

**THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER
HERITAGE ADVISORY COMMITTEE MEETING MINUTES
FULTON HOUSE
THURSDAY, JULY 29, 2021**

Committee Members: P. Grossman (Chair); S. Abri; B. Clark; M. Geller; P. Hundal; J. Mawson; J. McDougall; and Councillor S. Thompson attended the meeting via electronic communication facilities. Absent: H. Nesbitt; and T. Wardell.

Staff: E. Syvokas, Community Planner; and C. Mayne, Committee Clerk, attended the meeting via electronic communication facilities.

1. CALL TO ORDER

The meeting was called to order at 4:35 p.m.

2. APPROVAL OF AGENDA

It was Moved and Seconded:

THAT the July 29, 2021 Heritage Advisory Committee meeting agenda be amended by:

- Withdrawing Item 5 and replacing it with revised meeting dates of October and December 2021 and discussion of meeting dates for 2022.

AND THAT the agenda be approved as amended.

CARRIED

3. ADOPTION OF MINUTES

It was Moved and Seconded:

THAT the June 30, 2021 Heritage Advisory Committee meeting minutes be adopted as circulated.

CARRIED

REPORTS / ITEMS

4. Committee Appointments, Reappointments and Thank You to Former Members

- There have been some changes to the committee:
 - 5 former members have been reappointed: Brenda Clark, Michael Geller, Paula Grossman, Paul Hundal, and John Mawson.
 - 2 members have left the committee: Laura Anderson and Dana Parr. The Chair thanked the former members for their contribution and all of their hard work over the last 3 years.
 - 2 new members were welcomed: Sama Abri and Thomas Wardell.

- A member provided some history on the heritage committee. A suggestion was made that there may be an opportunity to strengthen the committee in terms of the recruitment process.

ACTION: Add review of process for appointments and reappointments to the Committee to an upcoming meeting agenda.

5. Revised Meeting Dates for October and December 2021 and Discussion of Meeting Dates for 2022

- Due to scheduling conflicts, the October and December meetings need to be rescheduled. Staff proposed alternate dates and discussion ensued.

It was Moved and Seconded:

THAT the dates be changed for the October meeting from October 27, 2021 to October 26, 2021 and for the December meeting from December 15, 2021 to December 16, 2021.

CARRIED

- Staff have tentatively booked Heritage Advisory Committee meeting dates for 2022 to secure meeting rooms. The dates have been booked for the last Wednesday of the month, with the exception of August (to be consistent with other District committee schedules). At the January 2022 meeting the committee will have to establish by resolution the schedule of meetings for the year.

6. Heritage Project Updates

- 1) Staff have been working with the applicant for the 'Hill House' at 2069 Queens Avenue. The applicant has provided revised plans to address the comments the committee made at the last meeting.
- 2) Navy Jack Point Park plaque, what has happened to it? Staff from the Cultural Services department said the plaque has been removed from this park and plaques have been removed from several other parks as they contained outdated language. Staff have been working with the Squamish Nation to develop new signage for District parks to replace the ones with outdated language and to create new signs that include places of cultural and historical interest for indigenous peoples. The District will also be working with the West Vancouver Historical Society in developing the signage.
- 3) Navy Jack project, the report on the project was considered by Council at the July 26, 2021 meeting. The Guiding Principles for the project were updated based on feedback provided by the committee. The report is available on the website.
- 4) On July 27, 2021 Council adopted amendments to the Official Community Plan (OCP), Zoning Bylaw, and other corresponding bylaws as proposed by staff to implement the Neighbourhood Character Working Group's recommendations.

The overall house size permitted will be reduced, while encouraging coach houses and secondary suites. One of the crossovers with heritage retention objectives is that the floor area bonus will be on top of existing floor area for homes built prior to 1976 which do not exceed the current permitted FAR. The goal of this regulation is to discourage demolitions and help incentivise retention of older homes that are proposing coach houses. The zoning bylaw amendments and OCP bylaw will be effective January 31, 2022.

- 5) A draft letter to real estate agents regarding the benefits of heritage retention was circulated to committee members in advance of the meeting and comments were provided by a couple of members.

The committee proceeded to discuss the letter and had the following comments and questions with responses by staff in italics:

- keep the letter brief and high level and focus on what might be important to real estate agents to increase the likelihood that they will read and understand the District's heritage opportunities.
- was not aware that there are two lists; the Community Heritage Register and 'Support' category buildings. Suggestion to come up with some better terminology for structures that are not on the Register.
 - *Staff clarified that the Register includes all "primary" and "secondary" sites from the existing West Vancouver Heritage Inventories. Existing "support" category heritage resources are listed in the West Vancouver Heritage Inventories.*
- keep the letter simple. The notion that we have different categories is confusing.
- realtors are concerned with what will affect property values. Property owners worry about ramifications of being on the Register but realtors are not concerned about the potential 60 day temporary protection against demolition.
- does the District differentiate an old building vs. a heritage building?
 - *Heritage identified properties are listed on the Community Heritage Register or are identified as 'support' buildings in the District's heritage inventories. There are no regulations or other categories that pertain to older buildings that are not identified on these lists. A listing on the Register establishes eligibility for heritage conservation and incentive tools available through a Heritage Revitalization Agreement (HRA). Council can impose a 60 day hold on demolition to allow time for staff to discuss opportunities of heritage retention further with the applicant.*
- is the reason that support buildings have not been included on the Register because there is no SOS and/or no resources to look at them to move them to the Register? Is there initiative in the District?
 - *The heritage inventories contain very little information on these potential heritage resources; typically only the address, name and date is listed. As such, there is not sufficient information to confirm merit for inclusion on the Register. The current process for adding*

properties to the Register is for an applicant or homeowner to engage a heritage consultant to determine the heritage merit and obtain a SOS. Then Council would have to approve adding the heritage resource to the Register.

