

Response to HRA Application for 7828 Stanley Street:

I am writing in regard to the upcoming public hearing in regards to the HRA application for 7828 Stanley Street. I was hoping to be able to attend in person, but my work requires me to be in Victoria and I will likely not return in time.

I would like to start by saying I am in favour preserving the heritage of 7828 Stanley Street, with that said, I am strongly opposed the current HRA being put before you today. I will provide a brief overview as to why I oppose the current plan and provide more detailed submissions referencing numerous city policies as support.

Brief context, my wife and I own 7795 Stanley Street, a property apparently just over 30 metres away from 7828 Stanley Street (I did not receive the City of Burnaby's public hearing notification). I grew up on this street living at a different address, spent years running in and around 7828 Stanley, attending Halloween festivities there and more recently, having a very special Christmas dinner hosted by the previous owners of the property with many of our surrounding long-term neighbours. You will likely be hearing from a number of those neighbours during this process. This house has been, and we hope, continues to be part of our street, our neighbourhood and our community. I believe there is significant heritage not just in the house itself, but in its landscaping, gardens and trees, which make up the entire heritage context of the house. I am concerned that the HRA before you will actually do significant harm to the heritage context of the property.

I also believe the currently HRA proposal has several serious issues and omissions regarding the information city staff have chosen to put before you. City staff have made a number of assertions and statements that are not supported by any information and are completely lacking in context.

I will briefly lay my concerns out before going into greater detail: size and impact of house to be built on lot A, significant loss of heritage value for 7828 Stanley Street, further zoning issues with densification, HRA being contrary to several city policies, impact on property assessments, and risk posed to neighbouring houses on Burnaby's heritage registry.

Lot A Issues:

The biggest contention of the HRA before you is the creation of Lot A and the problems stem from that. 7828 Stanley, under standard bylaws, is not subdividable. Even if the land was bare and no heritage house was present, the lot large enough for subdivision. If a developer were to buy the property only a single house could be built and not multiple houses, as being proposed here.

This HRA is proposing to cut off a small section of 7828 Stanley and making a tiny lot, significantly smaller than any other house in the neighbourhood. And on this tiny lot, a very large house is being allowed to be built, which is much larger than the majority of surrounding

houses.. Such a house would be an anomaly in the neighbourhood, and due to its proximity to the heritage house, it has the potential to overshadow and significantly decrease the heritage value of the house. In speaking with the current property owners they also do not want to have a monster house built right on top of their house, but they are limited in the amount of influence they have. Once the lot is sold, the developer can do whatever they want with the property.

Under this HRA, we will see a single R-2 lot have 4,736.12 square foot heritage home (1,494,46 sq feet larger than allowed under currently zoning) plus more than an additional 3,500 sq ft being allowed to be built on Lot A. This results 8,200 sq ft. gross area of floor space being put on a single R2 sized lot. This is a significant densification completely out of character with the neighbourhood.

SUGGESTION: Take the overage of the square footage on lot B and remove it from the square footage of Lot A, balancing the overall square footage between the properties to keep more in line with the neighbourhood's zoning. The result house on Lot A would then be approximately 2,500 square feet, making the new house on Lot A more comparable with surround houses, as well as fitting better on the small sized of lot.

Returning to staff's comments:

"The resulting development would be compatible with nearby lots and with the character of the neighbourhood." (Ref 4.2 page 4 end of first paragraph)

A quick review of the neighbourhood using BC Assessment data shows this statement is factually incorrect. The vast majority of properties in our neighbourhood meet or exceed the R2 zoning requirements. In fact that is the character of our entire neighbourhood. The only outlier being the property at 7727 Stanley Street. The house at this location was built in 2019 on a lot that is only 6,220 square feet, (almost 1,900 square feet larger than the proposed Lot A). The lot appears to keep the standard 60-foot frontage; however, it is shorter than surrounding properties. The house built on that lot is also 3,128 square feet, which is smaller than the size of house being allowed under this proposal. I note from the street (see Google Maps photo - attached) the house matches the rest of the neighbourhood in house placement and setback. The house on Lot A, however, will not. The majority of Lot A's house's mass will be built into the depth of the lot, and not parallel to the road, like every other house in our neighbourhood. Basically, regardless of the house design, the house of Lot A is going to be significantly different from any other house in the neighbourhood.

Additionally, the proposed HRA may lead to further zoning issues in the near future. Although it is not mentioned in the staff report, many houses on the downhill side of Stanley are zoned as being duplex lots. The upper lots, such as 7828 Stanley, are single family lots. Eventually, single family homes on the downhill side of the street will be replaced with duplexes, and depending on city and provincial zoning changes, these duplexes may have multiple suites and laneway houses. Stanley is already a small, narrow street, and is projected for densification. This HRA will only exasperate future issues by adding unplanned densification where it was not intended,

which will undoubtedly cause crowding, traffic, and parking issues. I note the staff report does not mention that half of Stanley Street has already been zoned for densification.

Finally, this brings to me to most significant impact of this HRA, and again something that is completely absent in the staff report. This is how the HRA and subdivision will affect property assessments not only of surrounding neighbours, but also potentially property owners throughout the city. And it's not in the way you are likely expecting.

I note the lot at 7864 Stanley Street, the 1912 Ramsay Residence, is on Burnaby's heritage list. It currently does not have a heritage designation and has a large side yard similar, if not larger, than 7828 Stanley Street. If this subdivision is granted to the property owners at 7828 Stanley than it logically follows that the owner at 7864 will be entitled to the same treatment and be allowed to subdivide their lot, should they choose to do so. There are very likely to be several other heritage homes in the neighbourhood that could also seek this treatment, as they stand receive a significant financial benefit from doing so. So this this HRA proposal is not simply a one-off situation.

In fact, given the precedence that the subdivision of 7828 Stanley Street will set, it may even force some property owners to subdivide or sell their properties. Why? Because, according to BC Assessment, this HRA will change the definition for highest and best use of similar properties, which is the measuring stick BC Assessment uses to calculate values of housing. I have raised this issue directly with Brian Keh of BC Assessment and have since provided him the HRA proposal so that he may assess what the impacts the HRA may have on surrounding properties. Mr. Keh, himself, identified 7864 Stanley, The Ramsay Residence, as such a property. I have attempted to speak further to Mr. Keh regarding the potential impact but due to timing issues I have not been able to do so.

So what does this mean? It means that owners of properties like 7864 Stanley may soon be staring down a larger property assessment increase, which also means a large property tax increase. Will they be able to afford the property tax increase? Will they apply for the HRA with the City? Will they simply choose to sell and expose the property to the risk of it being purchased by a developer and destroyed? Any of these are very real possibilities.

Having identified this assessment issue and brought to the attention of city staff I would hope that they exercise their proper due diligence and contact BC Assessment. At this point I am completely unaware whether staff have actually done this.

