
TO: CITY MANAGER **DATE:** 2007 August 21

FROM: DIRECTOR OF PLANNING AND BUILDING

SUBJECT: HERITAGE REVITALIZATION AGREEMENT
SUBDIVISION REFERENCE # 07-15

ADDRESS: 4737 Victory Street

LEGAL: Lot 21, D.L. 99, Group 1, N.W. D., Plan 10988, P.I.D. 003-100-375

FROM: R5 Residential District

TO: R5 Residential District - Heritage Revitalization Agreement

APPLICANT: Mr. C. Ferronato
5550 Hastings Street
Burnaby, B.C. V5B 1R3

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2007 September 18.

RECOMMENDATIONS:

1. **THAT** a Heritage Revitalization Agreement bylaw be prepared and advanced to First Reading on 2007 August 27 and to a Public Hearing on 2007 September 18 at 7:30 p.m.
2. **THAT** a Heritage Designation Bylaw be prepared and advanced to First Reading on 2007 August 27.
3. **THAT** the following be established as prerequisites to the completion of the Heritage Revitalization Agreement.
 - a) The submission of a suitable plan of development.
 - b) The satisfaction of all necessary subdivision requirements.
 - c) The addition of the property to the Community Heritage Register and the adoption of a Heritage Designation Bylaw.
 - d) Grant of any necessary statutory rights of way, easements and/or covenants.
 - e) Deposit of the applicable Parkland Acquisition Charge.

To: City Manager
From: Director Planning and Building
Re: Subdivision Reference #07-15, 4737 Victory Street
2007 August 21..... Page 2

4. **THAT** a copy of this report be sent to the Community Heritage Commission for their information.

REPORT

1.0 INTRODUCTION

On February 5, 2007 Council received and tabled a report from the Community Heritage Commission recommending a Temporary Protection Order for the Naud farmhouse at 4737 Victory Street which, at that time, was owned by the Elizabeth Fry Society. The report outlined the heritage significance of this historic 1908 farmhouse, which is identified on the City's heritage inventory and proposed to be listed on the Burnaby Community Heritage Register. Prior to the property's sale, the Society had applied for a Demolition Permit, which prompted staff to develop the tabled report for the consideration of the Community Heritage Commission and Council. The adoption of the recommendations contained in this report supercedes the tabled report.

The tabled report outlined the potential for the successful conservation of this heritage site utilizing a Heritage Revitalization Agreement to allow for subdivision under the existing R5 Residential District. To ensure that the proposal had the opportunity to be developed with potential purchasers, the report advanced a recommendation for a Temporary Protection Order. Although Council tabled the report to allow for input from the property owner, Planning Department staff were subsequently successful in pursuing a supportable proposal with the current applicant, who purchased the property from the Elizabeth Fry Society with the intention of advancing the HRA proposal for the consideration of Council.

The protection of the Naud House through a Heritage Designation Bylaw and Heritage Revitalization Agreement, offers the City of Burnaby an opportunity to protect a significant heritage building. Burnaby's Heritage Program has increasingly required the use of more creative means to provide for the economic revitalization and protection of the City's remaining heritage resources.

The applicant has now prepared a plan of development suitable for approval of a Heritage Revitalization Agreement. This development plan allows for the creation of two separate lots. The proposed "Lot 1" will provide for the retention and designation by bylaw of the existing Naud House as a City heritage site to remain in private use and ownership. The proposed "Lot 2" will provide for a new single-family dwelling which will be subject to design review and development under a Heritage Revitalization Agreement (*see Attachment 1*).

2.0 HERITAGE REVITALIZATION AGREEMENT

2.1 Heritage Value of the Naud House

The Naud farmhouse is one of Burnaby's landmark historic homes in the South Slope area of Burnaby. The residence retains significant heritage value to the City and is listed on the Burnaby Heritage Inventory and qualifies for inclusion on the Burnaby Heritage Register.

To: City Manager
From: Director Planning and Building
Re: Subdivision Reference #07-15, 4737 Victory Street
2007 August 21..... Page 3

This two-storey residence was built in 1908 by Onezime Georges and Charlsie Elizabeth Naud who settled on this site in 1900 to develop one of Burnaby's most prominent strawberry and fruit farms. O.G. Naud, a native of Portneuf Quebec, was also a talented stone mason who worked on many B.C. landmark structures such as the Parliament Building in Victoria, the Vancouver Post office and the New Westminster Bridge. Naud expertly constructed his home's block foundation using granite boulders found during the clearing of lands for the farm. These rock deposits are known as "glacial erratics" and are a unique geological feature of the City's natural landscape, having been deposited by ancient glaciers, which once covered Burnaby.

