

**TO:** CITY MANAGER **DATE:** 2005 May 25

**FROM:** DIRECTOR OF PLANNING AND BUILDING

**SUBJECT:** SUBDIVISION REFERENCE #05-14  
HERITAGE REVITALIZATION AGREEMENT  
"JACOB AND MARGARET WYSONG HOUSE"

**ADDRESS:** 6325 Sperling Avenue

**LEGAL:** Lot 2, D.L. 92, Plan 20349

**FROM:** R5 Residential District

**TO:** R5 Residential District - Heritage Revitalization Agreement

**APPLICANT:** Coro Strandberg  
6325 Sperling Avenue  
Burnaby, B.C. V5E 2V3

**PURPOSE:** To seek Council authorization to forward this application to a Public Hearing on 2005 June 21

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**RECOMMENDATIONS:**

1. **THAT** a Heritage Revitalization Agreement Bylaw be prepared and advanced to First Reading on 2005 May 30 and to a Public hearing on 2005 June 21 at 7:30 p.m.
2. **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.
3. **THAT** a copy of this report be sent to the Community Heritage Commission for their information.

## REPORT

### 1.0 HERITAGE REVITALIZATION AGREEMENT PURPOSE

The purpose of the proposed Heritage Revitalization Agreement (H.R.A.) is to accomplish the long term protection and conservation of a significant Burnaby heritage building known as the “Wysong House.” 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 in to a H.R.A. to permit the subdivision and development of the existing R5 Residential District property in order to provide for two single family lots in order to retain and protect the landmark 1912 “Wysong House” as a City heritage site.

### 2.0 BACKGROUND INFORMATION:

- 2.1 The Planning and Building Department has received inquiries from the property owner regarding the development options for this existing R5 Residential District property which includes a residence identified on the City’s heritage inventory and proposed Heritage Register as a significant historic building. Currently the existing lot has two-family dwelling development potential and cannot meet the existing R5 zoning regulations to permit subdivision to create two single family lots. It has been the prevailing trend for existing R5 zoned lots that the existing one-family dwelling be demolished in order to build a new two-family dwelling.

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. The Planning Department has worked with the owner to prepare a suitable plan of subdivision and development utilizing a Heritage Revitalization Agreement which will allow for a variance of the existing zoning to provide for the property’s development (see **Attachment #1**). 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 owner has agreed to the expenditure of funds toward the restoration of the building’s front concrete and stone staircase. The applicant has now submitted a plan of development suitable for presentation to a Public Hearing under the requirements of a Heritage Revitalization Agreement.

#### 2.2 Heritage Revitalization Agreement

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.

It is proposed that a Heritage Revitalization Agreement (H.R.A.) be entered into with the owner of the subject property that will allow for the creation of a subdivision to allow for the construction of a new single family dwelling notwithstanding lot area and width deficiencies. The owner has agreed to designate the Wysong House as a city heritage site which will provide Council with the authority to protect the building and its site in perpetuity. The owner has further agreed to expend funds to conserve and restore the granite and stone foundation and steps of the building as part of the H.R.A.

The H.R.A. will be registered on the titles of both new lots which will always provide the ability for the city to approve any use and design changes respecting the properties in the future. In terms of the heritage building the city has the legal power of approval over any exterior changes through the established legislated process for Heritage Alteration Permits. The city has over 30 years of experience working with property owners of designated heritage sites to ensure that the needs of private owners of historic buildings are balanced with the requirement to protect their heritage character. In the case of the new dwelling, built as a result of the H.R.A., the future owners of this property will also be legally required to maintain the building to the design standard established and appended to the H.R.A. Any future proposed changes to the building will also require a Heritage Alteration Permit to ensure that the structure on this site will always respect the heritage character of the Wysong House.

### 2.3 Heritage Value of Wysong House

The Wysong House is one of Burnaby's landmark Edwardian residential heritage buildings that has been identified on both the existing Heritage Inventory and proposed Community Heritage Register. (see **Attachment #1**) It was constructed and occupied in 1912 by early Burnaby residents Jacob and Margaret Wysong. The Arts and Crafts design of the residence is unusual and includes massive foundations, chimneys, verandah columns and staircase constructed from rough cut granite and field stones.

