

TO: CITY MANAGER 2000 JANUARY 03

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: DELEGATION TO 2000 DECEMBER 18 COUNCIL MEETING  
"FLODEN" HOUSE AT 7997 EIGHTEENTH AVENUE

PURPOSE: To outline a number of options to try to save an older home of heritage interest from demolition.

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**RECOMMENDATIONS:**

1. THAT Council authorize the expenditure of \$90,000 from the Land Assembly and Development fund to purchase, move, repair and construct a new foundation for the "Floden" House to a new location on a city lot at 7244 Fourth Street.
2. THAT Council authorize the demolition of a vacant boarded-up home presently situated at 7244 Fourth Street.
3. THAT Council authorize the subdivision of the lot at 7244 Fourth Street to optimize the value of this lot and the adjacent city lot at 7230 Fourth Street.
4. THAT Council authorize the heritage designation and sale of the relocated house on the new lot at 7244 Fourth Street.
5. THAT a copy of this report be sent to the Community Heritage Commission.

**REPORT**

**1.0 BACKGROUND**

On 2000 December 18, Council received a petition and a delegation from Ms. Jennifer Sullivan, a resident of the Edmonds/Sixth Street area, requesting that Council look at possible methods of preserving a house at 7997 Eighteenth Street.

This attractive older house situated at the corner of Eighteenth Avenue and Fourth Street is a local landmark in the neighbourhood near Robert Burnaby Park. The attractive Dutch Colonial style building was built by the Floden family in 1929 and was one of the earliest homes in the area. There has been a petition and a number of calls from a variety of people in the neighbourhood expressing concern about the possible demolition.

The house straddles two lots that have just been sold to two different members of the same family who wish to construct two new homes on the site. An application has been made for a demolition permit.

The options available to the City are limited at this stage as the house is not on a "heritage registry" (an official list that would be noted on the title to the property), and does not have legal protection by covenant or heritage designation.

Also of note is a large oak tree situated on the corner of the site close to Fourth Street and Eighteenth Avenue. This tree would be protected by the Tree Preservation Bylaw during construction but it would be prudent to obtain the owner's consent to a protective tree covenant if the City pays to buy the house for relocation.

Council has instructed staff to prepare a report on the issues raised and options available including the feasibility of purchasing and relocating the house to a nearby City lot (refer attached sketches).

Since the Council meeting of 2000 December 18, staff have met with the builder, Mr. H. Bhattal, who is related to the owners, on 2000 December 12, 20 and 29. Ms. Jennifer Sullivan and Mr. David Hodge attended the December 29 meeting. Mr. Bhattal has offered to sell the house provided it is moved by 2001 January 15 if the City is interested in purchasing it.

The purpose of this report is to outline a number of potential options for preserving the house and their associated estimated costs.

## **2.0 OPTIONS FOR PRESERVING THE "FLODEN" HOUSE**

The City does not presently have a policy for acquisition or monetary compensation for heritage preservation purposes. However, due to the interest shown by the neighbourhood and the availability of City-owned nearby lots, a number of preservation options are available in this case. Staff have examined a wide variety of possible arrangements with owner and builder including possible involvement of Ms. Sullivan. However, circumstances have prevented Ms. Sullivan from pursuing her potential purchase of the house.

The options examined included the following:

- Purchasing the house and the two lots upon which it is situated, consolidating and reselling as a heritage house on a 66 foot lot. This could entail a net cost on the order of \$125,000 based on the present owners' asking price.
- Purchasing the house and one lot (Lot 10, facing Fourth Street) from current owners, moving the house onto Lot 10 for resale by the City as a heritage house on a 33 foot lot, and selling to the present owners a vacant City-owned building lot on Edmonds Street. Taking into account the costs claimed by the present owner's representative and the estimated value of the City's lot the projected net cost to the City is approximately \$30,000.

- Purchasing the house from the present owners and relocating it a short distance north on Fourth Street to a City-owned lot, reselling it as a designated heritage building. This option is estimated to have a net cost that could range up to \$20,000 to \$25,000.
- Purchasing the house and moving it to a more remote City-owned location such as Burnaby Village Museum. The high cost of such a move combined with the fact that there are no plans for the accommodation of an additional house at the Village make this an unrealistic option.

### 3.0 ANALYSIS

The option that entails moving the house 1½ blocks to a City-owned parcel provides this attractive home with a setting adjacent to Robert Burnaby Park in keeping with the original visual setting of the house. This location minimizes the distance the house is moved and maintains the house in the neighbourhood where it was built in 1929.

The availability of the City lot as well as the Land Assembly and Development Fund provides an opportunity for this initiative as well as the sale of surplus City lands in this area.