The farmhouse is also considered valuable as it is one of Burnaby's few remaining examples of the Queen Anne Revival style and features a number of unique and rare vernacular design elements copied from Quebec farm residences which includes the double-storied porch and steeply sloped 'bell-cast' hipped roof. The house is also a very decorative example of its type featuring carved eave brackets, turned classical styled porch columns, palladium gable window and fret-work cut gable decorations (*see Attachment 2*).

The retention and designation of this historic residence will add another significant heritage building to the City's list of protected heritage properties. This residence is one of the few historic buildings remaining in this neighborhood and constitutes an important landmark providing the opportunity to interpret the early history and heritage of Burnaby.

2.2 Proposed Heritage Revitalization Agreement

The purpose of the proposed Heritage Revitalization Agreement (HRA) is to accomplish the long-term protection and conservation of a significant Burnaby heritage building known as the "Naud House." A Heritage Revitalization Agreement is a written agreement between a local government and a property owner and provides the authority under the Local Government Act to vary or supplement provisions of a bylaw which concerns land use designation and subdivision. A local government must hold a public hearing on the matter before entering into a heritage revitalization agreement if it would permit a change to the use or density of use that is not otherwise authorized by the existing zoning of the property.

The City of Burnaby Official Community Plan statement concerning the conservation of heritage has specifically outlined the need to establish incentives to encourage the conservation and facilitate the retention of significant privately-owned heritage buildings. It is proposed that the City enter into a HRA to ensure specific design controls and provide necessary zoning variances for the panhandle subdivision and development of the existing R5 Residential District property in order to retain and protect the landmark "Naud House" as a City heritage site.

The subject property is a large property zoned R5 Residential District and has a width of 21.34 m (70.04 ft.) and is 51.38 (168.57 ft.) in depth, with a total area of 1,096.44 m² (11,802.46 sq. ft.) The property's zoning requires a minimum width of 15.0 m (49.2 ft.) and an area of not less than 557.40 m² (6,000 sq. ft.) for single family lots, and a minimum lot width of 18.28 m and an area

To: City Manager
From: Director Planning and Building
Re: Subdivision Reference #07-15, 4737 Victory Street
2007 August 21..... Page 4

not less than 668.88 m² (7,200 sq. ft) for two family lots. Currently, the existing lot has two family development potential under the prevailing R5 Zoning District.

However, in consideration of the City's Heritage Program, it has been deemed desirable to retain and protect the historic and architecturally significant Naud House as a designated City heritage site. Planning staff have worked with the new owner of the property to prepare a suitable plan of subdivision and development utilizing a panhandle lot layout in order to allow subdivision of the existing lot into two single-family lots. The Subdivision Approving Officer has provided a letter of Tentative Approval of the proposed subdivision of the property subject to the outlined layout and conditions which include Council adoption of a Heritage Revitalization Agreement and the owner's consent to the completion of a Heritage Designation Bylaw.

3.0 DEVELOPMENT PROPOSAL

3.1 Lot 1: Heritage Building Site

The creation of Lot 1 with a panhandle will provide for the retention of the Naud farmhouse on its existing site (*see Attachment 1*). This proposal was deemed as the best conservation option for the building as it will ensure the care and retention of its unique and valuable granite block foundations and staircase landings. The 3.04 m (9.84 ft) wide panhandle has been located on the western side of the lot to provide for a pedestrian entrance and viewscape to the front of the heritage house from Victory Street.

The maximum Gross Floor Area permitted is 60% of the lot area or 3,982.80 sq. ft. which allows the existing heritage house building envelope of up to 3,599.42 sq. ft. plus garage/carport. Currently the house has a modern one-storey rear addition that the owner intends to remove at a future date. At that time, a Heritage Alteration Permit would be required and it is agreed that the maximum existing building envelope of 3,599.42 sq. ft. would not be exceeded through the construction of a new rear addition.

