

# Staff Report to Council

Planning and Development

FILE: 6480-20-2020-02

**REPORT DATE:** November 10, 2020      **MEETING DATE:** December 08, 2020

**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:**



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**RECOMMENDATION(S):** THAT Council:

- A. Grant second reading to OCP Amendment Bylaw No. 2865, 2020 and Zoning Amendment Bylaw No. 2866, 2020; AND
- B. Approve amendments to Heritage Designation Bylaw No. 2867, 2020; AND
- C. Rescind the requirement a Heritage Revitalization Agreement be completed before third reading is considered; AND
- D. Schedule a public hearing for OCP Amendment Bylaw No. 2865, 2020, Zoning Amendment Bylaw No. 2866, 2020 and Heritage Designation Bylaw No. 2867, 2020, subject to:
  - D.1 Receipt of heritage report completed in accordance with section 612 (5) of the *Local Government Act*; OR
- E. Other.

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## PURPOSE

An application to amend the Official Community Plan and Zoning Bylaws, to permit the development of a single-family, six lot subdivision, and to protect the Japanese Canadian Hall heritage building at 19089 Advent Rd.

☐ Information Report

☒ Decision Report

☐ Direction Report

## DISCUSSION

At the September 15, 2020 Meeting, Council passed the following motions regarding this application:

*THAT Council:*

- A. *Grant first reading to OCP Amendment Bylaw No. 2865,2020 and direct the applicant to host a public information meeting in accordance with Council Policy C015; AND*
- B. *Grant first reading to Zoning Amendment Bylaw No. 2866, 2020 and direct the applicant to complete an arborist report, including a tree inventory and identification of trees to be retained and protected; AND*
- C. *Grant first and second readings to Heritage Designation Bylaw No. 2867, 2020; AND*
  - C.1 *Direct the applicant to have a report completed in accordance with section 612 (5) of the Local Government Act; AND*
  - C.2 *Require a Heritage Revitalization Agreement be completed before third reading is considered; AND*
- D. *Include the Japanese Canadian Meeting Hall at 19089 Advent Road on the City's Heritage Registry as per the attached Statement of Significance.*

A public information meeting was held and an arborist report completed. These are discussed in more detail later in this report.

Subsequent discussions with heritage planning consultants have confirmed that a heritage revitalization agreement is not needed for this project, as the building is being protected under a heritage designation bylaw and the remainder of the parcel is being appropriately rezoned. A heritage revitalization agreement is typically used to vary the use, density or zoning regulations (setbacks, height etc.) of a single property that contains a heritage building. A heritage revitalization agreement is registered on title and allows that varied use or density without having to rezone the property. In this case, the property is proposed to be subdivided into six additional lots and those lots will be properly rezoned to reflect the intended single family use. If a heritage revitalization agreement were completed, it would be registered on title to all the lots, including the single family ones. This could lead to confusion among future property owners of those single family lots, having a heritage notation on their title regarding a building not on their lot.

The heritage building will remain protected for the future through the heritage designation bylaw. Some minor changes are recommended to that bylaw in order to strengthen that protection, upon further research into heritage tools and regulations.

### Relevant Policy, Bylaw or Legislation:

*Official Community Plan Bylaw No. 2352, 2007*

In the Official Community Plan, the property is split between two land use designations: Residential – Low Density and Institutional. This application proposes to amend the OCP by adjusting the boundary between the Institutional and Residential – Low-density designations:



Figure 1: Current Land Use Designations



Figure 2: Proposed Land Use Designations

Also, the portion of the property becoming residential will be added into Development Permit Area (DPA) No. 11 – Infill Housing (shown below) and a development permit following the guidelines in DPA #11 will be required prior to any construction of buildings.



Figure 3: Current DP Areas

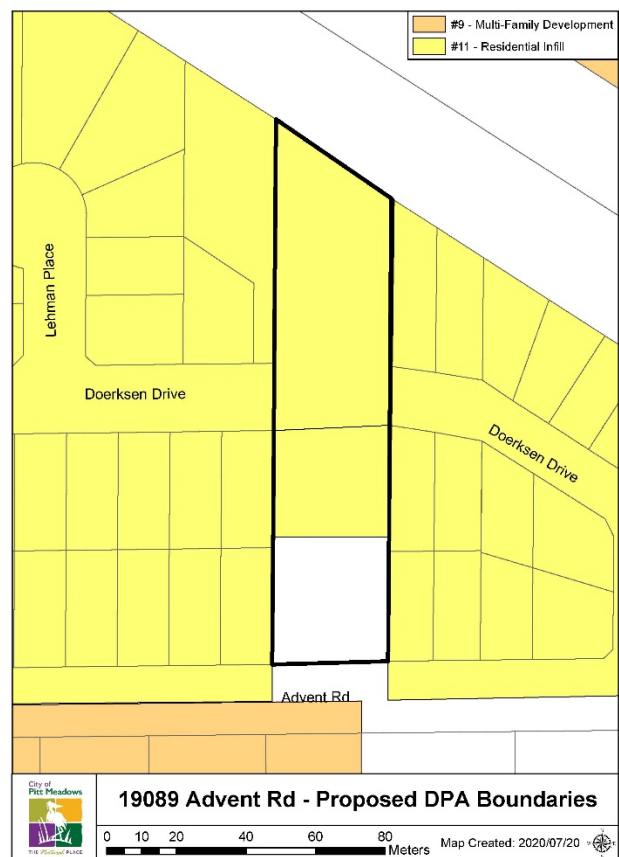


Figure 4: Proposed DP Areas

Zoning Bylaw No. 2505, 2011.

The property is currently split-zoned. If approved, the residential portion of the property will be rezoned to Small Lot Residential (R-2):



Figure 5: Current DP Zoning



Figure 6: Proposed Zoning

The remainder of the property where the church building sits will remain designated as Institutional in the OCP and zoned as Assembly (P-2).

## Analysis:

### Project Overview

The intent of this application is to permit subdivision into six single-family lots as follows:

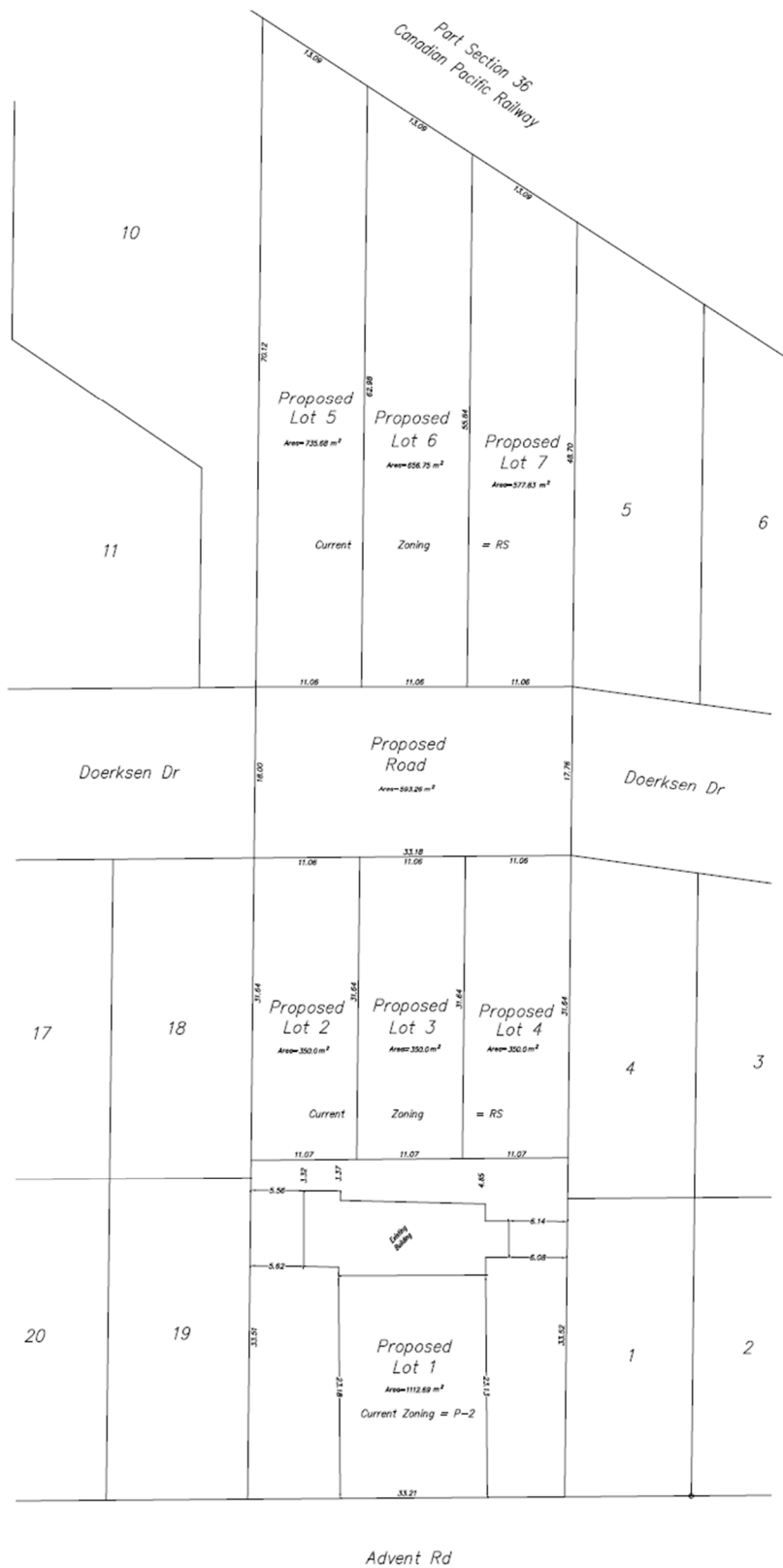


Figure 7: Subdivision Layout

The applicant intends to keep the existing building and upgrade the interior (such as adding a washroom and sprinklers) as needed in order to convert the entire building into a daycare facility.

