

<i>COUNCIL AGENDA</i>	
Date: <u>December 1, 2025</u>	Item: <u>13.9.</u>



DISTRICT OF WEST VANCOUVER
750 17TH STREET, WEST VANCOUVER BC V7V 3T3

COUNCIL REPORT

Date:	November 12, 2025
From:	Erika Syvokas, Community Planner
Subject:	Temporary Protection of 2196 Marine Drive
File:	2585-01

RECOMMENDATION

1. WHEREAS:

a) The site addressed 2196 Marine Drive, and more particularly described as:

- PID 008-850-097 That Part of Lot 1 Lying West of a Line Drawn Parallel to and Perpendicularly Distant 40 Feet From the Easterly Boundary of Said Lot of Lot 12 Blocks 7 to 12 District Lot 775 Plan 4595,
- PID 008-849-943 That Part of Lot 1 Lying East of a Line Drawn Parallel to and Perpendicularly Distant 40 Feet From the Easterly Boundary of Said Lot of Lot 12 Blocks 7 to 12 District Lot 775 Plan 4595,

AND

- PID 008-850-151 Lot 2 of Lot 12 Blocks 7 to 12 District Lot 775 Plan 4595, (the "Property") may be heritage property; and

b) Pursuant to s. 606 of the *Local Government Act*, a local government may order that real property be subject to temporary protection if the property is or may be heritage property.

2. THAT the Property is subject to temporary protection for a period of 60 days commencing on the date this Resolution is passed, and the prohibitions in s. 609 of the *Local Government Act* apply to the property without exception during the 60-day period.

1.0 Purpose

The purpose of this report is to request a temporary protection order for 2196 Marine Drive.

2.0 Legislation/Bylaw/Policy

Section 606 of the *Local Government Act* allows Council to order temporary protection of a heritage property for up to 60 days.

3.0 Council Strategic Objective(s)/Official Community Plan

Council's Strategic Objectives do not apply.

A key action in the Official Community Plan is to encourage long-term protection of valued heritage properties.

Policy 2.1.9 encourages protection of buildings, structures and landscapes on the District's Heritage Register through incentives available through Heritage Revitalization Agreements.

The Property is located within the Local Commercial Sites Development Permit Area within the Official Community Plan. The Property is also located within the Ambleside Centre Local Area Plan study area boundary, however, it is not included in the draft Ambleside Centre Commercial Development Permit Area.

4.0 Financial Implications

No financial implications.

5.0 Background

5.1 Site Context

The Property is located at the corner of 22nd Street and Marine Drive and consists of three legal properties. A commercial building straddles the 3 properties (**Figure 1** below).

Commercial buildings are located to the east, multi-family buildings are located to the south and to the west across 22nd Street, and the West Vancouver Community Centre is located to the north across Marine Drive.

The site is zoned CR2- Commercial Restricted Zone which permits full-service gasoline station, self-service fuel dispensing under certain conditions, and accessory uses and buildings incidental to the gasoline station use. The existing building on the Property is currently vacant.

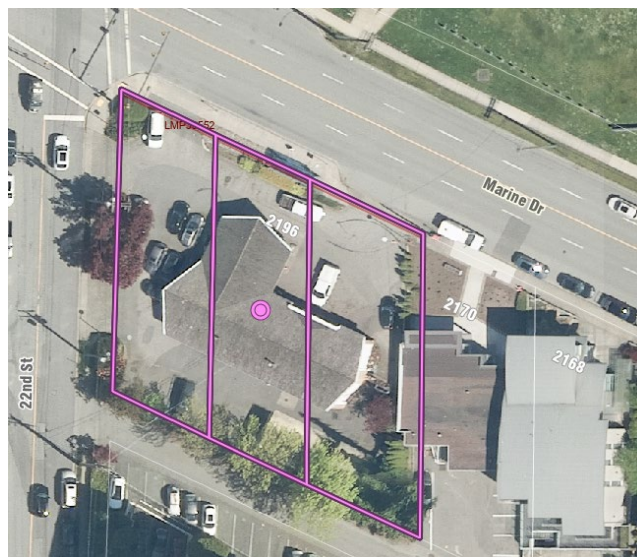


Figure 1: Aerial Image of 2196 Marine Drive

5.2 Heritage Merit and Opportunities

The Property is not identified as a heritage resource in the District's heritage inventories, nor is it listed on the West Vancouver Community Heritage Register. However, staff have received correspondence from the North Shore Heritage Preservation Society indicating that the existing building may have heritage merit and therefore may be eligible to be added to the District's Heritage Register.

Inclusion on the Community Heritage Register provides eligibility for municipal heritage conservation incentives available through a Heritage Revitalization Agreement (HRA) (e.g. change of use, increased density, variances to zoning regulations, relaxations to off-street parking requirements etc.).

