

COUNCIL REPORT

TO: CITY MANAGER **DATE:** 2005 August 24

FROM: DIRECTOR PLANNING AND BUILDING **FILE:** 77000 05
Reference: 6325 Sperling Ave.

SUBJECT: HERITAGE DESIGNATION BYLAW
JACOB AND MARGARET WYSONG HOUSE
6325 SPERLING AVENUE

PURPOSE: To seek approval for the designation of the Jacob and Margaret Wysong House, 6325 Sperling Avenue, as a City heritage site.

RECOMMENDATIONS:

1. **THAT** Council enact a Heritage Designation Bylaw for the Jacob and Margaret Wysong House, 6325 Sperling Avenue.
2. **THAT** The Heritage Designation Bylaw be granted First Reading and be forwarded to Public Hearing on 2005 September 20.
3. **THAT** The Burnaby Community Heritage Register be revised to add the Jacob and Margaret Wysong House, 6325 Sperling Avenue, to the 'Protected Heritage Resource' category.
4. **THAT** A copy of this report be forwarded to the Community Heritage Commission.

REPORT**1.0 BACKGROUND**

On 2005 May 25, Council received and approved a report from the Planning and Building Department which recommended a proposed Heritage Revitalization Agreement (H.R.A.) in order to preserve and protect a significant heritage building known as the Wysong House and located at 6325 Sperling Avenue (see **Attachment #1**) One of the components of the recommendation adopted by Council was the addition of this property to the Community Heritage Register and the adoption of a Heritage Designation Bylaw.

This existing R5 Residential District property has two-family dwelling development potential and cannot meet the existing R5 zoning regulations to permit subdivision to create two single-family lots. However, in consideration of the City's Heritage Program, it is desirable to retain and protect the historic and architecturally significant Wysong House as a designated City heritage site.

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The Planning Department has worked with the owner to develop a suitable plan of subdivision and development utilizing a H.R.A. which will allow for the variance of the existing zoning to provide for the property's development.

This plan will allow for the creation of two separate lots: Lot 1 will provide for a new single-family dwelling, to be designed with development and architectural guidelines. Lot 2 will provide for the retention and designation by bylaw of the existing Wysong House, as a City heritage site. The applicant submitted a plan of development suitable for presentation to a Public Hearing which was held on 2005 June 21.

Council approved Consideration and Third Reading of Burnaby Heritage Revitalization Agreement Bylaw – Bylaw No. 2, 2005 at their meeting of 2005 August 15. Prior to Reconsideration and Final Adoption of this bylaw, Council is required to first adopt the Heritage Designation Bylaw. Therefore, appearing elsewhere on the Council agenda is Burnaby Heritage Designation Bylaw No. 3, 2005, Bylaw No. 11978 for First Reading. The bylaw appears on this Council agenda for First Reading in order to meet the statutory deadline for the September 20, 2005 Public Hearing.

2.0 DESIGNATION PROCESS

Under the terms of Section 967 of the Local Government Act, provision is made for the designation by bylaw of property that “.... has heritage value or character....”.

This means that any future design changes to the building will require a heritage alteration permit that would be considered by Council and reviewed by the Community Heritage Commission. Demolition of the building would only be permitted by Council approval of a bylaw to rescind the designation bylaw.

Section 968 of the Local Government Act specifies the formal procedures to be followed as part of the designation process which includes a Public Hearing, notification of the owners, and a report outlining the heritage value of the property, the relationship to community or Official Community Plan objectives, the effect of the designation upon the use, the condition and viability of the property and the possibility of the need for financial support.

Specifically the Act Requires:

- that a Public Hearing be held
- that 10 days prior to the Public Hearing, notice must be serviced on all owners and occupiers of the property

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- that newspaper notices be published in two consecutive issues of a newspaper with the last publication to be at least three days prior but not more than 10 days prior to the Public Hearing
- that a report be prepared which includes the information in Section 3.0 of this report which is to be available to the public
- that a completed bylaw be filed in the Land Title Office with the Province and with the owners

3.0 REQUIRED HERITAGE INFORMATION

3.1 Heritage Character Statement

History:

The Wysong House is one of Burnaby's landmark residential heritage buildings. It was constructed and occupied in 1912 by local contractor Jacob Wysong and his wife Margaret. Its significance is based in part on its unique location in that was developed as a speculative subdivision, created and marketed as part of the pre-World War I real estate boom. It is one of the oldest homes remaining in the neighbourhood and represents a significant period of Burnaby's urban development history.

Architecture:

The Arts and Crafts design of the residence is unusual and includes massive foundations, chimneys, verandah columns and stairs constructed from rough cut granite and field stones. The large scale of the home is atypical of the speculative building boom of the era and is one of few examples of its type remaining in South Burnaby.

3.2 Compatibility of Conservation with Community Plan and Adjoining Land Use

The planning for the conservation of heritage resources is outlined in Burnaby's Official Community Plan. Burnaby has established a goal "To provide opportunities for the increased awareness and the conservation of the City's unique natural, cultural, archaeological and built heritage." The conservation of this landmark house is considered compatible within its well-developed neighbourhood context of single and two dwellings.

