

Staff Report to Council

Planning and Development

FILE: 6480-20-2020-02

REPORT DATE: July 31, 2020 MEETING DATE: September 15, 2020

TO: Mayor and Council

FROM: Anne Berry, Director of Planning and Development

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

CHIEF ADMINISTRATIVE OFFICER REVIEW/APPROVAL:



RECOMMENDATION(S): 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; OR
- E. Other.

PURPOSE

To introduce an application to amend the Official Community Plan and Zoning Bylaws, to permit the development of a single-family, six lot subdivision, and to propose a new heritage designation for the Japanese Canadian Hall building at 19089 Advent Rd.

☐ Information Report ☒ Decision Report
☐ Direction Report

DISCUSSION

Background:

Applicant: Harjit Dheol

Owner: Community of Christ Inc.

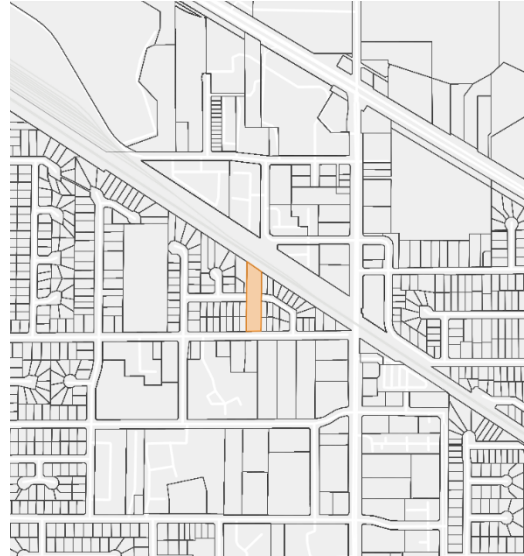
Civic Address: 19089 Advent Rd

Property Size: 4,815 m²/51,829 ft² (1.18 acres)

OCP Land Use Designation: Institutional and
Residential – Low Density

OCP Development Permit Area: #11 – Infill
Housing

Zoning: P-2 (Assembly) & RS (Large Lot Residential)



Presently, the property contains a building which is used for a daycare and a church. There are also two accessory buildings which are quite old and run-down and are proposed to be demolished. Membership in the church has dwindled over the years and the property was recently listed for sale. A developer has now purchased the property subject to receiving approval to develop the property.



Figure 1: Photo of Existing Church and Daycare Building

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. The residential designation permits low-density residential use in a variety of forms, ranging from single, two and three family housing to townhouses at a density of up to 30 units per net hectare. The institutional designation permits public and private institutional uses such as public and private schools, churches and daycare facilities.

Within the OCP review process, Council endorsed a draft residential land use map that maintains the designation of low-density residential for part of this property, the same as in the current OCP.

Zoning Bylaw No. 2505, 2011.

The property is currently split-zoned. The front portion of the property where the church building is zoned as Assembly (P-2) and the remainder of the property is zoned Large Lot Residential (RS). Assembly zoning permits assembly uses that serve cultural, religious and other social functions. Large Lot Residential zoning permits subdivisions into single-family lots that are a minimum of 0.2 ha (0.5 ac).

Local Government Act (LGA)

The LGA contains a variety of tools that a local government can use to ensure heritage protection of buildings and properties, ranging from temporary to continuing. A property may be listed on a heritage register, or have heritage designation, or both. Below are the main differences:

Heritage Registration	Heritage Designation
Identifies a historic place that the community deems to have heritage value	Provides permanent legal protection for a historic place
Does not provide permanent legal protection	Changes require a Heritage Alteration Permit
Is enacted by local government council resolution	Is enacted by bylaw

Source: <https://www2.gov.bc.ca/gov/content/governments/celebrating-british-columbia/historic-places/conserving-buildings-properties>

Established in 2003, the City currently has a Community Heritage Registry which identifies a number of buildings, structures or properties that have identified heritage value. Some of the buildings on the Registry include:

- Blaney House at 13074 Harris Rd
- Hoffman & Sons Garage at 12265 Harris Rd
- Pitt Meadows School House at 13414 Harris Rd
- Heritage Hall at 12460 Harris Rd
- Mostrenko Residence at 17305 Ford Rd Detour
- Harold Sutton Residence at 18389 Ford Rd

A few properties have been legally protected by a heritage designation bylaw, including:

- Community Church at 12109 Harris Rd
- Old General Store Site at Pitt Meadows Museum at 12294 Harris Rd
- McElhinney Residence at 19731 McNeil Rd

Having property listed on the Registry does not prevent a property owner from altering their property so long as the alterations comply with all other bylaw and requirements. However, local governments are authorized to withhold (delay) demolition and building permits for buildings listed on a Registry for a maximum of 60 days. This allows municipalities the time to make provisions to relocate the building to another site or to salvage building materials. A Registry does not provide legal protection (such as designation) but enables the monitoring of proposed changes to heritage properties.

Property owner does not have to agree for the property to be on the Registry. If a designation by a heritage designation bylaw causes, or will cause at the time of designation, a reduction in the market value of the designated property, the local government must compensate. In the case of redevelopment the property owner can waive compensation in exchange for development approval.

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.

