

CITY OF BURNABY

A

COMMUNITY HERITAGE COMMISSION

*HIS WORSHIP, THE MAYOR
AND COUNCILLORS*

**SUBJECT: SUBDIVISION REFERENCE #02-73
SHADBOLT HOUSE**

RECOMMENDATION:

1. **THAT** Council receive the attached report for information.

REPORT

The Community Heritage Commission, at its meeting held on 2003 March 06, received and adopted the attached report advising of a subdivision application that will involve the demolition of the Shadbolt House at 5121 Harbourview Road on Capitol Hill.

Respectfully submitted,

Councillor Celest Redman
Chair

Councillor Sav Dhaliwal
Vice Chair

COPY: CITY MANAGER
DIRECTOR FINANCE
DIRECTOR PLNG.&BLDG.

TO: COMMUNITY HERITAGE COMMISSION

2003 February 25

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **SUBDIVISION REFERENCE #02-73
SHADBOLT HOUSE**

PURPOSE: To advise the Community Heritage Commission of a subdivision application that will involve the demolition of the Shadbolt House at 5121 Harbourview Road on Capitol Hill.

RECOMMENDATION:

1. **THAT** a copy of this report be forwarded to Council for their information.

REPORT

1.0 Background:

A subdivision application has been made by Mrs. D. Shadbolt to subdivide her property at 5121 Harbourview Road on the northwest side of Capitol Hill (see *attached* location Sketch #1). The subdivision of the property would result in the demolition of the existing house and studio of Jack and Doris Shadbolt which has historical and architectural significance to the City.

Jack and Doris Shadbolt are two of Burnaby's most accomplished citizens in the field of art and have been major benefactors of the City and the broader community. Jack's 70 year career included working as war artist during the Second World War. He has been called "our last great modern painter" and a "towering figure in the B.C. artistic community and one of Canada's most profound modernist painters". Doris Shadbolt was also involved in the creation of the Vancouver Institute of Visual Art and was a curator, historian and writer. Jack Shadbolt passed away in 1998.

In 1953-54, Doris and Jack Shadbolt, with assistance from Jack's brother, Douglas, an architect, designed a house for a lot they had bought some years earlier at the end of Harbourview Road on Capitol Hill. The house was a combination of studio and home and represents an early example of West Coast Modern Architecture in the City. Over the years the home experienced some additions, with the last addition in 1992. The house, like other modern homes, was not included in the 1985 survey of heritage buildings done for the City by the Burnaby Historical Society as this list included only pre-1930 buildings. The house is not, therefore, protected or listed as a heritage site.

The site is partly forested and slopes steeply down to the north. The architecture of the house is relatively simple in form and is developed around a large two storey studio space. A series of loft bedrooms overlook the studio. The centre of the house is an open living and dining area featuring one of Jack's wall murals painted onto a large wall above the windows. There is a large deck off the living area. The house is located on the slope of Capitol Hill and all the primary rooms look into a

natural garden planted with a variety of trees and shrubs. Beyond the garden there are views of Burrard Inlet, Second Narrows, the North Shore Mountains and the harbour.

Since her husband's death, Doris Shadbolt has lived in the house but has recently made plans to move to a smaller, more easily maintained, townhouse residence and has made the decision to sell the Harbourview Road property. Staff have had discussions about this property with Mrs. Shadbolt and she has been very co-operative in providing access through her agent but she has stated that she does intend to sell the property and, in preparation for sale, has made an application for subdivision.

2.0 Current Situation:

The Shadbolt House sits nearly in the middle of a large 25,262 sq. ft. lot. Under the existing R2 zoning, subdivision of the property into two new lots is possible. Subdivision would entail the demolition of the house. While it may be possible that the house could be sold to a purchaser who would simply live in the existing house, it would be more likely that the property would be purchased, subdivided and resold as two large lots.

Burnaby's Heritage Planning, Cultural Services and Visual Arts staff have toured the house to ascertain the potential suitability of the house for public uses, artistic programs or residential arts programs and to determine if a staff recommendation to have the City purchase the house could be supported. The house is an attractive modern style residence. Overall, it is in fair to good condition. The studio area, the most interesting and oldest portion of the house, would require significant upgrade to restore the building envelope.

The house is set in a residential neighbourhood just west of the Capitol Hill Conservation Area. There is only one off-street parking space and the slope of the site would make the provision of additional parking costly and intrusive. The house is set in a site that feels remote and natural but it is not near other public facilities or transportation. Even if the City were to consider the significant capital cost to purchase the property, it would be essential to have an active and economically sustainable use which, to date, staff have been unable to identify. Capital upgrade, maintenance and operating costs for the house and the half-acre of gardens would be significant.

In an effort to seek other potential purchasers or users who could retain the house, staff have spoken to Simon Fraser University administration who were also supportive of the objective of re-utilizing the house. The suggestions they considered included a number of university related uses. The house was toured by the President, Chancellor and University Architect, as well as other senior administrators. Unfortunately, the conclusions that they reached was that the University would not be in a position to utilize the property for any existing programs or activities. In the arts community there is no foundation or organization who would be in a financial position to purchase the house and it is known to some members of the arts community that the property is to be sold.

