

ITEM	17
MANAGER'S REPORT NO.	76
COUNCIL MEETING	92/12/14

**TO:** CITY MANAGER 1992 DECEMBER 08

**FROM:** ACTING DIRECTOR PLANNING AND BUILDING

**SUBJECT:** REZONING REFERENCE #37/92

OVERLYNN MANSION ON THE SETON VILLA SITE

**PURPOSE:** To provide information requested by Council at the time of Second Reading regarding matters raised at the Public Hearing on 1992 October 27.

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**RECOMMENDATIONS:**

THAT this report be received for the information of Council.

**R E P O R T**

**1.0 BACKGROUND**

At the Public Hearing for Rezoning Reference #37/92 which involves the change of use of the historic Overlynn Mansion on the Seton Villa Seniors Housing property, a number of issues were raised. These issues included traffic and parking, concerns over the use of the building for the proposed medical treatment facility, the need to obtain an economic use of the mansion expressed by the owners and the interest expressed in obtaining a heritage designation of the building and site in conjunction with the rezoning application.

Council instructed staff to prepare a report prior to Third Reading to address all the major issues raised at the Public Hearing; to comment on the potential removal of the chapel windows and to evaluate whether or not heritage designation should be pursued as a condition of this rezoning application or attached to a future rezoning application pertaining to this site. In the event that designation is related to a future rezoning, Council requested a clear schedule of when that second future rezoning application would be pursued.

**2.0 COMMENTS:**

In response to concerns expressed by area residents at the Public Hearing, the applicant has had meetings with staff and appeared before the Heritage Advisory Committee on 1992 November 25.

### 2.1 PARKING:

A sketch plan has been submitted showing six potential parking spaces near the front door of Overlynn Mansion which were not included in the original count. Four of the spaces will affect a lawn area immediately south of the chapel and some planting will need to be relocated. Access will be off Esmond Avenue via an existing driveway. This will bring the total count to 52 spaces on site. This additional parking is not considered to have a major impact on the site landscaping and gardens to which a high value has been ascribed by the community.

Future parking for the next phase of expansion of facilities on the site will need to be related to needs. Options that avoid or minimize any impacts upon the grounds will need to be explored at that time.

### 2.2 CHAPEL WINDOWS:

The current rezoning application deals with the use of the existing building and does not entail any changes to the exterior of the structure. Accordingly, there is no necessity under the current proposal to alter the windows of the chapel which was added to the original building in the 1930's. The primary importance of Overlynn is considered to be the architecture and interior details that were part of the original 1909 construction.

### 2.3 HERITAGE DESIGNATION:

There has been a strong desire for heritage designation expressed by the Heritage Advisory Committee and by speakers who appeared or letters that were sent in for the Public Hearing.

Staff have subsequently met with the applicant and the applicant appeared before the Heritage Advisory Committee. While there has been a thorough discussion of alternatives and their ramifications, the situation is that however desirable heritage designation may be at this time, the Action Line Housing Society board has reiterated a consistent position that while virtually no changes are proposed in terms of the heritage fabric of Overlynn or to the floor area, they do have plans for the future addition of facilities on the property. Such changes will require an amendment to the CD zoning of the property. The directors of Action Line Housing have signified that they are prepared to accept a heritage designation at the time of the future rezoning. The H.A.C. has consistently not supported this approach and have expressed concern over the precedent that may be established.

Council also requested clarification on the timing of designation and of the timetable for a future phase two as mentioned at the Public Hearing. In response to this request and as a result of discussions between the Heritage Advisory Committee and Action Line Housing Society, a letter of intent dated 1992 November 26 has been provided which states:

1. The structure will continue to be maintained in its authentic and original condition.
2. Burnaby may inspect the building at regular six month intervals.
3. An "Open House" during "Heritage Week" in February in conjunction with the Heritage Advisory Committee programs will be provided.
4. The Board of Action Line Housing will agree to Heritage Designation as a condition of the second rezoning of the site or at the latest within two years of the Final Adoption of the current rezoning application #37/92.
5. Designation is to apply to the original Overlynn structure, excluding the chapel.

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3.0 CONCLUSIONS:

The option remains with Council to either advance the rezoning on the promise of a future two year maximum designation timetable or to require designation in conjunction with the current rezoning as supported by the H.A.C. The building is largely protected at present under the terms of the existing Comprehensive Development zoning which limits major changes. The Action Line Society has clearly stated their objections to designation at this time but have provided an undertaking to agree with designation either as part of their future rezoning or within two years from now.

This is for the information of Council.



D.G. Stenson  
ACTING DIRECTOR  
PLANNING AND BUILDING

BR/rm

cc: City Solicitor  
City Clerk

