



COMMUNITY HERITAGE COMMISSION A G E N D A

Thursday, November 12, 2020, 5:00 p.m.

Council Chamber, City Hall

4949 Canada Way, Burnaby, BC

	Pages
1. <u>CALL TO ORDER</u>	
2. <u>MINUTES</u>	
2.1. Minutes of the Community Heritage Commission Open meeting held on 2020 September 10	3
3. <u>PRESENTATIONS</u>	
3.1. Chinese Canadian History Research Project <u>Speaker:</u> Denise Fong, Planning Assistant 2	
3.2. Bainbridge and Lochdale Urban Village Community Plans <u>Speaker:</u> Jesse Dill, Senior Current Planner, OR Andrew Yu, Planner 1	
4. <u>CORRESPONDENCE</u>	
4.1. Memorandum from the Director Planning and Building - Re: Heritage Program Updates	8
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5. NEW BUSINESS

6. INQUIRIES

7. ADJOURNMENT



COMMUNITY HERITAGE COMMISSION M I N U T E S

**Thursday, September 10, 2020, 5:00 p.m.
Council Chamber, City Hall
4949 Canada Way, Burnaby, BC**

- PRESENT:** Councillor Colleen Jordan, Chair
Councillor James Wang, Vice Chair *(participated electronically)*
Councillor Pietro Calendino, Member *(participated electronically)*
Ms. Karin Alzner, Parks, Recreation & Culture Commission Representative
Ms Diane Gillis, Resident Representative
Mr. Richard Liu, Resident Representative *(participated electronically)*
Mr. Lee Loftus, Resident Representative *(participated electronically)*
Ms. Tammy Marchioni, Resident Representative
Mr. Harry Pride, Historian *(participated electronically)*
Mr. Roger Whitehouse, Resident Representative *(participated electronically)*
- ABSENT:** Ms. Ruby Johnson, Honorary Member Emeritus
Ms. Tammy Marchioni, Resident Representative
- STAFF:** Mr. Jim Wolf, Senior Long Range Planner
Ms. Rebecca Pasch, City Archivist
Ms. Deborah Tuytten, Cultural Heritage Manager
Ms. Lisa Codd, Heritage Planner
Ms. Monica Macdonald, Administrative Officer
Ms. Shelly Reinhart, Council Support Assistant

1. CALL TO ORDER

The Chair called the Open Commission meeting to order at 5:01 p.m. and conducted the roll call. The following members participated electronically: Councillor Wang, Councillor Calendino, Commissioner Liu, Commissioner Loftus, Commissioner Pride, and Commissioner Whitehouse.

For the benefit of members participating electronically, the Chair reviewed the staff present at the meeting.

The Chair, Councillor Colleen Jordan, recognized the ancestral and unceded homelands of the hən̓q̓əmi̓n̓əm and Skwxwú7mesh speaking peoples, and extended appreciation for the opportunity to hold a meeting on this territory.

The Chair recognized the sudden passing of Councillor Paul McDonnell who, as a long-time member on the Commission, will be greatly missed. The Chair advised that, as a result of the vacancy, Councillor Wang has been appointed Vice Chair and Councillor Calendino as a new Member, and welcomed Councillor Calendino to the Commission.

2. **MINUTES**

2.1 **Minutes of the Community Heritage Commission Open meeting held on 2020 June 18**

MOVED BY COMMISSIONER GILLIS
SECONDED BY COMMISSIONER LIU

THAT the minutes of the Community Heritage Commission Open meeting held on 2020 June 18 be adopted.

CARRIED UNANIMOUSLY

Arising from the discussion, the Chair referred to the training on identification and stewardship of Indigenous heritage resources that had been planned for the Commission, and advised that the training will be postponed until it is possible for all members to attend in person.

3. **CORRESPONDENCE**

3.1 **Memorandum from the Director Planning and Building - Re: Heritage Program Updates**

A memorandum was received from the Director Planning and Building providing an update on the following heritage initiatives advanced through the Community Heritage Commission:

Heritage Revitalization Agreement (HRA): Lonsdale Guardhouse, Residence, 6985 Canada Way - an HRA has been entered into between the City and the owners of the property, and the residence is now protected through a Heritage Designation Bylaw. A need to amend the HRA was recently identified, and a report recommending the amendment is being advanced directly to Council for approval. A copy of the Council report will be provided to the Commission.

Civic Monument Review: staff have been conducting site visits to review the City's cenotaphs and heritage landscape features, noting deterioration and loss of mortar, discolouration of stonework, and loss of material. Consultant services are being retained to assess the physical condition of the features, provide recommendations for maintenance, and identify interventions. Staff will provide a report to the Commission on the assessment outcome once it is completed.

3.2 Memorandum from the City Archivist - Re: City of Burnaby Archives - Update

A memorandum was received from the City Archivist providing an update on activities and initiatives at the City Archives since the 2020 June 18 meeting.

Ms. Pasch advised that the Burnaby Arts Council (BAC) was one of the first "in-person" visitors to the Archives following the re-instatement this summer of in-person visits. Staff assisted the BAC in accessing records stored at the Archives in support of an exhibit in the Deer Lake Gallery entitled *50th Anniversary Exhibition: Art Since 1970*, which opened on 2020 September 05.

Further, staff advised that for the first time there will be three permanent staff at the City Archives.

3.3 Memorandum from the Cultural Heritage Manager - Re: Burnaby Village Museum Updates

A memorandum was received from the Cultural Heritage Manager providing an update on the Burnaby Village Museum (BVM) program.

Ms. Tuytens advised that, due to the COVID-19 pandemic, the BVM has been operating in a limited capacity; further, attendance numbers for the 2020 Summer Season (July 15 - September 6) was less this year at 7,634 people, compared to the 2019 Summer Season attendance numbers which were 26,972.