Turning my attention back to the staff report, I want to focus on the information being provided by city staff. One of biggest questions throughout this process is what is the role of the city staff report? Is it a neutral position that provides balanced information to you, Mayor and Council, or is does city staff take a position of advocacy and use their report to influence yourselves, the decisionmakers. I specifically asked city staff about their role and was told:

"Staff reports are based on analysis of the development proposal. Reports to Council provide a balanced analysis based on the City's policies that have been adopted by Council. The reports we prepare for Council include recommendations, which are based on the merits of the application, including the application's conformance with policy." (email of June 7, 2023)

Having read the staff report, I sincerely question this statement. I see no balance of information, a lack of details and, as I have laid out above, I see a lack of due diligence. To this point, have staff informed Council that Lot A has already been listed for \$1.2 million and has an accepted tentative offer? (As of March 2023 - MLS number R2755717) Are you aware that a number of properties on Stanley Street are zoned duplex lots and will be adding to the density on the street once redeveloped? Are you aware that staff has not spoken to the property owners of the most impacted neighbouring property, the owners at 7818 Stanley Street? This should all be information put before you, yet I see no mention of any of this in the staff report. City staff haven't even provided a photograph showing where Lot A is proposed to be. It would appear any detail that does not support the HRA has been omitted from the staff report. Please remember, this decision is not being made in a vacuum and it will affect more than just the current property owners at 7828 Stanley.

The same concerns can be extended to the Heritage Consultant report. This report presupposed the HRA will be approved, and the entire report is written on that basis. We are not given a baseline heritage report on the property as it exists today, or told what the impact the proposed HRA report will have on the property. Under the HRA report you are being asked to make assessment on heritage value of a variety of aspects of the house, and yet this report is virtually silent on many features that may be lost (gardens, landscaping etc.) and goes into detail about proposed features that do not even exist (the front porch). The author of this report also states that the level of research is not as high as it usually is (Page 5 of Heritage Report, "6.0 Statement of Significance"), yet no further information is provided as to what exactly is missing. I did attempt to contact the author of the Heritage Report directly, and she initially responded:

"Feel free to send me your questions. Happy to help if I can!" (May 31st, 2023)

She then indicated she was extremely busy and would attempt to get to my questions and finally, in our last correspondence she stated:

"I don't think I will be able to get to these in time. I encourage you to speak with the homeowners and/or the City instead." (June 16th, 2023)

So unfortunately, I was not able to get any clarify from the author on the noted deficiencies or any clarifications in the heritage report.

I simply do not see any evidence that the city staff report is providing a balanced report on the HRA before you. The report is simply staff advocating for approval of this project.

CITY POLICIES:

Turning now to City of Burnaby's guiding policies and see how they relate to what is being proposed in the HRA. City staff have provided you a very brief overview of the Official Community Plan (OCP) and reference 12.2, and have present a brief outline of the heritage goals and simply states:

" This application meets the above objectives."

And that's it. Not very helpful from someone looking at this from the outside. In reading the OCP 12.2 I do note this policy outlines:

"Good stewardship of house heritage resources need to be responsive to:

- Potential loss of **natural** and built heritage resources*
- Increasing public interest in the use and interpretation of **heritage buildings, sites and landscapes**; and*
- continuing **community involvement** in the development of the City's heritage policies, programs and activities." (Emphasis added)*

This HRA will see a significant loss of natural heritage, or the heritage context as outline in Burnaby's Municipal Heritage Policy for Municipally-Owned Buildings And Sites (which I will be discussing later on in my submission). The gardens, landscape and trees that have been part of this heritage property will almost all be completely destroyed by this HRA.

We see Burnaby's policy specifically outlines the importance of "heritage buildings, sites and landscapes". This HRA will see significant and irreplaceable damage to the site and landscapes at this heritage location. The front gardens will be largely replaced with retaining walls and a driveway. It could even be argued the modifications to the heritage property being proposed will decrease the public interest in this property, by removing multiple key heritage aspects. This will be especially noticeable as the majority of the impacts and alterations are street facing.. All one has to do is walk through the Queens Park neighbourhood in New Westminster, a very short drive from Stanley Street, and you can see much nicer heritage houses on beautifully landscaped lots. Unfortunately what will be left of 7828 Stanley will pale in comparison, especially once the house on Lot A is built.

Under the HRA the heritage house itself also doesn't escape unscathed. In order to allow for the creation of Lot A kitchen windows will be removed, significantly altering the original design of the house. I believe these are the original windows and, as highlighted in the Heritage Report, are identified as a significant character-defining element. The loss of this windows is significant not only to the overall character of the house, but also for the livability of those who

own the house.as there will be a significant decrease in the amount of natural light in the kitchen.

In addition to the OCP, correspondence with city staff pointed toward additional city policies, specifically HOUSE: Burnaby's Housing and Homeless Strategy, the Mayor's Task Force on Community Housing and Burnaby's Municipal Heritage Policy for Municipally-Owned Buildings And Sites.

First, I will go examine HOUSE: Burnaby's Housing and Homeless Strategy.
The cited goal of this strategy is:

*"Burnaby is a place where everyone can find a home, **afford a home** and feel at home." (emphasis added)*

Does this HRA proposal help make homes more affordable? No. In fact, it may make homes even less affordable given the impact the HRA may have on property assessments going forward. Nothing in this project benefits affordability, except if you count the commission being paid to the realtor for selling of the property, the money the current property owners stand to gain from the sale of Lot A finalizes and the builder/developer who will be building the house on Lot A.

This HOME policy also goes on to list 5 key strategies, the very first listed strategy being the most applicable:

*"Building inclusive, livable neighbourhoods by **increasing housing choices**, creating more housing in mixed-use, transit-friendly areas and supporting housing for diverse needs." (emphasis added)*

Again, does this HRA increase housing choices in the neighbourhood? No, it does not. It simply continues the trend of very large, very expensive houses. Referencing the MLS listings (June 13, 2023), single family homes range in listing price between \$2.3 to \$3.4 million. Half duplexes are listing for over \$2 million per unit and townhouses are listing for \$1.3 million. Given the size of the house than can be built on Lot A, its value would be easily north of \$2 million. According to the latest census data, the average household income in Burnaby is \$83,000 a year (before taxes). Using CIBC's affordability calculator, the maximum mortgage one could afford at that level is only \$307,775. If your household income is \$200,000 per year, you can still only afford \$773,024 (<https://www.cibc.com/en/personal-banking/mortgages/calculators/affordability-calculator.html>). I note the census data shows that less than 10 percent of Burnaby households have an income of over \$200,000. So once a house is built on Lot A, it will be unaffordable to over 90 percent of households in Burnaby.

Digging further into Burnaby's housing policies, I'll bring your attention to the Mayor's Task Force on Community Housing. (<https://www.burnaby.ca/sites/default/files/acquiadam/2021-07/Final-Report-Mayors-Task-Force-on-Community-Housing.PDF.pdf>)

Among the materials laid out in this report are several principles calling for:

"a varied range and mix of housing opportunities to accommodate a diversity of household types, sizes, ages, abilities and income levels."