The house remains in good overall condition and its original form and most of its significant exterior design details remain intact. Some alterations to the building have occurred in the past. These include: the addition of a rear third-storey dormer, some modern windows, the addition of stucco and half-timbered decoration over the original shingled siding and the addition of a rear carport and sundeck. However, these design changes do not unduly compromise the heritage integrity of the structure and are not proposed to be altered or removed at this time.

The massive stone and granite verandah with its wide staircase are in good overall structural condition. However, the stonework requires cleaning and repointing and new

cement stairs are required. This conservation work valued at \$10,000 will be undertaken by the owner as part of the Heritage Revitalization Agreement.

## 2.4 Civic Benefits

The designation and conservation of this historic residence will add another significant heritage building to the City's Community Heritage Register of protected heritage properties. This residence is one of the few historic buildings remaining in this neighborhood and constitutes an important landmark. Preserving this historic and architecturally important building provides another opportunity to retain the City's unique character and to interpret the early history and heritage of Burnaby.

## 2.5 Neighbourhood Character

The subject property is located on a prominent corner site at Stanley Street and Sperling Avenue. Immediately to the east and to the south are two newer two family dwelling built in line with prevailing R5 residential district zoning. Immediately to the west is an older single family home in fair condition while to the north across Stanley Street is a newer single family dwelling built in line with its R4 residential district zoning. In the immediate surrounding R5 and R4 areas there has been a significant amount of single family and two-family residential development. It should also be noted that within the immediate single family neighborhood several clusters of R9 developments have been established in the past.

## 3.0 **GENERAL DISCUSSION**

- 3.1 The Neighbourhood Parkland Acquisition Charge of \$6,521.00 is applicable to the new lot.
- 3.2 The GVS&DD Sewerage Development Cost Charge and the new School Site Acquisition Charge (SSAC) is not applicable to this development following the policy established as the existing unit potential on the subject property remains the same following subdivision.
- 3.3 There are a number of mature trees on the subject site. The development proposal will see the removal of one fruit tree. The property is currently lined on the Sperling Avenue perimeter with a large cedar hedge. Every effort will be made to retain the hedge as much as is possible during construction and repair it as part of the new landscape plan. The removal and replacement of trees located on private property is also controlled by the Burnaby Tree Bylaw, which will require tree cutting permits for the trees to be removed.

## 4.0 **DEVELOPMENT PROPOSAL**

- 4.1 The proposed single family dwelling on Lot 1 has been designed to reflect the simplicity and natural finishes of the Arts and Crafts Style as seen in the architecture of the Wysong House (see **Attachment #2**). The building has been planned following the Standards and

Guidelines for the Conservation of Historic Places in Canada. It is intended that the new dwelling stand apart and not overshadow the heritage building while still presenting a compatible exterior design.

The Heritage Revitalization Agreement reflects the following development statistics. The development proposal does differ substantially from many of the R5 district regulations both in terms of character of the new development but also in the many non-conforming aspects of the existing heritage building. The permitted R5 district regulations are provided as a point of comparison to outline in detail the how the Heritage Revitalization Agreement will vary and conform to the existing district regulations.

#### 4.2 Lot Width and Area

##### Lot 1– Proposed New Dwelling

Lot width Required:	15.0 m ( 49.2 ft.)
Lot width Proposed:	10.5 m (34.4 ft.)
Lot Area Required:	557.40 m <sup>2</sup> (6,000 sq.ft.)
Lot Area Proposed:	283.32 m <sup>2</sup> (3,049.75 sq.ft.)

##### Lot 2– Existing Heritage Building

Lot width Required:	15.0 m ( 49.2 ft.)
Lot width Proposed:	29.77 m (97.7 ft.)
Lot Area Required:	557.40 m <sup>2</sup> (6,000 sq.ft.)
Lot Area Proposed:	804.72 m <sup>2</sup> (8,662.25 sq.ft.)

