



**POLICY REPORT  
DEVELOPMENT AND BUILDING**

Report Date: October 11, 2012  
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Meeting Date: January 15, 2013

TO: Vancouver City Council

FROM: General Manager of Planning and Development Services in consultation with Director of Legal Services

SUBJECT: 4629 West 2<sup>nd</sup> Avenue - Campney House - Heritage Designation

**RECOMMENDATIONS**

- A. THAT Council instruct the Director of Legal Services to bring forward for enactment pursuant to Section 593 of the Vancouver Charter a by-law to designate as a protected heritage property the residential building at 4629 West 2<sup>nd</sup> Avenue (PID: 005-931-282; Amended Lot 9 of Lot E, Block 135, District Lot 540, Plan 5755) (the “Lands”) known as the Campney House (the “heritage building”).
- B. THAT Recommendation A be adopted on the following conditions:
  - (i) THAT the passage of the above resolution creates no legal rights for the applicant or any other person nor any obligation on the part of the City, and any expenditure of funds or incurring of costs in relation thereto is at the risk of the person making the expenditure or incurring the cost; and
  - (ii) THAT the passage of the above resolution does not and will not in any way limit or restrict the authority or discretion of Council, regardless of when they might be called upon to exercise such authority or discretion.

**REPORT SUMMARY**

The purpose of this report is to seek Council approval to designate as a protected heritage property pursuant to Section 593 of the Vancouver Charter the “Campney House” at 4629 West 2<sup>nd</sup> Avenue, which is listed on the Vancouver Heritage Register in the ‘A’ evaluation category. The owners have requested the heritage designation on their own volition.

## COUNCIL AUTHORITY/PREVIOUS DECISIONS

Council may, by by-law pursuant to Section 593 of the *Vancouver Charter*, on terms and conditions as it considers appropriate, designate real property in whole or in part as protected heritage property. Section 595 of the *Vancouver Charter* requires that, if the owner seeks compensation, Council must compensate the owner of a designated heritage property for any reduction to the market value of the heritage property that the designation will cause. In this case, the heritage designation is voluntary and the owners are not seeking compensation. They have indicated that they want designation in place to ensure that the heritage building will be protected as a heritage property for the long-term.

A heritage designation under Section 593 of the *Vancouver Charter* requires Council approval of the proposed heritage by-law at Public Hearing pursuant to Section 594 of the *Vancouver Charter*.

*Heritage Policies and Guidelines* (April 1991) apply to this project.

## REPORT

### Background/Context

The Campney House at 4629 West 2<sup>nd</sup> Avenue is located in West Point Grey (see Figure 1), on the north side of West 2<sup>nd</sup> Avenue between Bellevue Drive and Drummond Drive, on a 5,490 square foot lot. A paved lane runs along the rear of the site.

Figure 1: The “Campney House” site and surrounding zoning



## **Strategic Analysis**

### *Heritage Value*

The Campney House at 4629 West 2<sup>nd</sup> Avenue is a prominent Arts and Crafts style home built in 1928 in what was then the Municipality of West Point Grey (see photos in Appendix A). It was built for Griffith Hughes, but by 1929 it was acquired by the Campney family. It remained the home of Vera Campney and Ralph Osborne Campney until their deaths in 1961 and 1967 respectively. Ralph Campney was a lawyer who served as secretary to the Rt. Hon. William Lyon MacKenzie King from 1924 to 1926. He was later elected MP for Vancouver Centre (1949 to 1957) and served as Solicitor-General (1952 to 1954) and Minister of National Defense (1954 to 1957). As Minister of National Defense, Campney advocated for, and succeeded at, production of the uniquely Canadian Avro Arrow fighter jet.

The house was the work of architect John A. Pauw. The duration of his practice in British Columbia was short (1927-1931) but he designed several significant houses in Shaughnessy and Point Grey. The Campney House features a prominent stone-clad foundation, a large stone chimney with inset window on the west side, a steep pitched roof with parapet detailing, a recessed main entry framed by an arched roof, a bay window with leaded glass windows and a stone-arched entry and window at the rear.

### *Compatibility with Existing Zoning and Land Use Regulations*

The general intent of the RS-1 District Schedule of the Zoning and Development By-law is to maintain the existing single-family residential character. The conservation and long-term protection of the heritage building meets this intent. There is no development application for this site.

### *Condition of the Heritage Building and Conservation Approach*

The property is in excellent condition. The heritage building retains its original character including form, cladding, windows and entry. No rehabilitation is proposed or necessary.

### **Implications/Related Issues**

#### **Financial**

There are no financial implications.

#### **Environmental**

There are no environmental requirements as part of this voluntary heritage designation.

#### **Legal**

Section 595 of the *Vancouver Charter* requires that, if the owner seeks compensation, Council must compensate the owner of a heritage property designated as a protected heritage property, for any reduction in market value caused by the designation. In this

case, the owners do not wish to receive any compensation for any reduction in market value that the proposed heritage designation might cause to the heritage property. They wish to see the heritage building protected for the long-term and they view the designation as a benefit received. As a result, they request that Council designate it as a protected heritage property. The owners have signed an agreement with the City by which they explicitly acknowledge and accept that they have received sufficient compensation in respect of the designation and will not seek any further compensation, now or in the future.

### **CONCLUSION**

The Campney House at 4629 West 2<sup>nd</sup> Avenue, an A-listing on the Vancouver Heritage Register, has a historical association with a prominent former federal politician and cabinet minister, and is an excellent local example of the Arts and Crafts style. Heritage designation will ensure that it is protected from exterior alterations that affect its heritage value, and from demolition. The owners, who have brought this voluntary designation forward, have waived any right to compensation for designation of the heritage building. Therefore, staff recommend that Council approve the heritage designation of the Campney House.

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4629 West 2<sup>nd</sup> Avenue - Campney House



4629 West 2<sup>nd</sup> Avenue - Campney House, West Side and Recessed Front Entry Detail



4629 West 2<sup>nd</sup> Avenue - Campney House  
Door and Window Detail at Lower Rear

