



# City of Port Moody

## Report/Recommendation to Council

Date: January 23, 2020  
Submitted by: Planning and Development Department – Policy Planning Division  
Subject: loco Townsite – Building Assessment

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### Purpose

To update Council regarding the preparation of a building assessment for the loco Townsite, including scope of work and budget.

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### Recommended Resolutions

**THAT the scope of work for an updated building assessment for the loco Townsite be approved as recommended in the report dated January 23, 2020 from the Planning and Development Department – Policy Planning Division regarding loco Townsite – Building Assessment;**

**AND THAT a budget of up to \$6,000 to cover the costs of a consultant to prepare an updated building assessment for the loco Townsite be absorbed in the existing Planning and Development budget.**

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### Background

The loco Townsite Heritage Conservation Area is one of the last remaining company townsites in the Lower Mainland, and represents a unique component of Port Moody's history. The surviving buildings sit vacant, and are vulnerable to weather, vandalism, and structural deterioration.

In September 2015, Donald Luxton and Associates (DLA) completed the *loco Townsite Preservation and Preventative Maintenance Plan* for the loco Townsite (**Attachment 1**). This work included building assessments for the 13 remaining buildings and outlined a number of stabilization measures. With this plan as a guide, the owner Brilliant Circle Group (BCG) undertook maintenance work on the buildings in 2015 and 2016, including the following:

- vegetation removal around the buildings;
- removing chimneys (and documenting what was removed and storing it);
- wrapping the roofs to prevent water penetration;
- sampling for hazardous materials;
- boarding the windows;
- securing doors/locks; and

- securing temporary fencing around each building.

Progress reports were provided to staff with follow-up as needed, and this work was considered complete in August 2016. At that time, the buildings were secure, watertight, heated, and had de-humidifiers in place to keep moisture and ventilation under control. The intention was that these activities would continue until such time as there was a plan in place for the future use of the buildings. Since then however, there has not been a re-assessment of the condition of the buildings.

At the December 3, 2019 Regular Council Meeting, Council passed the following motion, directing staff to conduct a building assessment to determine the current state of the heritage buildings:

RC19/548

THAT staff be directed to conduct a building assessment with a consultant in the Heritage Conservation Area at the loco Townsite.

## Discussion

The *loco Townsite Preservation and Preventative Maintenance Plan* notes that “mothballing” (i.e. protecting building from structural deterioration) is a temporary prelude to more extensive conservation work. The recommendations in this Plan include a number of mothballing techniques such as preventing water penetration and controlling interior moisture level. According to Donald Luxton and Associates, mothballing should occur over of a period of no more than ten years before more serious conservation work is required in a vacant building. The longer a building remains mothballed, the more expensive the repair in the future.

Staff obtained a proposal from DLA to conduct a heritage building assessment update project for the loco Townsite. The scope of work includes: 1) a site visit, during which the consultant will document and visually review the current state of the buildings, and examine their character-defining elements; and 2) an updated report, which will include condition assessments of each of the buildings, as well as a list outlining conservation measures to be undertaken for each building in order to bring them into compliance with Port Moody’s Heritage Maintenance Bylaw.

The report and subsequent recommendations are expected to assist the City of Port Moody in determining the level of conservation required in order to protect these valuable heritage resources from damage and to preserve them for the future.

### Consultant Fees

The quote for the scope of work, which includes a site visit, visual review, and an updated condition assessment report is \$6,000.

### Timeline

Based on the proposal provided by Donald Luxton and Associates, the work could be completed within a four- to six-week period.

## Other Options

THAT staff be directed to not conduct a building assessment with a consultant in the Heritage Conservation Area at the loco Townsite.

## Financial Implications

The cost for a consultant to prepare an updated building assessment for the loco Townsite is \$6,000.

Additional costs may be incurred by the property owner in order to comply with the recommendations in the updated building assessment report and the City's Heritage Maintenance Standards Bylaw.

## Communications and Civic Engagement Initiatives

Should Council approve funding to conduct an updated building assessment for the loco Townsite, the associated property owners will be contacted to arrange site visits for staff and DLA.

## Council Strategic Plan Objectives

The preparation of an updated building assessment for the loco Townsite aligns with the 2019-2022 Council Strategic Plan objectives of creating an attractive and vibrant community through events, arts, and culture.

The preparation of the updated building assessment for the loco Townsite also aligns with Strategy 1.6 in the City of Port Moody Heritage Strategic Plan 2016-2022: *Work toward the restoration and redevelopment of the loco Townsite as a living community.*

## Attachments

1. loco Townsite Preservation and Preventative Maintenance Plan (2015).

## Report Author

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Policy Planner

## Report Approval Details

Document Title:	loco Townsite Building Assessment.docx
Attachments:	- Attachment 1 - loco Preservation and Preventative Maintenance Plan November 2015.pdf
Final Approval Date:	Feb 4, 2020

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

Tracey Takahashi for Dorothy Shermer, Corporate Officer - Feb 1, 2020 - 7:00 PM

Rosemary Lodge, Manager of Communications and Engagement - Feb 3, 2020 - 11:08 AM

Paul Rockwood, General Manager of Finance and Technology - Feb 4, 2020 - 11:10 AM

André Boel, General Manager of Planning and Development - Feb 4, 2020 - 11:38 AM

Tim Savoie, City Manager - Feb 4, 2020 - 1:12 PM