#### 4.3 Lot Coverage

##### Lot 1– Proposed New Dwelling

Lot Coverage Permitted (40%):	113.33 m <sup>2</sup> (1,220 sq.ft.)
Lot Coverage Proposed (36%):	102.44 m <sup>2</sup> (1,102.79 sq.ft.)

##### Lot 2– Existing Heritage Building

Lot Coverage Permitted (40%):	321.89 m <sup>2</sup> (3,464.9 sq.ft.)
Lot Coverage Proposed (21%):	168.89 m <sup>2</sup> (1,817.98 sq.ft.)

#### 4.3 Building Height

##### Lot 1 – Proposed New Dwelling

Building Height Permitted:	9.0 m (29.5 ft.)
Building Height Proposed:	8.3 m (27.2 ft.)

Lot 2 – Existing Heritage Building

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

4.4 Gross Floor Area

Lot 1 – Proposed New Dwelling

Gross Floor Area Permitted:	169.99 m <sup>2</sup> (1,829.8 sq. ft.)
Gross Floor Area Proposed:	169.17 m <sup>2</sup> (1,820.95 sq. ft.)

Lot 2– Existing Heritage Building

Gross Floor Area Permitted:	370 m <sup>2</sup> (3,982.85 sq. ft.)
Existing Gross Floor Area:	389.08 m <sup>2</sup> (4,188.12 sq. ft.)

4.5 Above Grade Floor Area

Lot 1– Proposed New Dwelling

Above Grade Floor Area Permitted:	169.99 m <sup>2</sup> (1,829.8 sq. ft.)
Above Grade Floor Area Proposed:	169.17m <sup>2</sup> (1,820.95 sq. ft.)

Lot 2– Existing Heritage Building

Above Grade Floor Area Permitted:	321.89 m <sup>2</sup> (3,464.9 sq. ft.)
Existing Above Grade Floor Area:	389.08 m <sup>2</sup> (4,188.12 sq. ft.)

4.6 Front Yard

Lot 1– Proposed New Dwelling

It is proposed that the new residence located on Lot 1 be exempted from R5 Residential District Front Yard Setback requirement relating to Front Yard Averaging, which would result in a front yard setback of 9.8 m (32.2 ft.). The development proposal has provided for the district's minimum front yard setback of 6.0 m (19.7 ft.).

Lot 2– Existing Heritage Building

Front Yard Permitted:	9.41 m (30.9 ft.)	This setback reflects front yard averaging as required in the Zoning Bylaw.
Existing Front Yard:	10 m (32.94 ft.)	

#### 4.7 Side Yards

The northern side yard of the proposed development has been reduced to 1.2 m (3 ft. 11 in) in order to allow the existing dwelling being retained to meet the B.C. Building Code provisions regarding spatial separation for fire safety. The actual distance to the adjacent heritage building is 3.8 m (12ft. 4.5 in) creating a substantial combined side yard space between the two buildings.

The design of the new dwelling includes a main entrance with a staircase and covered entry which encroaches into the side yard set back. It is proposed that this small architectural element be exempted from the setback provisions of the bylaw.

##### Lot 1– Proposed New Dwelling

Side Yard Permitted:	1.22 m (4.0 ft.)
Side yard Proposed:	1.5 m (4.9 ft) for south side yard and 1.2 m (3ft. 11.5 in) for north side yard

It should be noted that spatial separation requirements have been reviewed by the Building Department and have been approved as compliant to the B.C. Building Code.

##### Lot 2– Existing Heritage Building:

Side yard permitted:	1.5 m (4.9 ft.)
Side yard Proposed:	2.59 m (8.5 ft.) and 14 m (46 ft.)

#### 4.8 Rear Yard

##### Lot 1– Proposed New Dwelling:

Rear Yard Permitted:	7.5 m (24.6 ft.)
Rear Yard Proposed:	7.5 m (24.6 ft.)

##### Lot 2– Existing Heritage Building:

Rear Yard Permitted:	7.5 m (24.6 ft.)
Existing Rear Yard :	7.2 m (23.7 ft.)

