

COMMUNITY HERITAGE COMMISSION

*HIS WORSHIP, THE MAYOR
AND COUNCILLORS*

**SUBJECT: HERITAGE REVITALIZATION AGREEMENT &
HERITAGE ALTERATION PERMIT
GEORGE S. & JESSIE HADDON HOUSE
5558 BUCKINGHAM AVENUE**

RECOMMENDATIONS:

1. THAT Council authorize the preparation of a Heritage Revitalization Agreement Bylaw for the George S. and Jessie Haddon House located at 5558 Buckingham Avenue.
2. THAT Council approve the issuance of a Heritage Alteration Permit for the Haddon House, as described in this report.

REPORT

The Community Heritage Commission, at its meeting held on 2013 October 10, received and adopted the attached report seeking Council authorization for a Heritage Revitalization Agreement and Heritage Alteration Permit for the George S. and Jessie Haddon House.

The proposed HRA has been developed in response to the current owners' desire to restore the original porte-cochere of the house which was recently discovered through historic photographs of the property. As the Haddon House is a designated City heritage property, the proposed addition to the residence also requires approval of a Heritage Alteration Permit.

Respectfully submitted,

Councillor C. Jordan
Chair

Councillor N. Volkow
Vice Chair

Councillor R. Chang
Member

Copied to:	City Manager Director Planning & Building Director Engineering Chief Building Inspector City Solicitor
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TO: CHAIR AND MEMBERS
COMMUNITY HERITAGE COMMISSION

DATE: 2013 September 27

FROM: DIRECTOR PLANNING AND BUILDING

FILE: 77000 20
Reference: HRA & HAP

SUBJECT: **HERITAGE REVITALIZATION AGREEMENT &
HERITAGE ALTERATION PERMIT
GEORGE S. & JESSIE HADDON HOUSE
5558 BUCKINGHAM AVENUE**

PURPOSE: To seek Council authorization for a Heritage Revitalization Agreement and Heritage Alteration Permit for the George S. and Jessie Haddon House.

RECOMMENDATIONS:

1. **THAT** Council authorize the preparation of a Heritage Revitalization Agreement Bylaw for the George S. and Jessie Haddon House located at 5558 Buckingham Avenue.
2. **THAT** Council approve the issuance of a Heritage Alteration Permit for the Haddon House, as described in this report.

REPORT**1.0 BACKGROUND INFORMATION**

In May 2006, the City entered into a Heritage Revitalization Agreement (HRA) with the previous owners of the George S. and Jessie Haddon House. The agreement supported the designation by bylaw of the house located at 5558 Buckingham Avenue as a heritage property (see *Attachment #1*). The Haddon House is one of Burnaby's landmark residential heritage buildings and was constructed in 1923 for George S. Haddon and his wife Jessie. It is a quality single family residence which was architect designed and built by local contractor William Dodson. This residence is a very good local example of the Romantic Revival style and is of a style variant known as "Dutch Colonial," which includes a distinctive symmetrical façade, gambrel roof with shed dormers, casement windows with shutters, large chimneys, rough-cast stucco exterior and quality exterior design features.

Under the HRA, the property was subdivided into two lots and the heritage house was relocated to one of the new lots and developed as a single-family home with provisions for inclusion of a secondary suite and a bed and breakfast business (see *Attachment #2*). The house is currently being operated as the 'Haddon Bed & Breakfast' with an owner-occupied suite in the basement. It is noted that the bed and breakfast operation is limited to a maximum of six persons. The HRA also stipulated specific requirements in terms of the size and scale of development as set out in the

regulations under the R1 Residential District zoning with certain provisions to vary and/or supplement these regulations to facilitate the heritage protection of the property. At the time of the preparation of the HRA, the original design of the residence's front entrance was not known and therefore not provided for in the approved plans.

The purpose of this report is to seek approval for a new HRA which would supplement the provisions of the 2006 HRA bylaw in order to permit the restoration of the building's front facade through the addition of a porte-cochere. This proposal is consistent with the purpose of the continued heritage conservation of the Haddon House.

