion of items.	
3. <u>ADOPTION OF MINUTES FROM PREVIOUS MEETINGS</u>	
3.1. March 2, 2022	3
4. <u>REPORTS AND PRESENTATIONS</u>	
Staff and guest reports and presentations for information, discussion, and/or action	
4.1. Heritage Review (Demolition): 373 Hospital Street	10
4.2. Heritage Review (Demolition): 1121 Eighth Ave	31
4.3. Preliminary Application Review: 203 Pembina Street	54
5. <u>STANDING REPORTS AND UPDATES</u>	
Regular and ongoing reports from staff or members for information and discussion.	
5.1. Heritage Review Policy Update: Buildings on the Heritage Inventory	92
6. <u>NEW BUSINESS</u>	
Items added to the agenda at the beginning of the meeting.	
7. <u>CORRESPONDENCE</u>	

8. END OF MEETING

9. UPCOMING MEETINGS

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

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



COMMUNITY HERITAGE COMMISSION
MINUTES

Wednesday, March 2, 2022

Meeting held electronically and open to public attendance
Council Chamber, City Hall

PRESENT:

John Davies
Samuel Boisvert
Bozana Djuric
Lindsay Macintosh
Virginia McMahon

Alternate Chair/Community Member*
Community Member*
Community Member*
Community Member*
Community Member*

ABSENT:

Councillor Jaimie McEvoy
Jill Davy
Kletzky Morales

Chair
NWHPS Representative
Community Member

GUESTS:

Myron Calof
Ryan Pretto
Elana Zysblat
Thomas Grimwood

I4 Property Group*
I4 Property Group*
Heritage Consultant*
Grimwood Architecture*

STAFF PRESENT:

Rob McCullough

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

Britney Dack

Senior Heritage Planner, Climate Action, Planning and
Development

Kathleen Stevens

Heritage Planning Analyst, Climate Action, Planning and
Development*

Dilys Huang

Development Planner, Climate Action, Planning and
Development*

Nazanin Esmaeili

Planning Assistant, Climate Action, Planning and
Development*

Carilyn Cook

Committee Clerk, Legislative Services

*Denotes electronic attendance

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

Carilyn Cook, Committee Clerk, opened the meeting at 6:11 p.m. and recognized with respect that New Westminster is on the unceded and unsurrendered land of the Halkomelem speaking peoples. She acknowledged that colonialism has made invisible their histories and connections to the land. She recognized that, as a City, we are learning and building relationships with the people whose lands we are on.

2. **EXCLUSION OF THE PUBLIC**

MOVED and SECONDED

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.

Carried.

All Commission members present voted in favour of the motion.

3. **CHANGES TO THE AGENDA**

MOVED and SECONDED

THAT Item 6.1: Election of Alternate Chair be addressed first on the agenda.

Carried.

All Commission members present voted in favour of the motion.

Procedural note: Agenda Item 6.1: Election of Alternate Chair was addressed at this time and John Davies, Alternate Chair/Community Member, assumed the Chair.

4. ADOPTION OF MINUTES FROM PREVIOUS MEETINGS

4.1 February 2, 2022

MOVED and SECONDED

THAT the minutes of the February 2, 2022 Community Heritage Commission meeting be adopted.

Carried.

All Commission members present voted in favour of the motion.

5. REPORTS AND PRESENTATIONS

5.1 Museums and Archives Advisory Group Liaison Representative

Rob McCullough, Manager, Museums and Heritage Services, announced that the Museums and Archives Advisory Group, has a position for a representative from the Community Heritage Commission. He noted that the Advisory Group meets three to four times per year.

MOVED and SECONDED

THAT Bozana Djuric be the Community Heritage Commission representative on the Museums and Archives Advisory Group for the 2022 term.

Carried.

All Commission members present voted in favour of the motion.

5.2 Vimy Oak Interpretive Text

Rob McCullough, Manager, Museums and Heritage Services, shared that the project came to be after Lieutenant Leslie Miller collected acorns from Vimy Ridge after the 1917 battle which saw the Ridge decimated. Upon his return to Ontario, Canada, Lieutenant Miller planted the acorns. The City, in partnership with the New Westminster Heritage Preservation Society, planted a descendant tree from the acorns in front of City Hall. Mr. McCullough noted that the goal is to share saplings with communities across the country and, ultimately, repatriate some of the trees back to Vimy Ridge. Mr. McCullough read aloud the text that is proposed to accompany the tree at City Hall.

Discussion ensued and Commission members provided the following comments:

- The text is good; however, World War 1 should be spelled out, to avoid the use of acronyms, and the word “celebrate” should be replaced with “commemorate” or another more appropriate term; and,
- The memorial at Vimy Ridge was one few that was left unscathed after World War 2 as German soldiers protected it.

5.3 Komagata Maru Perimeter Walk and Dock Interpretive Text

Rob McCullough, Manager, Museums and Heritage Services, shared a PowerPoint presentation on the Komagata Maru Perimeter Walk and Dock Interpretive Text, noting that the text document circulated in the agenda package includes feedback received from the Social Inclusion, Engagement and Reconciliation Advisory Committee, including to have a more active narrative.

In response to a suggestion from a Commission member, Mr. McCullough reported that consideration was given to including background information on the ship which was of Japanese origin; however, there was concern that it may detract from the narrative. He advised that a QR code could be included on the plaque to share additional information, including the history of the vessel as well as apologies that have come from around the world regarding the incident.

Discussion ensued and Commission members noted that the Text is well written and well thought out.

MOVED and SECONDED

THAT the Community Heritage Commission endorses the Komagata Maru Perimeter Walk and Dock Interpretive Text as presented this evening.

Carried.

All Commission members present voted in favour of the motion.

5.4 Climate Action Planning and Development – Orientation

Kathleen Stevens, Heritage Planning Analyst, provided a PowerPoint Climate Action Planning and Development Orientation which outlined, the purpose of the Community Heritage Commission as it relates to the Department’s work,

and various other aspects of heritage such as value, legislation, tools and protection, the heritage register, and the various types of heritage applications.

5.5 Heritage Terms: Glossary

No discussion took place.

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

Dilys Huang, Development Planner, reviewed the staff report dated March 2, 2022 regarding the Heritage Revitalization Agreement Application for 802 & 806 Eighth Street and 809 Eighth Avenue which includes the retention and relocation of the heritage house and the construction of three new townhouse buildings.

The applicant team of Thomas Grimwood of Grimwood Architecture, Myron Calof and Ryan Pretto of I4 Property Group, and Elana Zysblat, Heritage Consultant, provided a PowerPoint presentation of the proposal.

In response to questions from the Commission, Mssrs. Grimwood and Calof and Ms. Huang provided the following comments:

- It is too early to tell how much the condominiums will cost once finished;
- Greenspace proposed, which is consistent with the guidelines for this type of housing, includes the central greenspace in the courtyard of the complex, the front yard of each townhouse, the front and rear yard for the heritage house, and private decks for each condominium. This component will be reviewed separately by staff and other committees in the application review process; and,
- Housing affordability must be considered at all times as it is connected to a number of factors including the direct cost of development.

Discussion ensued and the Commission noted that the redevelopment proposal is fantastic and the visuals are clear and concise in showing what is going to happen to the heritage house which will become a landmark.

MOVED and SECONDED

THAT the Community Heritage Commission recommend the Director of Climate Action, Planning and Development issue a Demolition Permit for the houses at 802 Eighth Street and 809 Eighth Avenue and that the applicant consider deconstruction as an alternative to demolition waste.

Carried.

All Commission members present voted in favour of the motion.

MOVED and SECONDED

THAT the Community Heritage Commission recommend that Council support the Heritage Revitalization Agreement for 806 Eighth Street.

Carried.

All Commission members present voted in favour of the motion.

5.7 Heritage Review (Demolition): 1428 Tenth Avenue

Nazanin Esmaeili, Planning Assistant, reviewed the staff report dated March 2, 2022 regarding the Heritage Review of 1428 Tenth Avenue which is not legally protected by bylaw and is not listed on the City's Heritage Register nor the Heritage Resource Inventory.

Discussion ensued and Committee members noted that as there is not much heritage value left in the building, demolition of the house is supported.

MOVED and SECONDED

THAT the Community Heritage Commission recommend the Director of Climate Action, Planning and Development issue a Demolition Permit for the house at 1428 Tenth Avenue and that the applicant consider deconstruction as an alternative to demolition waste.

Carried.

All Commission members present voted in favour of the motion.

6. **UNFINISHED BUSINESS FROM PREVIOUS MEETINGS**

6.1 **Election of Alternate Chair**

MOVED and SECONDED

THAT John Davies be elected as the Alternate Chair for the Community Heritage Commission 2022 term.

Carried.

All Commission members present voted in favour of the motion.

7. **NEW BUSINESS**

There were no items.

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**

ON MOTION, the meeting was adjourned at 7:43 p.m.

Certified correct,

Councillor Jaimie McEvoy

Carilyn Cook, Committee Clerk

REPORT

Climate Action, Planning and Development

To: Community Heritage Commission **Date:** April 6, 2022

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

Item #: [Report Number]

Subject: **Heritage Review (Demolition): 373 Hospital Street**

PURPOSE

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

SUMMARY

The house at 373 Hospital Street, in the Sapperton neighbourhood, was built in 1915 in the Craftsman style. The building is not legally protected by bylaw, but is listed on the City's Heritage Resource Inventory. As a result of the building's age (over 100 years old), its Inventory listing, and as it has elements of its original style, the Community Heritage Commission is being asked to review its heritage value in advance of a Demolition Permit process.

GUIDING POLICY AND REGULATIONS

100 Year and Older Heritage Review Policy

In 2016, Council approved a revised heritage review policy, which highlights the City's interest in retaining New Westminster's oldest buildings. In the winter of 2022, Council expanded the policy to include a requirement for heritage assessments and review by the Community Heritage Commission as part of demolition review for buildings listed on the Heritage Inventory. This application is being processed under both policies, jointly.

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. 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 373 Hospital Street was built in 1915 and is approximately 273 sq. m. (2,940 sq. ft.). It is one and half stories with a basement with a density of about 0.862 floor space ratio (FSR). The house is wood framed and has a simple rectangular form. It features a moderately pitched front gabled roof with large, shed dormers and a centered gabled-roofed front porch with side stairs. Photographs of the building in its current condition are available in Appendix B.

Development Policy Context

The property is zoned Single Detached Districts (RS-1) which allows for a house, suite, and laneway house to a combined maximum of 0.6 FSR. In the Official Community Plan (OCP), the property is designated for “Residential - Detached and Semi-Detached Housing” which envisions low density ground oriented residential uses including gentle infill such as duplexes. Higher forms of development could only be achieved through a rezoning or similar application (e.g. a Heritage Revitalization Agreement).

Site Context

The subject site is located in the Sapperton neighbourhood, on the north side of Hospital Street, between Richmond Street and Blair Ave. Currently, there is a single-family house (1956) on the east and a quadraplex (1969) on the west. Hospital Street is

a sloped street, connecting the Sir Richard McBride School and the Royal Columbia Hospital.

The building at 373 Hospital Street is the only early 20th century building on the short block of Hospital Street between Richmond Street and Blair Avenue. However, there are eight houses on Hospital Street built between 1908-1911. The rest of the buildings include post World War II single family houses, 1960s low-rise apartments and early 2000s builder specials. A site location map is included as Appendix A.

DISCUSSION

Heritage Value

Based on the heritage assessment, the building has low historical, cultural and architectural significance. Though, the house could potentially be conserved through a combination of restoration, preservation and reconstruction.

The house is a vernacular Craftsman. The historic occupants of the house were representative of hardworking families, and the building was a working class home in a working class neighbourhood. Many of the structures along the street are representative of modest middle-class and working-class accommodations. The subject house however is not within a grouping of houses of an age like its own and its design intent has been diminished through alternations.

Building Condition

Based on current photos and heritage assessment (Appendix B), the building appears to be in moderate condition. Many of its wood windows and the main door are intact and its three decoratively cut rafters on the gable end of the structure are exposed. The building is currently clad in vinyl siding, it is likely that the wood lap and shingle siding exists under it; however the condition of the original material is unknown. Based on the records, there have been many alterations to the original house, which include:

- **1921** - Enclosure of the back porch,
- **1932** - Basement work, possibly excavation
- **1945** – Adding dormers on west and east elevations of the second storey,
- **Between 1986 and 2009** - Addition of vinyl siding and removal of the 12-glass pane door,
- **2014** - Re-construction of the front porch with minimal decorative stick work in the portico retained,
- **2014** - Addition of a rear second storey deck and stair well,
- **Between 2015 – 2019** - Removal of the original three arched windows on the front elevation replaced with a vinyl combination, and
- **Between 2015 – 2019** – Replace the brick chimney with a metal one.

As the heritage assessment indicates, building massing is intact as are many of the first-floor windows and the window combination in the gabled front end, the openings are consistent with historical locations. Original wood lap and shingle siding as well as trim are probably underneath vinyl siding. However, the 1945 addition of the dormers has changed the original character of the building, as have the vinyl window combinations in the dormers.

The addition of the rear porch and stairway, as well as the re-construction of the front porch and stairs, are mostly unsympathetic to the historic fabric of the building as are the addition of vinyl windows on the upper floor and the replacement of the front window combination and front door.

The contemporary alterations inclusive of siding, windows, doors and the construction of front and back porches are non-compatible in choice of materials and detract from the character of the original design. However, location of replacements and additions is appropriate. While the back steps and upper-level porch are not compatible they could be removed without further damaging the building. Vinyl siding intervention is also removable/reversible.

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 373 Hospital Street 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 373 Hospital Street; 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

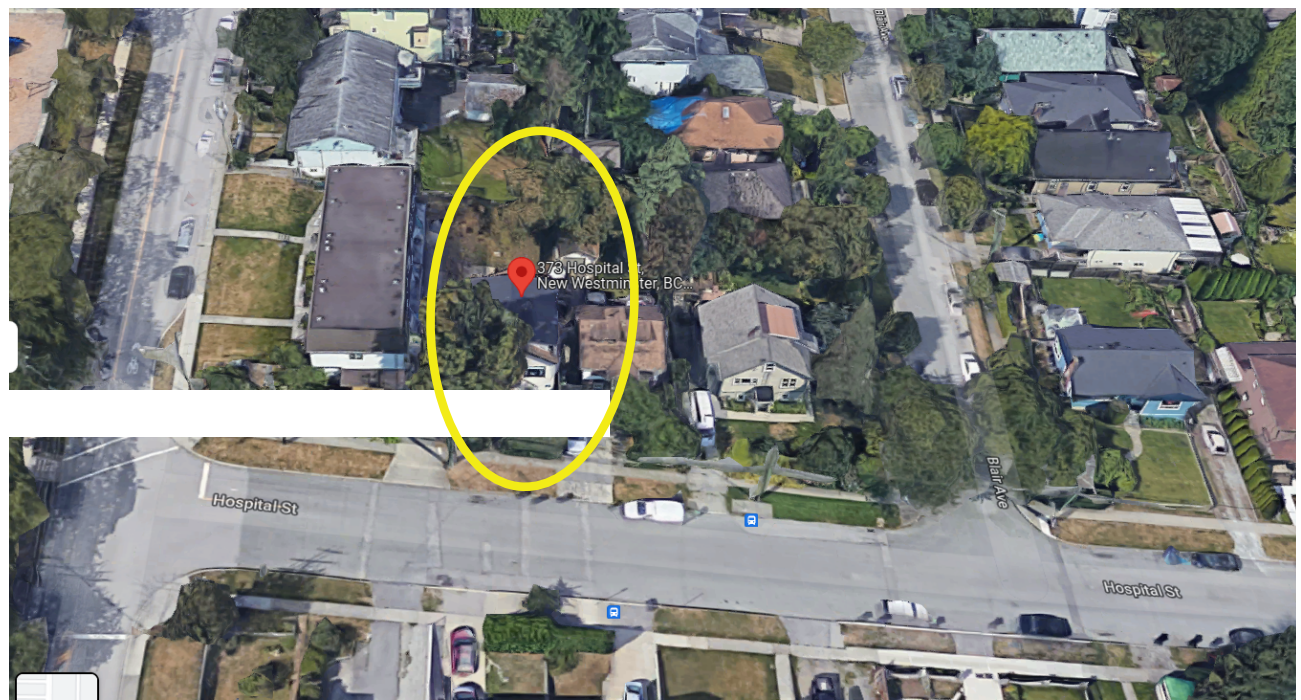
This report was reviewed by:

Britney Dack, Senior Heritage Planner

Appendix A:
Site Context Map



Map Courtesy of City Views (CNW) V. 4.0



Map Courtesy of Google Maps, 2022

Heritage Assessment

373 Hospital Street – 1915

Sapperton- New Westminster, BC



Prepared By: Susan Medville, MA, CAHP
November 8, 2021

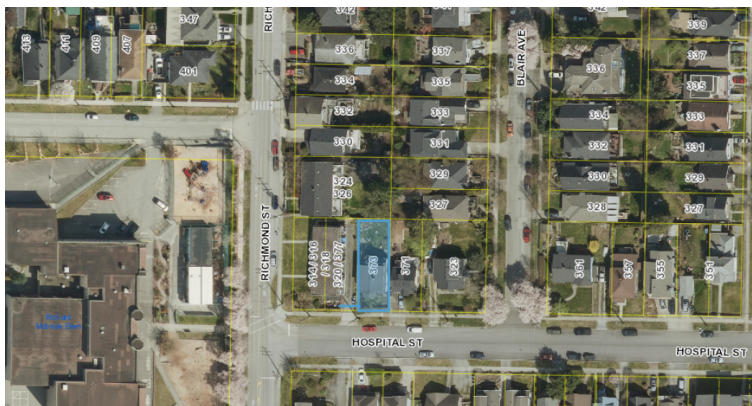


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Sitting

The subject building is located on Hospital Street in the Sapperton neighborhood of New Westminster. It sits between Richmond Street and Blair Avenue. Hospital Street is sloped, at the top is Sir Richard McBride School (rebuilt in 1929) and the bottom of the street is the Royal Columbia Hospital established at the location in 1889, but continually modernized. The house is situated slightly towards the front of its lot as are the neighboring houses. On the adjacent lot to the east there is a single-family dwelling built or relocated to there in 1956 and on the adjacent lot to the west is a four-plex built in 1969. Hospital Street today is a residential mix of a few historic single-family houses, newer single-family houses and small low-rise apartment buildings.



