

REPORT

Climate Action, Planning and Development

To: Community Heritage Commission **Date:** October 6, 2021

From: Nazanin Esmaeili,
Planning Assistant **File:** PF007103

Item #: [Report Number]

Subject: **Heritage Review (Demolition): 1031 Cornwall Street**

PURPOSE

To review the heritage value of the building and provide a recommendation on demolition.

SUMMARY

The house at 1031 Cornwall Street, in the Brow of the Hill neighbourhood, was built in 1926 in the vernacular cottage style. The building is not legally protected by bylaw, and is not listed on the City's Heritage Register or Heritage Resource Inventory. However, as a result of the building's age (near 100 years old) and as it has elements of its original style, the Community Heritage Commission is being asked to review the heritage value of this building in advance of a Demolition Permit process.

GUIDING POLICY

50 Years and Older Heritage Review Policy

The City's heritage review policy is that demolition applications for a building or structure older than 50 years are automatically forwarded to the Planning Division for review, and may be referred to the Community Heritage Commission (CHC) for comment if it is deemed by the Planning Division to have sufficient heritage significance.

Demolition Permits

Demolition Permits are issued by the Director of Development Services. The Director may forward the application to Council for further consideration, or consideration of a temporary protection order where warranted, or for consideration of retention through a development application (such as a Heritage Revitalization Agreement).

Heritage Protection

The City may only withhold a Demolition Permit if the building is legally protected. In this case, the building is not subject to a Designation Bylaw, and is not listed on the City's Heritage Register or Heritage Resource Inventory. Council could consider a Heritage Designation without the owner's consent, though a compensation claim could be made for the loss of zoning entitlement value from the designation. Alternatively, Council could put temporary protection in place, to allow time for staff to negotiate a potential development application.

BACKGROUND

Property Description

The house at 1031 Cornwall Street was built in 1926 and is approximately 181 sq. m. (1,137 sq. ft.). It is two stories with a basement. The house style has a simple cross-gabled roof form with a small covered entryway pediment and stairs up to the main entrance. Its site density is 0.3 floor space ratio (FSR). Photographs of the building in its current condition are available in Appendix B.

Building Condition

Based on current photos and heritage assessment (Appendix B), the building at 1031 Cornwall Street appears to be in somewhat poor condition. The original windows have been replaced, and it is unknown if the original siding is extant under the asbestos siding.

Development Policy Context

The property is zoned Single Detached Districts (RS-1) which allows for a house, suite, and laneway house to a combined maximum of 0.6 FSR. The owners are permitted double the density currently on the site without further Planning approvals. In the Official Community Plan (OCP), the property is designated as "Residential- Ground Oriented Infill Housing" (RGO) which envisions a mix of ground oriented infill housing forms such as du-quadruplexes or row/townhouses. These higher forms could only be achieved through a rezoning or similar application (i.e. a Heritage Revitalization Agreement).

Site Context

The subject site is located in the Brow of the Hill neighbourhood, on the north side of Cornwall Street between Eleventh and Tenth Streets. The properties in this block, fronting on the south side of Cornwall Street, are also zoned for Single Detached – with the exception being 1025 Cornwall Street which is zoned for Apartment (Low Rise). The properties in this block, fronting on the north side of Cornwall Street are primarily zoned Single Detached Residential Districts (RS-1).

This side of the block is dominated by a grouping of single family homes constructed in the same time period. Though, to the east and to the rear of the subject site are multifamily buildings. Across the street are also single-family houses, the oldest having been constructed in 1892 and the most recent in 2016. A site location map is included as Appendix A.

DISCUSSION

Heritage Value

The property is within a context of a mix of new and old houses and multi-family buildings; however most of the buildings have been renovated and are in better condition. The subject house was built in 1926, in the Vernacular Cottage style, 1031 Cornwall Street has some heritage value for its age and original design, and it retains some of its original features including:

- overall massing and design, and
- wood brackets, and
- fenestration pattern.

There is also some social value for its contribution to the community's sense of identity, and some scientific value for its contribution to the understanding and appreciation of the time when the house was constructed. However, the house is not an unusual or rare example of this design nor do the original occupants have high cultural significance beyond being representative of hardworking families. A heritage assessment with further details is available in Appendix B.

Feedback from the Commission

The following options are available for consideration by the Community Heritage Commission:

- 1) That the Community Heritage Commission recommend the Director of Development Services issue a Demolition Permit for the house at 1031 Cornwall Street and that the applicant consider deconstruction as an alternative to demolition waste;
- 2) That the Community Heritage Commission recommend the Director of Development Services direct staff to further explore retention options (i.e. redevelopment or relocation) for the house at 1031 Cornwall Street; or
- 3) That the Community Heritage Commission recommend that Council consider a temporary protection order for 1031 Cornwall Street; or
- 4) That the Community Heritage Commission provide an alternative recommendation, based on their discussions.

ATTACHMENTS

Appendix A: Site Context Map
Appendix B: Heritage Assessment

APPROVALS

This report was prepared by:

Nazanin Esmaeili, Planning Assistant

This report was reviewed by:

Britney Dack, Senior Heritage Planner