District of West Vancouver

Heritage Revitalization Agreement Bylaw No. 5030, 2019

(985 Duchess Avenue)

Effective Date: April 20, 2020

District of West Vancouver

Heritage Revitalization Agreement Bylaw No. 5030, 2019

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District of West Vancouver

Heritage Revitalization Agreement Bylaw No. 5030, 2019

A bylaw to enter into a Heritage Revitalization Agreement (985 Duchess Avenue).

WHEREAS the property at 985 Duchess Avenue known as the Boyd House is recorded in the District's Community Heritage Register and has heritage value; and

WHEREAS the District of West Vancouver and the Owner of the property at 985 Duchess Avenue wish to enter into a Heritage Revitalization Agreement in respect of the property to ensure conservation of the property; and

NOW THEREFORE, the Council of The Corporation of the District of West Vancouver enacts as follows:

Part 1 Citation

1.1 This bylaw may be cited as Heritage Revitalization Agreement Bylaw No. 5030, 2019.

Part 2 Severability

2.1 If a portion of this bylaw is held invalid by a Court of competent jurisdiction, then the invalid portion must be severed and the remainder of this bylaw is deemed to have been adopted without the severed section, subsection, paragraph, subparagraph, clause or phrase.

Part 3 Heritage Revitalization Agreement

3.1 The Mayor and Corporate Officer are authorized to sign and seal on behalf of the District the Heritage Revitalization Agreement substantially in the form attached to this bylaw as Schedule A.

Schedules

Schedule A – Heritage Revitalization Agreement for 985 Duchess Avenue (Boyd House)

READ A FIRST TIME on December 2, 2019

PUBLICATION OF NOTICE OF PUBLIC HEARING on January 3 and 8, 2020

PUBLIC HEARING HELD on January 13, 2020

READ A SECOND TIME on January 13, 2020

MODIFIED on February 10, 2020

READ A THIRD TIME AS MODIFIED on February 10, 2020

APPROVED by the Ministry of Transportation and Infrastructure in compliance with section 610 (6) of the *Local Government Act* on March 12, 2020

ADOPTED by the Council on April 20, 2020.

Mayor

Corporate Officer

Schedule A

HERITAGE REVITALIZATION AGREEMENT FOR 985 DUCHESS AVENUE (BOYD HOUSE)

THIS AGREEMENT dated as of the 20 day of April, 2020

BETWEEN:

THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER, a municipal corporation having offices at 750 – 17th Street, West Vancouver, British Columbia, V7V 3T3

(the "District")

AND:

LIVINGSPACE PARTNERS I LTD., INC. NO. BC1149773 101 – 828 Harbourside Drive, North Vancouver, British Columbia, V7P 3R9

(the "Owner")

WHEREAS:

A. The District may, by bylaw, enter into a Heritage Revitalization Agreement with the Owner of property identified as having heritage value, pursuant to section 610 of the *Local Government Act*; and

B. The Owner owns certain real property on the northern portion of which is situated a building of heritage value known as the Boyd House, currently listed on West Vancouver's Community Heritage Register, which property and building are located at 985 Duchess Avenue, West Vancouver, British Columbia, and legally described as LOT 2 BLOCK D WEST PORTION OF DISTRICT LOT 1042 PLAN 7554 (the "Heritage Lands"); and

C. The Owner has presented to the District a proposal for the use, development and conservation of the Heritage Lands that would change the density of use of the Heritage Lands, and has voluntarily and without any requirement by the District, entered into this Agreement pursuant to section 610 of the *Local Government Act*; and

D. The Heritage Lands are subject to section 52 of the *Transportation Act* and the Minister responsible for the administration of the *Transportation Act* has approved the bylaw authorizing this Agreement; and

E. The District must hold a Public Hearing before entering into, or amending, a Heritage Revitalization Agreement if the Agreement or amendment would permit a change to the use or density of use of the Heritage Lands that is not otherwise authorized by the applicable zoning, and the District has held a Public Hearing on this Agreement; and

F. The Council of the District has, concurrently with the adoption of the bylaw authorizing the execution of this Agreement, adopted a bylaw pursuant to section 610 of the *Local Government Act* designating the Boyd House as protected heritage property (the "Heritage Designation Bylaw"); and

G. The Council of the District has authorized this agreement that enables the Owner to make an application to subdivide the Heritage Lands into two developable lots, being Lot 1 for the retention of the Boyd House and Lot 2 for the development of an additional single-family dwelling, in accordance with the proposed plan of subdivision as seen in **Schedule A**;

NOW THEREFORE in consideration of the mutual promises contained in this Agreement and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1.0 Conservation of the Heritage Lands

1.1 The Owner agrees to conserve, protect and maintain the Heritage Lands in accordance with this Agreement, including the Conservation Plan in **Schedule B** to this Agreement, and in accordance with Heritage Maintenance Bylaw No. 4187, 1999 as amended or replaced from time to time, and in the event of any inconsistency this Agreement shall prevail.

1.2 Without limiting the generality of section 1.1, the Owner agrees not to do any of the following to the character-defining elements set out within the Conservation Plan without the prior written approval of the District in the form of a Heritage Alteration Permit:

(a) make any structural alterations that impact the exterior form and character of the Boyd House as identified in **Schedule B**;

(b) alter or replace the interior aspects of the Boyd House that are specifically listed a Character Defining Elements in **Schedule B**; and

(c) alter other site characteristics and landscape features specifically listed a Character Defining Elements in **Schedule B.**

1.3 The Owner agrees to provide a final landscape plan and cost estimate the District, acceptable to the Director of Planning and Development Services, prior to issuance of a building permit to facilitate construction of the new residence identified in **Schedule A**.

1.4 The Owner acknowledges that the District may refuse to issue a Heritage Alteration Permit required by section 1.2 if, in its sole discretion, the District considers that the alteration would be inconsistent with this Agreement or the Heritage Designation Bylaw, and without limiting the generality of the foregoing the District may refuse to authorize the alteration of any of the character-defining elements set out within the Conservation Plan.

1.5 If the Owner fails within the time specified in the notice to conserve, protect or maintain the Heritage Lands in accordance with this Agreement after having been given notice in writing to do so, which notice must specify the work that the Owner is required to undertake, the Owner agrees that the District may enter on the Heritage Lands to carry out the work, and may recover the cost of doing so from the Owner in the same manner and with the same remedies as taxes in arrears.

