

**Attachment #3**

*Heritage Designation (82 First Street) Bylaw  
No. 8340, 2022*

## THE CORPORATION OF THE CITY OF NEW WESTMINSTER

### BYLAW NO. 8340, 2022

A bylaw of the Corporation of the City of New Westminster to designate 82 First Street as protected heritage property.

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WHEREAS the *Local Government Act*, RSBC 2015, c.1 provides Council with authority, by bylaw, to designate real property, in whole or in part, as protected heritage property, on terms and conditions it considers appropriate;

AND WHEREAS the registered owner of the land located at 82 First Street has entered into a heritage revitalization agreement as authorized by Heritage Revitalization Agreement (108-118 Royal Avenue and 74-82 First Street) Bylaw No. 8339, 2022 (the "Heritage Revitalization Agreement"), has requested that Council designate that building as protected heritage property, and has released the City from any obligation to compensate the registered owner for the effect of such designation;

AND WHEREAS Council considers that the building located at 82 First Street has significant heritage value and character and is a prominent and valued heritage property in the City;

AND WHEREAS Council considers that designation of the building located at 82 First Street as protected heritage property under the provisions of the *Local Government Act* is necessary and desirable for its conservation and future maintenance;

NOW THEREFORE City Council of the Corporation of the City of New Westminster enacts as follows:

#### TITLE

1. This Bylaw may be cited for all purposes as "Heritage Designation Bylaw (82 First Street) No. 8340, 2022."

#### INTERPRETATION

2. In this Bylaw, the terms "heritage value", "heritage character" and "alter" have the corresponding meanings given to them in the *Local Government Act*.

#### DESIGNATION

3. The building located on that parcel of land having a civic address of 82 First Street, New Westminster, British Columbia, legally described as PID: 007-604-084, LOT "C" BLOCK 32, NEW WEST DISTRICT, PLAN 12722, GROUP 1 shown outlined on the site plan attached hereto as Schedule "A" and labelled "Heritage House" (the "Building"), is hereby designated in its entirety as protected heritage property under section 611 of the *Local Government Act* of British Columbia.

**PROHIBITION**

4. Except as expressly permitted by Section 5 or as authorized by a heritage alteration permit issued by the City, no person shall undertake any of the following actions, nor cause or permit any of the following actions to be undertaken in relation to the Building:
  - (a) alter the exterior of the Building;
  - (b) make a structural change to the Building including, without limitation, demolition of the Building or any structural change resulting in demolition of the Building;
  - (c) move the Building; or
  - (d) alter, excavate or build on that portion of land upon which the Building is located.

**EXEMPTIONS**

5. Despite Section 4, the following actions may be undertaken in relation to the Building without first obtaining a heritage alteration permit from the City:
  - (a) non-structural renovations or alterations to the interior of the Building that do not alter the exterior appearance of the Building; and
  - (b) normal repairs and maintenance that do not alter the exterior appearance of the Building.
6. For the purpose of section 5, “normal repairs” means the repair or replacement of non-structural elements, components or finishing materials of the Building with elements, components or finishing materials that are equivalent to those being replaced in terms of heritage character, material composition, colour, dimensions and quality.

**MAINTENANCE**

7. The Building shall be maintained in good repair in accordance with the City of New Westminster Heritage Property Maintenance Standards Bylaw No. 7971, 2018, as amended or replaced from time to time, and, in the event that Bylaw No. 7971 is repealed and not replaced, the registered owner shall continue to maintain the Building to the standards that applied under Bylaw No. 7971 immediately prior to its repeal.

**HERITAGE ALTERATION PERMITS**

8. Where a heritage alteration permit is required under this Bylaw for a proposed action in relation to the Building, application shall be made to the City of New Westminster Climate Action, Planning and Development Department, Planning Division in the manner and on the form prescribed, and the applicant shall pay the fee imposed by the City for such permit, if any.

9. City Council, or its authorized delegate, is hereby authorized to:

- (a) issue a heritage alteration permit for situations in which the proposed action would be consistent with the heritage protection provided for the Building under this Bylaw and the Heritage Revitalization Agreement;
- (b) withhold the issue of a heritage alteration permit for an action which would not be consistent with the heritage protection provided for the Building under this Bylaw or the Heritage Revitalization Agreement;
- (c) establish and impose terms, requirements and conditions on the issue of a heritage alteration permit that are considered to be consistent with the purpose of the heritage protection provided for the Building under this Bylaw and the Heritage Revitalization Agreement; and
- (d) determine whether the terms, requirements and conditions of a heritage alteration permit have been met.

**RECONSIDERATION BY COUNCIL**

10. An applicant or owner whose application for a heritage alteration permit for alteration of the Building has been considered by an authorized delegate may apply for a reconsideration of the matter by Council, and such reconsideration shall be without charge to the applicant or owner.

GIVEN FIRST READING this \_\_\_\_\_ day of \_\_\_\_\_ 2022.

GIVEN SECOND READING this \_\_\_\_\_ day of \_\_\_\_\_ 2022.

PUBLIC HEARING held this \_\_\_\_\_ day of \_\_\_\_\_ 2022.

GIVEN THIRD READING this \_\_\_\_\_ day of \_\_\_\_\_ 2022.

ADOPTED and the Seal of the Corporation of the City of New Westminster affixed this \_\_\_\_\_ day of \_\_\_\_\_ 2022.