"Giving priority in its housing programs and projects to create opportunities for affordable and special needs housing."

"Creating and sustaining the best quality of life with its housing programs to enhance neighbourhood livability and promote compact, complete communities."

This report goes further to make specific recommendations:

"Recommendation 1: Introduce new housing forms"

Unfortunately, none of these policies or recommendations appear to be even considered for the HRA application, instead staff refer only to the OCP, dating back to 1998, when housing as significantly more affordable. Despite the opportunity being presented to the city, no new forms of housing are being introduced, we are not seeing any benefits to the diversity of households, especially in regard to income levels, there may be a significant unintended impact on affordability and when all the dust settles this increased density will not increase the livability of our neighbourhood. In fact, it will like lead to overcrowding and parking issues given how narrow Stanley Street is.

The final piece of policy I will take you is Burnaby's Municipal Heritage Policy for Municipally-Owned Buildings And Sites, dated June 26, 1991.

(<https://www.burnaby.ca/sites/default/files/acquiadam/2021-07/Civic%20Heritage%20Policy.PDF>)

While this policy relates to properties owned by the City of Burnaby, it adds significant insight to the spirit and meaning of Burnaby's Heritage policy. I have included a copy of this report with highlighted sections for ease of reference.

The first section I wish to refer to is 3.1.1 HERITAGE LANDSCAPES.

In summary, this section outlines the importance of both Heritage Landscapes (creeks, ravines, forests etc.) and Cultural landscapes which specifically list gardens and heritage trees. So clearly Burnaby has placed significance on things like gardens and heritage trees as they are specifically mentioned in this policy. Where in the HRA before you do you see any mention of heritage trees or the gardens at all?

The attached heritage report does make brief mention of the mature gardens, though:

""It is a grand house that sits high above the street in a beautifully landscaped yard." (Page 7 of Heritage Report)

And yet even this report fails to mention that large, mature willow tree located at the front of 7828 Stanley Street. This tree appears to be at least as old as the heritage house, and yet it is not even mentioned. This is a significant omission from both the HRA and the Heritage Report. City staff have informed me that the willow tree is on city property and falls under city jurisdiction, but that does not mean it should not be entirely removed from this HRA.

As a brief aside, I had spoken with a city arborist who was looking at the tree (has the arborist report been put before you?) and he stated he believe the willow tree would suffer significant root damage during the redevelopment of Lot A that would ultimately destroy the tree. I have asked staff for a copy of this report and as of June 21, 2023, I have not received a copy).

While omitting the willow tree from the HRA may make sense to the city staff, from an outside perspective it does not. There is potential for the tree to be impacted by the HRA and this information should be made available and presented during this process. Having never participated in an HRA process I cannot say whether city owned trees are rightfully being excluded from even mentioning, or whether the city staff have chosen to omit any information as it may reflect poorly on their HRA they are advocating for. I can certainly tell you how it looks though.

Next, I refer you to section 3.2 POLICY #2: ACQUISITION AND PROTECTION OF HERITAGE RESOURCES FOR PUBLIC USE IN ORDER TO PRESERVE AND INTERPRET THE HERITAGE OF THE MUNICIPALITY.

As a brief summary, this section outlines the City's practice of purchasing heritage resources to preserve their heritage nature. One of the justifications for the HRA before you is that if 7828 Stanley street is sold it may be purchased by developers who would destroy the heritage house. This policy outlines that, should the property be listed for sale, the City of Burnaby has a mechanism in place that will allow Burnaby to purchase the property from the owners if they need to sell. This would allow the city to purchase not only the heritage house, but its surrounding property as well, protecting the heritage landscape and significantly increasing the heritage value of the property. I note, thanks to a timely Burnaby Now article (<https://www.burnabynow.com/local-news/burnaby-can-conceal-hundreds-of-properties-tapped-for-land-assembly-judge-7172325>) that Burnaby owns approximately 2,314 properties in the city, so clearly Burnaby is not opposed to buying properties if it so desires.

Section 3.2.2 PROPERTY MANAGEMENT

This simply identifies that city-owned heritage houses can be used for a variety of uses, including municipal departments, community groups and private citizens. So even if the city owned, the house could still be rented/occupied by private citizens. So just means this could be used to provide an affordable housing alternative in the neighbourhood.

Section 3.2.3 DESIGNATION OF HERITAGE BUILDINGS

Here we see the designation of heritage buildings extends to "buildings, structures or land in whole or part" meaning the heritage protection can and should extend to the surround property, namely the landscaping and mature heritage trees.

The last section of this document I will be calling your attention to is 3.3.4 RELOCATION. While this may not appear to be applicable in this situation, there are several key points that directly apply to the HRA before you. Specifically, this passage:

"As a building is vitally connected with the surrounding landscape its original context should not be destroyed."

Then, the document goes on to further underscore the importance of the original character of the house under Implementation Actions:

*"If the decision to move a building is being made, then a new site must be found that is compatible with its **original character**. An attempt should also be made to match the building's original orientation, setback and **landscaping**." (emphasis added)*

So very clearly, a significant importance has been placed on the original context, character and landscaping of heritage properties. And yet in the HRA before you barely even mention the impacts on the character and landscaping, and certainly not the heritage willow tree. Given the significant considerations in the Municipal Heritage Policy I have taken you to, I strongly believe such information should have been covered in both the staff report and the heritage report, yet it was not.

Finally, I will draw your attention to the final page of the heritage policy, entitled "APPENDIX II: B.C. HERITAGE TRUST CONSERVATION PRINCIPLES"

Under this heading the general conservation principles are laid out.

1. All heritage conservation work, whether it be on a building, monument, or site, should be based upon and preceded by sufficient historical research, site analysis and documentation to identify and safeguard fully the heritage values to be conserved.
2. The evolution of structure(s) and the site should be respected. The contributions of all periods are important to the historical development and merit retention. Decisions about appropriate levels of intervention shall be based upon the heritage value of each contribution.

(3. and 4. not applicable)

5. Conjecture and falsification of building elements should be avoided in all heritage conservation projects. (emphasis added)

And then jump down to the final paragraph, at the very end of the report, under "Specific Rehabilitation Principles":

"Alterations which seek to create an earlier appearance or which use different architectural elements from other buildings or structures are discouraged."

Why is this significant? These sections all apply direct to the porch that city staff are so instant on adding to the property. A porch that existed for only a small portion of the house's 110+ years of existence, and was likely removed by the Travers family themselves, who owned the property until 1940.

Given that there is little documentation of the original porch, aside from being present in the background of some historical photographs, I question whether there is sufficient evidence and documentation to identify and safeguard the supposed "heritage" of this porch. If there are no plans and no clear photographs that show the entirety of the porch, then what the city is proposing to build fails to adhere to the first principle. The Second principle then states the evolution of the structures and site should be respected. This evolution would capture the changes in the front porch as they have evolved over the lifetime of the property.