Additionally, under the proposal, in order to ensure the long-term economic viability of the conservation and maintenance of the heritage building, the construction and occupation of secondary suite will be permitted, subject to the owner complying with all related Building Permit conditions. Vehicular access to the site and parking will be restricted to the rear and side yards abutting the lane. A Section 219 restrictive covenant will be required to ensure these restrictions are registered on the property's land title.

The Naud House will be protected by a Heritage Designation Bylaw and will be listed on the Burnaby Community Heritage Register. Additionally, the owner will prepare a suitable and approved Conservation Plan for the heritage house that will include the following "Required Conservation Plan Works." These and any additional exterior works for the Naud House must be approved by the Planning Department and will be subject to issuance of the required Building Permits prior to commencing. The property owner has proceeded to complete a new roof and painting of the structure consistent with its historic style under the direction and approval of the Planning Department.

To: City Manager
From: Director Planning and Building
Re: Subdivision Reference #07-15, 4737 Victory Street
2007 August 21..... Page 5

Required Conservation Plan Works (Lot 1)

- Repair, re-pointing and cleaning of granite foundation walls and porch piers.
- Reconstruction of front stairs, including sidewalls to replicate original design. This work must incorporate the granite base stairs and be designed to reduce the front stair run to provide an adequate walkway for access to the front verandah.
- Repair and restoration of front verandah and balcony to replicate original design.
- Re-roofing of the house with approved tab style asphalt shingles.
- Repair and restoration of the eave soffit and fascia boards.
- Replacement of the exterior gutters and downspouts using traditional design of 'ogee' pattern gutter and round rain water leaders.
- Restoration of the front gable decoration to replicate the design as seen in historic photographs.
- Repainting of the house using an approved traditional colour scheme.
- Removal of the rear second storey fire-escape.

In addition to the approved Conservation Plan for the building, the owner and Planning Department staff have agreed that the following items are not included in the Heritage Revitalization Agreement, but must be completed with a Council approved Heritage Alteration Permit and the required Building Permits prior to commencing construction at a later date.

- Demolition of the existing modern basement addition/sundeck and construction of a new north façade addition. This new addition must not exceed the building's existing maximum Gross Floor Area.
- Replacement of the existing windows and exterior trim boards with new window replicating the historic design.
- Replacement of the existing modern beveled siding to restore the original shingled and narrow clapboard siding
- Reconstruction of the original two brick chimneys.
- Reconstruction of the original roof cresting as seen in historic photographs.

To: City Manager
From: Director Planning and Building
Re: Subdivision Reference #07-15, 4737 Victory Street
2007 August 21..... Page 6

3.2 Lot 2: New Residence Building Site

The proposed single family dwelling on Lot 2 has been designed as a modern, yet traditional suburban residence in character with most of the surrounding new residential development. A Section 219 restrictive covenant will be registered on this property for single-family use only.

This proposal has been designed following the Standards and Guidelines for the Conservation of Historic Places in Canada. It is intended that the new dwelling stand apart to compliment and not mimic the unique qualities of the heritage building in terms of its scale, features or finishes. This will allow the heritage character of the Naud House to remain visually apart from the surrounding residential development and be immediately recognized for its age and unique exterior design (*see Attachment 3*).

Vehicular access to the lot will be restricted to the adjacent lane only. The house has been designed to provide for a single-car garage located within the building. Inasmuch as there is a lane to the east of the property and the adjacent property to the west fronts Waverley Street, front-yard averaging is not applicable.

There are several mature trees on the subject site. The City's Landscape Inspector advises that none of these trees are worthy of retention. The twin cedars fronting Victory Street conflict with the proposed Heritage Revitalization Agreement development and therefore have not been recommended for retention. The development would require the removal of these and some fruit trees on the site to accommodate the new dwelling. The issuance of a permit under the Burnaby Tree Bylaw will be required for the trees to be removed.

3.3 District Regulations Comparison

The proposed Heritage Revitalization Agreement achieves conformance with the existing density of the prevailing R5 District zoning with minor variances to the setback and height provisions for Lot 1 and Lot 2.. The agreement also allows for the creation of the panhandled lot for single family development and a secondary suite within the retained heritage building in order to provide the economic incentive for its continued maintenance requirements.

The following summarizes the proposal in comparison to the prevailing R5 District zoning regulations in exchange for the heritage designation and conservation of the Naud House.