### *Variances*

With this application, two variances are requested:

- Side yard setback in the R-2 zone varied from 1.5 m to 1.2 m; and
- Rear yard setback in the P-2 zone varied from 7.5 m to 3.32 m for the existing Japanese Canadian Hall building.

Staff do not have any major objections to the two proposed variances. Reducing the side yard setback for the single family dwellings will permit slightly wider homes, although the overall amount of living space permitted will not increase. Prior to 2017, the standard side setback for homes in the R-2 zone was 1.2 m. It was increased to 1.5 m in 2017 as part of the infill housing review based on Council's desire for some increased space between new infill dwellings. This variance can be incorporated into the development permit that will be required for this six-lot subdivision, if approved.

Since the heritage building will remain exactly where it is today, a rear setback variance from the hall to the rear property line is necessary so that the proposed lots to the north are large enough to meet the minimum R-2 lot size of 350 m<sup>2</sup>. It is likely that two lots (instead of three) would be possible without the rear setback variance, however, this might put the financial viability of the entire project in jeopardy. The draft development variance permit is included as Attachment A.

### *Arborist Report*

The applicant provided an arborist report (see Attachment B). It notes that the property contains 97 trees, 51 of which are shared with neighbouring properties on either side. The developer has already received permission for removal from the property owners that share the trees along the property boundaries.

54 trees are proposed to be removed and 43 retained. Of the 54 trees slated for removal, ten are dead or in poor condition and are recommended for removal regardless of whether the development proceeds or not. The remaining 44 trees are proposed for removal due to location within proposed building envelopes and road right of way. Nine of those trees are located within the road extension, leaving 35 trees to be removed for buildings.

The developer has advised that 35 trees can be replanted as part of the development. Additional street trees will be required as part of the subdivision process and the road extension work.

A covenant protecting the retained and future trees is recommended as a condition of final approval.

### *Public Information Meeting*

The developer hosted a virtual public information meeting on October 13, 2020 (see Attachment C). It was attended by three residents. Two additional residents were not able to attend but submitted comments separately (see Attachment D).

There was a question about potential increased traffic to the daycare. Staff note that daycare pickup and drop-off times are staggered. Advent Rd is also a collector road, constructed to a standard that can accommodate higher volumes of traffic. This stretch of Advent Rd is also a dead-end with no vehicle access to Harris Rd so the amount of through traffic is minimal.

The operator of the current daycare advised that at most, four cars arrive simultaneously at the daycare for pickup or drop-off currently (for 20 students), so even if the daycare is doubled in size, the amount of vehicles parked at any one time would likely be less than ten. Under the City's Zoning Bylaw requirements, 3 parking spaces are required and the site can easily accommodate that. It is likely that there will be less parking issues with only having a daycare on the site compared to when the building contained a church and a daycare.

A comment was also raised about relocating the daycare playground. The developer has advised that a new location has not been finalized but there is potential space in front or on the side of the building.

Another comment was noted regarding noise from the daycare. However, if there is any noise from the daycare it will be limited to weekday, daytime hours and the type of noise that children playing outdoors create is unlikely to exceed any maximum noise levels permitted by the City's Noise Bylaw.

### *Local Government Act (LGA) and Heritage Designation Bylaw*

For this property, Heritage Designation Bylaw No. 2867, 2020 received first and second readings.

Property that is legally protected by a heritage designation bylaw cannot be altered by a property owner unless a heritage alteration permit is granted by the local government. A heritage designation bylaw is registered on the title of a property to alert owners and potential owners of the heritage protection afforded by the bylaw. Section 613 of the *Local Government Act* entitles the owner of a property that is designated to compensation should the designation effected by the bylaw reduce the market value of the property. In the case of redevelopment the property owner can waive compensation

in exchange for development approval. Staff have prepared a waiver of compensation that the owner will be required to sign prior to final adoption of the bylaw.

Further investigation into heritage matters has caused staff to recommend an amendment to this bylaw. Presently, the City does not have a heritage standards of maintenance bylaw. This type of bylaw requires owners of designated heritage properties to keep those properties in good repair and if not, fines and/or court action can be initiated. These bylaws help to prevent heritage property owners from letting their properties fall into disrepair and then asking to demolish and/or redevelop once a property is in such poor shape as to be uninhabitable or a safety concern, which can then remove any heritage obligations or obstructions to redevelopment, to the benefit of the property owner.

Since the City does not have a heritage standards of maintenance bylaw, staff recommend that the following section be inserted into the heritage designation bylaw for the subject Japanese Canadian Hall:

### **Maintenance**

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*.

### *Recommendation*

This project supports heritage conservation, infill housing and increased child care spaces. Staff recommend that the OCP and Zoning Amendment Bylaws be given second reading, and that proposed amendments to the Heritage Designation Bylaw be accepted.

Prior to scheduling a public hearing, receipt of the report prepared by the developer's heritage consultant is required. Consideration of the development variance permit for the Japanese Canadian Hall can also occur at the same meeting as the public hearing.

If approved after public hearing, the following items are recommended as conditions to be fulfilled prior to final adoption of the bylaws:

- Approval from Ministry of Transportation and Infrastructure (required for OCP amendments within 800 m of Harris Rd and Loughheed Hwy)
- Receipt of signed waiver of compensation from property owner
- Tree protection covenant
- Issuance of Development Variance Permit No. 2020-005

### **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.

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### **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.

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### **PUBLIC PARTICIPATION**

- ☒ Inform   ☒ Consult   ☐ Involve   ☐ Collaborate   ☐ Empower

Comment(s):

A public information meeting was held. A public hearing is required prior to third reading of the bylaws.

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## KATZIE FIRST NATION CONSIDERATIONS

Referral      ☐ Yes    ☒ No

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## SIGN-OFFS

**Written by:**

Allison Dominelli,  
Development Services Technician

**Reviewed by:**

Alex Wallace,  
Manager of Community Development

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## ATTACHMENT(S):

- A. Draft Development Variance Permit No. 2020-005
- B. Arborist Report
- C. Public Information Meeting Summary
- D. Additional Public Correspondence
- E. Official Community Plan Amendment Bylaw No. 2865, 2020
- F. Zoning Amendment Bylaw No. 2866, 2020
- G. Heritage Designation Bylaw No. 2867, 2020

CITY OF PITT MEADOWS

DEVELOPMENT VARIANCE PERMIT NO. 2020-005

ISSUED BY:

**THE CITY OF PITT MEADOWS**, a City under the "Local Government Act" of the Province of British Columbia, and having its Municipal Offices at 12007 Harris Road, in the Municipality of Pitt Meadows, in the Province of British Columbia,  
V3Y 2B5

(hereinafter called the "City")

TO: **COMMUNITY OF CHRIST**  
129-355 ELMIRA RD  
GUELPH ON N1K 1S5

(hereinafter called the "Permittee(s)")

WHEREAS the Permittee(s) requests certain provisions be varied or supplemented upon ALL AND SINGULAR those certain parcels or tracts of land and premises situate, lying and being in the City of Pitt Meadows in the Province of British Columbia, and more particularly known and described as:

**Proposed Lot 1 of:**

**Parcel Identifier: 010-866-108**

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

**As shown on the Site Survey attached to and forming part of this permit as "Attachment A"**

hereinafter called the "Lands"

AND WHEREAS the Permittee(s) has made application for a Development Variance Permit (hereinafter "the Permit") in regard to the Lands;

AND WHEREAS the Local Government Act provides that in such a Permit certain matters may be regulated, required or limited; and

NOW THEREFORE, the Council of the City hereby issues this Permit in respect of the Lands as follows:

1. All development of lands shall conform to all requirements contained in the City's Bylaws except where specifically varied or supplemented by this Development Variance Permit.

