

HRA CASE STUDY

Resource SYKES RESIDENCE

General Information

Address: 5616 Westport Place
Neighbourhood: Eagle Harbor
Construction Date: 1964
HRA Completed: 2016
Municipally Designated: Yes
Site Area: 20,800 sq. ft. (1,932 m²)
FAR: 0.30 on each lot
Dwelling units: 2

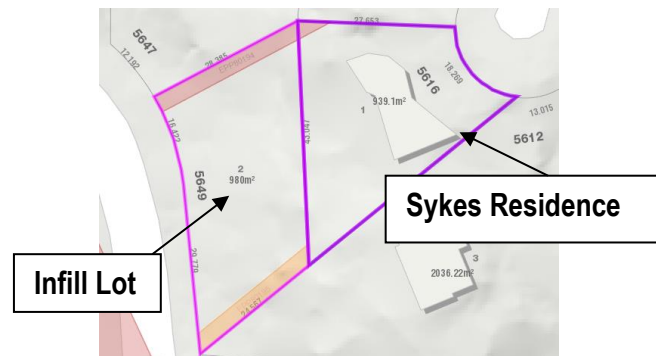


Description of Heritage Resource and Site

The Sykes Residence, located at 5616 Westport Place has heritage value for its contribution to the West Coast style of modern architecture with its unique 'spiral helix' roof, wide flaring eaves and exposed beams and curved walls. The house is valued for its association with the original owner, astronomer and educator Major Paul Sykes. He and his wife occupied the house from its construction in 1964 until his passing in 2005. The residence is also significant for its association with prominent architect Peter Kaffka.

Project Description

The project involved subdivision of the property into two lots with the Sykes Residence retained on the eastern lot (Lot 1) and a new dwelling on the western lot (Lot 2).



Incentives

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

- Subdivision of the land into two fee-simple lots with reduced site area;
- construction of a 3,166 sq.ft. (294 m²) infill dwelling on the new western lot; and
- variances to setbacks and building height.



Architectural & Historical Character

A [Heritage Conservation Plan](#), including a Statement of Significance for the Sykes Residence was prepared by Donald Luxton & Associates. The SOS describes the heritage resource, includes a statement of heritage value, and outlines the “character defining” elements of the house and site.

Challenges / Learnings

- The site is very steep and the project required a Development Permit under Official Community Plan Policy NE 6 for sites with difficult terrain.
- Designing a home that would complement the Sykes Residence and blend with the streetscape and its forested cliff setting. To this end the FAR was reduced from 0.35 to 0.30 and trees, plantings, and a green roof on the dwelling were added to ‘green’ the site.

More Information

For the HRA application project page including architectural plans:

<https://www.westvancouver.ca/home-building-property/planning/major-applications/5616-westport-road-sykes-residence>