#### 4.9 Off-Street Parking

##### Lot 1– Proposed New Dwelling:

Parking Spaces Required:	One
Parking spaces provided:	One

To: City Manager  
From: Director Planning and Building  
Re: SUB #05-14; Heritage Revitalization Agreement  
2005 May 25 ..... Page 8

The development proposal meets the off-street parking provisions of the by-law through the construction of a 3.5 m driveway constructed from Sperling Avenue to an enclosed one-car garage within the new dwelling. Alternative access and parking options were explored but due to the need to protect additional trees on the site and not unduly impact adjacent residences the proposed driveway access from Sperling Avenue was deemed advisable.

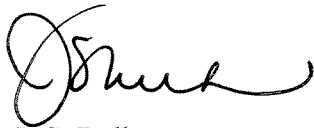
Lot 2– Existing Heritage building:

Parking spaces required:	One
Parking spaces provided:	One

The existing carport at the rear of the heritage building serves as the approved parking area for the residence.

## 5.0 CONCLUSION

The protection of the Wysong House, through a Heritage Designation and a Heritage Revitalization Agreement, offers the City of Burnaby an opportunity to protect a significant heritage building. Burnaby's heritage program has increasingly demanded utilizing more creative means to provide for the economic revitalization and protection of the city's remaining stock of heritage resources. This Heritage Revitalization Agreement presented in this report provides a suitable plan for public review and consideration at this time.