3.0 Potential Heritage Protection Options:

At this time, a subdivision application to divide the property into two lots and demolish the house has been submitted. Another option would be for the owner to apply for a Heritage Revitalization Agreement that would allow the conditions of zoning on the site to be varied in order to permit the creation of a development proposal that would see the house retained with an infill lot or the modification of the house to accommodate additional units. Heritage Revitalization Agreements are provided for in Section 966 of the Local Government Act. It may, for example, be possible to retain the house on one larger lot and to create one additional lot in what is presently the side yard of the existing house. This would require that the site be sold to an owner or developer who would wish to consider this approach. Due to the size and location of the existing house, this approach would require further study. It may be necessary to demolish the 1992 addition but retain the original studio and house. Council does also have the authority to grant property tax relief for up to 10 years for the conservation of heritage properties. While this technique is not normally recommended by staff, it may be an option worth considering in this instance, should a suitable conservation proposal be brought forward. A Public Hearing would be required prior to the completion of a Heritage Revitalization Agreement.

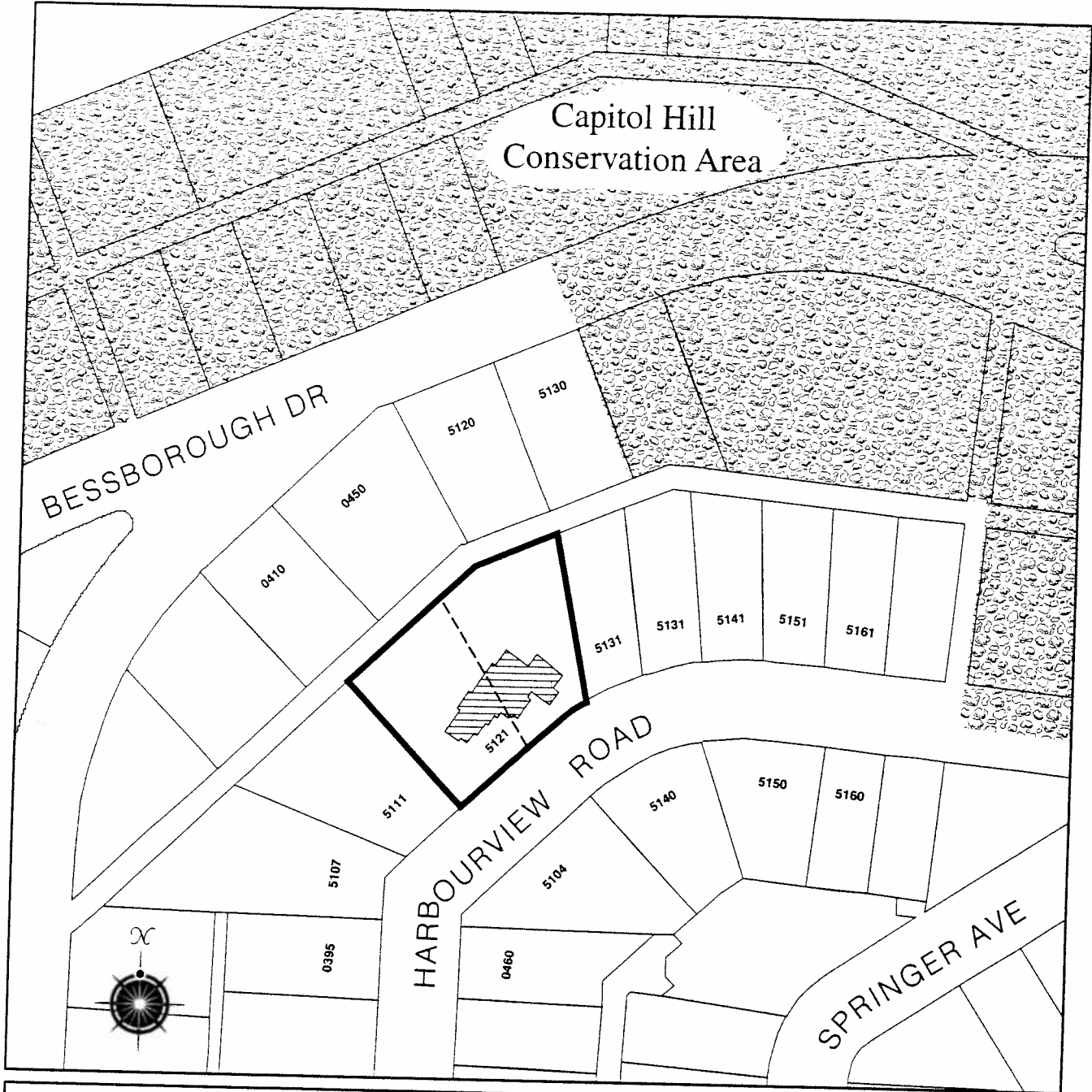
4.0 Conclusions:

The Shadbolt House has architectural and historical value. The relatively isolated location and residential setting on Capital Hill makes re-utilizing the house for public purposes difficult. The value of the property is based upon the subdivision of the site into two prime large view lots. The potential use of a Heritage Revitalization Agreement or other incentives may be possible if an interested purchaser/developer were to be interested in a more innovative solution to the redevelopment of the site. However, such a interested purchaser/developer has not been identified. Purchase of the house by the City for residential rental is not considered a viable solution as it would be a non-public use of the building. The maintenance and upgrading costs for the house and the garden would be considerable. Therefore, it is concluded that there do not appear any alternative options to assure the retention and protection of the Shadbolt House. As part of the subdivision process, staff will advise the owner that the City would be prepared to consider such as retention of the house with one "infill" lot as an alternative to simple subdivision and demolition of the house, subject to Council consideration of a Heritage Revitalization Agreement.



J. S. Belhouse
Director Planning and Building

BR:hr
Att.
cc: Director Finance



"Shadbolt" Property
 5121 Harbourview Road



PLANNING & BUILDING DEPT
 Not to scale
 2003 February

SKETCH 1

