

MEMO
Climate Action, Planning and Development

To: Community Heritage Commission **Date:** September 7, 2022
From: Lisa Wambaa, Planning Assistant **File:** HER00868
Item #: 2022-616
Subject: 38 Tenth Avenue – Demolition of 1913 Building

PURPOSE

This memo is to provide information to the Community Heritage Commission (CHC) in regards to the demolition of a 1913 building at 38 Tenth Avenue, as a follow up to an item from the July 6, 2022 agenda. This memo is for information and comment from the Community Heritage Commission is not required.

BACKGROUND

In June 2022, the owner of the 1913 building located at 38 Tenth Avenue, in the Glenbrooke North neighbourhood began an application to demolish the existing building. The building was not legally protected by bylaw, and was not listed on the City's Heritage Register nor Inventory. However, due to the age of the building, per City policy, it was reviewed by the CHC. The staff report with further details is included as Appendix A.

PREVIOUS DIRECTION

Upon review of the application submission documents and staff report, the CHC did not make recommendation for protection at the July 6, 2022 meeting. However, the CHC requested staff to further explore the site's historic values. An excerpt of the minutes from that discussion are included as Appendix B.

Staff met with the applicant and a request was made for additional information about the original owners and uses of the property, as per the Commission's request. Furthermore, discussions were held on the option of a Heritage Revitalization Agreement (HRA) that would see retention of the exiting house with the addition of an infill house.

CONCLUSION

Following the meeting, the owner provided staff with a letter stating he did not have additional noteworthy information on the property beyond what was provided in the heritage assessment and what can be found in the City's public record. (See Appendix C: Property Owners Letter to Staff). Additionally, due to financial and personal constraints, the HRA options presented to the owner, were not viable for them at this time.

Given the building is not legally protected by bylaw, and hasn't been listed on the City's Heritage Register nor Inventory, and the CHC did not previously recommend protection, staff did not recommend further review of the building by Committee, or Council. As such, the Director of Climate Action Planning and Development issued the Demolition Permit. This memo is for information and comment from the Community Heritage Commission is not required.

ATTACHMENTS

Appendix A: July 6, 2022 Report from Staff to CHC
Appendix B: Extract of Minutes from the July 6, 2022 CHC Meeting
Appendix C: Property Owner's Letter to Staff

This memo was prepared by:
Lisa Wambaa, Planning Assistant

This memo was reviewed by:
Britney Dack, Senior Heritage Planner