Ms. Tuytens provided information on the Neighbourhood Speaker Series which is being presented in partnership with the Burnaby Public Library. This interactive Series features a range of historical and cultural topics by local speakers virtually, and takes place over a number of evenings in 2020 September and October.

The Chair advised that the BVM and the Kwantlen, Musqueam, Squamish and Tsleil-Waututh First Nations recently received an award of Outstanding Achievement (in the category of *Education - for programming that advances knowledge and understanding by reaching new audiences or enhancing existing ones*) from the Canadian Museum Association, for the Indigenous History in Burnaby Resource Guide project.

4. **REPORTS**

4.1 **Report from the Director Planning and Building - Re: Protection and Preservation of the Alta Vista Reservoir Vent - 5172 McKee Street**

The Director Planning and Building submitted a report seeking authorization to conserve and designate the Alta Vista Reservoir Vent as a civic heritage feature.

The Director Planning and Building recommended:

1. THAT Council approve the re-installation of the Alta Vista Reservoir Vent at 5172 McKee Street, as outlined in this report.
2. THAT Council request staff to prepare a Heritage Designation Bylaw for the Alta Vista Reservoir Vent to be advanced to First Reading and to a Public Hearing at a future date.
3. THAT Council approve the addition of the Alta Vista Reservoir Vent to the Burnaby Community Heritage Register as a "protected" heritage landmark.
4. THAT Council forward a copy of this report to the Parks, Recreation and Culture Commission for their information.

MOVED BY COMMISSIONER ALZNER

SECONDED BY COUNCILLOR WANG

THAT the recommendations of the Director Planning and Building be adopted.

CARRIED UNANIMOUSLY

4.2 **Report from the Director Planning and Building - Re: Adaptive Re-Use for Fairacres Garage and Stables Building**

The Director Planning and Building submitted a report seeking authorization for the use of Gaming Reserves to finance design work to support the adaptive re-use of the Fairacres Garage and Stables building at 6344 Deer Lake Avenue.

The Director Planning and Building recommended:

1. THAT the Community Heritage Commission recommend Council authorize staff to advance the adaptive re-use of the Fairacres Garage and Stables building into design development, subject to funding approval as outlined in this report,
2. THAT the Community Heritage Commission recommend Council authorize the use of Gaming Reserves in the amount of \$125,000 to finance further design, as outlined in this report.

3. THAT a copy of this report be forwarded to the Parks, Recreation and Culture Commission for information.

4. THAT a copy of this report be forwarded to the Financial Management Committee for information.

MOVED BY COMMISSIONER LOFTUS
SECONDED BY COUNCILLOR CALENDINO

THAT the recommendations of the Director Planning and Building be adopted.

CARRIED UNANIMOUSLY

5. **NEW BUSINESS**

There was no new business brought before the Commission at this time.

6. **INQUIRIES**

Commissioner Whitehouse – Reprinting of the Tram Memories Book

Commissioner Whitehouse inquired regarding the reprinting of *Tram Memories: In Celebration of Restoration of Interurban 1223*.

Staff advised that the reprinting of the book, which will be printed together with *Inkwells to Internet: A History of Burnaby Schools*, is planned for this fall.

Commissioner Alzner – Childcare Centre for City Employees

Commissioner Alzner inquired regarding the follow up report to the Childcare Centre for City Employees report submitted to Council on 2020 May 25.

The Chair advised that the follow up report is pending.

7. **ADJOURNMENT**

MOVED BY COMMISSIONER WHITEHOUSE
SECONDED BY COUNCILLOR CALENDINO

THAT the Community Heritage Commission meeting adjourn at 5:41 p.m.

CARRIED UNANIMOUSLY

CHAIR

ADMINISTRATIVE OFFICER



Planning and Building Department

INTER-OFFICE MEMORANDUM

TO:	CHAIR AND MEMBERS COMMUNITY HERITAGE COMMISSION	DATE: 2020 October 30
FROM:	DIRECTOR BUILDING AND PLANNING	FILE: 77000 01 <i>Reference: Heritage General</i>
SUBJECT: HERITAGE PROGRAM UPDATES		

This memorandum provides updates on heritage initiatives advanced through the Community Heritage Commission (CHC).

Civic Monument Review

At its 2020 September 09 meeting, the Community Heritage Commission received an update on item 4.1.2 Stewardship of Civic Heritage Resources, from the CHC 2-year work plan. Staff reported that a consultant would be retained to conduct a review of civic monuments and landscape features located within City of Burnaby Parks. Iredale Architecture has been retained to complete the review which will include an assessment of the physical condition of the heritage masonry features, recommendations for ongoing care and maintenance, and identification of priorities for intervention based on condition.

Adaptive Re-Use of Fairacres Garage & Stables

The CHC's recommendations to Council regarding adaptive re-use of the Fairacres Garage and Stables building were adopted by Council at its 2020 September 28 meeting. Subsequently \$125,000 has been made available through the City's Gaming Reserves for design development. Work is underway to retain the services of a heritage architect to produce schematic designs and cost estimates for re-use of the ground floor of the building as visual arts programming space, and administrative offices on the second storey.

Alta Vista Reservoir Vent

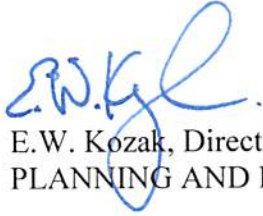
At its 2020 September 28 meeting, Council adopted the CHC's recommendations for protection and preservation of the Alta Vista Reservoir Vent, which included approving re-installation of the vent at 5172 McKee Street and advancing a heritage designation bylaw for the vent for First Reading and to a Public Hearing. The bylaw received First Reading at the 2020 October 26 Council

CHAIR AND MEMBERS COMMUNITY HERITAGE COMMISSION

Subject: Heritage Program Updates

2020 October 30..... Page 2

meeting, and will advance to Public Hearing on 2020 November 27. Parks staff have constructed a weather-proof cover for the vent to protect it over the winter months in anticipation that repair and conservation work will be completed in spring 2021.



