

<i>COUNCIL AGENDA</i>	
Date: <u>July 7, 2025</u>	Item: <u>11.5.</u>



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

**11.5.**

## COUNCIL REPORT

Date:	June 12, 2025
From:	Jayne Kuzmich, Planning Technician
Subject:	Temporary Protection of the "Lauder Residence" at 5665 Daffodil Drive
File:	13-2585-01-2025

### RECOMMENDATION

**WHEREAS:**

- a) The property located at 5665 Daffodil Drive, and more particularly described as PID 015-934-713, Lot H, District Lot 1374, Plan 16133 (the "Property") is considered to 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.

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; and

THAT Council approve an update to the Community Heritage Register to remove the Property from the list if a demolition permit is issued after the 60-day temporary protection period has elapsed.

### 1.0 Purpose

The purpose of this report is to provide information to Council on the Lauder Residence located at 5665 Daffodil 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 respect neighbourhood character and encourage long-term protection of valued heritage properties with stronger incentives. Policy 2.1.9 encourages protection of buildings, structures and landscapes on the District's Heritage Register through incentives available through Heritage Revitalization Agreements.

## 4.0 Financial Implications

No financial implications.

## 5.0 Background

### 5.1 Previous Decisions

On November 26, 2007, Council established the West Vancouver Community Heritage Register.

On June 9, 2008, Council received for information a list of 171 historic places nominated to the Community Heritage Register by the Heritage Working Group, including 5665 Daffodil Drive.

### 5.2 History

The “Lauder Residence” (**Figure 1**) was constructed in 1961 and is identified as a Secondary Building in the District of West Vancouver Heritage Register. The property is in Eagle Harbour.

The Lauder Residence was designed by Lauder Brothers and Tate, designers and contractors for E RJ Lauder. It is the only dwelling on the Heritage Registry to be designed by the contractors. The Lauder Residence is an example of the West Coast Modern Architectural style. Built into the side of the hill, the cubic structure is enlivened by the use of two-storey high sloping buttress piers and a south facing curtain wall.



Figure 1: Photo of the Lauder Residence

The Property (**Figure 2**) has a topography that slopes sharply downward east to west and features a natural ravine on the south-west corner of the lot. A ditch that connects to Eagle Creek flows through the south end of the lot.

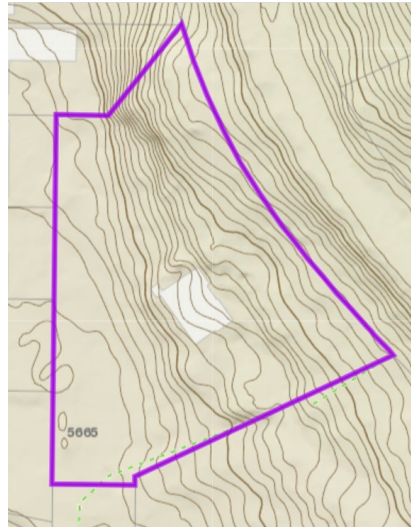


Figure 2: Map of the Property showing topography.

### 5.3 Inclusion on the Community Heritage Register

The majority of resources on the Community Heritage Register were prioritized according to their heritage significance (i.e. primary, secondary or support) in one of the District’s 3 heritage inventories prior to inclusion on the Register and often have a Statement of Significance (SOS) describing the heritage value and character-defining elements of the historic place. In the case of the “Lauder Residence”, the resource was identified in the West Vancouver Survey of Significant Architecture (1945-1975), however no SOS has been prepared for the resource. The Property was one of the 171 historic places nominated to the Community Heritage Register by the Heritage Working Group in 2008.

## 6.0 Analysis

### 6.1 Discussion

The owners of the Lauder Residence are exploring a subdivision of the Property into 4 lots. To proceed with subdivision, the existing dwelling would need to be demolished or relocated to conform with the proposed subdivision of the lot. Given the location of the heritage home and the terrain of the property, the creation of new lots while maintaining the heritage home in its current location would not be possible to accommodate additional dwellings and meet zoning regulations.

The applicant has submitted development permit applications for wildfire hazard, difficult terrain, and watercourse protection and a subdivision application, which are under staff review. Following the issuance of the development permits, the proposed subdivision could be considered and approved once any subject conditions are satisfied. Staff wish to delay issuance of the permit to allow more time to discuss retention 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 house, for up to 60 days from the date of the resolution.

6.2 Climate Change & Sustainability

Not applicable.

6.3 Public Engagement and Outreach

If Council chooses to order the temporary protection of the Lauder Residence, staff would:

- withhold issuance of a demolition permit for 60 days; and
- would make further attempts with the owners to discuss alternative development options for the property in exchange for legal protection of the Lauder Residence.

Should a heritage application be submitted , it would be subject to Council consideration and public consultation.

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 "Lauder Residence" at 5665 Daffodil Drive, to allow staff to contact the owner and discuss other development options for the property in exchange for legal protection of the existing house.

7.2 Considered Options

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

**8.0 Conclusion**

Staff recommend that Council order temporary protection of the "Lauder Residence" at 5665 Daffodil Drive, to delay issuance of a demolition permit for the existing house for 60 days.

Author:

  
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Concurrence

  
Michelle McGuire, Senior Manager of Current Planning and Urban Design