Source: CityViews

Name of Building	N/A
Address	373 Hospital Street
Municipality	New Westminster
Legal Description	Plan: NWP2620 Lot: 23 LT 23, NWD, PL 2620
Parcel Identifier (PID)	013-250-078
Year Built	1915
Original Owner	Edward John Norris
Builder	Edward John Norris
Architect/ Designer	Unknown
Heritage Status	Included in the 1986 Heritage Inventory
	Not included in the Heritage Register



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Description

The vernacular dwelling, is influenced by the Craftsman Style, built in 1915, is a one and one-half storey structure with basement, is wood framed and has a simple rectangular form. It features a moderately pitched front gabled roof with large, shed dormers and a centered gabled-roofed front porch with side stairs. Many of its wood transomed windows are intact, as is a wood door on the building's ground level. The building is now clad in vinyl siding, it is likely that the wood lap and shingle siding exists under it, however the condition of the original material is unknown. Exposed are its three decoratively cut rafters on the gable end of the structure.

Alterations to the original house include:

- The 1921 enclosure of the back porch.
- Basement work in 1932, perhaps excavation as floor is reported to be dirt at the present.
- Construction of garage in 1942 and its subsequent deconstruction at a date unknown.
- Dormers added to the second story on west and east elevations in 1945.
- Addition of vinyl siding and the removal of the 12-glass pane door between 1986 and 2009.
- Re-construction of front porch with only the decorative stick work in the portico retained and the addition of a rear second story deck and stair well in 2014.
- Between 2015-2019 the removal of the original three arched windows on the front elevation replaced with a vinyl combination and the removal of the brick chimney replaced by a metal chimney.

Building History

The subject house was built in 1915, during the economic downturn caused by World War I, by mail carrier, Edward John Norris. Norris, born in 1881, married in 1907 and immigrated to Canada in 1912 from Devon, England. Norris lived there with his family until the time of his death in 1921. His widow Kay (Karen-Heppuch-Norris) continued to live in the house with her sons, Cyril B. Norris (b. 1910) and Arthur Stanley Heppuch Norris (b.1915) and her sister Henrietta Maddern a housekeeper. Research revealed little other information about the Norris family beyond the untimely death of Edward Norris and the managerial involvement of Cyril Norris with the Burrard Bible Camp through the 1930s. The Norris family were listed as occupants of the house through 1946.

It is possible that the house was divided into two separate living quarters prior to the 1945 expansion with the addition of the upper level shed dormers. The two modestly sized living quarters likely provided an affordable housing solution for working class individuals and those of retirement age. It provided a convenient location for some residents who were employed by the Royal Columbian Hospital and the nearby industry along the Fraser River.

The tenancy pattern at the subject house appears to be owner occupied for its first 31 years by the Norris family. Gloria Swan had the second longest occupancy of 18 years from 1962-1974 and again from 1988-1994. Agnes Boswell spent 16 years as an occupant living in one of the units from 1965-1981. All of the other residents in both units all had much shorter times living there, this regular turn over represents the building being used as a rental property.



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Occupants

Year(s)	Building Occupants
1915-21	Edward John Norris and Kay Norris and family
1921- 1946	Mrs. Kay Norris and family
1947	Frank L. Wood, taxi driver
1948	A E Morgan
1949-1950	LA Benham
1951	Vacant
1952-1957	Gordon C and Jesse M Fenton. Gordon an engineer at Capilano Tbr.
1958	Allen and Anne Anderson. Allen worked on a tugboat and Anne as cook.
1959	Carl A. and Dorthea Y. Ekberg. Carl worked as a mill worker. In other unit Leon and Agnes Comis. Leon worked as a waiter at the Astor Hotel.
1960	Ekberg's in one unit, Elise P. Goss a dietary worker at Royal Columbian Hospital in the other unit.
1961	Jean Melnick in one unit. Doris Smialek an aide at Royal Columbian Hospital in other unit.
1962	Doris Smialek occupied one unit and Gloria M. Swan occupied the other.
1963-1964	Nina G. Oster occupied one unit and Gloria M. Swan occupied the other.
1965-1974	Agnes Bowell (widow) occupied one unit and Gloria M. Swan occupied the other.
1975-1980	Agnes Bowell
1981	Agnes Bowell in one unit and Terry and Joanne Crosby a payroll clerk for Canfor in the other unit.
1982-1987	Terry and Joanne Crosby listed as living in downstairs unit.
1988-1989	Gloria Swan in lower unit and upstairs vacant.
1990-1991	Gloria Swan in lower unit and upstairs is R. Paul Kastelein.
1992-1994	Swan and Hughes.
1995	D. Crosby and Jamie Stewart.



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Heritage Assessment Form

Evaluation Criteria	Value	Comments
Historical Association	10/20	
a. Level of importance of a directly associated person or event (national/provincial/local).	2/10	The first long-term resident family nor any subsequent occupants of the house are not known to have a significant level of importance in the community.
b. Does the building illustrate a significant phase in the history/ development of the local community?	8/10	It illustrates a period where little construction took place and most of that which did during the time was modest due to the economic hardships caused by World War I.
Architecture	17/40	
a. Visual quality of the building in the context of an architectural style or type (aesthetics).	5/15	The house is vernacular with a Craftsman Style influence. Although a typical house style at its time, the finishes and form have been altered.
b. Is building still used for original function?	8/10	Built as a single-family house originally, it has served as a two unit dwelling since at least 1945.
b. Quality of workmanship and handling of materials.	4/10	Original cladding is hidden under vinyl siding so the quality of original materials could not be thoroughly inspected. The wood windows that survive are in decent condition. The addition of the rear porch and stairway, as well as the re-construction of the front porch and stairs, are mostly unsympathetic to the historic fabric of the building as are the addition of vinyl windows on the upper floor and the replacement of the front window combination and front door.
c. Association with particular designer or architect.	0/10	No known architect or designer was involved with the planning of the dwelling.



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Context	12/35	
a. The integrity of historic relationship between the building and it's associated context.	6/10	The subject house is the only early 20 th century building on the short block of Hospital Street between Richmond Street and Blair Avenue. However, there are eight houses on Hospital Street built between 1908-1911 according to building records available in CityView. The rest of the buildings include post World War II single family houses, 1960s low-rise apartments and early 2000s builder specials.
b. Influence of the building on the present character of the area (setting).	6/10	The dominant character of Hospital Street is a combination of moderately sized, mid-century and 1910s houses with an influx of contemporary dwellings. The east end of the street closest to the hospital is characterized by 1960s low-rise apartments. Many of the structures along the street are representative of modest middle-class and working-class accommodations. The subject house however is not within a grouping of houses of an age like its own and its design intent has been diminished through alternations.
c. Nature of the building's identity within the community (landmark).	0/15	This house is not a landmark.
Adaptability	19/20	
a. Can the building continue with its current/ original use?	10/10	The house is in a residential area.
b. Can the building be adapted for new contemporary uses without compromising heritage values?	9/10	Addition or infill is possible while retaining the subject house on its property.



Integrity	16/30	
a. Presence of original character defining elements.	5/10	Building massing is intact as are many of the first-floor windows and the window combination in the gabled front end, the openings are consistent with historical locations. Original wood lap and shingle siding as well as trim are probably underneath vinyl siding. However, the original arched window combination on front of the building as well as the front door have been poorly replaced. The 1945 addition of the dormers has changed the original character of the building as have the vinyl window combinations in the dormers.
b. Compatibility of contemporary alterations and materials.	5/10	The contemporary alterations inclusive of siding, windows, doors and the construction of front and back porches are non-compatible in choice of materials and detract from the character of the original design. However, location of replacements and additions is appropriate. While the back steps and upper-level porch are not compatible they could be removed without further damaging the building. Vinyl siding intervention is likely removable/reversible.
c. Overall exterior condition of structure and materials.	6/10	Building is generally in fair condition and moderately maintained. The condition of wood cladding was not assessable. The remaining original wood windows appear in decent condition; however, the vinyl window assemblies appear in poor condition, poorly installed and in need of replacement.
Summary: 51%	74/145	<p>The building has low historical, cultural and architectural significance. While the house could potentially be conserved through a combination of restoration, preservation and reconstruction, in its current condition it does not merit a Protected Status. If the building is to be demolished it is recommended that mitigations are taken through the two following proposed heritage actions:</p> <ul style="list-style-type: none"> • Professional architectural photographic documentation of the exterior with archival-quality prints provided to the New Westminster Museum and Archives. • Deconstruction, which will provide for the salvage and/or recycling of architectural elements, lumber, wood flooring, historic windows and other materials.



Current Photographs- November 3, 2021



South elevation



North elevation



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West elevation



East elevation



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Wood lap siding on north elevation under vinyl siding.



Animal nest in wall on west elevation.



Exposed deteriorating trim board.



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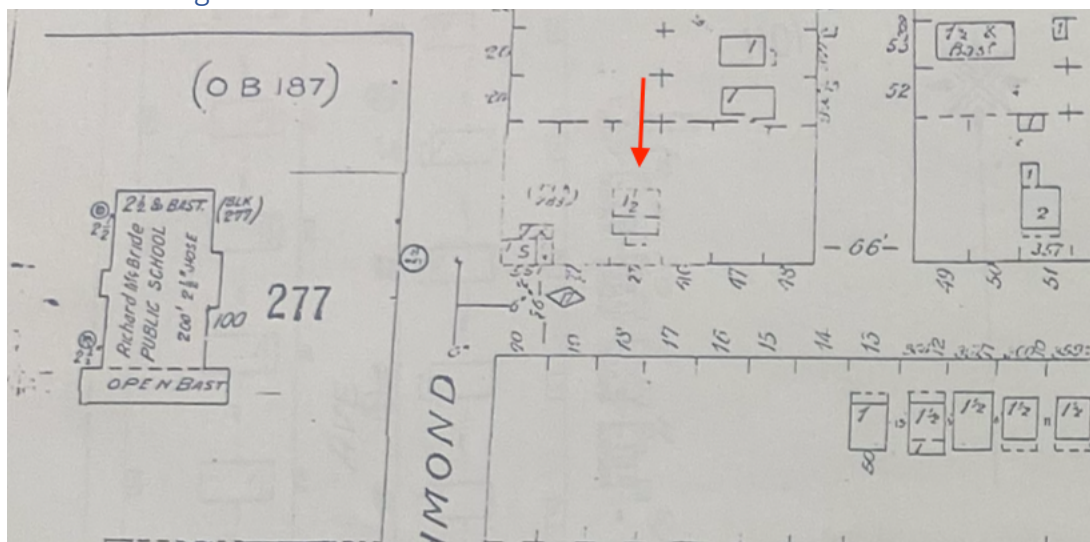
Adjacent buildings.



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Research Images



1919. Fire Insurance Plan.



1957. Fire Insurance Plan. (Note: 371 Hospital Street, the adjacent property to 373 is not on this map however the Public Development Site Report states the building permit (Type- Demo/ House Move) was issued in 1956.)



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1982. New Westminster Archives – IHP14683

(Note: original cladding and arched window combination. 1945 dormer addition has what appears to be metal or vinyl windows.)



2015. Google. (Note: front porch intact and window combinations intact, original front door has been replaced. No other visible changes since the 2009 Google images.)



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2019. Google. (Note: Front porch partially rebuilt, wood transomed window combination replaced with vinyl windows, brick chimney replaced with metal chimney.)



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Research Sources

BC and National Archives

Indexes to deaths (1872-1993) and Government of Canada Census (1921)

City of New Westminster

Building permit records - CityViews database.

New Westminster Museum and Archives

Archival photographs, Field Assessment Cards, Building and Water Connection permits, Fire Insurance Maps

New Westminster Public Library

Historic directories, Fire insurance maps, Municipal Voters Lists

Publications

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"Edward Norris Falls Dead on Steps of Church Pulpit." The Daily Province. Vancouver BC. May 16, 1921.

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Websites

<https://www.ancestry.com>

<http://www.nwheritage.org/heritagesite/history/content/streets/hm.htm>



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REPORT

Climate Action, Planning and Development

To: Community Heritage Commission **Date:** April 6, 2022

From: Nazanin Esmaeili,
Planning Assistant **File:** HER00849

Item #: [Report Number]

Subject: Heritage Review (Demolition): 1121 Eighth Ave

PURPOSE

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

SUMMARY

The Edwardian house at 1121 Eighth Avenue, in the Kelvin/Moody Park neighbourhood, was built in 1909. The building is not legally protected by bylaw, and hasn't been listed on the City's Heritage Resource Inventory, though has been evaluated as having heritage value. As a result of the building's age (over 100 years old) 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

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.

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 1121 Eighth Ave was built in 1909 and is approximately 104 sq. m. (1,120 sq. ft.). It is two stories, and has a density of about 0.17 floor space ratio (FSR), which is approximately 30% of the squarefootage available to the property in the Zoning Bylaw.

The house has a front-gabled roof, a full-width front porch with a shallow hipped roof, narrow lap siding, and its front door is set to the side (in line with the front stairs). The house has little decorative detailing, as is common to the period. However, it differs from the typical style characteristics by not having a roof skirt across the bottom of the gable, by having a medium-pitch rather than a steeply pitched roof, and by having square front porch posts, rather than round (Tuscan-style).

Photographs of the building in its current condition are available in Appendix B.

Building Condition

Based on current photos and heritage assessment (Appendix B), it's clear the house's overall form and massing has been retained. The gabled roof with bellcast eaves and vergeboards, wood lap siding, original wood windows, and front porch with posts and wood balustrade are also all character defining features. The house was renovated in 2009, during which the front porch was rebuilt, and a new rear deck was added.

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 triple the density currently on the site without further Planning approvals.

Site Context

The subject site is located in the Kelvin/Moody Park neighbourhood, on the north side of Eighth Ave between Twelfth Street and Henley Streets. There is also a full-width rear lane connecting Twelfth Street and Henley Street. The properties in this block, are zoned for Single Detached (RS-1), with the exception of the properties facing Twelfth Street which are zoned for Commercial. To either side of the street are other single-family houses that were constructed in various time periods, ranging from 1893 to 2020. A site location map is included as Appendix A.

DISCUSSION

Heritage Value

The house has historic value for its age (1909) and aesthetic value for its Gabled Vernacular Edwardian style, and also has retained its original design and character-defining elements such as:

- overall form and massing,
- gabled roof,
- wood lap siding,
- original wood windows, and
- front porch with posts and wood balustrade (even though this is recent, it likely replicates or is very close to what was there originally).

Also of value is that there was one family that owned the property from 1909 through at least 1955. A heritage assessment with further details is available in Appendix B.

Retention Options

The heritage assessment concludes that the property has considerable heritage value and is a strong candidate for retention through a Heritage Revitalization Agreement (HRA). Incentives through an HRA would be negotiated, and could include subdivision or an infill house, and would require some restoration work and Heritage Designation. Due to the house's small size, it would be a good candidate to be relocated on site and used as a laneway house.

Staff has been in contact with the applicant to explore redevelopment options and provide information on relocation opportunities. A virtual meeting was held on February 1th, followed by subsequent online and telephone conversations. The applicant explored the provided options and has concluded they wish to proceed with demolition and new construction.

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 Climate Action, Planning and Development issue a Demolition Permit for the house at 1121 Eighth Ave and that the applicant consider deconstruction as an alternative to demolition waste;
- 2) That the Community Heritage Commission recommend the Director of Director of Climate Action, Planning and Development direct staff to further explore retention options (i.e. redevelopment or relocation) for the house at 1121 Eighth Ave; or
- 3) That the Community Heritage Commission recommend that Council consider a temporary protection order for 1121 Eighth Ave; or
- 4) That the Community Heritage Commission provide an alternative recommendation, based on their discussions.

