

REPORT

Climate Action, Planning and Development

To: Mayor Cote and Members of Council **Date:** December 13, 2021

From: Emilie K. Adin, MCIP **File:** HER00844
Director, Climate Action, Planning and
Development

Item #: 2021-612

Subject: Heritage Designation (125 Third Street) Bylaw No. 8306, 2021 for First and
Second Readings

RECOMMENDATION

THAT Council consider Heritage Designation (125 Third Street) Bylaw No. 8306, 2021 for First and Second Readings, and forward the Bylaw to a Public Hearing.

PURPOSE

THAT Council consider Heritage Designation (125 Third Street) Bylaw No. 8306, 2021 for First and Second Readings, and forward the Bylaw to a Public Hearing.

EXECUTIVE SUMMARY

An application has been received to protect 125 Third Street (the Johnston House) through a Heritage Designation Bylaw (Attachment 1), which is the strongest form of heritage protection. The house, in the Queen's Park neighbourhood, has aesthetic and social value, and has been previously recognized through inclusion on the Heritage Inventory and Heritage Register, and Heritage Conservation Area protection.

BACKGROUND

Policy and Regulations

The site is located in the Queen's Park Heritage Conservation Area and the application is consistent with both the area's heritage goals and the property's Official Community Plan (OCP) land use designation of "Residential Detached and Semi-Detached Housing".

The proposed heritage designation bylaw would provide stronger development and design controls than the Conservation Area. Further information on the policy and regulatory context of this application is available in Attachment 2.

Current Heritage Protection

The property was included in the Heritage Inventory in 1985, was added to the City's Heritage Register in 2012, and was classified as a Protected property in the Queen's Park Heritage Conservation Area in 2017.

Site Characteristics and Context

125 Third Street is located in the Queen's Park neighbourhood on the east side of Third Street, across from Tipperary Park. The site is mid-block, between Manitoba Street and Queen's Avenue. It is 807 square metres (8,686 square feet) in size. The house, constructed in 1905, has a Floor Space Ratio (FSR) of 0.378. A site context map and aerial image is provided in Figure 1.

Figure 1: Site Context and Aerial Map showing 125 Third Street highlighted in blue



DISCUSSION

Heritage Value

The property has already been recognized as having heritage value through inclusion on the Inventory and Register, and protection in the Heritage Conservation Area. The house has historic value for its association with J.J. Johnston, former Mayor and public figure of New Westminster. The house has aesthetic value for the integrity of its design

as well as for its association with celebrated local architects and craftspeople, such as Clow & Welsh (architects), Gardiner & Mercer (architects), and Henry Bloomfield (stained glass manufacturer). Further information is found in the Statement of Significance (Attachment 3). Historic and current photos are in Attachment 4. The house is also pictured below:

Figure 2: Recent photograph of 125 Third Street



Proposed Heritage Designation

The owner proposes to increase the protection of the 1905 house at 125 Third Street through a Heritage Designation Bylaw, which is the strongest form of heritage protection. This application for Designation is not accompanied by an application for a Heritage Revitalization Agreement or other proposed changes, and is voluntary. A rationale letter from the owner is in Attachment 5.

CONSULTATION

Community Heritage Commission

The application was reviewed and supported by the Community Heritage Commission at their meeting on November 3, 2021 (minutes in Attachment 7). Also at this meeting, the Commission reviewed and supported updates to the property's Statement of Significance, which was originally created in 2012 when the building was placed on the Heritage Register.

REVIEW PROCESS

The steps in this application's review process were as follows, with the current step highlighted in grey:

Table 1: Application Review Stages

#	Stage	Date
1	Application	September 29, 2021
2	Review by the Community Heritage Commission	November 3, 2021
3	Council consideration of First and Second Reading of Bylaws (we are here)	December 13, 2021
4	Public Hearing and Council consideration of Third Reading and Adoption of Bylaws	Winter 2021

NEXT STEPS

Staff is recommending Council forward the Heritage Designation Bylaw (Attachment 1) to Public Hearing at which time the community will have an opportunity to provide their comments directly to Council. Notification for the Public Hearing would occur in accordance with statutory requirements and the City's procedures. A notification sign is not required, and will not be installed on the property, as this Designation request is not part of a development application being reviewed by the Advisory Planning Commission.

Following the Public Hearing, should the Heritage Designation Bylaw be adopted, the City would send notice to the owner. Updated heritage information would also be forwarded to the Provincial Heritage Branch to update the British Columbia Register of Historic Places and to the Canadian Register of Historic Places to update the listing.

OPTIONS

The following options are available for Council's consideration:

1. That Council consider Heritage Designation (125 Third Street) Bylaw No. 8306, 2021 for First and Second Readings, and forward the Bylaw to a Public Hearing.
2. That Council provide staff with alternative direction.

Staff recommend option 1.

ATTACHMENTS

- Attachment 1: Heritage Designation (125 Third Street) Bylaw No. 8306, 2021
- Attachment 2: Policies and Regulations Summary
- Attachment 3: Statement of Significance
- Attachment 4: Photos of Site
- Attachment 5: Letter from Owner
- Attachment 6: Extract of November 3, 2021 Community Heritage Commission (CHC) Meeting Minutes

APPROVALS

This report was prepared by:

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