

## PUBLIC HEARING

2007 SEPTEMBER 18

A Public Hearing (Heritage Designation and Revitalization) was held in the Council Chamber, City Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 2007 September 18 at 7:30 p.m.

PRESENT: Mayor D.R. Corrigan  
Councillor G. Begin  
Councillor P. Calendino  
Councillor S. Dhaliwal  
Councillor G. Evans  
Councillor D.N. Johnston  
Councillor C. Jordan  
Councillor N.M. Volkow

ABSENT: Councillor L.A. Rankin

STAFF: Mr. Basil Luksun, Director Planning and Building  
Mr. Sid Cleave, A/Administrative Officer Operations

The Public Hearing was called to order at 7:43 p.m.

1. HERITAGE REVITALIZATION AGREEMENT  
BYLAW NO. 2, 2007, BYLAW NO. 12315

4737 Victory Street

Lot 21, D.L. 99, Group 1, N.W.D., Plan 10988, P.I.D. 003-100-375

The purpose of the proposed Heritage Revitalization Agreement (HRA) is to ensure specific design controls and provide necessary zoning variances for the panhandle subdivision and development of the existing R5 Residential District property in order to retain and protect the landmark "Naud House" as a City heritage site.

The Advisory Planning Commission advised that it supports this heritage revitalization agreement.

A memorandum dated 2007 September 18 was received from the Director Planning and Building regarding this heritage revitalization agreement. For the record the memorandum read as follows:

"After additional detailed review of the Naud House proposal, staff are providing Council with three areas of corrections/clarification to the Council report dated 2007 August 21 regarding this proposal.

- The maximum building depth for Lot 1 (in future) and Lot 2 will not exceed the permitted 49.26 feet and 35.03 feet, respectively.

- The existing rear deck of 1,000 square feet (estimated) was not included in the gross floor area calculation for the Heritage House.
- The existing rear yard on Lot 1 should be 5.79 m (18.99 ft.) and not 7.5 m (24.6 ft.)

Staff advise that the above information relative to the non-conforming Heritage House is considered supplemental to the proposed Heritage Revitalization Agreement and does not change the intent of the Public Hearing Report."

A letter dated 2007 September 12 was received from Rosemary and Merv Magus, 7386 Dow Avenue, Burnaby supporting designation of Naud House at 4737 Victory Street as a heritage site. Mr. and Mrs. Magus noted, however, that they do not support the heritage revitalization agreement which allows for subdivision of the property on which Naud House sits. They further noted that erecting a structure in front of this lovely old home would detract from its character and charm and effectively hide the Naud House from view on Victory Street.

A letter dated 2007 September 15 was received from Bernice Taylor, 7356 Dow Avenue, Burnaby supporting designation of Naud House at 4737 Victory Street as a heritage site. Ms. Taylor noted, however, that she does not support the heritage revitalization agreement which allows for subdivision of the property on which Naud House sits. She further noted that erecting a structure in front of this lovely old home would detract from its character and charm and effectively hide the Naud House from view on Victory Street.

A letter dated 2007 September 04 was received from Justin R. Hovis, 9135 Wiltshire Place, Burnaby supporting this heritage revitalization agreement. The writer commended the City for its efforts to protect and preserve this historical home.

An email letter dated 2007 September 17 was received from Chris Ferronato, owner of Naud House, advising that the Burnaby Heritage Commission and city staff have put together a workable plan to preserve, protect and restore this heritage home. Mr. Ferronato noted that the plan is both financially feasible and positive for the neighbourhood.

A letter dated 2007 September 17 was received from David Canosa, 4240 Georgia Street, Burnaby supporting this heritage revitalization agreement and heritage designation status for 4737 Victory Street. The writer noted that it is important to preserve unique single family dwellings that contribute to Burnaby's architectural diversity.

An email letter dated 2007 September 18 was received from Gurch Ollek, 7238 Waverley Avenue, Burnaby expressing strong opposition to the subdivision of 4737 Victory Street. The writer noted that it will detract from the nature of the neighbourhood and ruin the heritage of Naud House. The writer concluded by noting that this is an economic and opportunistic based application with no regard or consideration for the surrounding area.