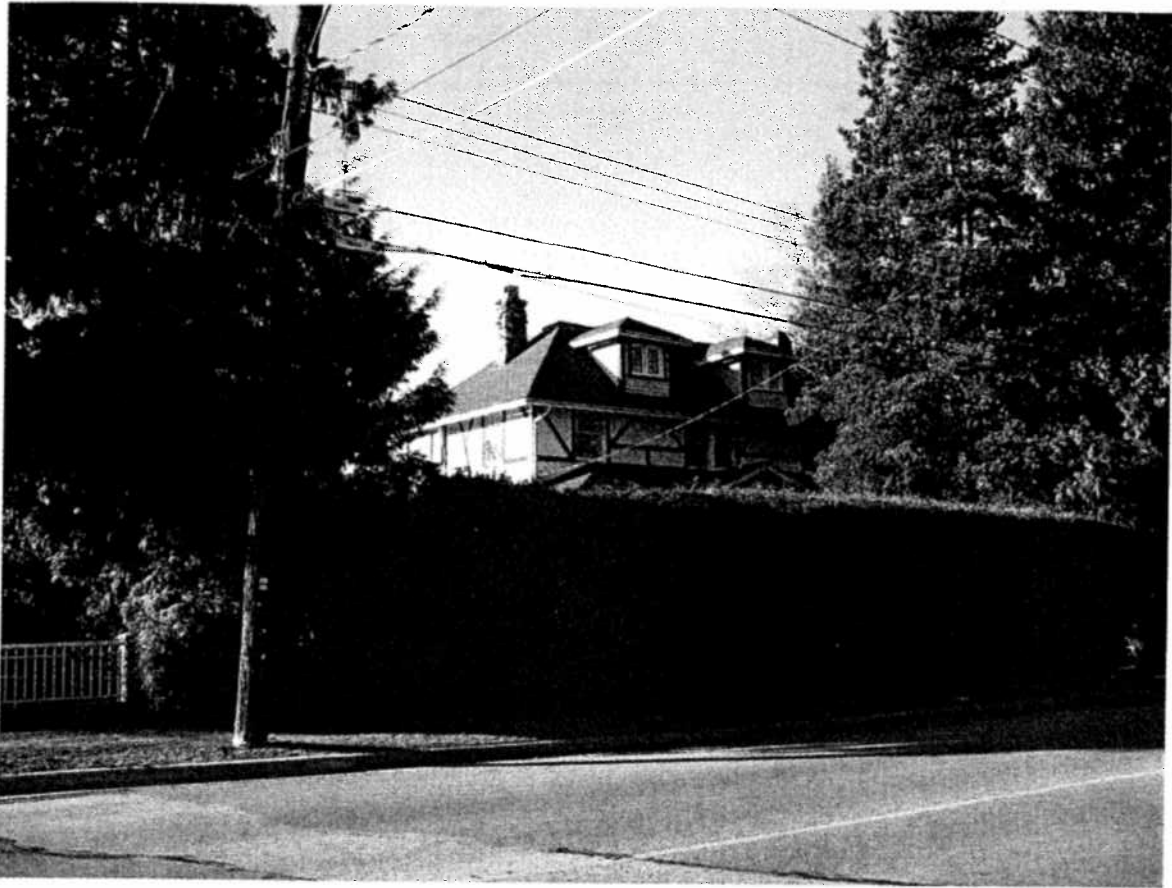


J. S. Belhouse  
Director Planning and Building

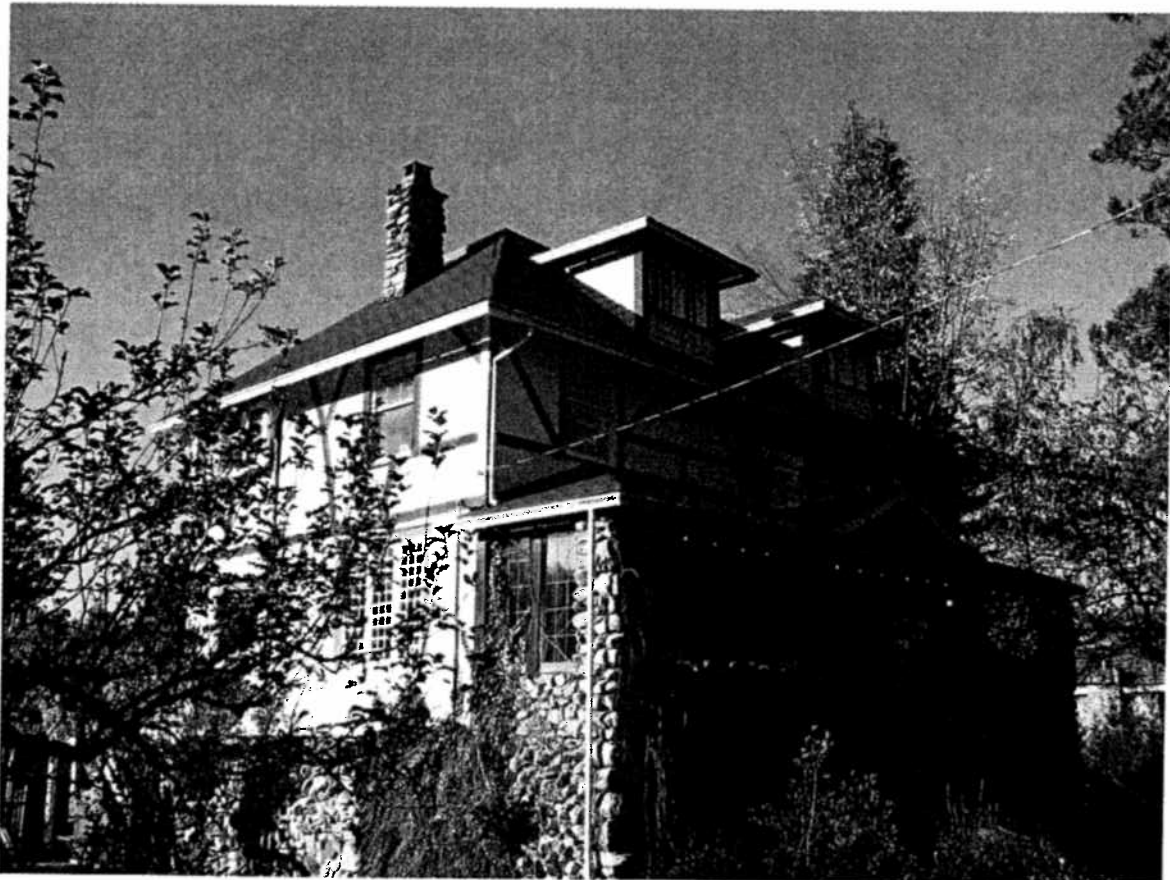
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Attachments

