



# City of Port Moody

## Report/Recommendation to Council

Date: August 21, 2020  
Submitted by: Planning and Development Department – Policy Planning Division  
Subject: loco Townsite Heritage Condition Assessment Report

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### Purpose

To present the results of the loco Townsite Heritage Condition Assessment Report completed in July 2020.

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### Recommended Resolution(s)

**THAT the loco Townsite Heritage Condition Assessment Report (July 2020) be sent to GILIC Developments requesting a formal response to the Report recommendations before October 15, 2020, including a work plan and timeline as recommended in the report dated August 21, 2020 from the Planning and Development Department – Policy Planning Division regarding loco Townsite Heritage Condition Assessment Report;**

**AND THAT GILIC Developments be asked to do the following:**

- **grant access within the temporary fencing to allow the consultant to complete the interior and exterior condition assessment of the heritage buildings;**
  - **pay all costs associated with completion of this additional assessment;**
  - **forward the results of this additional assessment to the City of Port Moody; and**
  - **address any additional recommendations as part of an updated work plan and timeline.**
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### Background

At the February 11, 2020 Regular Council meeting, the following resolutions were passed:

#### RC20/107

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.

## Discussion

The approved scope of the work for the loco Townsite building assessment update project included: 1) a site visit, during which the consultant would document and visually review the current state of the buildings, and examine their character-defining elements; and 2) an updated report, which would include condition assessments of each of the buildings, as well as a list outlining conservation measures to be undertaken for each building to bring them into compliance with Port Moody's Heritage Maintenance Standards Bylaw. The assessment included the 13 remaining unoccupied buildings on the Townsite, including 11 residential buildings and two community buildings (IOCO Grocery Store and Hall).

The COVID-19 pandemic led to unexpected delays in conducting these building assessments, which were undertaken by Donald Luxton and Associates (DLA) during a series of site visits in May 2020. The condition assessment was limited to a visual review only from the ground level outside the existing temporary perimeter fencing. GILIC Developments (GILIC), owner of the east half of the Townsite and responsible for all the Townsite heritage buildings, was contacted to enable a more fulsome inspection of the buildings; however, due to the pandemic, GILIC stated that they did not have staff available to attend during the DLA site visits to permit better access to the buildings.

### Report Summary

The loco Townsite Heritage Condition Assessment Report completed in July 2020 by DLA is included as **Attachment 1**. The methodology used for the study included:

- a review of *Preservation & Preventative Maintenance Plan* by Donald Luxton & Associates (issued November 2015) and City of Port Moody Heritage Maintenance Standards Bylaw, 2001, No. 2490;
- on-site survey of the buildings and the site based on a visual review of the condition of exterior elements from the ground level outside the existing temporary perimeter metal fencing;
- analysis of all documentation and visual review of the condition of building elements based on on-site observations where accessible; and
- development of short-term and long-term conservation recommendations.

The study found that the exterior elements of all of the historic wood structures were showing varying degrees of deterioration based on the building's orientation, proximity, and extent of overgrown vegetation, failure of temporary protective materials that were installed to prevent water ingress, and inadequate ventilation of interior spaces.

Table 3.1 (pages 4-5) in the report includes a Summary of Condition Assessment for the 13 heritage structures and is followed by a more detailed account of the condition of structural elements for each of the buildings.

The importance of addressing security, rainwater control, structural integrity, and mechanical systems as part of temporary protection, stabilization, and a maintenance plan for all of the historic structures is highlighted in the report. Further investigation by a Professional Engineer, with specialized expertise in heritage conservation is recommended to ensure these aspects are addressed in compliance with the City's Heritage Maintenance Standards Bylaw and that any

proposed interventions to the heritage structures are reviewed and recommended by a Heritage Consultant.

Short-term Conservation Recommendations include:

1. provide access within the temporary fencing to complete the exterior and interior condition assessment of all the heritage structures;
2. engage a Professional Engineer to conduct a structural review of the heritage structures to determine scope of stabilization work required;
3. engage a Professional Engineer to conduct a review of all existing mechanical systems to determine if they are secure, operable, and adequate for the size of the heritage structure;
4. engage a Professional Engineer to conduct a review of all fire detection and alarm systems to ensure they remain secured and operable;
5. confirm that all temporary protective materials, in particular plywood board on wall openings (windows and doors) and rainwater control systems (e.g. roll roofing, gutters, and downspouts) remain secured and in good condition; and
6. engage a Consultant to coordinate completion of record drawings for each of the historic structures.