2.0 HERITAGE REVITALIZATION AGREEMENT

2.1 Local Government Act – Heritage Revitalization Agreement Process

A Heritage Revitalization Agreement (HRA) 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 governing land use.

The purpose of the proposed HRA is to provide the opportunity for the continued restoration and conservation of the George S. and Jessie Haddon House. The City of Burnaby Official Community Plan statement concerning the conservation of heritage has specifically outlined the need to establish incentives and processes to facilitate and encourage the conservation of significant privately-owned heritage buildings.

2.2 Proposed Heritage Revitalization Agreement

The proposed HRA has been developed in response to the current owners' desire to restore the original porte-cochere of the house which was recently discovered through historic photographs of the property (see **Attachment #3**). A porte-cochere is a roofed entrance located outside the main door of a residence where passengers may enter or leave their vehicles. This was a common architectural feature of many residences and public buildings during the Edwardian era. While the exterior of the house has largely been restored under the original HRA, the porte-cochere would complete the home's restoration, reinstate the house to its original appearance and provide an appropriate protected covered entrance as part of the bed and breakfast operation. The proposed porte-cochere would cover an area of about 30 sq.m. (324 sq.ft.) and project approximately 5.5 metres (16 feet) from the front of the building. This new addition would conform to the district regulations for the R1 Residential District, with the exception of the front yard setback and depth of principal building, as well as the prevailing HRA, with the exception of the site coverage, as noted in Section 3.0 of this report.

Under the terms of the Local Government Act (Section 966), the HRA provides the City with an opportunity to negotiate and enter into an agreement directly with the property owner. Before entering into a heritage revitalization agreement, the City must hold a public hearing on the matter if the agreement would permit a change to the use or density of use that is not otherwise permitted by the applicable zoning of the property. As the proposal involves the restoration of the porte-cochere which did not form part of the original HRA, a new HRA is required to be established under bylaw. However, the proposal would not involve a change in the use or density of use of the property, and as

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such a public hearing is not required for Council approval of this bylaw. It is proposed that this HRA be advanced for approval at this time based on the following development proposal.

3.0 DEVELOPMENT PROPOSAL

The Planning Department has worked with the property owner to develop a suitable plan for the proposed porte-cochere that is compatible with the overall heritage character of the residence and complies with the City's adopted heritage conservation guidelines. The proposed porte-cochere will increase the building's depth and site coverage, as well as reduce the front yard setback (see *Attachments #4 and #5*). This proposal will require Council approval of a new HRA to provide for the following minor district zoning variances:

3.1 Lot Coverage

<i>Lot Coverage Permitted:</i>	40 %
<i>Lot Coverage Proposed:</i>	22 % 239.81 m ² (2,581.3 sq.ft.)

The original HRA stipulated that the proposed lot coverage would be 19.39% (209.7 m² or 2,257.26 sq.ft.). The proposed porte-cochere would increase the lot coverage by 30.11 m² or 324.10 sq.ft..

3.2 Depth of Principal Building

Proposed Depth of Heritage Building: 18.75 m (61.5 ft.)

The depth of a principal building shall not exceed the lesser of 50 percent of the lot depth, or 18.3 m (60 ft.). The original HRA stipulated that the proposed depth of the Heritage Building would be 12.99 m (42.42 ft.). The new building depth would be 18.75 m (61.5 ft.).

3.3 Front Yard

Proposed Front Yard Setback: 10.59 m (34.74 ft.)

The R1 Residential District Front Yard Setback requirement relating to Front Yard Averaging applied to the original HRA was 13.8 m (45.29 ft.) and the proposed front yard setback was 16.76 m (55 ft.). The front yard setback requirement and front yard averaging under the proposed HRA is now 12.23 m (40.12 ft.) given the new development of a residence at 5528 Buckingham Avenue. The proposed HRA would allow for a front yard setback of 10.59 m (34.74 ft.).

