



Climate Action, Planning, and Development

To:	Community Heritage Commission	Date:	July 6, 2022
From:	Hardev Gill, Planning Technician	File:	PAR01423
		Item #:	2022-517
Subject:	Preliminary Application Review: 203 Pembina Street – Additional Information		

PURPOSE

For the Community Heritage Commission to provide feedback on the Preliminary Application Review for a Heritage Revitalization Agreement, based on a recently provided Heritage Assessment for the Northern Red Oak Tree.

EXECUTIVE SUMMARY

At the April 6, 2022 meeting, the Community Heritage Commission (CHC) was asked to review an application for a Preliminary Application Review (PAR) of a possible Heritage Revitalization Agreement (HRA) at 203 Pembina Street located in the Queensborough neighbourhood. The CHC provided feedback related 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.

At that time, the CHC felt there was insufficient heritage merit for the Oak Tree to be considered a heritage asset as part of an HRA.

In response to the feedback received from staff and the CHC, the applicant has submitted a detailed Heritage Assessment on the tree, completed by a Heritage Professional, and which is being brought forward to the CHC as part of their reconsideration of the PAR.

GUIDING POLICY AND REGULATIONS

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

These Guidelines provide the following direction when vegetation has been identified as a character-defining element of an historic place (see Section 4.1.8 Vegetation - page 78):

“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 sentinel (single specimen) trees in a pasture, or specimen trees in a garden; design groupings, such as hedges, allees and perennial borders; and groupings used to control sun and wind patterns.”

Please refer to Appendix A for further information on guiding policy and regulations.

BACKGROUND

Project Description, Site Characteristics and Context

Please refer to Appendix A for the project description, site characteristics, and context.

Condition and Tree Protection Measures for the Northern Red Oak Tree

Please refer to Appendix A for information regarding the condition of the Oak Tree as well as the proposed tree protection measures. The Oak Tree would qualify as a protected specimen tree due to its diameter and is characterized by its size, age, and type of specie which would make it a vital resource to protect and preserve.

Previous Consideration by the CHC

At their April 6, 2022 meeting, the Community Heritage Commission (CHC) was asked to review an application for a Preliminary Application Review of a possible Heritage Revitalization Agreement (HRA) at 203 Pembina Street located in the Queensborough neighbourhood. The CHC provided feedback related 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 members of the CHC provided the following comments:

- Conservation of the tree would be fantastic; however, as a single ecological element it does not meet the definition of a heritage place or landscape under the Canadian Standards and Guidelines for Conservation and therefore the approach of ensuring preservation through an HRA does not seem warranted

and, instead, a tree protection schedule should be added to the City's Tree Protection and Regulation Bylaw, to which the tree could be added;

- While impressive, it is not convincing that the tree should be used for an HRA due to a lack of historic connection; and,
- It is hoped that the tree is preserved through something other than an HRA.

In summary, the CHC did not see sufficient heritage merit in the Oak Tree to warrant consideration of its protection through heritage tools; therefore, they did not support a Heritage Revitalization Agreement application at this site. The staff report and minutes from this meeting are included as Appendix A and B, respectively. See weblink to the CHC Report #1 and Minutes (April 6, 2022)

<https://www.newwestcity.ca/committees/articles/4908.php>

ITEMS FOR DISCUSSION

Additional Heritage Value Information

A draft Statement of Significance for the Northern Red Oak Tree was presented to the CHC on April 6, 2022 though it was not completed by a Heritage Professional. In response to the feedback received from staff and the CHC, the applicant has submitted a more detailed Heritage Assessment, completed by a Heritage Professional. A copy of the Assessment is attached to this report as Appendix C.

The Assessment used an independent scoring system created by the Heritage Professional, in order to evaluate the heritage value of the Northern Red Oak Tree. The evaluation resulted in a score of 35 out of 70 (50%), based on the following criteria:

- a) Aesthetic (species, design)
- b) Cultural History (historical association, pattern)
- c) General Context (landscape, neighbourhood, visual)
- d) Condition / Integrity (alterations to the tree)

The Assessment indicates that the Tree has heritage value for the following reasons:

- a) The tree's age, it is connected to the most early historical pattern of development in Queensborough in the early 20th century;
- b) The tree is associated with the pioneer agricultural development of the eastern end of Lulu Island; and
- c) Its feature as a landmark in the local area.

Given the additional information and further historic research presented in the Assessment, the CHC is being asked to provide their response to the same questions which guided their previous deliberation:

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?

NEXT STEPS

Following the review by the CHC, staff will be presenting a report including the CHC's feedback and recommendations to the Land Use and Planning Committee (LUPC), a subcommittee of Council members. 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 a single-unit residential to a multi-unit residential designation.

FEEDBACK FROM THE COMMISSION

The CHC is being asked to provide a recommendation to LUPC 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 Northern Red 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 was not able to identify sufficient heritage merit in the Northern Red Oak Tree ; or
- 3) The Community Heritage Commission could also provide an alternative recommendation, stemming from elements identified in their discussion.

ATTACHMENTS

- Appendix A: Community Heritage Commission Staff Report 1, April 6, 2022
Appendix B: Extract of April 6, 2022 Community Heritage Commission Meeting Minutes
Appendix C: Heritage Assessment dated June, 2022

This report was prepared by
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