ATTACHMENTS

Appendix A: Site Context Map
Appendix B: Heritage Assessment

APPROVALS

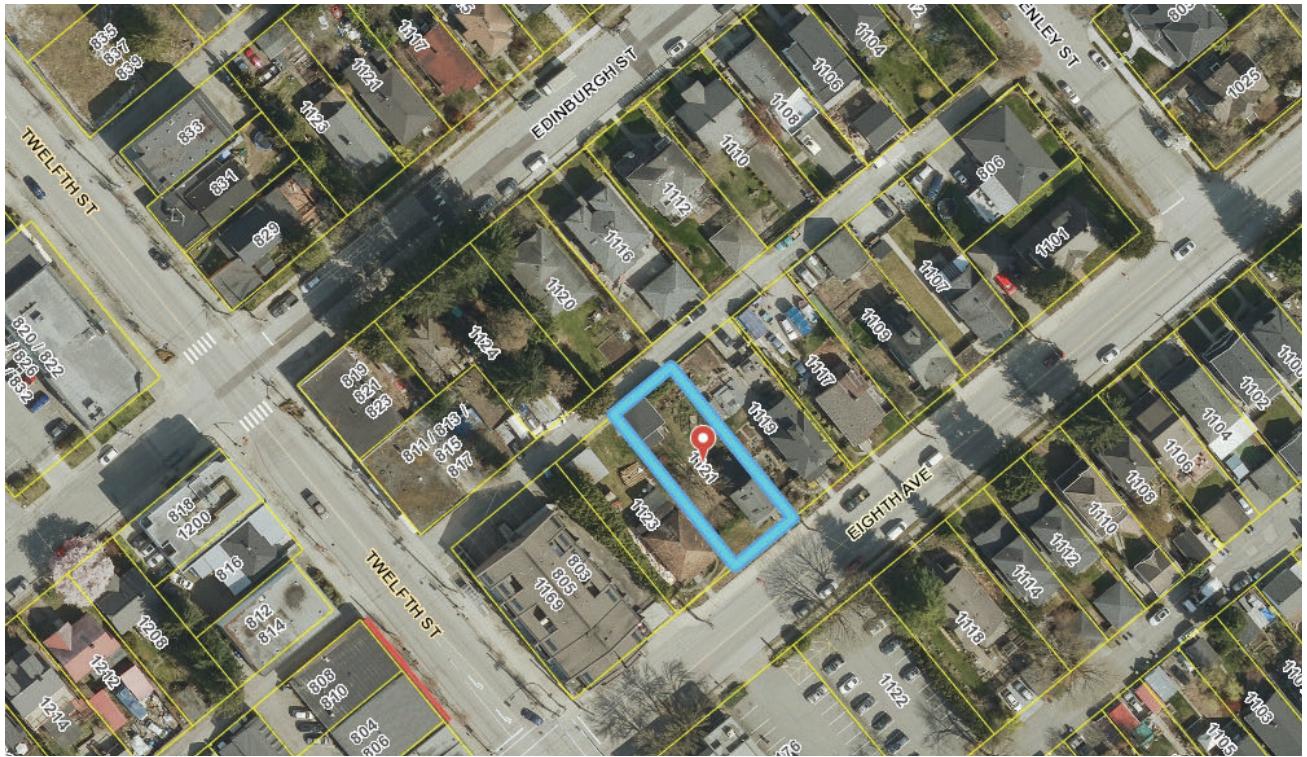
This report was prepared by:

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. 4.0



Map Courtesy of Google Maps, 2022

Appendix B:
Heritage Assessment

November 2021

Introduction



The subject building is a single-family house located at 1121 Eighth Avenue in New Westminster, British Columbia. It has been evaluated in an 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 November 13, 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:	607 sqm (6,539 sq ft)	Floor Space Ratio:	0.171
Frontage:	15.33 m (50.30 ft)	Site Coverage:	10.79%
Average Depth:	39.62 m (129.99 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

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.

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 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 located in the West End neighbourhood, on the north⁴ side of Eighth Avenue, near the corner of Eighth Avenue and Twelfth Street. To either side of the street are other single-family houses that were constructed in various time periods, ranging from 1893 to 2020.



Map Courtesy of City Views (CNW) V. 3.0



Map Courtesy of Google Maps, 2021

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

⁴ Project North

Photographs of the Subject Building (November 2021)



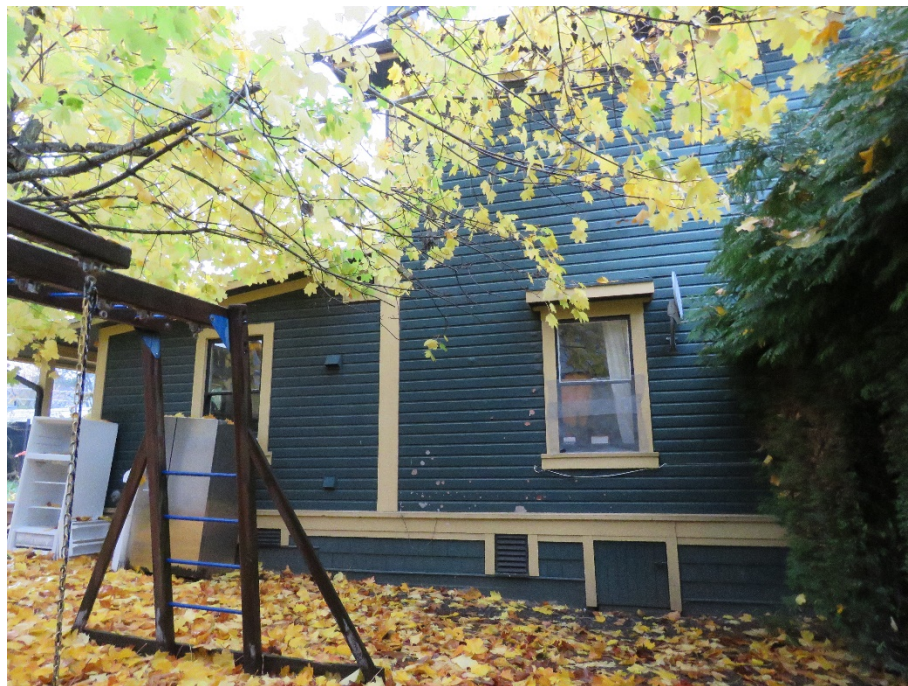
Project South (Front) Elevation



Project North (Rear) Elevation



Project East (Side) Elevation



Project West (Side) Elevation

The Building

The building, according to the City's Development Site Report, was constructed in 1909 for Margaret Callow. The style is Gabled Vernacular⁵, which was popular between about 1886 and 1915 in the Lower Mainland. The subject building has the following typical characteristics of this style:

- 2-storey square massing
- Front-gabled roof (with bellcast eaves)
- Main floor is ½ storey above the ground
- Full-width front porch with shallow hipped roof
- Narrow lap siding, with a pronounced channel
- Front door set on one side (to line up with the front stairs)
- Few decorative elements

The house differs from the typical style characteristics by not having a roof skirt across the bottom of the gable, by having a medium-pitch rather than a steeply pitched roof, and by having front porch posts which are square rather than round Tuscan-style.

The front elevation is asymmetrical, with the front door on the right side and accessed by wood stairs that are directly in front of it. The front door is a two-panel wood door with a set up triple lights on the upper panel, typical during the period 1911-1931⁶ in North America. There are three windows on the front elevation: a large picture window with a stained-glass transom adjacent to the front door, and two vertical single-hung matching windows on the second storey. The picture window is typical cottage window for the period 1904-1912⁷ in North America.

There are few windows on the side elevations. On the east elevation, there is only one vertical single-hung window on the upper level. On the west elevation, there are two vertical single-hung windows.

The rear elevation has a covered porch at-grade supported by three plain and square wooden posts. The roof of this porch is shallow and extends from a roof that also covers a one-storey addition. There are two windows on the upper storey that match those on the front elevation. There is a similar-style vertical window on the lower level and a small horizontal window adjacent to the back door.



Picture Window with Stained-glass Transom

⁵ Vancouver Heritage Foundation – House Styles Webpage

⁶ Herbert Gottfried and Jan Jennings. American Vernacular Architecture: Buildings and Interiors 1870-1960. W.W. Norton & Company Inc. New York/London, 2009, p. 368.

⁷ Ibid, p. 359.



Most all of the windows appear to be original, with wood frames, casings, and sills. Most of the meeting rails in the windows have horns.

The house is clad, as noted above, in channelled lap wood siding. It has a wood belt course, indicating the level at which the first floor sits. There are corner boards and vergeboards, also all wood. The roof is a medium, front facing gable with bellcast eaves.



According to City records, the house underwent substantial renovations in 2009, during which the front porch was rebuilt, a new rear deck was added, and the main floor, including a bathroom, were renovated. Additionally, that year, a new detached, double carport was constructed in the rear of the property and accessed from the rear lane.

The building is sited towards the front of the property and close to the side property line. The side yard is fenced from the front and has a row of mature shrubs which gives the yard privacy from the street. There is a large, mature Maple tree beside the house.

Heritage Value and Evaluation

Heritage Value

First Owner/Developer

City documents show that the house is attributed to Margaret Callow.

Between the year the house was constructed (1909) and 1955 (the last year the Directories are available on-line), there was only one family that owned the house, the Callow Family.

Margaret Callow (nee Cottier, 1839 – 1915) is identified as the “developer”, which means that she had the house built. She was married to Thomas, who passed away at some point before 1909⁸. Both of them were from the Isle of Man. Together, Margaret and Thomas had four children: Charles, Edward, Julia and another daughter (Mrs. E. Richardson of Edson, Alberta in 1941)⁹.

Charles Callow was born in Toronto in 1874. He came to British Columbia in 1906 at the age of 32 and moved to New Westminster in 1910. According to the on-line Directories, his occupation was as a labourer. According to his death certificate, he last worked in 1940. Beside: “Kind of Industry or Business”, is written the term: “Relief”. He died in 1941 at the age of 66.

⁸ No on-line records could be found for Thomas Callow.

⁹ See Charles’ death certificate, NWMA, Item # 59.

Edward Callow was born in Winnipeg in 1878. He came to British Columbia in 1904 at the age of 26 and moved to New Westminster in 1907. According to the on-line Directories, his occupation was as a labourer, and according to his death certificate, he worked in the brick laying industry. He died in 1952 at the age of 73.

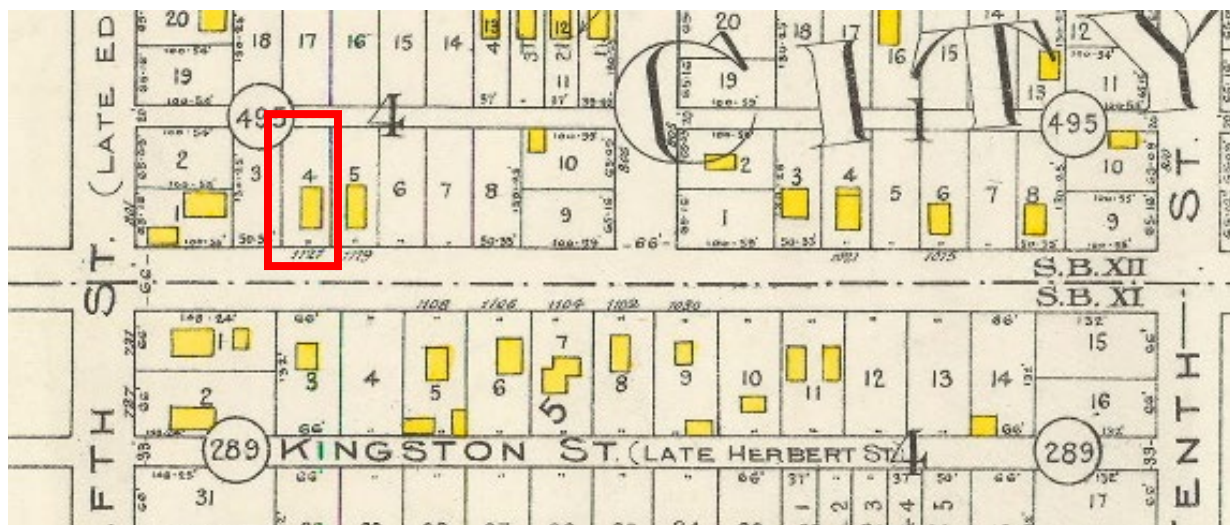
Julia Callow is listed in the on-line Directories as living in the house during the time period 1911 – 1955+, but no occupation is listed for her. It appears she did not marry, as she is often listed as “Miss”. There are no on-line vital statistic documents for her.

A search was made of the New Westminster Museum and Archives, the City of Vancouver Archives, the City of Burnaby Archives and the Vancouver Public Library for historic photographs of the family and of the house, but none were found.

In order to discover if there is more information about any of these people, more time than is available for the writing of a Heritage Assessment would be required.

Historic Map

The subject house is evident on Plate 116 of Goad's Atlas of the City of New Westminster, published in 1913. The excerpt below shows the house, with its correct and current address, along with the next-door house at 1119 Eighth Avenue.



Excerpt of Goad's Atlas of the City of New Westminster, 1913, Plate 116

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. For this Heritage Assessment, the following summary is provided.

The house is not listed on either the Heritage Inventory or the Heritage Register, nor is it formally protected with any form of heritage bylaw.

The house has historic value for its age (1909) and aesthetic value for its Gabled Vernacular style, in particular for retaining such character-defining elements as its overall form and massing, its gabled roof with bellcast eaves and vergeboards, wood lap siding, original wood windows, and front porch with posts and wood balustrade (even though this is recent, it likely replicates or is very close to what was there originally). Also of value is that there was one family that owned the property from 1909 through at least 1955.

There is social value for its contribution to the community’s sense of identity and scientific value for its contribution to the understanding and/or appreciation of the time when the house was constructed, especially given that the house is situated on a busy street near an important intersection. 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.

Conclusion

After assessing the heritage value of the building, it is the recommendation of this heritage professional that the property has considerable heritage value. It has retained its original design and character-defining elements and was well maintained over the years, (however at present, the condition of the house is declining). It is a strong candidate for retention through a Heritage Revitalization Agreement (HRA). Given that the house has a small footprint and is located in the front corner of the property, it should be possible to construct a new house beside it, utilizing an HRA that could allow for more density on this site than what is permissible outright. There may even be room for a small carriage house behind both the subject house and a possible new infill house, which would be in keeping with the Official Community Plan designation. The size of the lot, its location near public transit, the existence of a rear lane, and the siting of the house in the front corner of the property, all combine to create redevelopment possibilities that would benefit both the owner and community.

JSchueck

Julie Schueck, CAHP Professional Member
Principal, Schueck Heritage Consulting
julie@schueckconsulting.com 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.¹⁰

¹⁰ Historic Places Program Branch, “Canadian Register of Historic Places: Writing Statements of Significance,” Parks Canada, November 2006, pp. 12-13.

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Byrne Margaret lvs 1020 5th Ave
Byrne Peter real estate h 1020 5th Ave
Byzandion Cafe, George Nikitas prop
623 Clarkson lvs same

C

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School lvs 419 9th
Cable Abraham cigarmkr lvs Fraser
Hotel
Caddell Frederick emp B C & T Co
h 529 10th
Caddell Mary C laundry lvs 529 10th
Caddell Minnie starcher 814 Royal Ave
lvs 523 10th
Caddell R Alfred fireman lvs 529 10th
Caddell Susan (wid Richard) h 529 10th
Caddell T Henry fireman lvs 529 10th
Caden Sydney guard G N Ry Co h s s
Columbia nr Keary
Cairns A E foreman Brunette Saw
Mills Co lvs 355 Keary
Cairns Fred clk A W McLeod lvs 224
7th
Calbick Charles janitor Court House lvs
208 5th Ave
Calbick Edith H steno Land Registry
Office lvs 122 2nd
Calbick Frank H carp lvs 122 2nd
Calbick John A carp h 122 2nd
Calbick Mildred rms 611 5th
Calbick Wilbert W carp lvs 122 2nd
Calbick W clk J H Todd lvs 208 5th
Calder D canner rms 663 Front
Calder John C P R watchman h 729 5th
Ave
Calderwood Virgie milliner H G Moore
lvs 1614 6th Ave
Caldwell James retired h 209 5th Ave
Caldwell John porter Russell Hotel
Calhoun A lab h 3-4, 233 11th
Calhoun A emp B C T & T Co h 809
Milton
Callan Charles E salesman lvs 211 Col-
umbia
Callanan Joseph physician h 124 7th
Callon Charles lab h 1121 8th Ave
Callon Edward lab lvs 1121 8th Ave
Callon Julia lvs 1121 8th Ave
Cambie David clk W J Kerr Ltd lvs
731 6th
Cambridge John J dist registrar of
supreme court and registrar of coun-
ty court Court House lvs 87 4th
Cambridge Thomas H asst bursar In-
sane Asylum h 320 Cedar

Cameron Annie dressmkr 315 2nd lvs
same
Cameron Charles C emp city h 31
Cedar
Cameron Christopher T cond B C El R
h 342 Keary
Cameron Daniel A cabinetmkr W
Fales lvs 612 Agnes
Cameron David S tmstr Belyea & C
h 727 4th
Cameron Donald of Cleveland & Came-
ron lvs N Vancouver
Cameron Emma M dressmkr 7, 552 Col-
umbia lvs 329 Columbia
Cameron F W asst trainmaster B
El Ry lvs cor 10th Ave and 13th
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Cameron George prop Liverpool Arm
h 23, 411 Columbia
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P O lvs 48 Bushby
Cameron Jesse C watchmkr J B Gra-
lvs 604 Columbia
Cameron Joseph farmer h 328 Keary
Cameron Norman D of Lytton Hote
lvs 441 Keefer
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Campbell Angus carp rms 832 Royal
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Campbell B lab rms 1011 Royal Ave
Campbell Catherine dom 410 3rd
Campbell Daniel staty eng Royal City
Mills lvs 1011 Royal Ave
Campbell Daniel tailor H Robertson lvs
604 Columbia
Campbell Douglas tmstr rms 1011
Royal Ave
Campbell Elsie dom 731 6th
Campbell Ethel G bkpr Denny & Ross
lvs 416 4th Ave
Campbell Eva M clk T B Green lvs
472 Fader
Campbell F lab lvs 903 Columbia
Campbell George real est rms Guichon
Rooms
Campbell Hugh clk lvs 1012 7th Ave
Campbell Hugh G emp City h 1401
Nanaimo
Campbell Ida maid lvs 417 3rd Ave
Campbell Isabella (wid Allan) lvs 45
Dufferin
Campbell James brklyr rms 445 6th
Campbell John painter lvs 216 St Pat-
rick
Campbell John C tmstr rms 823 12th
Campbell John H millwright h 1012
7th Ave
Campbell John M millwright Schaae
Mach Works lvs 419 Cumberland
Campbell Julia lvs 1401 Nanaimo
Campbell J H millwright S & B Lum
Co rms 34 McKenzie
Campbell Katherine A M milliner Con-
nor & McQuarrie lvs 1410 Nanaimo
Campbell Kenneth M tallyman B C T
& T Co lvs 422 6th

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Henderson's Greater Vancouver Directory, Part 2, p. 1356. Note that their last name has been misspelled as "Callon", a fairly common occurrence in Directories.

