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THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER  
HERITAGE ADVISORY COMMITTEE MEETING MINUTES  
RAVEN ROOM  
TUESDAY, MARCH 10, 2020

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

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

1. CALL TO ORDER

The meeting was called to order at 3:35 p.m.

2. APPROVAL OF AGENDA

It was Moved and Seconded:

THAT the March 10, 2020 Heritage Advisory Committee meeting agenda be amended by:

- Adding item 5a – 4441 Piccadilly North

AND THAT the agenda be approved as amended.

CARRIED

3. ADOPTION OF MINUTES

It was Moved and Seconded:

THAT the January 21, 2020 Heritage Advisory Committee meeting minutes be adopted with the following amendments:

- Item #5, line 3 should read use of a non-voluntary tool delete the word “like” and replace with “*such as*”
- Item #5 line 5 should read struggling with various “*projects*”
- Last paragraph of Item 7 change *house* to *heritage home*

CARRIED

4. REPORTS / ITEMS

Election of Chair

It was Moved and Seconded:

THAT...

1. Paula Grossman be elected as Chair for 2020; and
2. Brenda Clark be elected as Acting Chair for 2020.

CARRIED

## 5. HRA HERITAGE PROJECT UPDATES

- Boyd House (985 Duchess) – The revised HRA Bylaw and Designation Bylaw is scheduled for adoption at an upcoming Council meeting. The bylaws were given third reading on February 10, 2020. The revisions included allowed public access to the house a minimum of one time per year to allow for heritage tours.
- 1143 Eyremount (Forrest Residence) Public Hearing is scheduled for tonight. There has been a letter sent to homeowners that own heritage homes that includes misinformation that is likely alarming to owners. Staff will be providing comments at the public hearing to correct any false information included in the letter.
  - Two members received the letter in the mail. Concern was raised about the inaccurate information and that the letter was sent anonymously. This worries me that we have not yet done a great job by getting our message out. Fast forward to tonight's meeting. Negotiated settlement, which would be great news for us for our heritage hats or is this going to be a hostile heritage piece. Statement of significance should be on the website. Know what the play is in terms of negotiation on this residence. Not intended to be a precedent move on all other heritage homes.
  - Staff confirmed that the Statement of Significance (SOS) is include with the modified designation by-law and was posted based on the legislative requirements a minimum of 10 days prior to the public hearing.
- Klee Wyck – For this District-owned property the Arts Facility Advisory Committee has a specific Subcommittee that was formed to plan for the future uses and planning of the site. The Subcommittee minutes are available on The District's webpage and the public are welcome to attend their meetings.
- Lighthouse Park / Point Atkinson – The District lease expires in 2026. Staff can report back on future plans when information is available.
- **Action Item:** Ferry Building – Parks, Culture and Community Services staff will bring forward proposed restoration plans for review by the Heritage Advisory Committee when the required information is ready.
- **Action Item:** Staff will schedule Parks, Culture and Community Services staff to attend an upcoming meeting to provide an update on the Navy Jack survey and next steps.

## a. 4441 Piccadilly North

THAT the 4441 Piccadilly North HRA revised proposal be brought back for further review and discussion at an upcoming committee meeting.

Liane McKenna and Paula Grossman were opposed.

CARRIED

- Staff will be meeting with the applicant team next week to discuss next steps.
- The committee made a motion in November to support this application.
- The DRC supported this application.
- **Action Item:** Staff will schedule this HRA proposal for an upcoming meeting when the required information has been provided by the applicant.

6. PUBLIC OUTREACH & BEST PRACTICES FACILITATED DISCUSSION

- Council has approved the Planning position; this position will have a heritage component (0.5 FTE). Once the Committee work plan document is further developed, it will help define the heritage work plan for the new planner position. Staff anticipate that the position will be filled by the summer.

## Background

- The strategic plan was done 15 years ago. The most relevant up-to-date document is the Council report "Preventing Heritage Demolitions", which reaffirms the need for outreach.

## Discussion

- Should develop a prioritized heritage information inventory that would include cultural, community and landscape resources. An example of how this type of information was important in the past was when Parks staff had planned to build a bridge at Brothers Creek. They were going to build a road and bridge. At the time the member brought forward historic information to Parks staff that the existing skid road was built between 1910 and 1918. The skid road was in good condition and is part of our cultural heritage. Parks staff changed their plans and saved the skid road. Having the relevant historical information prior to development/infrastructure planning is important to avoid the potential destruction of significant heritage resources.
- Identifying potential community partners is critical. Fostering partnerships with First Nations representatives should be a priority.
- Developing case studies for use by future applicants/enquirers should be a priority and would be very helpful for property owners who are contemplating heritage retention incentives/projects. Developing companion business cases may prove challenging as each site is so different. At our upcoming Tri-Municipal meeting, if Sean Galloway could speak to this it could help for both the case studies and potential for business case data/analysis.
- Should research the business case for short-term rentals..