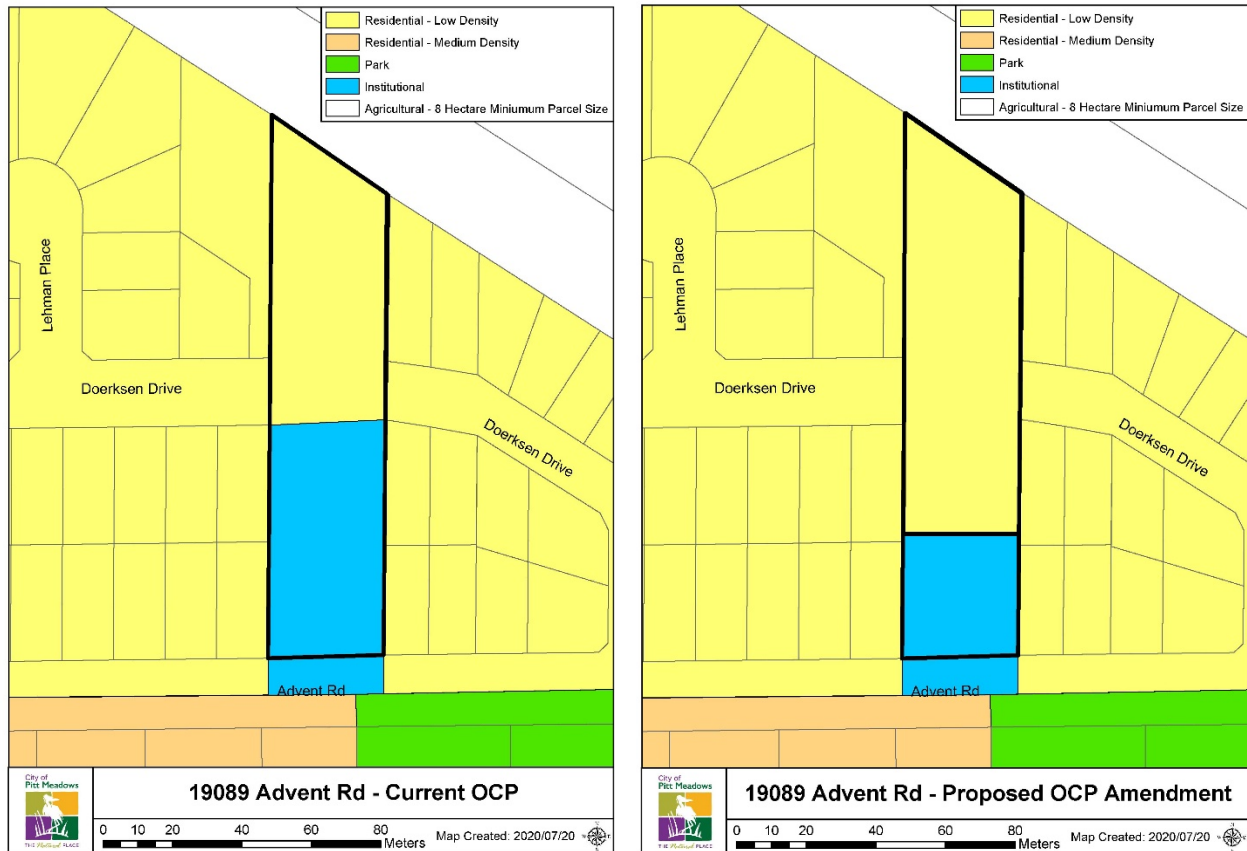
In this case, the subject Japanese Canadian Hall building is not located on the City's Heritage Registry, nor is it legally protected by a heritage designation bylaw. In 2006, when the majority of buildings in the City were added to the Registry, the owner

(Community of Christ, Inc.) requested that the building be left off and those wishes were respected.

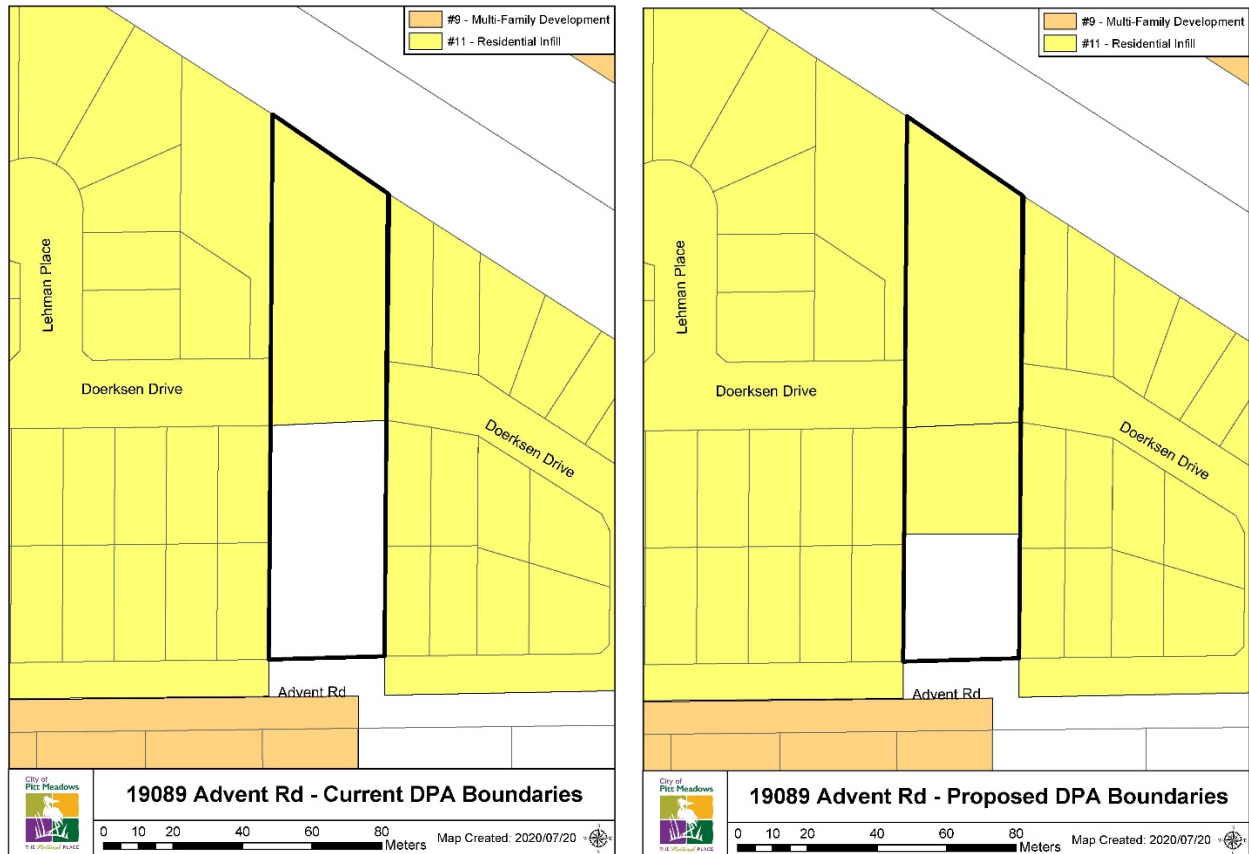
Analysis:

Project Overview

This application proposes to amend the OCP by adjusting the boundary between the Institutional and Residential – Low-density designations:



Also, the portion of the property becoming residential will be added into Development Permit Area 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. This type of development permit is delegated to staff for review of form and character.



If approved, the residential portion of the property will be rezoned to Small Lot Residential (R-2):



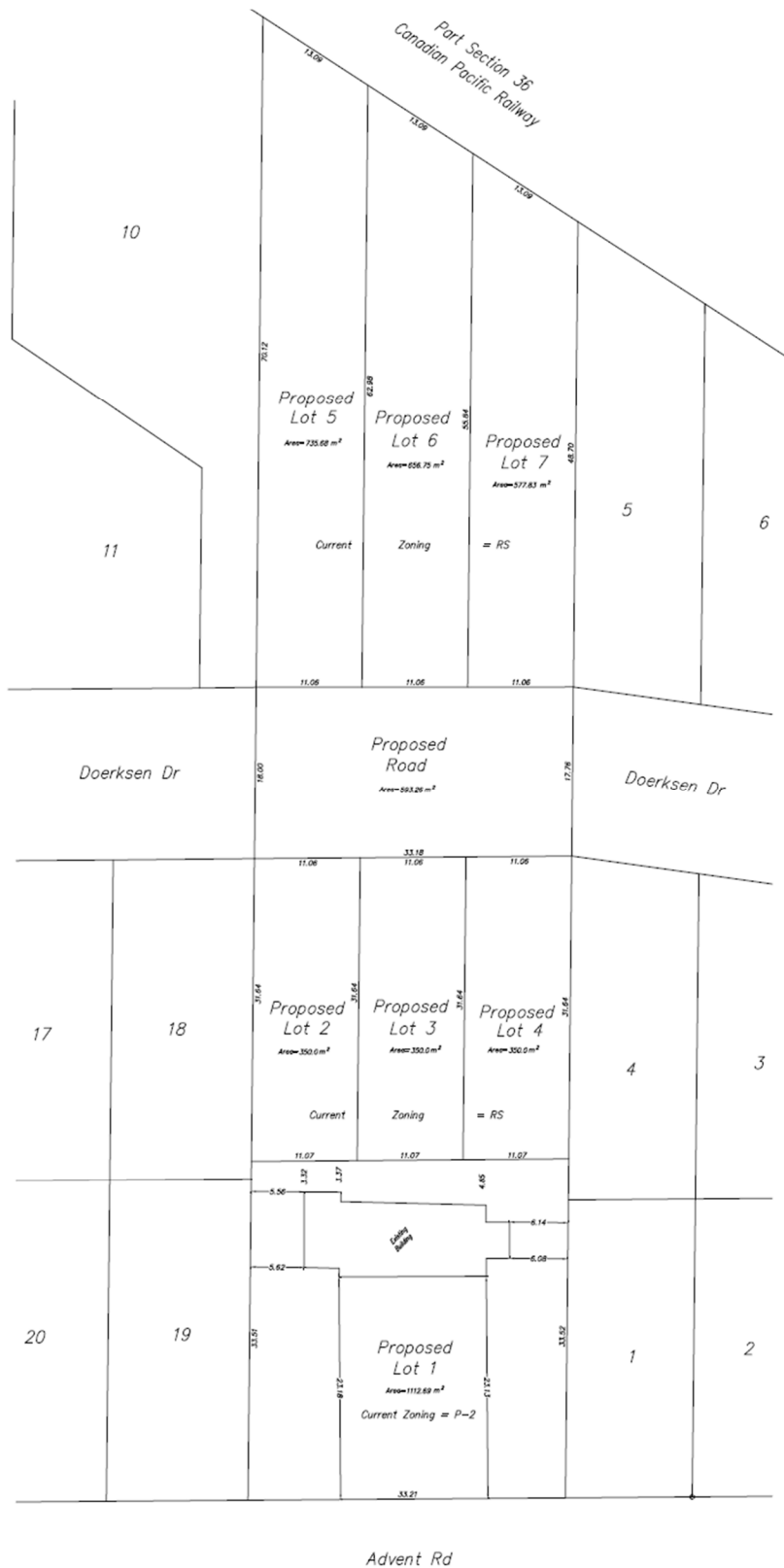
The remainder of the property where the church building sits will remain designated as Institutional in the OCP and zoned as Assembly (P-2).