\_\_\_\_\_  
MAYOR JONATHAN X. COTE

\_\_\_\_\_  
JACQUELINE KILLAWEE, CITY CLERK

**SCHEDULE A**

**SKETCH**

Client

**REDIC DEVELOPMENTS**

TPL DEVELOPMENTS WINDSOR INC.

|    |              |                             |
|----|--------------|-----------------------------|
| 07 | Jan 28 2022  | Re-issued for DP & Rezoning |
| 06 | Sept 28 2021 | Re-issued for DP & Rezoning |
| 05 | July 19 2021 | Re-issued for DP & Rezoning |
| 04 | Feb 02 2021  | Re-issued for DP & Rezoning |
| 03 | May 21 2020  | Re-issued for DP & Rezoning |
| 02 | Oct 22 2019  | Re-issued for DP & Rezoning |
| 01 | Jan 30 2019  | Issued for Rezoning         |

No Date Revision  
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**IREDALE ARCHITECTURE**

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 Vancouver, Victoria, Calgary  
 iredale.ca

Consultant

**TITLE**  
**First+Royal**

**ADDRESS**  
 74 - 82 FIRST STREET &  
 108 - 118 ROYAL AVENUE  
 NEW WESTMINSTER  
 DOWNTOWN NW V3L 1H2

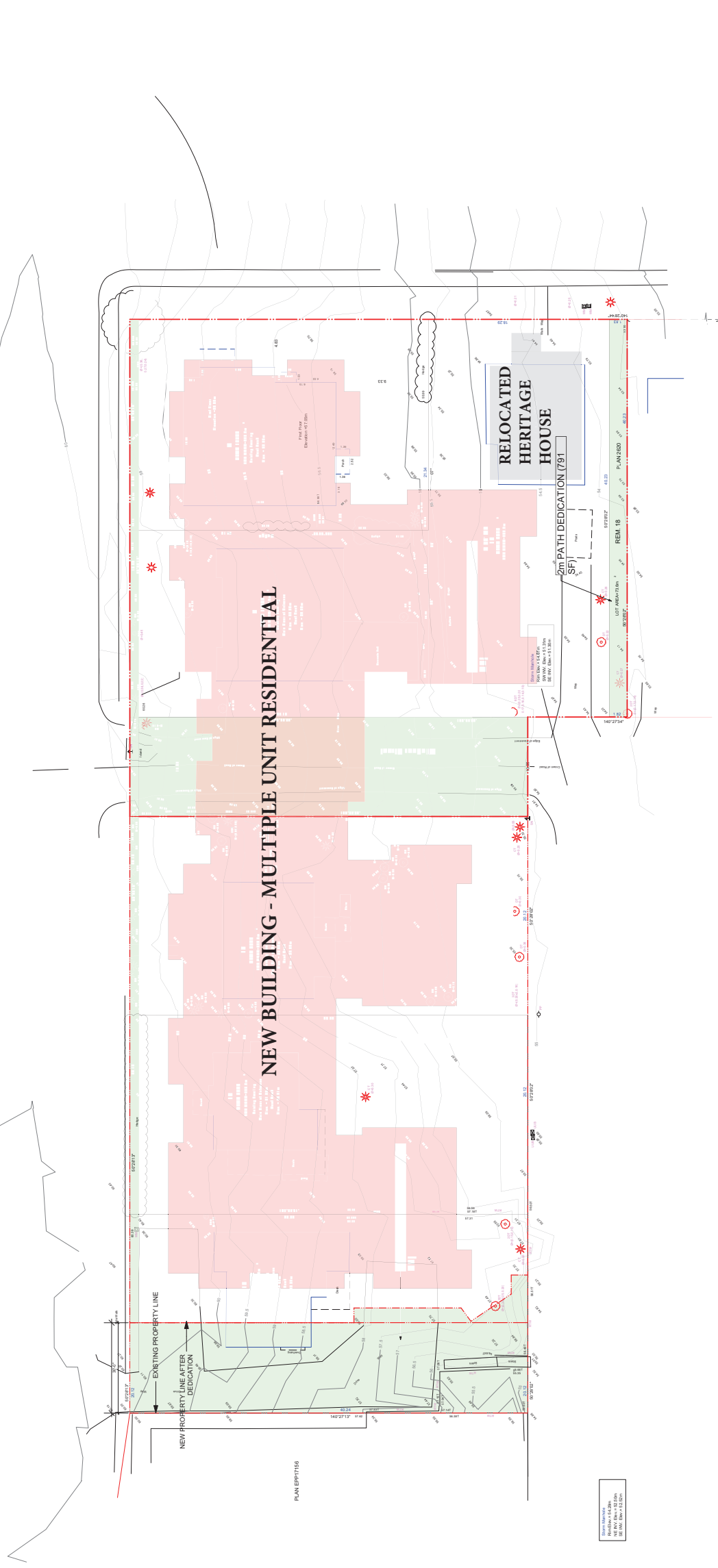
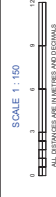
**SURVEY**

Scale

Drawn: PJH Check: Partner: PUH

Project No: 18077

Date: 16 MARCH 2022 Phase No: 4 Sheet No: A0.01



PLAN 897155

Block Number: 44  
 NE 1/4, 1/2, 1/4 Sec 28  
 T12N, 08W, 11E, 25E, 26E

This drawing was prepared and issued  
 under the authority of the Professional Engineer

PROJECT NO. 18077

SCALE