

## THE CORPORATION OF THE CITY OF NEW WESTMINSTER

### BYLAW NO. 8380, 2023

A bylaw of the Corporation of the City of New Westminster to designate the principal building located at 806 Eighth 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 802 & 806 Eighth Street and 809 Eighth Avenue has entered into a heritage revitalization agreement in relation to the principal building currently located at civic address 806 Eighth Street as authorized by *Heritage Revitalization Agreement (802 & 806 Eighth Street and 809 Eighth Avenue) Bylaw No. 8379, 2023* (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 principal building located on that parcel of land located at civic address 806 Eighth Street and legally described as: PID: 000-993-140; LOT 17 OF LOT 4 OF LOT 13 SUBURBAN BLOCK 12 PLAN 2620 shown outlined on the site plan attached hereto as Schedule "A" and labelled "Heritage House" (the "Building") has significant heritage value and character and is a prominent and valued heritage property in the City;

AND WHEREAS pursuant to the Heritage Revitalization Agreement the registered owner of 806 Eighth Street has agreed to relocate the Building to the land shown as Lot "B" on the Proposed Subdivision Plan attached to this Bylaw as Schedule "B";

AND WHEREAS Council considers that designation of the Building as protected heritage property under the provisions of the *Local Government Act* is necessary and desirable for its conservation;

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 (802 & 806 Eighth Street and 809 Eighth Avenue) No. 8380, 2023."

#### 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 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.

**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 of the Building provided 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 27th day of February 2023.

GIVEN SECOND READING this 27th day of February 2023.

PUBLIC HEARING held this \_\_\_\_\_ day of \_\_\_\_\_ 2023.

GIVEN THIRD READING this \_\_\_\_\_ day of \_\_\_\_\_ 2023.

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_ 2023.

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MAYOR PATRICK JOHNSTONE

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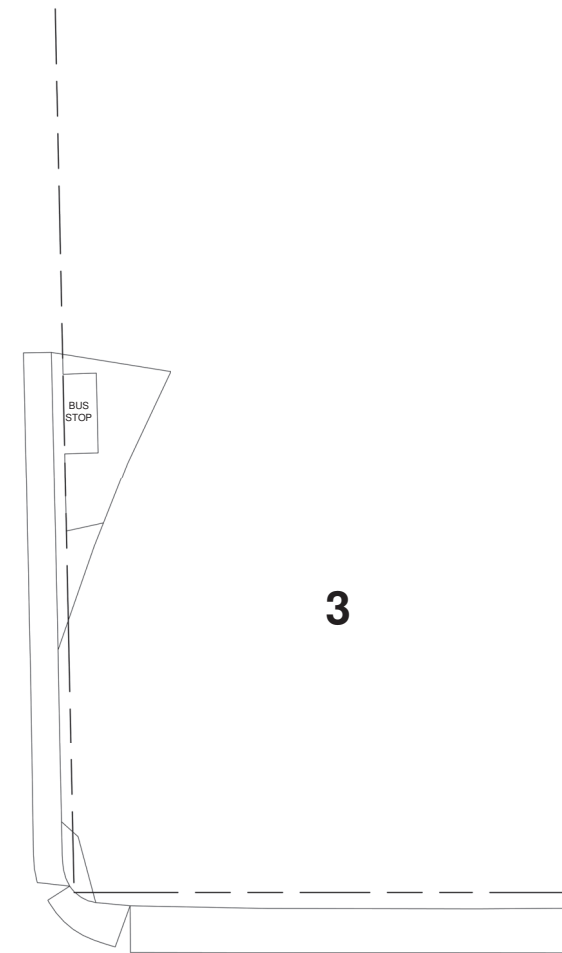
JACQUE KILLAWEE, CITY CLERK

