

CONTEXT

The defining elements of West Vancouver include the buildings, built landscapes, housing character, streetscapes, vistas, views, trees, natural landscapes and terrain. These are all heritage resources that contribute to a sense of community and the desirability of living in West Vancouver.

Policies and practices that promote an awareness of the community's heritage resources contribute to encouraging the long-term preservation of valued buildings, structures, landscapes and sites. The Municipality has prepared two heritage inventories, *West Vancouver Heritage Inventory*, which identifies buildings generally built prior to 1945 and the *West Vancouver Survey of Significant Architecture 1945-1975*.

The designation of a building or site as a heritage resource is one means to ensure heritage preservation. The Local Government Act requires that municipalities consider matters including the heritage value or character, compatibility of conservation with permitted

uses and economic viability in its decisions related to heritage designation. Three buildings are designated as protected heritage resources: the publicly owned Ferry Building (art gallery), Gertrude Lawson House (Museum and Archives) and the privately owned Binning residence. The Binning residence was designated at the owner's request and remains a private home. In addition, Point Atkinson Lighthouse and the Binning residence are designated National Historic Sites.

Another means to provide for heritage protection is through the designation of areas with heritage features or characteristics as Heritage Conservation Areas. The Lower Caulfeild area has been designated in accordance with this provision. The heritage character of this residential enclave derives from its original development by Sir Francis Caulfeild, who designed varied lots related to the topography and created a pedestrian oriented road layout.

OBJECTIVES

Heritage policies recognize history and build legacies, and are based on the following objectives:

- Foster a sense of our past and a vision for our future through recognition of, and appreciation for, our natural and built heritage.
- Promote the preservation of buildings, landscapes and other elements that are important to maintaining West Vancouver's heritage qualities.
- Encourage collaboration among community-based heritage groups to further heritage conservation and awareness.

POLICIES AND HERITAGE AREA DESIGNATION

Policy HE 1

Encourage the preservation, retention and maintenance of buildings, sites and landscapes listed in the municipal heritage inventories.

- Increase awareness of historically or architecturally important buildings, sites and landscapes.
- Promote protection and long-term maintenance of heritage-listed buildings.
- Provide advice to owners on how maintenance or renovation can be carried out in a manner that preserves heritage values.
- Consider providing incentives for proposals that protect, maintain or restore heritage buildings, sites and landscapes. These may include economic, functional or procedural incentives such as variances, density bonuses and zoning changes. Generally, a cooperative rather than a regulatory approach for heritage protection is preferred.
- Support discussions with owners and managers of important heritage buildings or sites, including the Federal Government (Point Atkinson Lighthouse), the Province (Cypress Provincial Park) and Cypress Bowl Recreation (Hollyburn Lodge) to ensure their preservation.

Policy HE 2

Where retention is not possible or is not desired, cooperate with owners in documenting heritage features of buildings and sites for the Municipal archives.

Policy HE 3

Support designation of selected buildings and sites as heritage resources, where warranted, to ensure the long-term protection of valuable heritage assets.

- Consider the designation of municipally owned heritage resources.
- Encourage requests for heritage designation from the owners of private buildings.
- Involve the Heritage Advisory Committee in the evaluation of heritage designation proposals.

Policy HE 4

Support the collection, retention and improved public accessibility of heritage records and information.

- Explore various means of preserving heritage records, including digitization of archives and other records, to improve public access and information retrieval.

See also
BUILT FORM AND
NEIGHBOURHOOD
CHARACTER: Altamont
Policy BF-7

Policy HE 5

Recognize the heritage character of individual neighbourhoods in local planning initiatives.

- Include overall neighbourhood character, streetscapes and natural landscapes as important factors in local area planning initiatives and in the review of development proposals.
- Support programs that raise awareness of the heritage character of landscapes, streetscapes and neighbourhoods.
- Consider heritage area designation of neighbourhoods with special heritage value.

LOWER CAULFEILD

Policy HE 6

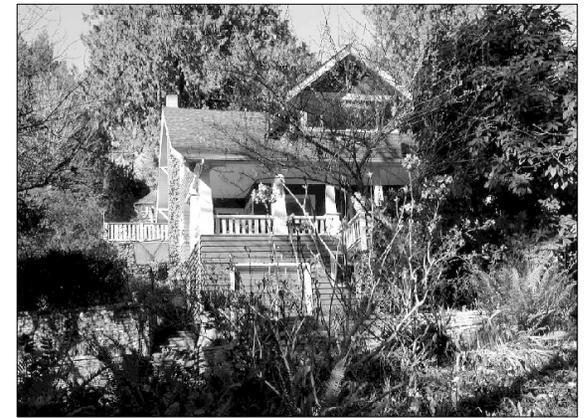
Conserve the heritage value and character-defining elements of the Lower Caulfeild neighbourhood as shown on Map HE 6.