The Director Planning and Building provided background information regarding the Naud farmhouse at 4737 Victory Street. He advised that early this year the Elizabeth Fry Society, the owner of Naud house at that time, applied for a demolition permit. The Society intended to sell the property as a duplex lot.

Council considered an interim measure to temporarily prevent the demolition of Naud House. In the meantime, the property was sold to the Ferronato family. The City entered into a heritage revitalization agreement with the new owner. Under such an agreement the City can vary zoning and subdivision regulations to preserve heritage buildings.

The Director Planning and Building advised that this heritage revitalization agreement provides for the refurbishing of Naud House and includes a subdivision that creates one additional single family dwelling lot.

The Director Planning and Building concluded by advising that without this heritage revitalization agreement, it would not have been possible for the City to preserve Naud House as a heritage site.

Ms. Donna Polos, 4652 Victory Street, Burnaby appeared before members of Council urging that consideration be given to moving Naud House forward and building a new house in back of the property. This would increase the visibility of the Naud house.

The Director Planning & Building advised that under the current proposal there is a panhandle on the west side of the lot which provides a view corridor. Mr. Luksun further advised that Naud house can be viewed from the laneway.

The Director Planning & Building further noted that moving Naud House forward would result in considerable additional expense and the City is cognizant of keeping the proposal financially feasible.

It was also noted that it would be difficult to move the house forward without damaging the stonework.

Thomas Hasek, 4758 Victory Street, Burnaby appeared before members of Council opposing the heritage revitalization agreement.

Mr. Hasek noted that the sign on the property initially indicated the wrong date for the Public Hearing. He acknowledged, however, that the sign was later corrected. The speaker also inquired as to why some properties in the neighbourhood did not receive the Public Hearing notice and the Council report regarding this heritage revitalization agreement.

The Acting Administrative Officer – Operations advised that the City has met legal requirements regarding posting of signage. With respect to the Public Hearing notice, the Administrative Officer – Operations noted that this document was distributed to all property owners and occupiers within 30 metres of the subject property as prescribed in the Burnaby Zoning Bylaw.

Mr. Hasek advised that the current plans allow for construction of a new single family dwelling in front of Naud House and this new dwelling will block the view of the heritage home. The speaker would prefer to see Naud House demolished rather than saved under the current plans.

Mr. Hasek concluded by expressing concern regarding the loss of trees as noted in the current plan for the site.

Joe Fernandes, 7116 Waverley Avenue, Burnaby appeared before members of Council opposing the heritage revitalization agreement.

Mr. Fernandes expressed concern regarding the corrections to the staff report as noted in the memorandum from the Director Planning and Building and advised that he was responsible for bringing these matters to the attention of the Planning Department.

Mr. Fernandes noted that his property would be most impacted by plans for a future addition to the Naud House and noted that he doesn't know how big that addition will be, what it will look like or when it will be built.

Mr. Fernandes urged that the deck at the rear of Naud House be removed and that this portion of the property be restored to its original state.

Mr. Fernandes advised of his opposition to the proposed secondary suite in Naud House and indicated there was already too many people living in the house. He further noted that if the secondary suite is approved then parking and garbage disposal issues will require further review.

Regarding the restoration work on Naud House, Mr. Fernandes expressed concern about a new roof being placed on top of the old roof and about gutters being painted over rather than replaced.

Regarding the proposed lot for the new house, Mr. Fernandes noted that it would be 30% smaller than what is permitted under the zoning category.

In conclusion, Mr. Fernandes noted that he is not opposed to restoring and preserving Naud House but he is against building a house in front of it.

The Director Planning and Building reiterated that under a heritage revitalization agreement the City can vary zoning regulations and subdivision requirements as part of the process to protect and preserve heritage buildings.

Elaine Hasek, 4758 Victory Street, Burnaby appeared before members of Council urging that further consideration be given to moving Naud House forward or to another lot.

Ms. Hasek expressed concern regarding the loss of trees associated with the proposed construction of a new single family dwelling on the subject site.