cc: Director Engineering  
Chief Building Inspector  
City Solicitor



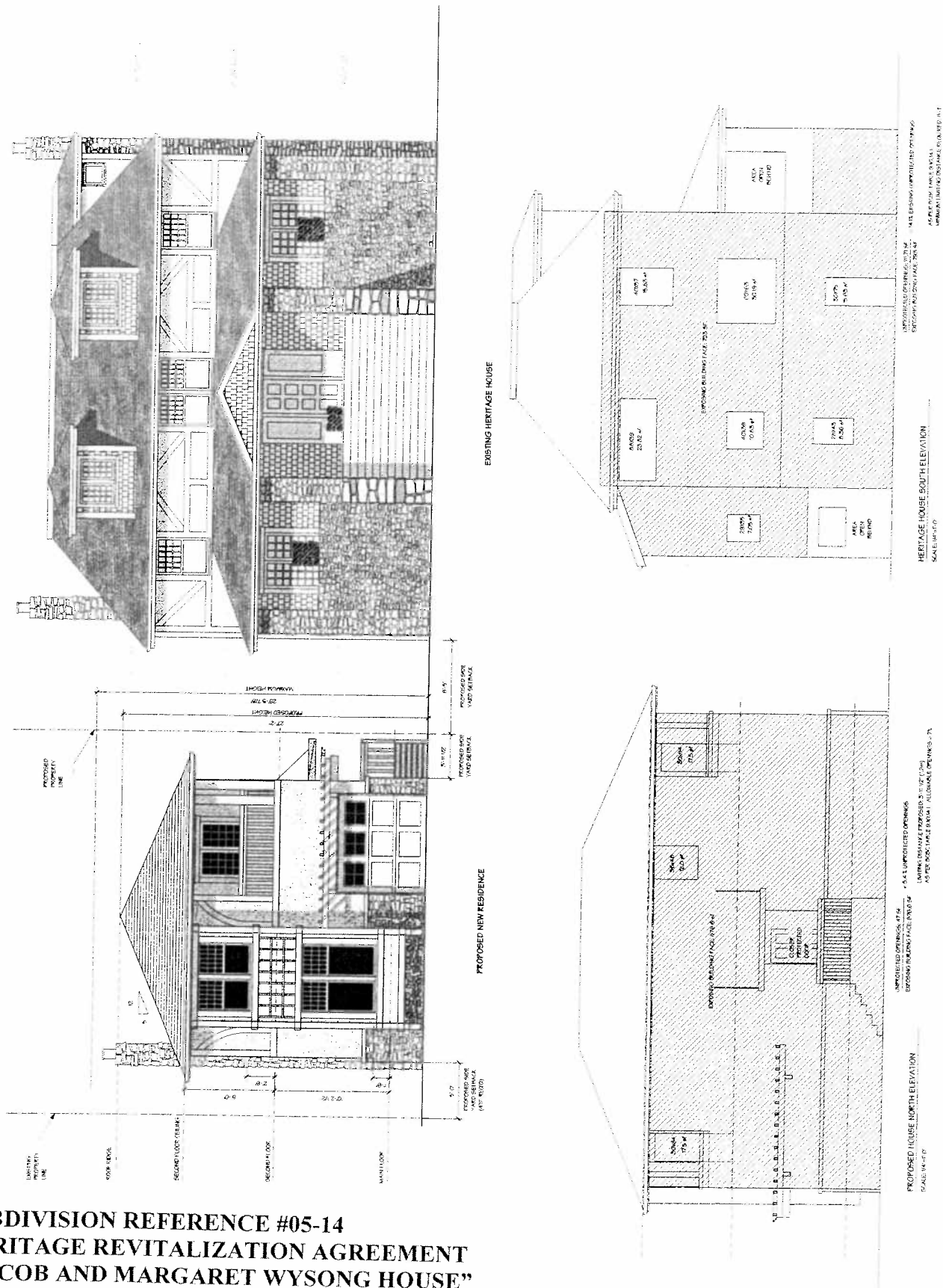


View of property from Sperling Avenue



**Attachment 1:**  
Jacob & Margaret Wysong House - 6325 Sperling Avenue





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