Year 1941	S. BOWELL & SON	Month January
No. 29-A		No. 29

Name of Deceased CHARLES CALLOW.		
Address 1121-8th Ave., New Westminster, B. C.		
Place of Death 1121-8th Ave., New Westminster, B. C.	Date of Death January 26/41	
Sex Male	Nationality Canadian	Racial Origin British (Manx) Marriage State Single
Birthplace Toronto, Ontario		
Date of Birth June 16, 1874.		Age 66-7-10.
How Long at (a) Place of Death 31 years		(b) In Province 35 years (c) In Canada life
Occupation Labourer		
Kind of Industry or Business Relief		
Date Deceased Last Worked October 1940		Total Number of Years ?
If Married, give name of Wife or Husband of Deceased --		
Name of Father Thomas E. Callow	Birthplace Ile of Man.	
Maiden Name of Mother Margaret Cottier	Birthplace Ile of Man.	
Name of Informant Edward Callow		
Address 408 Victoria Street, New Westminster, B. C.		
Relationship to Deceased Brother.		
Place of Burial, removal New Fraser Cemetery	Location of Grave 5-27-B.	
Date of Burial, removal Jan. 30, 1941.	Time of Service 3:00 P.M.	
Service held at Parlours.	Religion ?	
Minister Rev. P. C. McCrae.		
Physician Dr. G. S. Purvis. Dr. E. H. McEwen (Coroner)		
Cause of Death X		
Family Names: 1 Brother--Edward Callow, New Westminster.		
2 Sisters--Mrs. E. Richardson, Edson, Alta.		
Miss Julia Callow, New Westminster, B. C.		

Remarks: **City Relief.**

Funeral Notices: Columbian	Province	Sun	News Herald
No. of Cars	Call at		
Pall Bearers:			
1 X		4	
2		5	
3		6	

Death Certificate for Charles Callow. Courtesy of the NWMA, item # 59.

Year.....1952.....	S. BOWELL & SONS	Month.....January.....
No.....42.....		No.....42.....

Name of Deceased	EDWARD CALLOW				
Address	1121 Eighth Ave., City				
Place of Death	Royal Columbian Hospital		Date of Death	Sun. Jan. 27/52	
Sex	Male	Nationality	Canadian	Racial Origin	Manx
Birthplace	Winnipeg, Man.		Marriage State	Single	
Date of Birth	Feb. 5, 1878		Age	73 yrs. 11 mos. 22 days	
How Long at (a) Place of Death	45 yrs.		(b) In Province	48 yrs.	(c) In Canada Life
Occupation	Laborer				
Kind of Industry or Business	Brick Laying				
Date Deceased Last Worked	?		Total Number of Years	?	
If Married, give name of Wife or Husband of Deceased					
Name of Father	Thomas Callow	Birthplace	Isle of Mann		
Maiden Name of Mother	Margaret Cottier	Birthplace	Isle of Mann		
Name of Informant	Mrs. J. R. Parsons				
Address	11454 - 78th Ave., Edmonton, Alta.				
Relationship to Deceased	Niece				
Place of Burial, removal	Fraser	Location of Grave	R.5, B.27, L.B		
Date of Burial, removal	Fri. Feb. 1/52		Time of Service	11:00 A.M.	
Service held at	Chapel	Religion	Protestant		
Minister	Rev. P.C. McCrae				
Physician	Dr. J.T. Lawson				
Cause of Death	Haemorrhage, ulcers of stomach & duodenum				
Family Names:	1 sister - Miss Julia Callow, City				
	Several nieces & nephews				

Remarks:

Funeral Notices: Columbian		Province	Sun	News Herald
No. of Cars	1	Call at	Pallbearers	

Pall Bearers:			
1	R. Gregory	4	D. MacDonald
2	C.S. Cameron	5	T. Mahony
3	R. Burton	6	J. McMillan

Death Certificate for Edward Callow. Courtesy of the NWMA, item # 4239.

PROVINCE OF BRITISH COLUMBIA
DEPARTMENT OF HEALTH AND WELFARE — DIVISION OF VITAL STATISTICS
REGISTRATION OF DEATH

Reg. No. (Office use only)
NEW WESTMINSTER
52-09-002080

1. PLACE OF DEATH

Name of city or place New Westminster, B.C. Name of Municipality (if any) _____
(If outside city or municipal limits add "Rural")

Street or road Royal Columbian Hospital House No. _____
(If death occurred in a hospital or institution, give the name instead of street and number)

2. LENGTH OF STAY In Municipality where death occurred In Province In Canada (if immigrant)
(in years, months and days) 45 Years 48 Years Life

3. PRINT FULL NAME OF DECEASED CALLOW, EDWARD
(Surname or family name) (All given or Christian names in full)

4. PERMANENT RESIDENCE OF DECEASED:
Name of city or place New Westminster, B.C. Name of Municipality (if any) _____
(If outside city or municipal limits add "Rural")

Street or road Eighth Avenue House No. 1121

5. SEX Male **6. CITIZENSHIP** Canadian **7. RACIAL ORIGIN** English **8. Single, Married, Widowed or Divorced** Single **9. BIRTHPLACE:** Winnipeg, Manitoba
(See marginal note) (Write the word)

10. Date of Birth February 5th, 1878 **11. AGE** 73 11 22 hrs. or min.
(Month by name) (Date) (Year)

12. (a) Trade, profession or kind of work as logger, fisherman, office clerk, etc. Labourer
(b) Kind of industry or business, as logging, fishing, bank, etc. Brick Laying
(If labourer specify kind of work above) (If "Housewife" in own home answer "At Home")

13. Date deceased last worked at this occupation Unknown **14. Total years spent in this occupation** Unknown

15. If married, widowed or divorced give name of husband or maiden name of wife of deceased _____

16. Name of father Callow Thomas
(Surname or family name) (All given or Christian names)

17. Maiden name of mother Cottier Margaret
(Surname or family name) (All given or Christian names)

18. Birthplace—
Father Isle Of Mann Mother Isle Of Mann
(City or Place and Province or Country) (City or Place and Province or Country)

19. I certify the foregoing to be true and correct to the best of my knowledge and belief.

Given under my hand at New Westminster this 30th. day of January 19 52

Signature of informant Mrs. J. S. Salmons Relationship to deceased Niece
(Married woman not to use Husband's initials or given names)

Address of informant 11454 78th Avenue, Edmonton, Alberta
(House No.) (Name of street) (Name of City, Municipality or Place) (Province or State)

20. Burial, Cremation or Removal Burial February 1st. 19 52
(State which) (Month by name) (Date) (Year)

Place of Burial New Westminster, B.C. Name of Cemetery Fraser Cemetery
(Municipality, etc., where Cemetery located)

21. Undertaker:—
Name S. Bowell & Sons Address New Westminster, B.C.
(Name of City, Municipality or Place) (Province or State)

MEDICAL CERTIFICATE OF DEATH

22. DATE OF DEATH January 27th. 19 52
(Month by name) (Date) (Year)

23. I HEREBY CERTIFY that I attended deceased from April 22nd 19 46
to January 27th 19 52 and last saw him alive on January 26th 19 52

CAUSE OF DEATH

I 5400
Disease or condition directly leading to death
(This does not mean the mode of dying, e.g., heart failure, asphyxia, etc. It means the disease, injury, or complication which caused death.)
(a) Haemorrhage
due to (or as a consequence of) _____

Antecedent causes
Morbidity conditions, if any, giving rise to the above cause, stating the underlying condition last.
(b) Ulcers of stomach & duodenum
due to (or as a consequence of) _____

II 307x
Other significant conditions contributing to the death, but not related to the disease or condition causing it.
(c) Acute mania due to combined arteriosclerosis (cerebral) and acute alcoholic poisoning.

24. If a woman, was the death (a) Associated with pregnancy? _____ (b) Duration _____ weeks. (c) Was there a delivery? _____

25. (a) Was there a recent surgical operation? No (b) Date of operation _____ 19 _____
(c) State findings of operation _____ (d) Was there an autopsy? Yes

26. If death was due to external causes (violence) fill in also the following:—

(a) Accident, suicide or homicide? _____ (b) Date of injury _____ 19 _____

(c) Manner of injury _____ (How sustained)

(d) Nature of injury _____

(e) Specify whether injury occurred in industry, in home or in public place _____

27. Signed by J. S. Salmons Designation M.D. M.D., Coroner, etc.
Address New Westminster, B.C. Date January 31st 19 52

28. Print name of M.D., Coroner, etc., whose signature appears above _____

29. Notations _____

30. I hereby certify that the above return was made to me at New Westminster

Dated February 5 19 52

District Registration No. _____ (Signature of District Registrar)

(SEE REVERSE SIDE FOR Deputy)

MARGIN RESERVED FOR BINDING. WRITE PLAINLY, WITH UNFADING INK. THIS IS A PERMANENT RECORD.
CITIZENSHIP (NATIONALITY) is defined in terms of the country to which the person owes allegiance. The term "Canadian" should be used as descriptive of a person who was born in Canada or who has rights of Citizenship in Canada, unless he or she has subsequently become the citizen of another country.
RACIAL ORIGIN is defined in terms of the people or race to which the person—traced through the father—belongs, whether English, Irish, Scottish, French, German, Russian, Ukrainian, etc. The terms "Canadian" or "American" should not be used for RACIAL ORIGIN, as they express CITIZENSHIP (NATIONALITY).

DO NOT WRITE BELOW
DOUBLE LINE
OFFICE USE ONLY

In case of stillbirth consult reverse side before making out certificate.

Death
Certificate
for Edward
Callow.
Courtesy of
the BC
Archives.

Gabled Vernacular

Form

The most common surviving houses of old Vancouver, Gabled Vernaculars are 1-1/2 to 2-1/2 stories tall with front-gabled roofs; the roof may have a skirt across the bottom of the gable. In this style, the house is usually set a half to a full storey above the ground (due to the basement space required for central heating). Its full-width front porch commonly has a hipped roof held up by posts (typically round Tuscan-style). The front door is almost always set on one side of the facade in line with the front stairs and there may be a bay window on one side of the porch, sometimes repeated on the upper storey. Dormers may be hipped or gabled. Examples of the style usually have very few decorative elements such as brackets and fretwork.

Background

The Gabled Vernacular style drew on several popular styles, adapted them for simpler homes for everyday living in the late 19th – early 20th century. Following the rise of the Greek revival movement in the 19th century, gable-fronted houses became more common, with designs that echoed the pediments of ancient Greek temples. This style gained popularity for American homes between 1830 and 1850. Pre-fabricated houses like many of the BC Mills houses and mail-order plans made the style easy to access. Gabled Vernacular homes were common in Vancouver since their narrow two-storey form made front-gabled houses well suited for urban lots. Today, the style is one of the most common historical house styles left in the city.

Details

- Steeply pitched, front-gabled roof
- Often roof skirt across bottom of gable
- Usually 2 to 2-1/2 storey
- Full-width porch
- Set a half- to full-storey above ground
- Few decorative elements
- Drop siding or narrow lap siding, sometimes shingles

Materials

Gabled Vernacular roofs were usually made of cedar shingles. Siding was usually drop siding with a pronounced channel or concave cove shape at the top of the board.

Appendix C: Bibliography and Sources

City of New Westminster Museum and Archives Website

<http://archives.newwestcity.ca/search.aspx>

City of New Westminster Website

newwestcity.ca

Goad's Atlas of the City of New Westminster, City of Vancouver Archives

<https://searcharchives.vancouver.ca/goads-atlas-of-city-of-new-westminster-b-c>

Google Maps

google.com/maps

Gottfried, Herbert and Jan Jennings. American Vernacular Architecture: Buildings and Interiors 1870-1960. W.W. Norton & Company Inc. New York/London, 2009.

Historic Places Program Branch, "Canadian Register of Historic Places: Writing Statements of Significance," Parks Canada, November 2006

McAlester, Virginia Savage. A Field Guide to American Houses. New York: Alfred Knopf, 2018.

Royal BC Museum for Marriage and Death Certificates

<http://search-collections.royalbcmuseum.bc.ca/Genealogy>

"Standards and Guidelines for the Conservation of Historic Places in Canada", Second Edition, 2010

www.historicplaces.ca

Vancouver Heritage Foundation

<https://www.vancouverheritagefoundation.org/house-styles>

REPORT

Climate Action, Planning, and Development

To: Community Heritage Commission **Date:** April 6, 2022

From: Hardev Gill,
Planning Technician **File:** PAR01423

Item #: [Report Number]

Subject: Preliminary Application Review: 203 Pembina Street

PURPOSE

For the Community Heritage Commission to provide feedback on the Preliminary Application Review of a Heritage Revitalization Agreement for a heritage tree.

PROJECT SUMMARY

A Preliminary Application Review request has been received for 203 Pembina Street in Queensborough. The redevelopment would include demolition of the existing 1966 house and construction of two townhouse buildings (one at the front and one at the rear of the property). The applicant is proposing to retain an existing specimen sized Oak tree as the project's heritage component in a Heritage Revitalization Agreement (HRA). The Community Heritage Commission is being asked to review the heritage value of the Oak Tree and determine if it is appropriate to be considered as the heritage component for the development.

GUIDING POLICY AND REGULATIONS

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 of a heritage asset through a Heritage Designation Bylaw, certain zoning relaxations may be considered, as long as the application is consistent with the Official Community Plan. For development related policy context, see Appendix C. The *Policy for the Use of HRAs* lays out the process for HRAs and the relaxations which may be considered. The application is consistent with this policy and the development regulations for the site.

The Standards and Guidelines for the Conservation of Historic Places in Canada

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. The guidelines indicate it is appropriate to consider ecological features and vegetation as having heritage value, and they provide general recommendations for the conservation of vegetation in a cultural landscape. The proposal to retain the Oak Tree is generally consistent with these guidelines (see Appendix G).

Heritage Designation Bylaw

A heritage asset which is the subject of an HRA is also protected by a Heritage Designation Bylaw. The criteria for Designation is outlined within the Local Government Act, where the Act allows the protection of a landscape feature through such bylaws. This type of bylaw is a regulation that places long-term legal protection on the land title of a property. Any changes to a protected 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

203 Pembina Street is a corner property in Queensborough. There are two street frontages (Salter and Pembina Streets) as well as an existing unconstructed lane at the rear. A site context map, aerial image, and information on the surrounding sites is provided in Appendix A. The overall site is 1,072 sq.m. (11,543 sq.ft.) in size. There is a 1966 two storey house on site, with an area of 309 sq.m. (3,322 sq.ft.). A 59 year old Oak Tree is located near the front of the property in the southwest corner along Pembina Street. See figure 1 below of the existing house and Oak Tree captured in December, 2020.



Figure 1: Existing House and Oak Tree

Project Description

The proposal is to demolish the 1966 house and replace it with six new stratified townhouses. One townhouse unit would be in a stand-alone building at the front of the site, and a building with five connected units would be constructed at the rear. A proposed site plan is attached as Appendix B. An overview of project statistics is in Appendix C. Vehicle access to the units would be from Salter Street, and parking would be provided in garages on the entry level of each unit. The proposal would also include a communal outdoor amenity space.

