

RE: BURNETT HOUSE - 7460 BERKLEY STREET
PROPOSED PHYSICAL ALTERATIONS HERITAGE DESIGNATION

MUNICIPAL MANAGER'S RECOMMENDATION:

1. *THAT the recommendations of the Director Planning & Building Inspection be adopted.*

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TO: MUNICIPAL MANAGER 1983 MARCH 22

FROM: DIRECTOR PLANNING & BUILDING INSPECTION OUR FILE: 10.340.1

SUBJECT: BURNETT HOUSE - 7640 BERKLEY STREET/PROPOSED PHYSICAL ALTERATIONS HERITAGE DESIGNATION

RECOMMENDATIONS:

1. THAT Council adopt the following resolution:

"WHEREAS pursuant to Section 11 of the "Heritage Conservation Act", a Council may, by bylaw, designate a building, structure or land, whole or in part, as a municipal heritage site;

AND WHEREAS Council by Bylaw 6889 cited as "BURNABY HERITAGE BUILDING BYLAW" did designate Burnett House as a heritage building,

AND WHEREAS pursuant to Section 12 of the "Heritage Conservation Act" no person shall alter the facade or exterior of a building or structure or build on land designated as a heritage site without the approval by resolution of the Council;

AND WHEREAS The District of Burnaby has received an application from David J. Ho, Architect to construct a garage, install a driveway entrance door to the basement of the existing residence, enclose portion of the veranda and extend the existing porte cochere:

THEREFORE BE IT RESOLVED that the additions and alterations as more specifically noted in this report be approved by Council, subject to conformance to the applicable provisions of the Bylaws and Codes and any minor variance that may or may not be authorized by the Board of Variance relative to siting of the alterations and additions."

2. THAT prior to the issuance of Municipal Approval a Restrictive Covenant pursuant to Section 215 of the Land Title Act be registered against the title of the property to preclude outside storage of vehicles, commercial use associated with the storage activity and mechanical repair of vehicles on the property.
3. THAT a copy of this report be sent to the present owner of the property, Dr. S. Karim.

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MANAGER'S REPORT NO. 23
COUNCIL MEETING 1983 03 28

REPORT

1.0 INTRODUCTION:

The Planning & Building Inspection Department is in receipt of a request to make several interior and exterior alterations and additions to the existing Burnett House which has been designated as a Heritage Building (refer to attached sketch). Council Approval of such alterations is required pursuant to the Heritage Conservation Act.

2.0 BACKGROUND INFORMATION:

2.1 On 1977 March 07, Council adopted Bylaw No. 6889 which designated the Burnett House as a Heritage Building pursuant to Section 714A of the Municipal Act. On 1977 December 12 Council approved exterior alterations to the house proposed by Mr. Al Johnson (the owner of the house at that time) which included reroofing in cedar shingles, replacement of gutters with new wood gutters, the addition of a wood frame bay window at the rear of the house and alterations to the main floor plan.

2.2 Section 714A of the Municipal Act has been replaced with the Heritage Conservation Act. Section 12 of the Heritage Conservation Act states:

"12. No person shall

- (a) demolish a building or structure, or
- (b) alter the facade or exterior of a building or structure, or
- (c) build on land

designated under this Part without the prior approval, by resolution, of the Council."

2.3 On 1982 February 01, Council approved a request to make several interior and exterior alterations and additions to the Burnett House which essentially evolved from the prospective purchaser's desire to provide storage for his private collection of vintage cars. Specifically, Council approved the storage of vehicles in the existing basement of the house with access via a new driveway and drive through doorway to be provided on the north side of the residence. In addition, a new freestanding garage would be constructed within the rear yard of the site where additional vehicles would be stored.

3.0 GENERAL DISCUSSION:

3.1 None of the alterations and additions referred to in Section 2.3 above have been made and the present owner/occupant, Dr. S. Karim previously referred to as the "prospective purchaser" now wishes to revise his proposal. It is now proposed that a lesser portion of the basement will be used for the storage of vehicles but the driveway and entrance doorway will still be provided on the north side of the residence. A freestanding garage is proposed to be constructed in the rear yard with slightly larger dimensions than previously requested. In addition, the applicant proposes to enclose a portion of the covered veranda at the rear of the residence and extend the existing porte cochere over the existing driveway also located

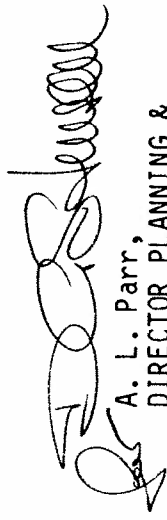
at the rear of the residence. These last two physical alterations cannot be approved under the rear yard setback regulations of the R1 Residential District. The existing structure is non-conforming in this respect. However, the owner intends to appeal to the Board of Variance for a relaxation, it being understood that this will be an action that is independent of Council's consideration on this matter.

