

TO: CITY MANAGER 1996 February 13

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **Proposed Designation of "The Wilson House" as a Heritage Building Under the Terms of The Municipal Act Rezoning Reference #3/95**

PURPOSE: To request that Council undertake the process involved with designation of The Wilson House at 6090 Wilson Avenue as a heritage building

RECOMMENDATIONS:

1. **THAT** Council initiate the process to designate The Wilson House at 6090 Wilson Avenue as a heritage building.
2. **THAT** a heritage designation bylaw be prepared and advanced to First Reading on 1996 March 04 and to a Public Hearing on 1996 March 26.
3. **THAT** the owners, the Provincial Rental Housing Corporation, be sent a copy of this report.
4. **THAT** the Community Heritage Commission be sent a copy of this report.

R E P O R T

1.0 Background/Summary

On 1995 April 24 Council agreed to advance Rezoning Application #3/95 to a Public Hearing on 1995 May 01. One of the prerequisites to the rezoning is that the owners enter into an agreement to have one of the existing houses on the site designated as a heritage building and preserved. The rezoning has now received Third Reading.

The house is to be moved north approximately 20 meters and restored to provide two residential units and a community recreation space for residents of the development.

The site is located at the north east corner of Central Boulevard and Wilson Avenue adjacent the SkyTrain line and the B.C. Parkway.

The owners, the Provincial Rental Housing Corporation and the Rainbow's End Housing Co-operative who are leasing the site for 60 years, have submitted letters agreeing to restore the residence as outlined in the Comprehensive Development plan. They have also acknowledged in writing that the density bonus granted as part of Rezoning Reference #3/95 is full and adequate compensation for the costs of restoring and designating the house known as the "Wilson House".

As the Final Adoption Report on this rezoning application appears elsewhere on this agenda, it is appropriate to pursue the designation at this time.

2.0 Designation Process

Under the terms of the New *Heritage Conservation Statutes Amendment Act* that was proclaimed by the Province on 1994 October 13, the Municipal Act provides for the designation by bylaw of property that ".....has heritage value or character...."
(Section 1022)

This will have the effect that any future changes to the exterior of the building will require a heritage alteration permit that would be reviewed by the Community Heritage Commission and considered by Council.

Section 1023 of the Act specifies the formal procedures to be followed as part of the designation process which includes a Public Hearing, notification of the owners, and a report outlining the heritage value of the property, the relationship to community or OCP objectives, the effect of the designation upon the use, the condition and viability of the property and the possibility of the need for financial support.

Specifically the Act requires:

- that a Public Hearing be held.
- that 10 days prior to the Public Hearing, notice must be served on all owners and occupiers of the property.
- that newspaper notices be published in two consecutive issues of a newspaper with the last publication to be at least three days prior but not more than 10 days prior to the Public Hearing.

- that a report be prepared which includes the information in Section 3.0 of this report.
- that a completed bylaw be filed in the Land Title Office, the Province and with the owners.

3.0 Heritage Information (As per Section 1023 of the Act):

3.1 Heritage Value:

This house was constructed in about 1913 by the Wilson family after whom the street was named. The house is constructed in a classic Edwardian style and is a good representative of homes constructed during this time period.

3.2 Compatibility of Conservation with Community Plan and Adjoining Land Uses:

The conservation of heritage resources is addressed in the section of Burnaby's official Community Plan which establishes the preservation and enhancement of the quality and livability of the physical environment as a goal.

The conservation of this two storey house is compatible with the new apartment buildings on the balance of the site.

3.3 Condition and Economic Viability of the Property:

The house is to be relocated on the site on a new foundation and restored for the provision of two rental residential units and a community activity space in the basement.

As part of the larger non-profit housing development the house will be economically viable as a residential building.

3.4 Possible Need for Financial Support to Enable Conservation:

The building will be restored on the exterior with the original wood finishes while the interior will be provided with a new mechanical system. This work will render the building stable and viable for many years into the future. Maintenance costs would be expected to be comparable with the other wood frame building on the site.

*City Manager
Proposed Designation of "Wilson House"
as Heritage Building (Rezoning Ref. #3/95)
1996 February 13.....Page 4*

4.0 Next Steps:

Upon completion of the Public Hearing and Council consideration of the bylaw, the approved bylaw would be filed in the Land Title Office and with the Ministry of Small Business, Tourism and Culture, and notice would be given to the owners in the prescribed form.



**D. G. Stenson
Director Planning and Building**

BR:hr

cc: City Clerk
City Solicitor