4.0 HERITAGE ALTERATION PERMIT

Under the Local Government Act, any structure protected by Heritage Designation Bylaw requires that a Heritage Alteration Permit be issued by Council to legally permit any proposed material and design alterations. At this time, it is necessary for Council to approve a Heritage Alteration Permit in order to legally authorize the approval of permits subsequent to and in conformance with the proposed Heritage Revitalization Agreement.

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5.0 CONCLUSION

In summary, the proposed Heritage Revitalization Agreement to restore the George S. and Jessie Haddon House will require Council approval to vary or supplement the following provisions of the City's prevailing HRA and zoning by-law related to the R1 Residential District to:

- amend the lot coverage as permitted from 19% to 22%.
- vary the regulations regarding the maximum depth of the principal building from 18.3 m (60.0 ft.) to 18.75 m (61.5 ft.).
- vary the regulations regarding the Front Yard setback requirement to provide a reduced setback of 10.59 m (34.74 ft.).

As the Haddon House is a designated City heritage property, the proposed addition to the residence also requires approval of a Heritage Alteration Permit.

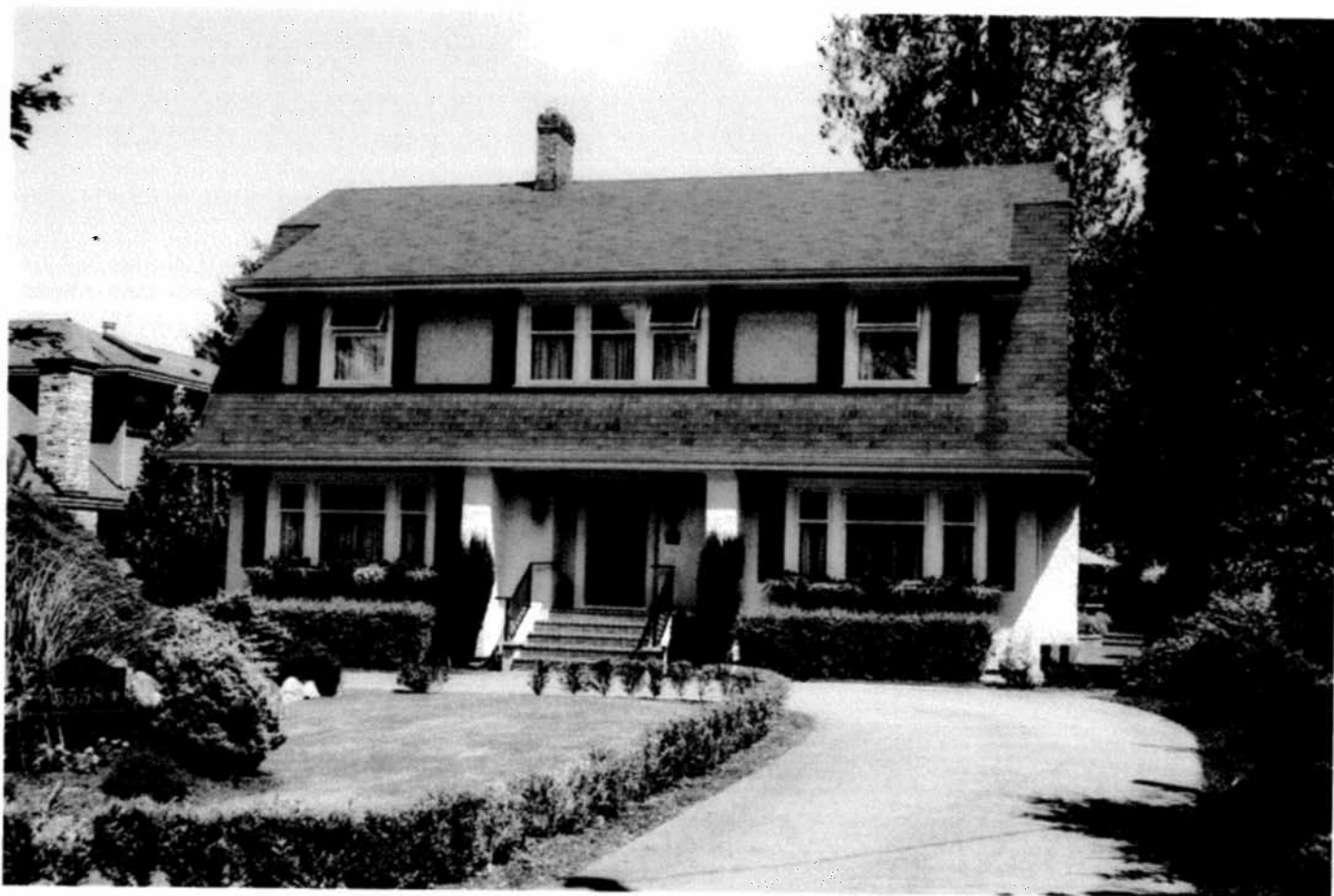
The continued protection of the George S. and Jessie Haddon House through this new Heritage Revitalization Agreement offers the City of Burnaby an opportunity to further restore a significant heritage building that forms a landmark in the Buckingham/Deer Lake neighbourhood and an important City heritage resource. Utilizing the opportunity presented by the current owners' plan to restore the house through the proposed HRA will further enhance the quality of architectural interest of this heritage building. The City's support of this project and use of incentives and heritage provisions of the Local Government Act is guided by the Official Community Plan that seeks to protect our significant cultural heritage resources. The Heritage Revitalization Agreement presented in this report provides a suitable plan for consideration at this time.