**SCHEDULE "A"**

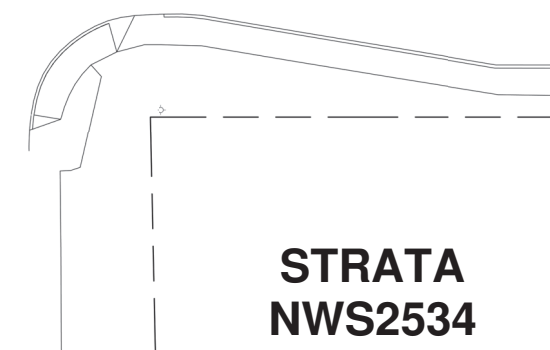
*[SEE THE FOLLOWING PAGES]*



**EIGHTH ST**

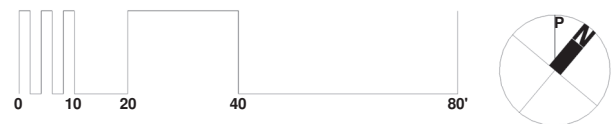


**3**



**STRATA  
NWS2534**

**SITE PLAN - (EXISTING)**  
**8TH + 8TH HRA**



FEBRUARY 13, 2023

802 & 806 8TH ST, 809 8TH AVE, NWM

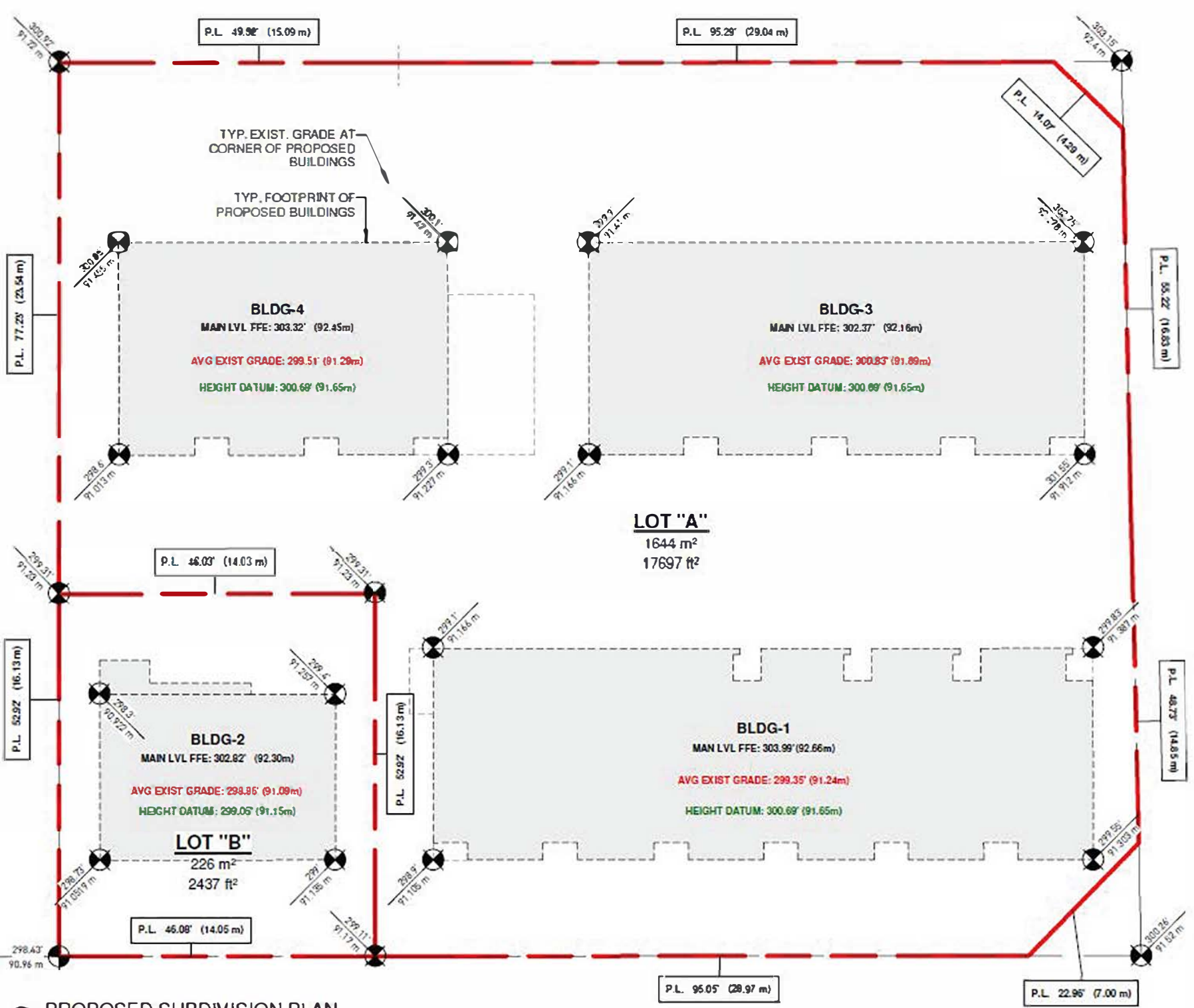
REVISIONS No. DATE **GRIMWOOD**  
ARCHITECTURE

**17.2**

HERITAGE DESIGNATION BYLAW

**SCHEDULE "B"**

*[SEE THE FOLLOWING PAGE]*



P.L. 49.98' (15.09 m)

P.L. 95.29' (29.04 m)

P.L. 14.07' (4.29 m)

P.L. 77.25' (23.54 m)

P.L. 55.22' (16.83 m)

P.L. 46.03' (14.03 m)

P.L. 52.92' (16.13 m)

P.L. 48.73' (14.85 m)

P.L. 46.08' (14.05 m)

P.L. 95.05' (28.97 m)

P.L. 22.95' (7.00 m)

TYP. EXIST. GRADE AT  
 CORNER OF PROPOSED  
 BUILDINGS

TYP. FOOTPRINT OF  
 PROPOSED BUILDINGS

**BLDG-4**

MAIN LVL FFE: 303.32' (92.45m)

AVG EXIST GRADE: 299.51' (91.28m)

HEIGHT DATUM: 300.68' (91.65m)

**BLDG-3**

MAIN LVL FFE: 302.37' (92.16m)

AVG EXIST GRADE: 300.83' (91.89m)

HEIGHT DATUM: 300.68' (91.65m)

**LOT "A"**

1644 m<sup>2</sup>

17697 ft<sup>2</sup>

**BLDG-2**

MAIN LVL FFE: 302.82' (92.30m)

AVG EXIST GRADE: 298.85' (91.09m)

HEIGHT DATUM: 299.05' (91.15m)

**LOT "B"**

226 m<sup>2</sup>

2437 ft<sup>2</sup>

**BLDG-1**

MAIN LVL FFE: 303.99' (92.66m)

AVG EXIST GRADE: 299.35' (91.24m)

HEIGHT DATUM: 300.68' (91.65m)

**PROPOSED SUBDIVISION PLAN**

1/16" = 1'-0"