Ms. Hasek also expressed concern regarding parking issues given that plans for the site include both a new single family dwelling and a secondary suite in the Naud House.

In conclusion, Ms. Hasek advised that more study needs to be done before Council makes a decision regarding the future of Naud House.

Mr. Craig Prenter, 4738 Victory Street, Burnaby, appeared before members of Council commending Council for attempting to retain Naud House. Mr. Prenter noted, however, that the proposed new dwelling does not compliment Naud House. The speaker advised that he would not be opposed to a considerably smaller dwelling being constructed in front of Naud House.

Mr. Prenter inquired regarding the number of people permitted to live in Naud House and the proposed secondary suite.

Regarding this occupancy issue, the Director Planning and Building noted the definition of family as contained in the Burnaby Zoning Bylaw.

Ms. Elaine Hasek, 4758 Victory Street, Burnaby again appeared before members of Council noting that if development of a new dwelling in front of Naud House is permitted, then consideration should be given to downsizing and rotating that dwelling by 180°.

There were no further submissions received regarding Heritage Revitalization Agreement Bylaw No. 2, 2007, Bylaw No.12315.

MOVED BY COUNCILLOR JOHNSTON:  
SECONDED BY COUNCILLOR CALENDINO:

“THAT this Public Hearing for Heritage Revitalization Agreement Bylaw No. 12315 be now terminated.”

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR JORDAN:  
SECONDED BY COUNCILLOR CALENDINO:

“THAT staff prepare a report responding to the issues raised at the Public Hearing regarding Heritage Revitalization Agreement Bylaw No. 12315.”

CARRIED UNANIMOUSLY

2. HERITAGE DESIGNATION  
BYLAW NO. 2, 2007, BYLAW NO. 12316

4737 Victory Street

Lot 21, D.L. 99, Group 1, N.W.D., Plan 10988, P.I.D. 003-100-375

The purpose of the proposed Heritage Designation is to retain and protect the historic and architecturally significant Naud House as a designated City heritage site.

A letter dated 2007 September 12 was received from Rosemary and Merv Magus, 7386 Dow Avenue, Burnaby, supporting designation of Naud House as a heritage site even though they do not support the Heritage Revitalization Agreement which allows for

subdivision of the property on which Naud House sits. This is the same letter referred to previously in the minutes for Heritage Revitalization Agreement Bylaw No. 12315.

A letter dated 2007 September 15 was received from Bernice Taylor, 7356 Dow Avenue, Burnaby, supporting designation of Naud House as a heritage site even though she does not support the Heritage Revitalization Agreement which allows for subdivision of the property on which Naud House sits. This is the same letter referred to previously in the minutes for Heritage Revitalization Agreement Bylaw No. 12315.

A letter dated 2007 September 17 was received from David Canosa, 4240 Georgia Street, Burnaby, supporting this Heritage Revitalization Agreement and heritage designation status for 4737 Victory Street. This is the same letter referred to previously in the minutes for Heritage Revitalization Agreement Bylaw No. 12315.

There were no further submissions received regarding Heritage Revitalization Agreement Bylaw No. 2, 2007, Bylaw No.12316.

MOVED BY COUNCILLOR JOHNSTON:  
SECONDED BY COUNCILLOR CALENDINO:

“THAT this Public Hearing for Heritage Designation Bylaw No. 12316 be now terminated.”

CARRIED UNANIMOUSLY

ADJOURNMENT

MOVED BY COUNCILLOR JOHNSTON:  
SECONDED BY COUNCILLOR JORDAN:

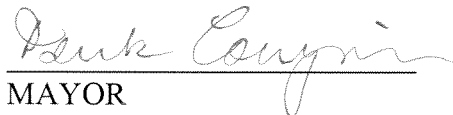
"THAT this Public Hearing do now adjourn."

CARRIED UNANIMOUSLY

The Public Hearing adjourned at 8:45 p.m.

Confirmed:

Certified Correct:

  
MAYOR

  
A/ADMINISTRATIVE OFFICER - OPERATIONS