

**THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER
HERITAGE ADVISORY COMMITTEE MEETING MINUTES
RAVEN ROOM
TUESDAY, JANUARY 21, 2020**

Committee Members: P. Grossman; L. Anderson; P. Hundal; J. Mawson; M. Geller; B. Clark and Councillor N. Gambioli. Absent: L. McKenna; D. Parr, A. van Hoek

Staff: M. McGuire, Staff Liaison; C. Mayne, Committee Clerk

1. CALL TO ORDER

The meeting was called to order at 4:37 p.m.

2. APPROVAL OF AGENDA

It was Moved and Seconded:

THAT the January 21, 2020 Heritage Advisory Committee meeting agenda be approved as circulated.

CARRIED

3. ADOPTION OF MINUTES

It was Moved and Seconded:

THAT the November 26, 2019 Heritage Advisory Committee meeting minutes Committee meeting agenda be amended by:

On page 4 - 3rd paragraph add to the "aspects of" and remove the word "the" and add "any significant heritage features".

CARRIED

REPORTS / ITEMS

4. Neighbourhood Character Working Group – Presentation and discussion on working group's report

T. Dodd, Chair of Neighbourhood Working Group (NCWG) and N. Smeal, Co-Chair provided a presentation, including:

- NCWG purpose and mandate
- NCWG Progress to date
- Recommendations
- NCWG – HAC

2020/01/21

Committee Questions and Comments:

The Committee went on to question the presenters, with the applicants' and staff responses in *italics*:

- Is it possible to give written comments following from the meeting?
Members can send written comments to T. Dodd directly copying the committee.
- Various discussion points were raised regarding housing types and siting considerations (e.g. opportunities for sites with lane access, corner lots, etc.) Support was expressed for using bonus density for secondary rental housing (i.e. coach houses). Support was expressed for relaxing parking requirements to reduce paved areas and vehicle ownership.
- Support for small lot subdivision to reduce house size.
- Suggestion that HRA projects could benefit from guidelines regarding appropriate density limits.
- Is the working group reviewing garages?
We haven't made any recommendations on garages.
- Economics drive construction. Developers will construct the maximum allowable on a lot as permitted to make the maximum profit. If that is the starting point and the District wants to encourage rental housing, renovation of existing houses, infill housing and HRAs then the business case has to work. Support the direction the working group is going. Part of the issue is how you engage people who are looking at building. A robust pre-application process to engage with home owners and developers is needed. For the City of North Vancouver if anyone comes in with an application and the property is on the heritage register staff meet with them prior to considering a new build. The pre-application discussion is intended to discuss benefits of heritage retention and potential options. Has the Working Group been in touch with City of North Vancouver staff?
No we have not yet but are interested.
- The City of North Vancouver is currently amending bylaws to provide planning staff more discretion in order to make it easier for homeowners and provide incentives.

5. 1143 Eyremont Drive – Forrest Residence

Committee member comments in response to staff summary shown in *italics*.

M. McGuire updated the committee that Council approved a temporary protection order on the Forrest Residence which initiated a 60 day protection that expired on January 16, 2020. Subsequently on January 13, 2020 Council approved first reading for a heritage designation bylaw for the site and public hearing is set for March 10, 2020. The approval of first reading granted a subsequent 60 day protection for the site. Along with first reading Council directed staff to commission a heritage report on the Forest Residence. The statement of significance has not been completed yet, however, staff are engaging with a heritage consultant to have the report prepared prior to public hearing. Staff are also reaching out to representatives of the owner to see if a negotiated approach is possible to achieve heritage protection.

An overview of various heritage protection tools was provided including HRAs, heritage designation, heritage conservation areas. Heritage designation and application of a heritage conservation area do not require owner consent.

HRA is the only tool that is voluntarily. The other tools may protect the house but are done in a way that is similar to expropriation. Existing owners of heritage properties are watching closely and with the use of a non-voluntary tool such as in the case of 1143 Eyremount Drive it is felt that this approach will have a dampening effect on heritage preservation in West Vancouver. We are already struggling with various projects including HRA proposals that have resulted in neighbourhood concern and opposition. Concerned that anything other than negotiated approach with the owner might further dampen the goals of the District to preserve heritage.

6. Navy Jack House Update

Consultation report is not ready yet, staff are happy to come to the next available Committee once it is complete.

7. HRA Updates

Committee member comments in response to staff summary shown in *italics*.

Boyd House - Council approved second reading of the by-laws and directed staff to revise the HRA bylaw for third reading. Council directed staff to include restrictions on the short-term rental use, limit the use to the Boyd House (i.e. not the new infill house) and to include provision for public access to the Boyd House for heritage tours. Staff are working on revising the by-law and it will be considered by Council on February 10, 2020. Palm Springs allows heritage houses to have short-term rentals. This is the first time where the use is being considered in West Vancouver.

Woyat Bowie Building (Executive Group proposal) – Staff are anticipating that first reading of by-laws will be considered by Council toward the end of Q1 2020. The applicant is advancing heritage work on the Woyat Bowie building based on the heritage conservation plan to allow for a temporary use permit in order to use the building as a presentation centre. Once the development proposal is constructed the building would then be used as office space.

Concern was expressed about curtailing the short-term rental use to only the heritage house.

Council directed staff to consider only for the heritage house. Discussion at Council expressed the need for staff to bring back guidelines on short term rental use as West Vancouver doesn't currently have any guidelines. Council received pushback from neighbours about having any rental on the site so the result was a compromise. The Economic Development Plan was not clear that short term rental would be considered for infill houses.

Support was expressed for including the short term rental use for the Boyd House to allow people to experience the house first hand as visitors.

PUBLIC QUESTIONS

8. PUBLIC QUESTIONS

C. Reynolds – provided clarification points on agenda items.

9. Next Meeting – March 10, 2020 – **start time 4pm.**

Next Tri Municipal meeting – April 22, 2020

Action Item: For next agenda reserve for outreach and education discussion.

10. ADJOURNMENT

It was Moved and Seconded:

THAT the January 21, 2020 Committee meeting be adjourned.

CARRIED

The meeting adjourned at 6:26 p.m.

Certified Correct:

Chair

Committee Clerk