2. Section 15.1.5 (a), Siting, Requirements of Zoning Bylaw No. 2505, 2011, is varied to reduce the minimum setback from a rear lot line from 7.5 m to 3.32 m for a heritage building known as the "Japanese Canadian Heritage Hall". The subject heritage building is labelled as "Existing Building" and siting of it shall be in accordance with the Site Survey attached to and forming part of this permit as "Attachment A".
3. Whenever the singular or masculine is used in this Development Variance Permit, the same shall be deemed to include the plural, or the feminine, or the body politic or corporate as the context so requires, and every reference to each part hereto shall be deemed to include the heirs, executors, administrators, successors and assigns of such party whenever this context or the parties so require.
4. It is understood and agreed that the City has made no representations, covenants, warranties, guarantees, promises or agreement (verbal or otherwise) with the Permittee(s) other than those in this Permit.
5. This Permit shall expire upon demolition of the subject heritage building, or if the subdivision as proposed in Attachment A is not completed within three years of the date of issuance of this Permit.
6. The terms of this Permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
7. This permit is not a building permit.

AUTHORIZING RESOLUTION passed by Council the      day of      , 2020

ISSUED by the City of Pitt Meadows the      day of      , 2020

**THE CORPORATE SEAL OF THE CITY OF PITT MEADOWS** was  
hereunto affixed on the      day of      , 2020

\_\_\_\_\_  
Bill Dingwall, Mayor, BGS, LL.B., CPHR

\_\_\_\_\_  
Kate Barchard, Corporate Officer

\_\_\_\_\_  
*Owner of the Lands*

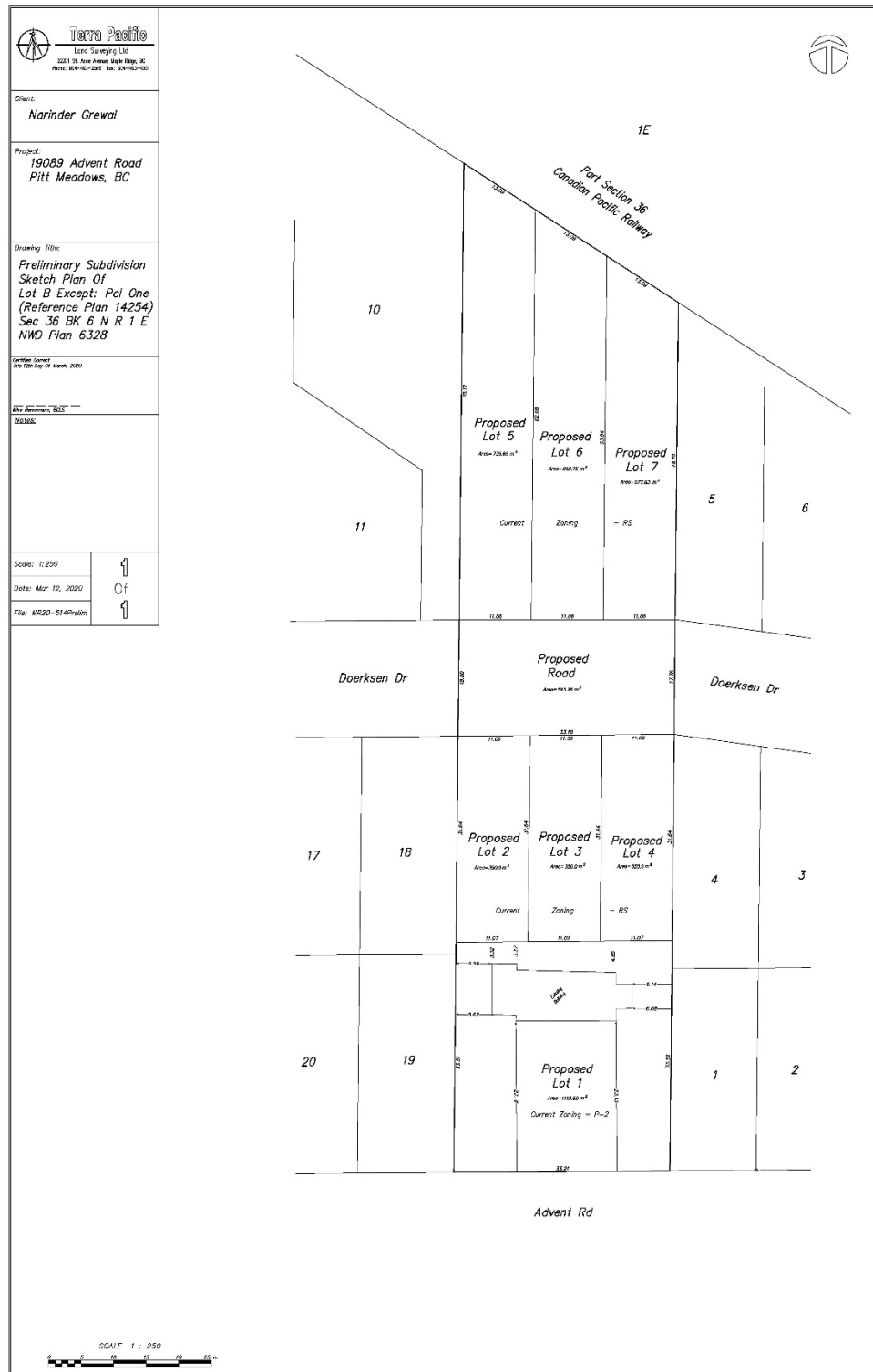
\_\_\_\_\_  
*(PRINT name of Owner)*

SIGNED, SEALED AND DELIVERED BY  
the Owner(s) on the       day of       , 2020

DRAFT

## ATTACHMENT A

## SITE SURVEY





## Arborist Report

Inventory and Assessment of Trees Associated to Development at  
19089 Advent Road, Pitt Meadows

October 21, 2020

Kim Dahl

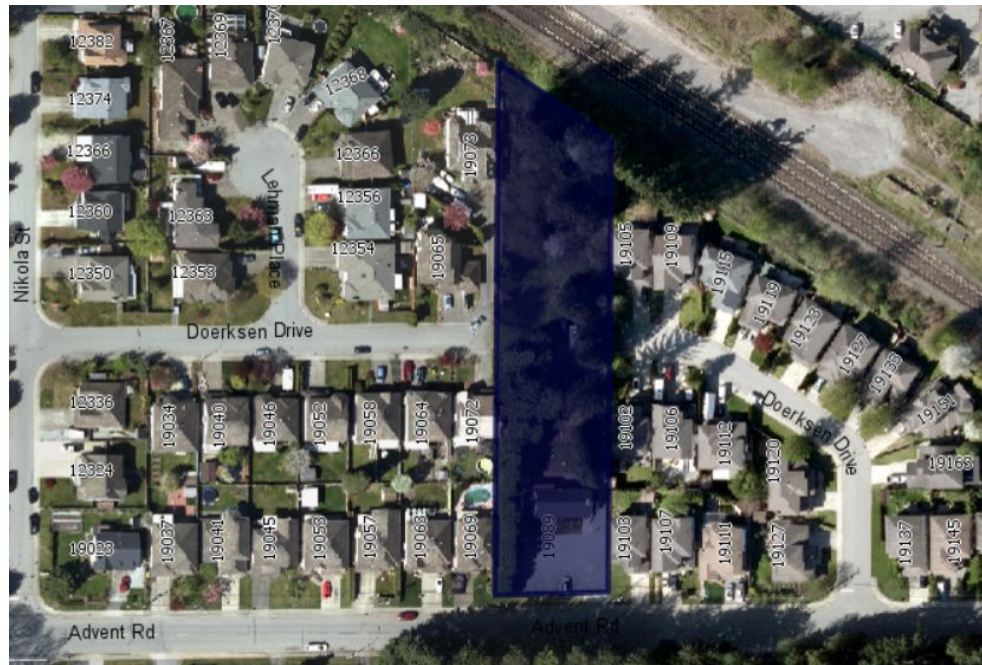
ISA Certified Arborist and Tree Risk Assessor PN 7658A

## Assignment and Methodology

Woodridge Tree has been retained to undertake an inventory and assessment of trees associated with the development at 19089 Advent Road, Pitt Meadows. The objective is to make tree preservation and protection recommendations in the context of municipal permits, rules and regulations for development.

Associated trees were visually assessed to determine species, diameter at breast height (dbh) and characteristic description. Tree diameters were measured at 1.4 meters height with a diameter tape. Protection areas were calculated for all trees within range of the property. Tree hazards were assessed according to International Society of Arboriculture standards using the TRAQ (Tree Risk Assessment Qualification) method. Recommendations for removal or retention are based on assessment outcome and proximity of trees to structure and infrastructure. Soil testing, root exploration and internal probing of tissue have not been incorporated in the findings.