1.6 In the event of any dispute between the Owner and the District as to the necessity for any work required by the District pursuant to section 1.5, the parties agree that the dispute will be resolved by a member of the Architectural Institute of British Columbia with training and experience in heritage conservation who has been chosen by the parties or, failing agreement between the parties, by the Architectural Institute of British Columbia, and that the fees of the architect shall be borne by the Owner if the dispute is resolved in the District's favour and by the District if the dispute is resolved in the Owner's favour.

1.7 The Heritage Lands shall only be developed in accordance with this agreement, including the following:

(a) Boyd House, as described in **Schedule A** and **Schedule B**, shall remain on Lot 1 and is not permitted a secondary suite; and

(b) a new single-family dwelling may be built on Lot 2 if the residence:

a. is constructed in accordance with the architectural and landscape plans attached as **Schedule A**; and

b. does not contain a secondary suite.

1.8 If the Heritage Lands are developed in accordance with this Agreement, then only the Boyd House may, in addition to the uses permitted by Zoning Bylaw No. 4662, 2010 (as amended from time to time), be used for short-term rental accommodation for periods of less than 30 days. The Boyd House may be used for short-term rental accommodation subject to compliance with the following regulations:

a) The Boyd House shall be made available to heritage conservation associations/groups and west coast modern architectural associations/groups for tours, free of charge, for a minimum of one time annually. The date, time, duration and terms of tours shall be mutually agreed upon between the property owner and the respective association/group.

b) A placard is installed and maintained on the Boyd House property, adjacent to Duchess Avenue, which provides pedestrians a brief history and overview of the heritage significance of the Boyd House.

c) The property owner shall obtain an annual business licence to operate the short-term rental accommodation;

d) Due to infringement of relevant District bylaws, the use of the Boyd House for short-term rental accommodation may be prohibited in the discretion of the Director of Planning and Development Services acting reasonably to safeguard the peace of the surrounding neighbourhood. Providing the property owner demonstrates that the cause of the prohibition has been remedied and takes steps to prevent future bylaw infractions, the Director of Planning and Development Services or District Council must reconsider the prohibition;

e) All guest accommodation rooms shall be sited within the principal building and no cooking facilities shall be provided within the temporary guest accommodation rooms;

f) The property owner must occupy, as his/her principal place of residence, or alternatively must:

(i) identify a property manager associated with the short-term rental accommodation;

(ii) authorize the property manager to deal with complaints of neighbours or the District arising from the occupancy of the short-term rental accommodation including the parking of motor vehicles by the occupants; and

(iii) provide the District the name, address, telephone number and e-mail address of the property manager, and provide written authorization to the District to contact the property manager in the event of such complaints.

g) The property owner, or property manager, must provide guests within the short-term rental accommodation an information package which includes, at a minimum, the following aspects:

1. A summary of the heritage significance of the Boyd House.
2. Respect our home and the peace of the surrounding neighbourhood.
3. Be considerate of our neighbours and be quiet after 10PM (i.e. no large-scale special events or parties).
4. Do not use the premises for any illegal activity.

5. Street parking is available on Duchess Avenue and on site from the laneway (do not block the laneway or neighbouring laneway driveways) and respect the speed limits on our quiet residential streets.
6. Only registered guests are permitted to stay overnight.
7. Be mindful of the neighbours when smoking outdoors and clean up your cigarette butts. Absolutely no smoking in the house.
8. Always lock all doors and windows when not in the house and prior to departure.
9. Damages exceeding the deposit amount will be billed to the guest.
10. No shoes within our home.
11. All garbage and recycling must be stored securely and all dishes must be placed in the dishwater prior to departure.
12. Make sure to clean up after your pets and keep dogs on leash when outdoors and keep outdoor barking to a minimum.

1.9 The parties agree that the Owner may apply for and the District may in its sole discretion issue building permits that include minor variances from **Schedule A** provided that any variances do not alter the character-defining elements or interfere with the overall appearance of the Boyd House as described in **Schedule B** or increase the total floor area or height of the new residence attached as **Schedule A**.

1.10 The Owner agrees that the District may withhold building permit, or occupancy permit or final building permit approval as the case may be, in respect of the Boyd House if the alteration of the Boyd House is not in accordance with **Schedule B**, notwithstanding that the construction may be in compliance with the British Columbia Building Code, the Zoning Bylaw and any applicable permit.

1.11 The parties agree that, except as varied or supplemented by the provisions of this Agreement, all bylaws and regulations of the District and all laws of any authority having jurisdiction shall continue to apply to the Heritage Lands, the Boyd House and the new residence.

1.12 The Owner agrees that the Zoning Bylaw variances provided under this Agreement fully compensate the Owner for any reduction in the market value of the Heritage Lands that may result from the adoption of the Heritage Revitalization Agreement Bylaw, and waives absolutely all claims for compensation that the Owner is otherwise entitled to make under section 613 of the *Local Government Act* in respect of the adoption of the Heritage Revitalization Agreement Bylaw.

2.0 Damage or Destruction

2.1 In the event that the Boyd House is damaged by fire, earthquake, or any other cause, such that in the written opinion of a member of the Architectural Institute of British Columbia with training and experience in heritage conservation engaged and instructed by the District it is not possible or appropriate from a heritage conservation perspective to repair it, the Owner must construct on Lot 1 at the Owner's cost a replica of the Boyd House in accordance with the original plans and specifications for the building and subject only to such variations from the original plans and specifications as are required to comply with the current British Columbia Building Code. Thereafter the provisions of this Agreement pertaining to the conservation, protection and maintenance of the Boyd House, including this provision, shall apply to the replica of the Boyd House.

2.2 In the event that the Boyd House is damaged, the Owner must repair the Boyd House, within one year of the date of damage, after having obtained a Heritage Alteration Permit and a building permit, and must carry out all repairs in accordance with Schedule B. Section 1.5 shall apply in the event of any failure of the Owner to repair the Boyd House in accordance with this section.

3.0 Amendment

3.1 The parties acknowledge and agree that this agreement may only be amended by bylaw with the consent of the Owner, provided that a Public Hearing shall be held if an amendment would permit a change to use or density of use of the Heritage Lands.