Next, we jump to principle 5, which is the most significant of the principles, that falsification and conjecture of building elements should be avoided. Now conjecture is defined as an opinion or conclusion based on incomplete information. So, in this context it would be specifically talking about the proposed porch as there is not significant evidence to show the proper design of the porch, and decisions are being made based on incomplete information, as only a small portion of the porch can be properly seen.

So after having a deep dive in city policy it is abundantly clear that staff's response of, "This application meets the above objectives." is simply not the case at all. City staff only state the high-level policy in regard to heritage preservation and provides a with an very oversimplified answer which is to the benefit of the approve of the HRA. City staff have also chosen to omit and silo the willow trees, essentially removing from any consideration in this process. This provides a great disservice to Mayor and Council as it fails to properly identify and discuss all the relevant and important city policies that I have outlined above. To but blunt, the city staff report is deficient to the point that it should not be relied upon to make this very important decision.

ZONING ISSUES OF LOT A:

Moving to a different topic, I will look at the terminology used by City of Burnaby as well as its zoning.

To start, I note the City of Burnaby's terminology from the city website in regard to the Heritage Planning Program, specifically under the "Inceptives for preservation of heritage resources" tab. <https://www.burnaby.ca/our-city/programs-and-policies/heritage-planning-program>)

"Property owners can enter into a Heritage Revitalization Agreement (HRA) with the City to access incentives in exchange for heritage designation, such as relaxing zoning and subdivision bylaws. The [Guide to Heritage Applications in Burnaby](#) provides information on accessing these incentives."

The wording I want to draw your attention to is: "relaxing zoning and subdivision bylaws." Now please excuse my ignorance, but I have had trouble finding a proper definition of "relaxing" in terms of zoning and subdivision. By its common meaning, I would assume relaxing would be change in the rigid reading of zoning or bylaw but not a significant change either, so a moderate or "relaxed" change. And please feel free to correct me if I'm mistaken, I am just a lay person trying my best to interpret the materials provided by city staff. So as an example, for a rigid rule, the City of Burnaby provided public hearing notices to only those properties within 30 metres of 7828 Stanley's property line. Not a single centimetre more. Now if the city were to relax the interpretation of their bylaw they could provide notice to properties within a 35 metre radius. This would be a small, but manageable increase represents a relaxing of the rules. Now if Burnaby provided noticed to properties within 45 metres of the subject property it would be a significant departure from the bylaw, at that amount is a considerable increase.

Yet, under the HRA Burnaby is looking to make some extremely significant modifications to Burnaby's own bylaws, several in fact. The HRA before you is looking at taking an R2 lot that does not meet the ordinary requirements of subdivision to be subdivided. What this looks like is the creation of a lot sized just over 4,000 square feet. The standard size of a R2 lot? 7,200. So, is this a "relaxation" of bylaws, or is this a significant departure? I would say it is a significant departure over the bylaw. It's a reduction of over 2,800 square feet. But that's not all. R2 lots are also supposed to be 60 feet wide. This lot is narrower than 40 feet, again a significant departure from the bylaw. And by comparison, the reduction in the lot size at 7828 Stanley leads to several significant departures from bylaw as well. The maximum above grade square footage is just shy of 1,500 square feet over the bylaw (conveniently the size of a laneway house) and the house will cover over 900 square feet more than is allowable under bylaws. Again, these are all significant departures for the bylaws and not a mere "relaxing" as is proposed under Burnaby's Heritage program.

But let's change lenses for a moment and look at what the HRA is proposing using a thousand-foot lens. The HRA is calling over 7,200 square feet of above grade floor space, more than 8,500 square feet total, to be built on a single R2 zone lot. This is a massive increase in square footage for a single-family lot and much larger than a size of house that could be built on 7828 Stanley or any R2 lot in the neighbourhood. For comparison, 7768 Stanley Street is one of the newer and larger houses on the street. It was built in 2016 and has a 4,719 square foot house on a 7,920 square foot lot. That house is only approximately 1,400 square feet larger on a lot that's almost approximately 3,500 square feet bigger.

As I mentioned previously, at minimum the square foot overage from the heritage house should be taken off the size of the house allowable at lot A to maintain some semblance of balance.

Again, a house that size on a lot that small is completely out of character for our neighbourhood.

INCENTIVES FOR HERITAGE DESIGNATION:

In the HRA before you, the proposal is to provide a single, one-time financial benefit to the current homeowner. There are no additional, ongoing benefits to help offset further costs down the road, so once this benefit has been used up, it will be gone. In speaking with the homeowner, they have explained that this entire process has been very expensive, including having to pay for servicing the subdivided lot. It does not appear that this HRA is going to be providing any long-term assistance to the maintenance and care of the heritage house.

I note that Heritage BC provides some excellent information regarding available incentives for heritage designations. As the city has stated the negotiations with the property owners is confidential, so they will not provide any additional information and we are left unaware of whether any of these alternatives were proposed or discussed. Heritage BC outlines a number of incentives on their website: https://heritagebc.ca/learning-centre/heritage-place-conservation/heritage-conservation-tools-resource-guides/heritage-designation-a-resource-guide/incentives_2/

Under "Financial Incentives" they list a variety of options that could be used to help offset costs of the heritage house, several of which are long-term benefits. These include property tax exemptions, property tax freezes both of which offer significant continuing financial benefits to not only the current property owner but all future owners as well. I note that according to the MLS document from the purchase of the house (around 2018-2019), annual taxes for the 7828 Stanley were \$6,616 annually. So if property taxes were waived, it amounts to a savings of over \$66,000 in 10 years, which would provide a stable and constant savings for the current and future homeowners that could be put towards maintenance of the house. And hopefully mean that the subdivision of the lot would no longer be necessary, and Burnaby would be able to not only preserve the house, but also its heritage context.

Conclusion and Recommendations:

I've gone on at some length covering what I consider to be important materials that I believe should be put before you when you make your decision. I do not think the city staff provided a balanced report on this matter and is missing a significant amount of information and context for the decision you are being asked to make. I also think the HRA goes against several key city policies that I have already discussed in detail. This HRA has long-term significant impacts beyond simply preserving the house at 7828 Stanley Street and the decision to allow the subdivision must not be taken lightly.

I have also outlined some serious concerns with impact this HRA may have on not only a number of neighbouring heritage properties, but also properties throughout Burnaby. I have raised the BC Assessment issue directly with city staff who should have done their due diligence

and reached out to BC Assessment to verify the potential impact the HRA may have. Has that been done? I do not know. But anyone who has the potential to be impacted by this HRA should be provided the opportunity to speak and I do not believe that is happening.

I ask that Mayor and City Council reject the current HRA application and send it back to staff for reconsideration with a particular focus on preserving the entire heritage context of 7828 Stanley Street, and to come up with a solution in line with Burnaby's housing policies. The current agreement will see significant destruction of the heritage context of the property and once that is gone, it will be gone forever. As Burnaby becomes higher and higher density things like yards and green spaces become even more important. Simply look at all the houses being built in the neighbourhood and how little of yard is left once construction is complete. Such green spaces are disappearing. Future generations should not only be able to marvel at the architecture of old houses, but also get an idea of the surrounding landscaping and gardens.

