

CITY OF BURNABY

COMMUNITY HERITAGE COMMISSION

*HIS WORSHIP, THE MAYOR
AND COUNCILLORS*

**SUBJECT: HERITAGE ALTERATION PERMIT
James & Edna Cunningham House, 3555 Douglas Road**

RECOMMENDATION:

1. **THAT** Council approve the issuance of a Heritage Alteration Permit for the Cunningham House at 3555 Douglas Road, as described in this report.

REPORT

The Community Heritage Commission, at its meeting held on 2004 June 03, received and adopted the *attached* report seeking approval to issue a Heritage Alteration Permit for a proposed addition to the Cunningham House, a heritage designated property at 3555 Douglas Road.

Respectfully submitted,

Councillor Celest Redman
Chair

Councillor Sav Dhaliwal
Vice Chair

COPY: CITY MANAGER CHIEF BUILDING INSPECTOR DIRECTOR ENGINEERING DIRECTOR FINANCE CITY SOLICITOR DIR. PARKS, RECR. & CULT. SERVICES DIRECTOR PLANNING AND BUILDING
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TO: COMMUNITY HERITAGE COMMISSION 2004 May 26
FROM: DIRECTOR PLANNING AND BUILDING FILE NO.:77000 20
SUBJECT: HERITAGE ALTERATION PERMIT
James & Edna Cunningham House, 3555 Douglas Road
PURPOSE: To seek approval to issue a Heritage Alteration Permit for a proposed addition to the Cunningham House, a heritage designated property at 3555 Douglas Road.

RECOMMENDATION

1. THAT Council be requested to issue a Heritage Alteration Permit for the Cunningham House at 3555 Douglas Road as described in this report.

REPORT

1.0 BACKGROUND

In 1995, an application was made to subdivide the property located at 3555 Douglas Road into three lots. This property included a significant heritage building known as the Cunningham House which was built in 1923, and is listed on Burnaby's preliminary heritage inventory. As a result of discussion and adjustments to the lot plans, an arrangement to preserve the house and two of the site's significant trees while creating two additional lots was reached with the cooperation of the Renzullo and Ferronato families, the owners. The heritage designation of the house allowed for the building to remain in its original location and permitted the relaxation of setbacks in order to retain a large verandah/sunporch on the south side of the structure.

The final subdivision agreement included the designation of the Cunningham House as a City heritage site which was concluded through the adoption of Bylaw No. 10470 by Council on 1995 November 04. In 2004, the owners of the property Pietro Ferronato and Lisa Renzullo made an application to the City to rezone a portion of the property from its current R3 District zoning to the R3 "a" District zoning (Rezoning Reference #04-15). Council has advanced this rezoning to the 2004 June 22 Public Hearing (see *attachment #1**) on the understanding that a Heritage Alteration Permit will require the consideration of the Community Heritage Commission and the approval of Council. This report outlines the Heritage Alteration Permit process, proposed addition and a recommendation to grant a Heritage Alteration Permit for this designated heritage site.

* Available in City Clerk's Office

2.0 HERITAGE ALTERATION PERMIT PROCESS

2.1 *Local Government Act Provisions*

Under the terms of the Local Government Act (Part 27, Section 972), provision is made for the designation by bylaw of the property that is considered to have heritage value or heritage character. Designation bylaws have the effect that any future alterations, structural changes or moving of the protected heritage building will require a Heritage Alteration Permit that would be reviewed and considered by Council. Past practice has established that Heritage Alteration Permits are reviewed by the Community Heritage Commission and a recommendation forwarded to Council for approval.

Section 972 of the Local Government Act describes the provisions of Heritage Alteration Permits and are paraphrased below relating to their relationship to a heritage designation bylaw, such as the one created to protect the Cunningham House.

- ▶ A local government or its delegate may issue a Heritage Alteration Permit authorizing alteration or other changes to a property protected by a designation bylaw.
- ▶ The Heritage Alteration Permit may, in relation to protected heritage property vary or supplement provisions of a bylaw but the use or density of use may not be varied.
- ▶ A local government may refuse to issue a Heritage Alteration Permit for an action that, in the opinion of the local government would not be consistent with the purpose of the heritage protection of the property.
- ▶ If the refusal to issue a Heritage Alteration Permit prevents the use of land that is allowed under the applicable zoning bylaw or the development of the land to the density that is allowed, the local government must inform the applicant of the requirements or conditions under which a use or density proposed by the applicant would be allowed.

2.2 Process established by the City of Burnaby for issuing Heritage Alteration Permits

Although not delegated to issue approvals for Heritage Alteration Permits, Burnaby's Community Heritage Commission has in the past been presented with proposals for alterations and additions to designated heritage sites by staff and requested to make recommendations to Council for consideration.

Once Council has reviewed and accepted a proposal to alter a designated heritage site, the applicant is requested to provide three copies of drawings to be reviewed by the Planning and Building Department. The submission will include full exterior materials and design specifications and conform to the Heritage Alteration Permit adopted by Council. The final permit is issued with these accepted plans and is based on final inspections by heritage planning staff in concert with the building department staff.

3.0 PROPOSED ADDITION

The proposed additions to the Cunningham House (see *attachment #2*)^{*} has been developed through detailed consultation with the heritage staff of the Planning Department. The proposal involves a two storey addition over a crawl space, a family room with a covered porch for the main floor and a new master bedroom addition to the second floor. A small addition on the west elevation of the home would provide for a larger kitchen space. The location of the addition on the north elevation of house provides for continuity of the established house design and does not adversely impact the prominent front facade and entrance. The decision to place an addition visible from the street-front was made after careful consideration of the alternatives available, the constraints of the building's existing layout and the needs of the owners.

The homeowners have retained an architect and have endeavoured to create additions in harmony with the original house design by using similar materials and design details. In keeping with the City's adopted heritage conservation principles, the new north addition will be distinguishable from the original house by retaining a lower roof profile and through its set back from the front facade. The design includes the reproduction of the rough-cast stucco exterior cladding and new wood trellis porch, wood windows and french doors. These new design elements replicate other details present on the home and borrows some traditional details common to Arts & Crafts styled homes of the 1920s.

The new additions are well within the proposed R3 "a" District zoning for the site including the requirements for both the established maximum floor space ratio and the minimum building setbacks. This proposal does not further extend the encroachment of the verandah and sunporch of the south elevation. Also the proposed modest addition for the west elevation of the house does not encroach substantially into the property's rear yard and therefore preserves the option for the completion of a future subdivision to the west of the residence, that the city has provided for in the area's subdivision guideplan.

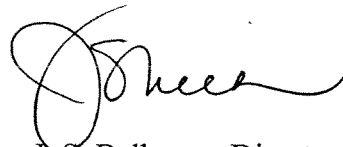
4.0 CONCLUSION

The proposed Heritage Alteration Permit for the Cunningham House conforms to all applicable City bylaws and heritage policies. The owners of the property have made every effort to design a

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residential addition that provides for more living space while remaining in harmony with the original design of the heritage building. The quality and design of the addition, although a change to the building's original design, also adds substantially to the long-term viability of the home's conservation by adding modern utility and function to this heritage building. In consideration of the proposed addition's quality design and its conformance to the City's adopted heritage conservation policies and practices, the issuance of a Heritage Alteration Permit is recommended.



J. S. Belhouse, Director
PLANNING AND BUILDING

JW:tn

Attachments

cc: Chief Building Inspector
Director Engineering
City Clerk
Director Finance
City Solicitor
Director Parks, Recreation and Cultural Services

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