3.3 Condition and Economic Viability of the Property

The Wysong House remains in sound physical condition as it has been well maintained by past owners. The proposed Heritage Revitalization Agreement has provided the agreement of the owner to undertake some further conservation work to ensure the continued good condition of the building's stone verandah and front stairs. The

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continued good condition and economic viability of the property is considered secure given the building's good physical condition, its suitability for its continued use as a single-family residence and the high market value of the property in the context of its highly desirable residential neighborhood.

3.4 Possible Need for Financial Support to Enable Conservation

The building will continue to be owned as a private dwelling and maintained accordingly. The adoption of the Heritage Revitalization Agreement by Council will allow for the subdivision of the property and construction of a new single family home and enable the owner to complete the necessary conservation works to the Wysong House as outlined in the Heritage Revitalization Agreement. There are no additional economic incentives that would be required at this time to ensure its continued protection and conservation. Staff will continue to work in cooperation with the owners of the property to ensure the heritage character of this city heritage site will be protected and conserved.

4.0 NEXT STEPS

Upon Council approval of both the Heritage Designation and Heritage Revitalization Agreement bylaws, the approved bylaws would be filed in the Land Title Office and with the Province. Upon completion of the subdivision approval for the Wysong House, staff will work to ensure the successful completion of this important local heritage project through the implementation of all aspects of the Heritage Revitalization Agreement.

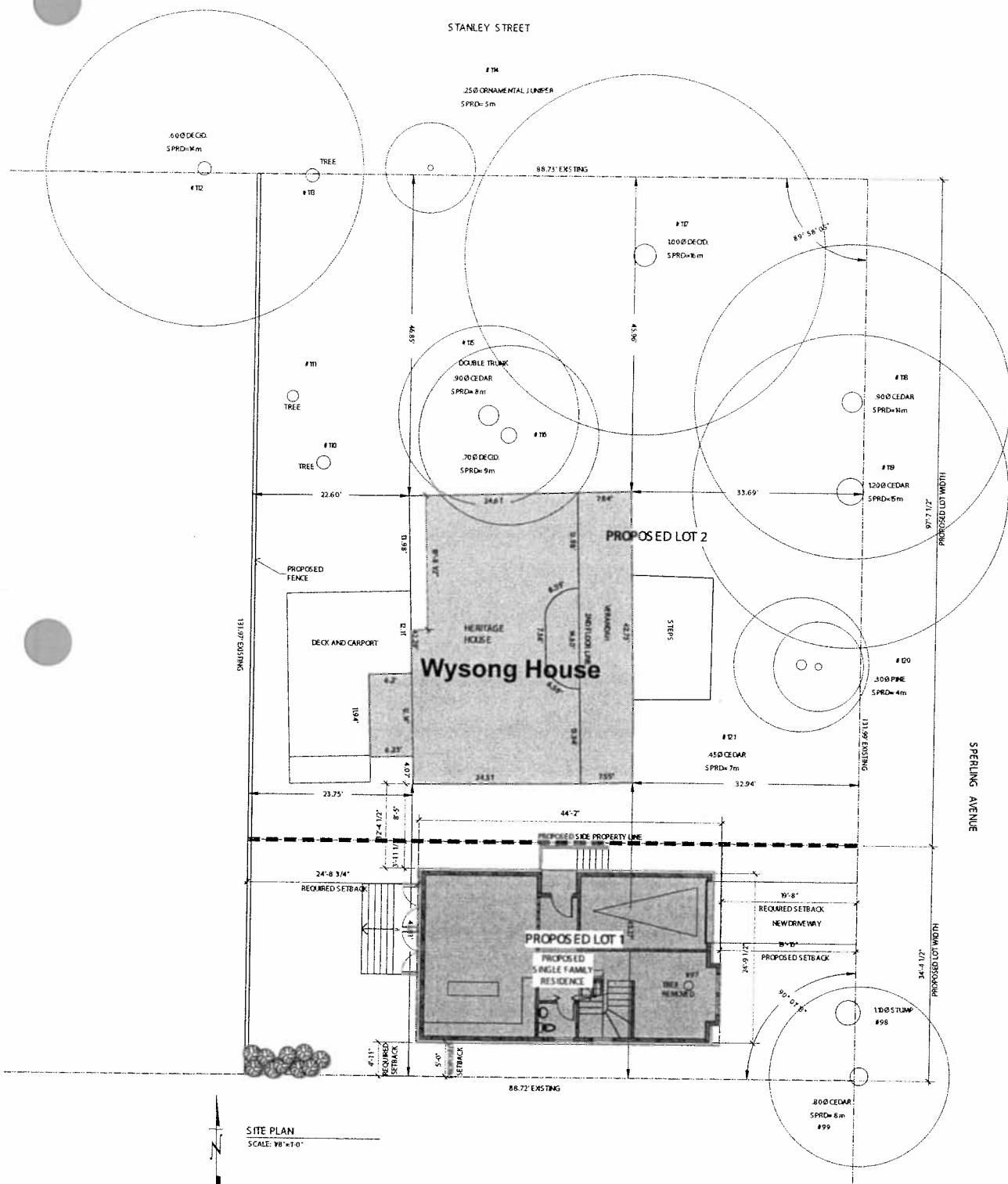



J. S. Belhouse
Director Planning and Building

JW:hr
Att.

cc: Chief Building Inspector
City Clerk
City Solicitor

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Consultants :


Job No: 05-29

Proposed Heritage
Revitalization Agreement
Subdivision and New
Residence
6325 Sperling Avenue,
Burnaby, B.C.