Lot 1

Lot Area and Width:

Lot Area Permitted:	557.40 m ² (6,000 sq. ft.)
Lot Area Proposed:	641.48 m ² (6,905 sq. ft.)*
(* Exclusive of 97.5 m ² (1,050.26 sq. ft.) of the pan-handled portion of the lot)	
Lot Width Permitted:	15.0 m (49.2 ft.)
Lot Width Proposed:	21.34 m (70 ft.)

To: City Manager
From: Director Planning and Building
Re: Subdivision Reference #07-15, 4737 Victory Street
2007 August 21..... Page 7

Lot Coverage:

Lot Coverage Permitted:	256.59 m ² (2,762.02 sq. ft.)
Existing/proposed Lot Coverage:	172.86 m ² (1,860.81 sq. ft.)

Gross Floor Area

Gross Floor Area Permitted:	370 m ² (3,982.80 sq. ft.)
Proposed Gross Floor Area:	334.38 m ² (3,599.42 sq. ft.)

Building Height

Building Height Permitted:	9.0 m (29.5ft.)
Existing/proposed Building Height:	10.4 m (34 ft.)

Building Depth

Building Depth Permitted:	19.8 m (65 ft.)
Existing/proposed Building Depth:	16.64 m (54 ft.)

Front Yard

Required Front Yard:	6.0 m (19.7 ft.)
Proposed Front Yard:	4.26 m (14 ft.)

Side Yards

Required Side Yards:	1.22 m (4.0 ft.)
Existing West Side yard:	2.13 m (7 ft.)
Existing East Side yard:	8.53 m (28 ft.)

Rear Yard

Required Rear yard:	7.5 m (24.6 ft.)
Existing Rear yard:	7.5 m (24.6 ft.)

Off-Street Parking

Parking spaces required:	One
Parking spaces provided:	Two

To: City Manager
From: Director Planning and Building
Re: Subdivision Reference #07-15, 4737 Victory Street
2007 August 21..... Page 8

Lot 2

Lot Area and Width:

Lot Area Permitted:	557.40 m ² (6,000 sq. ft.)
Lot Area Proposed:	391.40 m ² (4,213.18 sq. ft.)

Lot Width Permitted:	15.0 m (49.2 ft.)
Lot Width Proposed:	18.34 m (60.17 ft.)

Lot Coverage:

Lot Coverage Permitted:	156.62 m ² (1,685.93 sq. ft.)
Proposed Lot Coverage:	146.35 m ² (1,575.42 sq. ft.)

Gross Floor Area

Gross Floor Area Permitted:	370 m ² (3,363.90 sq. ft.)
Proposed Gross Floor Area:	270 m ² (2,910.00 sq. ft.)

Above Grade Floor Area

Above Grade Floor Area Permitted:	208.31 m ² (2,242.36 sq. ft.)
Proposed Above Grade Floor Area :	207.63 m ² (2,235.00 sq. ft.)

Building Height

Building Height Permitted:	9.0 m (29.5ft.)
Proposed Building Height:	9.0 m (29.5ft.)

Building Depth

Building Depth Permitted:	19.8 m (65 ft.)
Proposed Building Depth:	10.39 m (34.10 ft.)

Front Yard

Required Front Yard:	6.0 m (19.7 ft.)
Proposed Front Yard:	4.30 m (14.11 ft.)*

(NOTE: The property is not subject to front-yard averaging provisions of the Zoning Bylaw)

To: City Manager
From: Director Planning and Building
Re: Subdivision Reference #07-15, 4737 Victory Street
2007 August 21..... Page 9

Side Yards

Required Side Yards:	1.22 m (4.0 ft.)
Proposed West Side yard:	2.04 m (6.7 ft)
Proposed East Side yard:	2.5 m (8.5 ft)

Rear Yard

Required Rear yard:	7.5 m (24.6 ft.)
Proposed Rear yard:	6.18 m (20.3 ft.)

