

ITEM	2
MANAGER'S REPORT NO.	4
COUNCIL MEETING	95/02/06

TO: CITY MANAGER

1995 JANUARY 27

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: HERITAGE HOUSE PRESERVATION
REZONING REFERENCE #73/94
3765, 3775, 3785 AND 3791 ALBERT STREET
HASTINGS STREET AREA PLAN

PURPOSE: To inform Council of details of the preservation of a Heritage House as part of Rezoning Reference #73/94.

RECOMMENDATION:

1. **THAT** a copy of this report be sent to the Burnaby Community Heritage Commission.

REPORT

At its 1995 January 23 meeting, Council received the Initial Report for Rezoning Reference #73/94 for a three and a half storey stacked CD (RM7) townhouse project. Since the report included discussion of the intended preservation of the house now located at 3765 Albert Street, Council requested further information about the relocation and renovation of the house as well as how it would be incorporated into the new development.

As Council may recall, the house is a pre-World War I dwelling with two stories and an attic over a raised basement of a type once typical in the Hastings Street Area, but now rarely found. It is on the Preliminary List of Burnaby's Heritage Buildings (see *attached* photo).

The applicant is intending to relocate the house from its present position at 3765 Albert Street towards the centre of the new development in order to provide a focal point to the project whose configuration will embrace the house like a letter "C" leaving some open space all around the house. The form and massing of the new development is intended to complement the heritage house. Some adjustments in the minimum setbacks are necessitated in order to accommodate a suitable siting, however, densities are not increased.

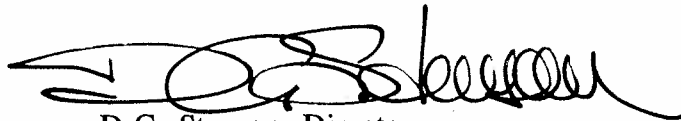
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The house is to be restored to its original exterior condition over a new foundation and basement. This includes the removal of the later addition at the rear, the replacement of the current asphalt siding with wood siding, new wood window frames, doors, porch railing and front stairs.

The interior will have three suites, one at the basement level, one at the main floor and on both the second floor and attic. It is hoped this development will enhance the character of the Hastings Street Area and convey a suitable link with the past.

This is for the information of Council.

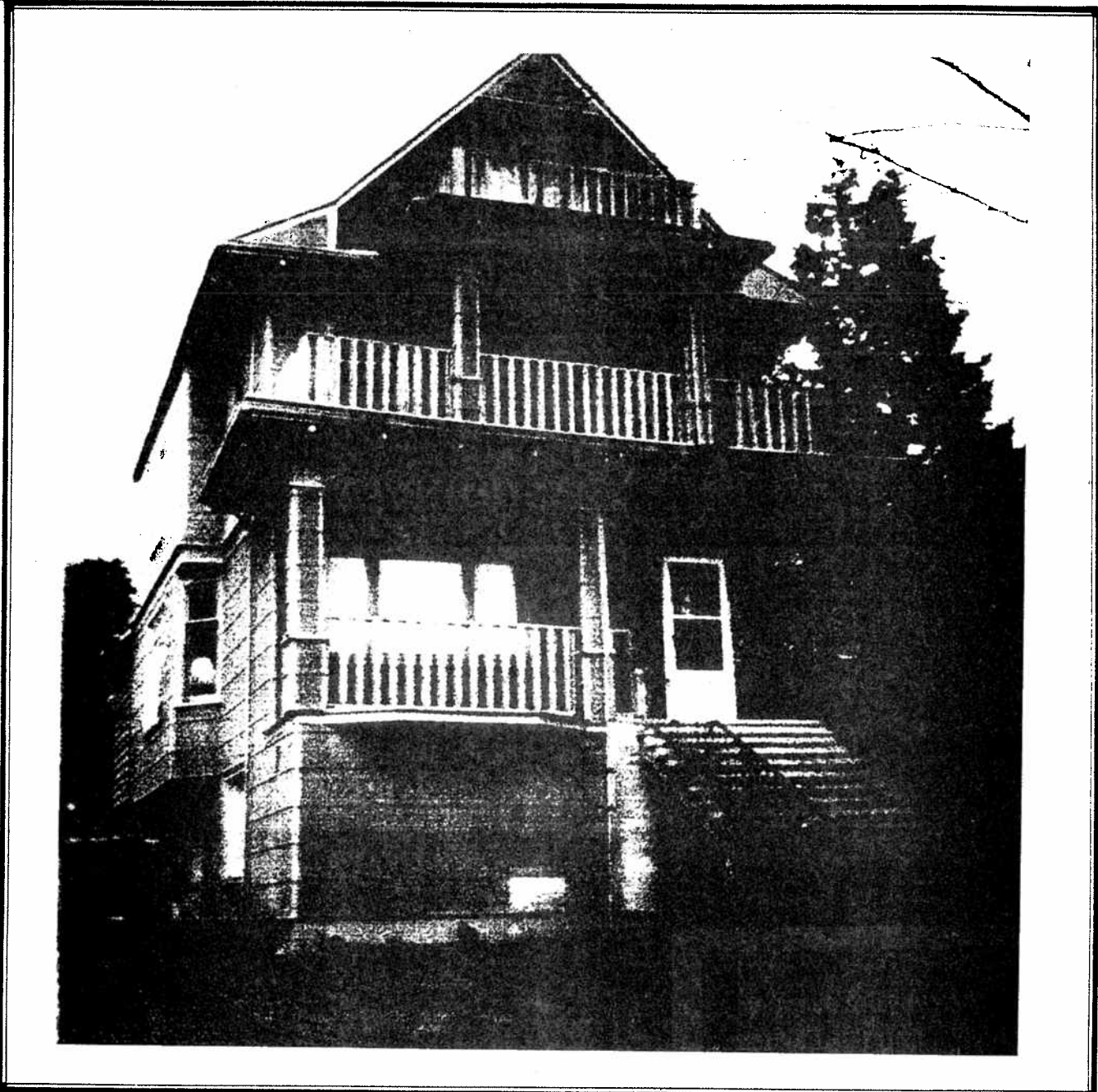


D.G. Stenson, Director
Planning and Building

FA:yg
Attach.

cc: Chief Building Inspector
Heritage Planner

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Date:
JANUARY 1995

Scale:
N.T.S.

Drawn By:
J.P.C.



City of
Burnaby

Planning & Building Dept.

REZONING REFERENCE # 73/94
3765 ALBERT ST.

SKETCH #4

