

Staff Report to Council

Planning and Development

FILE: 6480-20-2020-02

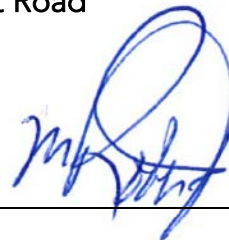
REPORT DATE: February 05, 2021 MEETING DATE: February 23, 2021

TO: Mayor and Council

FROM: Anne Berry, Director of Planning and Development

SUBJECT: Official Community Plan, Zoning Amendment and Heritage
Designation Application for 19089 Advent Road

CHIEF ADMINISTRATIVE OFFICER REVIEW/APPROVAL:



RECOMMENDATION(S): THAT Council:

- A. Grant third reading to OCP Amendment Bylaw No. 2865, 2020 and Zoning Amendment Bylaw No. 2866, 2020;
- B. Grant third reading to Heritage Designation Bylaw No. 2867, 2020 as amended at the December 8, 2020 Council meeting; AND
- C. Require the following conditions be fulfilled prior to adoption of OCP Amendment Bylaw No. 2865, 2020, Zoning Amendment Bylaw No. 2866, 2020 and Heritage Designation Bylaw No. 2867, 2020:
 - C.1 Registration of tree protection covenant; and
 - C.2 Approval from Ministry of Transportation and Infrastructure;
OR
- D. Other.

PURPOSE

Following a public hearing, to present the bylaws for third reading for the redevelopment of 19089 Advent Rd.

☐ Information Report

☒ Decision Report

☐ Direction Report

DISCUSSION

Background:

This application is to amend the Official Community Plan (OCP) designation and development permit area for a portion of the property to facilitate the development of a single-family, six lot subdivision and to designate the Japanese Canadian Hall as a heritage building.

Relevant Policy, Bylaw or Legislation:

Official Community Plan Bylaw No. 2352, 2007 and Zoning Bylaw No. 2505, 2011

Analysis:

A public hearing for this application was held on February 2, 2021. There were questions about the play area for the daycare and fire truck turnaround access. No written submissions were received.

Regarding the daycare play area, the developer has advised that he plans to relocate it to either the front west and/or east and west sides of the Japanese Canadian Hall building, but that nothing has been decided yet. Child care play areas are regulated by Fraser Health Authority and not the City.

The Fire Department advised that fire truck turnaround is not an issue, so long as Doerksen Drive is extended through, which will be a condition of subdivision.

If approved, the property can be subdivided into six lots. One single family dwelling will be permitted on each. A secondary or garden suite is not permitted.

Before final subdivision approval, a development permit for infill development will be required. This development permit will address the form and character outlined in the Development Permit Area (DPA) No. 11 – Infill Housing. The intent of this DPA is that infill housing is compatible with existing residential areas in building massing, style, character, open space and streetscape. Approval for this type of development permit is delegated to staff.

Prior to final approval, the following conditions are recommended to be fulfilled:

- Registration of tree protection covenant
- Approval from Ministry of Transportation and Infrastructure (required for OCP amendments within 800 m of Harris Rd and Lougheed Hwy)

A signed waiver of compensation from the property owner has already been received by the City; this is to confirm that no claim for compensation will be made to the City under

section 613 of the *Local Government Act* for the Japanese Canadian Hall being designated as a heritage building.

Drafting of the tree protection covenant is already underway and the approval request to the Ministry of Transportation and Infrastructure has been submitted.

Conclusions

This application to amend the OCP and rezone the property to create six single-family lots is consistent with City policies for increased density in the urban area through infill development. It will also provide enduring protection for a heritage building and expand daycare spaces in the community.

If approved, a subdivision application will be submitted to the City, followed by a development permit application for form and character.

COUNCIL STRATEGIC PLAN ALIGNMENT

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

There is a strong sense of pride, place and belonging in the community.

FINANCIAL IMPLICATIONS

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

The Community Amenity Contribution for this application is proposed to be exchanged for no compensation to be payable upon heritage designation of the property.

PUBLIC PARTICIPATION

- ☒ Inform ☒ Consult ☐ Involve ☐ Collaborate ☐ Empower

Comment(s):

A public information meeting and public hearing were held.

