

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

Legal Description: Lot "B" Except: Parcel "One" (Reference Plan 14254),
Section 36 Block 6 North Range 1 East New
Westminster District Plan 6328

Parcel Identifier: 010-866-108

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.

Maintenance

- 7) The owner shall maintain the Japanese Canadian Hall building in good condition and repair in accordance with the following:
 - a) Original exterior features will be retained, as long as the feature is capable of performing its structural or weather protection function. When replacement is

necessary, new materials including roofing, cladding and trim elements will replicate the original in terms of design, colour and texture.

- b) The building will be maintained so as to reasonably prevent, or effectively retard, damage from the elements. This includes, but is not limited to, preventing water penetration and excessive damage to materials from the wind, sun and insect infestations.
- c) The building will be painted as necessary to protect exterior finish materials. Changes to the exterior finish of the building, including colour changes, require a Heritage Alteration Permit. New exterior colours and colour placements will be in keeping with the period and style of the building. In considering the issuance of a permit, the City may consider the appropriateness of the colours to the general period and style of the building.
- d) All repairs and maintenance will be carried out in accordance with accepted heritage conservation principles, standards and guidelines established by Parks Canada as set out in the latest edition of the *Standards and Guidelines for the Conservation of Historic Places in Canada*.

Heritage Alteration Permit

- 8) 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.
- 9) 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

- 10) 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

- 11) 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.

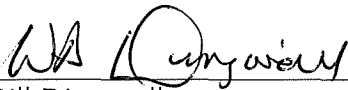
READ a FIRST and SECOND time on September 15, 2020.

AMENDED on December 8, 2020.

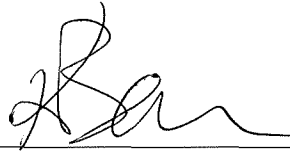
PUBLIC HEARING held on February 2, 2021.

READ a THIRD time as AMENDED March 2, 2021.

ADOPTED on September 28, 2021.



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.

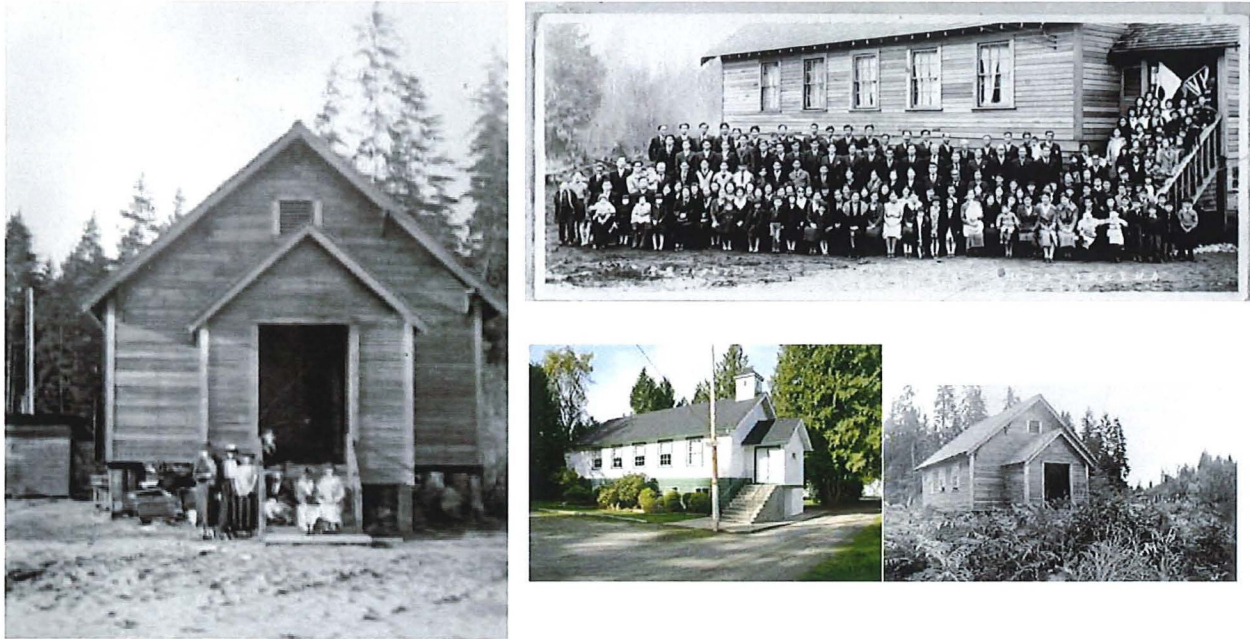
The building was used by the Pitt Meadows Japanese Farmers' Association, which was organized in the 1920's for educational purposes and community activities. It provided information related to the agricultural practices and skills through means such as seminars and brochures. Its leadership was closely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