

Memorandum

Date: November 24, 2021
Submitted by: Community Development Department – Development Planning Division
Subject: Heritage Designation Bylaw for 2130 St. George Street, 123 Douglas Street, and 2133 St. Andrews Street

On November 9, 2021 staff brought before Council a Heritage Designation Bylaw for the properties at 2130 St. George Street, 123 Douglas Street, and 2133 St. Andrews Street. The proposed heritage designation relates to the completion of a project under City of Port Moody Heritage Revitalization Agreement (HRA) Bylaw, 2016, No. 3069, which was adopted by Council on April 26, 2017. Council passed the following resolution:

RC21/460

THAT City of Port Moody Heritage Designation Bylaw, 2021, 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.

Staff had provided Council with the option to waive the hearing with the understanding that a Heritage Designation Bylaw could be dealt with in the same manner as a Zoning Bylaw Amendment. However, during consultation with legal counsel, staff was informed that, although the processes are very similar, the option of waiving a public hearing does not extend to heritage designation bylaws, and a Public Hearing must be held. Council direction is requested to refer the bylaw to a Public Hearing. The recommended resolution is:

THAT City of Port Moody Heritage Designation Bylaw, 2021, No. 3328 (2130 St. George Street, 123 Douglas Street, and 2133 St. Andrews Street) be referred to a Public Hearing as recommended in the memo dated November 24, 2021, from the Community Development Department – Development Planning Division regarding Heritage Designation Bylaw for 2130 St. George Street, 123 Douglas Street, and 2133 St. Andrews Street.

Attachment(s)

1. Heritage Designation Bylaw, 2021, No. 3328.

Considered at the December 7, 2021 Council meeting

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Report Approval Details

Document Title:	Heritage Designation Bylaw for 2130 St. George Street, 123 Douglas Street, and 2133 St. Andrews Street.docx
Attachments:	- Attachment 1 - Heritage Designation Bylaw, 2021, No. 3328.pdf
Final Approval Date:	Nov 29, 2021

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

André Boel, City Planner - Nov 26, 2021 - 11:47 AM

Kate Zanon, General Manager of Community Development - Nov 26, 2021 - 1:09 PM

Dorothy Shermer, Corporate Officer - Nov 26, 2021 - 1:45 PM

Rosemary Lodge, Manager of Communications and Engagement - Nov 26, 2021 - 3:26 PM

Paul Rockwood, General Manager of Finance and Technology - Nov 26, 2021 - 7:10 PM

Tim Savoie, City Manager - Nov 29, 2021 - 8:10 AM



City of Port Moody

Bylaw No. 3328

A Bylaw to designate the Moisio Residence, the Siddall Residence, and the Sutherland Residence at 2130 St. George Street, 123 Douglas Street, and 2133 St. Andrews Street as Protected Heritage Properties (the Properties).

The Council of the City of Port Moody enacts as follows:

1. Citation

- 1.1 This Bylaw may be cited as “City of Port Moody Heritage Designation Bylaw, 2021, No. 3328 (2130 St. George Street, 123 Douglas Street, and 2133 St. Andrews Street)”.

2. Definitions

- 2.1 In this Bylaw, “heritage value,” “heritage character,” and “alter” have the corresponding meaning given to the in the **Local Government Act**.

3. Designation

- 3.1 The building, known generally as the Moisio Residence, located on the property at 2130 St. George Street in the City of Port Moody, British Columbia, more particularly described as:

Parcel Identifier: 030-139-473

Legal Description: LOT A, PLAN EPP70663, DISTRICT LOT 202,
NEW WEST DISTRICT GROUP 1

as shown in Schedule A to this Bylaw, is hereby designated in its entirety as protected heritage property under the provisions of the **Local Government Act** of British Columbia.

- 3.2 The building, known generally as the Siddall Residence, located on the property at 123 Douglas Street in the City of Port Moody, British Columbia, more particularly described as:

Parcel Identifier: 030-139-481

Legal Description: LOT B, PLAN EPP70663, DISTRICT LOT 202,
NEW WEST DISTRICT GROUP 1.

as shown in Schedule B to this Bylaw, is hereby designated in its entirety as protected heritage property under the provisions of the **Local Government Act** of British Columbia.

