

Staff Report to Council

Planning & Development

FILE: 6800-01-2020

REPORT DATE: February 21, 2021 MEETING DATE: March 02, 2021

TO: Mayor and Council

FROM: Anne Berry, Director of Planning & Development

SUBJECT: Demolition Permit for the Park Residence, 19341 Lougheed Highway, City of Pitt Meadows Heritage Register

CHIEF ADMINISTRATIVE OFFICER REVIEW/APPROVAL:



RECOMMENDATION(S): THAT Council:

- A. Instruct staff to allow demolition of the Park residence; AND
- B. Retain the property at 19341 Lougheed Highway on the Pitt Meadows Heritage Register; OR
- C. Other.

PURPOSE

The purpose of this report is to inform Council that the City has received an application to demolish the Park Residence at 19341 Lougheed Highway. This property is listed on the City's Heritage Register. This report outlines options available to Council and seeks Council direction on the next steps.

☐ Information Report

☒ Decision Report

☐ Direction Report

DISCUSSION

Background:

Pitt Meadows Shopping Centre Ltd. (the "developer") has submitted a demolition permit application for the Park Residence at 19341 Lougheed Highway to the City of Pitt Meadows. The house has been unoccupied for many years and has fallen into a state of

disrepair. Parts of the property are screened from the Lougheed Highway, which has led to encampments.

19341 Lougheed Highway is a heritage property listed on the Pitt Meadows Community Heritage Register (the "Heritage Register") because it contains the Park Residence. The heritage value of the Park Residence rests in its history, community association and architecture. At the time of its inclusion on the register, it was a well-preserved example of 1920's architecture and its association with William James Park. He and his wife Mary Agnes, built the house in 1929. Park was one of the signatories of the petition that created Pitt Meadows, and he became its first clerk when the municipality was incorporated in 1914. He was elected reeve many times.

The Park Residence is distinct for its picturesque building style, known as Period Revival. Until sold to the present landowner, it was continuously owned and occupied by the Park family. Please refer to the Statement of Significance appended as Attachment A for the full description of the house. Based on Donald Luxton and Associates's research, in 2006 Council determined that the Park House has heritage character and heritage value per the *Local Government Act* (the "LGA"). Therefore, the Park Residence is on both the City and the national registers.

The subject property is also part of the North Lougheed Study Area, which is currently the subject of the Official Community Plan (OCP) amendment process. The OCP amendment bylaw includes policies that address the preservation of the house and its incorporation into the future community on the highway's north side. Generally, the North Lougheed Study Area was an important agricultural area for the European settlers and was an important area to the Katzie pre-European settlement. The draft OCP amendment bylaw can be viewed by going to page 73 of the staff report found at: https://pittmeadows.ca.granicus.com/MetaViewer.php?view_id=2&clip_id=1147&meta_id=140774.

Relevant Policy, Bylaw or Legislation:

The LGA permits municipalities to establish a community heritage register that identifies properties of heritage value within the community. A Heritage Register is a list of properties and sites with qualities or characteristics recognized as significant and contribute to the City's heritage. Placement on the Heritage Register requires evaluating the building or site along with any other photographs or documentation and archival research. Adding any building, structure or feature to the Heritage Register, as well as its removal, requires Council approval.

Having a property listed on the register does not prevent a property owner from altering their property so long as the alterations comply with all other bylaws and requirements. However, local governments are authorized to withhold (delay) demolition and building permits for buildings listed on a Register for a maximum of 60 days. A Register does not provide legal protection for the structure the way that a heritage designation bylaw can, but enables monitoring of proposed changes to heritage properties. However, Council

has the authority to impose mandatory protection and thereby prohibiting demolition by adopting a Heritage Designation Bylaw under the LGA.

Temporary Protection Powers:

The LGA gives Council authority to protect heritage buildings under threat temporarily. Temporary protection allows time for Council to direct whether or not permanent protection is needed and to negotiate a (Heritage) Restrictive Covenant or a Heritage Revitalization Agreement with the landowner. The period may not be longer than 60 days unless the property owner consents to a more extended period. While a property is subject to temporary protection, a person cannot alter the building's exterior, make a structural change, or move the building.

City of Pitt Meadows Official Community Plan Policies

The existing OCP contain policies concerning the protection of heritage structures and sites. The draft OCP contains similar policies and acknowledges that heritage resources in the community are ageing and are in danger of being lost.

Analysis:

Staff are concerned that the building, which has been unoccupied for many years, has become a hazard, having been broken into on numerous occasions, and materials have been stripped from the interior. The location of the building screens portions of the property from easy surveillance from the Lougheed Highway, and as a result the property has been used as a campsite. Bylaw and RCMP have been called to the site on numerous occasions to deal with complaints in this area concerning public safety. For reference please see the attached RCMP media release (Attachment B). Normally staff would suggest the preservation of the building but unfortunately as the site has become a public safety risk, and due to concerns regarding the condition of the structure, staff recommend demolition of the building.