- Allowing short-term rentals as an incentive for heritage retention should be a policy work item for development as part of the work plan. Could prepare case studies that could be provided to homeowners. Our primary audience is the homeowners and the realtors and they should be the focus for developing materials.
- M. Geller and L. McKenna offered to help in developing case studies.
- A better interactive map of existing projects should be developed along with self-guided tours.
- Should look at Palm Springs as a successful precedent that can be researched.
- Heritage walking tours should be conducted as they could be a tourist draw and would promote successful West Vancouver and North Shore examples.
- With respect to providing examples of heritage business cases realtor experience/knowledge could be useful. Specifically, the District of North Vancouver's Heritage Advisory Committee member, Mel Montgomery, could provide her perspective. She has indicated that there is interest in the sales of heritage houses, however, most times these properties don't get marketed to promote heritage opportunities.
- The Art Museum Advisory Committee, conducts west coast modern home tours and they are experts at organizing home tours. We should speak to a representative about modifying their tours to add a heritage component. Staff will contact Doti to discuss further.
- Staff indicated that they could send a letter out to property owners of properties on the heritage register to provide relevant heritage incentive information. Also, staff confirmed that there is an existing pre-application/enquiry process to discuss potential development ideas and get early advice on potential HRA proposals.
- Should collect a heritage contact list to use for sending regular updates. As part of the letter to Community Heritage Register property owners staff could invite people to sign up to be included on a heritage distribution list.
- Alternate forms of communication should be considered including postcards and more effective use of social media.
- Staff confirmed that the District website is intended to be updated which could include an overhaul of the heritage webpages.
- For potential partners listed on the work program realtors and the West Vancouver Heritage Historical Society should be added. The Committee should reach out to various groups including the West Vancouver Chamber of Commerce, local architects and designers, the BC Society of Landscape Architecture (BCSLA), the Art Museum Advisory Committee, all relevant Council Committees, the West Vancouver Heritage Society, the Seniors Centre Advisory Committee, the Coastal Marine Management Working Group, the Old Growth Conservancy Society, Streamkeepers, Hollyburn Heritage Society and the Hollyburn Ridge Association.
- Community events – the Committee/staff should have materials ready for Harmony Arts. Ideally to have information/materials at one of the District tables

(end of July). As well, the Heritage awards are in November and the Committee should consider potential applications.

- When houses are demolished, how feasible is it to create a program to retain plants and trees for relocation? A program could be developed for finding homes for vegetation that would otherwise be lost.
- When mistakes are made we should consider highlighting these for learning opportunities. 1143 Eyremount is an example of this where a more proactive approach with property owners could have prevented the situation that District is now in from happening.

#### Key Priorities and Next Steps

- Letter to heritage register property owners. Staff to draft initial letter and send to the Committee for review and editing before sending out. Need to emphasize the positive opportunities that owning a heritage resource presents.
- Letter to real estate agents to be drafted to present opportunities for marketing heritage properties.
- Case studies to be developed with further consideration for business case analysis/information.
- Webpage overhaul with a review of other municipalities web sites (e.g. City of Vancouver). Staff will work with Communications staff.
- Letter to heritage register owners is the immediate priority. For other materials and information presentation at the Harmony Arts Festival could be the timeline goal for developing materials/information.
- Benefit of having a heritage property is...
- The information that would be disseminated to Harmony Arts would be different then homeowners. This is the priorities.
- The current work plan should be converted to a draft action plan between now and the next Committee meeting. J. Mawson volunteered to create the initial draft for review at the next meeting.

#### 7. PUBLIC QUESTIONS

C. Reynolds – Need to correct the misinformation from the anonymous letter. Trees - there is an existing list of heritage trees. House tours are organized in September with other municipalities. The museum decided to host a house tour that it was then forced to cancel. I will have a table at the Bridge Festival and will put relevant heritage information out for the public.

#### 8. NEXT MEETING

Tri-municipal meeting in April. Should schedule a date for the review of 4441 Piccadilly North and the Navy Jack House in April.

9. ADJOURNMENT

It was Moved and Seconded:

THAT the March 10, 2020 Heritage Advisory Committee meeting be adjourned.

CARRIED

The meeting adjourned at 5:30 p.m.

Certified Correct:

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Chair

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Committee Clerk

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