Given the length of my submissions I have not brought out a variety of other concerns, but I believe these concerns will be raised by other neighbours. I am also sympathetic to the current property owners, who have had to spend a significant amount of money to even just get to this point and now must wait for a decision. If this HRA was happening in a vacuum, it would be a very simple decision. Unfortunately, what city staff is proposing will have significant impacts on neighbouring properties, on our street and our community. This decision should not be taken lightly, nor should it be decided with the limited information provided by city staff..

I hope you keep an open mind and keep the ultimate goal of this entire process at heart: the heritage preservation of 7828 Stanley Street. I would strongly encourage you to take the time and visit Stanley Street and see the 7828 Stanley in its current form. And while you're there, please take the time to speak with the property owners and neighbours. Simply looking at a dotted line on a map does not give you the proper context to make an informed decision.

Thank you for taking the time to read my letter and hear my concerns. Please feel free to contact me if you have any questions about the material I have present. Document which I have mentioned in my submission are included in the following pages.

Keith Bemister
Property Owner - 7795 Stanley Street



\$1,688,888

7828 Stanley Street

Burnaby Lake - Burnaby, BC

SOLD

[View Gallery](#)

This listing is provided by Sutton Group-West Coast Realty

Hi, let's connect on helping you

4 bedrooms
4 bathrooms (2 partial)
4100 sqft
109 years old, built in 1912
2 Storey w/Bsmt.
12,430 sqft lot
\$6,616 taxes

with your property needs.

Message Katayoon Webb

This stunning classic style home is a warm reminder of 'yester-year living!' Located at Burnaby Lake next to Buckingham Heights, the 'Shaughnessy of Burnaby' Built around 1912 & lovingly kept up & remodeled, It offers a spacious & wonderful family home. 4 bedrooms up & large finished basement with a den/bdrm. Boasts a classic cross-over living/dining/hall configuration, great for entertaining with original oak floors, 9'6 ceilings with exposed beams & leaded glass windows. Large lot 113'x110' (potential subdiv option) offers secluded English style garden. Located close to hospitals, schools, & transit, minutes from downtown in a truly tranquil setting with magnificent views of the North Shore mountains, City & West Van. A wonderful place for your family.



More Information

7828 Stanley Street, Burnaby

Listing provided courtesy of REBGV/FVREB. Disclaimer: The information contained in this listing has not been verified by Stillhavn Real Estate Services and should be verified by the buyer.

View Gallery

Features & Amenities

- Central Location
- Golf Course Nearby
- Private Setting
- Recreation Nearby
- Shopping Nearby
- Heating Baseboard, Forced Air, Natural Gas
- Fireplace 1
- Garage 6
- Carport 6
- Water City/Municipal

Additional Details

- MLS® # R2363108
- Type House
- Subtype House/Single Family

The Neighbourhood

A quick look into the surrounding area. If you're interested in learning more about the area, **get in touch**.

7828 Stanley Street Burnaby BC V5E 1V8 V5E 1V8

Walk Score

27

Transit Score

48

Bike Score

37

[View map of nearby restaurants, grocery stores, and more.](#)

Find nearby places for your address



Listing is presented by

Katayoon Webb

Stillhavn Real Estate Services

604-315-8715

homes@katayoonwebb.com

**This property was recently sold,
interested in something similar?**

Request information



Stillhavn Real Estate Services

36 E 5th Ave, Vancouver, BC V5T 1G8

Office: 604.398.7999

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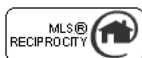
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Avenue

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Lot A 7828 STANLEY STREET
Burnaby, British Columbia V5E1V8
MLS® Number: R2755717

Attachment 2 - Partial MLS Screenshot
MLS listing for Lot A take on March 19th, 2023.

604-315-8715
REALTOR® Website

Email

Book showing



Highlights



Neighbourhood



Statistics



Calculators

Description

Incredible opportunity to build your dream home or develop this amazing lot located in Burnaby Lake next to Buckingham Heights. This lot is a subdivision from the existing Alice and Robert Travers Residence and can accommodate a 3500+ square feet home complete with garage and a secondary suite. All preliminary applications have been made and approved by the City, final requirements to be satisfied for building permits. Concept drawings and plans available. Located close to hospitals, schools, & transit, minutes from downtown in a truly tranquil setting with magnificent views of the North Shore mountains, City & West Van. (28068645)

Property Summary

Property Type	Title	Land Size	Annual Property Taxes
Vacant Land	Freehold	4371 sqft	\$0
Time on REALTOR.ca 19 days			

stillhavn
REAL ESTATE SERVICES

Stilhavn Real Estate Services
36 East 5th Avenue
Vancouver, British Columbia V5T1G8

604-398-7999
604-988-1239
Office Website

Feedback

Building

Building Features

Features

Central location

Neighbourhood Features

Amenities Nearby

Recreation

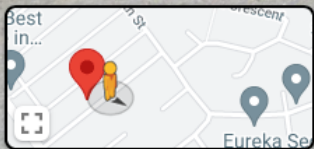
Land

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Dismiss

← 7823 Stanley St
Burnaby, British Columbia
Google Street View
Mar 2022 See more dates

Attachment 3 - Google Street View of Lot A



Google

Attachment 4 - Google Street view of comparison property 7727 Stanley Street



**Attachment 5 - Municipal Heritage Policy for
Municipally-Owned Buildings and Sites**

Important passages have been highlighted

THE CORPORATION OF THE DISTRICT OF BURNABY

TO: BURNABY HERITAGE ADVISORY COMMITTEE 1991 June 26
Our File: 10.340
FROM: DIRECTOR PLANNING & BUILDING INSPECTION 2451
SUBJECT: MUNICIPAL HERITAGE POLICY FOR
MUNICIPALLY-OWNED BUILDINGS AND SITES

R E P O R T

1.0 INTRODUCTION

In the past the Corporation of Burnaby has demonstrated its commitment to heritage preservation through the establishment of the Heritage Advisory Committee and the development of Burnaby Village Museum. Continued dedication to preserving park lands and open space throughout the Municipality has also provided a tremendous legacy to future generations. Within many of these areas are located outstanding heritage features worthy of preservation. For example, within Deer Lake Park most of the large country estates and cottages have been acquired and together form a unique and valuable heritage precinct.

It is incumbent on the Corporation of Burnaby to develop its stewardship role in heritage conservation. Although Burnaby is seen as a relatively new place it will celebrate its Centennial in 1992. Burnaby's heritage buildings and sites help us understand the development of our municipality. They reflect the forces that shaped the community and therefore, contribute significantly to its character and identity. The recognition of outstanding Municipally-owned heritage resources through this policy paper will be an important step to preserve these links to our past.