As a key component of the redevelopment proposal, the applicant is proposing to retain and protect an existing specimen sized tree (Oak Tree) which is located at the front of the property. The retention of the Oak Tree is to be considered as the heritage component to the proposal for the Heritage Revitalization Agreement.

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, three Zoning Bylaw relaxations would need to

be considered: side and rear yard setbacks and to the distance between the buildings (details in Table 1 in Appendix C).

ITEMS FOR DISCUSSION

Heritage Value of the Oak Tree

The applicant has submitted a Statement of Significance (SOS) (Appendix D) and an Arborist Report (Appendix E) for the Oak Tree. Based on the SOS, the tree is approximately 59 years old and was planted the same year that the house was finished. Further photographs of the tree are in Appendix F.

Condition of the Tree

An Arboricultural and Tree Risk Assessment has been completed and has been reviewed by the City's Arborist. It is understood that the tree is "*significant and exhibits a healthy green canopy, good basal flare, vigorous new growth, and is an excellent long-term candidate for retention*".

Tree Protection

Preserving the tree would be in-line with the City's Urban Forest Management Strategy (link in Appendix C) whose goal is to protecting the city's tree canopy cover. It would also be in keeping with the *Standards and Guidelines for the Conservation of Historic Places in Canada* (see Appendix G).

Retention of the Oak Tree through an HRA would be a very unique situation. Only one tree in New Westminster is currently recognized for its heritage value. That tree is included in the City's Heritage Register, but not legally protected. Should the Tree be considered to be a heritage asset, there would be protection measures including an Oak Tree Management Plan for pre and post-construction purposes to ensure long-term preservation.

Is there enough heritage merit for the Oak Tree to warrant a Heritage Revitalization Agreement?

Is the heritage value of the Oak Tree sufficient to warrant 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 Oak Tree?

Heritage Significance of the 1966 House

The house on site was built in 1966 by the Clarot family with the help of the local Italian Community (more detail in Appendix D). The house is not currently protected, nor recognized as having heritage value. It is not listed on the Queensborough Residential Heritage Inventory. However, due to the age of the house, the Commission is being asked to consider the house's merit under the City's standard Demolition Review policy.

The two storey house is a typical mid-century build, characterized by having a low-pitched side gabled roof style, horizontal lines, long windows, and overhanging eaves. In 1986 an addition made to the house. The applicant has indicated that the house would have to be demolished to facilitate the proposed development.

Given the value of the Oak Tree, and its retention through a Heritage Revitalization Agreement, is it appropriate to consider demolition of the house?

NEXT STEPS

Following the review by the Commission, staff will be presenting a report, including the Commission's feedback and recommendations, to the Land Use and Planning Committee (LUPC). A report to the LUPC is required since the proposal would warrant an amendment to the Official Community Plan to re-designate the land from single residential to a multi-unit residential designation.

FEEDBACK FROM THE COMMISSION

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

- The heritage value of the Oak Tree;
- The prepared Statement of Significance for the Oak Tree; and
- Heritage value of the existing house.

The Community Heritage Commission is also being asked to provide a recommendation to Land Use and Planning Committee 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 Land Use and Planning Committee support a Heritage Revitalization Agreement for 203 Pembina Street in considering the Oak Tree as the heritage asset to the proposed project; or
- 2) That the Community Heritage Commission recommend that the Land Use and Planning Committee does not support a Heritage Revitalization Agreement for 203 Pembina Street given that the Commission does not agree that there is sufficient heritage merit for the Oak Tree ; or

- 3) The Community Heritage Commission could also provide an alternative recommendation, stemming from elements identified in their discussion.

ATTACHMENTS

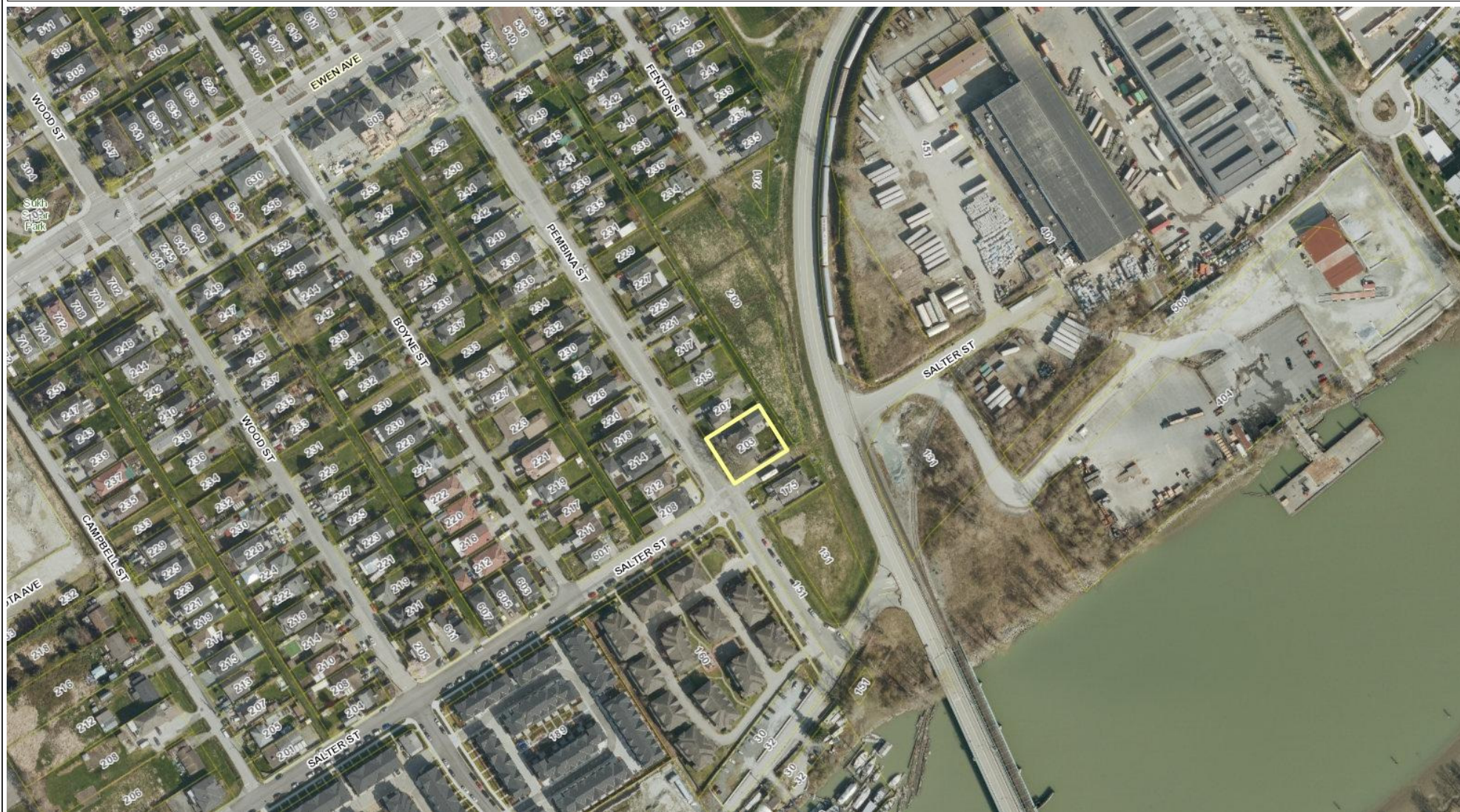
- Appendix A: Site Context Map, Aerial Image, and Surrounding Site Information
- Appendix B: Conceptual Site Plan
- Appendix C: Development Policy and Regulations, and Proposed Project Statistics
- Appendix D: Statement of Significance
- Appendix E: Arborist Report
- Appendix F: Images of the existing House and Oak Tree
- Appendix G: General Guidelines for Preservation, Rehabilitation and Restoration

This report was prepared by: Hardev Gill, Planning Technician

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

Appendix A

*Site Context Map, Aerial Image, and
Surrounding Site Information*



0.1 0 0.05 0.1 Kilometers

Scale 1: 2,000

NAD_1983_UTM_Zon_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.

Notes

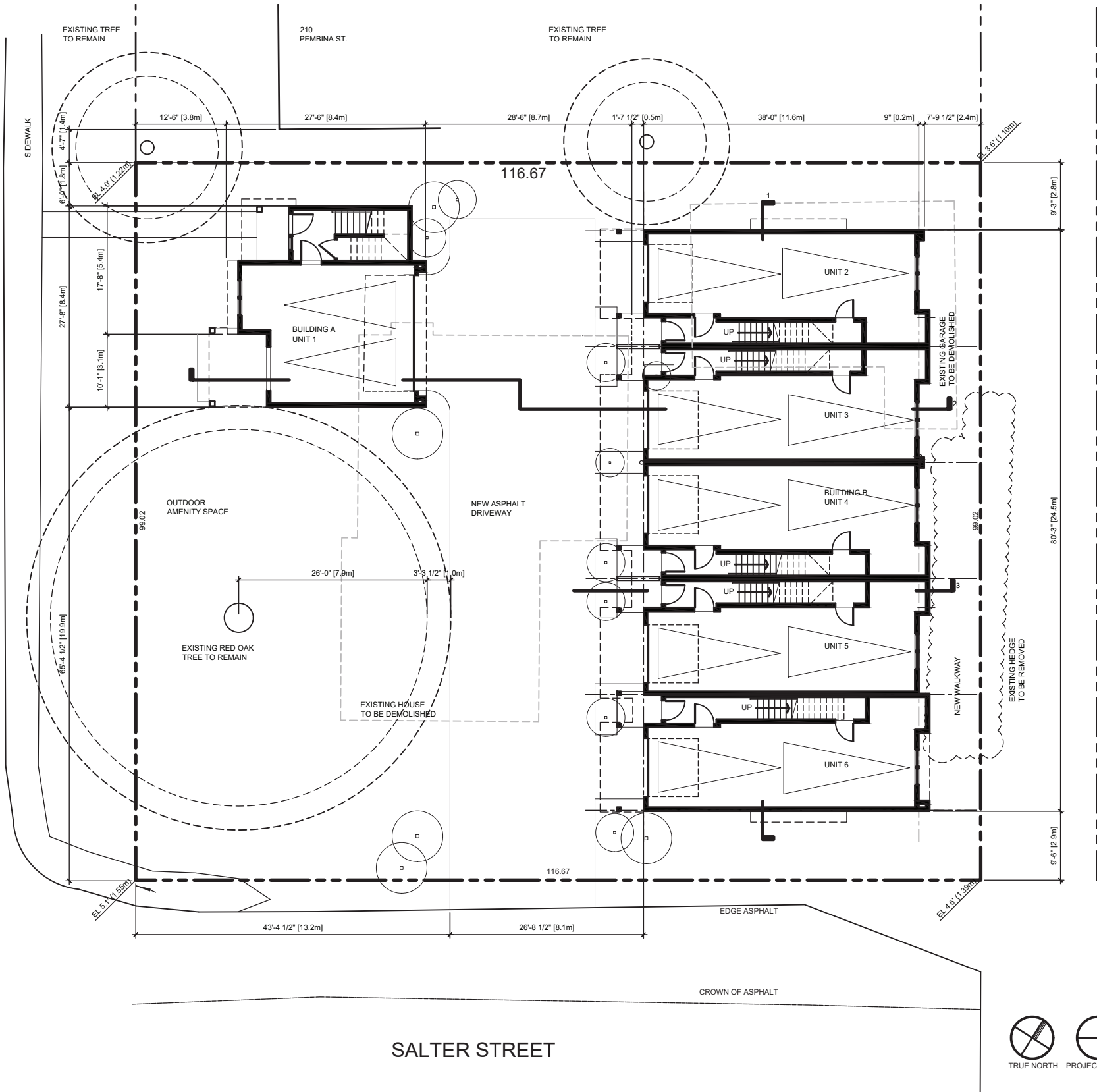
The property is surrounded by the following zoning and land uses:

Location	Zoning	Building Type	Building Age
North	RQ-1 zone	Single Detached Dwelling	1949
East	RQ-1 zone	Vacant Lot	N/A
South	RQ-1 zone	Single Detached Dwelling	2004
West	RQ-1 and RM-2A (Multiple Dwelling Districts-Low Rise)	Single Detached Dwellings and Multi-Unit Rowhouse Development	1993 2006

Appendix B

Conceptual Site Plan

PEMBINA STREET
CROWN OF ASPHALT



PROJECT DATA

CIVIC ADDRESS:	203 PEMBINA STREET, NEW WESTMINSTER, BC.
LEGAL DESCRIPTION:	LOT 1, DL 757, GROUP 1, NWD 2586
LOT AREA:	11,550.72sf (1073sm)
LOT COVERAGE:	BUILDINGS: (4,068.00sf/ 11550.72sf)100 = 35.19%
FLOOR SPACE RATIO:	8,513sf/ 11550sf = .74
ZONING:	CURRENT - SINGLE FAMILY RESIDENTIAL RQ-1 PROPOSED - COMPREHENSIVE DEVELOPMENT DISTRICT (RT-3A)
SETBACKS:	BUILDING A BUILDING B
SIDE NORTH	6.0 FT (1.8m) 9.25 FT (2.8m)
SIDE SOUTH	64.38 FT (19.9m) 9.5 FT (2.9m)
FRONT WEST	12.5 FT (3.8m) 70.08 FT (21.36m)
REAR EAST	7.78 FT (2.4)
BETWEEN BUILDINGS	28.5 FT (8.7m)
FLOOR AREA:	UNIT 1: 1,427sf (132.3sm) UNIT 2: 1,428sf (132.7sm) UNIT 3: 1,364sf (126.72sm) UNIT 4: 1,380sf (126.21sm) UNIT 5: 1,366sf (126.9sm) UNIT 6: 1,466sf (783.27sm)
TOTAL BUILDING AREA:	8,431sf (789.9sm)

Appendix C

*Development Policy and Regulations,
and Proposed Statistics*

Official Community Plan 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, this property is designated "(RL) Residential – Low Density". This designation envisions low density residential uses including houses, duplexes, and secondary suites. Complimentary uses include home based businesses, small scale local commercial uses (e.g. corner stores), small scale institutional uses (e.g. child care, care facilities, places of worship), utilities, transportation corridors, parks, open space, and community facilities. The RL designation also allows for a Heritage Revitalization Agreement if there is heritage merit. The proposed multi-unit townhouse development is not consistent with the RL land use designation and as such would require an OCP Amendment application.

Projects with Heritage Assets

The OCP encourages the use of Heritage Revitalization Agreements when a heritage asset is incorporated into a development. Through this type of agreement, the OCP indicates that the development may permit the following housing forms: detached accessory dwelling units (e.g. laneway house, carriage house), duplexes, triplexes, quadraplexes, cluster houses, infill townhouses and infill rowhouses, or to formalize an existing, larger scale land use such as a low rise or a place of worship. The proposed townhouse development would meet the criteria of this policy should the Oak Tree be considered as the heritage merit for the project.

Infill Housing

The proposal is consistent with the intent of the City's family-friendly policy and OCP goals of providing more "missing middle" housing forms such as laneway/carriage houses, town/row houses, duplexes and triplexes. Given the proposed size of the infill townhouse development with each unit consisting of approximately 130 sq.m. (1,400 sq.ft.) in area, it is similar to recent developments approved on the Mainland and in Queensborough.

Zoning Bylaw

The existing zoning for the site is Queensborough Neighbourhood Residential Dwelling Districts (RQ-1). The intent of this district is to allow single detached dwellings in the Queensborough Neighbourhood. Regulations to address floodplain concerns. Secondary suites are allowed if the City's "Requirements for Secondary Suites" are met. The proposal would not be consistent with the current zoning, and as such, a Rezoning or Heritage Revitalization Agreement (HRA) is required.

Link to the City's Urban Forest Management Strategy:

<https://www.newwestcity.ca/services/trees/urban-forest-management-strategy>

	Permitted / Required Under the RT-3 Zone	Proposed
Site Area		11,550.72 sq.ft. (1,073 sq.m.)
Residential Units:		
Building A		1
Building B		5
Total Building Area	9,240.57 sq.ft. (2,816.5 sq.m.)	8,431 sq.ft. (789.9 sq.m.)
Total FSR	0.8	0.74
Floor Area		
Unit 1	-	1,427 sq.ft. (132.3 sq.m.)
Unit 2	-	1,428 sq.ft. (132.7 sq.m.)
Unit 3	-	1,364 sq.ft. (126.72 sq.m.)
Unit 4	-	1,380 sq.ft. (128.21 sq.m.)
Unit 5	-	1,366 sq.ft. (126.9 sq.m.)
Unit 6	-	1,466 sq.ft. (783.27 sq.m.)
Setbacks:		
Building A		
Front	10 ft. (3.05 m.)	12.5 ft. (3.8 m.)
Side (north)	15 ft. (4.57 m.)	6.0 ft. (1.8 m.)
Side (south)	15 ft. (4.57 m.)	64.38 ft. (19.9 m.)
Rear	15 ft. (4.57m.)	76.77 ft. (23.4 m.)
Building B		
Front	10 ft. (3.05 m.)	70.08 ft. (21.36 m.)
Side (north)	15 ft. (4.57 m.)	9.25 ft. (2.9 m.)
Side (south)	15 ft. (4.57 m.)	9.5 ft. (2.9 m.)
Rear	15 ft. (4.57m.)	7.79 ft. (2.4 m.)
Distance Between Buildings	34.4 ft. (10.48 m.)	28.5 ft. (8.7 m.)
Site Coverage	40%	35.19%
Building Height	35 ft. (10.7 m.)	32.4 ft. (9.8 m.)
Off-Street Parking	12	12

Appendix D

Statement of Significance

Statement of Significance

2021-11-23

203 Pembina Street, New Westminster

Description of Historic Place

The subject property was purchased by Gino and Patricia Clarot in 1964 just after their marriage. They began construction of their new home in 1966 and it was completed in 1968. The home was constructed on weekends with the help of the local Italian Community, which were very prevalent within the Queensborough Neighborhood at that time. In that same year the Clarot's planted an English Oak tree on the southwest corner of their property, which remains today. The oak tree was 6 years old at the time of planting. The historic place consists of the 59-year-old English Oak tree.



