

TO: CITY MANAGER

1997 JULY 15

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **PROPOSED DESIGNATION OF "THE H. D. MORRISON HOUSE"
AS A HERITAGE BUILDING UNDER THE TERMS OF
THE MUNICIPAL ACT - 3765 ALBERT STREET
REZONING REFERENCE #33/96
HASTINGS STREET AREA PLAN**

PURPOSE: To request that Council undertake the process involved with the designation of "The H. D. Morrison House" at 3765 Albert Street as a heritage building.

RECOMMENDATIONS:

1. **THAT** Council initiate the process to designate "The H. D. Morrison House" at 3765 Albert Street as a heritage building.
2. **THAT** a heritage designation bylaw be prepared and advanced to First Reading on 1997 August 11 and to a Public Hearing on 1997 August 26.
3. **THAT** the owner, Van Maren Construction, 9110 - 196A Street, RR #5, Langley, B. C., V1M 3B4 be sent a copy of this report.
4. **THAT** the Community Heritage Commission be sent a copy of this report.

REPORT

1.0 Background:

Rezoning Reference #33/96, for a non-market stacked townhouse project incorporating a heritage dwelling, was advanced to a Public Hearing on 1997 March 25 and was given Second Reading on 1997 April 07. One of the prerequisites to the rezoning is that the owners enter into an agreement to have the existing house, now addressed as 3765 Albert Street, designated as a heritage building and preserved.

The heritage house is to be moved south approximately two metres and restored to provide two residential units and a communal amenity space for residents of the development.

The site is located at the northeast corner of Albert Street and Esmond Avenue, about a block from Boundary Road and Hastings Street.

The owner, Van Maren Construction, has submitted a letter consenting to Heritage Designation and agreeing to restore the residence as outlined in the plan of development.

As this rezoning application is planned to be advanced shortly to Council for consideration and Third Reading, it is appropriate to pursue the necessary heritage designation at this time.

2.0 Designation Process:

Under the terms of the *New Heritage Conservation Statutes Amendment Act*, which 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).

Section 1023 of the Act specifies the formal procedures to be followed as part of the designation process. These include a Public Hearing, notification of the owners, and a report outlining the heritage value of the property in relationship to the community's Official Community Plan 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;
- 10 days prior to the Public Hearing, notice must be served on all **owners** and **occupiers** of the property;
- newspaper notices to 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;
- a report be prepared which includes the information found in Section 3.0 of this report;
- a completed bylaw be filed in the Land Title Office, the Province and with the owners.

As a result of the designation, 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.

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

3.1 Heritage Value

The house was constructed pre-World War One in a classic box-type Edwardian style. It is a good example of houses constructed during this period in the neighbourhood, once common, but now rare.

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 and a half storey house is compatible with the new townhouses on the balance of the site .

3.3 Condition and Economic Viability of the Property:

The house is to be relocated on the site with a new foundation and restored to provide two rental residential units and a communal amenity space in the basement.

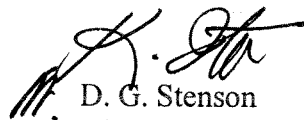
As part of the larger non-market housing development, the house will be economically viable as a residential building.

3.4 Possible Need for Financial Support to Enable Construction:

The building will be restored on the exterior with the original type 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 to that of the other wood frame buildings on the site.

4.0 **Next Steps:**

Upon completion of the heritage designation 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 owner in the prescribed form



D. G. Stenson
Director Planning and Building

FA:gk

cc: City Clerk
City Solicitor