Policy HE 7

Any proposals for significant change by the District of West Vancouver within a park or public right-of-way, including boulevards, roads and walkways, shall require community consultation prior to plans being finalized.

Policy HE 8

Applications for the cutting of trees on public land shall comply with the Municipal Tree Policy and/or the Caulfeild Park Management Plan.



Heritage Conservation Area Designation HE 6
The Lower Caulfeild Area, as defined and illustrated by the Lower Caulfeild Heritage Conservation Area Designation Map HE 6, is designated as a Heritage Conservation Area.

Lower Caulfeild Heritage Conservation Area HE-HCA-6	Category	Local Government Act s. 970.1(1)
	Heritage Features and Characteristics	<p>Lower Caulfeild is the collection of private residences, St. Francis-in-the-Wood Anglican Church, and public lands (parks and streets) situated on the peninsula between Pilot Bay and Caulfeild Cove, just east of Lighthouse Park.</p> <p>The Lower Caulfeild area is important as an historic neighbourhood that combines the natural beauty of the coastal landscape with the picturesque English architectural and garden landscape traditions adapted by British settlers to coastal British Columbia.</p> <p>Originally part of a large parcel of land purchased in 1899, Lower Caulfeild was conceived by Francis Caulfeild as a village of good design set naturally in the landscape, with the coastline primarily reserved for public enjoyment. It was subdivided with properties of varying size and shape, irregularly arrayed along narrow, winding country lanes.</p> <p>The landscape of Lower Caulfeild is important for the prominence of its natural features. It has a mostly undisturbed coastline, with rocky promontories and a sandy cove; and there are rocky outcroppings throughout the neighbourhood. It is also important as a setting for native plant species (cedar, Douglas fir, vine maple, arbutus and dogwood) and coastal ecologies, as well as ornamental and naturalized gardens.</p> <p>The character-defining elements of Lower Caulfeild include:</p> <ul style="list-style-type: none"> ▪ a residential neighbourhood edged by waterfront parkland; ▪ a landscape of natural rock outcroppings and primarily native plant species; ▪ narrow, winding lands with informal verges; ▪ properties dominated by naturalized landscapes and rockeries in the English garden tradition; ▪ houses lightly situated on and amidst undisturbed or lightly modified rock outcroppings; and ▪ vistas east, west (Lighthouse Park), and south (water) from many points.configuration of lots,
	Objectives	<ul style="list-style-type: none"> ▪ To maintain Lower Caulfeild's distinctive character as expressed by natural rock outcroppings, native trees, naturalized plants in domestic rock gardens, curving and narrow lanes, informal road edges, waterfront parkland, rocky shoreline, and sensitively-sited buildings. ▪ To conserve and enhance the heritage character of Lower Caulfeild through: <ul style="list-style-type: none"> - the retention and renovation of existing buildings; and - new development that is designed to fit with and retain natural site attributes.

Guidelines Schedule	Guidelines HE 6 shall apply.
Heritage Alteration Permits	<p>An Alteration Permit shall be required for development on private property involving:</p> <ul style="list-style-type: none"> ▪ subdivision, including lot line realignment; ▪ new buildings or structures; ▪ alteration of and/or addition to an existing building or structure; and ▪ alteration of natural landforms, site features, or established grade. <p>Nothing in this Policy requires Council or its delegate to issue a Heritage Alteration Permit if it believes that the Permit would allow development contrary to the guidelines of this Schedule. This Policy does not in any way affect or diminish the powers of the Approving Officer.</p>
Exemptions for Heritage Alteration Permits	<p>An Alteration Permit shall not be required for:</p> <ul style="list-style-type: none"> ▪ interior work that does not materially affect the external appearance of a building or increase the floor area; or ▪ demolition of an existing building or structure; or ▪ tree cutting or fence construction for which no municipal approval is required, except within any required yard abutting a road or public property; or ▪ a renovation or addition to an existing building, comprising a floor area increase of less than 10% of the existing building, that is consistent with Guidelines HE 6, conforms to the Zoning Bylaw, and does not include other site alteration.
Delegation of issuance of Heritage Alteration Permits.	<p>In accordance with the provisions of s. 972 of the Local Government Act, Council delegates to the Director of Planning, Lands and Permits the authority to issue or refuse a Heritage Alteration Permit if the proposed development is:</p> <ul style="list-style-type: none"> ▪ a lot line realignment; or ▪ construction of a new building or structure, or renovations to an existing building or structure, that is consistent with guidelines HE 6 and conforms to the Zoning Bylaw; or ▪ construction of a new building or structure, or renovations or additions to an existing building or structure, that is consistent with guidelines HE 6 and in substantial conformity to the Zoning Bylaw, meaning that any variance is minor and compliance with the Zoning Bylaw would involve hardship or loss of heritage value or character; or ▪ replacement of an existing building or structure that was lawfully constructed but does not conform to the current Zoning Bylaw, with a new building or structure that maintains the same siting and massing, and does not require any further variances to the Zoning Bylaw.