If Council authorization is granted to staff to proceed with the issuance of a demolition permit, once authorized staff are required under the Building Act to issue the demolition permit provided all requirements for approval are met. The permit cannot be withheld if the application complies with municipal bylaws and provincial regulations.

Due to the site's significance, staff recommends that the property and the building remain on the City's Heritage Register, the B.C. Heritage Register and Canadian Register of Historic Places at this time, even if the building is demolished. Conditions for the commemoration of the site can be negotiated as part of a rezoning process. However, if the property is not redeveloped, then the opportunity to commemorate the house in some way may be lost.

Staff have discussed the demolition permit application with a member of the Park family who expressed understanding for the rationale to issue a demolition permit.

COUNCIL STRATEGIC PLAN ALIGNMENT

- ☐ Principled Governance ☐ Balanced Economic Prosperity ☐ Corporate Excellence
☒ Community Spirit & Wellbeing ☐ Transportation & Infrastructure Initiatives
☐ Not Applicable

Create opportunities through arts, culture, recreation and signature events for residents to gather, connect and experience the vibrancy and diversity of our city.

FINANCIAL IMPLICATIONS

- ☒ None ☐ Budget Previously Approved ☐ Referral to Business Planning
☐ Other

There are no financial implications associated with this report.

PUBLIC PARTICIPATION

- ☒ Inform ☐ Consult ☐ Involve ☐ Collaborate ☐ Empower

KATZIE FIRST NATION CONSIDERATIONS

Referral ☒ Yes ☐ No

This area is of significance to Katzie First Nation. Staff have contacted Katzie staff to inform them of the receipt of the demolition permit along with the contents thereof. As well, we have informed Katzie of staff's intention to recommend to Council that the City issue a demolition permit, along with our rationale. The requirements of the Heritage Conservation Act must be followed in accordance with Provincial regulations. Should any archaeological evidence be found it is the responsibility of the property owner to contact the provincial Heritage Branch immediately.

SIGN-OFFS

Written by:

Dana Parr,
Planner II

Reviewed by:

Alex Wallace,
Manager of Community Development

Approved by:

Anne Berry,
Director of Planning & Development

ATTACHMENT(S):

- A. Park Residence Statement of Significance
- B. Ridge Meadows Media Release 2020-12-08



Canada's
Historic Places

A Federal, Provincial and Territorial Collaboration

Park Residence

19341 Lougheed Highway, Pitt Meadows, British Columbia, V3Y, Canada

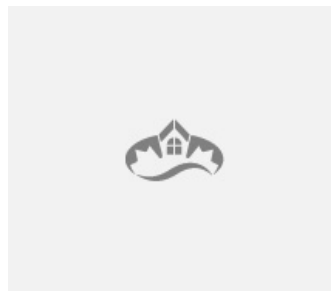
Formally Recognized: 2006/05/02



Front and west elevations



Front elevation



OTHER NAME(S)

n/a

LINKS AND DOCUMENTS

n/a

CONSTRUCTION DATE(S)

1929/01/01

LISTED ON THE CANADIAN REGISTER: 2008/10/08

STATEMENT OF SIGNIFICANCE

DESCRIPTION OF HISTORIC PLACE

The Park Residence is a picturesque two-storey British Arts and Crafts farmhouse, with stucco and half-timber cladding. It is located north of the Pitt Meadows town centre in a rural setting, set far back from Lougheed Highway, in the District of Pitt Meadows.

HERITAGE VALUE

The Park Residence is significant for its association with the Park family, prominent early residents of Pitt Meadows. This house was built by William James Park (1879-1964) and Mary Agnes Park (1888-1979) on property that they purchased from Frank Harris, after Harris began subdividing the property his father pre-empted. This additional land was added to the Parks' existing property, and was likely purchased to provide access to the new Lougheed Highway. William Park was known for his sawmill that sold ties to the Canadian Pacific Railway (CPR), as well as telegraph poles and cordwood. One of the signatories of the petition to create the municipality, Park became its first clerk in 1914, when Pitt Meadows was incorporated. He was Reeve from 1920 to 1923 and again between 1934 and 1947, and was a school trustee through the 1930s. Park was also one of the founders of the Fraser Valley Milk Producers Association in 1917, which was formed by farmers representative of every district in the valley, to bargain with the distributors on behalf of its members for a standardized quality or pricing system.