With Council approval of the recommendations of this report, the subject bylaw would be prepared and advanced to a future meeting of Council. Following final adoption of the bylaw, staff would process the necessary development approvals guided by the provisions of the HRA and approved Heritage Alteration Permit.


Lou Pelletier, Director
PLANNING AND BUILDING

HL/JW:sla:sa
Attachments(5)

Copied to: Director Engineering
Chief Building Inspector
City Solicitor

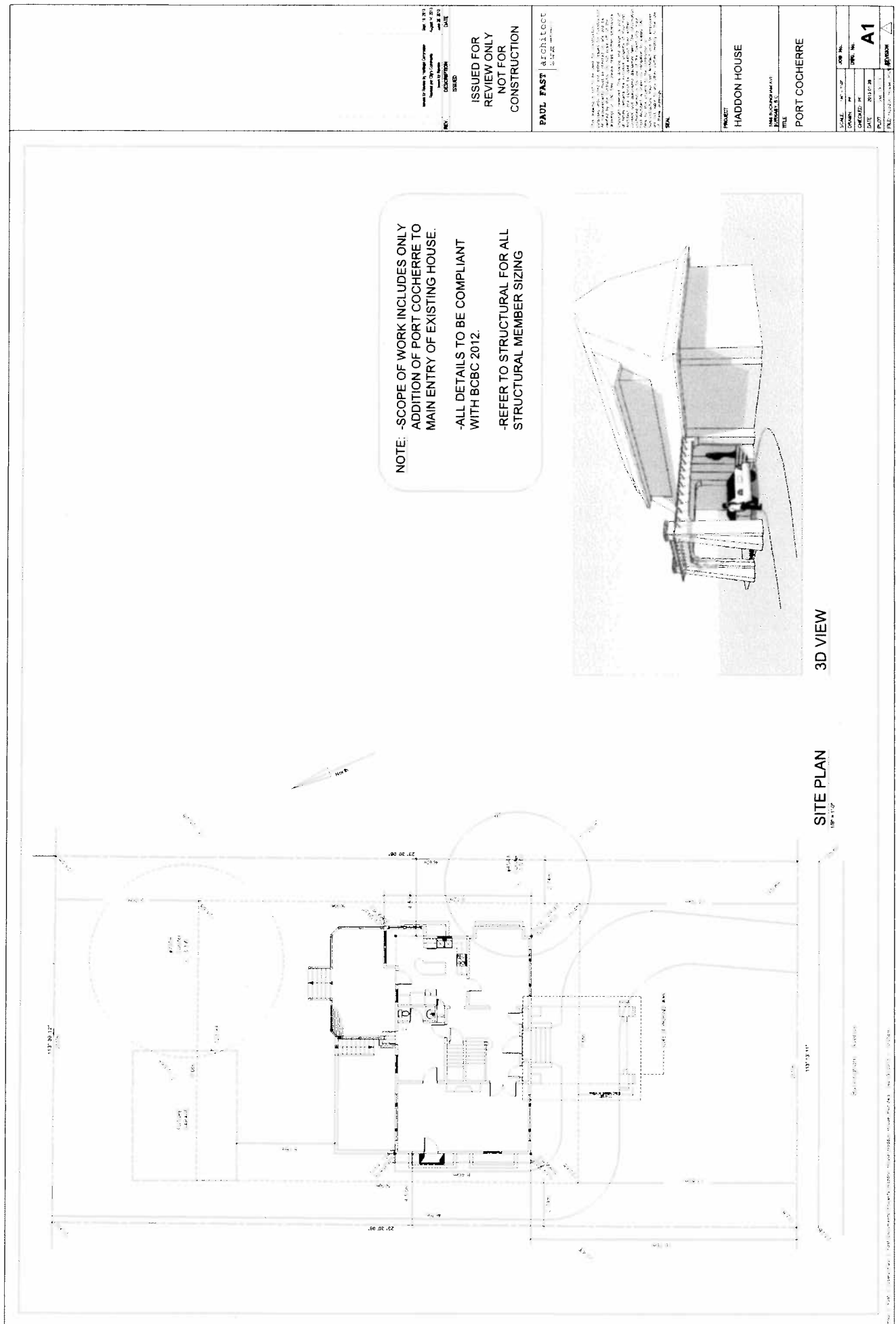


Attachment #1
George S. & Jessie Haddon House,
5558 Buckingham Avenue (2013)



Attachment #3
George S. & Jessie Haddon House,
5558 Buckingham Avenue (1937)

Note original porte-cochere



NOTE: -SCOPE OF WORK INCLUDES ONLY
ADDITION OF PORT COCHERRE TO
MAIN ENTRY OF EXISTING HOUSE.
-ALL DETAILS TO BE COMPLIANT
WITH BCBC 2012.
-REFER TO STRUCTURAL FOR ALL
STRUCTURAL MEMBER SIZING