KATZIE FIRST NATION CONSIDERATIONS

Referral ☐ Yes ☒ No

SIGN-OFFS

Written by:

Allison Dominelli,
Development Services Technician

Reviewed by:

Alex Wallace,
Manager of Community Development

ATTACHMENT(S):

- A. Official Community Plan Amendment Bylaw No. 2865, 2020
- B. Zoning Amendment Bylaw No. 2866, 2020
- C. Heritage Designation Bylaw No. 2867, 2020

CITY OF PITT MEADOWS
OFFICIAL COMMUNITY PLAN AMENDMENT BYLAW
No. 2865, 2020

A bylaw to amend applicable sections of Official Community Plan Bylaw No.
 2352, 2007

WHEREAS it is deemed expedient to amend the City of Pitt Meadows Official Community Plan Bylaw No. 2352, 2007;

NOW THEREFORE the Council of the City of Pitt Meadows enacts as follows:

1. This Bylaw may be cited as the Official Community Plan Amendment Bylaw No. 2865, 2020".
 2. The Official Community Plan Bylaw No. 2352, 2007 is amended as follows:
 - a) The portion of that parcel of land
 - (i) legally described as:
 PID: 010-866-108
 Lot "B" Except: Parcel "One" (Reference Plan 14254),
 Section 36 Block 6 North Range 1 East New Westminster
 District Plan 6328
 - (ii) and as shown boldly outlined and shaded in Attachment 1,
 which forms part of this bylaw;
- is re-designated to:
- (i) Residential – Low Density Land Use, to be reflected on Schedule 3A (Urban Land Use Map), and
 - (ii) Development Permit Area #11 – Infill Housing, to be reflected on Schedule 12A (Urban Development Permit Areas Map).

READ a FIRST time on September 15, 2020.

READ a SECOND time on December 8, 2020.

PUBLIC HEARING held on February 2, 2021.

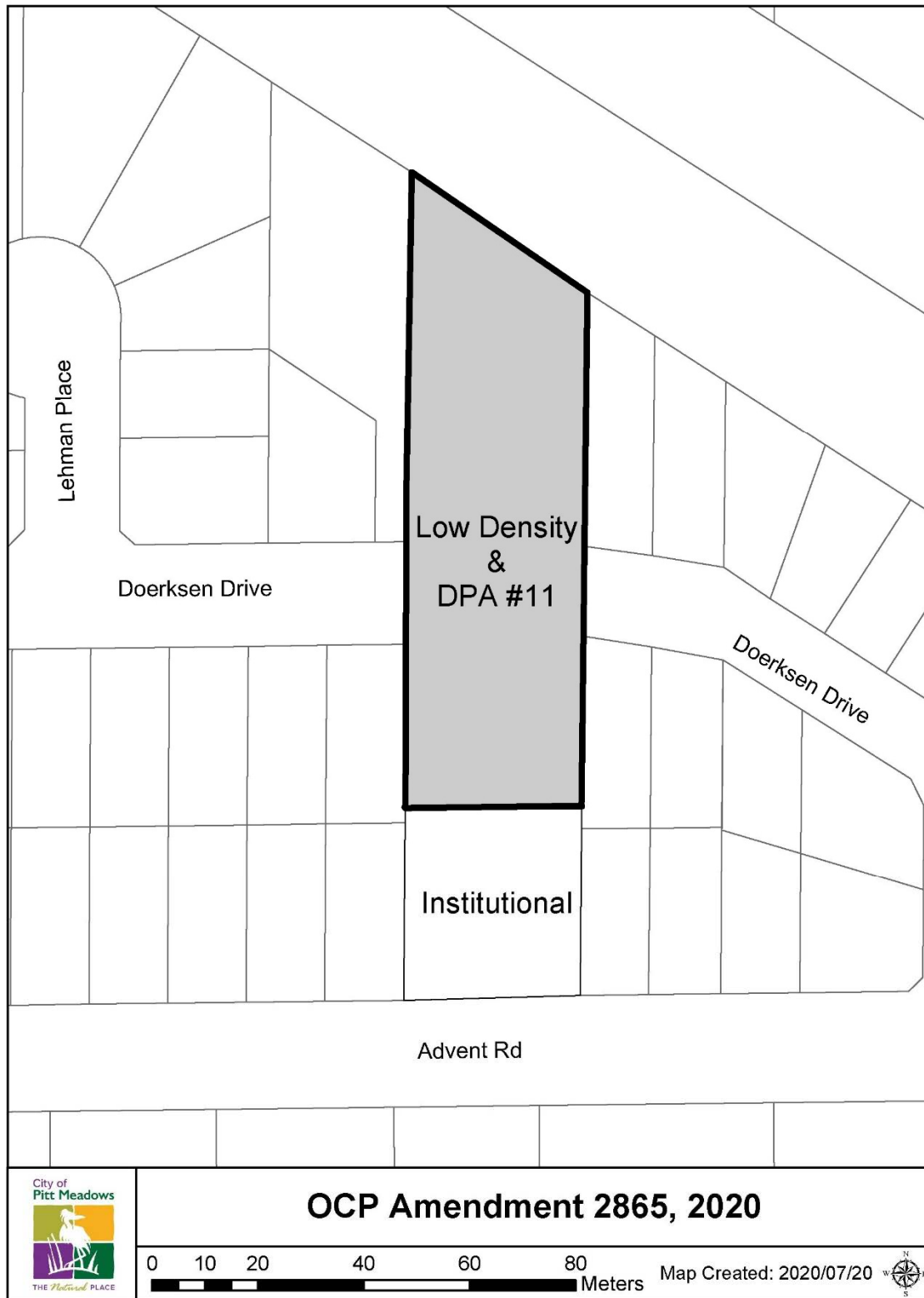
READ a THIRD time on [DATE].

