NEW WESTMINSTER
Development Services

Memorandum

To:	Community Heritage Commission	Date:	September 4, 2013
From:	Julie Schueck, Heritage and Community Planner	File:	13.2606.03
Subject:	336 Agnes Street – Heritage Value		

The property at 336 Agnes Street contains a hall formerly known as the Dontenwill Hall. The Hall was designed for St. Peter's Catholic Church by the architectural firm of Twizell and Twizell, and was constructed in 1940. The property is zoned RS-1 (Single Family Dwelling) but has a non-conforming building/use on it. Further, it has no on-site parking for the 4,000 square foot hall. According to the City's Zoning Bylaw, a hall of this size requires up to 40 on-site parking spaces, although certain uses may require only 12 – 15 spaces.

The building has some heritage value for its association with Twizell and Twizell, particularly as it is one of their last commissions. This architectural firm designed high-quality buildings and became well-respected at the time for their work, which included major houses in Vancouver's Shaughnessy Heights neighbourhood, numerous schools and religious buildings (mostly for the Roman Catholic Church). The building is also valued for being one of the few remaining purpose-built halls in the Downtown neighbourhood and for its simple yet elegant design. Further heritage value would need to be established in a Statement of Significance.

The property is bounded on three sides by Agnes Street, Blackwood Street and Dickenson Street. A SkyTrain station is nearly three blocks to the south-east. To the west and north are low rise multi-unit residential buildings. The properties to the east are being redeveloped as a condominium project. The property to the south is a medium rise multi-unit residential building. There is a parking lot across Royal Avenue at Fourth Street next to Queen's Avenue that could be used informally.

The City has received many inquiries over the last five years regarding the use of this building from organizations considering its purchase. The Heritage Commission is being asked to comment on whether it feels that the building has enough heritage value to warrant the waiving of all on-site parking through a Heritage Revitalization Agreement.