Off-Street Parking

Parking spaces required:	One
Parking spaces provided:	One



B. Luksun, Director
PLANNING AND BUILDING

JW:tn

cc: Director Engineering
Chief Building Inspector
City Solicitor

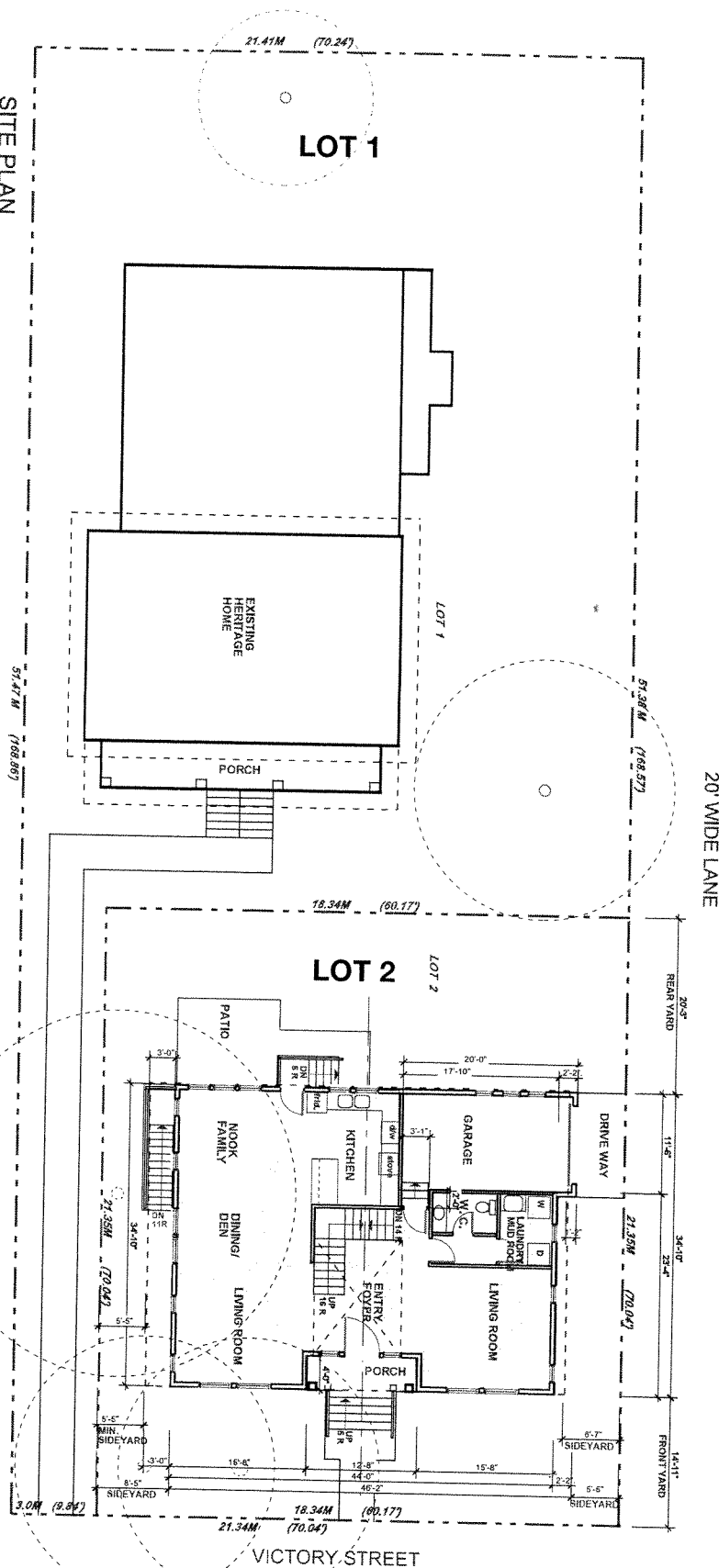
Attachments

P: Jim\August 2007 HRA Report 4737 Victory Street -Naud House

LOT NO. 2 RESIDENTIAL DISTRICT:	(R-5)
LOT AREA:	4213.185 SQ. FT
LOT COVERAGE PERMITTED:	1,685.27 SQ. FT
(4 X LOT AREA)	00000 SQ. M.
Proposed Lot Coverage	
PROPOSED FLOOR AREAS:	
MAIN FLOOR PLAN & UPPER FLOOR PLAN	1,258.00 SF
LESS STAIR OPENING	(100.00)
ABOVE GRADE TOTAL	2,235.00 SF
CELLAR	675.00
TOTAL FLOOR AREA	2,910.0 SQ. FT