### 4.0 CONCLUSION

While there are business risks in all the options, the option of buying the house from the builder and moving it 1 ½ blocks provides the least costly option. The estimates provided are intentionally conservative and the opportunity exists, depending upon the sale price of the relocated house, to reduce the net cost below the \$20,000 to \$25,000 estimated.

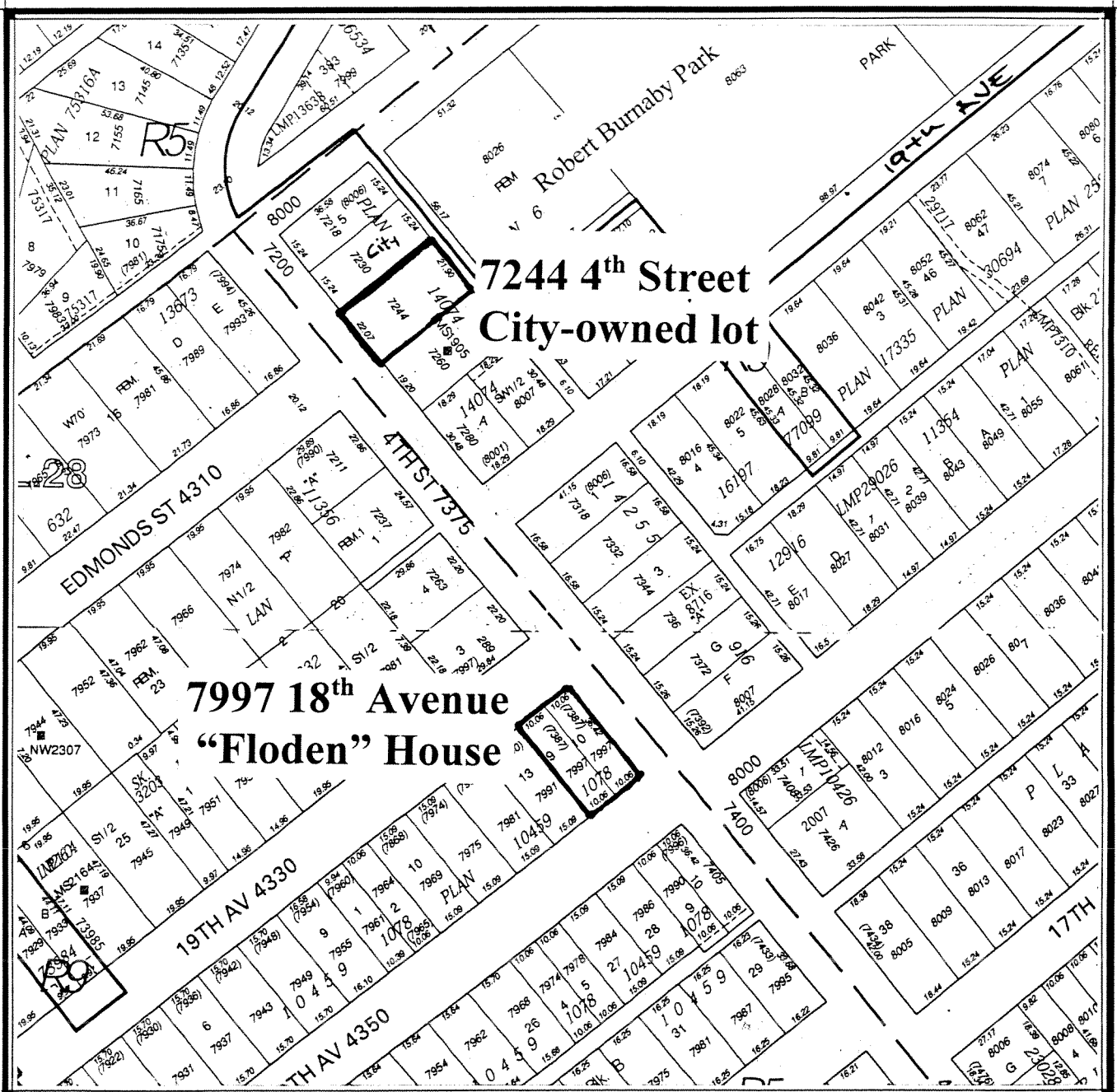
The recommendation of this report is predicated on an assumption of support for preserving this house in its existing neighbourhood.