ADOPTED on [DATE].

Bill Dingwall
 Mayor

Kate Barchard
 Corporate Officer

ATTACHMENT 1



CITY OF PITT MEADOWS
ZONING AMENDMENT BYLAW
No. 2866, 2020

A bylaw to amend applicable sections of Zoning Bylaw No. 2505, 2011

WHEREAS it is deemed expedient to amend the City of Pitt Meadows Zoning Bylaw No. 2505, 2011;

NOW THEREFORE the Council of the City of Pitt Meadows enacts as follows:

1. This Bylaw may be cited as the "Zoning Amendment Bylaw No. 2866, 2020".
2. The Zoning Bylaw No. 2505, 2011, including Schedule A (Zoning Map), is amended as follows:
 - a) The portion of that parcel of land legally described as:
 - (i) PID: 010-866-108
Lot "B" Except: Parcel "One" (Reference Plan 14254), Section 36
Block 6 North Range 1 East New Westminster District Plan 6328,

and as shown boldly outlined and shaded in Attachment 1 which forms part of this bylaw, is hereby rezoned to Small Lot Residential (R-2) Zone.

READ a FIRST time on September 15, 2020.

READ a SECOND time on December 8, 2020.

PUBLIC HEARING held on February 2, 2021.

READ a THIRD time on [DATE].

ADOPTED on [DATE].

Bill Dingwall
Mayor

Kate Barchard
Corporate Officer

ATTACHMENT 1



CITY OF PITT MEADOWS
HERITAGE DESIGNATION BYLAW (19089 ADVENT ROAD)
No. 2867, 2020

A bylaw to designate the Japanese Canadian Hall as protected heritage property.

WHEREAS, pursuant to s. 611 of the *Local Government Act* [heritage designation protection], a local government is authorized to enact a bylaw to protect heritage property;

AND WHEREAS the Council of the City of Pitt Meadows considers that the Japanese Canadian Hall, located at 19089 Advent Road, has heritage value and heritage character, and that the designation of the property is desirable for its conservation;

NOW THEREFORE the Council of the City of Pitt Meadows enacts as follows:

PART I – INTERPRETATION

Citation/Title

- 1) This Bylaw may be cited as the Heritage Designation Bylaw (19089 Advent Road) No. 2867, 2020”.

Definitions

- 2) In this bylaw:
 - a) “City” means the City of Pitt Meadows.
 - b) “Director” means the person responsible for Development Services or their designate.
 - c) “Normal repair and maintenance” means the routine, non-destructive actions necessary to slow the deterioration of a building, including cleaning and minor repairs, but does not include removal or replacement of anything that results in a change in the design, materials, or appearance of any character defining elements of the Property as defined in Schedule A.
 - d) “Property” means that parcel of land in Pitt Meadows, British Columbia, having a civic address of 19089 Advent Road and a legal description of Lot “B” Except: Parcel “One” (Reference Plan 14254), Section 36 Block 6 North Range 1 East New Westminster District Plan 6328.
 - e) “Japanese Canadian Hall” means the building at 19089 Advent Road (the Lands) that is identified on the City of Pitt Meadows Heritage Register.