E.W. Kozak, Director
PLANNING AND BUILDING

LC:sa

Copied to: City Manager
Acting City Clerk
Director Parks, Recreation and Cultural Services

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Office of the City Clerk

B. Zeinabova, City Clerk
R. Pasch, City Archivist

INTER-OFFICE MEMORANDUM

TO: CHAIR AND MEMBERS
COMMUNITY HERITAGE COMMISSION

DATE: 2020 October 30

FROM: REBECCA PASCH
CITY ARCHIVIST

FILE: 2410-20
Reference: *Community Heritage
Commission*

SUBJECT: CITY OF BURNABY ARCHIVES – UPDATE

For the information of the Chair and Members of the Community Heritage Commission, the following report outlines the activities and initiatives undertaken by the City Archives since the last CHC meeting:

- Public research requests have outnumbered City staff requests by 217% over the past four months. To fulfill their research needs, members of the public are accessing organisational and personal community records as well as City records from the Archives permanent collection.
- Artists will often use the Archives as a resource when conducting research for their next project or submitting for Public Art competitions. Internationally recognized artist, Ken Lum used records from the Archives to solidify the idea for his piece *The Retired Draft Horse and the Last Pulled Log*, unveiled March 2, 2020 at Edmonds and Kingsway. He spoke about this inspiration in his artist talk "In the Making Artist Talk and Screening" held at Shadbolt Centre for the Arts back in February 27, 2020. Nathan Lee accessed the Archives in March of this year to research the historic narratives of the City's Century Park Garden for his winning Public Art proposal.
- Previously donated organizational records from the Burnaby Artist Guild were appraised, described, indexed and are now listed on heritageburnaby.ca

Respectfully submitted,

Rebecca Pasch
City Archivist



Parks, Recreation & Cultural Services
Burnaby Village Museum

Home of the CW Parker Carousel

INTER-OFFICE MEMORANDUM

TO: COMMUNITY HERITAGE COMMISSION DATE: 2020 November 12

FROM: DEBORAH TUYTTENS

SUBJECT: BURNABY VILLAGE MUSEUM UPDATES

The Burnaby Village Museum is preparing to open for Heritage Christmas, in a reduced capacity, November 21, 2020 – January 1, 2021. Hours of operation:

November 21- December 18
W-F, 1-5:30pm & Sa-Su, 1-9pm (closed Mon & Tue)
December 19- January 1, 2021
Daily, 1-9pm (closed Dec 24 & 25)

Herbalist

The Burnaby Village Museum is happy to announce the re-opening of its newly renovated Way Sang Yuen Wat Kee & Co. Herbalist exhibit. Originally built as an exhibit in 1975, the exhibit was renovated utilizing research on Chinese Canadian history in Burnaby and community connections that began as part of a project of the City of Burnaby Community Heritage Commission to commemorate the 125th anniversary of Burnaby in 2017. The crowd-favorite counter display of raw *materia medica* remains as well as the tools needed to create the various forms of medicine. New to the exhibit is a space that Herbalist shops used for visitors to socialize while waiting for their prescriptions to be filled. The exhibit highlights the context of the Chinese Canadian community and Burnaby's Chinese Canadian community more specifically. Visitors can hear stories from Burnaby's early Chinese Canadian families, play Maj Jong and learn about the importance of remittances to Transpacific trade. *[note: interactives are currently not available due to the Covid-19 pandemic].*

Indigenous Learning House

Also new this winter season is the renovation of Burnaby Village Museum's Indigenous Learning House. The space has received a much needed upgrade to its interpretation as well as its HVAC and electrical. The space received more robust signage and graphics to better accommodate groups and children. Our team of Indigenous Educators will continue to use the space throughout the year to share Indigenous ways of knowing.

Subject: BURNABY VILLAGE MUSEUM UPDATES
2020 November 12..... Page 2

Neighbourhood History Series

Burnaby Village Museum again hosted its annual Neighbourhood History Series in partnership with Burnaby Public Libraries. This year the Series was hosted online using Zoom and Facebook Live and featured topics such as research using HeritageBurnaby.com, Decolonizing Heritage, The Chinese Community in Deer Lake, Prison history at Oakalla Penitentiary, Streetcars and Interurbans, and Food history of Burnaby's Chinese Canadians as well as a session hosted in partnership with UBC's Initiative for Student Teaching and Research in Chinese Canadian Studies. The Series' seven talks had 433 in person attendance and have been viewed over 4,800 times on the Museum's Facebook page and continue to be utilized.

Respectfully submitted,

Deborah Tuytens
 Cultural Heritage Manager



City of
Burnaby

Office of the City Clerk

B. Zeinabova, Acting City Clerk
E. Prior, Acting Deputy City Clerk

INTER-OFFICE MEMORANDUM

TO: CHAIR AND MEMBERS
COMMUNITY HERITAGE COMMISSION

DATE: 2020 SEPTEMBER
29

FROM: ACTING CITY CLERK


FILE: 2410-20

SUBJECT: **HERITAGE REVITALIZATION AGREEMENT BYLAW**
LONSDALE GUARDHOUSE RESIDENCE – 6985 CANADA WAY
ITEM NO. 6.6.,MANAGER'S REPORTS, COUNCIL 2020 SEPTEMBER
28

Burnaby City Council, at the Open Council meeting held on 2020 September 28, received the above noted report and adopted the following recommendations contained therein:

1. THAT Council authorize the preparation of a Heritage Revitalization Agreement Bylaw to amend the Heritage Revitalization Agreement for the Lonsdale Guardhouse Residence, as outlined in Section 3.0 of the report, for advancement to a future public hearing.
2. THAT a copy of the report be forwarded to the Community Heritage Commission.

Please find attached a copy of the report for your information.


