

REPORT

Climate Action, Planning and Development

To: Community Heritage Commission **Date:** April 6, 2022

From: Nazanin Esmaeili,
Planning Assistant **File:** HER00849

Item #: [Report Number]

Subject: Heritage Review (Demolition): 1121 Eighth Ave

PURPOSE

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

SUMMARY

The Edwardian house at 1121 Eighth Avenue, in the Kelvin/Moody Park neighbourhood, was built in 1909. The building is not legally protected by bylaw, and hasn't been listed on the City's Heritage Resource Inventory, though has been evaluated as having heritage value. As a result of the building's age (over 100 years old) and as it has 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 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

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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 1121 Eighth Ave was built in 1909 and is approximately 104 sq. m. (1,120 sq. ft.). It is two stories, and has a density of about 0.17 floor space ratio (FSR), which is approximately 30% of the squarefootage available to the property in the Zoning Bylaw.

The house has a front-gabled roof, a full-width front porch with a shallow hipped roof, narrow lap siding, and its front door is set to the side (in line with the front stairs). The house has little decorative detailing, as is common to the period. However, it differs from the typical style characteristics by not having a roof skirt across the bottom of the gable, by having a medium-pitch rather than a steeply pitched roof, and by having square front porch posts, rather than round (Tuscan-style).

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

Building Condition

Based on current photos and heritage assessment (Appendix B), it's clear the house's overall form and massing has been retained. The gabled roof with bellcast eaves and vergeboards, wood lap siding, original wood windows, and front porch with posts and wood balustrade are also all character defining features. The house was renovated in 2009, during which the front porch was rebuilt, and a new rear deck was added.

Development Policy Context

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

Site Context

The subject site is located in the Kelvin/Moody Park neighbourhood, on the north side of Eighth Ave between Twelfth Street and Henley Streets. There is also a full-width rear lane connecting Twelfth Street and Henley Street. The properties in this block, are zoned for Single Detached (RS-1), with the exception of the properties facing Twelfth Street which are zoned for Commercial. To either side of the street are other single-family houses that were constructed in various time periods, ranging from 1893 to 2020. A site location map is included as Appendix A.

DISCUSSION

Heritage Value

The house has historic value for its age (1909) and aesthetic value for its Gabled Vernacular Edwardian style, and also has retained its original design and character-defining elements such as:

- overall form and massing,
- gabled roof,
- wood lap siding,
- original wood windows, and
- front porch with posts and wood balustrade (even though this is recent, it likely replicates or is very close to what was there originally).

Also of value is that there was one family that owned the property from 1909 through at least 1955. A heritage assessment with further details is available in Appendix B.

Retention Options

The heritage assessment concludes that the property has considerable heritage value and is a strong candidate for retention through a Heritage Revitalization Agreement (HRA). Incentives through an HRA would be negotiated, and could include subdivision or an infill house, and would require some restoration work and Heritage Designation. Due to the house's small size, it would be a good candidate to be relocated on site and used as a laneway house.

Staff has been in contact with the applicant to explore redevelopment options and provide information on relocation opportunities. A virtual meeting was held on February 1th, followed by subsequent online and telephone conversations. The applicant explored the provided options and has concluded they wish to proceed with demolition and new construction.

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 1121 Eighth Ave and that the applicant consider deconstruction as an alternative to demolition waste;
- 2) That the Community Heritage Commission recommend the Director of Director of Climate Action, Planning and Development direct staff to further explore retention options (i.e. redevelopment or relocation) for the house at 1121 Eighth Ave; or
- 3) That the Community Heritage Commission recommend that Council consider a temporary protection order for 1121 Eighth Ave; or
- 4) 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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This report was reviewed by:

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