

HRA CASE STUDY

Resource CLEGG HOUSE

General Information

Address: 1591 Haywood Avenue

Neighbourhood: Ambleside

Construction Date: 1929

HRA Approved: 2023

Municipally Designated: Yes

Site Area: 13,860 sq. ft. (1,287.7 m²)

FAR approved:

- Clegg House and garage/coach house (Lot A): 0.5
- Infill house (Lot B): 0.43
- Combined FAR permitted for the site: 0.47

Dwelling units: 4



Description of Heritage Resource and Site

The Clegg House was constructed in 1929 and was one of the first residences built in the neighbourhood. It was first occupied by Warren and Margaret Clegg and their family who lived at the property until 1936. The house is valued for its late Craftsman style, its contribution to the development of its immediate neighbourhood, and its association with the Clegg family.

Project Description

The Heritage Revitalization Agreement (HRA) approved for the site enables subdivision of the site into two lots and the development of 4 dwelling units; the relocation and retention of the Clegg House, a stratified garden suite in the basement of the heritage house, and a new garage/coach house on the southern lot (Lot A), and an infill dwelling on the northern lot (Lot B).

Incentives

In exchange for conservation and legal protection of the Clegg House, the following incentives were provided through the HRA:

- subdivision of the land into two fee-simple lots (which otherwise would not be able to qualify for a conventional two-lot subdivision as the site is constrained by a watercourse);
- stratification of the garden suite in the Clegg House;
- variances to FAR and setbacks for both new lots, variances for the coach house to allow for a two-car garage on the main level, to allow the majority of the habitable floor area to be on the second level and to the minimum separation of the coach house from the principal dwelling, and for height and highest building face for the infill house; and
- providing vehicle access to the southern lot from both 16th Street and Haywood Avenue.

Architectural & Historical Character

A [Heritage Conservation Plan](#), including a Statement of Significance (SOS) for the Clegg House was prepared by Dewhirst Lessard Consulting. The SOS describes the heritage resource, includes a statement of heritage value, and outlines the “character defining” elements of the house and site.

Challenges

- The property is constrained by a watercourse which runs through the site and the project required a Development Permit under Official Community Plan Policy NE13 for watercourse protection.
- Ensuring that the design of the new development did not detract from the heritage house. To this end, the new buildings were designed to be physically and visually compatible, yet subordinate and distinguishable from the heritage asset. The infill house and the garage/coach house were designed to complement the character of the Clegg House by incorporating traditional details while being simpler in design and using more muted colours so that the Clegg House remains a prominent feature within the streetscape.

Learnings

- The property owners initially requested a tax exemption for a period of 20 years as an incentive for retention of the Clegg House. This was the first site in the District to propose a tax exemption. The request was rescinded by the applicant due to lack of support from the public and Council.

More Information

For the HRA application project page including architectural plans:
[1591 Haywood Avenue \(Clegg House\) | District of West Vancouver](#)