The observations recorded are based on inspections performed on September 28, 2020 between 9:30am and 11:30am.



*aerial image of property before redevelopment*

## Findings

The property at 19089 Advent Road is located on the North side of Advent Road near the intersection of Doerksen Drive. At the time of observation a two storey community building stood on the lot. Associated trees were comprised of native conifers and ornamental deciduous species. Trees located on the subject property, City and neighbours' trees close to the property lines are considered in the findings of this report.



*image of property from street at time of field data collection*

# Tree Inventory and Assessment

- **dbh** - Diameter at 1.4m height measured in centimeters
  - on trees with multiple stems the 3 largest sections measured at 1.4m are combined to make up the total.
- **critical root zone** = dbh x 6 unless otherwise specified
- **ci** - City owned tree
- **LCR** = live crown ratio, percentage of live crown remaining
- **os** - off site tree

ID#	Common Name	Botanical Name	DBH (cm)	Condition & Comments	Action	TPZ (m)
395	Western Red Cedar	<i>Thuja plicata</i>	26	Part of a hedge row. Topped at 7m with regenerated leaders. Shared with the neighbour located on the West side of property.	Retain	1.56
396	Western Red Cedar	<i>Thuja plicata</i>	27	Part of a hedge row. Topped at 7m with regenerated leaders. Shared with the neighbour located on the West side of property.	Retain	1.62
397	Western Red Cedar	<i>Thuja plicata</i>	28	Part of a hedge row. Topped at 7m with dog leg regenerated leader on East side. Shared with the neighbour located on the West side of property.	Retain	2.70
398	Western Red Cedar	<i>Thuja plicata</i>	31	Part of a hedge row. Topped at 7m with dog leg regenerated leader on East side. Shared with the neighbour located on the West side of property.	Retain	3.36
399	Western Red Cedar	<i>Thuja plicata</i>	22	Part of a hedge row. Topped at 7m with dog leg regenerated leader on East side. Shared with the neighbour located on the West side of property.	Retain	8.10
400	Western Red Cedar	<i>Thuja plicata</i>	25	Part of a hedge row. Topped at 7m with dog leg regenerated leader on East side. Shared with the neighbour located on the West side of property.	Retain	1.50
401	Western Red Cedar	<i>Thuja plicata</i>	25	Part of a hedge row. Topped at 7m with dog leg regenerated leader on East side. Shared with the neighbour located on the West side of property.	Retain	1.50
402	Western Red Cedar	<i>Thuja plicata</i>	27	Part of a hedge row. Topped at 7m with dog leg regenerated leader on East side. Shared with the neighbour located on the West side of property.	Retain	1.62

403	Western Red Cedar	<i>Thuja plicata</i>	33	Part of a hedge row. Topped at 7m with dog leg regenerated leader on East side. Shared with the neighbour located on the West side of property.	Retain	1.98
404	Western Red Cedar	<i>Thuja plicata</i>	26	Part of a hedge row. Limbed up to 6m on all sides. Topped at 7m with regenerated leaders. Shared with the neighbour located on the West side of property.	Retain	1.56
405	Western Red Cedar	<i>Thuja plicata</i>	20	Part of a hedge row. Limbed up to 6m on all sides. Topped at 7m with regenerated leaders. Shared with the neighbour located on the West side of property.	Retain	
406	Western Red Cedar	<i>Thuja plicata</i>	20	Part of a hedge row. Limbed up to 6m on all sides. Topped at 7m with regenerated leaders. Shared with the neighbour located on the West side of property.	Retain	1.50
407	Western Red Cedar	<i>Thuja plicata</i>	20	Part of a hedge row. Limbed up to 6m on all sides. Topped at 7m with regenerated leaders. Shared with the neighbour located on the West side of property.	Retain	1.50
408	Western Red Cedar	<i>Thuja plicata</i>	29	Part of a hedge row. Limbed up to 6m on all sides. Topped at 7m with regenerated leaders. Shared with the neighbour located on the West side of property.	Retain	1.74
409	Western Red Cedar	<i>Thuja plicata</i>	23	Part of a hedge row. Limbed up to 6m on all sides. Topped at 7m with regenerated leaders. Shared with the neighbour located on the West side of property.	Retain	1.50
412	Western Red Cedar	<i>Thuja plicata</i>	20	Part of a hedge row. Limbed up to 6m on all sides. Topped at 7m with regenerated leaders. Shared with the neighbour located on the West side of property.	Retain	1.50
413	Western Red Cedar	<i>Thuja plicata</i>	36	Part of a hedge row. Limbed up to 6m on all sides. Topped at 7m with regenerated leaders. Shared with the neighbour located on the West side of property.	Retain	2.16
414	Western Red Cedar	<i>Thuja plicata</i>	24	Part of a hedge row. Limbed up to 6m on all sides. Topped at 7m with regenerated leaders. Shared with the neighbour located on the West side of property.	Retain	1.50
415	Western Red Cedar	<i>Thuja plicata</i>	21	Part of a hedge row. Limbed up to 6m on all sides. Topped at 7m with regenerated leaders. Shared with the neighbour located on the West side of property.	Retain	1.50

416	Western Red Cedar	<i>Thuja plicata</i>	27	Part of a hedge row. Limbed up to 4m on the East side. Topped at 7m with regenerated leaders. Shared with the neighbour located on the West side of property.	Retain	1.62
417	Western Red Cedar	<i>Thuja plicata</i>	21	Part of a hedge row. Limbed up to 4m on the East side. Topped at 7m with regenerated leaders. Shared with the neighbour located on the West side of property.	Retain	1.50
418	Western Red Cedar	<i>Thuja plicata</i>	25	Part of a hedge row. Limbed up to 4m on the East side. Topped at 7m with regenerated leaders. Shared with the neighbour located on the West side of property.	Retain	1.50
419	Western Red Cedar	<i>Thuja plicata</i>	28	Part of a hedge row. Limbed up to 4m on the East side. Topped at 7m with regenerated leaders. Shared with the neighbour located on the West side of property.	Retain	1.68
420	Western Red Cedar	<i>Thuja plicata</i>	30	Part of a hedge row. Limbed up to 4m on the East side. Topped at 7m with regenerated leaders. Located next to a previously removed tree. Shared with the neighbour located on the West side of property.	Retain	1.80
421	Western Red Cedar	<i>Thuja plicata</i>	25	Part of a hedge row. Limbed up to 4m on the East side. Topped at 7m with regenerated leaders. Located next to a previously removed tree. Shared with the neighbour located on the West side of property.	Retain	1.50
422	Western Red Cedar	<i>Thuja plicata</i>	31	Part of a hedge row. Limbed up to 4m on the East side. Topped at 7m with regenerated leaders. Shared with the neighbour located on the West side of property.	Retain	1.86
423	Western Red Cedar	<i>Thuja plicata</i>	65+15 5=220	Multi stemmed at 2m. Large mechanical damage wound present at base of tree with reaction wood forming. Shared canopy with tree #491	Remove  Located inside building envelope	13.2
424	Western Red Cedar	<i>Thuja plicata</i>	81	Natural form. Full canopy. Some debris fill is located at the base of the tree on the North side.	Remove  Located inside building envelope	4.86
425	Balsam Poplar	<i>Populus Balsamifera</i>	37	Single, straight stem. Fused at the base to tree #427. Shares a canopy with tree #427. Some dead branches in the canopy. Has a canopy radius of 3m.	Remove  Located inside building envelope	2.22

426	Blue Spruce	<i>Picea pungens</i>	27	Self corrected slight lean to the West. Natural form. Good colour.	Remove  Located inside building envelope	1.62
427	Cherry tree or Wild Cherry	<i>Prunus avium</i>	31	Leans to the North. Shares a canopy with tree #425. Fused at the base with tree #425. Large surface roots exposed at base. Has a canopy radius of 3m.	Remove  Located inside building envelope	1.86
428	Norway Spruce	<i>Picea abies</i>	79	Mature tree. Natural form. Full canopy. Some rock debris is present at the base of the tree.	Remove  Located inside building envelope	4.74
429	Norway Spruce	<i>Picea abies</i>	61	Mature tree. Natural form. Full canopy.	Remove  Located inside building envelope	3.66
430	Western Red Cedar	<i>Thuja plicata</i>	33	Part of a hedge row. Topped at 7m with regenerated leaders. Shared with the neighbour located on the West side of property.	Retain	1.98
431	Western Red Cedar	<i>Thuja plicata</i>	32	Part of a hedge row. Topped at 7m with regenerated leaders. Shared with the neighbour located on the West side of property.	Retain	1.92
432	Western Red Cedar	<i>Thuja plicata</i>	31	Part of a hedge row. Topped at 7m with regenerated leaders. Shared with the neighbour located on the West side of property.	Retain	1.86
433	Western Red Cedar	<i>Thuja plicata</i>	28	Part of a hedge row. Topped at 7m with regenerated leaders. Shared with the neighbour located on the West side of property.	Retain	1.68
434	Western Red Cedar	<i>Thuja plicata</i>	24	Part of a hedge row. Topped at 7m with regenerated leaders. Shared with the neighbour located on the West side of property.	Retain	1.50
435	Western Red Cedar	<i>Thuja plicata</i>	28	Part of a hedge row. Topped at 7m with regenerated leaders. Shared with the neighbour located on the West side of property.	Retain	1.68
436	Western Red Cedar	<i>Thuja plicata</i>	20	Part of a hedge row. Topped at 7m with regenerated leaders. Shared with the neighbour located on the West side of property.	Retain	1.50
437	Western Red Cedar	<i>Thuja plicata</i>	30	Part of a hedge row. Topped at 7m with regenerated leaders. Shared with the neighbour located on the West side of property.	Retain	1.80