Image 01: Mr. Gino Claret forming a sidewalk with English Oak tree in the background

Heritage Value of The Historic Place

The Clarot Property is recognized for its social and landscape significance.

The essential heritage value of this historic place lies in the specimen English Oak tree located on the southwest corner of the property. The tree was planted at a time when Pembina Street had very few homes and those that did exist were occupied by members of the Italian community, including Gino's family. Mr. and Mrs. Clarot recounted how their neighbours enjoyed the fall colours of the tree and how every neighbour from their property north to the old Spanos' grocery store would have to rake the oak leaves the fall.



Image 02: Mr. Clarot adjacent the English Oak tree at Christmas

The Clarot's would rake the fallen leaves and pile them under the tree and the local children would run and jump in the leaves after which they would have rake again.

Directly south of the Clarot property was the firehall. The fire fighters would often bring there chairs over and sit in the shade under the tree. Mr. and Mrs. Clarot recounted how the firemen from the old firehall across the street would bring their chairs over to the property and sit under the shade of oak tree. They would trim the tree and mow the lawn and in return the Clarot's would supply them with vegetables from there garden in the rear of their property.

There have been four subsequent owners since the Clarot's and their two sons sold the property. These subsequent owners all chose to retain the stately English Oak tree. It has become a significant landmark within the neighbourhood.

Character-defining Elements

The Arborist Report considers the English Oak tree to be in excellent condition. 'The tree exhibits a healthy green canopy, good basal flare, vigorous new growth and is an excellent long term retention candidate.' The specimen tree is now 59 years old and is not only a significant specimen tree is has taken on social significance within the neighborhood.

Sources: Interview with Mr. and Mrs. Clarot

Arborists Report, Tree Mendous Arb Care
Certified Arborist: Matthew Huk, RPF, PN-8447A

Interview by: Prushothaman Palanichamy
203 Pembina Street, New Westminster, BC

Prepared by: Bernard Decosse Architect Inc.
258 East Braemar Road,
North Vancouver, BC V7N 1R1
North Vancouver, BC V7N 1R1

Appendix E

Arborist Report



Arborist Report

Tree-Mendous Arb Care

Certified Arborist: Matthew Huk, RPF, PN-8447A

604-339-1689

matthew.huk91@gmail.com

203 Pembina St

Date of Assessment: Aug 31, 2020

Date of Report: Sept 13, 2020

Weather: Sunny, Warm

Summary:

- The homeowner is interested in rezoning the existing single family residence at 203 Pembina St to a multi-family site.
- The scope of the proposed work is yet unclear, and this preliminary report is meant to serve as a guideline for acceptable lot density given the required retention of one significant oak tree located in the front yard of the existing residence, and a juvenile dogwood tree in the neighbour's yard in proximity to the property line.
- A tree protection zone has been designed for the retention of all trees, taking into account existing structures and hard surfaces as likely contributors to root zone suppression.
 - As the canopy of the oak tree takes up roughly a third of the site, an encroachment into the CRZ of the oak tree as defined by the bylaw is required to accommodate any meaningful site density. A CRZ work authorization will be required.
- Despite the preliminary nature of this report, arborist supervision is recommended at various required activities for the proposed project including but not limited to:
 - Demolition of the existing residence;
 - Ditch infill;
 - Removal of existing landscape features;
 - Removal of hard surfaces, including the existing driveway outside of the defined tree protection area.
- A site plan, site servicing concept plan, and any required civil upgrades should be incorporated into this report when they become available.

Re: Arboricultural Assessment, Tree Risk Assessment

1.0 Introduction:

The owner of the property intends to rezone the single family residence at 203 Pembina St. into a multifamily residential site. The scope of the project has not yet been determined, and this report serves as a guideline for acceptable lot density, for the retention of one red oak tree. The tree is significant, and has been indicated by City staff to the property owner that it may have heritage significance, despite not being included on the City of New Westminster's heritage tree registry.

Tree inspection and analysis used the standardized level 2 VTA (Visual Tree Assessment) to identify species, size, condition, outward signs of structural defect(s), health deficiencies, and environmental conditions potentially impacting the health or structural integrity of the tree(s). Trees have been numbered for inventory and reference purposes and photos have been taken for file and report reference purposes. A detailed inspection including aerial inspection, decay mapping, excavation explorations and root mapping was not performed.

2.0 Scope of Work:

Our scope of work is defined by the owner as follows:

- a) Assess the health and structure of one oak tree and any other trees deemed to be in the scope of work area;
- b) Assess the feasibility of retaining this tree on the site, given the site's targets;
- c) Provide mitigation / protection comments.

3.0 Observation:



The image above is taken from the City of New Westminster interactive map, and the subject property is outlined in yellow. The subject trees of this report are located on private property, between the civic addresses 203 Pembina St. and 207 Pembina St.

Sept 13, 2020
203 Pembina St. New Westminster

Page 3 of 6

Attached Photos:

	
<p>Photo 1: Tree 202 in its surroundings</p>	<p>Photo 2: Ditch in CRZ</p>
	
<p>Photo 3: Proximity of tree to existing structure approximately 4.0 m.</p>	<p>Photo 4: Chain embedded in base of tree, does not appear to be girdling</p>



Photo 5: Neighbour's photinia shrub slightly overhanging property line



Photo 6: Neighbour's dogwood? Tree slightly overhanging property line



Photo 7: Neighbour's dogwood, can be pruned away from property line

3.1 Recommendation:

The mandate from the client to the Arborist was to review one oak tree, and any other trees deemed to be inside the scope of work area as it relates to the pending rezoning application on the site. This report is preliminary in nature, to serve as a guideline for acceptable lot density for the retention of the oak tree.

- One English oak in excellent condition and structure is located in the front yard of the existing single family residence. The tree exhibits a healthy green canopy, good basal flare, vigorous new growth, and is an excellent long term retention candidate. There is one offsite dogwood tree located near the property line, at 207 Pembina St. Additionally, there is a small Photinia shrub with branches overhanging the property line, but this shrub is not of consequence to the proposed rezoning.
- Despite the large basal flare of the oak tree, no surface structural roots were observed. A concrete walkway is bulging slightly at a distance of approximately 8 m from the base of the tree. We expect the root zone of this tree to be significant, but manageable given an appropriate root protection zone and arborist involvement. A tree protection area has been designed based on the following factors, where tree protection fencing should be installed and maintained for the duration of the project.
- The existing residence is located approximately 4.0 m from the base of the tree. Root activity is expected to have been suppressed by the foundation of the existing house, which should serve as an acceptable limit of excavation for any new residences. **Arborist supervision is recommended for the demolition of the foundation, to provide root pruning and mitigation if roots are encountered. L-shaped footings are recommended for any structures abutting the tree protection area.**
- An open ditch is located within the critical root zone of the oak tree at an approximate distance of 4.5 m from the base of the tree. The homeowner intends to culvert the ditch as part of the construction works. **Arborist supervision is recommended for ditch infill works within the critical root zone.**
- Existing landscape features and hard surfaces inside of the defined tree protection area for the oak tree include two small Allan block retaining walls, a concrete walkway, and a concrete spiral staircase. **Arborist supervision is recommended to direct the removal of these structures, most notably the removal of the concrete walkway will likely expose some surface roots.**
- The north western and south eastern extents of the defined tree protection area are abutted by a concrete driveway and the public roadway/sidewalk respectively. We expect that these hard surfaces have suppressed root activity, and have designed the limit of the tree protection fence accordingly. **Arborist supervision is recommended for the removal of the driveway abutting the tree protection zone on its north western extent, as root activity and cracking concrete was noted in this area. Depending on the level of roots encountered, horizontal tree protection consisting of bark mulch and plywood may be recommended following the concrete removal.**
- The neighbour's dogwood tree overhangs the property line, and likely has some minimal rooting activity on the subject site. We expect that root activity has been suppressed by the existing driveway, but a small tree protection zone has been specified for the tree.

Due to the preliminary nature of this report, site specific recommendations are minimal. A site plan, site servicing concept plan, and any required offsite civil upgrades should be incorporated into the report when they become available. Assuming a required amenity area of the site, the tree protection area of the oak may an acceptable location as long as ground disturbances are minimal. Recommendations may also evolve as various components of the project proceed. The peat soil condition of Lulu Island can amount to challenging building conditions with significant excavation cuts. The tree will need to be monitored and maintained accordingly.

4.0 Limitations

We attach the following clauses to this document to ensure you are fully aware of what is technically and professionally realistic in the assessment and preservation of trees.

Unless otherwise stated, tree inspection and analysis used the standardized VTA (Visual Tree Assessment) endorsed by the Pacific Northwest Chapter of the International Society of Arboriculture, to identify species, size, condition, outward signs of structural defect(s), health deficiencies, and environmental conditions potentially impacting the structural integrity of the tree(s) and/or the retention suitability of the tree(s) given the proposed scope of work. Trees have been tagged for inventory and reference purposes, and photos have been taken for file and report reference purposes. A detailed inspection including aerial inspection, decay mapping, excavation explorations and root mapping was not performed.

This Arboricultural field review report is based only on site observations on the date noted. Effort has been made to ensure that the opinions expressed are a reasonable and accurate representation of the condition of all trees reviewed. The assessment was completed based on visual review only. None of the trees were dissected, cored, probed or climbed. All trees or groups of trees have the potential to fail. No guarantees are offered or implied by Tree-Mendous Arb Care or their employees that the trees are safe given all conditions. Trees can be managed, but they cannot be controlled. To live, work or play near trees is to accept some degree of risk.

The assessment provided was based on preliminary information only. The opinions expressed in this report are valid for a period of one year only. Any trees retained should be reviewed on a regular basis to ensure reasonable safety.

The information provided in this report is for the exclusive use of our client and may not be reproduced or distributed without permission of Tree-Mendous Arb Care.

Please contact the undersigned if you have any questions or concerns regarding this matter.

Yours Truly,

A handwritten signature in blue ink, appearing to read 'Matthew Huk', with a stylized flourish at the end.

Matthew Huk, RPF
ISA Certified Arborist PN-8447A

203 Pembina St. New Westminster

Tree Number	Common Name	Latin Name	DBH cm	Health/Structure	Location	Description	Recommended Treatment
202	Red oak	<i>Quercus rubra</i>	126	VG	Onsite	Significant oak in very good condition. Healthy green canopy, vigorous new growth, attachments appear sound, past pruning has been done well with excellent compartmentalization. Only defect of note is a chain embedded in the base of the tree that does not appear to be girdling the tree. The canopy of this tree accounts for roughly one third of the site, therefore a CRZ encroachment as defined by the bylaw will be required to achieve any meaningful site density that will not become financially burdensome to the property owner. A CRZ encroachment is proposed based on site factors, which will require a CRZ work authorization. Root activity is expected to have been suppressed by the foundation of the existing residence, and to a lesser extent the hard surfaces (driveway and road) abutting the north western and south eastern extents of the tree protection zone respectively. No surface roots were observed growing in the ditch, which the owner intends to culvert as part of the construction activities. Existing landscape features in the tree protection area include a concrete walkway, two allan block retaining wall planter beds and a concrete staircase. Preliminary recommendations include arborist supervision for demolition of the existing residence, removal of the landscape features, ditch infill, and driveway removal.	Retain, install tree protection fencing, arborist recommended to supervise demolition of existing residence, landscape features and driveway, as well as ditch infill.
OS1	Dogwood spp.	<i>Cornus spp.</i>	20	M	Offsite	Taxonomy difficult, best guess is a dogwood. Shrub like form, canopy overhangs subject property slightly, can be pruned back from PL, rootzone likely to be suppressed by driveway, install tree protection fence to spec.	Retain, install tree protection fencing

Civic Address:
203-Pembina Street
New Westminster, B.C.
SCALE : 1" = 20 feet
P.I.D. 004-495-462



BRITISH COLUMBIA LAND SURVEYOR'S CERTIFICATE SHOWING
EXISTING ELEVATIONS & BUILDINGS ON LOT 1 D.L. 757
GROUP 1 NEW WESTMINSTER DISTRICT PLAN 2586

This plan was prepared for building design purposes and is for the exclusive use of our client.
DHALIHAL AND ASSOCIATES LAND SURVEYING INC. and the signatory accept no responsibility for and hereby disclaim all obligations and liabilities for damages caused by the direct or indirect use or reliance upon the Plan beyond its intended use.

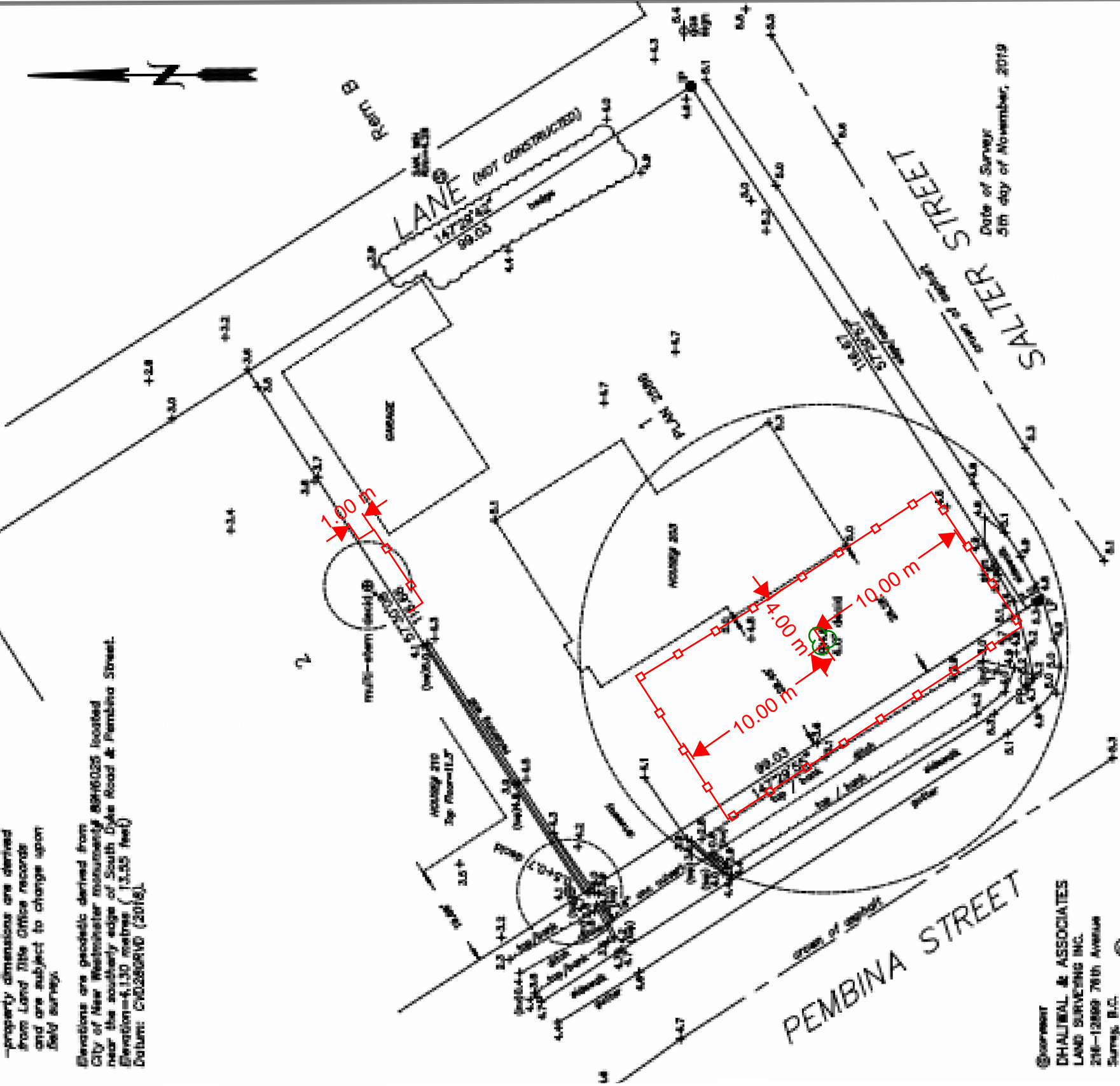
Note:

- All dimensions are in feet.
- This plan is NOT to be used for the location of property lines or corners.
- This plan does not show non-plan changes, liens or interests.
- Property dimensions are derived from Land Title Office records and are subject to change upon field surveys.

