

# **REPORT**

## ***Climate Action, Planning and Development***

**To:** Community Heritage Commission      **Date:** January 5, 2022

**From:** Nazanin Esmaeili,  
Planning Assistant      **File:** HER00850

**Item #:** [Report Number]

**Subject:** Heritage Review (Demolition): 729 Third Ave

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### **PURPOSE**

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

### **SUMMARY**

The house at 729 Third Ave, in the Uptown neighbourhood, is a wartime bungalow built in 1941. 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 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 AND REGULATIONS**

#### **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 Climate Action, Planning and Development, though the Director may forward the application to Council for further consideration, or consideration of a temporary protection order where warranted.

## **Temporary Protection Order**

A temporary protection order may be issued by Council for a property that is or may be considered to have heritage value sufficient to justify its conservation. This can include properties that are not listed on the Heritage Register. Without consent of the owner, a temporary protection order may only last 60 days, after which the demolition permit must be issued.

## **Heritage Designation**

A Heritage Designation Bylaw is a form of land use regulation that places long-term protection on the land title of a property and which is the primary form of regulation that can prohibit demolition. Heritage Designation does not require owner consent. However, without consent of the owner, the owner is entitled under Provincial law to claim compensation for loss of zoning entitlement value from the Designation.

## **BACKGROUND**

### **Property Description**

The house at 729 Third Ave was built in 1941 and is approximately 277 sq. m. (2,986 sq. ft.). It is one and half stories with a basement with a density of about 0.48 floor space ratio (FSR). This house borrows features from past revivalist styles, reflected in its exposed rafter tails, gabled dormer, and tapered chimney; embraces Modernist elements, exhibited by its Streamline Moderne windows; and its wide front elevation is reminiscent of emerging Modern Bungalows and Ranch-style type dwellings. Its style reflects an important, transitional period in domestic architecture. This corner lot also features its original retaining wall, constructed of concrete and river rocks. 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 729 Third Ave appears to be in rather good condition. The exterior of the house maintains a good degree of its historical fabric and integrity. The bottle dash stucco, which has been visibly repaired in the past, appears to be in good condition, as do the original wood windows and roof elements. The only possible alteration noted is the construction of a partial enclosure around the rear entrance on the northwest elevation.

### **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 increase 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 Uptown neighbourhood, on a corner lot along Third Avenue and Eighth Street. While the property's 50-foot frontage is along Eighth Street, the dwelling is oriented so that its front elevation faces Third Avenue. This block was subdivided into 14 lots in 1935 which were marketed as "Mayfair Place". All the Mayfair Place homes were developed between 1936 and 1942, and remained extant. Currently, the subdivision and its houses remain as a pocket of detached dwellings in the Uptown neighbourhood, which is generally dominated by low- and high-rise multi-family buildings on the intersection of Third Avenue and Eighth Street. A site location map is included as Appendix A.

## **DISCUSSION**

### **Heritage Value**

The house at 729 Third Ave is a tangible contribution to the development of the 14-lot Mayfair Place subdivision, of which all original dwellings remain extant. The subject house was built in 1941, in the a traditional bungalow style featuring bottle dash stucco cladding, an external brick chimney, wood sash windows, and wood rafter tails, the residence maintains an excellent degree of integrity with respect to its historical fabric. The exterior of the house maintains an excellent degree of its historical fabric and integrity and is in good condition.

This house also has an important connection to Noel G. Morrow (née Oxenbury) who resided here for nearly two decades. She was an accomplished and well-known local athlete and dedicated her time to training and mentoring generations of future swimmers. 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 729 Third Ave and that the applicant consider deconstruction as an alternative to demolition waste;
- 2) That the Community Heritage Commission recommend the Director of Climate Action, Planning and Development direct staff to further explore retention options (i.e. redevelopment or relocation) and if warranted forward the application to

Council consider a temporary protection order for the house at 340 Cedar Street;  
or

- 3) 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:

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