Stewardship is the thoughtful care of our heritage resources. It is important that Municipal Government lead by example and that it demonstrate a level of heritage management that it expects from private owners or developers. This will only be achieved through clear policies and actions that reinforce its commitment to preserving the legacy of Burnaby's heritage. Good stewardship of publicly-owned heritage resources provides an example for others to follow. The care of these assets through the use of sound heritage conservation principles will also inspire public interest in our unique history and help foster civic pride in our community.

2.0 RELATIONSHIP OF A MUNICIPAL HERITAGE POLICY FOR RESOURCES
OWNED BY BURNABY TO AN OVERALL HERITAGE RESOURCE MANAGEMENT PLAN

Burnaby's Heritage Advisory Committee has directed staff to complete the Municipal Heritage Policy for Municipally owned property as a priority objective of the proposed overall Heritage Resource Management Plan (H.R.M.P.). It was felt that this policy paper should be undertaken before completing other components of the H.R.M.P. which affect private property. This will ensure that the Corporation has an effective stewardship plan in place to manage its own extensive heritage properties before approaching private property owners to preserve other heritage resources.

A Municipal Heritage Policy for Municipally-owned properties will form an integral part of the proposed overall Heritage Resource Management Plan. In order to proceed with this policy it should be identified within the context of the goal and objectives of the overall Management Plan for public and private resources.

The main purpose of the overall Heritage Resource Management Plan is to provide a framework for managing heritage resources as part of the community planning process. This comprehensive plan is to be developed through consultation with the public in order to identify community concerns. Burnaby's Heritage Advisory Committee has through "Community Pride Workshops" identified many concerns regarding the Municipality's heritage. These have formed the basis for developing a working statement of objectives in order to achieve the goal of preparing an overall Heritage Resource Management Plan.

The purpose of the overall Heritage Resource Management Plan will be to achieve the following Goal and Objectives:

Goal:

To provide a framework for managing Burnaby's heritage resources as part of the community planning process.

Objectives:

To achieve the goal of managing Burnaby's Heritage through the establishment of:

1. A Municipal Heritage Policy to promote heritage conservation by the Corporation of Burnaby through the stewardship of Municipally owned heritage properties. (The subject of this report as outlined in Section 3.0).
2. Policies and procedures for administering the preservation of resources within the Municipality for the guidance of Council, Commissions, Committees, and Staff.
3. A process for ongoing public involvement to increase awareness of heritage issues and provide a public forum in order to establish priorities.
4. A detailed Heritage Inventory to identify and manage Burnaby's resources.
5. The use of enabling Legislation contained within the Municipal Act, Heritage Conservation Act and any subsequent legislation to manage the heritage resources in Burnaby.
6. The preparation of a financial program with incentives to preserve heritage resources in Burnaby and support heritage activities.
7. An implementation strategy for a Heritage Resource Management Policy.
8. An interpretation plan to promote recognition and understanding of heritage resources to the community.

3.0 MUNICIPAL HERITAGE POLICY

In order to achieve the objective of establishing a Municipal Heritage policy for municipally owned resources a set of specific policies must be developed to address several important issues. From these issues a series of actions can be developed to form an implementation strategy.

The following four policy statements form the core philosophy behind the Municipal Heritage Policy:

3.1 POLICY #1: INVENTORY OF HERITAGE RESOURCES

TO DEVELOP AND MAINTAIN A COMPREHENSIVE INVENTORY OF HERITAGE RESOURCES OWNED BY THE CORPORATION WHICH BROADLY REFLECT THE CULTURAL AND DEVELOPMENTAL HISTORY OF BURNABY.

3.1.1. BUILDINGS AND STRUCTURES

An inventory of the Corporation of Burnaby's current land holdings has produced a list of twenty-five buildings and structures with heritage value. (See attached Appendix 1). These resources were located through comparing the preliminary inventory of Burnaby buildings, "Windows to Burnaby's Past", with municipal property maps. Among these properties are some of Burnaby's most important cultural and architectural resources.

It should be noted that all of the primary and secondary resources listed have heritage value. During further work on any of these structures, it should be determined on an individual basis what further conservation work is needed to maintain the building's heritage features and designated use. The value of the heritage features of these buildings should be considered before a long-term plan for the property is developed.

The inventory of buildings and structures will expand as The Corporation of the District of Burnaby is continually acquiring properties for public use. Some of the properties identified in acquisition programs are registered as potential heritage buildings in the preliminary inventory.

Implementation Actions:

- o Review all future acquisitions of potential heritage buildings for their heritage value, inclusion on the heritage inventory and possible further protection.

3.1.2 HERITAGE LANDSCAPES

In order to identify all of the publicly-owned heritage resources within Burnaby the definition of these resources must be expanded to include Heritage Landscapes. The definition of Heritage Landscapes includes a wide variety of specific landscape types which have developed naturally and culturally. Burnaby has many different major natural landscapes such as lakes, creeks, waterfronts, ravines, forests, and marshlands. Cultural landscapes are also found throughout the Municipality and include historic sites, historic trails & roads, public works, street furniture, gardens, parks, agricultural lands and heritage trees.

The identification of heritage landscapes within Municipal properties has proved to be a difficult task considering the large area of municipal lands. An inventory of these properties needs to consider the variety of Heritage Landscape types which should be included.

Implementation Actions:

- o In order to include the scope of both natural and culturally modified landscapes in Burnaby, a landscape inventory needs to be conducted of all Municipal lands with consideration given to management strategies.
- o An inventory of this size should be coordinated with the Parks and Recreation Commission and the Environment Committee in order to incorporate their needs.

3.1.3 ARCHAEOLOGICAL SITES

At present the Heritage Conservation Branch in Victoria has eight native archaeological sites identified within the boundaries of Burnaby which are protected by Provincial regulation. When any significant native archaeological site is located it is automatically protected by legal statute under the Heritage Conservation Act from being disturbed without a permit from the Branch.

As native archaeological sites are a primary heritage resource which is rapidly being destroyed by modern redevelopment their protection is a primary concern. Burnaby should take steps to support Provincial efforts and ensure that significant native archaeological sites located on municipally-owned properties are protected from disturbance. In addition, there may be other archaeological sites within the Municipality which represent early European settlement which should be considered for protection.

Implementation Actions:

- o Burnaby should pursue funding programs offered by the B.C. Heritage Trust which could assist to undertake a survey of sensitive areas within the Municipality in order to identify important archaeological sites and establish management guidelines for the conservation and interpretation of the sites.
- o All of the sites identified by the Heritage Conservation Branch should be reviewed by an archaeologist to identify their extent and present condition.
- o All identified primary sites should be flagged for identification on the municipal tax file and monitored.
- o All primary archaeological sites which are threatened should be reviewed using the B.C. Conservation Branch's "Guidelines for Heritage Resource Impact Assessment in British Columbia".
- o In the case of any significant ethnographic or historic archaeological site being disturbed or discovered during excavation, Section 14 of the Heritage Conservation Act should be utilized to delay work and allow for a full assessment of the site.