438	Western Red Cedar	<i>Thuja plicata</i>	34	Part of a hedge row. Topped at 7m with regenerated leaders. Shared with the neighbour located on the West side of property.	Retain	2.04
439	Western Red Cedar	<i>Thuja plicata</i>	34	Part of a hedge row. Topped at 7m with regenerated leaders. Shared with the neighbour located on the West side of property.	Remove Located inside building envelope	2.04
440	Western Red Cedar	<i>Thuja plicata</i>	22	Part of a hedge row. Topped at 7m with regenerated leaders. Shared with the neighbour located on the Westside of property.	Remove Located inside building envelope	1.50
441	Western Red Cedar	<i>Thuja plicata</i>	51	Part of a hedge row. Topped at 7m with regenerated leaders. Shared with the neighbour located on the West side of property.	Remove Located inside building envelope	3.06
442	Western Red Cedar	<i>Thuja plicata</i>	35	Part of a hedge row. Topped at 7m with regenerated leaders. Shared with the neighbour located on the West side of property.	Remove Located inside building envelope	2.10
443	Western Red Cedar	<i>Thuja plicata</i>	28+20 =48	Dual stem at base. Part of a hedge row. Topped at 7m with regenerated leaders. Shared with the neighbour located on the West side of property.	Remove Located inside building envelope	2.88
444	Western Red Cedar	<i>Thuja plicata</i>	21	Part of a hedge row. Topped at 7m with regenerated leaders. Shared with the neighbour located on the West side of property.	Remove Located inside building envelope	1.50
445	Western Red Cedar	<i>Thuja plicata</i>	24	Part of a hedge row. Topped at 7m with regenerated leaders. Shared with the neighbour located on the West side of property.	Remove Located inside building envelope	1.50
446	Western Red Cedar	<i>Thuja plicata</i>	26	Part of a hedge row. Topped at 7m with regenerated leaders. Shared with the neighbour located on the West side of property.	Remove Located inside building envelope	1.56

447	Western Red Cedar	<i>Thuja plicata</i>	32	Part of a hedge row. Topped at 7m with regenerated leaders. Shared with the neighbour located on the West side of property.	Remove  Located inside building envelope	1.92
448	Western Red Cedar	<i>Thuja plicata</i>	41	Part of a hedge row. Topped at 7m with regenerated leaders. Shared with the neighbour located on the West side of property.	Remove  Located inside building envelope	2.46
449	Western Red Cedar	<i>Thuja plicata</i>	20	Part of a hedge row. Topped at 7m with regenerated leaders. Shared with the neighbour located on the West side of property.	Remove  Located inside building envelope	1.50
450	Western Red Cedar	<i>Thuja plicata</i>	54	Natural form. Full canopy.	Remove  Located inside building envelope	3.24
451	Western Red Cedar	<i>Thuja plicata</i>	56	Topped at 12m with regenerated leaders. Shared with the neighbour located on the West side of property.	Remove  Located inside building envelope	3.36
452	Western Red Cedar	<i>Thuja plicata</i>	58	Natural form. Full canopy. Shared with the neighbour located on the West side of property.	Remove  Located inside building envelope	3.48
453	Western Red Cedar	<i>Thuja plicata</i>	136	Slight phototropic lean to the South. Natural form.	Remove  Located inside building envelope	8.16
454	Douglas Fir	<i>Pseudotsuga menziesii</i>	85	Mature tree. Natural form. Shared with the neighbour located on the West side of property.	Remove  Located inside building envelope	5.10
455	Douglas Fir	<i>Pseudotsuga menziesii</i>	36	Natural form. Full canopy.	Remove	2.16

					Located inside building envelope	
456	Red Alder	<i>Alnus rubra</i>	22	Leans to the South East. Dead branches in canopy.	Remove  Located inside building envelope	1.50
457	Western Red Cedar	<i>Thuja plicata</i>	34	Natural form. Full canopy.	Remove  Located inside building envelope	2.04
458	Western Red Cedar	<i>Thuja plicata</i>	87	Natural form. Full canopy. Shared with the neighbour located on the West side of property.	Remove  Located inside building envelope	5.22
459	Western Red Cedar	<i>Thuja plicata</i>	75	Muti stemmed at 2m. Shared canopy with tree #460.	Remove  Located inside building envelope	4.50
460	Western Red Cedar	<i>Thuja plicata</i>	37+19 =56	Dual stem at base. Shared canopy with tree # 459 and 461.	Remove  Located inside building envelope	3.36
461	Western Red Cedar	<i>Thuja plicata</i>	23+9= 32	Natural form. Shared canopy with tree #460 and 462.	Remove  Located inside building envelope	1.50
462	Western Red Cedar	<i>Thuja plicata</i>	30+29 =59	Dual stem at base. Shared canopy with tree #461.	Remove  Located inside building envelope	3.54
463	Western Red Cedar	<i>Thuja plicata</i>	136	Natural form. Full canopy. Good colour.	Remove  Located inside building envelope	8.16

464	Douglas Fir	<i>Pseudotsuga menziesii</i>	48	Natural form. Shared with the neighbour located on the East side of property.	Remove  Located inside building envelope	2.88
465	Douglas Fir	<i>Pseudotsuga menziesii</i>	36	Natural form.	Remove  Located inside building envelope	2.16
466	Douglas Fir	<i>Pseudotsuga menziesii</i>	12+19 =31	Dual stem at 0.5m. Natural form.	Remove  Located inside building envelope	1.86
467	Western Red Cedar	<i>Thuja plicata</i>	58	Natural form.	Remove  Located inside building envelope	3.48
468	Western Red Cedar	<i>Thuja plicata</i>	114	Natural form. Ivy growing up the base of the trunk. Dead branches in the lower canopy.	Remove  Located inside building envelope	6.84
469	Red Alder	<i>Alnus rubra</i>	37	Mostly dead. Failed top at 6m. Cavity of decay present on the upper trunk. Heavily decayed exposed roots at base. Shares a root system with tree #470.	Remove	2.22
470	Western Red Cedar	<i>Thuja plicata</i>	23	Natural form. Shares a root system with tree #469.	Remove	1.50
471	Cherry tree or Wild Cherry	<i>Prunus avium</i>	22	Single, straight stem. Natural form. Full canopy.	Remove  Located inside building envelope	1.50
472	Red Alder	<i>Alnus rubra</i>	24	Leans to the South West. Dead branches in canopy.	Remove  Located inside building envelope	1.50

473	Black Cottonwood	<i>Populus trichocarpa</i>	35	Self corrected lean to the South West. Natural form. Low LCR.	Remove  Located inside building envelope	2.10
474	Cherry tree or Wild Cherry	<i>Prunus avium</i>	17+14 =31	Dual stem at base. Leans to the South West. Canopy hangs over the neighbouring property line on the West side by 2m.	Remove  Located inside building envelope	1.86
475	Black Cottonwood	<i>Populus trichocarpa</i>	25	Single, straight stem. Natural form. Low LCR.	Remove  Located inside building envelope	1.50
476	Black Cottonwood	<i>Populus trichocarpa</i>	29	Single, straight stem. Natural form. Low LCR.	Remove  Located inside building envelope	1.74
477	Black Cottonwood	<i>Populus trichocarpa</i>	28	Single, straight stem. Natural form. Low LCR.	Remove	1.68
478	Black Cottonwood	<i>Populus trichocarpa</i>	25	Tree is dead.	Remove	1.50
479	Black Cottonwood	<i>Populus trichocarpa</i>	21	Tree is dead.	Remove	1.50
480	Black Cottonwood	<i>Populus trichocarpa</i>	22	Tree is dead.	Remove	1.50
481	Black Cottonwood	<i>Populus trichocarpa</i>	21	Tree is dead.	Remove	1.50
482	Western Red Cedar	<i>Thuja plicata</i>	78	Slight lean to the South. Most foliage is on the South side. Forest grown.	Retain	4.68
483	Western Red Cedar	<i>Thuja plicata</i>	104	Dual stem at 8m. Forest grown. Natural form.	Retain	6.24
484	Western Red Cedar	<i>Thuja plicata</i>	95	Natural form. Full canopy.	Retain	5.70