3.2 The parties acknowledge and agree that this agreement may only be amended by bylaw with the consent of the Owner, provided that a Public Hearing shall be held if an amendment would permit a change to use or density of use of the Heritage Lands.

4.0 Representations

4.1 It is mutually understood and agreed upon between the parties that the District has made no representations, covenants, warranties, promises or agreements expressed or implied, other than those expressly contained in this Agreement.

5.0 Statutory Functions

5.1 Except as varied or supplemented herein, this Agreement shall not prejudice or affect the rights and powers of the District or its approving officer in the exercise of their statutory functions and responsibilities and their rights and powers under any enactments, bylaws, order or regulations, including but not limited to the *Local Government Act* and the *Land Title Act*, all of which, except as expressly varied or supplemented herein, are applicable to the Heritage Lands, the Boyd House and the new residence to be built.

5.2 The Owner acknowledges that the subdivision of the Heritage Lands is subject to the jurisdiction of the District's approving officer, that the construction of or alteration of a building on any portion of the Heritage Lands requires a Heritage Alteration Permit and a building permit, and that the District may impose off-site works and services requirements and development cost charges in respect of the subdivision and development of the Heritage Lands.

6.0 Enurement

6.1 This Agreement enures to the benefit of and is binding upon the parties hereto and their respective heirs, executors, administrators, successors and assigns.

6.2 The District shall file a notice within the Land Titles Office, as provided for in section 610 of the Local Government Act, and upon registration of such notice, this Agreement and any amendment to it shall be binding on all persons who acquire an interest in the land affected by this Agreement.

7.0 Other Documents

7.1 The Owner agrees at the request of the District, to execute and deliver or cause to be executed and delivered all such further agreements, documents and instruments and to do and perform or cause to be done and performed all such acts and things as may be required in the opinion of the District to give full effect to the intent of this Agreement.

8.0 Notices

8.1 Any notice required to be given pursuant to this Agreement shall be in writing and shall be delivered by registered mail as follows:

(a) To the District:

THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER
750 – 17TH STREET
WEST VANCOUVER, BC V7V 3T3

(b) To the Owner:

LIVINGSPACE PARTNERS I LTD., INC. NO. BC1149773
101 – 828 HARBOURSIDE DRIVE
NORTH VANCOUVER, BC V7P 3R9

9.0 No Partnership or Agency

9.1 The parties agree that nothing contained in this Agreement creates a relationship between the parties of partnership, joint venture or agency.

SCHEDULES:

A. **Architectural Drawings** by The Airey Group dated October 8, 2019

B. **Conservation Plan** for the Boyd House prepared by Donald Luxton and Associates Inc., dated March 2019

Livingspace Partners I Ltd., Inc.
No. BC1149773

By their authorized signatory

CORPORATION OF THE DISTRICT OF WEST VANCOUVER

By its authorized signatories

Mayor

Corporate Officer

Schedule A

The Airey Group
400 - 2675 Granville St.
Vancouver BC V6H 3H4

Tel 604.708.1948
Fax 604.738.1948
www.theaireygroup.com

ISSUED FOR HERITAGE ADVISORY COMMITTEE RESPONSE
19.10.08

DRAWING INDEX

ARCHITECURAL

LANDSCAPE

CONSULTANT LIST

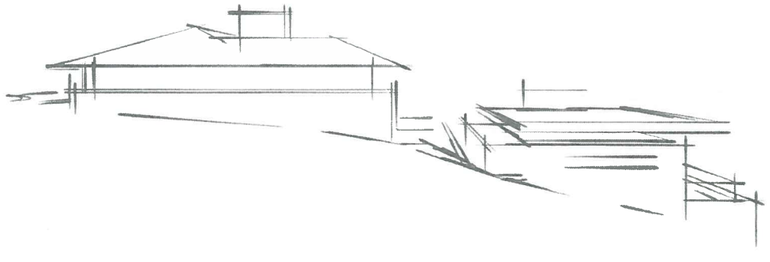
GEOTECHNICAL
TERRANE GEOTECHNICAL GROUP
GEOFFREY G. DYER
114 - 2433 DOLLARTON HIGHWAY, NORTH VANCOUVER, BC
604-770-0355

CIVIL
CREUS ENGINEERING
GEOFFREY G. DYER
610 EAST TOWER - 221 ESPLANADE WEST, NORTH VANCOUVER, BC
604-987-9070

ARCHITECTURAL
AIREY HOMES INC
TAYLOR JOHNSON
400 - 2695 GRANVILLE ST, VANCOUVER, BC
604-708-1948 / 4

HERITAGE
DONALD LUXTON AND ASSOCIATES INC
NICOLE HOWELL
1030 - 470 GRANVILLE ST, VANCOUVER, BC
604-688-1216

LANDSCAPE
FORMA DESIGN INC.
BILL HARRISON
209 - 828 HARBOURSIDE DR, NORTH VANCOUVER, BC
604-986-9193



985 Duchess Ave, West Vancouver

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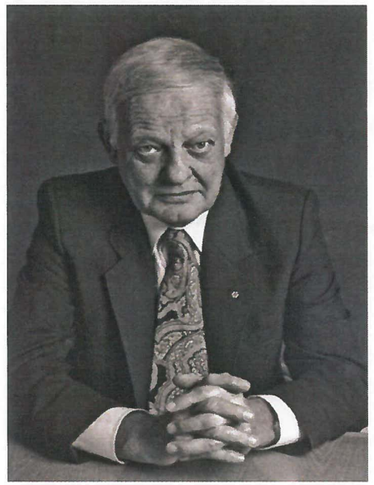
Historical Context

Ron Thom & Boyd House



The Boyd house is a single storey bungalow of wood frame and concrete block construction, designed by architect Ron Thom for Joan and Bruce Boyd in 1954. All three were students together at the Vancouver School of Art.

Ron Thom was born in Penticton in 1923, the son of James Thom and Elena Myrtle Fennel. His studies at the Vancouver School of Art were put on hold due to the second world war. When he joined the Canadian Air Force where he served as a navigator up until the end of the war. On returning to his studies at Vancouver he developed a keen interest in architecture and planning, this interest was influenced by his teacher at the time; Bert Binning.