- f) "Japanese Canadian Hall Statement of Significance" means the document having that name, a copy of which is attached to and forms part of this Bylaw as Schedule A.

PART II – PROVISIONS

Heritage Designation

- 3) The property described as the Japanese Canadian Hall, located at 19089 Advent Road, and legally described as

Legal Description: Lot "B" Except: Parcel "One" (Reference Plan 14254),
Section 36 Block 6 North Range 1 East New
Westminster District Plan 6328

Parcel Identifier: 010-866-108

Civic Address: 19089 Advent Road

is designated as a protected heritage property under section 611 of the Local Government Act.

- 4) This designation applies to aspects of the exterior of the Japanese Canadian Hall that are specifically listed as 'character defining elements' of the building in the Japanese Canadian Hall Statement of Significance, which is included in Schedule A and forms part of this bylaw.

Prohibition

- 5) Except as expressly permitted by Section 6 or as authorized by a heritage alteration permit issued by the City, a person will not undertake any action, or cause or permit any action to be undertaken, which would alter or make a structural change to a character defining element of the Property.

Exemptions

- 6) Despite section 5, normal repair and maintenance of the Property, as defined by this bylaw, is permitted without first obtaining a heritage alteration permit from the City.

Maintenance

- 7) The owner shall maintain the Japanese Canadian Hall building in good condition and repair in accordance with the following:
 - a) Original exterior features will be retained, as long as the feature is capable of performing its structural or weather protection function. When replacement is

necessary, new materials including roofing, cladding and trim elements will replicate the original in terms of design, colour and texture.

- b) The building will be maintained so as to reasonably prevent, or effectively retard, damage from the elements. This includes, but is not limited to, preventing water penetration and excessive damage to materials from the wind, sun and insect infestations.
- c) The building will be painted as necessary to protect exterior finish materials. Changes to the exterior finish of the building, including colour changes, require a Heritage Alteration Permit. New exterior colours and colour placements will be in keeping with the period and style of the building. In considering the issuance of a permit, the City may consider the appropriateness of the colours to the general period and style of the building.
- d) All repairs and maintenance will be carried out in accordance with accepted heritage conservation principles, standards and guidelines established by Parks Canada as set out in the latest edition of the *Standards and Guidelines for the Conservation of Historic Places in Canada*.

Heritage Alteration Permit

- 8) In order to ensure proper restoration, maintenance, energy performance, or seismic stability of the residence, the following alterations are permitted with a heritage alteration permit:
 - a) the exterior of the building may be treated with a finish and colour that matches the existing finish and colour in order to protect the surface material;
 - b) the exterior may be repaired or replaced, provided the method of construction and any replacement material replicates the original construction in terms of design, material, colour and texture.
- 9) A person requiring a heritage alteration permit for a proposed action to the Property will apply to the Planning Department of the City, in the manner and on the form prescribed by the Department.

Delegation

- 10) Pitt Meadows City Council delegates to the Director the authority to issue heritage alteration permits to authorize alterations as outlined in this bylaw and which are appropriate for the general period and style of the Japanese Canadian Hall and property, and do not remove, replace or substantially alter its intact or repairable character defining elements.

Offence and Penalty

- 11) Every person who contravenes a provision of this bylaw is guilty of an offence and is liable on summary conviction to a fine of not more than \$10,000.

READ a **FIRST** and **SECOND** time on September 15, 2020.

AMENDED on December 8, 2020.

PUBLIC HEARING held on February 2, 2021.

READ a **THIRD** time as **AMENDED** [DATE]

ADOPTED on [DATE].

Bill Dingwall
Mayor

Kate Barchard
Corporate Officer

SCHEDULE "A"

JAPANESE CANADIAN HALL STATEMENT OF SIGNIFICANCE 19089 ADVENT ROAD

Description of Historic Place

Built by the Pitt Meadows Japanese Canadian Farmers' Association in the 1920's in the heart of Pitt Meadows at 19089 Advent Road, this building served as the meeting hall and social centre for the Japanese Canadian population in Pitt Meadows, with the basement of the Hall serving as a Japanese language school for children. The building is one-storey, wood-frame construction with a full basement and a front gable.

Heritage Value of Historic Place

Prior to the expulsion of 1942, Japanese Canadians had a strong farming presence in Pitt Meadows. Some families arrived in the community as early as 1912. Many of the Japanese settlers developed berry farms and greenhouses, as widespread discrimination against Asian settlers resulted in their exclusion from many other industries.