Considered at the December 7, 2021 Council meeting

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- 3.3 The building, known generally as the Sutherland Residence, located on the property at 2133 St. Andrews Street in the City of Port Moody, British Columbia, more particularly described as:

Parcel Identifier: 030-139-490

Legal Description: LOT C, PLAN EPP70663, DISTRICT LOT 202,
NEW WEST DISTRICT GROUP 1.

as shown in Schedule C to this Bylaw, is hereby designated in its entirety as protected heritage property under the provisions of the **Local Government Act** of British Columbia.

4. Prohibition

- 4.1 Except as expressly permitted by section 5 or as authorized by a heritage alteration permit issued by the City, no person shall undertake any of the following actions, nor cause or permit any of the following actions to be undertaken in relation to the Properties:

- a) alter the exterior of the building;
- b) make a structural change to the building; or
- c) move the building.

5. Exemptions

- 5.1 Despite section 4, the following actions may be undertaken in relation to the Properties without first obtaining a heritage alteration permit from the City:

- a) non-structural renovations or alterations to the interior of the building that do not alter the exterior appearance of the building; and
- b) minor repairs and maintenance that do not alter the exterior appearance of the building.

- 5.2 For the purposes of section 5, "minor repairs" means the repair or replacement of non-structural elements, components, or finishing materials of a building, including replacement in-kind of existing deteriorated materials on a limited basis, with elements, components, or finishing materials that are equivalent to those being replaced in terms of heritage character, material composition, colour, dimensions, and quality.

6. Maintenance

- 6.1 The Properties shall be maintained in good repair in accordance with the City of Port Moody Heritage Maintenance Standards Bylaw, 2001, No. 2490, as amended or replaced from time to time, and, in the event that Bylaw No. 2490 is repealed and not replaced, the owners shall continue to maintain the Properties to the standards that applied under Bylaw No. 2490 immediately prior to its repeal.

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7. Heritage Alteration Permits

- 7.1 Where a heritage alteration permit is required under this Bylaw for a proposed action in relation to the Properties, application shall be made to the City of Port Moody Planning and Development Department – Planning Division in the manner and in the form prescribed, and the applicant shall pay the fee imposed by the City for such permit.
- 7.2 City Council, or its authorized delegate, is hereby authorized to:
- a) issue a heritage alteration permit for situations in which the proposed action would be consistent with the heritage protection provided for the Properties under this Bylaw;
 - b) withhold the issuance of a heritage alteration permit for an action which would not be consistent with the heritage protection provided for the Properties under this Bylaw;
 - c) establish and impose terms, requirements, and conditions on the issuance of a heritage alteration permit that are considered to be consistent with the heritage protection of the Properties provided under this Bylaw; and
 - d) determine whether the terms, requirements, and conditions of a heritage alteration permit have been met.

8. Reconsideration By Council

- 8.1 An owner whose application for a heritage alteration permit for alteration of the Properties has been considered by an authorized delegate, may apply for a reconsideration of the matter by Council, and such reconsideration shall be without charge to the owner.

9. Attachments and Schedules

- 9.1 The following schedules are attached to and form part of this Bylaw:
- Schedule A – Location Map – Moisia Residence
 - Schedule B – Location Map – Sidall Residence
 - Schedule C – Location Map – Sutherland Residence

10. Severability

- 10.1 If a portion of this Bylaw is found invalid by a court, it will be severed and the remainder of the Bylaw will remain in effect.

Considered at the December 7, 2021 Council meeting

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Read a first time this 9th day of November, 2021.

Read a second time this 9th day of November, 2021.

Read a third time this ___ day of _____, 2021.

Adopted this ___ day of _____, 20__.

R. Vagramov
Mayor

D. Shermer
Corporate Officer

I hereby certify that the above is a true copy of Bylaw No. 3328 of the City of Port Moody.