He established R.J Thom & Associates in Toronto in 1963 and later the Thom Partnership. In the early 60's Thom came to national prominence for the first time for his Massey College design. Other well known designs followed, which included the Trent University's riverside campus, where in 1971 he was awarded an honorary degree. He died in 1986 at his office after a bout of heavy drinking.

West Coast Style

Between 1945 and the mid 70's West Vancouver became known as an area for developing innovative residential design ideas. Where young experimental architects developed a style that had functionalism, simplicity and flexibility as their core principles. The growth in population together with a change in lifestyle and a need for affordable homes for young families created the opportunity for this new housing concept. This new idea for residential design became known as the West Coast Style.

West Vancouver building lots were known for their incredible views surrounded by ocean and forested mountains. In order to take advantage of these opportunities innovative and inventive design was needed to overcome the constraints of rocky and irregular building sites.

Moving away from the more traditional design and detailing led to the development of more complex building forms and open plan layouts. Natural light was an important factor, and achieving this by the use of expansive glass was of great importance to promote natural light within the properties.

The local landscape and climate had great influence on the development of the new style. Located in a rainforest climate between forested mountains and the Pacific Ocean, West Vancouver's natural setting presented unique challenges and opportunities that came to be reflected in West Coast Style houses.

Design Context

The proposed property is located in the Cedardale area of West Vancouver, north of Marine Drive and to the west of Taylor Way. Located on the property currently is a single storey single family dwelling with a footprint of 1,705.1 sq.ft, sitting on a lot with an area of 9,123.19 sq.ft. Looking at the footprint and lot area it would seem that the property is under built with respect to FAR and Lot Coverage. Refer to project data summary table on drawing number A7.1.

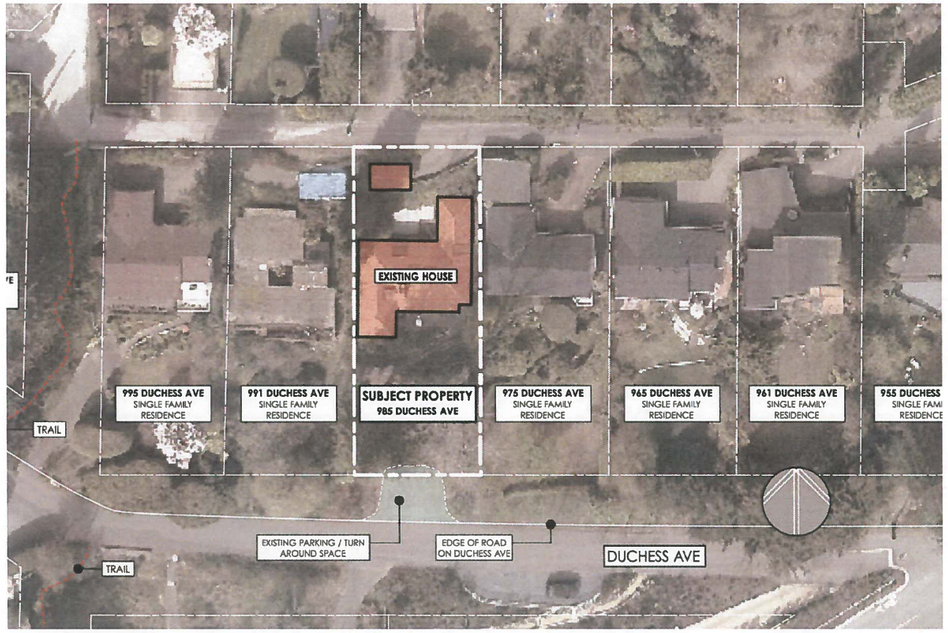


Figure 1: Context Plan

The existing Boyd house is located high towards the rear of the property with a large landscaped front garden sloping down towards Duchess Avenue. The house is currently accessed via two meandering landscaped step walkways build of stone; one up from Duchess Avenue to the south and the other down from the lane to the north. Due to the layout of the existing house the main entrance is located facing the lane.

Our proposal intends to divide the existing lot in to two self contained lots; Lot 1, a 'panhandle' lot consisting of the existing Boyd house along with a new single car garage to replace the existing carport. Lot 2 will consist of a new two storey and basement infill house. This form of density is made possible due to the existing house being located so far to the rear of the site, leaving a large front yard space.

Access to the existing house will either be from the rear lane or from the southwest corner of the lot when entering from Duchess Avenue. Access to the new infill house will be entirely from Duchess Avenue.

Design Considirations

In order to create a new lot for the proposed house, firstly a lot depth of 60.29 ft taken from the south property line, allowing a distance of 12.14 ft between the proposed property line and the existing house. This is the minimum space required in order to comply with spatial separation requirement of the BC building code. Secondly a lot width of 50 ft is taken from the east property line allowing a 9.50 ft strip along the west property line for a landscaped stair entrance from Duchess Avenue to the existing house. Refer to figure 2 for proposed lot dimensions and setbacks.

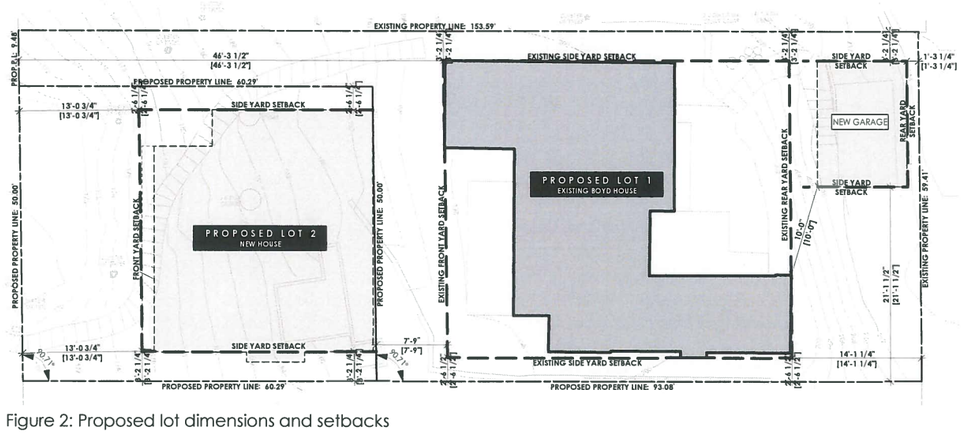


Figure 2: Proposed lot dimensions and setbacks

The final location of the new house was manly dictated by the location of the existing house and the desire to not adversely affect it in any way. For this reason it is proposed that the new house be dug into the existing grade, with the rear wall located tightly up against the rear property line.

