

**TO:** CHAIR AND MEMBERS  
COMMUNITY HERITAGE COMMISSION

**DATE:** 2018 September 04

**FROM:** DIRECTOR PLANNING AND BUILDING

**FILE:** 77000 20  
*Reference:* HRA and HAP

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

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

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#### **RECOMMENDATIONS:**

THAT the Community Heritage Commission receive this Heritage Revitalization Agreement proposal and forwards this report to Council with the following recommendations:

1. **THAT** Council authorize the preparation of a Heritage Revitalization Agreement Bylaw to provide for the addition of a family room for the George S. and Jessie Haddon House located at 5558 Buckingham Avenue; and
2. **THAT** Council approve the issuance of a Heritage Alteration Permit to authorize the alterations to this protected heritage resource, as outlined in the report.

#### **REPORT**

##### **1.0 BACKGROUND**

In 2006, the City entered into a Heritage Revitalization Agreement with the then owner of the George S. and Jessie Haddon House, a Dutch Colonial residence located at 5558 Buckingham Avenue (see *Attachment #1*). The agreement supported a Heritage Designation Bylaw of this 1923 house as a city heritage site and allowed for a number of changes to the building and land, including subdivision of the property into two single-family lots and relocation of the existing heritage house. The proposal also included provisions for the inclusion of a secondary suite and a bed and breakfast business within the heritage house, as well as provisions for future expansion of the kitchen, addition of a solarium and construction of a new garage with storage space above.

In 2013, the current owners entered into a second Heritage Revitalization Agreement with the City to restore the building's front facade through the addition of a porte-cochere, which was consistent with the purpose of the continued heritage conservation of the Haddon House (see

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**Attachment #2).** The only variances between this agreement and the original agreement dated 2006 were increases to the lot coverage and depth of the principle building, and a reduced front yard setback. All other terms of the original Heritage Revitalization Agreement remained unchanged. While the secondary suite and bed and breakfast business within the heritage house had been completed, the provisions to expand the rear portion of the house and construction of a new garage had not yet been realized.

The owners approached the City earlier this year seeking permission to consider a minor amendment to the Heritage Revitalization Agreements to reflect a reconfiguration at the rear of the house and allow for the addition of a family room. The purpose of this report is to seek approval for a new Heritage Revitalization Agreement which would supplement the provisions of the 2006 and 2013 HRA bylaws in order to permit the changes as outlined in the follow sections.

## **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 or land use regulation. A Local Government must also 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 applicable zoning of the property.

The purpose of this HRA is to maintain the long-term protection and conservation of the Haddon House by allowing the owners to amend their original design and construct a family room at the rear of the residence that is compatible with the style, materials, craftsmanship and finish of the existing house. The City's 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 achieve better functionality of the living spaces within the house by creating a distinct and separate family room next to the kitchen. The formal living room would serve guests staying in one of the bed and breakfast guest rooms on the upper floor, while the family room would accommodate a new space for both the owners and guests. The proposed family room would project from the rear of the building as proposed in the original HRA, and cover an area of about 26.2 m<sup>2</sup> (282 sq.ft.) (see **Attachment #3**). This reconfiguration and addition would result in an increased overall building depth, but minor reductions to the overall site coverage, floor area and rear yard setback, which would conform to the district regulations for the R1 Residential District and the previous HRAs, as noted in Section 3.0 of this report.

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Under the terms of the *Local Government Act* (Section 610), 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 an increased building depth which differs from the original agreement, a new HRA is required to be established under bylaw. However, as the proposal does not involve a change in the use, or density of use, of the property, a public hearing is not required. It is proposed that this HRA be advanced for Council consideration at this time based on the following development proposal.

### 3.0 DEVELOPMENT PROPOSAL

The Planning Department has reviewed the owners' proposal to revise and redesign the layout on the main floor to accommodate a family room next to the kitchen area. The proposal, which is located at the back of the house and not visible from Buckingham Avenue, is considered compatible with the overall heritage character of the residence and complies with the City's adopted heritage conservation guidelines. The proposed addition will increase the building's depth, but result in a smaller building footprint and decreased floor area compared to the previous proposal and associated HRA (see *Attachment #4*). Council approval is being sought for a new HRA to provide for the following minor district zoning variances and minor changes:

#### Zoning Variances:

##### 3.1 Depth of Principal Building

<i>Permitted</i>	: 18.3 m (60 ft.)
<i>Previously approved (2013)</i>	: 18.75 m (61.5 ft.)
<i>Current proposal</i>	: 20.76 m (68.11 ft.)

Under the current proposal, the building depth would exceed the previous proposal by 2.01 m (6.6 ft.) and the permitted building depth by 2.46 m (8.2 ft.).

#### Other Changes:

##### 3.2 Lot Coverage

<i>Permitted</i>	: 40%
<i>Previously approved (2013)</i>	: 22% or 239.81 m <sup>2</sup> (2,581.3 sq.ft.)
<i>Current proposal</i>	: 20% or 224.46 m <sup>2</sup> (2,373 sq.ft.)

The proposed family room addition would see a reduction in the lot coverage from 22% to 20% of the total site area, which does not exceed the maximum allowable of 40%.

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### 3.3 Gross Floor Area (GFA)

Max. GFA permitted	: 590 m <sup>2</sup> (6,350.9 sq.ft.)
Previously approved (2006)	: 394.47 m <sup>2</sup> (4,246.18 sq.ft.)
Current proposal	: 387.47 m <sup>2</sup> (4,170.18 sq.ft.)

The Gross Floor Area for the heritage house under the revised proposal would be reduced by about 7 m<sup>2</sup> (or 75 sq.ft.), relative to the previous proposal and HRA.

