



# City of Port Moody

## Report/Recommendation to Council

Date: October 20, 2021  
Submitted by: Community Development Department – Development Planning Division  
Subject: Heritage Designation Bylaw – 2130 St. George Street, 123 Douglas Street, and 2133 St. Andrews Street

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### Purpose

To present for Council's consideration Heritage Designation Bylaw, No. 3328 to designate the properties at 2130 St. George Street, 123 Douglas Street, and 2133 St. Andrews Street as municipal heritage sites, completing the Heritage Revitalization Agreement project for the sites.

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### Recommended Resolution(s)

**THAT City of Port Moody Heritage Designation Bylaw, 2019, No. 3328 (2130 St. George Street, 123 Douglas Street, and 2133 St. Andrews Street) be read a first and second time as recommended in the report dated October 20, 2021 from the Community Development Department – Development Planning Division regarding Heritage Designation Bylaw – 2130 St. George Street, 123 Douglas Street, and 2133 St. Andrews Street;**

**AND THAT Bylaw No. 3328 be referred to a Public Hearing.**

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### Background

This Heritage Designation Bylaw for the properties at 2130 St. George Street, 123 Douglas Street, and 2133 St. Andrews Street (Location Map included as **Attachment 1**) relates to Heritage Revitalization Agreement (HRA) Bylaw, 2016, No. 3069, which was adopted by Council on April 26, 2017. The City and the owner of the property entered into this agreement that allowed for the relocation of three properties on the City's Heritage Register: the Moisio Residence (formerly located at 2614 St. Johns Street), the Siddall Residence (formerly located at 2901 St. Johns Street), and the Sutherland Residence (formerly located at 2830 St. George Street) to the property at 123 Douglas Street. As part of the HRA, Heritage Conservation Plans were prepared for all three heritage buildings, providing a revitalization strategy centred on features including heritage value, character-defining elements, statements of significance, and conservation guidelines. As part of the HRA, the property was also subdivided into three fee simple lots on which the heritage homes were relocated. Further background information and details of the Heritage Revitalization Agreement can be found in the attached Council Report from October 25, 2016 (**Attachment 2**).

## Discussion

### Heritage Designation

Section 611 of the *LGA* permits a local government, through bylaw, to designate real property in whole or in part as protected heritage property, which is the highest level of heritage protection possible. As a requirement of the HRA, the owner agreed to the designation by Bylaw of the Moisio Residence, Siddall Residence, and Sutherland Residence as municipal heritage sites. The HRA development agreement between the City and the property owner releases the City from any obligation to further compensate the owner for potential reductions in market value to lands and improvements that may result from the designation.

The Moisio Residence, located at 2130 St. George Street, the Siddall Residence, located at 123 Douglas Street, and the Sutherland Residence, located at 2133 St. Andrews Street, have conditional occupancy certificates. In order to receive the final occupancy certificates, a Heritage Designation Bylaw needs to be considered and adopted by Council. Draft City of Port Moody Heritage Designation Bylaw, No. 3328 is provided as **Attachment 3**.

Section 612 (5) of the *Local Government Act* stipulates that, when it is considering municipal heritage designations, a local government must prepare a report regarding the property to be designated that includes information on the following subjects:

- the heritage value or heritage character of the property;
- the compatibility of conservation with the official community plan and any other community planning objectives in the area in which the property is located;
- the compatibility of conservation with lawful uses of the property and adjoining lands;
- the condition and economic viability of the property; and
- the possible need for financial or other support to enable appropriate conservation.

### Heritage Value or Heritage Character

The Moisio Residence, built in 1912 and formerly located at 2614 St. Johns Street, is significant for its association with its first owner, Esa Moisio, who was employed as a millwright at the Thurston-Flavelle Mill, one of the major sawmills in the area. Moisio's connection with the mill demonstrates the importance that resource industries played in the growth and economic development of Port Moody. Moisio was a noted local citizen, and served as Alderman for the City of Port Moody between 1915 and 1917. The Moisio Residence is also valued as a well-maintained example of an Arts and Crafts bungalow. The modest detailing reflects the type of residence typically built in the era prior to the outbreak of World War One.

The Siddall Residence, built in 1922 and formerly located at 2901 St. Johns Street, was first owned by James Pridham Siddall (1883-1965), who was employed as a sawmill engineer and was originally from Port Phillips, Nova Scotia. The Siddall Residence is a well-maintained example of a bungalow that demonstrates the influence of the Craftsman style. The modest detailing reflects the type of residence typically built in the 1920s.

The Sutherland Residence, built in 1944, and formerly located at 2830 St. George Street, was constructed by Ross Sutherland, a millworker at the local Thurston-Flavelle Sawmill, who likely had access to inexpensive construction materials. The Sutherland Residence is significant for

its association with the wartime development of Port Moody and for its modest Craftsman-influenced architecture.