In order to further minimize the impact on the existing house the elevation most visible from the existing house is designed so that only the roof form is mostly visible; with the roof of the proposed house being roughly at the same height as the existing patio. The reduced building mass along with a green vegetation roof covering will provide a natural screen which will help tie the proposed house naturally in to its surroundings and not adversely affecting the existing house. Refer to figure 3 for site section reference.

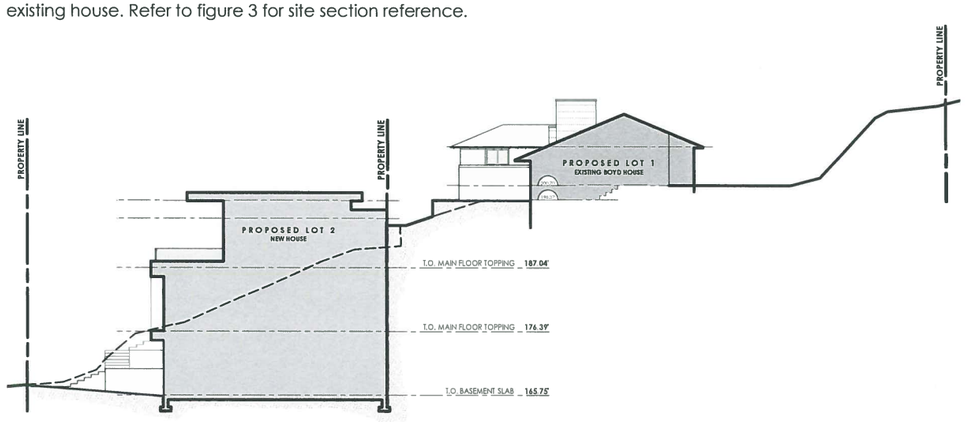


Figure 3: Proposed site section

Due to the considerable slope of the lot; with the grade sloping down and opening up the front elevation of the new house meant that the orientation and location of rooms within the dwelling was an important consideration for the design. It was essential to maximize the views along the south of the property. For this reason the main floor communal rooms and bedrooms are positioned in a way to maximize this view. It is further enhanced by large floor to ceiling glazing, which will also maximize natural light within the dwelling.

Design Approach

Encouraged by the variety of design stylings throughout the West Vancouver neighbourhood, the proposed single family dwelling takes their design approach from the surrounding building forms, especially the design characteristics of the modern West Coast Style.

The front elevation and the most notable is the elevation along Duchess Avenue; it consists of two storeys and a basement, partially covered on both sides by existing grade. The main entry features a covered porch located to the west of the main floor accessed by a graceful stair pattern surrounded by landscaped planting.

With it being fully bellow grade at the rear (north) and becoming visible towards the front (south) it created an obvious design challenge. For this reason the orientation and location of rooms within the dwelling was an important consideration for the design. It was essential to maximize the views and natural features along the south of the property. For this reason open plan communal rooms and bedrooms were positioned to maximize the view. This is also greatly enhanced by large extensive floor to ceiling glazing which will also maximize natural light within the dwelling. Located off the communal room is a roof deck separated by a large sliding glazed system enhancing the integration of interior and exterior space.

The building mass is divided into two flat roof sections, a higher roof section separated from the lower section by a series of clearstory glazing, again enhancing the natural light in to the building.

The proposal will also feature an innovative landscape design, created by working closely with a residential Landscape Architect. It will feature soft and hard landscaping patterns and gradual visual transitions. In addition, the construction of new landscaped stairs to the existing Boyd house will help to formulize the Duchess Avenue address.

Summary

The final project design has been developed to suit the needs pertaining to single family function and dynamic living. Achieved by creating two self contained lots, each with a single family dwelling and amenity areas.

Our overall design considerations for this proposed development was to respect the history and character of the area, ensure that the prevailing development pattern is not compromised. With its large expansive windows promoting natural light within an open plan home the proposed development is in keeping with the original philosophy and design characteristics of the original West Coast Style houses.

Project Data Summary

Refer to drawing number A7.1 for summary of project data for the proposed development along with each requested variance clearly identified.