### 3.4 Rear Yard Setback

Minimum (from principle building):	9.0 m (25.9 ft)
Previously approved (2006)	: 17.72 m (58.3 ft.)
Current proposal	: 15.26 m (50 ft.)

The rear yard setback would be reduced by 2.46 m to accommodate the rear addition, but would still meet the minimum requirements under the R1 Residential District zoning.

## 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.

## 5.0 POLICY SECTION

The proposed Heritage Revitalization Agreement, as outlined in this report, is consistent with the City of Burnaby's Corporate Strategic Plan by supporting the following three goals and sub-goals of the Plan:

#### A Connected Community

- Partnership

#### A Healthy Community

- Community Involvement

#### A Dynamic Community

- Community Development

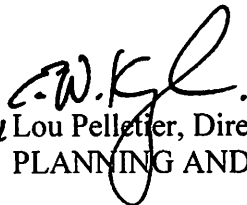
To learn more about the City of Burnaby's Corporate Strategic Plan, please visit [www.burnaby.ca/CSP](http://www.burnaby.ca/CSP).

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## 6.0 CONCLUSION

In summary, this Heritage Revitalization Agreement seeks to make changes to the George S. and Jessie Haddon House to improve its overall functionality. These changes are considered acceptable from a heritage point of view and appropriate in terms of its size and location. The only variance to the zoning bylaw being requested is regarding the regulation on the maximum depth of the principal building. Other moderate changes are being proposed to other features of the previous HRAs and would not significantly alter or affect the key elements of this City heritage site.

With Council approval of the recommendations, 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 current and earlier HRAs and approved Heritage Alteration Permit.

  
Lou Pelletier, Director  
PLANNING AND BUILDING

HL:sa/sla  
*Attachments*

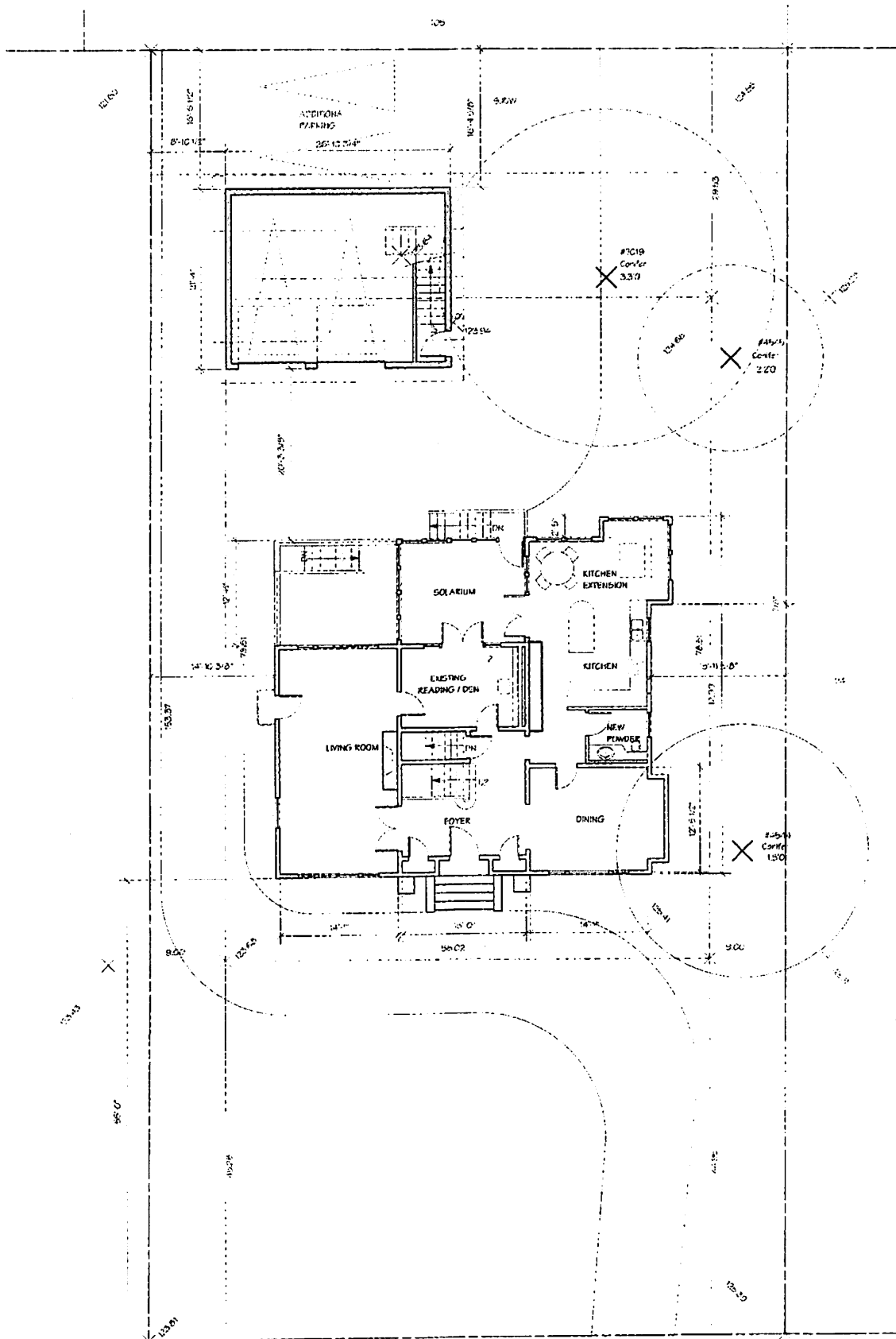
cc: City Manager  
Chief Building Inspector  
City Solicitor  
City Clerk



**George S. and Jessie Haddon House  
5558 Buckingham Avenue**



**Main floor plan approved under 2006 HRA.**





**Main floor plan under supplementary HRA proposed.**