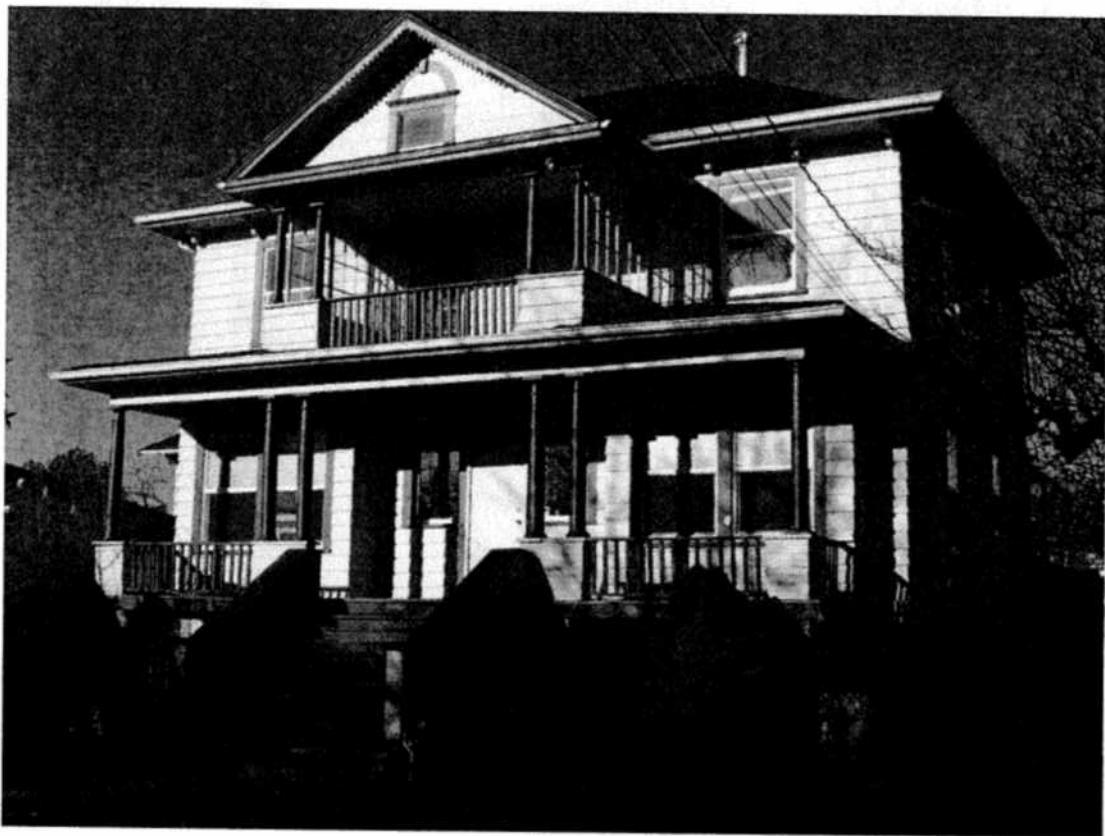
SCALE: 1/8" = 1'-0"