- we need to change people's attitude, rather than looking at being identified as a heritage resource as a liability, the objective is to make people aware of the benefits and opportunities of heritage retention.
- the value of being on the Register is that it provides eligibility to enter into a Heritage Revitalization Agreement, which allows for variances to density, siting and use restrictions. Make this information clear and upfront in the letter.
- instead of thinking of the being on the Register as a deterrent, we want to encourage it as a benefit and something to be sought. We have to think about what is in it for the real estate agents and why they would want to be involved. Benefits to a real estate agent could include potential higher property values, expansion of sales and recruitment base from current homeowners, market as a niche area of expertise etc.
- suggest sharing the letter with a few prominent players in the real estate community, and ask them what they think. Treat them as a focus group and welcome feedback.

ACTION: Staff to prepare another draft letter incorporating comments from the committee and then circulate to the committee for more feedback before reaching out to the select realtors.

7. Expansion of List of District Heritage Assets

The education/outreach group has taken the list of District Heritage Assets and expanded it to include structures, landscapes, trails and points of interest. Many assets are already on the Register. The list is intended to bring together into one list all District assets with heritage elements to give a snapshot into the background, current state, planned work etc. The objective is to build a heritage library to enable the background information to be brought into the public arena. The heritage library could be added to over time.

Some issues to resolve including:

- what goes on to list / what is the criteria?
- how do we maintain a library?
- what is associated with each asset and how do we link information?
- the responsibilities and focus of different assets is spread amongst different departments. How do we build linkages across the groups?
- what is the Heritage Advisory Committee's role once the list is created? What assets require the Heritage Advisory Committee's attention?

This has the potential to be a lot of work to update the list and bring forward to the group. The list is still incomplete; there are some district assets which are not on

the list. In terms of the assets that have been identified, more work is still required to identify the heritage angles. Some heritage elements are obvious, but some might not be. There are SOS's for many of the resources, but not all of them. There is a fair amount of work to do, to get to a point where the committee can provide staff and Council with good advice to help them make decisions.

The committee discussed expanding the list of District heritage assets and provided the following comments:

- what one considers to be 'heritage' is subjective. For instance, trails are recreation, would not have considered a trail to be heritage.
- suggest to go through a crowd sourcing exercise. For example, the public could list their 10 favourite assets located on public property, so that the community could contribute and give their opinions. It would be a fun exercise as what they see as a heritage value on public land.
- seeking public input is a great idea.
- how does the process work? Would amendments to the list come to the committee?
 - *District assets which are listed on the Heritage Register would come to the committee for review in instances where changes or upgrades are proposed. In terms of the ones that are not on the Register, staff are reaching out to other departments to have an interdepartmental discussion regarding District assets that could have heritage merit and will report back to the committee after this discussion has happened.*
- unidentified heritage resources are on the workplan. A suggestion was made to have volunteers break out into a smaller group to help work on this project and bring background information back to the committee for discussion and decision making.
 - Paul, Sama and Jason would be interested to join Brenda and John to work on unidentified heritage resources.
- Could the committee reach out to the public or what would the process be?
 - *As the committee is a committee of Council, any public engagement would require involvement with the Communications department. Staff suggest adding this idea to the workplan. Finalizing and prioritizing the workplan list is necessary to get a better sense of timing, staff resources, and costs involved and then determining when this initiative could be supported.*
- another idea that has surfaced is that there could be value over the long term in building a plaque program which will help recognize heritage resources.

PUBLIC QUESTIONS

8. PUBLIC QUESTIONS

C. Reynolds had the following comments/questions:

- provided background that she was the first heritage Council member. The Heritage Advisory Committee was cancelled and she spoke at many meetings requesting it be re-established;
- a possible incentive of heritage designation could be to provide a 10% reduction in taxes to offset maintenance costs;
- there are 5 defined categories for heritage; paleontological, archaeological, historical, architectural, and scenic;
- can draft meeting minutes be posted on the website ahead of time so that they can be seen and any changes then brought to the next meeting? Would also like to see copies of the documents/reports to be discussed prior to a meeting so that residents would know/understand issue/item and could possibly contribute information, ideas and suggestions;
- have been pursuing the nomination of the Navy Jack House as a national historical site;
- the next Royal-Tea-by-the-Sea is tentatively scheduled for August 14 from 2 p.m. to 4 p.m.

Staff clarified that documents circulated to committee members prior to a committee meeting including draft minutes are not posted on the webpage in keeping with other committee meeting practises/processes.

9. ADJOURNMENT

It was Moved and Seconded:

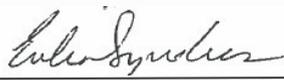
THAT the July 29, 2021 Heritage Advisory Committee meeting be adjourned.

CARRIED

The meeting adjourned at 6:00 p.m.

Certified Correct:


Chair


Committee Clerk