

CITY OF BURNABY
COMMUNITY HERITAGE COMMISSION

HIS WORSHIP, THE MAYOR
AND COUNCILLORS

SUBJECT: REQUEST FOR ALTERATIONS TO LOCHDALE HALL
(DESIGNATED HERITAGE BUILDING)

RECOMMENDATION

1. THAT the request to alter Lochdale Hall, a designated heritage building be permitted in accordance with Preliminary Plan Approval application #99-437.
2. THAT a copy of this report be forwarded to the Lochdale Community Association.
3. THAT a copy of this report be forwarded to the Parks, Recreation and Culture Commission.

REPORT

At its meeting of 2000 March 02 the Community Heritage Commission received and adopted the attached report responding to an application by the Lochdale Community Association to expand the existing designated heritage building in order to add a handicapped washroom, to enlarge one of the other washrooms and to add a handicapped access ramp to the building.

The Community Heritage Commission recommend to Council that Preliminary Plan Approval (PPA) application #99-437 be supported to permit the alteration of this designated heritage building as required by the Municipal Act.

Respectfully submitted,

Councillor Celeste Redman
Chair

Councillor Dan Johnston
Vice Chair

:COPY	- CITY MANAGER
	- DIRECTOR ENGINEERING
	- DIRECTOR PLANNING & BUILDING
	- DIRECTOR PARKS, REC. & CULT. SERVICES.
	- CHIEF BUILDING INSPECTOR

TO: COMMUNITY HERITAGE COMMISSION

2000 February 22

FROM: DIRECTOR PLANNING AND BUILDING

**SUBJECT: REQUEST FOR ALTERATIONS TO LOCHDALE HALL
(Designated Heritage Building)**

PURPOSE: To advise the Commission of a request to make an alteration to a City heritage building.

RECOMMENDATION:

1. **THAT** the Community Heritage Commission recommend to Council that the request to alter Lochdale Hall, a designated heritage building be permitted in accordance with Preliminary Plan Approval application # 99-437

REPORT

1.0 Background:

Lochdale Community Hall is a City-owned building that was designated as a heritage site in 1992 by the City. The hall is operated by the Lochdale Community Association under the terms of an agreement with the City. The hall is utilized for meetings and is rented for social events (refer attached photo).

The Community Association has made an application to expand the existing designated building in order to add a handicapped washroom, to enlarge one of the other washrooms and to add a handicapped access ramp to the building.

Under the terms of Section 967 (3) of the *Municipal Act*, a heritage alteration permit is required from City Council in order to alter the exterior of a building or structure that is protected as a designated property.

The purpose of this report is to recommend that the Community Heritage Commission recommend to Council that this request for an alteration to this protected heritage building as described in Preliminary Plan Approval (PPA) application #99-437.

2.0 Description of Building/Alteration Proposal:

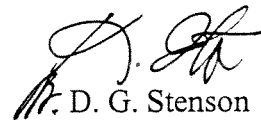
Lochdale Hall was built in 1925 by the Lochdale Social Club and has long been a centre of neighbourhood social activities. The building, originally clad with cedar siding but now covered with stucco, is a typical example of similar buildings which once existed throughout Burnaby. Exterior design features are plain and include craftsman styled eave brackets and the typical long building design of these halls.

The current proposal is to construct an addition to the northeast corner of the building to accommodate two new washrooms including a new handicapped washroom. This side of the building faces the lane. This addition is approximately 18.5 feet long and 6.8 feet wide. In addition, a new porch and handicapped access ramp is proposed to be added on the south side of the building facing the existing parking lot. Plans have been submitted as part of PPA application #99-437 (architectural drawings illustrating the requested changes will be available at the Community Heritage Commission meeting). This application, for the purposes of this alteration, is considered to serve the purpose of a heritage alteration permit.

As this building, including proposed additions, is legally non-conforming, which is to say that the building does not meet the regulations of the P3 zone in which it is located, this application has been reviewed and approved by the Board of Variance and the neighbours have, through the Board of Variance process, been notified of the alterations to the building being requested and were able to express their views to that Board.

Staff have reviewed the application and have concluded that, while the changes requested will alter the appearance of the rear and side of the building, the changes are relatively minor in nature when compared with other changes that have taken place to the original building. In addition, the addition of handicapped access and a proper handicapped washroom will improve the utility of the building which is considered to aid in its constructive use and conservation.

Staff, therefore, recommend that the CHC recommend to Council that this PPA application #99-437 be supported to permit the alteration of this designated heritage building as required by the *Municipal Act*.



D. G. Stenson
Director Planning and Building

BR:hr
Att.

cc: Chief Building Inspector
Director Engineering (P.P.M.)
Director Parks Recreation and Cultural Services