This property is historically significant for its association with the development of the Lougheed Highway, the provision of direct road access through Pitt Meadows in the 1930s, and the vibrant agricultural economy. Built as a Depression era make-work project, the Lougheed Highway had a significant regional impact as part of an expanded road network that linked Vancouver east to the Fraser Valley and south to the United States, facilitating the movement of goods and people. This improved road access benefitted the Pitt Meadows economy substantially during the depression years, as may be seen in the boom in

local construction.

Built in 1929, the heritage value of the Park Residence is associated with its picturesque British Arts and Crafts architecture. The popularity of traditional period revival styles during the interwar years illustrates the reluctance to relinquish historical references in domestic architecture. Homeowners of the period understood and found comfort in traditional historically-referenced architecture, yet appreciated the domestic comforts of the modern home. Typical of period revival houses built in the 1920s, it reflected the modern ideals of economy and good design, as well as an ongoing pride in past traditions. At the time, it was presumed that a well-built house would display a traditional and readily-identifiable style as a hallmark of good taste.

Source: Department of Development Services, District of Pitt Meadows

CHARACTER-DEFINING ELEMENTS

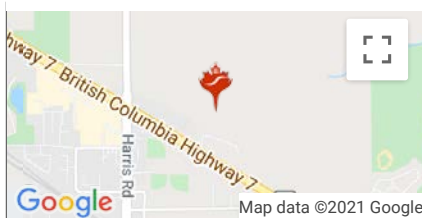
Key elements that define the heritage character of the Park Residence include its:

- rural location with a deep setback from the front property line
- residential form, scale and massing, as expressed by its one and one-half storey height, west elevation bay window, and asymmetrical plan
- picturesque roofline, with a steeply pitched side gabled roof, a gabled roof dormer, lower cross gable, a jerkin-headed roof that incorporates a gabled porch roof, and open eaves with exposed purlins and rafter ends
- wood-frame construction with stucco and half-timbered cladding
- additional exterior features include a central open front porch with square columns and two internal red-brick chimneys
- original fenestration, including original double-hung, wooden sash windows in single and double assembly containing multi-paned upper sashes; leaded upper sash on the ground floor; and multi-paned and leaded glass front elevation window in triple assembly
- associated mature garden setting and grassed lawns

▶ RECOGNITION

▶ HISTORICAL INFORMATION

▶ ADDITIONAL INFORMATION



NEARBY PLACES



Pitt Meadows General Store and Post Office

12294 Harris Road, Pitt Meadows, British Columbia

The Pitt Meadows General Store and Post Office is a two-storey Foursquare house, altered on the...



Hoffman and Son Shop and House

12265 Harris Road, Pitt Meadows, British Columbia

The Hoffmann and Son Shop and House consists of a one-storey wood-frame machine shop, a one and...



Pitt Meadows Municipal Hall



[Royal Canadian Mounted Police \(https://www.rcmp-grc.gc.ca\)](https://www.rcmp-grc.gc.ca)

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22 charges approved

Ridge Meadows

2020-12-08 15:18 PST

File # 2020-26111

Pitt Meadows B.C. – A squatter removed from a property yields weapons and charges.

On November 30, 2020, Ridge Meadows RCMP received a complaint that there was a squatter located in a seacan on a large property in the 19000 block of Lougheed Highway.

On December 1, 2020, a plan was implemented to remove the squatter from the property with the assistance of Integrated Emergency Response Team (IERT), Integrated Police Dog Services (IPDS) and Air 1. A 34 year old man from Maple Ridge, identified as Mark Mccannell was arrested on scene with multiple warrants. Multiple weapons were seized from the property.

On December 2, 2020, Mark Mccannell was charged with 22 offences in Port Coquitlam Provincial Court related to multiple investigations in Coquitlam, Pitt Meadows and Maple Ridge.

Mr. Mccannell has been charged with offences including;

- 18 counts of firearms related offences.
- 2 counts of Break and Enter
- Theft
- Assault

Mr. Mccannell's next court date is December 16, 2020.

"Ridge Meadows RCMP is committed to ensuring the safety of the public," states Sergeant Michelle Luca. "This is a prime example of someone seeing something suspicious in the community and reporting it to Police, this enabled police to have these guns from our streets."

Get Involved. Be part of the solution. We will all be better together.

Released by

Cst. Julie Klaussner

Media Relations Officer

Ridge Meadows RCMP

ridgemeadows.rcmp-grc.gc.ca (<http://ridgemeadows.rcmp-grc.gc.ca>) (English only)

11990 Haney Place Maple Ridge, BC V2X 9B8

Email: julie.klaussner@rcmp-grc.gc.ca (<mailto:julie.klaussner@rcmp-grc.gc.ca?subject=Article:%20&body=http://bc.rcmp-grc.gc.ca/ViewPage.action?siteNodeId=2123%26languageId=1%26contentId=67155>)

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2020-12-08