A Statement of Significance, prepared by a heritage consultant, is required to confirm the heritage value of the Property. Additions to the Community Heritage Register are considered by Council.

5.3 Previous Decisions

Not applicable.

5.4 History

The existing commercial building at 2196 Marine Drive (**Figure 2**) was constructed in 1965 for Pacific Petroleum Ltd. for use as a service station.

The Property has been occupied by an automotive business since it was constructed, operating as Pacific 66 Station, Petro Canda Station, and most recently as OK Tire auto service.

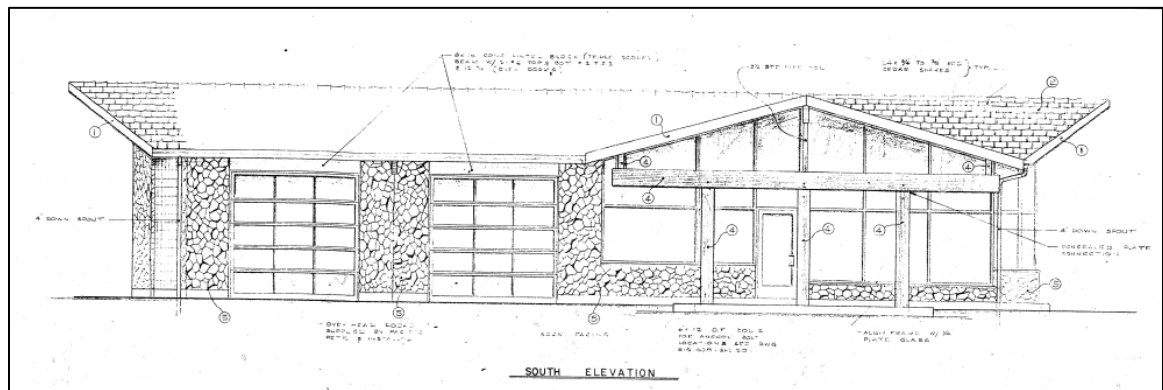


Figure 2: North (front) elevation of 2196 Marine Drive from original building permit plans

With its defining architectural elements of a folded roof line, clerestory windows and rock facing, it provides an example of a mid-century modern commercial building.

A Development Permit (DP 85-01) was approved in 1985 to allow a propane tank and dispensing facility on the site, and a subsequent Development Permit (DP 97-33) was approved in 1998 to allow renovations and addition

of a third garage bay to the existing service station (**Figure 3**) and removal of an existing propane tank.



Figure 3: Image of the north (front) elevation of 2196 Marine Drive as it looks today

6.0 Analysis

6.1 Discussion

The District has received a demolition permit to demolish the existing commercial building on the Property.

Mid-century modern commercial buildings are relatively uncommon in West Vancouver. Preliminary review indicates that, based on its architectural and historical characteristics, the subject building may have heritage significance. Confirmation of heritage value would require further evaluation by a qualified heritage consultant.

Should the building be determined to possess heritage merit, it could be eligible for consideration under the District's heritage conservation incentive program and may be an appropriate candidate for an adaptive reuse project. A relevant example of this approach is the adaptive reuse of the Isetta Café at 4360 Marine Drive, which turned a gas station convenience store into a successful café and community hub.

Staff wish to delay issuance of the demolition permit in order to allow time to explore the heritage value of the Property and heritage conservation options with the owner. This requires an order from Council and allows the District to withhold issuance of a demolition permit or a building permit that would significantly alter the building, for up to 60 days from the date of the resolution.

6.2 Sustainability

Adaptive reuse is a sustainable development approach that extends the life of existing buildings, conserving embodied energy and reducing construction waste and emissions. It supports heritage conservation, maintains community character, and can stimulate local revitalization while aligning with the District's environmental and cultural sustainability objectives.

6.3 Public Engagement and Outreach

If Council orders the temporary protection of the commercial building at 2196 Marine Drive, staff will:

1. Withhold issuance of a demolition permit for a period of 60 days; and
2. Contact the owner to inform them of the temporary protection order and discuss alternative development options¹ for the site in exchange for legal protection of the existing building.

6.4 Other Communication, Consultation, and Research

Not applicable.

7.0 Options

7.1 Recommended Option

That Council order temporary protection be enacted for the commercial building at 2196 Marine Drive, to allow staff to contact the owner and discuss other development options for the property in exchange for legal protection of the existing building.

7.2 Considered Options

If the proposed order of temporary protection is not supported by Council, a demolition permit for the existing building must be issued at the request of the owner.

8.0 Conclusion

Staff recommend that Council order temporary protection of the commercial building at 2196 Marine Drive, to delay issuance of a demolition permit for the existing house for 60 days.

Author:



Erika Syvokas, Community Planner

Concurrence



Michelle McGuire, Senior Manager of Current Planning and Urban Design

¹ Any development application that may be submitted for the property is subject to Council consideration and public consultation.

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