3.1.4 HERITAGE PRECINCTS

The concentration of a variety of heritage resources within a defined area can be regarded as a heritage precinct. It is important that these areas be defined through an inventory process in order that steps may be taken to preserve their integrity. The inventory of buildings and structures revealed that twenty of the twenty-five primary buildings and structures owned by the Corporation are located within Deer Lake Park (Nine of these are situated in Burnaby Village Museum).

Deer Lake Park encompasses Burnaby's best preserved heritage precinct. The close proximity of many significant homes in a landscaped lakeside setting, offers a unique opportunity to unite these features into a well defined heritage precinct for protection and interpretation. The combination of the natural beauty of Deer Lake, archaeological and historic sites and the relatively well preserved homes and pastoral landscapes conveys a special sense of history to the park visitor. Through careful study and actions this heritage resource can form an outstanding attraction for residents and visitors.

Implementation Actions:

- o The identification of Heritage Precincts should be noted when inventories of Burnaby's heritage resources are undertaken and the Corporation should ensure that Municipally owned resources are protected as part of this context.
- o Undertake a review of the Deer Lake Park Heritage Precinct with a view to coordinating conservation actions with the park's development plans.

3.2 POLICY #2: ACQUISITION AND PROTECTION OF HERITAGE RESOURCES

TO SUPPORT THE ACQUISITION AND LEGAL PROTECTION OF SIGNIFICANT HERITAGE RESOURCES FOR PUBLIC USE IN ORDER TO PRESERVE AND INTERPRET THE HERITAGE OF THE MUNICIPALITY.

3.2.1 PUBLIC UTILIZATION OF HERITAGE RESOURCES

The Corporation of Burnaby has purchased many heritage properties for development as public facilities. This action has effectively preserved many of the Municipality's primary heritage buildings. There remains many heritage properties within the Municipality which could serve useful public role.

Implementation Actions

- o The preliminary inventory of heritage resources should be reviewed to identify potential sites which could serve economic community uses in the future.
- o The Corporation should endeavor to utilize, whenever possible, its own Municipally-owned heritage buildings for public purposes.

3.2.2. PROPERTY MANAGEMENT

The buildings identified in the heritage inventory are occupied by various Municipal Departments, community groups and private citizens for residential rental purposes. As tenants of primary Heritage structures each department, group or individual should be aware of special interior features of these buildings which merit preservation and which may not be protected through designation.

Workable guidelines must be provided for the Municipal Finance Department, Engineering Department, and the Building Maintenance Division to assist with managing these heritage properties.

Implementation Actions:

- o In order to identify significant heritage features a complete inspection should be conducted of each building owned by the Corporation in order to note special woodwork, fixtures, and finishes to be preserved.
- o Private individuals or organizations which lease or occupy municipally-owned buildings should be made aware of the Corporation's intent to preserve these features. Any restrictions on altering interior features should be part of the rental or lease agreement between the occupant and the Corporation.

3.2.3. DESIGNATION OF HERITAGE BUILDINGS

The Municipality is empowered to protect heritage property through designation under the Heritage Conservation Act. Designation extends to buildings, structures, or land in whole or in part; it in effect places a prohibition on significant alterations without Council's direct approval.

The Corporation of Burnaby should designate all of its primary heritage resources under the Heritage Conservation Act. This action would set down a clear commitment to the preservation of community heritage resources. Heritage designation would protect buildings and sites from major alterations which have not been approved first by Council in consultation with the Heritage Advisory Committee.

Implementation Actions:

- o The Municipality of Burnaby should immediately take steps to designate all twenty-one Municipally-owned, primary heritage buildings and structures now owned by the Corporation. (The Seaforth School is the only designated heritage building owned by the Municipality).

3.2.4. OTHER PUBLIC AGENCIES

In addition to Municipally owned properties there are a number of other sites under the control of other public agencies. For example the preliminary inventory has identified eight older school structures controlled by the Burnaby School Board and "Glenlyon" an Edwardian estate operated by the Provincial Government as the New Haven Borstal Institute. As some of these properties are significant heritage resources there is a need to promote responsible conservation with these public agencies.

Implementation Actions:

- o When the inventory of non-municipal building and structures is undertaken, all other public agencies should be informed of the heritage status of any of their properties.
- o The Municipality should convey to other public agencies its desire for the conservation of their significant heritage properties.

3.3 POLICY #3: CONSERVATION OF HERITAGE RESOURCES

TO RECOGNIZE THE CONSERVATION PRINCIPLES AS OUTLINED BY THE B.C. HERITAGE TRUST TO SERVE AS THE GUIDELINES FOR THE TREATMENT OF SIGNIFICANT MUNICIPALLY OWNED HERITAGE RESOURCES.

3.3.1 PRINCIPLES OF HERITAGE CONSERVATION

In order to clarify the approach of heritage conservation in this Municipal Heritage Policy, clear standards should be defined for the care of Municipally-owned heritage resources. It is proposed that the Corporation of Burnaby adopt the General Principles of Heritage Conservation as developed by the B.C. Heritage Trust. (See attached Appendix II). These six conservation principles are intended to serve as guidelines for all heritage conservation projects. The objective is to create a uniform set of criteria for assessing and guiding conservation activity, regardless of the level of intervention intended for the heritage resource.

3.3.2 STABILIZATION AND MAINTENANCE

Upon achieving the commitment to preserve the primary heritage buildings owned by Burnaby, stabilization and maintenance procedures and should be implemented to ensure that primary heritage buildings can be successfully restored and rehabilitated at a future date.

An effective conservation program does not have to be significantly more expensive than a regular maintenance program. Rather, it would reflect the incremental difference between general maintenance standards and conservation principles. Priority would be given to primary components of the structures such as roofing, heating, foundations, and drainage to arrest deterioration.

Implementation Actions:

- o The Corporation should undertake a physical evaluation of its primary and secondary heritage buildings in order to develop a plan for stabilization and maintenance procedures in order to ensure a building is protected for future conservation action.

3.3.3 RESTORATION AND REHABILITATION

Ultimately it will be desirable to promote the restoration and/or the rehabilitation of all Municipally-owned primary heritage buildings and structures and to achieve appropriate uses for their future use by the community. This goal should demonstrate to the public an approach to achieve building code requirements without compromising the building's integrity as a heritage resource. At this point the occupants or users must be established to ensure the economic adaptive reuse of buildings with public accessibility.

The B.C. Heritage Trust has also developed specific Restoration and Rehabilitation Guidelines for built heritage. (See Appendix II). It is proposed that these guidelines be used for work on municipally owned heritage buildings

Implementation Actions:

- o The Corporation should undertake a physical evaluation of its primary heritage buildings and structures in order to develop a long-term plan for future restoration and/or rehabilitation action.

