

REPORT

Climate Action, Planning and Development

To: Community Heritage Commission **Date:** October 6, 2021

From: Samantha Bohmert, Planning Assistant **File:** HER00843

Item #: [Report Number]

Subject: Heritage Review (Demolition): 848 Fifth Street

PURPOSE

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

SUMMARY

The two storey vernacular style house at 848 Fifth Street in the Glenbrooke North neighbourhood was constructed in 1912. The house is in good condition and, with the exception of stucco applied to the exterior, there have been few interventions in the building and most original materials remain. The building is not legally protected, nor listed on the City's Heritage Register or Inventory. However, as a result of the building's age, the Community Heritage Commission is being asked to review the heritage value of this building, in advance of the Director's consideration of a Demolition Permit.

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 Development Services, though the Director may forward the application to Council for further consideration, or consideration of a temporary protection order where warranted.

Temporary Protection Order

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

Property Description

The building at 848 Fifth Street is a two storey house with a basement. The building is has an area of 193 square metres (2,078 square feet) and is on a 556 square metre (6,094 square foot) lot. It has a floor space ratio of 0.34 and a site coverage of 13%. The only Building Permit issued was in 1912, to construct the house, which is consistent with the few apparent changes to the building's structure. Current photographs of the building are included in Appendix A.

Location and Context

The property is located mid-block on the west side of Fifth Street, between Eighth and Tenth Avenues. It shares the rear lane with the future affordable housing development at 823-841 Sixth Street, and is otherwise surrounded by single detached houses. The site is one block east of New Westminster Secondary School. A site context map is included in Appendix B.

Development Potential

The properties on Fifth Street, including this one, are zoned Single Detached Residential Districts (RS-1). This zone allow a house, a secondary suite, and a laneway house. These properties are designated Residential – Detached and Semi-Detached Housing (RD) in the Official Community Plan (OCP), which envisions a mix of low density residential units.

The properties across the rear lane from this property, facing Sixth Street, are generally zoned Single Detached Residential Districts (RS-2), which also permits single detached houses with secondary suites, though these properties are designated in the OCP for

Infill Townhouse (RT). Recently, 823-841 Sixth Street, which is across the lane from this property, was approved for a mid-rise development.

Heritage Protection

The building is not legally protected nor listed on the City's Heritage Register or Inventory. However, it is over 100 years old. Under the current zoning, no heritage-related permits or Council approvals are required for construction of a new house on the site. However, the current house has been flagged for review for potential heritage value due to its age.

ITEMS FOR DISCUSSION

Heritage Value

The building is in a modest vernacular style. It has historic value associated with its age. It was built during the Edwardian era boom (1899-1913) and remains one of the oldest surviving houses on the block, contributing to a diverse streetscape. It has been in continuous residential use since construction.

Building Condition

A heritage assessment was completed August 2021, which indicates that the building is in fair to good condition. Most original architectural elements remain, including the front-gable roof and fascia board, original windows, early doors, front half-porch, wood railing, dormers, chimney, and wood railing, and basement cladding. Some windows have been replaced with wood or vinyl inserts. The original wood siding of the house has been covered with stucco. The assessment is included as Appendix C.

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 the Demolition Permit for 848 Fifth Street, and that the applicant consider deconstruction as an alternative to demolition waste; or
- 2) That the Community Heritage Commission recommend the Director of Development Services direct staff to further explore retention options (i.e., redevelopment or relocation) for the house at 848 Fifth Street; or
- 3) That the Community Heritage Commission recommend that Council consider a temporary protection order on 848 Fifth Street; or

- 4) That the Community Heritage Commission provide an alternative recommendation, based on their discussions.

ATTACHMENTS

Appendix A: Photos

Appendix B: Site Context Map

Appendix C: Heritage Assessment

This report was prepared by: Samantha Bohmert, Planning Assistant

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