

# **REPORT**

## ***Climate Action, Planning and Development***

**To:** Community Heritage Commission      **Date:** December 7, 2022  
**From:** Lisa Wambaa, Planning Assistant      **File:** HER00878  
**Item #:** 2022-739  
**Subject:** Heritage Review (Demolition): 413 Rousseau Street

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### **PURPOSE**

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

### **SUMMARY**

The Gabled Vernacular style house at 413 Rousseau Street, in the Sapperton neighbourhood, was built in 1907. The building is not legally protected by bylaw, hasn't been listed on the City's Heritage Register but is listed on the Heritage Inventory. As a result of the building's age (over 100 years old), being listed on the Heritage Inventory and having 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 Years 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 Values Assessment and review by the Community Heritage Commission.

## **Demolition Permits**

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

## **Temporary Protection Order**

A temporary protection order may be issued by Council for a property that is or may be considered to have heritage value sufficient to justify its conservation. 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 INFORMATION**

### **Property Description**

The house at 413 Rousseau Street was built in 1907 and is approximately 160 sq. m. (1,720 sq. ft.). It is two stories above a basement, and has a density of about 0.338 floor space ratio (FSR), which is approximately 67% of the squarefootage available to the property in the Zoning Bylaw. The property is on the west side of Rousseau Street.

This two storey house has a front gabled roof, full-width front porch with the front door set on the side in line with the front stairs and the main floor set a half storey above ground. The exterior cladding is stucco on the main and upper levels, and it is unknown if the original wood siding was removed or is still present underneath the stucco. The windows appear to be an older style consisting of wide wood frames and some vinyl inserts and there is a stained glass piano window on the north elevation.

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

### **Building Condition**

Based on current photos and the heritage values assessment (Appendix B), it is clear the house's overall form and massing has been retained though the building's exterior has been altered with the application of stucco and the replacement of some original windows with vinyl inserts. Overall the house appears to be in moderate condition.

## **Development Policy Context**

The property is zoned Single Detached Residential Districts (RS-2) which allows for a house and a suite to a combined maximum of 0.5 FSR. No laneway house would be permitted. The owners are permitted about 30% more density currently on the site without further Planning approvals.

In the Official Community Plan (OCP), the property is designated as “Residential - Infill Townhouse” (RT) which envisions small scale, side-by-side townhouses and rowhouses which are compatible within areas of single detached housing and other lower density ground oriented housing. The surrounding properties fronting on Rousseau Street are designated similarly.

## **Site Context**

The subject site is located in the Sapperton neighbourhood, on the west side of Rousseau Street between Brunette Avenue and Major Street. In this block of Rousseau Street, there is a mix of light industrial uses (car lots) and single-detached houses that were constructed in various time periods, ranging from 1890 to 2006: 1890 (1), 1899 (1), 1900 (1), 1935 (2), 1936 (1), 1946 (1), 1953 (1), 1954 (1), 1956 (1), and 2006 (1). A site context map is included as Attachment A.

## **DISCUSSION**

### **Heritage Value**

A heritage values assessment indicates the house may have historic value for its age (1907) and aesthetic value for its Gabled Vernacular style. It appears to have retained some of its original design and character-defining elements including:

- overall form and massing,
- wood clapboard siding below the main level,
- gabled roof with wood shingles in the front gable end,
- full-width front porch with hipped roof,
- window openings and style including a stained glass piano window.

From its construction to the present, it has been determined that no individuals with citywide historical significance are meaningfully associated with the site. A heritage values assessment with further details is available in Attachment B.

### **Staff Discussion with Home Owner**

Following the recommendation in the heritage values assessment report, staff communicated to the homeowner the option of exploring a Heritage Revitalization Agreement (HRA) that would see retention of the existing house. The homeowner then

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advised staff that they would not like to move forward with the HRA option and would instead like to proceed with the demolition permit.

**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 413 Rousseau 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) for the house at 413 Rousseau Street; or
- 3) That the Community Heritage Commission recommend that Council consider a temporary protection order for 413 Rousseau Street; or
- 4) That the Community Heritage Commission provide an alternative recommendation, based on their discussions.

**ATTACHMENTS**

Attachment A: Site Context Map

Attachment B: Heritage Assessment and Current Photographs

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