The Airey Group
400 - 2695 Granville St.
Vancouver BC V6H 3H4

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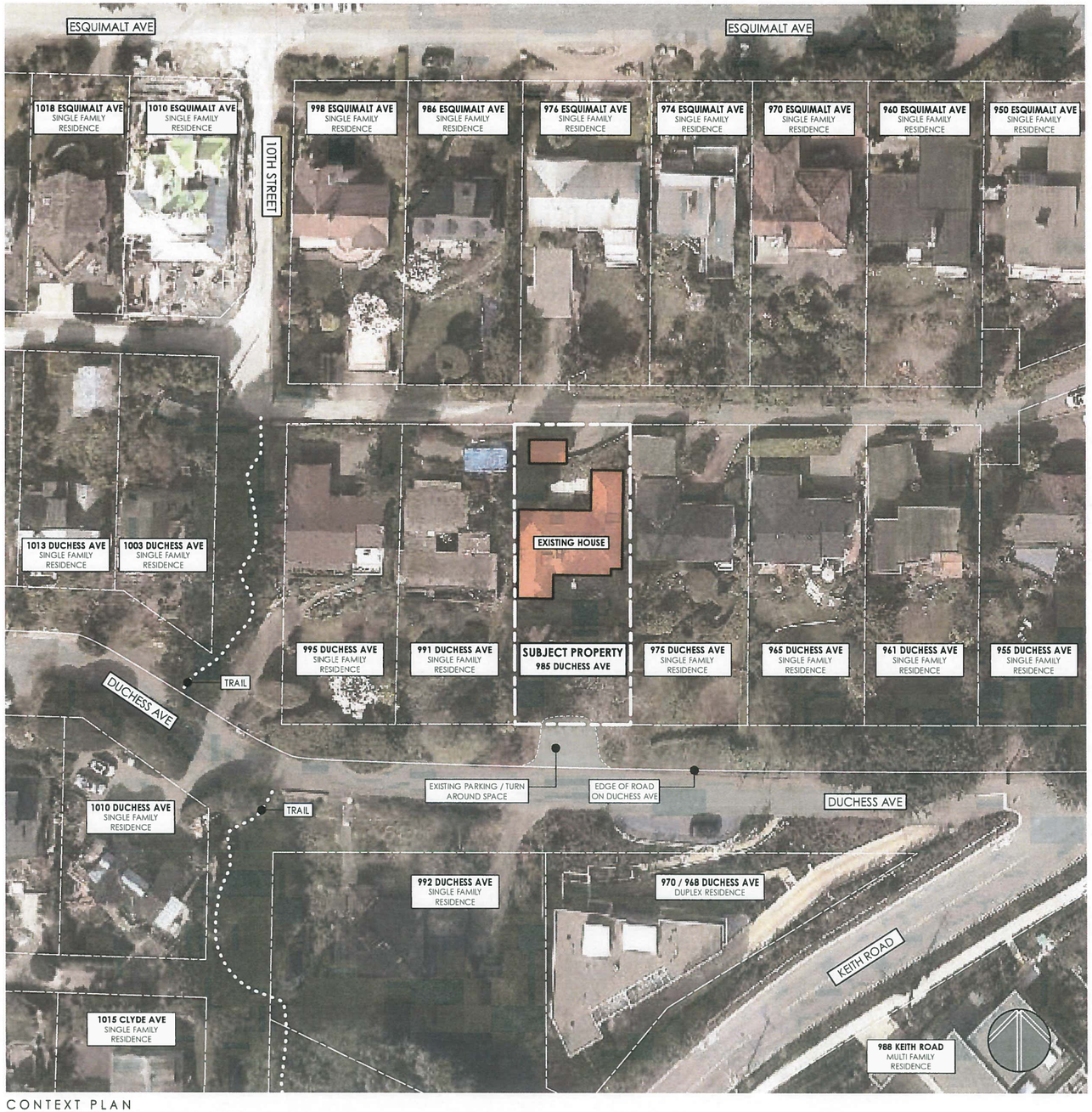
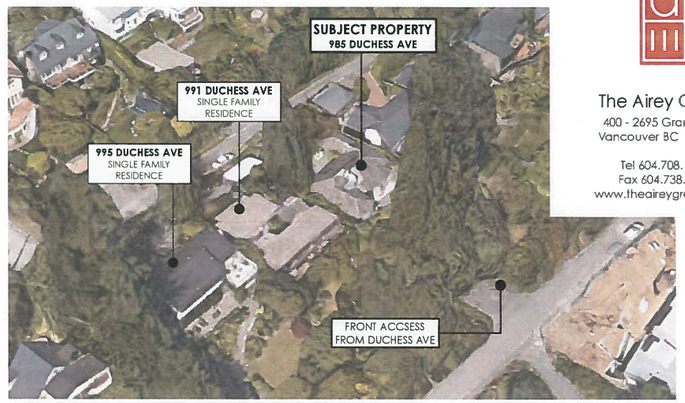
Fax 604.738.1948
www.theaireygroup.com



CONTEXT PLAN



VIEW LOOKING NORTH EAST

VIEW LOOKING SOUTH

VIEW LOOKING SOUTH WEST

The Airey Group
400 - 2695 Granville St.
Vancouver BC V6H 3H4

Tel 604.708.1948
Fax 604.738.1948
www.theaireygroup.com

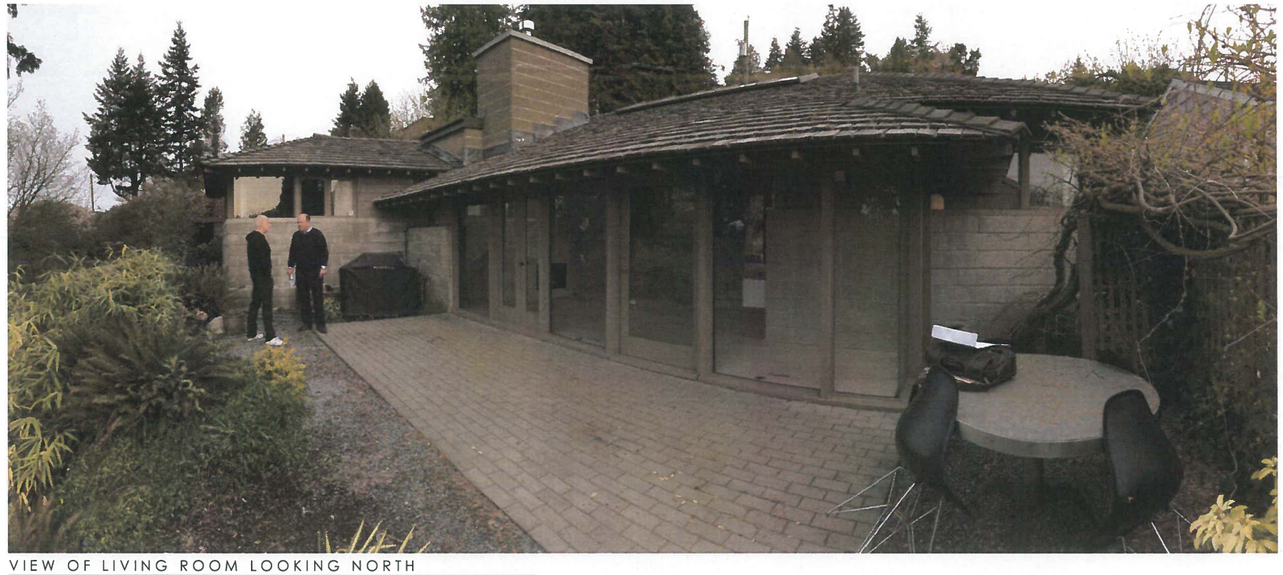
985 Duchess Ave , West Vancouver

issued for HRA - 2019.03.08 issued for HRA response - 2019.10.08
issued for HAC - 2019.04.08