3.3.4 RELOCATION

Relocation of primary heritage buildings should be viewed as a last resort, when all attempts to preserve a building on site have failed. Moving a building alters the original context of a building and can destroy its cultural and architectural integrity. As a building is vitally connected with the surrounding landscape its original context should not be destroyed. Funds for the rehabilitation of relocated buildings are more difficult to obtain than those retained in their original settings.

Implementation Actions:

- o If the decision to move a building is to be made, then a new site must be found that is compatible with its original character. An attempt should also be made to match the building's original orientation, setbacks, and landscaping.

3.4 POLICY #4: INTERPRETATION OF HERITAGE RESOURCES

TO SUPPORT THE DEVELOPMENT OF AN INTERPRETATION PLAN FOR MUNICIPALLY-OWNED HERITAGE RESOURCES TO INTERPRET AND ENCOURAGE PUBLIC EDUCATION ABOUT BURNABY'S HERITAGE.

It is important that the Municipality assume a leadership role in promoting public understanding and enjoyment of heritage resources in Burnaby. This can be accomplished through various public education programs including on-site interpretation signage, walking tour brochures, and school programs.

Implementation Actions:

- o All Municipally-owned heritage buildings, landscapes and historic sites should be appropriately interpreted to the public.
- o Comprehensive plans for the interpretation of concentrated heritage districts such as Deer Lake or Central Park should be developed as a special feature part of the proposed interpretive history trails.

4.0 CONCLUSIONS

Burnaby is in the fortunate position of owning the properties on which many of the Municipality's outstanding architectural, landscape and archaeological heritage resources exist. This allows the Municipality to set a responsible public example in promoting the creative conservation and interpretation of Burnaby's heritage.

The conservation of heritage resources on Municipally owned property is obviously a complex issue that will evolve over time. It is important to provide a framework for the management of this conservation work that directly affects these valuable resources. This policy will provide the municipality with the information needed for proactive policy-making on a variety of inter-related issues. The adoption of these heritage policies will assist in the incorporation of the planning for the management of our heritage resources within the planning for residential, commercial, and industrial facilities, transportation, parks, open space, recreational and tourism purposes that is conducted on a day to day basis.

Clear statements such as the recognition and designation of primary buildings will provide a solid foundation on which to build further policies. The incremental implementation of maintenance and rehabilitation standards will lead to the effective conservation of important resources. Additional work on identifying and evaluating heritage landscapes and archaeological sites will allow more refined plans to be developed to conserve these resources. The results of this work will provide a valuable legacy for future generations of Burnaby residents.


A. L. PARR
DIRECTOR PLANNING &
BUILDING INSPECTION

BR:JW/lf

Attachments

APPENDIX I

MUNICIPALLY OWNED HERITAGE BUILDINGS AND STRUCTURES

A. Primary Heritage Buildings

These buildings and structures have been found to possess outstanding cultural significance and architectural features in the context of Burnaby's heritage. This evaluation has determined that they should be treated as primary resources which deserve special protection to retain their integrity. In the future, consideration should be given to restoration and rehabilitation work where necessary in order to preserve their status as a primary heritage resource and a functioning community asset.

6340 Deer Lake Avenue	H.T. Ceperley's "Fairacres" - Mansion (Burnaby Art Gallery) - Four estate buildings
6490 Deer Lake Avenue	W.J. Mathers' "Altnadene"
6504 Deer Lake Avenue	R.F. Anderson House
6501 Deer Lake Avenue (Burnaby Village Museum)	- E.W. Bateman's "Elworth" - Vorce Tram Station - Memorial Fountain - T. Irvine House - Bell's Drygoods Store - Jesse Love Farmhouse - Seaforth School (Designated)
6664 Deer Lake Avenue	F.J. Hart's "Avalon"
6450 Deer Lake Drive	R.M. Edgar House
3883 Imperial Street	Central Park Arch
3883 Imperial Street	Royal Jubilee Arch
6626 Kingsway	Kingsway East School (1914 Drama Building on the Burnaby South High School Site)
6110 Price Street	T.O. Townley's "Deerholme"
490 Sperling Avenue	Lochdale Community Hall
120 Willingdon Avenue	Confederation Park Cenotaph

B. Secondary Heritage Buildings

Among the resources owned by the Municipality are some secondary heritage buildings. These buildings possess significant heritage features, however, they require further research and examination which upon completion could result in a change of their status.

6501 Deer Lake Avenue (Burnaby Village Museum)	- Sprott/Lubbock Farm shed (Tinsmith Shop) - Magee Grocery Store (Real Estate Building)
5141 Sperling Ave.	Woodward Cottage

General Conservation Principles

1. All heritage conservation work, whether it be on a building, monument, or site, should be based upon and preceded by sufficient historical research, site analysis and documentation to identify and safeguard fully the heritage values to be conserved.
2. The evolution of the structure(s) and the site should be respected. The contributions of all periods are important to the historical development and merit retention. Decisions about appropriate levels of intervention shall be based upon the heritage values of each contribution.
3. Long-term protection of the historic resource should be balanced with user requirements and future resource management goals should be identified prior to undertaking any work.
4. The approach to all heritage conservation projects should be one of minimal intervention to ensure the maximum preservation of the existing and authentic physical fabric and the retention of the signs of age (also known as the patina)
5. Conjecture and the falsification of building elements should be avoided in all heritage conservation projects.
6. A well-defined maintenance plan should be clearly established in order to prepare for an appropriate level of maintenance and care upon completion.

Specific Restoration Principles

- ◇ The goals of all restoration projects, including the use to which the building or site will be put, must be clearly established prior to commencing work. If it is appropriate, for compelling interpretive reasons, to undertake period restoration and establish an earlier time to which the building or site is to be restored, this must be determined at this time.
- ◇ Upon close inspection, new material which is part of the restoration work must be distinguishable from the original building fabric and historic additions.
- ◇ All work done to the historic fabric shall be reversible whenever possible, as it may be necessary or desirable in the future to alter or remove the restoration work for historic, aesthetic, or functional reasons. New work shall be designed in spirit and material so that it may be removed, leaving the essential form and integrity of the building intact.
- ◇ New or untested conservation products and methods should be avoided until their reliability has been clearly demonstrated so as to ensure that the restoration work does not inadvertently lead to accelerated deterioration of the historic resource.

Specific Rehabilitation Principles

- ◇ Whether the rehabilitation involves a continued-use or an adaptive re-use every effort should be made to develop a functional layout which will either not, or which will minimally alter both the exterior appearance and the historic interior layout of the building or structure.
- ◇ Wherever possible, deteriorated historic building material and features should be repaired rather than removed or replaced. Where replacement is necessary the new material should be compatible with the material being replaced in composition, design, colour, texture, and other visual qualities, but upon close inspection, it should be distinguishable from the historic fabric.
- ◇ Contemporary designs for alterations or new additions may be acceptable. However, they should be compatible with the existing materials and design, yet they must also be seen as products of their own time and be readily distinguishable from the historic fabric.
- ◇ Alterations which seek to create an earlier appearance or which use different architectural elements from other buildings or structures are discouraged.