Elevations are provided derived from City of New Westminster monument 8946035 located near the southerly edge of South Dyle Road & Pembina Street.
Elevation=41.10 metres (13.55 feet)
Datum: CN02808ND (2018)

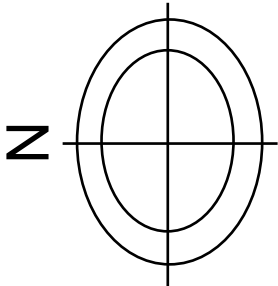
LEGEND

- UP ■ ..denotes lead plug found
- P ● ..denotes standard iron post found
- ⊙ ..denotes sanitary manhole
- PP -○- ..denotes power pole
- ⊕ ..denotes hydrant
- CON 0.0 ○ ..denotes tree/diameter



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DHALIHAL & ASSOCIATES
LAND SURVEYING INC.
214-12889 76th Avenue
Surrey, B.C. V3W 1G8
(ph) 604-501-8188
info@dhalisurvey.com
FILE T07-180124

THIS DOCUMENT IS NOT VALID UNLESS
ORIGINALLY SIGNED AND SEALED



Plan Key

- Retained Tree
- Tree Fencing

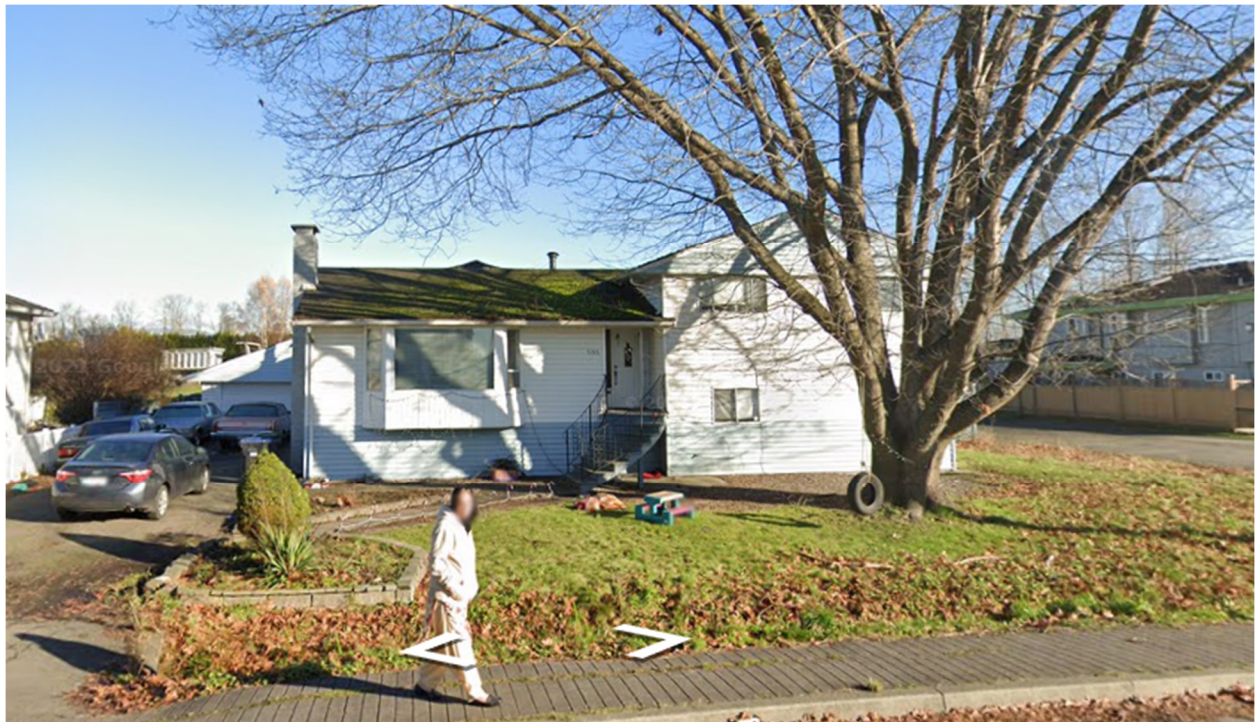
#	Title
01	Tree Management Plan

203 Pembina St.
New Westminster, BC

Date	Aug 31, 2020
Scale	NA
Project	Page 80 of 107

Appendix F

*Images of the Existing House
and Oak Tree*





Appendix G

*General Guidelines of Preservation,
Rehabilitation and Restoration*

4.1.7 ECOLOGICAL FEATURES

These guidelines provide direction when an ecological feature has been identified as a character-defining element of an historic place. In the context of these guidelines, an ecological feature is a natural element, such as a marsh, a pond or a stand of trees, which can be part of a larger ecosystem. While ecosystems at an historic place should be evaluated and managed for their natural values by ecologists and other natural resource specialists, these guidelines apply only to the features of those ecosystems determined to have heritage value.



The Melanson Settlement in Annapolis, NS reflects Acadian family communities that settled along the Dauphin (now Annapolis) River, and a form of agriculture unique in North America. One of the site's character-defining elements is the nearness of this settlement to salt marshes that embody natural and ecological values. Documenting and understanding the structure, function and dynamics of this ecological feature is an important step before working on the site.

Ecological features vary in size but are typically studied at the scale of a pond or stand of trees. Character-defining ecological features are also found in urban areas. When using these guidelines, it is important to work with natural resource conservation and environmental assessment specialists, and where appropriate, with aboriginal groups and other partners and stakeholders to ensure that diverse knowledge and information are used to conserve the natural structure, function and dynamics of the entire ecosystem.

The potential for adverse environmental impacts (e.g., introduction or re-introduction of invasive species) must also be considered, regardless of whether it is required by environmental assessment or related legislation. The pan-Canadian approach to ecological restoration described in the "Principles and Guidelines for Ecological Restoration in Canada's Protected Natural Areas" (Parks Canada and the Canadian Parks Council, 2008) provides additional guidance on integrating consideration of natural and cultural heritage values in conservation planning and intervention. This document is particularly relevant when rehabilitation or restoration is the selected approach.

Ecological features are character-defining elements of many Aboriginal cultural landscapes where traditional practices have been sustained for centuries. In addition, ecological features associated with an historic place can extend far beyond its established boundaries.

These guidelines provide general recommendations for the conservation of ecological features in a cultural landscape. Other relevant guidelines, such as Vegetation and Water Features, should be consulted when appropriate.

GENERAL GUIDELINES FOR PRESERVATION, REHABILITATION AND RESTORATION

	Recommended	Not Recommended
1	Understanding the ecological features and how they contribute to the natural and cultural heritage value of the cultural landscape.	
2	Understanding the natural structure, function and dynamics of the ecological feature and of the ecosystem of which it is part.	
3	Documenting the characteristics and condition of the ecological feature and its relationship with the ecosystem of which it is a part, before beginning project work. Documentation should combine the best available scientific and traditional knowledge.	Undertaking interventions that affect a character-defining ecological feature without first documenting and understanding its characteristics, relationships, evolution and condition.
4	Assessing the overall condition of the ecological feature early in the planning process, so that the scope of work is based on an understanding of current conditions and predicted changes.	
5	Protecting and maintaining the ecological feature by using non-destructive methods in daily, seasonal and cyclical tasks.	Allowing ecological features to degrade by incompatible development or neglect. Using maintenance methods that damage or destroy an ecological feature.
6	Retaining intact ecological features and degraded ecological features that can be returned to good ecological condition.	Replacing degraded ecological features that could be returned to good ecological condition; for example, clear cutting a declining forest stand to create a parking lot or meadow.
7	Repairing degraded ecological features or parts of ecological features using recognized methods and trained personnel; for example, using a certified arborist to heal a mature tree. The work should be physically and visually compatible with the cultural and natural heritage values of the cultural landscape.	Removing ecological features or parts of ecological features that could be conserved, or using untested methods and untrained personnel, thus causing further damage to fragile features and relationships.
8	Replacing extensively degraded or missing ecological features or parts of ecological features based on physical and documentary evidence; for example, replanting a documented shrub species lost through erosion, with the same native species from a local source.	Replacing an entire ecological feature, such as a stand of trees, when limited replacement of deteriorated and missing parts (e.g., one or a few trees) is possible.
9	Documenting all interventions that affect the ecological feature, and ensuring that the documentation is available to those responsible for future interventions.	

ADDITIONAL GUIDELINES FOR REHABILITATION PROJECTS

	Recommended	Not Recommended
10	Repairing or rejuvenating extensively deteriorated ecological features by using non-destructive methods and materials, such as planting native species to facilitate the regeneration of a deteriorated meadow.	Failing to perform necessary work, including removing invasive species, resulting in the loss of ecological features and their components.
11	Replacing in kind an entire ecological feature that is too deteriorated to repair, such as replanting a clear-cut stand of trees with locally obtained saplings, and in similar density.	

ADDITIONS OR ALTERATIONS TO A CULTURAL LANDSCAPE

12	Introducing a new element, when required by a new use, that does not have a negative impact on the heritage value and condition of the ecological feature.	
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ADDITIONAL GUIDELINES FOR RESTORATION PROJECTS

	Recommended	Not Recommended
13	Restoring an ecological feature if an evaluation of its overall condition determines that more than preservation is required; i.e., if an intervention on the ecological feature is necessary to sustain it into the future. For example, removing invasive tree species from a character-defining escarpment and replanting it with a mix of plant material corresponding to the natural conditions of the escarpment. This work should be based on physical and documentary evidence.	Restoring an ecological feature to an historic condition that is no longer sustainable given current physical and ecological conditions, including climate.
14	Repairing or rejuvenating a declining ecological feature that contributes to the sustainability of the cultural landscape, by using non-destructive methods.	Replacing an entire ecological feature when repair or rejuvenation is possible, or using destructive repair or rejuvenation methods, causing further damage to the ecological feature.
15	Replacing in kind an entire ecological feature that contributes to the sustainability of the cultural landscape when that feature is too deteriorated to repair or rejuvenate. The new work should be well documented to guide future research and treatment.	Removing an ecological feature that is beyond repair and not replacing it, or replacing it with an inappropriate ecological feature.

4.1.8 VEGETATION



Honeywood Nursery in Saskatchewan was established and operated by Dr. A. J. (Bert) Porter, a self-taught, award-winning horticulturalist who developed many fruits and ornamental plants capable of thriving on the Prairies. The property's planting beds, orchards and examples of various plant varieties are character-defining elements that illustrate Mr. Porter's contributions to the development of Saskatchewan's horticulture.

These guidelines provide direction when vegetation has been identified as a character-defining element of an historic place. For direction on how to treat vegetation as part of a natural system that is a character-defining element, also refer to the Guideline on Ecological Features.

Vegetation refers to trees, shrubs, herbaceous plants, grasses, vines, aquatic and wetland plants, and other living plant material. Vegetation may include individual plants, such as a sentinel (single specimen) tree in a pasture, or specimen trees in a garden; designed groupings, such as hedges, *allées* and perennial borders; and groupings used to control sun and wind patterns.

Vegetation can also refer to planted crops, re-forested hillsides and naturally occurring plant communities.

Vegetation may have historical associations as well as functional and aesthetic qualities. As well, vegetation may have historical and scientific value, which can contribute to maintaining the biodiversity of native, horticultural or agricultural varieties.

Vegetation in a cultural landscape can also represent the genetic repository of species once present, but now largely disappeared.

Vegetation is often the most dynamic and memorable feature in a cultural landscape. In addition to the continuous cycle of growth and decay, there will be variations in form, colour and canopy across the seasons. In describing vegetation as a character-defining element, the following concepts should be considered: growth habit, including juvenile or mature form; leaf and bloom; colour and texture; bark; bloom periods; fruit; fragrance; and context. Vegetation also contributes to other character-defining elements, such as land patterns, visual relationships and spatial organization.

These guidelines provide general recommendations for the conservation of vegetation in a cultural landscape. Other relevant guidelines, such as Ecological Features and Spatial Organization, should be consulted when appropriate.



A large site in Calgary's inner city that evolved during the early 20th century, this naturalistic rock garden is significant for its association with the noted horticulturalist William Reader and as a botanical laboratory to study the receptivity of Alberta's soils to a variety of plant species. The extensive arrangements of local rocks and plantings, many of which had become overgrown, were meticulously restored using careful plant analysis and by referring to William Reader's own detailed documentation.



The Trappist Monastery Ruins recall a complex of religious architecture unique to Manitoba and the early French-speaking Métis community. Damaged by fire in 1983, the stabilized ruins, and the grounds featuring mature trees, expanses of lawn and open fields, now form the Trappist Monastery Provincial Heritage Park. Protecting and maintaining the vegetation is essential to preserving the site's historical values.

GENERAL GUIDELINES FOR PRESERVATION, REHABILITATION AND RESTORATION

	Recommended	Not Recommended
1	Understanding vegetation and how it contributes to the heritage value of the cultural landscape.	
2	Understanding the evolution of a landscape's vegetation over time, using archival resources, such as plans and photographs or, when appropriate, archaeological analysis or minimally destructive techniques. This could include using resistivity testing to determine the age of a tree, or understanding the heritage value of a vegetation feature, such as the oak as a symbol of fortitude.	Undertaking interventions, such as indiscriminately clearing a woodland understorey without understanding its impact on historic vegetation.
3	Understanding the roles of people, animals and insects in producing and maintaining the existing vegetation.	
4	Documenting the extent and condition of vegetative cover in forests, woodlands, meadows, planted and fallow fields, and the genus, species, calibre, height, colour, form and texture of significant, individual tree specimens, before beginning project work.	Undertaking interventions that affect character-defining vegetation, without preparing a survey of existing plant material and its condition.
5	Assessing the overall condition of the vegetation early in the planning process so that the scope of work is based on current conditions.	
6	Protecting and maintaining the vegetation by using non-destructive methods and daily, seasonal and cyclical tasks, including pruning or establishing colonies of beneficial insects that protect fruit trees from pests.	Failing to perform preventive maintenance on character-defining vegetation.
7	Using maintenance practices that respect the habit, form, colour, texture, bloom, fruit, fragrance, scale and context of the vegetation.	Using maintenance practices and techniques that fail to recognize the individual plant materials' uniqueness. Examples include poorly timed pruning or application of insecticide, which may alter fruit production.
8	Using traditional horticultural and agricultural maintenance practices when those techniques are critical to maintaining the vegetation's character, such as manually removing dead flowers to ensure continuous bloom.	
9	Retaining and perpetuating vegetation by preserving seed collections and stock cuttings to preserve the genetic pool.	Failing to propagate vegetation from original stock cuttings, when few or no known sources for replacement are available.

GENERAL GUIDELINES FOR PRESERVATION, REHABILITATION AND RESTORATION

	Recommended	Not Recommended
10	Securing and protecting deteriorated vegetation by structural reinforcement, or correcting unsafe conditions, as required, until additional work is undertaken; for example, using steel cables to support large branches.	Failing to secure and protect deteriorated vegetation, thus putting it at risk of further deterioration.
11	Replacing in kind extensively deteriorated or missing parts of vegetation where there are surviving prototypes. The new plantings should match the old in species, colour and texture.	<p>Removing deteriorated vegetation that could be stabilized and conserved, or using untested techniques and untrained personnel, thus causing further damage to fragile elements.</p> <p>Introducing or re-introducing a species or variety that is known or suspected to be invasive.</p> <p>Replacing entire vegetation when limited replacement of deteriorated and missing parts is appropriate.</p> <p>Using replacement material that does not match the historic vegetation.</p>
12	Documenting all interventions that affect the vegetation, and ensuring that this documentation is available to those responsible for future interventions.	

ADDITIONAL GUIDELINES FOR REHABILITATION PROJECTS

	Recommended	Not Recommended
13	Rejuvenating historic vegetation by corrective pruning, deep-root fertilizing, aerating the soil, renewing seasonal plantings, and/or grafting onto historic root stock.	Replacing vegetation when rejuvenation is possible, including removing a deformed or damaged plant when corrective pruning could be successfully employed.
14	Replacing a deteriorated or declining vegetation feature with a new feature, based on the physical evidence of its composition, form and habit. If using the same kind of material is not technically, economically or environmentally feasible, then a compatible substitute material may be considered. For example, a diseased sentinel tree in a meadow may be replaced with a disease-resistant tree of similar type, form, shape and scale.	Replacing a deteriorated feature with a new feature that does not convey the same appearance, such as replacing a large, declining canopy tree with a dwarf flowering tree.
15	Replacing missing historic features by installing a new vegetation feature. It may be a new feature that is compatible with the habit, form, colour, texture, bloom, fruit, fragrance, scale and context of the historic vegetation; for example, replacing a lost vineyard with hardier stock similar to the historic plant material.	Creating a false historical appearance because the replacement vegetation is based on insufficient physical, documentary and oral evidence.