context plan & photographs

n.t.s

A0.1



VIEW OF LIVING ROOM LOOKING NORTH

VIEW LOOKING SOUTH TOWARDS DUTCHES AVE

The Airey Group
400 - 2695 Granville St.
Vancouver BC V6H 3H4

Tel 604.708.1948
Fax 604.738.1948
www.theaireygroup.com

VIEW OF GARDEN LOOKING SOUTH WEST TOWARDS DUTCHES AVE

985 Duchess Ave , West Vancouver

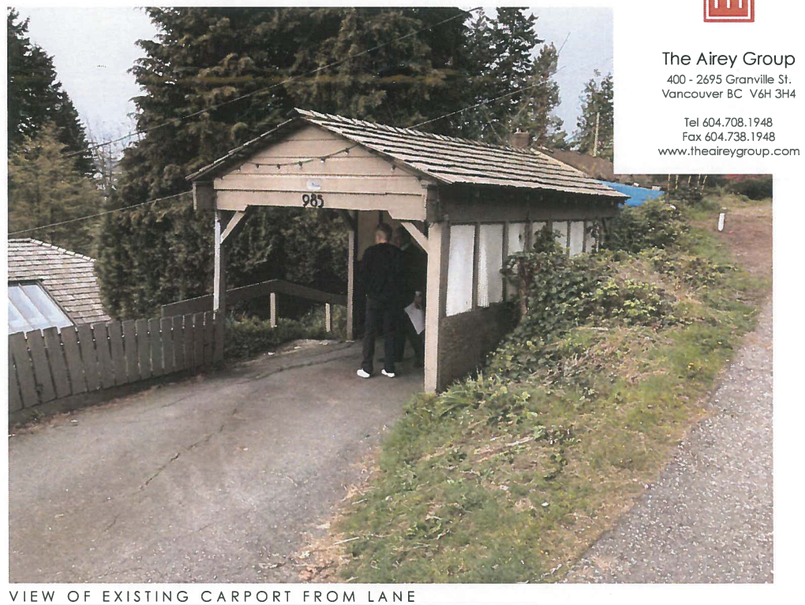
issued for HRA - 2019.03.08 issued for HRA response - 2019.08.__
issued for HAC - 2019.04.08

context photographs

n.t.s

VIEW LOOKING SOUTH FROM LANE

VIEW LOOKING NORTH ALONG EAST ELEVATION



VIEW OF EXISTING CARPORT FROM LANE

The Airey Group
400 - 2695 Granville St.
Vancouver BC V6H 3H4

Tel 604.708.1948
Fax 604.738.1948
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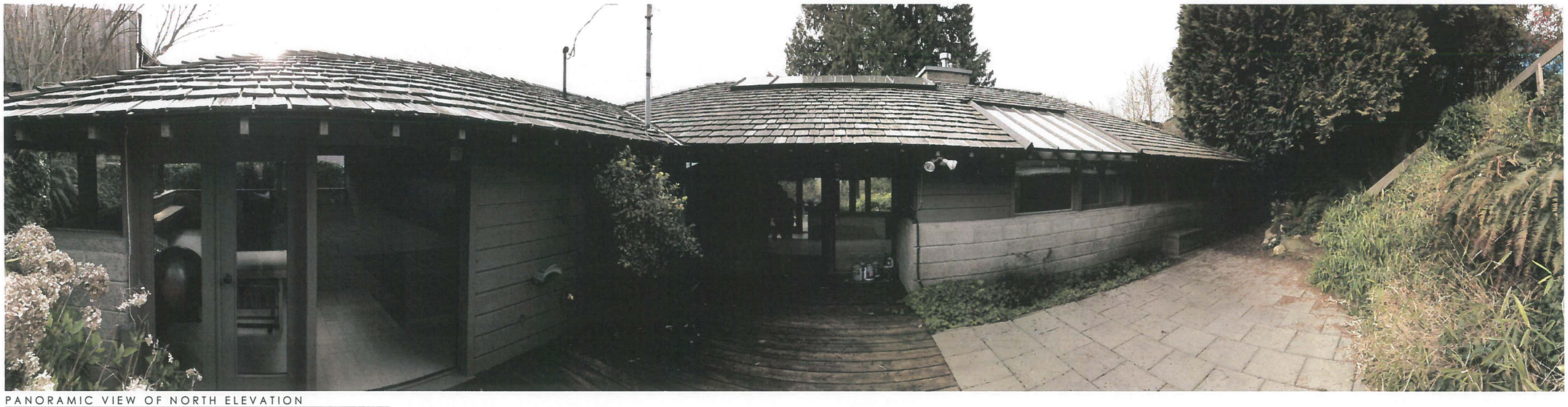
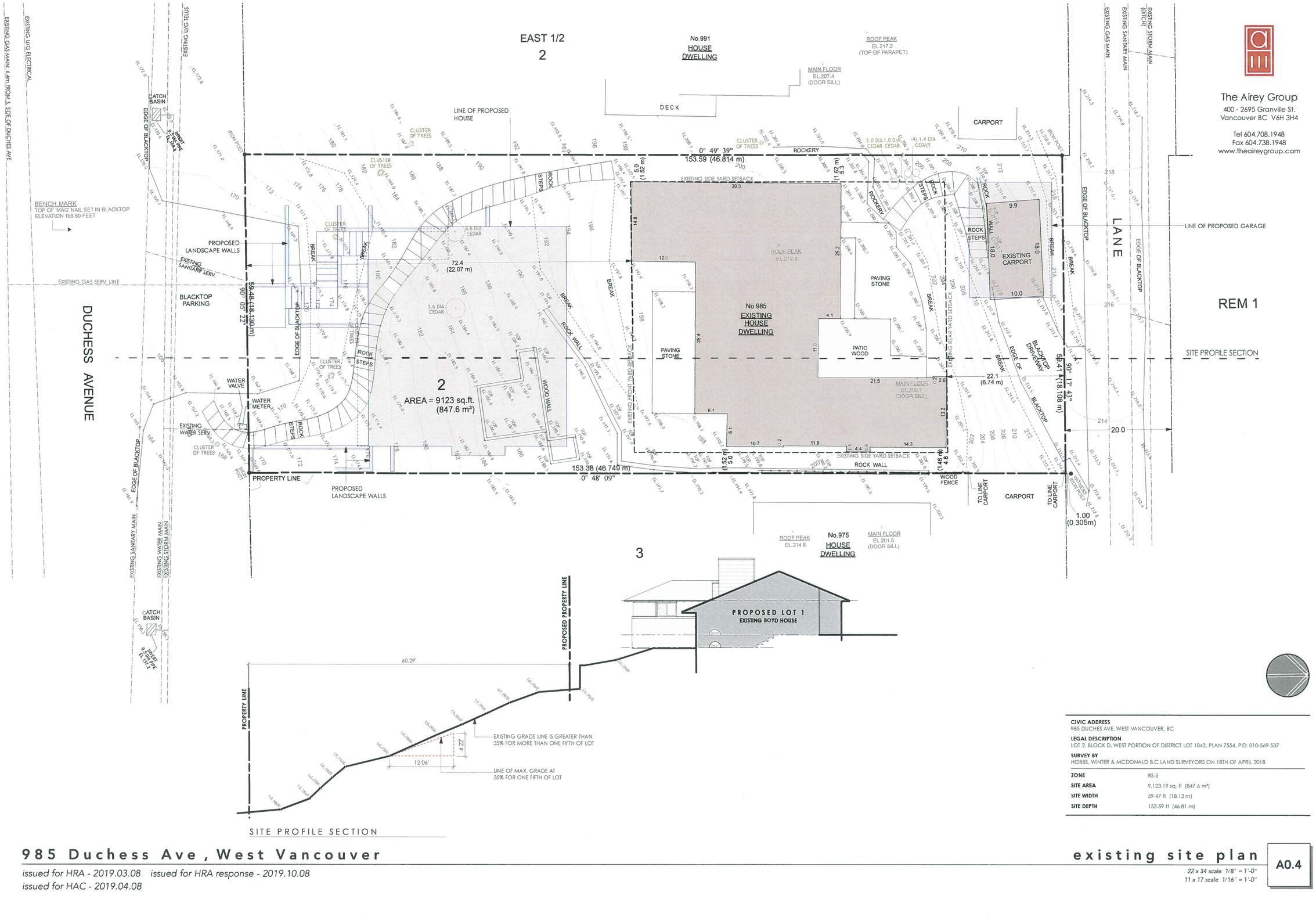