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.

If this application progresses to the public hearing stage, then a development variance permit will be included at that time to address the variance request for the residential lots. A Heritage Revitalization Agreement (discussed below in more detail) is recommended, which can include the variance for the heritage building setback. If rezoned to R-1, 4 lots would be the maximum density which the developer indicated is not economically feasible, given the heritage designation considerations. The R-1 designation permits secondary suites but R-2 does not.

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



Inclusion of the existing church building, known as the Japanese Canadian Meeting Hall, onto the City's Heritage Registry is also proposed, along with a heritage designation bylaw to legally protect the building. 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.

Access

Access to the daycare (heritage building) will remain in its current location off Advent Rd. The six proposed residential lots will be served by extending Doerksen Rd through, in accordance with the City's Subdivision and Development Servicing Bylaw, including sidewalks, curb, gutter, street lighting and boulevard landscaping, etc.

Location

The property is well situated for both a daycare use and residential single-family lots, located very close to Hoffman Park and Highland Park Elementary School and is a short walk to shops and services along Harris Rd. It is within 400 m of bus stops on Harris Rd and the Pitt Meadows West Coast Express Station. Harris Rd is part of TransLink's Frequent Transit Network, meaning there is bus service every 15 minutes.

Residential Development/Density

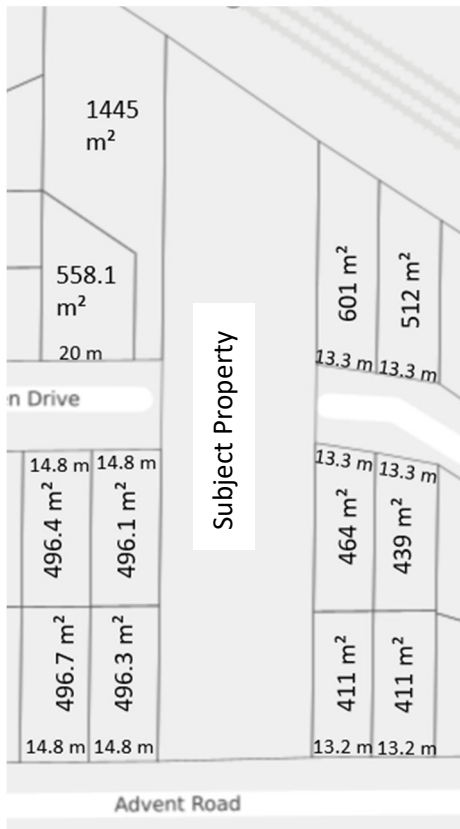
R-2 (Small Lot Residential) zoning requires a minimum of 350 m² (3,767 m²) lot area and 11 m (36 ft) lot width. This subdivision proposes the following:

	Lot 2	Lot 3	Lot 4	Lot 5	Lot 6	Lot 7
Lot Size 350 m ² min.	350 m ²	350 m ²	350 m ²	735.68 m ²	656.75 m ²	577.83 m ²
Lot Width 11 m min.	11.07 m	11.07 m	11.07 m	11.06 m	11.06 m	11.06 m

The proposed single-family lots have the following build-out under the R-2 zoning:

	Lot 2	Lot 3	Lot 4	Lot 5	Lot 6	Lot 7
Floor Area max.	232 m ² 2,497 ft ²	232 m ² 2,497 ft ²	232 m ² 2,497 ft ²	353.1m ² 3,800 ft ²	315.2m ² 3,392 ft ²	277.3m ² 2,984 ft ²

In the R-2 one, the maximum lot coverage is 50% and the maximum height is two storeys. Secondary or garden suites are not permitted.



Proposed lots 2, 3 and 4 are slightly smaller and all of the proposed lots are narrower than adjacent properties. The adjacent subdivision to the west was created in 1992 and the east, in 2003.

The majority of homes in the neighbourhood are also two storey dwellings.

Area and width of surrounding properties

Heritage Building

The Japanese Canadian Hall building was identified through a nomination process from the BC Heritage Branch's Japanese Canadian Historic Places Recognition Program in 2017, along with 55 other places throughout the province. It is recognized by the Provincial Government's heritage program but is not currently on the City's Community Heritage Registry.

In 2006 when the City's Heritage Registry being updated, the owner of the property was notified about potential inclusion into City's registry. At that time however, the Church asked not to be included and so the building was left off the registry. Staff believe that the building has significant heritage value and should be on the registry (see Attached Statement of Significance)

Japanese Canadians had a strong farming presence in the early days of Pitt Meadows as some families arrived in the community as early



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

as 1912. 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 community, with the basement of the Hall serving as a Japanese language school for children. 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.



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

The building is one-storey, wood-frame construction with a full basement and features a front gable, roof ventilator, horizontal wooden siding and multi-pane windows. It is the only surviving representation of the once thriving Japanese Canadian community in Pitt Meadows.