Blanka Zeinabova
Acting City Clerk



Meeting 2020 September 28

COUNCIL REPORT

TO: CITY MANAGER **DATE:** 2020 September 17

FROM: DIRECTOR PLANNING AND BUILDING **FILE:** 77000 05

SUBJECT: **HERITAGE REVITALIZATION AGREEMENT BYLAW
LONSDALE GUARDHOUSE RESIDENCE – 6985 CANADA WAY**

PURPOSE: To seek Council authorization to prepare a Heritage Revitalization Agreement Bylaw to amend the Heritage Revitalization Agreement for the Lonsdale Guardhouse Residence.

RECOMMENDATIONS:

1. **THAT** Council authorize the preparation of a Heritage Revitalization Agreement Bylaw to amend the Heritage Revitalization Agreement for the Lonsdale Guardhouse Residence, as outlined in *Section 3.0* of this report, for advancement to a future public hearing.
2. **THAT** a copy of this report be forwarded to the Community Heritage Commission.

REPORT

1.0 BACKGROUND

At its 2018 September 17 meeting, Council authorized the preparation of a Heritage Revitalization Agreement (HRA) for retention and protection of the Lonsdale Guardhouse Residence at 6985 Canada Way (see *Attachment #1*). An HRA was subsequently entered into between the City and the owners of the property (the “Original HRA”), and the residence is now protected through a Heritage Designation Bylaw.

A review of the applicant’s Building Permit and heritage conservation plan submissions identified additional details related to the project’s density, building height, lot coverage, and building depth that require consideration in order to meet the requirements of the *Burnaby Zoning Bylaw* and the guidelines and variances provided in the HRA.

In consideration of the City’s Heritage Program and the owner’s desire to retain and protect a historic Burnaby house with considerable heritage value, staff are supportive of the amendments to the HRA for the Lonsdale Guardhouse Residence outlined in *Section 3.0* of this report. The report recommends authorization to prepare a Heritage Revitalization Agreement Bylaw to amend the HRA, for advancement to a future public hearing. It is noted that the CHC Chair and Commissioners were briefed on the issue at the 10 September 2020 meeting, and informed that this report was being prepared and would be advanced directly to Council.

To: City Manager
 From: Director Planning and Building
 Re: Heritage Revitalization Agreement Bylaw Amendment
 Lonsdale Guardhouse Residence – 6985 Canada Way
 2020 September 17.....Page 2

2.0 POLICY CONTEXT

This report aligns with the following goals and sub-goals of the *Corporate Strategic Plan*:

- ***A Healthy Community***
 - Community involvement – Encourage residents and businesses to give back to and invest in the community.
- ***A Dynamic Community***
 - Community development – Manage change by balancing economic development with environmental protection and maintaining a sense of belonging.

3.0 PROPOSED AMENDMENTS

Under the *Local Government Act*, a local government may enter into a written agreement called a Heritage Revitalization Agreement with a private owner of heritage property to vary or supplement provisions of a bylaw which concerns land use designation and subdivision. Bylaw 13948 authorizing a Heritage Revitalization Agreement for the Lonsdale Guardhouse Residence at 6985 Canada Way was adopted by Council on 2019 February 11. The resulting HRA provides necessary zoning variances to allow for the subdivision and development of the existing R5 Residential District property in order to retain and protect the Lonsdale Guardhouse Residence as a City heritage site. The agreement permits construction of a full basement, and of a garage or carport not to exceed 42 m² (452.1 sq.ft.), while requiring retention of the heritage house on Lot 1. It also permits construction of a new dwelling on Lot 2.

3.1 Amendments to Provide Additional Variances

Several amendments to the HRA are being proposed to provide additional variances to the *Zoning Bylaw* to permit development of the property as originally intended by the owner and the City, and to accommodate amendments to the *Zoning Bylaw* which were made in March 2019, subsequent to the HRA. Amendments to vary maximum Above Grade Floor Area, building depth, and building height are required to enable the applicant to retain the heritage house and construct a garage and basement, as was the intent of the original HRA. An amendment to the HRA to align its calculation of floor area with the updated *Zoning Bylaw* for Lot 2 is also included.

The following variances to the *Zoning Bylaw* are requested for inclusion in an HRA amendment, and pertain to Lot 1 of the proposed development (the existing heritage house) and to Lot 2 (the new residence):

- (i) That a maximum Above Grade Floor Area (AGFA) be permitted for the heritage house that is equal to the maximum Gross Floor Area (GFA) permitted by the HRA. The original HRA did not include the floor area of the basement in the calculation of maximum AGFA, while the *Zoning Bylaw* includes the floor area of basements in the calculation of AGFA. The amendment would permit a maximum of 345 m² (3,713.5 sq.ft.) of AGFA for the Lot 1 development. This amendment does not increase the maximum total gross floor area permitted for the development on Lot 1, which remains the same as what was agreed to in the original HRA.

To: City Manager
 From: Director Planning and Building
 Re: Heritage Revitalization Agreement Bylaw Amendment
 Lonsdale Guardhouse Residence – 6985 Canada Way
 2020 September 17.....Page 3

- (ii) That the maximum height permitted for the principal building on Lot 1 be varied to allow a three-storey principal building. The *Zoning Bylaw* permits a maximum height of 2½ storeys for a principal building, while the original HRA allows construction of a full basement under 2-storey heritage building. The proposed amendment clarifies that the completed development will be a 3-storey building.
- (iii) That a building depth of 19.0 m (62.3 ft.) be permitted on Lot 1, to include the heritage house and an attached garage. The original HRA permitted retention of the original heritage house and addition of a garage, but did not include a variance to permit the necessary increase in building depth. The maximum building depth permitted under the *Zoning Bylaw* for the Lot 1 principal building is 11.8 m (38.72 ft.). The proposed building depth can be achieved within the required yard setbacks agreed to in the original HRA, and will enable retention of the heritage house with the addition of an attached garage.
- (iv) That a maximum Above Grade Floor Area (AGFA) of 237.6 m² (2,557.5 sq.ft.) be permitted for the principal building on Lot 2 (the new residence). The original HRA permitted 237.6 m² (2,557.5 sq.ft.) of Gross Floor Area (GFA) for Lot 2. The amendment would align the floor area calculations in the HRA with updates to the *Zoning Bylaw* made in March 2019 that removed maximum GFA requirements for the R5 Residential District in favour of maximum AGFA requirements. This variance in AGFA would permit an additional 28.3m² (305 sq.ft.) beyond what is permitted by the *Zoning Bylaw*. The amendment would remove the variance to GFA provided by the original HRA, and replace it with a variance to maximum AGFA.