Revisions / Submissions:

Drawn:	EKG
Date:	APRIL 2015
Scale:	1/8" = 1'-0"
Checked:	
Drawing Title:	

SITE PLAN

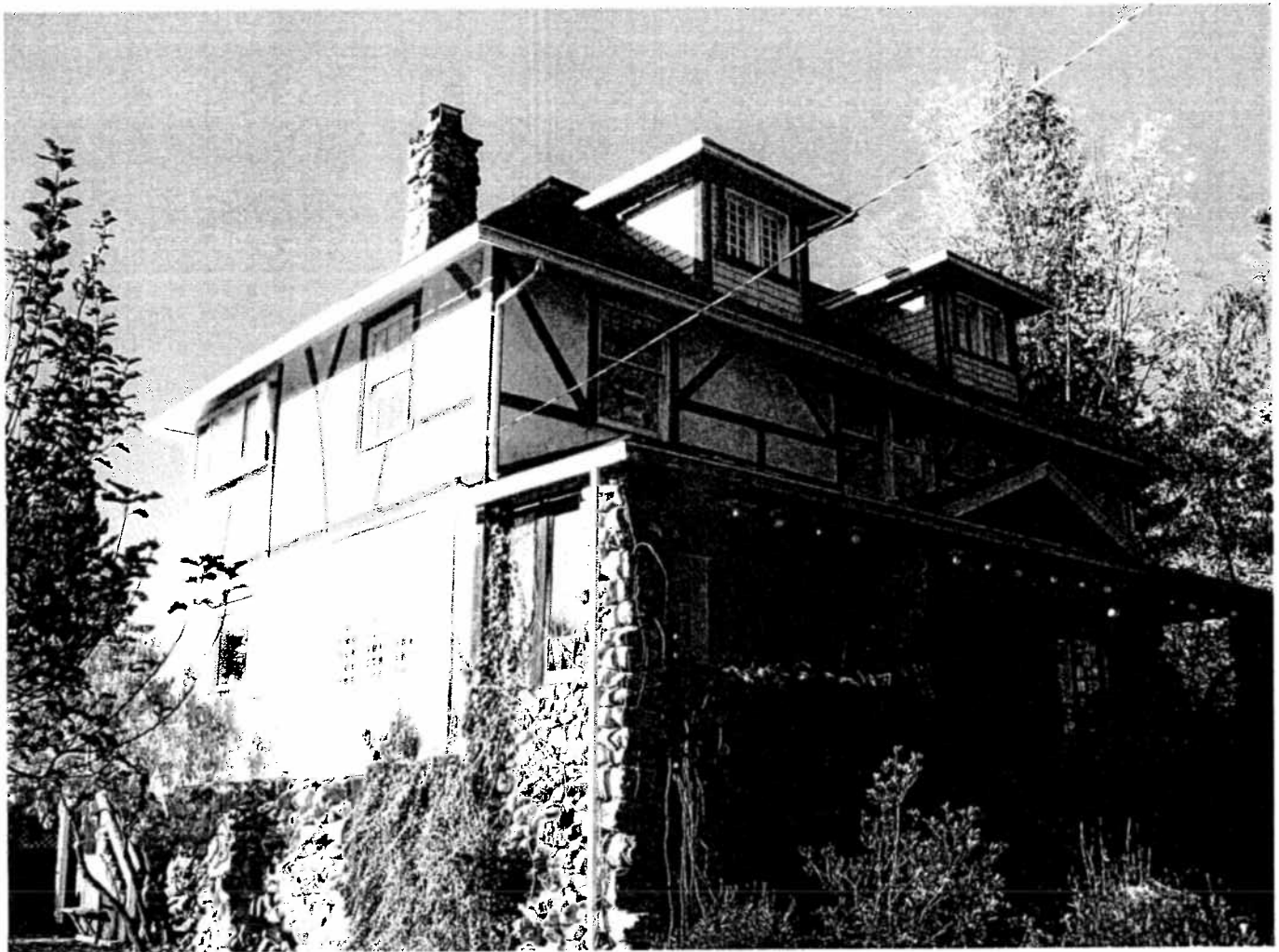


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Date Printed:

Attachment 1

6325 Sperling Avenue
Proposed Subdivision & Heritage Designation Bylaw (Heritage Revitalization Agreement)



Attachment 2

Jacob and Margaret - Wysong House
6325 Sperling Avenue