D. Shermer
Corporate Officer

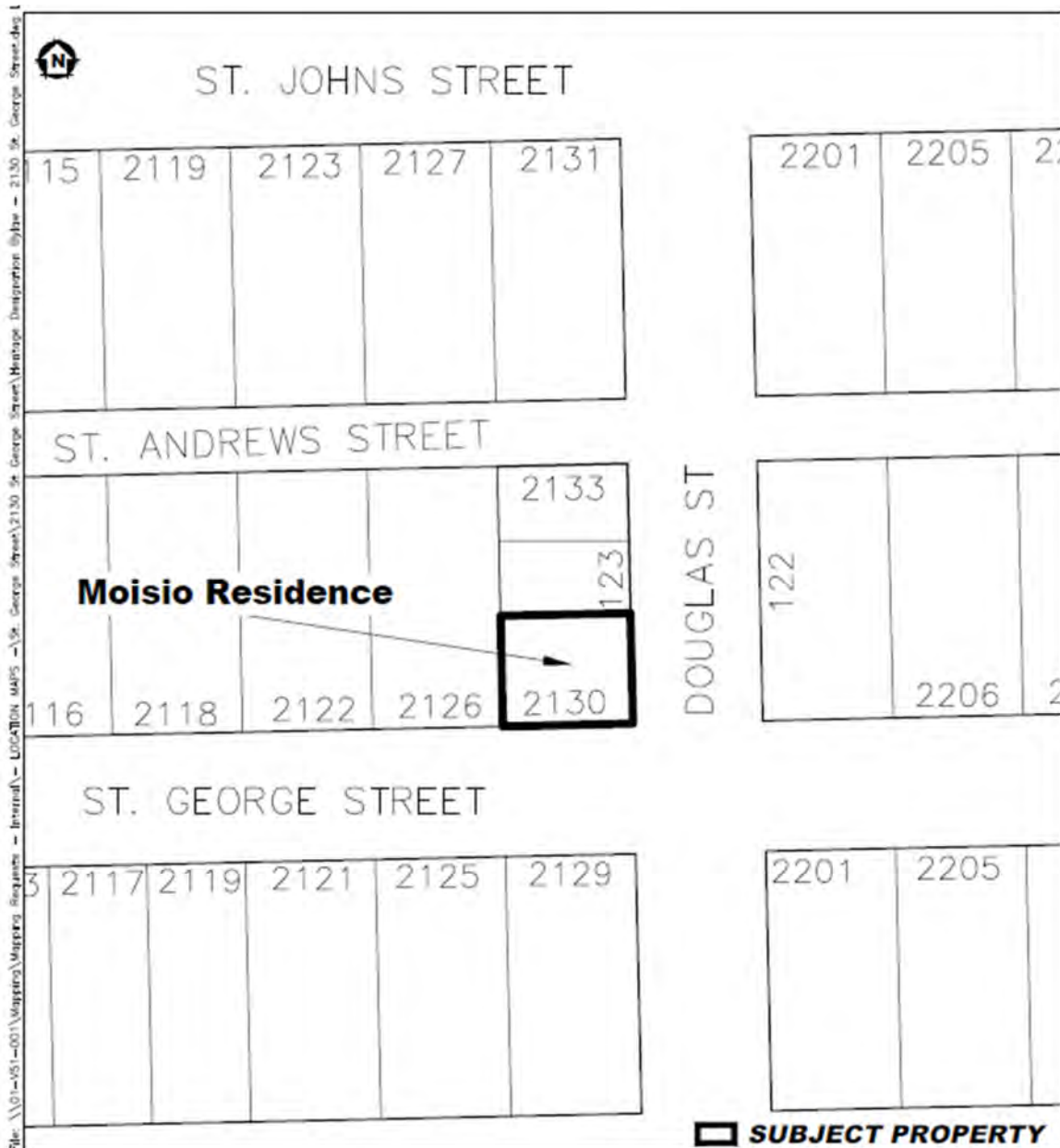
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Schedule A – Location Map – Moisio Residence

This is a certified true copy of the map referred to in section 3 of City of Port Moody Heritage Designation Bylaw, 2021, No. 3328 (2130 St. George Street, 123 Douglas Street, and 2133 St. Andrews Street).