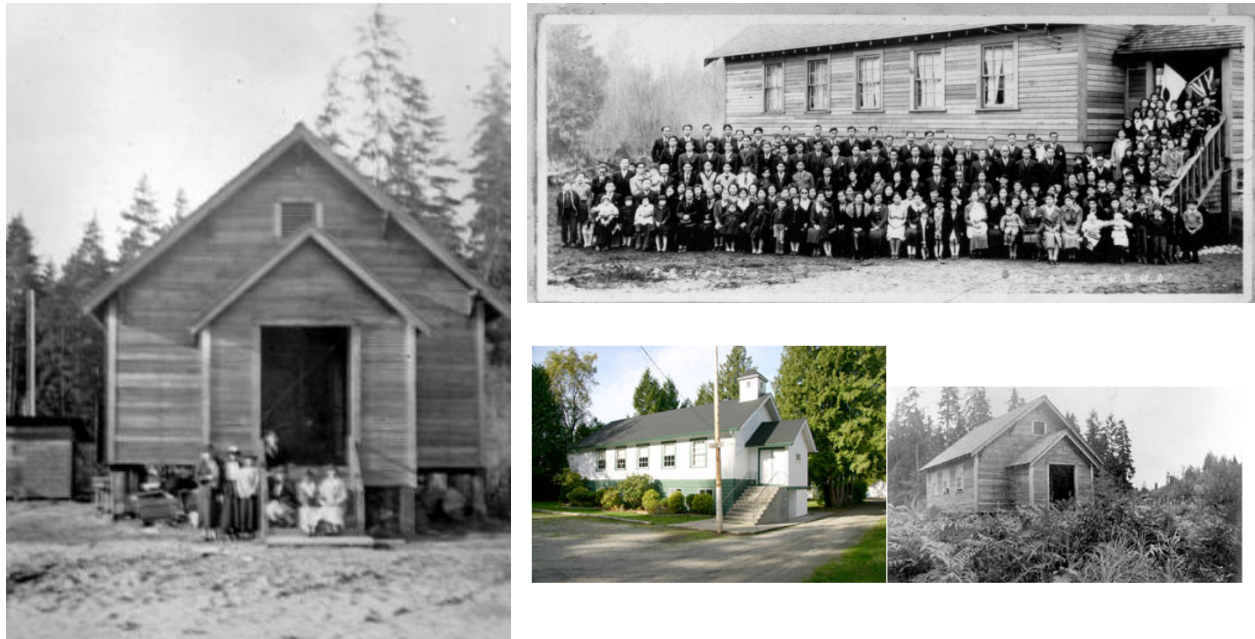
The building was used by the Pitt Meadows Japanese Farmers' Association, which was organized in the 1920's for educational purposes and community activities. It provided information related to the agricultural practices and skills through means such as seminars and brochures. Its leadership was closely overlapped with that of other organizations in the community such as the Japanese Language School. In 1928, it was united with other similar organizations of Japanese Farmers in the Lower Fraser Valley under the Consolidated Farmers' Association of the Fraser Valley. The Association ceased to be active after the war broke out on the Pacific Ocean in December, 1941, when all the Japanese Canadian organizations were ordered to stop operating and the building was expropriated by the Government in 1942. The Japanese, who had made up to close to a third of the population of Maple Ridge and Pitt Meadows, disappeared from the area almost overnight as they were removed to internment camps. After the end of World War II, none of the Japanese Canadian community returned and no documents or objects remain.

Character Defining Elements

Key elements that contribute to the heritage value of the Japanese Canadian Hall include:

- Location in the City core and close proximity and relationship to other heritage buildings from the same era
- Typical construction of the era with wood-frame, front gable and features a roof ventilator, horizontal wooden siding and multi-pane windows

- The only extant representation of the once thriving Japanese Canadian community in Pitt Meadows
- Its use by the Japanese Canadian Farmers' Association for promoting and teaching agricultural practices highlighting the importance and history of rich agricultural traditions in Pitt Meadows



Sources:

Heritage Resources of Pitt Meadows (Donald Luxton and Associates), 2006

Provincial Historic Places Recognition Program – Japanese Canadian Historic Places

Recognition Project, 2017 <https://heritagebc.ca/japanese-canadian-location/pitt-meadows-japanese-canadian-meeting-hall/?lang=en>