SITE PLAN



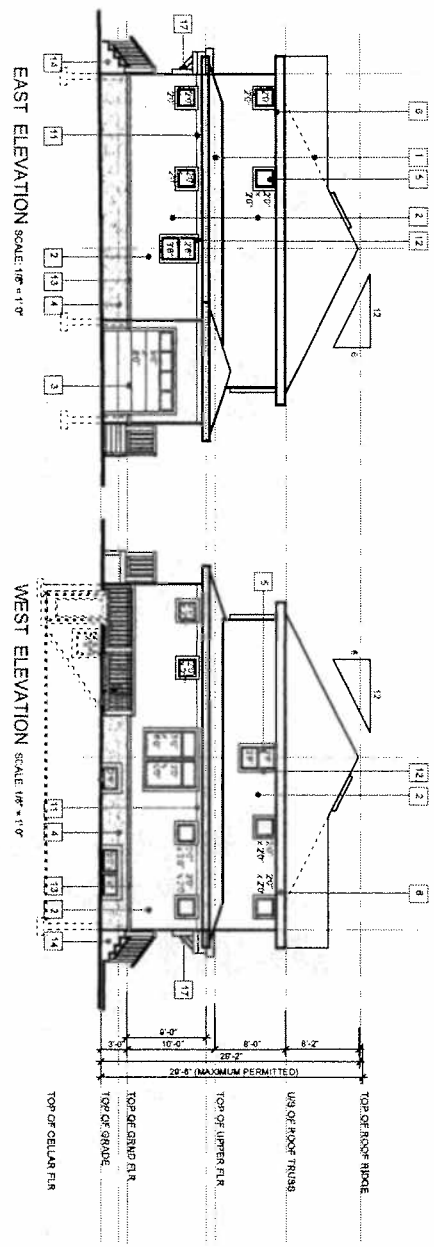
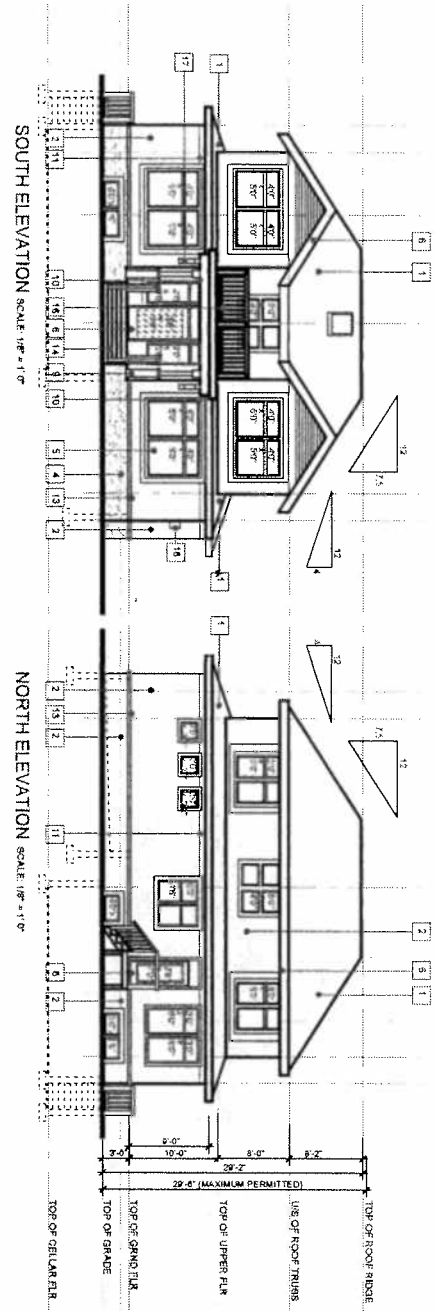


1912



2006

Attachment 2
Georges and Elizabeth Naud House
4737 Victory Street



EXTERIOR FINISH LEGEND	
1. HIGH PROFILE ASPHALT DOWN ROOFING	7. PAINTED WOOD FASCIA 2 X 2
2. PAINTED ACRYLIC ROOFDASH STUCCO FINISH	8. STAINED WOOD 6 X 6 METAL CLAD EXT. DOORS
3. PRE-FINISHED METAL OVERHEAD DOOR	9. DECORATIVE WOOD POSTS 8 X 8 WOOD POSTS
4. 2" CULTURE STONE CLADDING	10. 2 X 10 2 X 12 WOOD TRIM/BRACKETS & SPINDLES
5. WAXY DOUBLE GLAZED WINDOWS SQUARED GLASS	11. TOP OF WALL DECORATIVE TRIMS
6. PAINTED WOOD FASCIA 2 X 10	12. 1 X 4 WOOD DOOR/WINDOW TRIMS 4 X 2 X 2 WOOD BELLS
	13. 2 X 3 CORRUGATED WOODING WITH PRE-FINISHED FLASHING
	14. EXTERIOR TILE FINISH TO CONCRETE STAIR/DECK
	15. CONCRETE - STAIRS/DECK/WALL/ALIGHT VELLAS
	16. ALUM. & OR WROUGHT IRON RAILINGS/GUARDS & SPINDLES
	17. DECORATIVE WOOD BRACKETS
	18. FIREPLACE DIRECT VENTS

DATE APRIL 2007	AS NOTED	PROPOSED NEW BUILDING ELEVATIONS	THE RESIDENCE 4737 VICTORY STREET BURNABY, B.C.	FRANCO TESSARI ARCHITECT 2628 Tupper St. Vancouver, B.C. Tel: 604.293.2174	Sheet No. A-1
--------------------	----------	----------------------------------	---	--	------------------