

REPORT

Climate Action, Planning and Development

To: Community Heritage Commission **Date:** January 5, 2022

From: Nazanin Esmaeili,
Planning Assistant **File:** HER00848

Item #: [Report Number]

Subject: **Heritage Review (Demolition): 340 Cedar Street**

PURPOSE

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

SUMMARY

The house at 340 Cedar Street, in the Sapperton neighbourhood, was built in 1913 in the pioneer tent style. The building is not legally protected by bylaw, but is listed on the City's Heritage Resource Inventory. As a result of the building's age (over 100 years old), its Inventory listing, and as it has elements of its original style, the Community Heritage Commission is being asked to review its heritage value in advance of a Demolition Permit process.

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 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

Property Description

The house at 340 Cedar Street was built in 1913 and is approximately 159 sq. m. (1,708 sq. ft.). It is two stories with a basement with the density of about 0.24 floor space ratio (FSR). This is approximately half of the squarefootage allowed on the property in the Zoning Bylaw.

The house has a front-gabled roof with an almost full-width front porch, featuring square posts. Its front door is set to the side, in line with the front stairs. The house has minimal decorative detailing beyond its simple eave brackets though has a shed dormer on the east side of the structure and horizontal siding. Photographs of the building in its current condition are available in Appendix B.

Building Condition

Based on current photos and heritage assessment (Appendix B), the building appears to be in rather good condition. The horizontal siding appears to be in good condition, with areas simply in need of cleaning to address algae growth. However, its front and back stairs are in poor condition as is the roofing, which all need replacement. Also deterioration is noted in the fascia, gutters and soffits. The windows are not original but are in good condition.

Development Policy Context

The property is zoned for Single Detached Dwellings (RS-1) which allows for a house, suite, and laneway house to a combined maximum of 0.6 FSR. The owners are permitted double the density currently on the site without further Planning approvals.

In the Official Community Plan (OCP), the property is designated as “Residential-Ground Oriented Infill Housing” (RGO) which envisions a mix of ground oriented infill housing forms such as stratified units, du-quadruplexes or row/townhouses. These higher forms could be achieved through a rezoning or similar application (i.e. a Heritage Revitalization Agreement). As such, the potential for incentivizing retention through increased development is high.

Site Context

The subject site is located in the Sapperton neighbourhood, on the south side of Cedar Street between Buchanan Ave and East Columbia Streets. There is also a lane on the west side of this property connecting Cedar and Ward Streets, which makes the property effectively a corner lot. A site location map is included as Appendix A.

This side of the block is dominated by a grouping of single family homes constructed in mostly between 1930’s and 1950’s. Though, to the east of the subject site and across the street are multifamily buildings. The properties facing East Columbia Street are zoned for commercial use. 340 Cedar Street is one of the oldest houses in this area, although it is not the oldest, with two houses surviving from 1901 and one from 1911.

DISCUSSION

Heritage Value

The subject house was built in 1913, in the Pioneer Tent style, and is one of the oldest houses on the street, being from the pre-World War I era. However, as one of only a handful of surviving detached houses along the street, the house is set within a context of a mix of new and old houses and multi-family buildings.

340 Cedar Street has been evaluated to have some heritage value for its age and original design, and it retains some of its characteristic elements including:

- front gable,
- minimal ornamentation and,
- near full-width front porch with square columns

The range of working-class former residents of 340 Cedar Street connects to Sapperton’s historical and social value as an early working-class residential neighbourhood.

There also have been some alterations carried out on the house over time, such as the replacement of all of the original windows, changing the front porch roof from hipped to flat as well as changes to the front gable siding. As for its condition, there are some visible concerns, particularly in relation to its roofing and staircases. A heritage assessment with further details is available in Appendix B. The assessment scores the house as low-medium value.

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 340 Cedar 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) and if warranted forward the application to Council consider a temporary protection order for the house at 340 Cedar Street; or
- 3) That the Community Heritage Commission provide an alternative recommendation, based on their discussions.

ATTACHMENTS

Appendix A: Site Context Map

Appendix B: Heritage Assessment

APPROVALS

This report was prepared by:

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