Corporate Officer



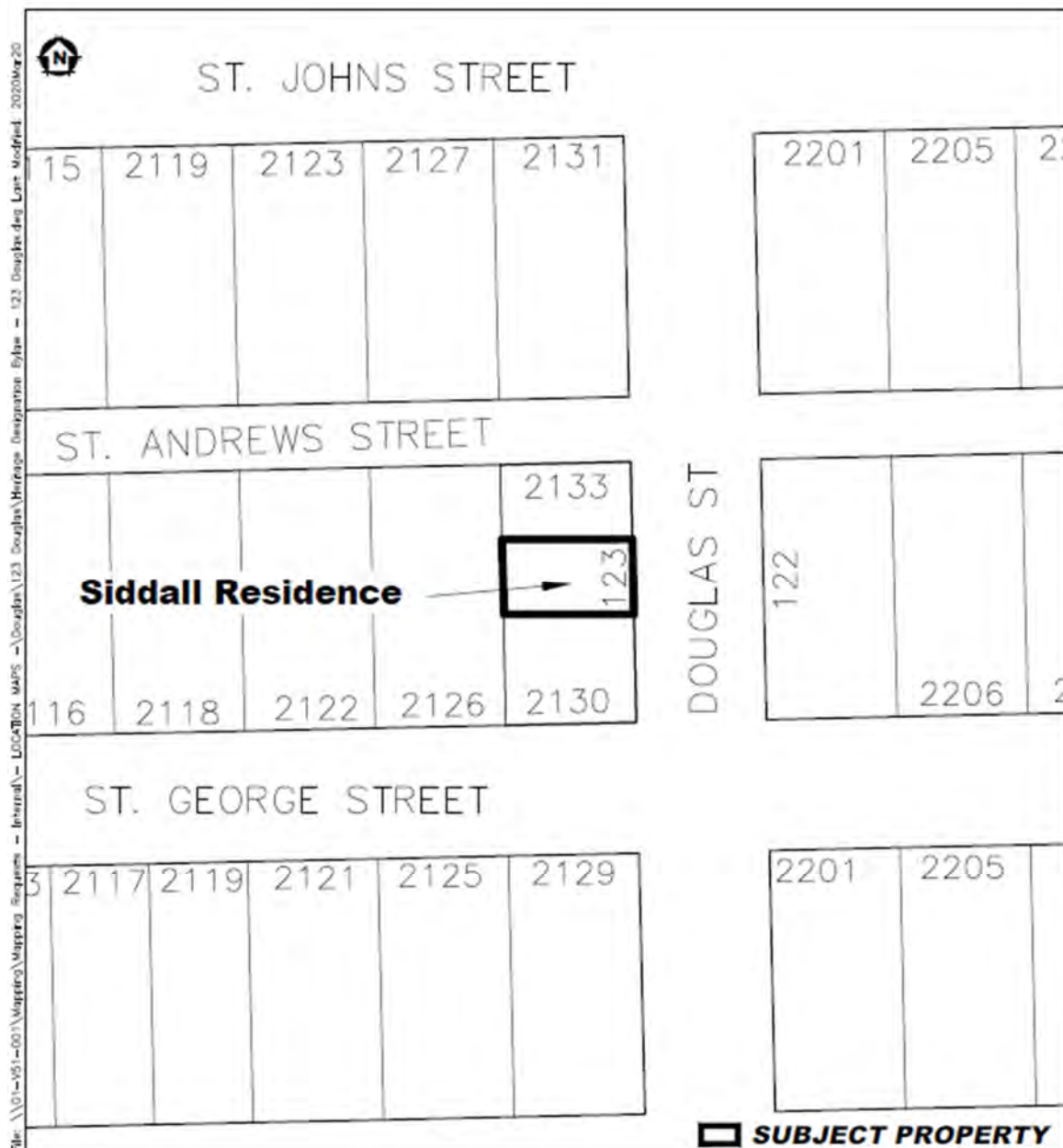
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Schedule B – Location Map – Siddall Residence

This is a certified true copy of the map referred to in section 3 of City of Port Moody Heritage Designation Bylaw, 2021, No. 3328 (2130 St. George Street, 123 Douglas Street, and 2133 St. Andrews Street).

Corporate Officer



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Schedule C – Location Map – Sutherland Residence

This is a certified true copy of the map referred to in section 3 of City of Port Moody Heritage Designation Bylaw, 2021, No. 3328 (2130 St. George Street, 123 Douglas Street, and 2133 St. Andrews Street).

Corporate Officer