3.2 Amendments Requested by Owner

Several amendments to the HRA have been requested by the owner, to ensure that the project meets all regulations for City approval. The following variances to the *Zoning Bylaw* are requested for inclusion in an HRA amendment, and pertain to Lot 1 of the proposed development (the existing heritage house) and to Lot 2 (the new lot to be created through subdivision):

- (i) That a maximum height of 9.9 m (32.5 ft.) be permitted for the principal building on Lot 1 (the heritage house). The original HRA agreement permitted a maximum height of 9.6 m (31.5 ft.), which exceeded the height of a building permitted under the *Zoning Bylaw* by 0.61 m (2 ft.). The proposed amendment would permit an additional 0.30 m (1 ft.) of height over what was agreed to in the original HRA to accommodate relocation of the house and construction of a new foundation and basement living area, as requested by the owner at the time of application for an HRA.
- (ii) That a variance in lot coverage be permitted for Lot 1 (the heritage house) to allow maximum lot coverage of 185 m² (1,991.3 sq.ft.) for Lot 1, which exceeds the maximum lot coverage of 173 m² (1,862.6 sq.ft.) permitted under the *Zoning Bylaw* by 12 m² (129.2 sq.ft.). A variance for lot coverage was not included in the original HRA.

To: City Manager
 From: Director Planning and Building
 Re: Heritage Revitalization Agreement Bylaw Amendment
 Lonsdale Guardhouse Residence – 6985 Canada Way
 2020 September 17..... Page 4

The variance would enable the owner to retain the heritage house and construct a garage, as outlined in his original HRA application.

- (iii) That a variance in building depth be permitted for Lot 2 (the new lot) to permit a maximum building depth of 9.54 m (31.3 ft.). A maximum building depth of 8.84 m (29 ft.) is permitted under the *Zoning Bylaw*. This variance can be achieved within the setbacks established in the original HRA. While setbacks to allow a building depth of 9.54 m (31.3 feet) were included in the original HRA, the corresponding variance to building depth was not.

4.0 RECOMMENDATIONS

It is recommended that Council authorize preparation of a Heritage Revitalization Agreement Bylaw to amend the Heritage Revitalization Agreement for the Lonsdale Guardhouse Residence, as outlined in *Section 3.0* of this report, for advancement to a future public hearing.

With Council's approval of the recommendations of this report, the subject bylaw amendment will be prepared and advanced to Public Hearing at a future date and a copy of this report will be forwarded to the Community Heritage Commission.


 E.W. Kozak, Director
 PLANNING AND BUILDING

LC:sa
Attachment

Copied to: Chief Building Inspector
 City Solicitor
 Acting City Clerk

R:\Long Range Clerical\DOCS\LC\Council Reports\2020\HRA Lonsdale Guardhouse Res 6985 Canada Way (2020.09.28).docx



Meeting 2018 Sep 17

COUNCIL REPORT

COMMUNITY HERITAGE COMMISSION

*HIS WORSHIP, THE MAYOR
AND COUNCILLORS*

**SUBJECT: HERITAGE DESIGNATION BYLAW /
HERITAGE REVITALIZATION AGREEMENT
LONSDALE GUARDHOUSE RESIDENCE
6985 CANADA WAY**

RECOMMENDATIONS:

1. THAT Council authorize the preparation of a Heritage Revitalization Agreement Bylaw to provide for the retention and protection of the Lonsdale Guardhouse Residence.
2. THAT a Heritage Designation Bylaw be prepared to designate the Lonsdale Guardhouse Residence as a protected heritage site.
3. THAT the Heritage Revitalization Agreement and Heritage Designation Bylaw be forwarded to a public hearing at a future date.
4. THAT Council approve the listing of the Lonsdale Guardhouse Residence on the Burnaby Community Heritage Register as a protected heritage property.

REPORT

The Community Heritage Commission, at its meeting held on 2018 September 06, received and adopted the attached report seeking Council authorization to prepare a Heritage Designation Bylaw and a Heritage Revitalization Agreement to provide for the retention and protection of the Lonsdale Guardhouse Residence at 6985 Canada Way.

Respectfully submitted,

Councillor C. Jordan
Chair

Councillor S. Dhaliwal
Vice Chair

Copied to:	City Manager Director Planning & Building City Solicitor Chief Building Inspector
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Meeting 2018 Sep 06

COMMISSION REPORT

TO: CHAIR AND MEMBERS
COMMUNITY HERITAGE COMMISSION

DATE: 2018 September 04

FROM: DIRECTOR PLANNING AND BUILDING

FILE: 77000 05
Reference: HRA and HDB

SUBJECT: HERITAGE DESIGNATION BYLAW /
HERITAGE REVITALIZATION AGREEMENT
LONSDALE GUARDHOUSE RESIDENCE
6985 CANADA WAY

PURPOSE: To seek Council authorization to prepare a Heritage Designation Bylaw and Heritage Revitalization Agreement to provide for the retention of the Lonsdale Guardhouse Residence.