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

- 4.4.2 e) The City will consider offering incentives to encourage conservation, including zoning relaxations and Heritage Revitalization Agreements;
- 4.6.2 b) Infill housing is supported in the areas designated for low-density residential use in the urban area, and in particular, adjacent to the Town Centre and within walking distance of transit.

Child Care Needs Assessment

The City's recent Child Care Needs Assessment indicates need for additional child care spaces. That report recommends a number of strategic directions, including:

Strategic Direction 2: Facilitate and support community efforts in developing additional child care spaces

- Encourage new child care facilities to be located close areas with child and family related uses, such as schools, multi-family residential housing and recreation programming.

The basement of the building currently contains a daycare with 20 child care spaces. The applicant intends to increase the capacity of the daycare to between 40 to 48 spaces.

The location of the building as a daycare is well-situated, being across the street from Hoffman Park and in the central part of the City. Ample parking is provided in front for pickup and drop-off, and the existing daycare has been successfully operating from this location for several years.

Heritage Revitalization Agreement

A heritage revitalization agreement is an agreement between a heritage property owner and the City, whereby conservation and protection of a heritage building is agreed to by an owner (based on a conservation plan prepared by a qualified professional). In exchange, the City can vary things like permitted uses, densities, setbacks, subdivision servicing requirements and development cost charges. Staff recommend that a heritage revitalization agreement be developed with the applicant, should this project move forward.

Variances

Staff do not have any major objections to the two proposed variances for this application:

- 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.

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.

The location of the heritage building is not being moved. Without the variance to the rear setback, the three proposed single-family lots directly behind the Japanese Canadian Hall would not be large enough to meet the minimum R-2 lot size of 350 m². It is likely that two lots would be possible, however, this might put the financial viability of the entire project in jeopardy.

Community Amenity Contribution

Council Policy C091 provides a framework for negotiating amenities as part of the rezoning process. While typically a monetary contribution per dwelling unit is provided to the City towards a reserve fund, the policy also permits the provision of a specific amenity, including heritage conservation. As noted earlier, a property owner can claim financial compensation equal to the reduction in market value resulting in the heritage designation.

In this case, the applicant has agreed to waive any claim to compensation resulting in the heritage designation bylaw and heritage revitalization agreement as the community amenity contribution for this project. Council can request an alternate method of contribution.

Public Consultation

In accordance with section 475 of the *Local Government Act*, to amend an Official Community Plan, a local government must:

- (a) consider whether the opportunities for consultation with one or more of the persons, organizations and authorities should be early and ongoing, and
- (b) specifically consider whether consultation is required with the following:
 - (i) the board of the regional district in which the area covered by the plan is located, in the case of a municipal official community plan;
 - (ii) the board of any regional district that is adjacent to the area covered by the plan;
 - (iii) the council of any municipality that is adjacent to the area covered by the plan;
 - (iv) first nations;
 - (v) boards of education, greater boards and improvement district boards;
 - (vi) the Provincial and federal governments and their agencies.

In this case, staff do not feel that this type of wide-ranging consultation is required for a small project. The new Official Community Plan is receiving extensive public

consultation and addressing all of the above requirements. While this project does not exactly meet the proposed land use plan in the new OCP, the intent of the development does.

With any amendment to the OCP, under Council Policy C015 there is a requirement for the developer to host a public information meeting prior to second reading of the bylaw. Depending on any public health orders or recommendations that may be in place, this meeting may be virtual or in some other format as proposed by the developer and agreed to by staff.

In addition, a public hearing will be required should this application receive second reading. A public information meeting and public hearing will provide opportunities for public consultation at a level appropriate to this application.

Recommendation

Staff recommend that this project be moved to the next stage, and public consultation initiated. This application represents a unique opportunity to preserve an important heritage building in the City, and therefore inclusion of the Japanese Canadian Hall onto the City's Heritage Registry at this stage is also recommended.

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.

Property owner does not have to agree for the property to be on the Registry. If a designation by a heritage designation bylaw causes, or will cause at the time of designation, a reduction in the market value of the designated property, the local government must compensate. In the case of redevelopment the property owner can waive compensation in exchange for development approval.

PUBLIC PARTICIPATION

- ☒ Inform ☒ Consult ☐ Involve ☐ Collaborate ☐ Empower

Comment(s):

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

KATZIE FIRST NATION CONSIDERATIONS

Referral ☐ Yes ☒ No

SIGN-OFFS

Written by:

Allison Dominelli,
Development Services Technician

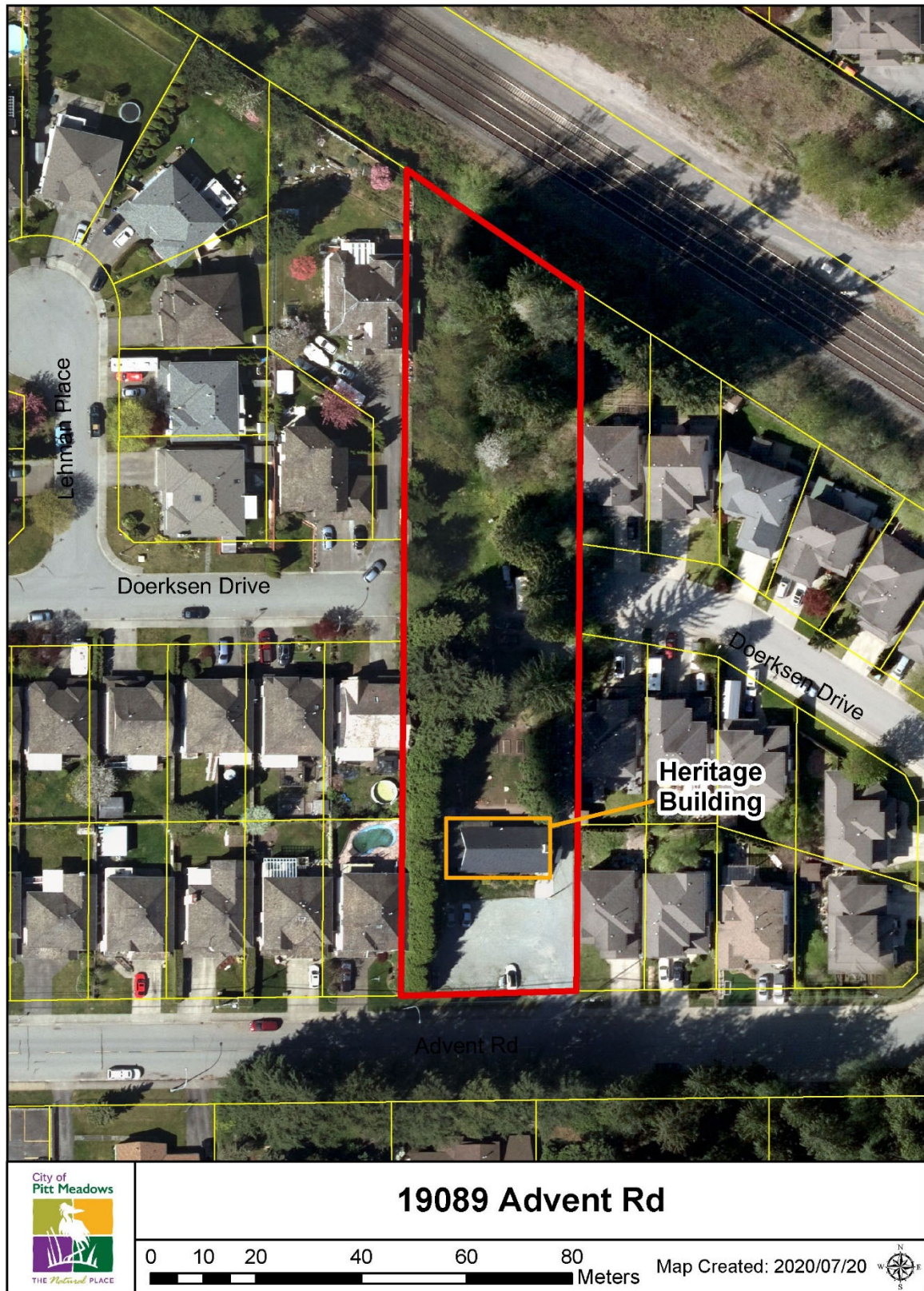
Reviewed by:

Alex Wallace,
Manager of Community Development

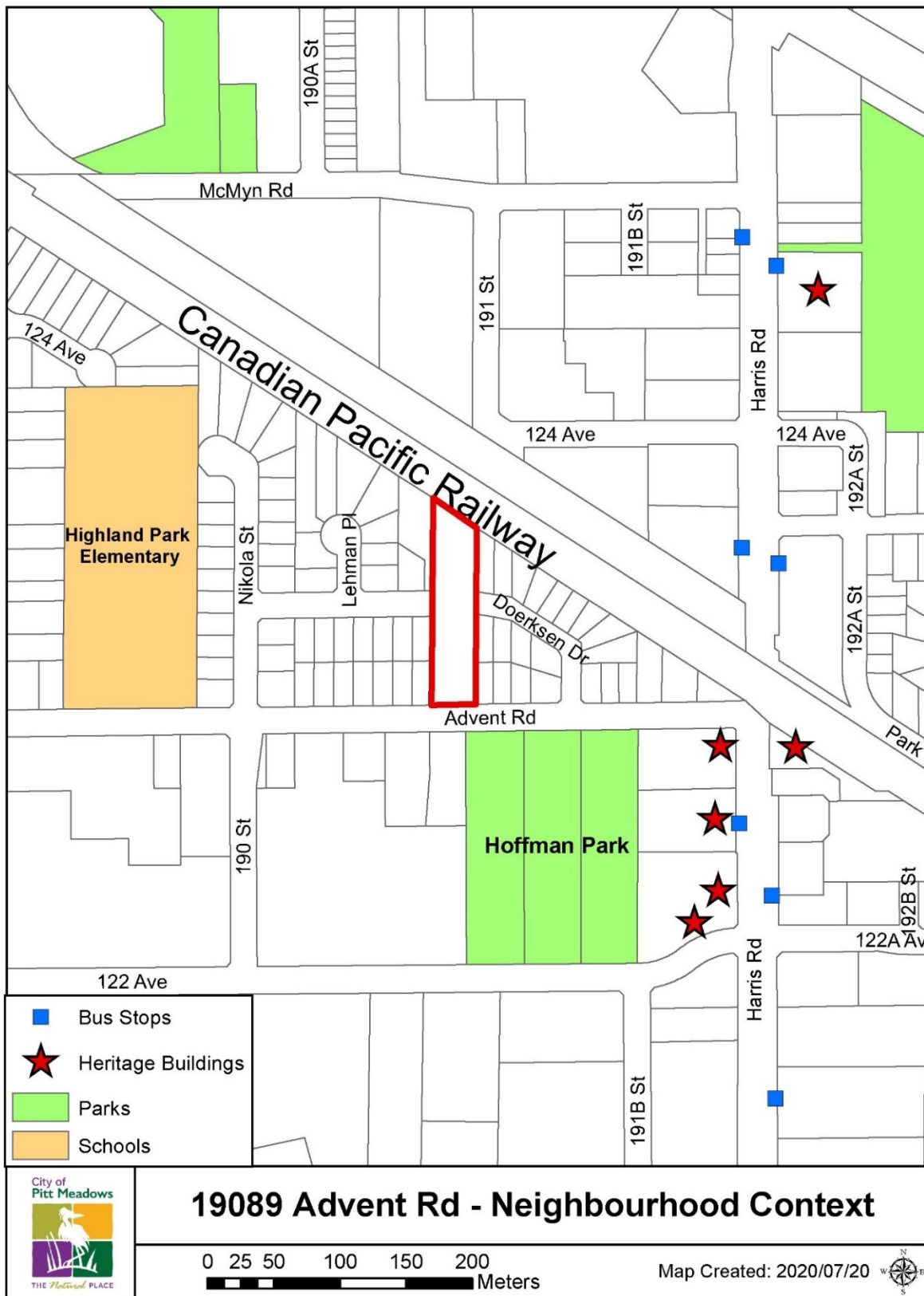
ATTACHMENT(S):