#### Compatibility with the Official Community Plan

The heritage designation of the three buildings is compatible with the following heritage conservation policies contained within the City's Official Community Plan:

- The City will actively pursue the conservation of community heritage resources by implementing the appropriate legislative tools available for this purpose;
- The City will continue to explore various incentive programs to foster heritage conservation and other ways to encourage the preservation of heritage buildings;
- The identification and conservation of community heritage resources will continue to be considered within the development process;
- The City will continue to explore various incentive programs to foster heritage conservation and other ways to encourage the preservation of heritage buildings; and
- In consultation with property owners, the City will continue to add properties to its heritage register as a means of informing the conservation and maintenance of historic buildings.

#### Compatibility with Lawful Uses of the Subject Property and Adjoining Lands

The permitted land uses for this site are set out in the HRA, which was adopted by Council in 2017. The permitted uses on Land include:

- three fee simple lots each of which allows for one-family residential use;
- accessory home occupation (Type I and Type II), with exceptions; and
- a density, lot coverage, siting, height, off-street parking that conforms with the plans attached to the HRA;

As such, the permitted uses contained in the HRA for this site are deemed lawful. Any proposed changes to these uses will be brought forward as a bylaw amendment for Council's consideration.

#### Conditions and Economic Viability of the Subject Property

The heritage conservation of the three residences have been completed in conformance with the terms and conditions of the Heritage Revitalization Agreement that governs the subject properties. Conditional Occupancy Certificates have been granted for each of the three buildings, and the owner has provided a final report (**Attachment 4**) from a heritage consultant confirming that the restoration has been in conformance with the approved HRA.

#### Support to Enable Heritage Conservation

Designating the buildings and the land does not obligate Council to provide financial assistance to the owner for heritage conservation, as set out in the HRA, which includes a clause that releases the City from any obligation to compensate the owner from any reduction in market value of the lands that may result from the designation.

## Other Option(s)

Council may choose to waive the requirement for a Public Hearing with the following alternate resolution:

THAT City of Port Moody Heritage Designation Bylaw, 2019, No. 3328 (2130 St. George Street, 123 Douglas Street, and 2133 St. Andrews Street) be read a first and second time as recommended in the report dated October 20, 2021 from the Community Development Department – Development Planning Division regarding Heritage Designation Bylaw – 2130 St. George Street, 123 Douglas Street, and 2133 St. Andrews Street;

AND THAT notice be given that Council is waiving the requirement to hold a Public Hearing for Bylaw No. 3328.

## Financial Implications

There are no financial implications for the City associated with the recommendations of this report.

## Communications and Civic Engagement Initiatives

Should this Heritage Designation Bylaw proceed to a Public Hearing, a notification sign will be placed on the property, notices will be sent to adjacent properties within the required notification area and will be advertised in the local newspaper in accordance with the Development Approval Procedures Bylaw and the *Local Government Act*.

## Council Strategic Plan Objectives

This proposal is consistent with the goals of the 2019-2022 Council Strategic Plan as they relate to:

- Community Evolution – ensuring future community growth is carefully considered by allowing for diverse housing forms and heritage revitalization; and
- Healthy City – planning for a variety of housing types to meet the community's diverse and emerging needs.

## Attachment(s)

1. 2130 St George Street – 123 Douglas – 2133 St. Andrews Street Location Map.
2. Report considered at the October 25, 2016 Council meeting – Heritage Revitalization Agreement Bylaw – 123 Douglas Street.
3. Draft City of Port Moody Heritage Designation Bylaw, 2021, No. 3328.
4. Heritage Consultant's Final Report.

## Report Author

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Senior Planner

## Report Approval Details

Document Title:	Heritage Designation Bylaw – 2130 St. George Street, 123 Douglas Street and 2133 St. Andrews Street.docx
Attachments:	<ul style="list-style-type: none"><li>- Attachment 1 - 2130 St George Street - 123 Douglas - 2133 St. Andrews Street LocationMap.pdf</li><li>- Attachment 2 - Report considered at the October 25, 2016 Council meeting – Heritage Revitalization Agreement Bylaw – 123 Douglas Street.pdf</li><li>- Attachment 3 - Draft City of Port Moody Heritage Designation Bylaw, 2021, No. 3328.pdf</li><li>- Attachment 4 - Heritage Consultant's Final Report.pdf</li></ul>
Final Approval Date:	Oct 29, 2021

This report and all of its attachments were approved and signed as outlined below:

André Boel, City Planner - Oct 26, 2021 - 5:07 PM

Kate Zanon, General Manager of Community Development - Oct 26, 2021 - 5:10 PM

Dorothy Shermer, Corporate Officer - Oct 27, 2021 - 2:51 PM

Rosemary Lodge, Manager of Communications and Engagement - Oct 28, 2021 - 10:16 AM

Paul Rockwood, General Manager of Finance and Technology - Oct 28, 2021 - 10:40 AM

Tim Savoie, City Manager - Oct 29, 2021 - 1:25 PM