RECOMMENDATIONS:

THAT the Community Heritage Commission receive this Heritage Designation Bylaw and Heritage Revitalization Agreement proposal and forward this report to Council with the following recommendations:

1. **THAT** Council authorize the preparation of a Heritage Revitalization Agreement Bylaw to provide for the retention and protection of the Lonsdale Guardhouse Residence.
2. **THAT** a Heritage Designation Bylaw be prepared to designate the Lonsdale Guardhouse Residence as a protected heritage site.
3. **THAT** the Heritage Revitalization Agreement and Heritage Designation Bylaw be forwarded to a public hearing at a future date.
4. **THAT** Council approve the listing of the Lonsdale Guardhouse Residence on the Burnaby Community Heritage Register as a protected heritage property.

REPORT**1.0 BACKGROUND**

The Planning and Building Department received an enquiry from the owner of 6985 Canada Way regarding development options for this existing R5 Residential District property. At present, the property is occupied by the Lonsdale Guardhouse Residence (the "Guardhouse" Residence), a heritage building identified on the City's heritage inventory. Under the current

To: Community Heritage Commission
 From: Director Planning and Building
 Re: Heritage Designation Bylaw/Heritage Revitalization Agreement
 Lonsdale Guardhouse Residence
 6985 Canada Way

2018 September 04 Page 2

zoning, the owner can demolish the existing house and construct a new single family dwelling on the property in accordance with the prevailing R5 zoning regulations (see *Attachment #1*).

In consideration of the City's Heritage Program and the owner's desire to retain and protect this historic and architecturally significant house as a designated City heritage site, the Planning Department has worked with the owner to develop a suitable proposal for the property utilizing a Heritage Revitalization Agreement. The proposal would allow for the creation of two lots: Lot 1 would provide for the retention, conservation and designation by bylaw of the existing Guardhouse Residence fronting Canada Way; and Lot 2 would provide for a new single-family dwelling fronting Rosewood Street which would be subject to design review and development guidelines.

2.0 HERITAGE DESIGNATION

2.1 Local Government Act – Heritage Designation Bylaw Process

Under the terms of the *Local Government Act*, provision is made for the designation by bylaw of property that “.... has heritage value or character....” (Section 611). The intention of the designation bylaw is to protect this heritage building and site.

Section 612 of the *Local Government Act* specifies the formal procedures of the designation process which are as follows:

- that a Public Hearing be held;
- that 10 days prior to the Public Hearing, notice must be served to all owners and occupants of the property;
- that newspaper notices 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;
- that a report be prepared and made available to the public, and which includes:
 - the heritage value or heritage character of the property;
 - the compatibility of conservation with the official community plan and any other community planning objectives in the area in which the property is located;
 - the compatibility of conservation with lawful uses of the property and adjoining lands;
 - the condition and economic viability of the property;
 - the possible need for financial or other support to enable appropriate compensation;
- that notice of the completed bylaw be given in the Land Title Office and to the owners.

2.1.1 Heritage Character Statement

The Lonsdale Guardhouse Residence is one of Burnaby's landmark heritage homes in the historic neighborhood of Edmonds. As the residence retains significant heritage value to the

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City, it is listed on the City's heritage inventory and qualifies for inclusion on the Burnaby Heritage Register.

This two-and-one-half storey residence was constructed in 1914 by Lonsdale L. Guardhouse. Similar to many houses at the time, the Guardhouse Residence was built from Craftsman-style pattern book designs, which were readily available in magazines and brochures. This residence is notable for its unusual sloped roofline, which features gently curved eaves, lapped and shingled siding and rustic brick (see *Attachment #2*).

2.1.2 Compatibility of Conservation with Community Plan and Adjoining Land Use

The planning for the conservation of heritage resources is outlined in Burnaby's Official Community Plan. Burnaby has established a goal "*To provide opportunities for increased awareness and the conservation of the City's unique natural, cultural, archaeological and built heritage.*" The conservation of this heritage house is considered compatible within its well-developed neighbourhood context of predominantly single and two-family dwellings. The retention, conservation and designation of this house through bylaw will add another significant heritage building to the City's list of protected heritage resources. The Lonsdale Guardhouse Residence is an important landmark in the historic Edmonds neighborhood and its preservation provides a good opportunity to retain and interpret the early history and heritage of Burnaby.

2.1.3 Condition and Economic Viability of the Property

The Lonsdale Guardhouse Residence has been well-maintained by previous owners and remains in excellent condition. Changes made to the house over the years include the front verandah, which has been altered through the removal of its floor structure, and a rear addition to the main house constructed in 1985. These alterations will be removed and the original design of the building restored by the proposed agreement. The economic viability of the property is considered secure given that the Heritage Revitalization Agreement provides the owner the opportunity to create a new single family lot and would provide sufficient financial incentive to retain and restore the existing heritage house.

2.1.4 Possible Need for Financial Support to Enable Conservation

The building will continue to be owned as a private dwelling and maintained accordingly. The adoption of the Heritage Revitalization Agreement by Council will allow for subdivision utilizing the provisions of the R5 District to create two lots with some minor variances to the zoning bylaw. The provision of an additional lot would assist the property owner with additional revenue in order to relocate and restore the heritage building. There are no additional economic incentives that would be required to ensure its continued protection and conservation. Staff would continue to work in cooperation with the current and future owners of the property to ensure that the heritage character of this City heritage site is protected and conserved.

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3.0 HERITAGE REVITALIZATION AGREEMENT

3.1 Local Government Act – Heritage Revitalization Agreement Process

A Heritage Revitalization Agreement (HRA) is a written agreement between a local government and private property owner and provides the authority under the *Local Government Act* to vary or supplement provisions of a bylaw which concerns land use designation and subdivision. A local government must hold a Public Hearing on the matter before entering into a Heritage Revitalization Agreement if it would permit a change to the use or density of use that is not otherwise authorized by the existing zoning of the property.

The purpose of this Heritage Revitalization Agreement is to provide for the long-term protection and conservation of the Lonsdale Guardhouse Residence, a significant Burnaby heritage building located in the Edmonds neighborhood. The current owner of the property wishes to ensure that this heritage house is protected by the City of Burnaby as a City heritage site. The City's Official Community Plan statement concerning the conservation of heritage has specifically outlined the need to establish incentives to encourage the conservation and facilitate the retention of significant privately-owned heritage buildings.