- A. Aerial Photo Map
- B. Neighbourhood Context Map
- C. Letter of Intent
- D. Japanese Canadian Hall Statement of Significance
- E. Proposed Subdivision Plan
- F. Official Community Plan Amendment Bylaw No. 2865, 2020
- G. Zoning Amendment Bylaw No. 2866, 2020
- H. Heritage Designation Bylaw No. 2867, 2020

ATTACHMENT A: Aerial Photo Map



ATTACHMENT B: Neighbourhood Context Map



ATTACHMENT C: Letter of Intent

March 25, 2020

In reference to the property located on - 19089 Advent Rd, Pitt Meadows, BC, V3Y 2C4.

Presently the property is zoned RS and P-2. The property contains a historically significant building, presently being utilized by a daycare on weekdays and church groups on the weekend. The building plays an important role in the community for young families to older members of the community.

The intent of this development proposal is to rezone the property at 19089 Advent Rd from Large Lot Residential (RS) to R-2 zone to permit construction of 6 single family homes and one P-2 lot (LOT 1) with existing building.

To retain the existing building, we are requesting a variance on rear setback of LOT 1 and side setbacks on LOTS 2 to 7. The side setbacks on Lots 2 to 7 will be 3ft on each side of the proposed homes. This is similar to setbacks provided for homes in Vancouver.

Relaxation of the setback on rear of LOT 1 will enable us to retain the existing building for community use and daycare facility.

Each single family home will be 2 stories conforming to R-2 zoning, except for the above variance and will have a 2-5-10 warranty. The exterior of each home will have a blend of wood shingles, vinyl siding and hardy board to complete their individual elegant appearance. Completely landscaped, including driveways that will be completed with a protective finish, in order to maintain years of carefree maintenance. This development will provide affordable housing to growing families in this neighbourhood and create easy access to transit, facilities, and schooling.

Sincerely,

Harjit Deol
1137313 B.C. LTD.

ATTACHMENT D:
CITY OF PITT MEADOWS
STATEMENT OF SIGNIFICANCE
JAPANESE CANADIAN HALL - 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>

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 and SECOND time on [DATE].

PUBLIC HEARING held on [DATE].