Long-term Conservation Recommendations include:

1. prepare a Heritage Conservation Master Plan for the Ioco Townsite Heritage Conservation Area (HCA) that promotes adaptive re-use of all the historic community buildings and residential structures;
2. determine if the removal of later interventions (including temporary protection and stabilization work that diminished the historic character of the building) is feasible without disturbing the historic fabric, and if reconstruction of disturbed elements to reflect the original design intent is feasible;
3. prepare a comprehensive inventory of historic wood window and door assemblies;
4. ensure that any future interventions follow Standards 3 and 10 (of the Parks Canada *Standards and Guidelines for the Conservation of Historic Places in Canada*, 2010), which calls for adopting a minimal intervention approach. New elements should match the forms, materials, and detailing of original elements, based on sound existing elements or based on available archival documentation;
5. where rehabilitation activities are needed to meet new requirements, such as security, health and safety, accessibility, maximizing functional or energy efficiency, tenant requirements, etc., involve an integrated multi-disciplinary conservation team throughout the project's development (from pre-design through construction) to minimize the impact of the interventions to character-defining elements; and
6. ensure that any new life-safety and way-finding signage requirements are respectful of the visual and physical integrity of all the character-defining elements of the heritage structures.

### Maintenance Plan

The report recommends that a Maintenance Plan be adopted by GILIC, who is responsible for the long-term protection of the heritage buildings in the HCA to ensure the integrity of the

structures is preserved and to delay further deterioration until a comprehensive conservation plan is ready to be executed. Proper maintenance is noted as the most cost effective method of extending the life of a building and preserving its character-defining elements. Cyclical maintenance procedures are outlined, including an inspection schedule and checklist. It is further recommended that each building have its own information file where inspection reports, a log book, building plans, permits, heritage reports, photographs, and other relevant documentation is kept so that a complete understanding of the building and its evolution is readily available in determining appropriate interventions when needed.

#### Work Undertaken by GILIC Developments

In recent months, GILIC has undertaken the following activities on the Townsite:

- broken ceiling rafters and floor joists were repaired and replaced as needed in multiple buildings;
- houses that had roof leaks due to deteriorating roof membranes and sheeting were repaired by removing the damaged materials, installing new sheeting and roofing, and replacing the odd damaged or broken rafter;
- in a couple of the houses, deteriorating supports on the front porches were replaced; and
- vegetation around the buildings was removed to a distance of a minimum 1m to the exterior wall of each building; vegetation growing either on top of the roof or on the exterior walls has been removed; GILIC's plan is to continue vegetation removal on an ongoing basis.

City staff have been in contact with GILIC staff regarding the preparation of the condition assessment and the preliminary findings.

#### **Other Option(s)**

THAT the loco Townsite Heritage Condition Assessment Report (July 2020) be received for information.

#### **Financial Implications**

The cost of the building assessment study was covered by the existing Planning and Development budget. It is recommended that additional costs related to the completion of the exterior and interior condition assessment (within the temporary fencing) for the 13 heritage buildings be covered by GILIC. Costs associated with the maintenance and preservation of the 13 buildings included in the assessment will be borne by GILIC.

#### **Communications and Civic Engagement Initiatives**

The results of the loco Townsite Heritage Condition Assessment Report will be shared with GILIC in order to act on the report recommendations.

#### **Council Strategic Plan Objectives**

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

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

### Attachment(s)

1. Ioco Townsite Heritage Condition Assessment Report, July 2020, prepared by Donald Luxton and Associates Inc.

### Report Author

Mary De Paoli

Manager of Policy Planning

## Report Approval Details

Document Title:	loco Townsite - Building Assessment Report.docx
Attachments:	- Attachment 1 - IOCO Townsite - Heritage Condition Assessment Report (July 2020).pdf
Final Approval Date:	Aug 26, 2020

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

Mary De Paoli for André Boel, City Planner - Aug 25, 2020 - 1:18 PM

Tracey Takahashi for Dorothy Shermer, Corporate Officer - Aug 25, 2020 - 3:02 PM

Natasha Vander Wal for Rosemary Lodge, Manager of Communications and Engagement - Aug 26, 2020 - 9:43 AM

Paul Rockwood, General Manager of Finance and Technology - Aug 26, 2020 - 10:57 AM

Tim Savoie, City Manager - Aug 26, 2020 - 2:18 PM