- 3.2 As outlined in previous consideration of this proposal, there will be no external storage of vehicles, the vehicles are not intended to be moved frequently, and neither commercial use nor mechanical building or repair or any description will be attempted in either of the proposed storage facilities.
- 3.3 Since it is important to ensure that there will be no outside storage of the vintage vehicles, and to preclude any commercial use and/or mechanical repair activity associated with the proposed storage accessory use, it would be appropriate to register a Covenant subject to Section 215 of the Land Title Act against the title of the property prior to the issuance of Municipal Approval.
- 3.4 The applicant has submitted development plans illustrating the proposed physical alterations to the building and additions which are considered to be consistent with architectural style and integrity of the residence. The Planning Department has no objection to the subject proposal which if approved by Council and the Board of Variance will be processed through Preliminary Plan Approval and the Building Permit procedure in the usual manner.

ALP
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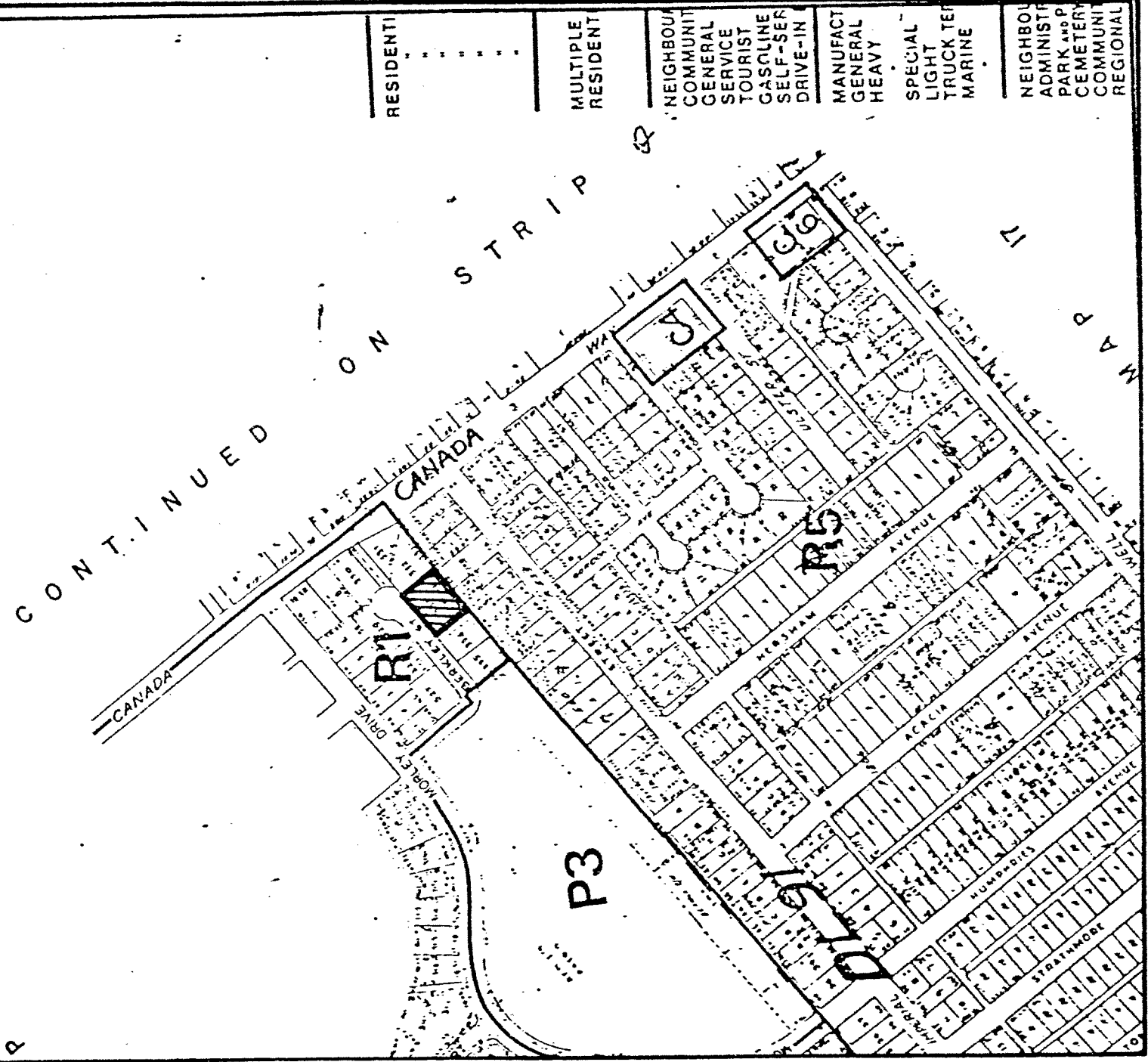
Attachment

cc: Municipal Solicitor
Chief Building Inspector
Director Fire Services
Secretary Board of Variance


A. L. Parr,
DIRECTOR PLANNING &
BUILDING INSPECTION

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Burnaby Planning Department

Date 1983/MARCH
 Scale 1:4800
 Drawn By

BURNETT HOUSE
 7640 BERKLEY ST.