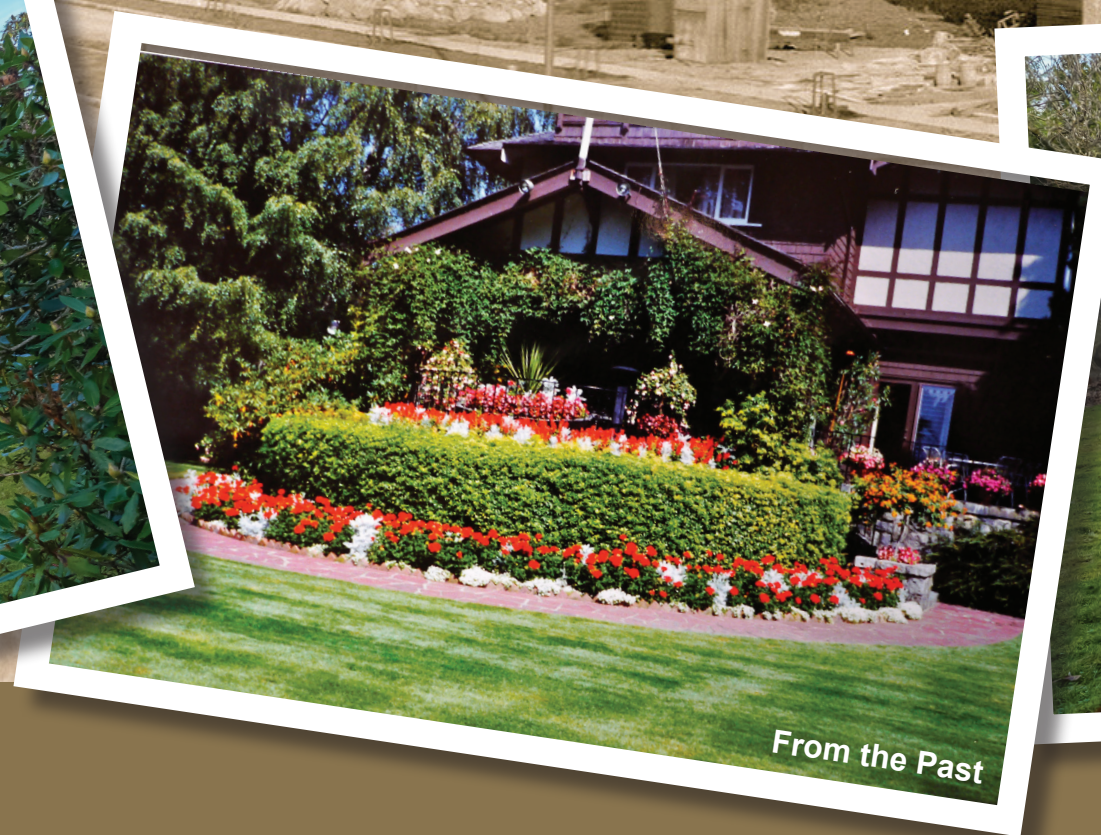


*Create a new chapter in your life!
The Sundorne is waiting for You to become a part of its Legacy!*



LEGACY OF THE SUNDORNE

The Sundorne is a heritage home that was born in 1911 in the heart of Vancouver's historic First Shaughnessy neighbourhood, where residential architecture and urban design, reflected in such phrases as "house and garden", "picturesque landscape", "garden city" and "country life". Gently curving tree-lined streets, small quiet parks and lush private gardens create a distinctive estate-garden quality. With more than 100 years of culture, history and stories from within its walls and on its land the Sundorne has historical significance to the City of Vancouver and proudly titled with "Heritage C" status. This elegant estate designed in the English Arts and Crafts style and nestled on one of the biggest parcels in the First Shaughnessy. It is possible to enhance and complement the stately estate image of the Sundorne through

restoration of the home and building 2-3 infill developments in the form of new secondary buildings which are a small-scaled version of the parent building.

Local residents enjoy shopping areas in Arbutus and Cambie Village and benefit from nice walks in the gorgeous VanDusen Botanical Garden and Queen Elizabeth Park. The Sundorne's premier First Shaughnessy location offers unmatched access to a vast list of the city's best amenities, all within a 15 minute drive, including Vancouver International Airport, luxury shopping on Robson Street, the 5-star restaurants of Downtown, Spanish Banks beach, and 3 championship golf courses.

The Owners of the Sundorne

There were 6 different owners of that beautiful estate, but we would like to tell you about one of them as The Sundorne was a home for him for 55 years. His name is Walter Charles Koerner, who was a Canadian businessman and philanthropist. He emigrated to Canada in 1938 after serving in World War I. His family had been involved in the forest industry and continued the tradition in Canada founding the Alaska Pine and Cellulose company. After the company was sold to Rayonier Canada in 1954, Koerner became the president and chairman and retired in 1972.

Walter Koerner had a long association with the University of British Columbia including helping the University library, chairing the Board of Governors from 1968 to 1972, and donating his European ceramic art collection to the University in 1987 or 1988. His collection now occupies a small wing of the Museum of Anthropology at UBC. The Walter C. Koerner Library, opened in 1997, is named in his honour. Dr. Walter Koerner was also the serving chairman of the UBC Health Services Centre from 1971 to 1980.

In 1967, he was made a Companion of the Order of Canada. In 1990, he was awarded the Order of British Columbia. Walter Koerner died on his 97th birthday in 1995.



INFILL DEVELOPMENTS:

The Sundorne measurements:

- Lot is 52 717 sq.ft. = 4897.57 m2
- House is 6,967 sq.ft. = 574 m2
- Number of Infill Minimum Site Area
- Dwelling Units Required
- 1 infill 2 137 m2
- 2 infill 3 066 m2
- 3 infill 3 995 m2
- 4 infill 4 924 m2

(d) where the gross floor area of the basement, first and second storeys of the principal building exceeds 543 m2, the maximum number of infill dwelling units permitted on any site shall be calculated according to the following table:

Minimum Site Area	Number of Infill Required
Dwelling Units	
1255 + 929m2 = 2202m²	1
1255 +1858m2 = 3113m²	2
1255 +2787m2 = 4042m²	3
1255 +3716m2= 4971m²	4

Based on those numbers 3 infills maybe possible.

These numbers can only be confirmed once a survey outlines the site area and the area within the house is confirmed.

Please note, the allowable site coverage decreases when the number of infills increases.

The maximum site coverage for a site having an infill building or buildings, whether infill one-family or infill two-family dwellings, shall be as indicated in the following table: Number of Infill Buildings
Maximum Site Coverage 1 infill – 30% 2 or more infills – 25%.

All developments in First Shaughnessy are conditional. All proposed development must conform to the Official Development Plan & Guidelines and the form of the development must be supportable by the Director of Planning.

“Legacy is about learning from the past,
living in the present,
and building for the future”



1203 Matthews Ave • Vancouver BC • Canada
Shaughnessy

List Price \$17,888 000 CAD

6 bedrooms • 5 baths • house sqft 6,967 • lot sqft 52,717



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