

ITEM	20
MANAGER'S REPORT NO.	44
COUNCIL MEETING	93/07/12

TO: CITY MANAGER

1993 JUNE 30

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE # 8/92
THURSTON HOUSE HERITAGE RESTORATION

RECOMMENDATIONS:

- 1.0 THAT Council authorize the Chief Building Inspector to issue a building permit for the relocation of the historic "Thurston" house.
- 2.0 THAT Council instruct the City Solicitor to bring forward a new heritage designation bylaw for this site which will re-designate the building in the new permanent location.

REPORT

1.0 REQUEST TO RELOCATE THE BUILDING ON THE PROPERTY:

The rezoning of this site will accommodate a new 35 unit four- storey apartment building and the plan will incorporate the adaptive re-use of the historic "Thurston" house. The exterior and key portions of the interior will be restored; the house will be moved over approximately 80 feet to the northwest and placed on a new foundation. The house will accommodate five dwelling units and a group home. This proposal has previously been supported by the Heritage Advisory Committee.

The "Thurston" house is presently designated by bylaw as a Heritage building under the terms of the Heritage Conservation Act. A Council resolution is required before any changes can be made to a designated building.

In order to accommodate the relocation and the restoration plan for the reuse of the building Council approval is required. The developer has requested that permission be given at this time to relocate the house so that steps may be taken to begin the process of moving the house while the rezoning is being completed. (A memo recommending Third Reading of the rezoning appears elsewhere on this agenda.) Staff support this approach and are in the process of working with the applicant to complete the rezoning and with the Architect in the preparation of the restoration/re-use plans for the house.

2.0 HERITAGE DESIGNATION:

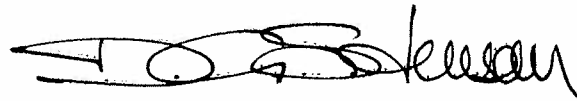
The existing heritage designation records the building as being on its original site at the time of designation. It is considered preferable by the City Solicitor given the changes taking

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place to the building to rescind the existing designation bylaw and immediately replace it with a new designation bylaw showing the house in its final location and with the new consolidated lot and legal description. This is essentially a housekeeping matter to ensure that the designation bylaw describes the house as accurately as possible. It is necessary to have the City Solicitor prepare a new bylaw for Council's consideration and to have the old bylaw brought forward for abandonment.

This will accomodate the wish of the developer to relocate the building as soon as possible so that once the rezoning is complete work can begin promptly on the new building that will be located on the balance of the site, while ensuring that steps are taken to continue to protect the building through the Heritage designation.



D.G. Stenson, Director
Planning and Building

BR:yg

- cc: City Clerk
Chief Building Inspector
City Solicitor
Director Administrative & Community Services
Heritage Advisory Committee