It is proposed that the City enter into a HRA to ensure specific design controls and provide necessary zoning variances to allow for the subdivision and development of the existing R5 Residential District property in order to retain and protect the landmark Lonsdale Guardhouse Residence as a City heritage site. As the proposed HRA for the Guardhouse Residence will provide for variances to the property's R5 zoning to accommodate the creation of an additional lot, a Public Hearing is required (see *Attachment #3*).

3.2 Proposed Heritage Revitalization Agreement

The subject property is zoned R5 Residential District which provides guidelines for the development of small lots. The Burnaby Zoning Bylaw states that each new lot created in the R5 zoning for Single Family Dwelling – Small, where 30 percent or more of the existing lots in the block front have a width of 13.72 m (45.0 ft.) or less, shall have an area of not less than 334.40 m² (3,600 sq. ft.) and a width of not less than 9.15 m (30.0 ft.). While these conditions do not exist within the block front of the subject lot, the adjacent lots have been redeveloped with duplex residences and small lots exist on the block south of the subject site. Therefore, the proposed provisions would be compatible with the duplex strata lots and with the character of the neighbourhood.

In consideration of the City's Heritage Program, it has been deemed desirable to retain and protect the historic and architecturally significant Lonsdale Guardhouse Residence as a designated City heritage site. The applicant has prepared a plan and guidelines for the retention of the Guardhouse Residence. The proposal is for the creation of two small single-family lots based on the provisions of the existing R5 District, and the use of a Heritage Revitalization

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Agreement to vary provisions of the Burnaby Zoning Bylaw with regards to lot area, height, setbacks and floor area. The subdivision would be based on the layout as shown in *Attachment #3*, and all other Zoning Bylaw, BC Building Code and other City regulations and requirements would continue to apply.

4.0 DEVELOPMENT PROPOSAL

4.1 Proposed Lot 1 (Existing Heritage House)

The existing heritage house is to be retained under the HRA and designated as a City heritage site with the following design guidelines and variances to the Burnaby Zoning Bylaw:

- (i) A lot created under the HRA would vary the Zoning Bylaw and meet the minimum lot width and lot area under the R5 single family dwelling – small, with a total lot area of 414.85 m² (4,650.5 sq. ft.).
- (ii) The heritage house will be protected by a Heritage Designation Bylaw as a City heritage site.
- (iii) The heritage house will be relocated on the site to accommodate its preservation and sited to the eastern portion of the property, adjacent to Canada Way. It is noted that the proposal will include the demolition of the existing modern rear addition built in 1985.
- (iv) The exterior of the heritage house will be restored following the submitted Heritage Conservation Plan that shall include restoration of the exterior design of the dwelling, including the repair of the rear elevation following the removal of the modern addition and reconstruction of the original front verandah.
- (v) The proposed Gross Floor Area (GFA) is 345 m² (3,713.5 sq. ft.) and Above Grade Floor Area (AFGA) is 194 m² (2,084.97 sq. ft.). The maximum GFA for the existing house will exceed the permitted GFA by approximately 86 m². (923 sq. ft.), which will accommodate development of a full basement for the relocated dwelling.
- (vi) The proposed height of the principal building shall not exceed 9.6 m (31.5 ft.). The maximum permitted height of 9.0 m (29.5 ft.) will be exceeded by approximately two feet to provide for the relocation of the house and provide for the design of the new foundation and basement living area.
- (vii) The proposed front yard setback is 6.0 m (19.7 ft.), which meets the Zoning Bylaw provision of not less than 6.0 m (19.7 ft.). The proposal will be exempt from the application of front yard average provisions of the Zoning Bylaw. Additionally, it is further noted that the front verandah will encroach into the front yard setback area by approximately 1.52 m (5 ft.). This would exceed the 1.2 m (3.94 ft.) exemption by .32 m (1 ft.).
- (viii) A reduced rear yard setback of 6.4 m (21 ft.) is proposed. The minimum rear yard of 7.5 m (24.6 ft.) will be reduced by 1.1 m (3.6 ft.).
- (ix) A carport or garage not exceeding 42 m² (452.1 sq. ft.) is proposed. This accessory building will be exempt from all other provisions of the Zoning Bylaw in respect to siting and setbacks.

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- (x) A Section 219 restrictive covenant will be registered on the property's land title outlining the provisions of the Heritage Revitalization Agreement.
- (xi) The design of the restoration of the residence will be subject to the submission of a suitable conservation plan for review and approval.

Note: Calculations and measurements are subject to an up-to-date survey plan.

4.2 Proposed Lot 2 (New Residence)

A new residence will be constructed under the HRA with the following design guidelines and variances to the Burnaby Zoning Bylaw:

- (i) A lot created under the HRA would vary the Zoning Bylaw to meet the minimum lot width and lot area under the R5 Single Family Dwelling – Small, with a total proposed lot area of 396.03 m² (4,262.83 sq. ft.).
- (ii) The required setbacks for the new single family dwelling are proposed as follows:
 - Front Yard: 4.5 m (14.7 ft.)* [* Exempt from front yard averaging]
 - Rear Yard: 3.65 m (11.97 ft.)
 - Side Yard – West: 1.5 m (4.9 ft.)
 - Side Yard – East: 6.0 m (19.6 ft.)
- (iii) A maximum lot coverage of 158.41 m² (1,705.1 sq. ft.) of the lot area and total GFA of 237.6 m² (2,557.5 sq. ft.) as restricted by the required front, rear and side yard setbacks.
- (iv) The incorporation of a garage/carport not to exceed 42 m² (452.1 sq. ft.) into the envelope of the proposed new dwelling.
- (v) A Section 219 restrictive covenant will be registered on this property outlining the terms of the Heritage Revitalization Agreement.
- (vi) The design of the dwelling will be subject to review and approval.

