

TO: CITY MANAGER 2004 June 16

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: PETITION FROM SOUTH SLOPE RESIDENTS CONCERNED ABOUT DEMOLITION OF HOME AT 7150 JUBILEE AVENUE

PURPOSE: To provide background information regarding the petition that was submitted to Council on 2004 June 14 expressing concern regarding the loss of older homes on the South Slope and requesting that the existing private home at 7150 Jubilee be relocated, rather than demolished

RECOMMENDATION:

1. **THAT** a copy of this report be forwarded to Donna Polos at 4652 Victory Street, Heather Duff at 7242 Jubilee Avenue and to the Community Heritage Commission.

R E P O R T

1.0 BACKGROUND:

At the Council meeting on 2004 June 15 Council received a petition signed by 128 citizens that stated:

“We the citizens of Burnaby are opposed to the future demolition of the Goddard House on 7150 Jubilee Avenue. In the past, this house has been included in the Burnaby Walking Tour. This house is on a duplex zoned lot and is slated for demolition. We are asking you the City Council to move the house to another location to save it from demolition.”

The petition is signed by 144 people and was sent to Council by Donna Polos of 4652 Victory Street and Heather Duff of 7242 Victory Street.

The house at 7150 Jubilee Avenue is situated at the north-east corner of Jubilee Avenue and Victory Street. The house is currently vacant and is the subject of a demolition permit and a permit to construct a new semi-detached dwelling under the prevailing R5 single and two-family zoning that prevails in this area.

2.0 CITY HERITAGE CONTEXT:

The City recognizes the importance of heritage in the evolution of the City. To this end, the City's adopted Official Community Plan outlines a Heritage Policy Framework. Through the Community Heritage Commission, set up by Council in 1988, the City has been active in increasing awareness of heritage through research action and publication of a series of books including one currently about the history of the town of Burnet. Policies for the conservation and management of City owned buildings have been developed. Prominent and important buildings such as the Alan Emmott Centre have been conserved and rehabilitated for public use by the City. Earlier this month the Heritage Society of B.C. Annual Conference was held in the City as Burnaby is recognized as one of the communities in the Province that has a progressive heritage program. Programs for privately owned buildings have been the topic of discussion by the Commission and staff and the City has been recognized by Heritage Canada, a non-profit National organization for our efforts to lobby the Federal Government for tax incentives to assist in supporting private heritage restoration efforts.

It should be noted that there are currently four private homes in the south slope area of the City that are heritage designated. These include the Patterson House at 7106 18th Avenue, the Gables at 6445 Arbroath Street, the Wilson House at 6088 Wilson Avenue and the Andy Johnson House that is protected by a heritage covenant. Further afield other protected buildings include the Floden House on Fourth Street at Edmonds, the Shaw House at 7979 12th Avenue and, as noted the Alan Emmott Centre at 6650 Southoaks Crescent.

3.0 INFORMATION ABOUT 7130 JUBILEE:

The subject house is a one and one-half storey simple craftsman style house with a hipped roof with several dormers that serve the upstairs bedrooms. There is a large bay window projection on the main floor of the south side of the house that articulates this facade. The roof is duriod and the exterior cladding is wide bevelled wood siding. There is a modern sunroom addition along the east side of the house, otherwise the house appears in original condition. Staff have not had the opportunity to tour the interior. According to City records the house was provided with a water service in April of 1932 and it is believed that the house was constructed in that year. While records are incomplete it is known that the house was occupied by the Goddard family for many years. The house represents an example of 1930's vernacular architecture that once was relatively common in the City and other similar houses can be found in the area and other parts of the City.

The house was recorded on the 1985 study by the Burnaby Historical Society in their publication, "Windows to Burnaby's Past". The house is not protected as a designated heritage building and is not included on the Burnaby Heritage Register.

4.0 CURRENT SITUATION:

The house was recently purchased by the current owner for the purpose of constructing a two-family dwelling. On 2004 April 17, staff were contacted by the building designer who has been hired by the owner who has now applied for demolition permission and for a permit to construct a new semi-detached two-family dwelling. The designer was advised that the building could be considered for retention through a Heritage Revitalization Agreement. Through this process provisions of the zoning bylaw could be varied to accommodate additions and/or renovations to the existing structure. The owner would need to consent to the heritage designation of the completed house.

The owner, who wishes to build a two-family dwelling for his own use, indicated through his designer, that he was not interested in pursuing the heritage revitalization agreement approach.

The owner has spoken to Nickel Brothers house moving and there is the possibility that the house may be moved from the site for sale to others. Staff do not generally support the City's involvement with the moving of heritage buildings if the context in the neighbourhood may be lost. It would also be necessary to find a suitable lot, pay the very significant costs of relocation, construction of a new foundation and replacement of infrastructure and mechanical systems such as drainage, heating, plumbing and electrical panels. There are no City-owned lots in this area that would be suitable to accept the relocated house.

5.0 HERITAGE BUILDINGS AND THE SOUTH SLOPE:

At present, the real estate market for duplex-zoned property is very active. In the marketplace, builders are able to bid more for lots that have two-family redevelopment potential than people who may wish to purchase an older "character" type home for restoration or renovation. While the market for early 1900's houses in the Lower Mainland has improved significantly in recent years, the South Slope is only seeing isolated examples of restoration of these homes that often have heritage value. At present there are no available forms of financial assistance from any of the levels of government for the restoration or maintenance of protected heritage homes.

6.0 CONCLUSIONS:

Staff have been aware of the concerns expressed by the petitioners regarding the incremental loss of older buildings, particularly in the South Slope where at present, the incentives described above have been insufficient to convince property owners to retain older homes. One of the objectives of Burnaby's Official Community Plan is to provide opportunities for increased awareness and the conservation of the City's unique natural, cultural, archeological and built heritage. The Community Heritage Commission is consistently striving to find methods to increase awareness and improve the management of our heritage resources.

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Staff, through the Heritage Commission, intend to continue to research more effective ways to conserve our heritage resources.

In the present situation, staff will continue to assist the owner in an attempt to preserve the house through relocation.


fo J. S. Belhouse
Director Planning and Building

BR:gk

cc. Director Finance
Chief Building Inspector

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