485	Western Red Cedar	<i>Thuja plicata</i>	106	Natural form. Forest grown. Tree is shared with the neighbouring property.	Retain	6.36
486	Cherry tree or Wild Cherry	<i>Prunus avium</i>	43	Single, straight stem. Natural form, forest grown.	Retain	2.58
487	Western Red Cedar	<i>Thuja plicata</i>	40	Natura form.	Retain	2.40
488	Western Red Cedar	<i>Thuja plicata</i>	108	Dual stem at 4m. Full canopy.	Retain	6.48
489	Western Red Cedar	<i>Thuja plicata</i>	91	Natural form. Some dead branches on the lower limbs.	Retain	5.46
490	Western Red Cedar	<i>Thuja plicata</i>	90	Multi stemmed at 2m. Mechanical damage is present on the base of the tree. Shares a canopy with tree #491	Remove  Located inside building envelope	5.40
491	Western Red Cedar	<i>Thuja plicata</i>	21+44 +46=1 11	Multi stemmed at 1m. Shares a canopy with tree #490 and 423.	Remove  Located inside building envelope	6.66
498	Cherry tree or Wild Cherry	<i>Prunus avium</i>	21	Straight, single stem. Mostly dead. Low LCR, sparse foliage and many dead branches in the canopy.	Remove	1.50
499	Black Cottonwood	<i>Populus trichocarpa</i>	29	Single, straight stem. Natural form. Low LCR.	Remove	1.74
os1	Western Red Cedar	<i>Thuja plicata</i>	75	Natural form. Forest grown.	Retain	4.50

## Summary Table

	subject property	off-site	City property
# of trees in total	97 TOTAL 51 OF WHICH ARE SHARED WITH NEIGHBOUR	1	0

# to be removed	54	0	0
# to be protected	43	0	0

## Images



IMAGE 1- Trees # 419 - 395



IMAGE 2- Trees # 422, 421 and 420



IMAGE 3- Tree #423



IMAGE 4- Tree #428, 424 and 429



IMAGE 5- Trees #423, 491 and 490

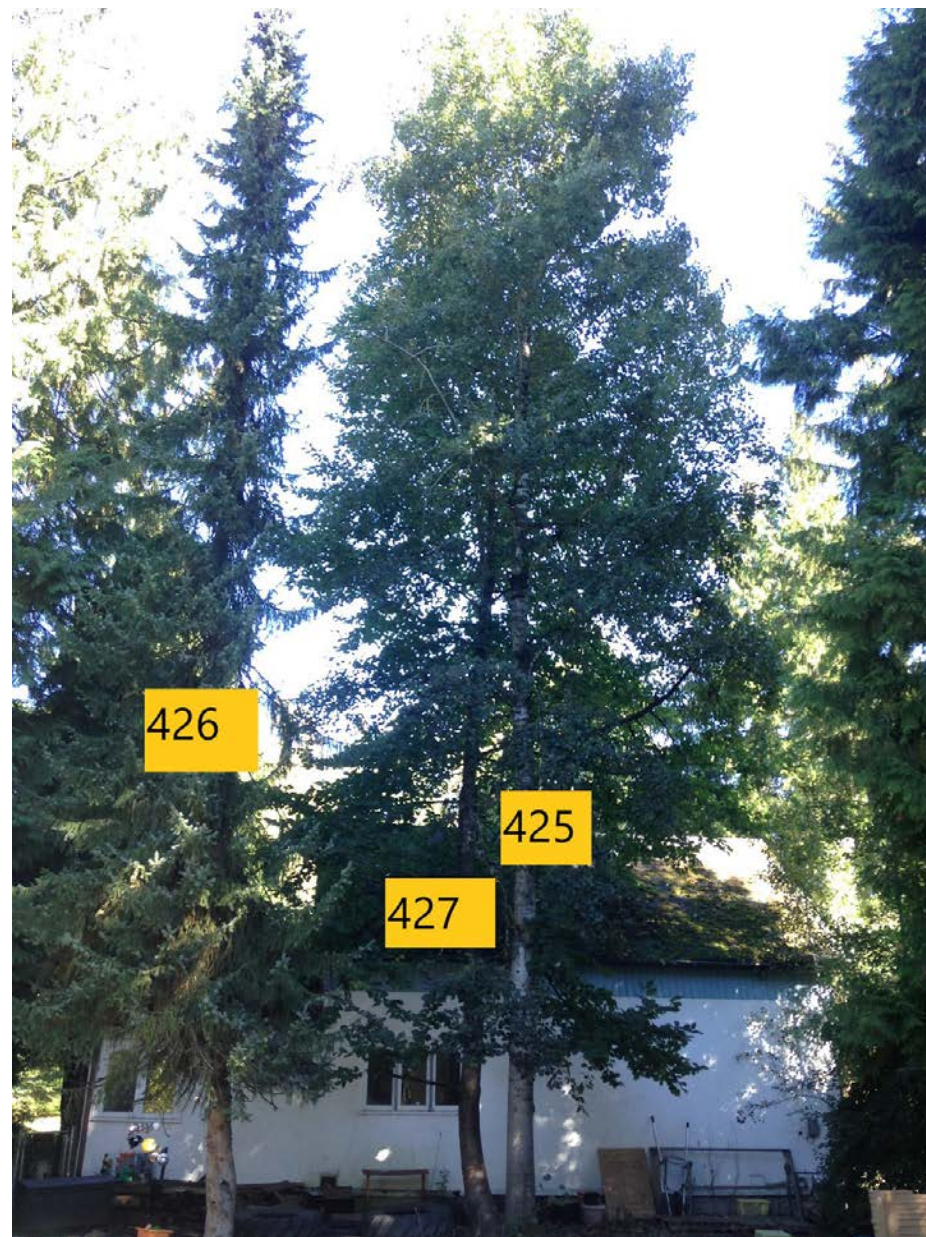


IMAGE 6- Trees #426, 427 and 425



IMAGE 7- Trees #439-448



IMAGE 8- Tree #463



IMAGE 9- Trees #466 and 465



IMAGE 10- Trees #464, 455 and 471



IMAGE 11- Trees #468 and 467



IMAGE 12- Trees #455 and 473-481

## Conclusion

Property and trees have been assessed by arborists for the planning of tree management recommendations for development. Those recommendations follow:

### **Recommended Tree Removals:**

- Trees #469, 470, 475, 476, 477, 478, 479, 480, 481 and 498 are in poor condition and recommended for removal regardless of other factors.
- Trees #423-429, 439-476, 490 and 491 are recommended for removal because they are located within the building envelope.
- Trees located on property lines proposed for removal require permission from both owners.

### **Recommended Tree Protection:**

- Tree barriers are to be installed as per the page 21 Tree Management Plan for Development and kept in place for the duration of construction

## Limitations and Assumptions

- This report was prepared for and on behalf of the client and it is intended solely for their use. Woodridge Tree Consulting Arborists Ltd. shall not accept any liability derived from the partial, unintended, unauthorized or improper use of this report.
- This report is restricted to the subject trees as detailed in the report. No other trees were inspected or assessed as part of the work related to the preparation of this report.
- The accuracy and ownership of the locations of trees, property lines and other site features were not verified by Woodridge Tree. Third party information to the consultant may have been relied upon in the formation of the opinion of the consultant in the preparation of this report, and that information is assumed to be true and correct.
- The use of maps, sketches, photographs and diagrams are intended only as a reference for the readers use in understanding the contents and findings of this report, and are not intended as a representation of fact.
- Approvals from a municipal or senior government agency may be required in relation to certain recommendations and treatments provided in this report. The owner is responsible to make an application for, pay related fees and meet all requirements and conditions for the issuance of such permits, approvals or authorizations.

I certify to the best of my knowledge or belief that:

- staff from this firm have performed site inspections on the dates as stated herein.
- the findings are based on information known to the consultant at that time.
- the statements of fact determined by the consultant are true and correct.

If there are questions regarding the contents of this report please contact our office.



Kimberley Dahl

ISA Certified Arborist and Tree Risk Assessor

PN 7658A

Diploma in Horticulture

Woodridge Tree Consulting Arborists Ltd.