3D VIEW

SITE PLAN

DATE: 12/12/17
PROJECT: HADDON HOUSE
DRAWN BY: [Name]
CHECKED BY: [Name]
DATE: 12/12/17

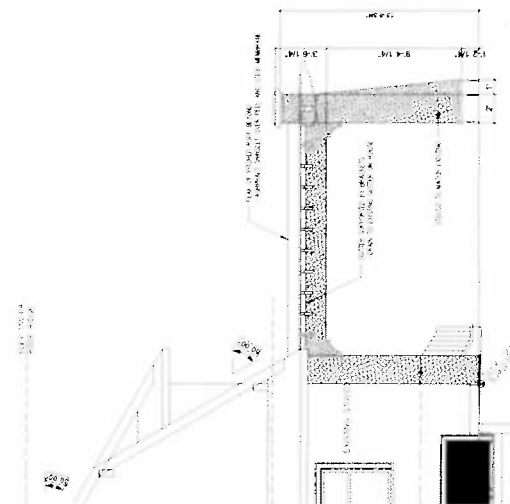
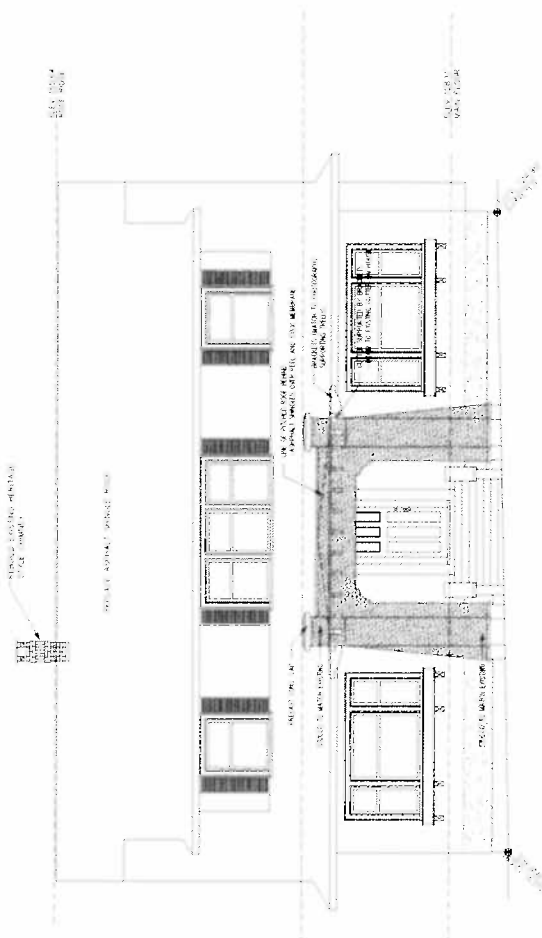
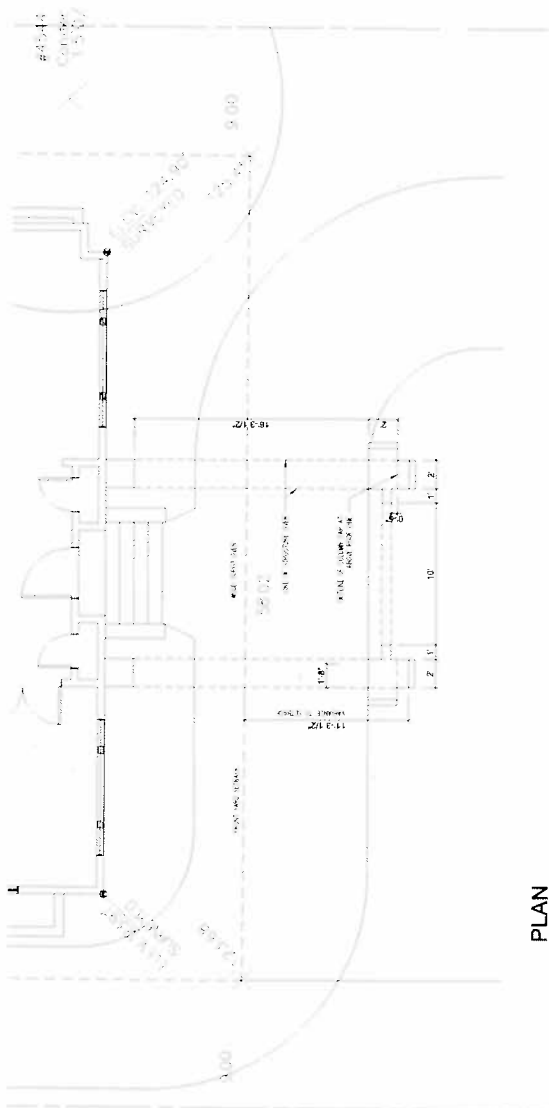
ISSUED FOR
REVIEW ONLY
NOT FOR
CONSTRUCTION

PAUL FAST architect

1. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN OF THE PROJECT AND SHALL PROVIDE ALL NECESSARY INFORMATION TO THE ENGINEER FOR THE DESIGN OF THE STRUCTURE.
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PROJECT: HADDON HOUSE
TITLE: PORT COCHERRE

SCALE: 1/4" = 1'-0"	DATE: 12/12/17
CHECKED BY: [Name]	DATE: 12/12/17
DATE: 12/12/17	DATE: 12/12/17
PROJECT: HADDON HOUSE	PROJECT: HADDON HOUSE
FILE: HADDON HOUSE	FILE: HADDON HOUSE



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HADDON HOUSE

PORT COCHERRE

SIDE ELEVATION

FRONT ELEVATION