

**TO:** CHAIR AND MEMBERS  
COMMUNITY HERITAGE COMMISSION

**DATE:** 2015 March 25

**FROM:** DIRECTOR PLANNING AND BUILDING

**FILE:** 77000 20  
*Reference: Heritage Inventory*

**SUBJECT:** GUSTAF AND AMANDA ORRE RESIDENCE  
9635 SULLIVAN STREET

**PURPOSE:** To advise the Community Heritage Commission of the owner's intent to demolish the subject property.

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**RECOMMENDATION:**

1. **THAT** the Community Heritage Commission receive this report for information purposes.

**REPORT**

In December 2014, the registered owner of 9635 Sullivan Street listed the subject property for sale (see *Attachment 1* and *Sketch 1*, attached). The house is listed on the Burnaby Heritage Inventory and is known as the Gustaf and Amanda Orre Residence. It is a good example of the Craftsman style and was first occupied by Gustaf Ludwig Orre, a poultry farmer, and his wife Amanda, who had both emigrated from Sweden, in 1923.

Planning staff have met with the current owner to review options to provide for the retention and preservation of the house on the property. Suitable options considered include subdivision of the property to create a new single family dwelling lot, construction of a new building within the existing property and creating a larger house on the property by permitting an addition to the existing house. However, the owner determined that there was no basis on which the required financial returns could be achieved to preserve and restore the house under a Heritage Revitalization Agreement with the City. The property has since been sold on the premise that the property would be subdivided and the existing house demolished for the construction of two new single family dwellings, as permitted under the current zoning. The purchaser has submitted an application for subdivision of the property, which would necessitate demolition of the subject residence.

In staff's view, the protection of this privately-owned building is difficult to achieve given the redevelopment potential under the current R2 Residential District zoning, and the size and location of the house on the lot. Specifically, the building footprint of the house is over 2,200 sq.ft. and centred on the property, which would require relocation of the house through any revitalization approach. There is also limited opportunity for an infill development or alternate subdivision pattern that could adequately compensate the property owner financially to undertake the conservation and retention of the existing dwelling as a heritage site.

*To: Community Heritage Commission  
From: Director Planning and Building  
Re: Gustaf and Amanda Orre Residence  
9635 Sullivan Street*

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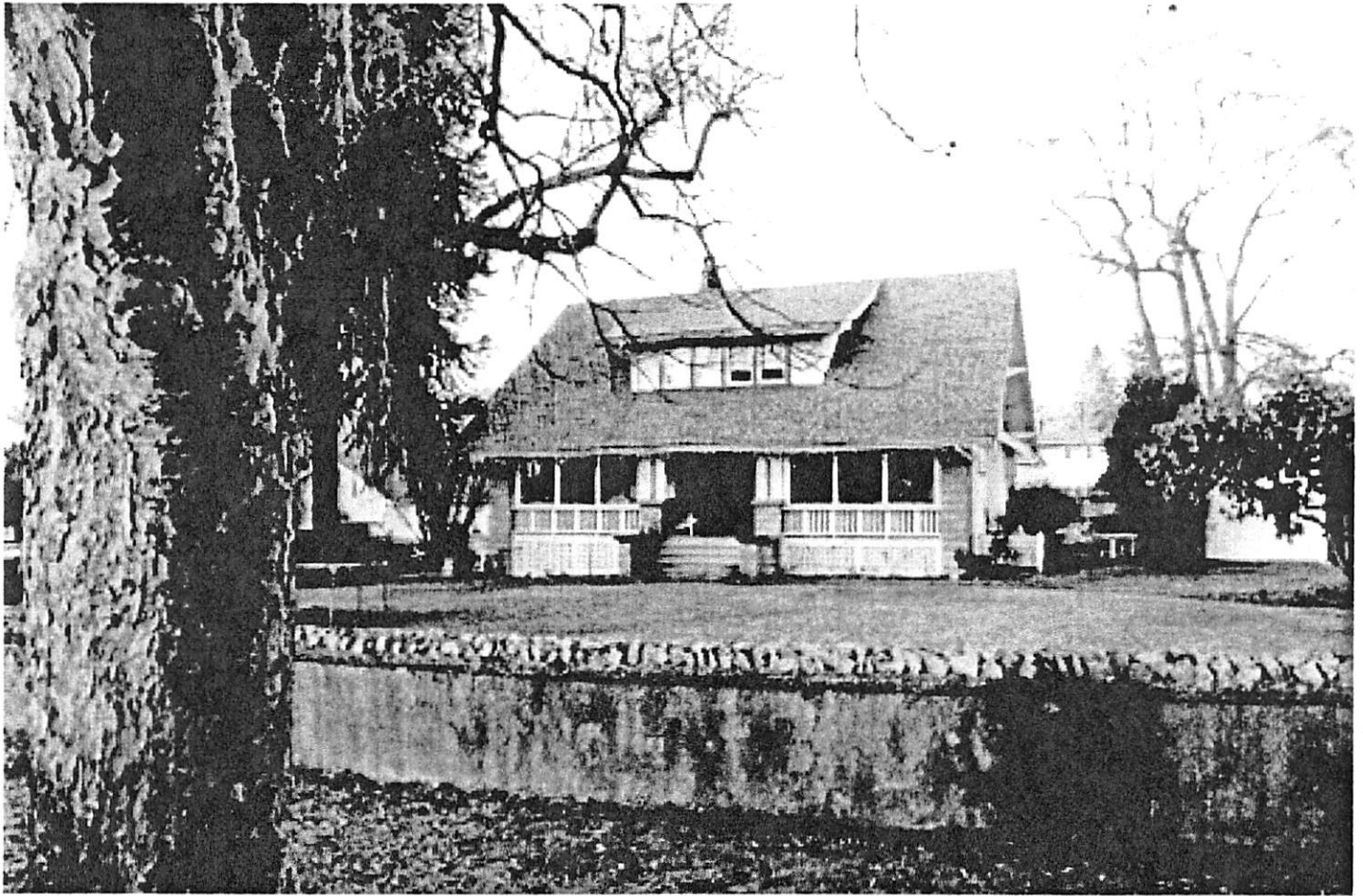
Following the City's policy regarding buildings listed on the heritage inventory, and the concurrence of the Community Heritage Commission, staff would remove 9635 Sullivan Street from the Burnaby Heritage Inventory upon issuance of a demolition permit and process any future applications for the property in accordance with the prevailing City bylaws.

  
Lou Pelletier, Director  
PLANNING AND BUILDING

HL:sla:sa  
***Attachments(2)***

cc: Chief Building Inspector

*R:\Long Range Clerical\DOCS\HL\Reports\2015\Gustaf and Amanda Orre Residence (2015.04.02).docx*



### **Attachment 1**

Gustaf and Amanda Orre Residence (2013)  
9635 Sullivan Street



PLANNING AND BUILDING DEPT  
2015 March