[kimberley@woodridgetree.com](mailto:kimberley@woodridgetree.com)

Comments :

○ = Poor Condition  
Recommend for  
Removal in absence  
Of other factors

Legend

— N —>

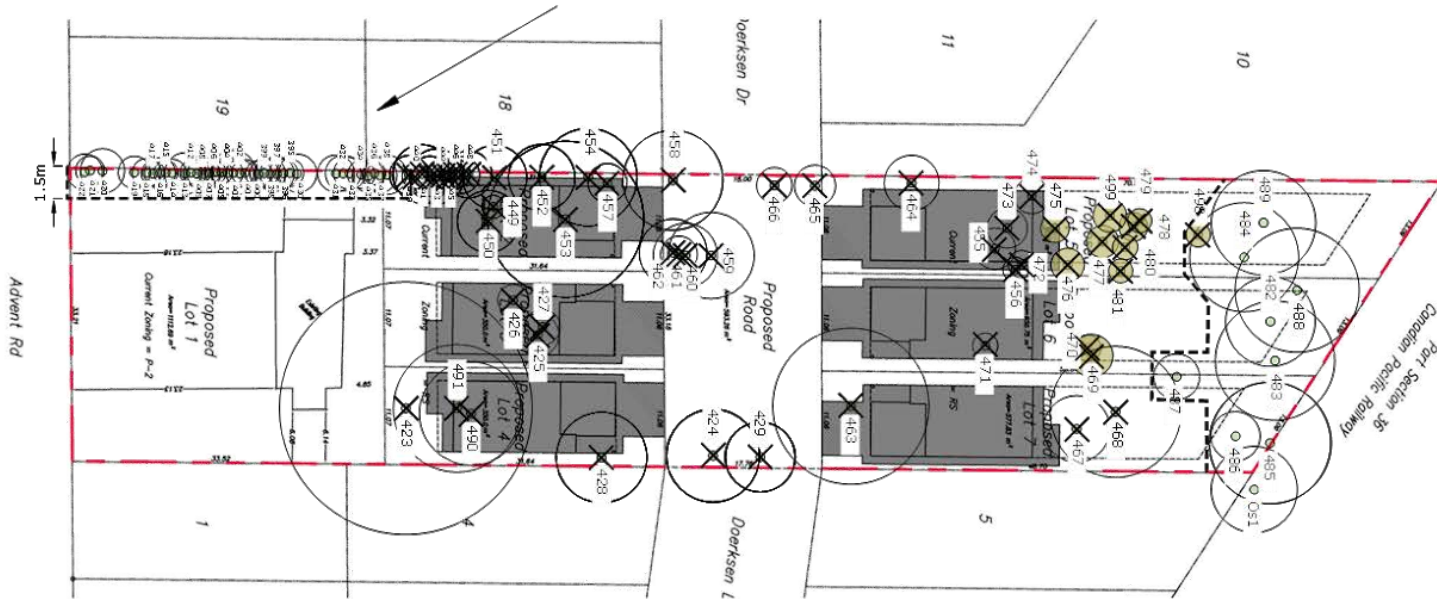
x = remove tree

tree barrier

1m 10m

for 1:500

SEVERAL TREES LOCATED ON THE SHARED PROPERTY LINE REQUIRE NEIGHBOUR  
PERMISSION FOR REMOVAL



## **19089 - Advent Rd, Pitt Meadows**

Online Development Meeting: October 13, 2020 from 4:00pm to 6:00pm

### **Attended Meeting:**

Bev  
Allison Dominelli  
Merle Ransom  
iPhone (person did not identify)

### **Questions:**

1. **Merle Ransom:** Where exactly are you planning on putting that playground or are you even planning on putting a playground?

**Harjit:** So right now, it kind of exists behind the Church. There will be a fair bit of space at the back. There's also some space on the side and there's some green space up front and then there's some on the left side as well. So, we're not absolutely pinned on exactly which area we want to use and how much of it do we need. That is something we would look at carefully.

2. **Merle Ransom:** Is it always your idea of having a daycare up and down?

**Harjit:** So, what I can speak of our current plans are to have a daycare up and down. We feel that's the best use of the building.

3. **Merle Ransom:** So, do you plan on having how many students in this building like daycare kids right now?

**Harjit:** I believe there are 20 downstairs. I think around a similar number upstairs. We haven't finalized that; there's a process we have to go through looking at the size and up and down, if it's about the same. It could be twenty-four students upstairs.

4. **Merle Ransom:** How much traffic? Every parent is going to have at least one child, that would be dropped off. And I'm just thinking of 40 cars coming in there.

**Bev:** Drop off for the daycare is staggered between 7-9:30, so the 45 parents would never be there at the same time. We rarely have more than 4 cars for pickup so if we double that it will be 8 cars maximum. So again, you never have all 45 cars on the street at the same time.

5. **Merle Ransom:** How wide are the lots going to be and how deep?

**Harjit:** It is eleven meters wide and you can see them right here, 11 meters wide. Depth of these lots, 2,3, and 4 is 33.51 meters and 11.06 meters wide.

6. **Merle Ransom:** How close from the church as it sits now to, to the back of their property line?

**Harjit:** It will be depending on church; it's kind of on an angle. The property line could be 3 meters to 1.5 meters on one corner to 3 meters on the other side.

### **Comments:**

**Merle Ransom:** I don't really have a big problem with this whole idea, probably because it doesn't affect me that much as far as looking at, you know, I'm still going to see the church, obviously, and I'll probably see the tops of the houses, but it doesn't really affect me that much.

**Merle Ransom:** So, yeah, well, like I said, I don't have a big problem with this. I mean, I knew it was going to be developed at some point. Even when we bought here back in seventy-eight, I knew that, that because all the houses on the street were getting torn down or trees removed and all these buildings up and down had been put in there. I thought actually that Dirkson Drive would actually be going through there a lot sooner than what it is now.



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**Re: 19089 Advent**

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**137313 BC Ltd** <1137313bc ltd@gmail.com>

Thu, Oct 15, 2020 at 7:59 PM

To: Don Munro &lt;[REDACTED]&gt;

Hello Don,

It was always the plan for the city to connect the Doerksen road. I share the concern of speedy drivers. Considering it is a local road, it is fair to assume we will only see local traffic on this road. As per trees, we will only remove trees that must be removed. We will make every effort to retain as many trees as possible. Tree arborists will dictate which trees need to be removed.

On Fri, Oct 9, 2020 at 9:33 AM Don Munro <[REDACTED]> wrote:

Thanks for the response. The layout does help and I will agree that the area can likely use more daycare and it is good to see the building being preserved.

Additional concerns I have :

- I realize it is in the community plan to connect Doerksen through but it's worth noting that people often blow/coast through the stop sign at Doerksen and Nikola today so there is some concern with adding more traffic there. Not much you can do about people's driving habits but perhaps it's something to note.
- I'll also note that the trees on the property help make up the feel of our neighbourhood. Can I assume that most of these trees would need to be removed?

Thanks,  
Don

On Sun, Sep 27, 2020 at 10:04 AM 137313 BC Ltd <[1137313bc ltd@gmail.com](mailto:1137313bc ltd@gmail.com)> wrote:

Dear Mr. Munro,

Thank you for the email. I am not sure if you are aware at present the Japanese Meeting Hall is occupied by three different tenants and one of those tenants is a daycare. Moving forward we intend to use the entire hall for much needed daycare facility for the neighborhood. The access to the hall will remain off advent road.

When this neighborhood was planned, it was designed to connect Doerksen Drive through the rear of our property and this is where we are proposing six additional lots that are consistent with the existing neighborhood plan.

I have attached the lot layout to this email for your consumption.

Please feel free to email me if you require any additional details.

On Sat, Sep 26, 2020 at 5:58 PM Don Munro [REDACTED] > wrote:

Hi

I live in the neighbourhood of your proposed development and will be directly impacted by this development. At 1st glance I am opposed to any development in my area that changes the look and feel of the neighborhood.

As I'm sure you are aware there is a lot across the street that has a higher density development in the works. Add to this your proposal for another 6 homes and daycare and the impact to my neighborhood is drastic.

So I am properly educated as to the real impact, do you have any further details that you can share in this regard? Perhaps something that would highlight how traffic/roads may change as well as where the 6 lots would be located.

Thanks,  
Don Munro

Nikola St.

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**Re: Online Development Information meeting re: ex church property on Advent Road**

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**137313 BC Ltd** <1137313bcLtd@gmail.com>

Tue, Oct 20, 2020 at 8:51 AM

To: Richard Day [REDACTED]

Hello Richard,

Thank you for the support.

The planning department supports our proposal and next we are preparing for the second reading. As far as the type of homes, they will vary from lot to lot. The size of the homes are generally determined by the size of the lot. We are still finalizing the exact plans but they will need to be approved and fall within the OCP guidelines. We hope to obtain approval and start servicing the lots within 6-12 months.

On Thu, Oct 15, 2020 at 10:43 PM Richard Day [REDACTED] wrote:

Thanks for the information, that answers our specific questions and we are glad to hear what you are proposing.

We were also wondering what is the status of your application and what has been the City's response so far?

Following from that, we are wondering what types of buildings are being proposed on the six lots? And we're also wondering what we can expect in terms of a time frame for development of the sites?