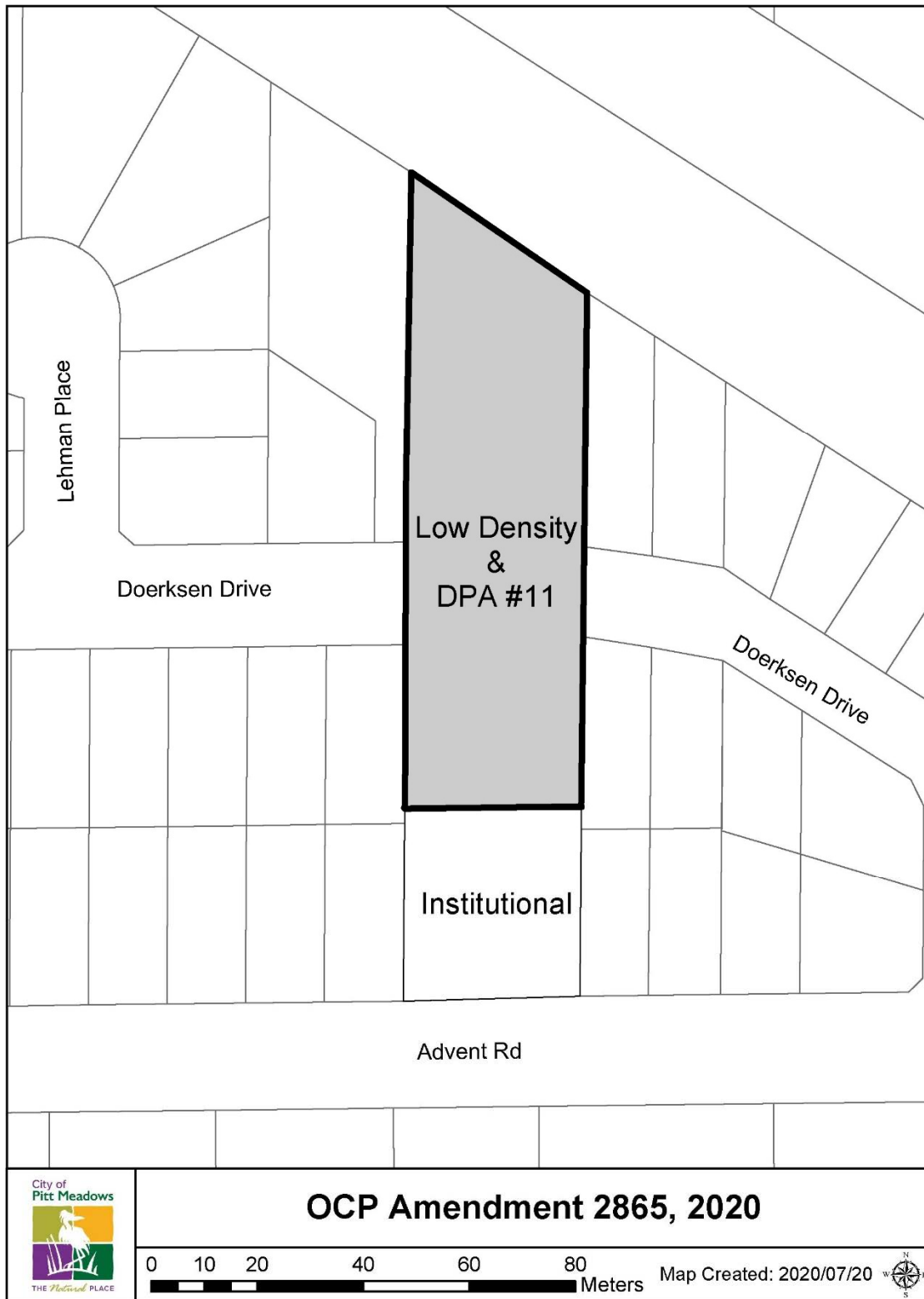
READ a THIRD time on [DATE].

ADOPTED on [DATE].

Bill Dingwall
 Mayor

Kate Barchard
 Corporate Officer

ATTACHMENT 1



CITY OF PITT MEADOWS
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 and 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
- a) Legal Description: Lot “B” Except: Parcel “One” (Reference Plan 14254), Section 36 Block 6 North Range 1 East New Westminster District Plan 6328
 - b) Parcel Identifier: 010-866-108
 - c) 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.

Heritage Alteration Permit

- 7) 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.
- 8) 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

- 9) 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

- 10) 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 [DATE].

PUBLIC HEARING held on [DATE].

READ a **THIRD** time and **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.

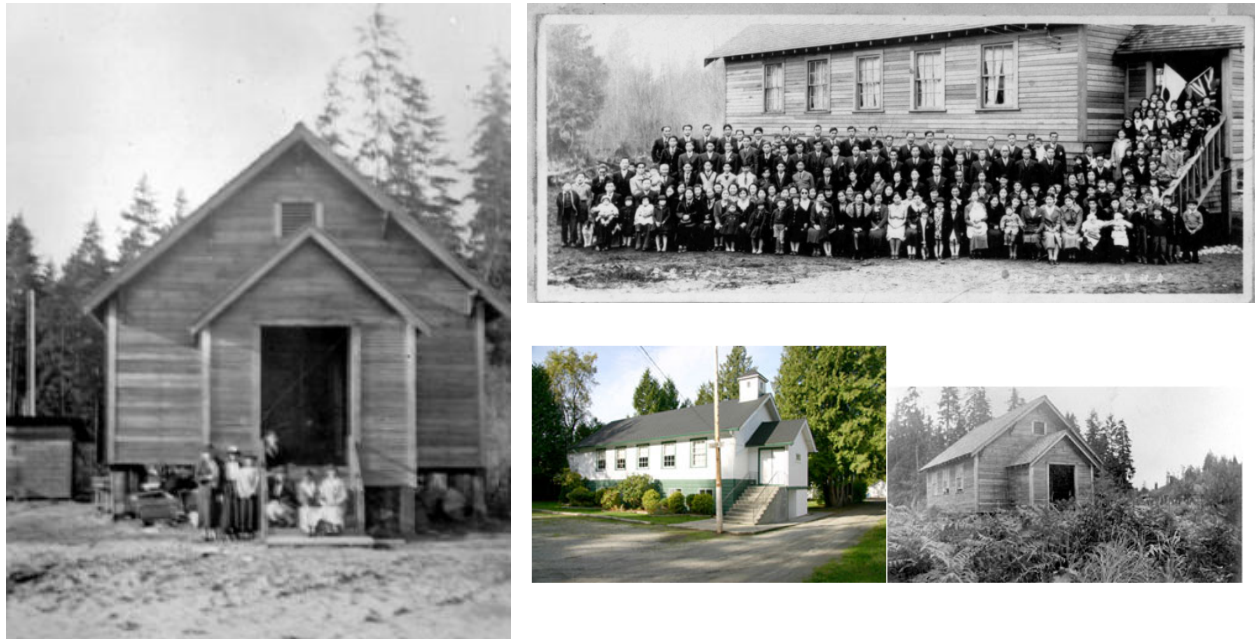
The building was used by the Pitt Meadows Japanese Farmers' Association, which was organized in the 1920's for educational purposes and community activities. It provided information related to the agricultural practices and skills through means such as seminars and brochures. Its leadership was closely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