Note: Calculations and measurements are subject to an up-to-date survey plan.

5.0 POLICY SECTION

The designation of the Lonsdale Guardhouse Residence as a protected heritage resource, along with the proposed Heritage Revitalization Agreement which will ensure its retention and protection, as outlined in this report, is aligned with the City of Burnaby's Corporate Strategic Plan by supporting the following three goals and three sub-goals of the plan:

A Connected Community

- Partnership

A Healthy Community

- Community Involvement

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A Dynamic Community

- Community Development

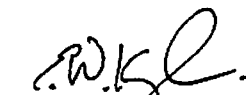
To learn more about the City of Burnaby's Corporate Strategic Plan, please visit www.burnaby.ca/CSP.

6.0 CONCLUSION

The proposed Heritage Revitalization Agreement conforms with the use and development of the R5 zone for small single family lots with variances to the floor area, height and rear yard setback for the heritage house on Lot 1, and to the floor area, front yard and rear yard setbacks for the new house on Lot 2.

The protection of the Lonsdale Guardhouse Residence through a Heritage Designation Bylaw and Heritage Revitalization Agreement offers the City of Burnaby an opportunity to protect and revitalize a significant heritage building in the Edmonds neighborhood and an important City heritage resource. Utilizing the opportunity presented by the current proposal to achieve heritage designation of the Guardhouse Residence through an HRA will ensure the long-term protection of this heritage house.

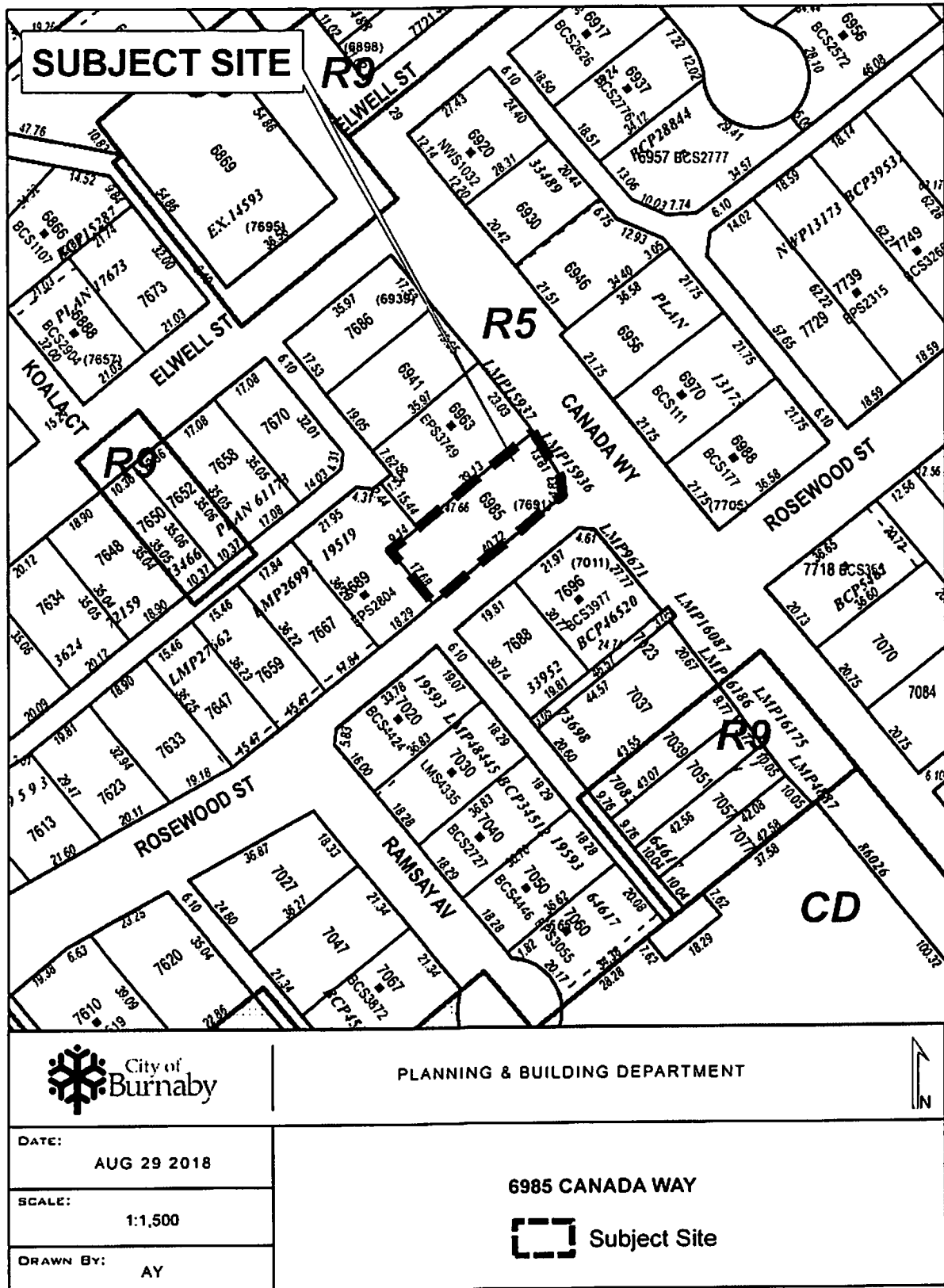
This project is guided by the Official Community Plan objective to protect the City's significant cultural heritage resources. The Heritage Revitalization Agreement presented in this report provides a suitable plan for public review and consideration at this time. With Council approval of the recommendations of this report, the subject bylaws would be prepared and advanced to Public Hearing at a future date.


 Lou Pelletier, Director
 PLANNING AND BUILDING

HL/JW:sa/sla

Attachments

cc: City Manager
 Chief Building Inspector
 City Solicitor
 City Clerk



Attachment #2

Lonsdale L. Guardhouse Residence
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Attachment #3