Thanks again for your assistance.

Richard and Susan Day

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**From:** 137313 BC Ltd <1137313bcLtd@gmail.com>**Sent:** October 15, 2020 7:56 PM**To:** Richard Day [REDACTED]**Subject:** Re: Online Development Information meeting re: ex church property on Advent Road

Hello Richard and Susan,

Thank you for the email. Your input is much appreciated. I am attaching the layout of the six lots (Lots 2-7 in the attached layout). This will give you a good sense of how we are preserving a heritage building. We are only removing the trees that are required for the development. Our intent is to retain the rest of the trees. As you will see on the attached map, Doerksen Drive will be connected through the property as per the original intention of the city. The daycare area will be relocated to either front and/or sides of the church. Hopefully this will redistribute the noise away from one location on the property and building can act as a noise barrier. Most of the current playing area beside your property will become part of the new subdivision.

If you have any additional questions, please feel free to reach out to me again.

On Wed, Oct 14, 2020 at 5:50 PM Richard Day [REDACTED] wrote:

My name is Richard Day, we have been next-door neighbours of the church property for 28 years. We were planning to attend the Zoom meeting but were travelling yesterday and were delayed on the highway.

If there is a recording of the meeting, I'd be happy to watch it and see if my questions might have been answered.

In addition to the result of the meeting, we are interested in a few specific issues:

- in general, how can six homes fit on the remaining property without removing the church?
- what might take place regarding trees on the property, especially those close to our home?
- will Doerksen Drive be connected through the property as per the original intention of the city?
- We also have concerns about a larger daycare since there have been ongoing noise issues which have abated recently with less kids but were quite severe in previous years.

We look forward to hearing from you.

Richard and Susan Day,  
[REDACTED] Doerksen Drive

**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 [DATE].

**PUBLIC HEARING** held on [DATE].

**READ** a THIRD time on [DATE].

**ADOPTED** on [DATE].

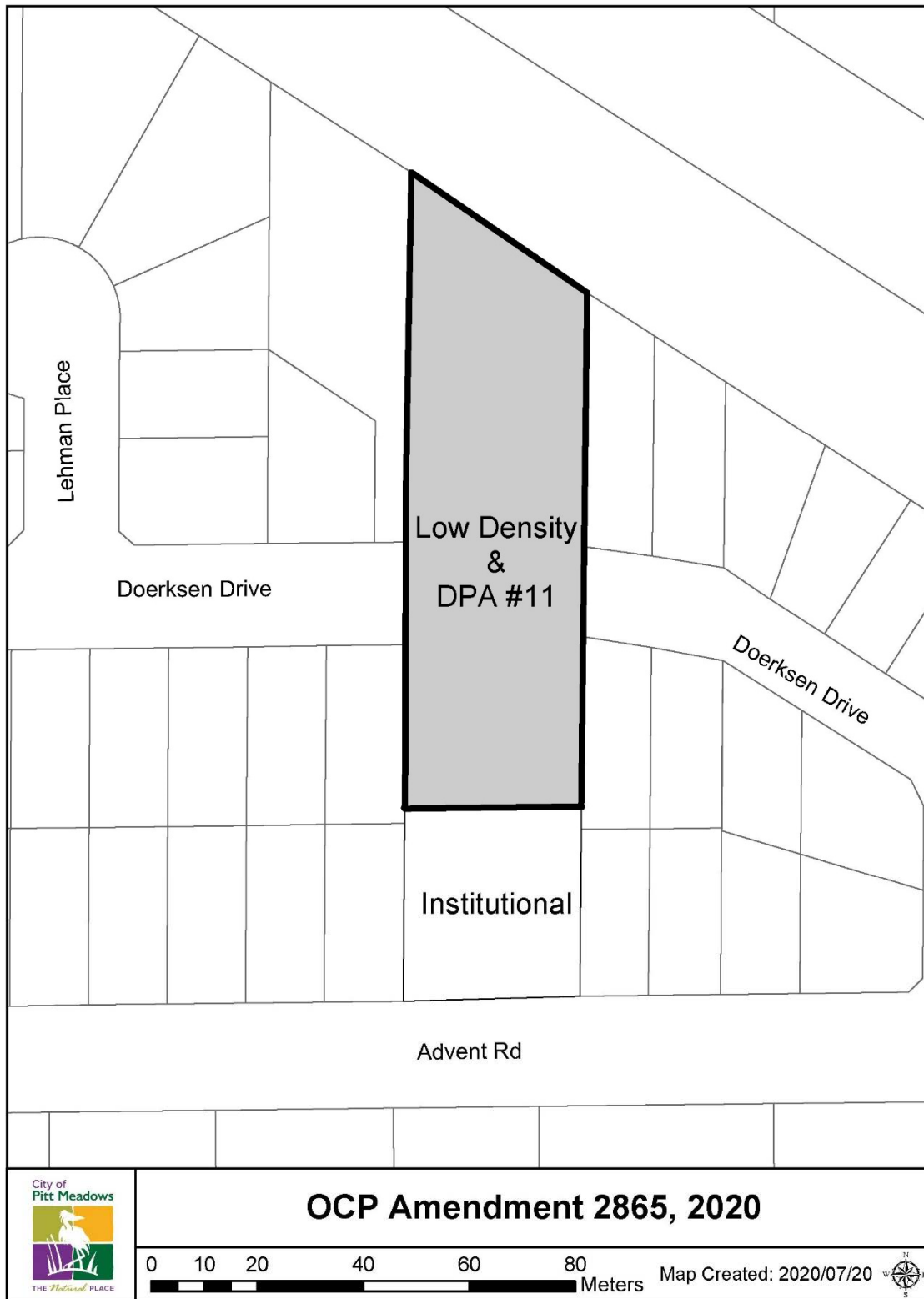
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Bill Dingwall  
 Mayor

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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 [DATE].

**PUBLIC HEARING** held on [DATE].

**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.

**PUBLIC HEARING** held on [DATE].

READ a **THIRD** time and **ADOPTED** on [DATE].

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Bill Dingwall  
Mayor

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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.

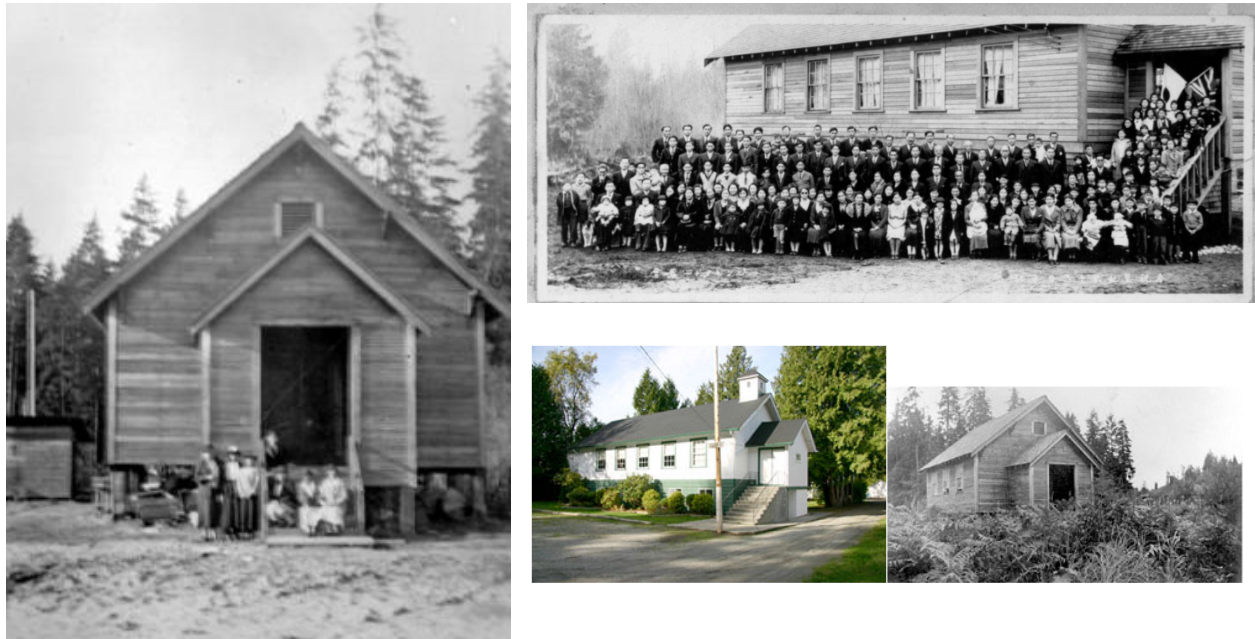
The building was used by the Pitt Meadows Japanese Farmers' Association, which was organized in the 1920's for educational purposes and community activities. It provided information related to the agricultural practices and skills through means such as seminars and brochures. Its leadership was closely 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>