  
D. G. Stenson  
Director Planning and Building

BR:lf:hr  
Atts.

cc: Director Engineering  
Director Finance  
City Solicitor

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**7244 4<sup>th</sup> Street  
City-owned lot**

**7997 18<sup>th</sup> Avenue  
"Floden" House**

**Date:**  
2000 December

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**Scale:**

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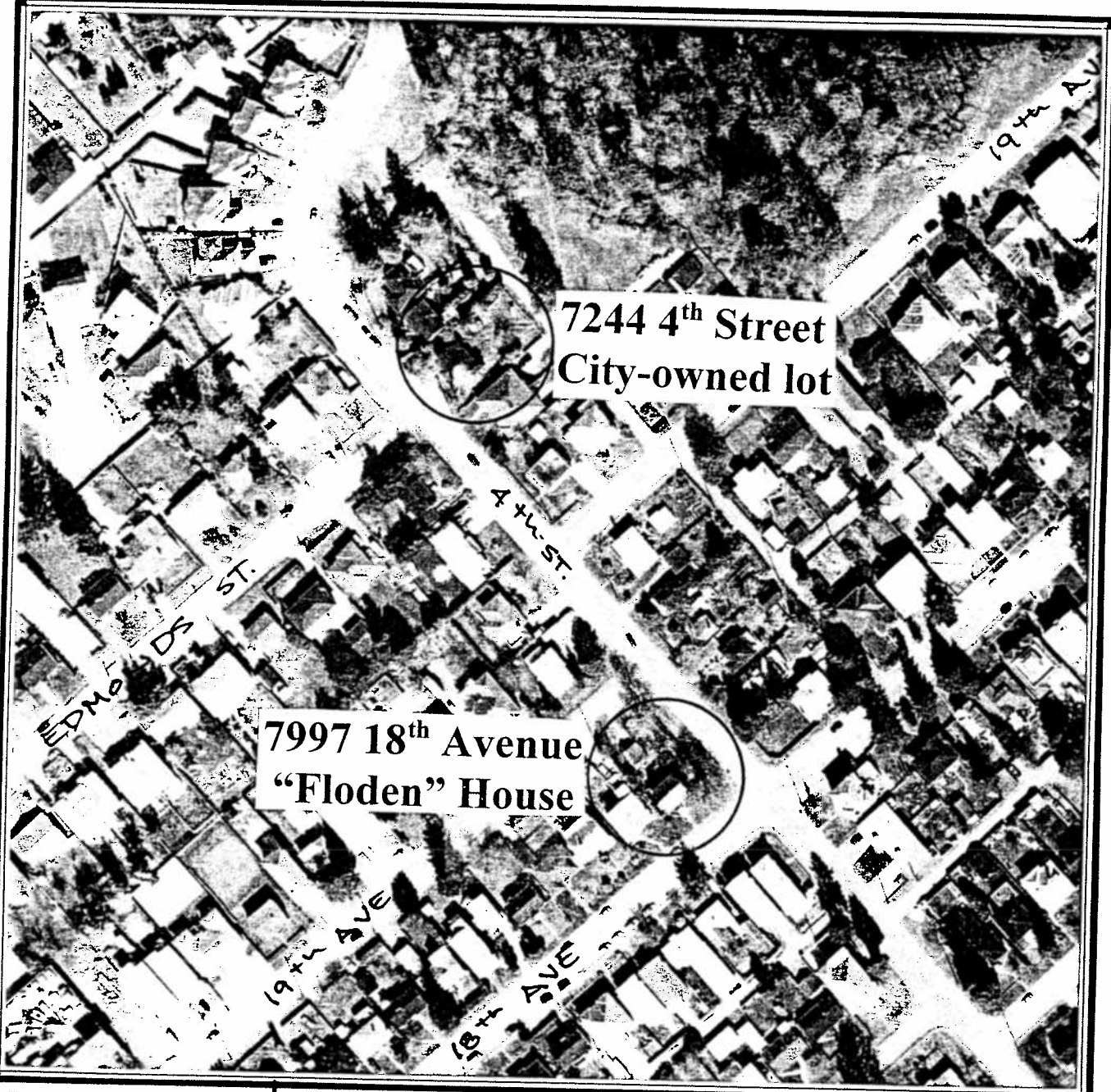
**Drawn By:**



**City of  
Burnaby**  
Planning & Building Dept.



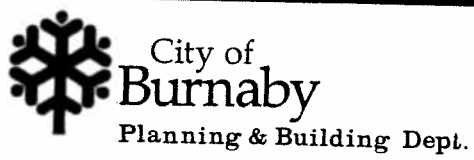
**Location of "Floden House 7997 18<sup>th</sup> Avenue**



Date:  
2000 December

Scale:

Drawn By:



Location of "Floden House 7997 18th Avenue