ADDITIONAL GUIDELINES FOR REHABILITATION PROJECTS

	Recommended	Not Recommended
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ADDITIONS OR ALTERATIONS TO A CULTURAL LANDSCAPE

16	<p>Introducing new vegetation, when required by a new use, to ensure that the heritage value of the cultural landscape is preserved, including planting a hedge to screen new construction.</p>	<p>Placing a new feature where it may cause damage or is incompatible with the character of the historic vegetation; for example, erecting a new building or structure that adversely affects the root systems of historic vegetation.</p> <p>Locating a new vegetation feature that detracts from, or alters the historic vegetation; for example, introducing exotic species in a landscape historically comprised of only indigenous plants.</p> <p>Introducing a new vegetation feature that is incompatible in terms of its habit, form, colour, texture, bloom, fruit, fragrance, scale or context.</p>
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ADDITIONAL GUIDELINES FOR RESTORATION PROJECTS

	Recommended	Not Recommended
17	<p>Rejuvenating declining vegetation from the restoration period by corrective pruning, deep-root fertilizing, aerating the soil, renewing seasonal plantings, and/or grafting onto historic stock.</p>	<p>Replacing vegetation from the restoration period when rejuvenation is possible, or using destructive repair methods, thus causing further damage to fragile plant material.</p>
18	<p>Replacing in kind a declining vegetation feature from the restoration period that is too deteriorated to repair, using the physical evidence as a model to reproduce the feature. The new work should be well documented to guide future research and treatment.</p>	<p>Removing a deteriorated vegetation feature from the restoration period and not replacing it, or replacing it with a new feature that does not convey the same appearance.</p>

REMOVING EXISTING FEATURES FROM OTHER PERIODS

19	<p>Removing or altering non character-defining vegetation from periods other than the chosen restoration period, such as removing later foundation planting or aggressive exotic species.</p>	<p>Failing to remove non character-defining vegetation from another period that confuses the depiction of the chosen restoration period.</p>
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RECREATING MISSING FEATURES FROM THE RESTORATION PERIOD

20	<p>Recreating a missing vegetation feature that existed during the restoration period, based on physical, documentary and oral evidence. For example, replanting crop types based on pollen analysis.</p>	<p>Planting vegetation that was part of the original design, but was never installed, or installing vegetation thought to have existed during the restoration period, but for which there is insufficient documentation.</p>
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MEMO

Subject: Heritage Review Policy Update: Buildings on the Heritage Inventory

PURPOSE

To provide the Commission with an update regarding Council's expansion of the "Buildings 100 Years Old or Older" Heritage Review Policy to include buildings listed on the Heritage Inventory.

SUMMARY

At the November 3, 2021 Community Heritage Commission (CHC) meeting, a motion was passed which recommended that Council expand the “Buildings 100 Years Old or Older” policy to include buildings listed on the Heritage Inventory.

This recommendation was forwarded to Council at their January 31, 2022 meeting and Council passed the following motion to implement the change:

THAT Council expand the “Buildings 100 Years Old or Older” Heritage Review Policy to include buildings listed on the Heritage Inventory.

For reference, a copy of the staff report is included as Appendix A.

ATTACHMENTS

Appendix A: January 31, 2022 Council Report titled “Heritage Review Policy Update: Buildings on the Heritage Inventory”

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

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

Appendix A
*January 31, 2022 Council Report titled
“Heritage Review Policy Update:
Buildings on the Heritage Inventory”*

REPORT

Climate Action, Planning and Development

To: Mayor Cote and Members of Council **Date:** January 31, 2022

From: Emilie K. Adin, MCIP **File:** 13.2606.03
Director, Climate Action, Planning and
Development

Item #: 2022-34

Subject: Heritage Review Policy Update: Buildings on the Heritage Inventory

RECOMMENDATION

THAT Council expand the “Buildings 100 Years Old or Older” Heritage Review Policy to include buildings listed on the Heritage Inventory.

PURPOSE

For Council to consider expanding the “Buildings 100 Years Old or Older” Heritage Review Policy to include buildings listed on the Heritage Inventory.

PROPOSAL

At their meeting on November 3, 2021, the Community Heritage Commission (CHC) passed the following motion:

THAT the Community Heritage Commission recommends Council expand the “Buildings 100 Years Old or Older” policy to include buildings listed on the Heritage Inventory.

The current policy, related to the retention of buildings 100 years and older, expects the following:

- a) when an application comes forward, a high level of evaluation is conducted (i.e., requires a heritage assessment, prepared by a certified heritage professional to be provided as part of development applications for those sites);

- b) heritage assessments for buildings are reviewed by City staff prior to a demolition permit application being accepted;
- c) demolition permit applications are reviewed by the Community Heritage Commission; and
- d) for any properties which form part of a rezoning application which include a building with heritage value, all efforts be made to retain and restore that building as part of the proposed development (through an HRA).

Today, this aged-based policy does not cover all the buildings listed on the Heritage Inventory, even though these newer buildings (196) have been identified as having heritage value. As such, the Community Heritage Commission recommended updating and expanding the current age-based heritage review program to apply to all Inventory listed buildings, regardless of age: for consistency and clarity. An extract of the CHC meeting minutes is included in Attachment 1 of this report.

BACKGROUND

Heritage Inventory

The Heritage Inventory (1986) is an informal listing of historic New Westminster properties and represented the City's first step to identify local heritage assets. Further description is in Attachment 2. There are 760 properties on the Inventory of which 564 are already included in the review policy due to their age. Of the remaining 196 Inventory properties, 107 are either protected (Queen's Park Heritage Conservation Area, Heritage Revitalization Agreement, Heritage Designation, Conservation Covenant) and/or listed on the Heritage Register and would not be affected by the proposal. The proposal would impact the remaining 89 properties by bringing them into line with the same practice. See Attachment 3 for a breakdown of the Inventory by policy and protection categories.

Authority for Heritage Review

The City is known for its supply of older buildings with heritage merit and has had a heritage review policy for thirty-five years. These policies acknowledge the importance of older buildings to their neighbourhoods, and seek to identify and retain them where possible.

The City's processes for the review, delay and/or denial of permits for properties with heritage value must be in compliance with the Building Bylaw and the tools available through the Local Government Act. A summary of relevant regulations is included in Attachment 2.

History of the Heritage Review Policy

1987: Council adopted a policy that all demolition and building permit applications for buildings listed on the City's **Heritage Register** be reviewed by the Community Heritage Commission (then Heritage Advisory Committee), and that this group could refer the applications to Council as warranted. This practice continues today.

1993: Council amended the policy to include a review of demolition permit applications for all **pre-1950 buildings**. However, the review of these previously non-identified buildings would be conducted by Planning Division staff, who would forward the application to the Community Heritage Commission (CHC) for review if they deemed it appropriate. The CHC could then refer the applications to Council, as with Heritage Register buildings.

2011: Pre-1900 buildings were identified as significantly few, important, and at risk. As such, the policy was changed so that demolition permit applications for **pre-1900 buildings** would always be reviewed by the Community Heritage Commission, similar to buildings on the Heritage Register. The policy was also updated to capture staff review of all buildings older than **50 years, as a rolling date**. In 2016, this policy was reconfirmed including that all efforts be made to retain and restore such buildings (through an HRA) if the development requires a rezoning.

2020: Council expanded the policy again to include all buildings **100 years and older, as a rolling date**, as opposed to the earlier cut-off of 1900. This change is similar to the 2011 policy update that installed automatic staff review of demolition permits for 50 year old buildings, as a rolling date, as opposed to the earlier cut-off of 1950.

DISCUSSION

The proposed change would increase the number of properties covered by the more expansive elements of the Heritage Review policy by about 89, city-wide.

Expanding the heritage review program in this way would:

1. provide earlier and more clear indication to current or potential owners of these properties;
2. demonstrate that all buildings listed on the Heritage Inventory are important to the City of New Westminster, regardless of their age; and
3. provide staff with the authority to request a heritage assessment be conducted on older buildings without seeking Council permissions each time.

Overall, the proposed policy change is more transparent for owners, more efficient for the City, and reflects existing practice of identifying buildings listed on the Heritage Inventory as historically important, regardless of their age. It also will make heritage policies and practices more consistent across the program.

FINANCIAL IMPLICATIONS

Requiring a heritage assessment be submitted for buildings listed on the Heritage Inventory will reduce the amount of staff time required to complete a Heritage Review, which also serves to reduce demolition permit review timelines.

OPTIONS

The following options are available for Council's consideration:

1. That Council expand the "Buildings 100 Years Old or Older" Heritage Review Policy to include buildings listed on the Heritage Inventory.
2. That Council provide staff with alternative direction.

Staff recommend option 1.

ATTACHMENTS

Attachment 1: Extract of November 3, 2021 Community Heritage Commission (CHC) Meeting Minutes

Attachment 2: Policy and Regulations Summary

Attachment 3: Statistical Analysis

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

This report was reviewed by:
Britney Dack, Senior Heritage Planner
Rupinder Basi, Supervisor, Development Planning
Jackie Teed, Senior Manager, Climate Action, Planning and Development

This report was approved by:
Emilie K. Adin, Director, Climate Action, Planning and Development
Lisa Spitale, Chief Administrative Officer

Attachment 1

*Extract of November 3, 2021
Community Heritage Commission
(CHC) Meeting Minutes*



COMMUNITY HERITAGE COMMISSION

MINUTES - Extract

Wednesday, November 3, 2021

**Meeting held electronically and open to public attendance
in Council Chamber, City Hall**

6. STANDING REPORTS AND UPDATES

6.1 General Inquiries from the Commission

A discussion ensued regarding the heritage review policy for properties on the Heritage Inventory List.

In response to questions from the Commission, Britney Dack, Senior Heritage Planner, and Kathleen Stevens, Heritage Planning Analyst, provide the following comments:

- As part of the heritage review process, buildings over 50 years of age are reviewed by staff but if a property is listed on the Heritage Inventory, it typically is brought forward to the Commission for feedback; however, there is no requirement that a Heritage Assessment be provided unless a building is 100 years and older; and,
- Staff have the opportunity through the redevelopment process to require a Heritage Assessment be submitted for properties that are part of a redevelopment application beyond the site's existing entitlement.

The Commission provided the following comments:

- It is surprising that the City does not have a heritage review policy for places included on the Heritage Inventory List and 349 Cumberland is a good example of where such a policy would be appropriate;
- Heritage assessments should be required regardless of the age of the building;
- It would be beneficial to receive input on this issue from the community to gain a sense of how the community values a property. This may be helpful in avoiding unnecessary conflict in the community and, while it may take a long time to compile the feedback, it would be a good place to start; and,
- Consideration should also be made with respect to same-style homes in close proximity to one another and preserving them all as houses lend to the importance of one another.

MOVED and SECONDED

THAT the Community Heritage Commission recommend that Council apply the same heritage assessment requirements included in the 100 Years or Older Policy to properties included on the City's Heritage Inventory List.

Carried.

All Commission members present voted in favour of the motion.

Attachment 2

Policy and Regulations Summary

POLICY AND REGULATIONS SUMMARY

Heritage Review Policy

Buildings 100 Years and Older & Buildings on the Heritage Register

The City's heritage review policy is that demolition or redevelopment applications for a building or structure older than 100 years or listed on the Heritage Register require the submission of a Heritage Assessment, prepared by a professional and are automatically forwarded to the Community Heritage Commission (CHC) for review and comment. The CHC can request the application be forwarded to Council, when appropriate.

With the proposed policy change, Inventory listed buildings would follow the same policy, outlined above, regardless of age. This is considered appropriate given that those buildings have already been identified as having some heritage value.

Buildings 50 Years and Older

The City's heritage review policy is that demolition applications for a building or structure older than 50 years are automatically forwarded to the Planning Division for review, and may be referred to the Community Heritage Commission (CHC) for comment if it is deemed by the Planning Division to have sufficient heritage significance.

Heritage Inventory

The Heritage Inventory is an informal listing of historic New Westminster properties and was the City's first step to identify local heritage assets. The initial four-part inventory was created in the 1980's and updated in the 1990's. In 2003, the Twelfth Street Heritage Inventory was created; and in 2009 and 2010, properties in Queensborough were added.

Although both the Heritage Inventory and Register recognize heritage value, demolition applications for properties listed on the Heritage Inventory cannot be delayed unless a Temporary Protection Order is issued by Council.

Heritage Register

The Heritage Register is an official list of properties with heritage value which have been identified by the City. Applications for changes to or demolition of properties listed on the Heritage Register are generally reviewed by the Planning Division and referred to the CHC. Alterations and additions are reviewed to determine the appropriateness of the proposed changes in relation to the character defining elements of the building or

structure. However, no heritage-related permits are required in addition to the standard Building Permit.

Inclusion of a property on the Heritage Register allows Council the option to temporarily withhold a Building Permit, temporarily withhold a demolition permit, and/or to require a Heritage Assessment. A Heritage Assessment investigates the heritage value of a property, how the proposed changes would affect it, and applicable mitigation or conservation measures. Additionally, an advantage of being on the Heritage Register includes eligibility for special provisions in the B.C. Building Code and the Homeowner Protection Act.

This is a result of the Heritage Register being a heritage conservation tool under the *Local Government Act*. The addition of a property to the Heritage Register is through a resolution of Council and requires the creation of a Statement of Significance, outlining its heritage value, and Council resolution.

Heritage Protection and Demolition

The degree to which the City may lawfully delay a demolition application depends on the category of heritage protection associated with that property. The City has the authority to deny or delay permits for properties with certain heritage protections (as listed below) through Part 15 of the Local Government Act (LGA). As summarized below:

Protection Category	Authority	Mechanism
Designation Bylaw/HRA/ Conservation Covenant	Deny	Heritage Alteration Permit must be issued by Council or its delegate (the Director of Development Services)
Heritage Conservation Area		
Heritage Register	Delay	Delay without further Council motion
Heritage Resource Inventory	Review	Delay available through a Temporary Protection Order by Council
50 years old and older		
100 years and older		

For properties not already subject to heritage protections, without a Temporary Protection Order or a Designation Bylaw, there is no legal basis for delaying or withholding a demolition permit beyond the time required for staff and/or committee review of an application.

Temporary Protection Orders

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. A property is not required to have been previously identified as heritage in any way, and the threshold of

evidence of value is relatively low. The intention of the tool is to provide a municipality with the time to research the property, review development options, and discuss retention with the property owner. For the duration of the Order, changes to the property are managed through Heritage Alteration Permits. Without consent of the owner, an Order may only last 60 days, after which a permit must be issued.

Attachment 3

Statistical Analysis

STATISTICAL ANALYSIS

Table 1: Heritage Inventory Buildings Subject to City's Heritage Review Policy

Subject to Heritage Review	50 Years and Older Policy	100 Years and Older Policy	No Heritage Review Required	Total
753 (99.1%)	189 (24.9%)	564 (74.2%)	7 (0.9%)	760 (100.0%)

Notes: * Seven properties are listed on the Heritage Inventory but not subject to the current Heritage Review policy as they are under 50 years old
 * 50 Years and Older Policy is inclusive of buildings 50 to 99 years old

Table 2: Heritage Inventory Buildings Under 100 Years

	50 Years and Older Policy	No Heritage Review Required	Total	%
Not Listed on Register, Protected	88	0	88	(44.9%)
Listed on Register, Not Protected	6	0	6	(3.1%)
Listed on Register, Protected	13	0	13	(6.6%)
Not Affected by Policy Change	107	0	107	(54.6%)
Affected by Policy Change	82	7	89	(45.4%)
Listed on Inventory	189	7	196	(100.0%)

Notes: * Building under 50 years old not subject to the current Heritage Review policy
 * 50 Years and Older Policy is inclusive of buildings 50 to 99 years old
 * Properties protected or listed on the Heritage Register would already be subject to the more expansive elements of the Heritage Review policy
 * Protected would be through one or more of the following heritage protection tools: Queen's Park Heritage Conservation Area, Heritage Revitalization Agreement, Heritage Designation, or Conservation Covenant

Subject: Project update – Woodlands Wall

March 25, 2022

Community Heritage Commission members,

Thank you for meeting with us last summer regarding the Woodlands Wall Heritage Application. As you may be aware, the City of New Westminster issued a Heritage Alteration Permit last fall. Construction of the Pattullo Bridge Replacement is progressing and crews will begin dismantling a portion of the Woodlands wall starting in mid-April. Crews will start with the removal of the wrought iron. We anticipate that this will take approximately one to two weeks, followed by the removal of the concrete portion of the wall that we anticipate may take a bit longer. Crews understand that the wrought iron has designated heritage value and it will be stored carefully until the rebuild. We will reach out again in advance of the start of the rebuild.

We also wanted to give you an update on the status of the interpretation panels proposed for the revitalized plaza at the corner of McBride Boulevard and E. Columbia Street. We have created a Working Group that includes Woodlands representatives, community groups (Inclusion BC, Community Living Society, Family Support Institute, BC Self Advocacy Foundation, Kinsight Community Society), and members of the Pattullo Bridge Replacement Project team. The Working Group has met twice this year and discussions have focused on getting ideas and input on the development of the form and content of the interpretation panels. The next meeting is scheduled for mid-April.

Please let us know if you have any questions.

Thanks,
Max

Max von Kleist
Communications and Engagement Manager
M: +1 (604) 313-9697 | **E:** mkleist@fcgp.ca

Fraser Crossing Constructors GP
Pattullo Bridge Replacement Project