PANORAMIC VIEW OF NORTH ELEVATION



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400 - 2695 Granville St.
Vancouver BC V6H 3H4

Tel 604.708.1948
Fax 604.738.1948
www.theaireygroup.com

CIVIC ADDRESS
985 DUCHES AVE, WEST VANCOUVER, BC

LEGAL DESCRIPTION
LOT 2, BLOCK D, WEST PORTION OF DISTRICT LOT 1042, PLAN 7554, PID: 010-569-537

SURVEY BY
HOBBS, WINTER & MCDONALD B.C LAND SURVEYORS ON 18TH OF APRIL 2018

ZONE	RS-5
SITE AREA	9,123.19 sq. ft (847.6 m²)
SITE WIDTH	59.47 ft (18.13 m)
SITE DEPTH	153.59 ft (46.81 m)

985 Duchess Ave, West Vancouver

issued for HRA - 2019.03.08 issued for HRA response - 2019.10.08
issued for HAC - 2019.04.08

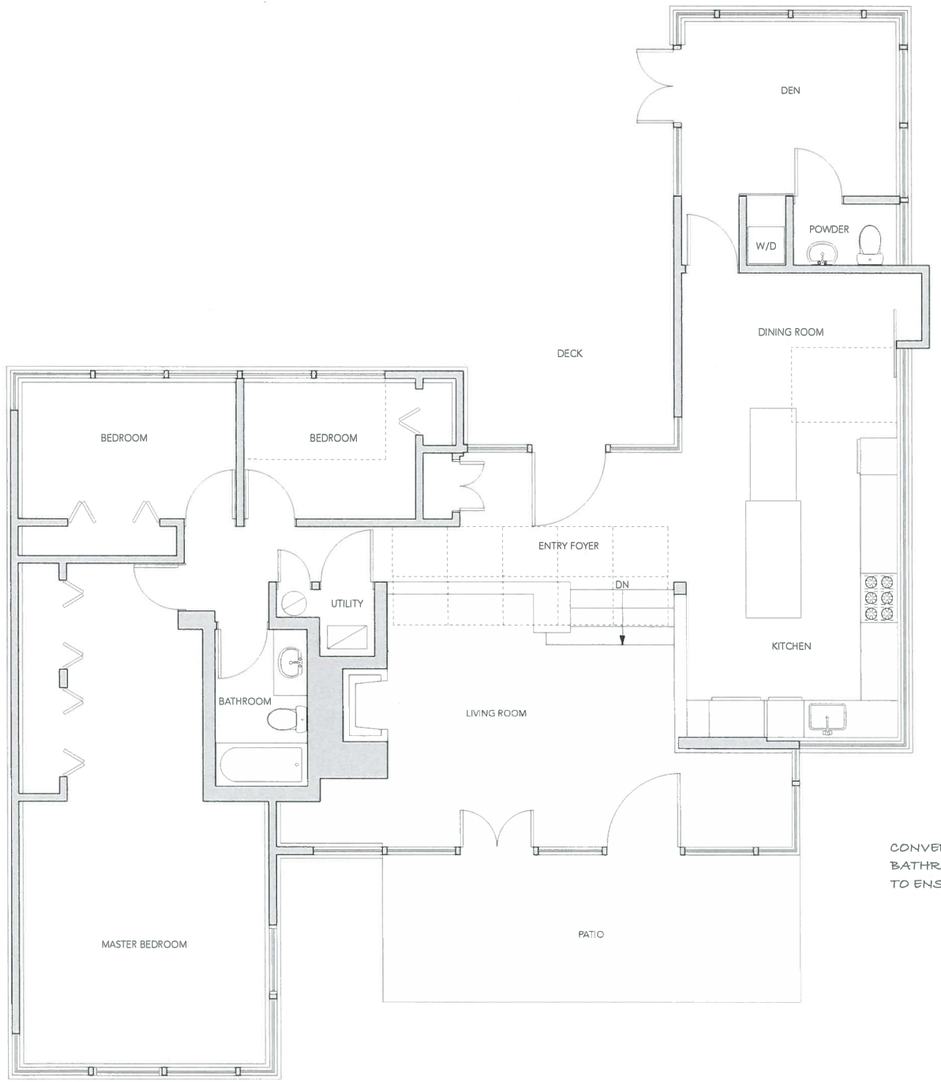
existing site plan

22 x 34 scale: 1/8" = 1'-0"
11 x 17 scale: 1/16" = 1'-0"

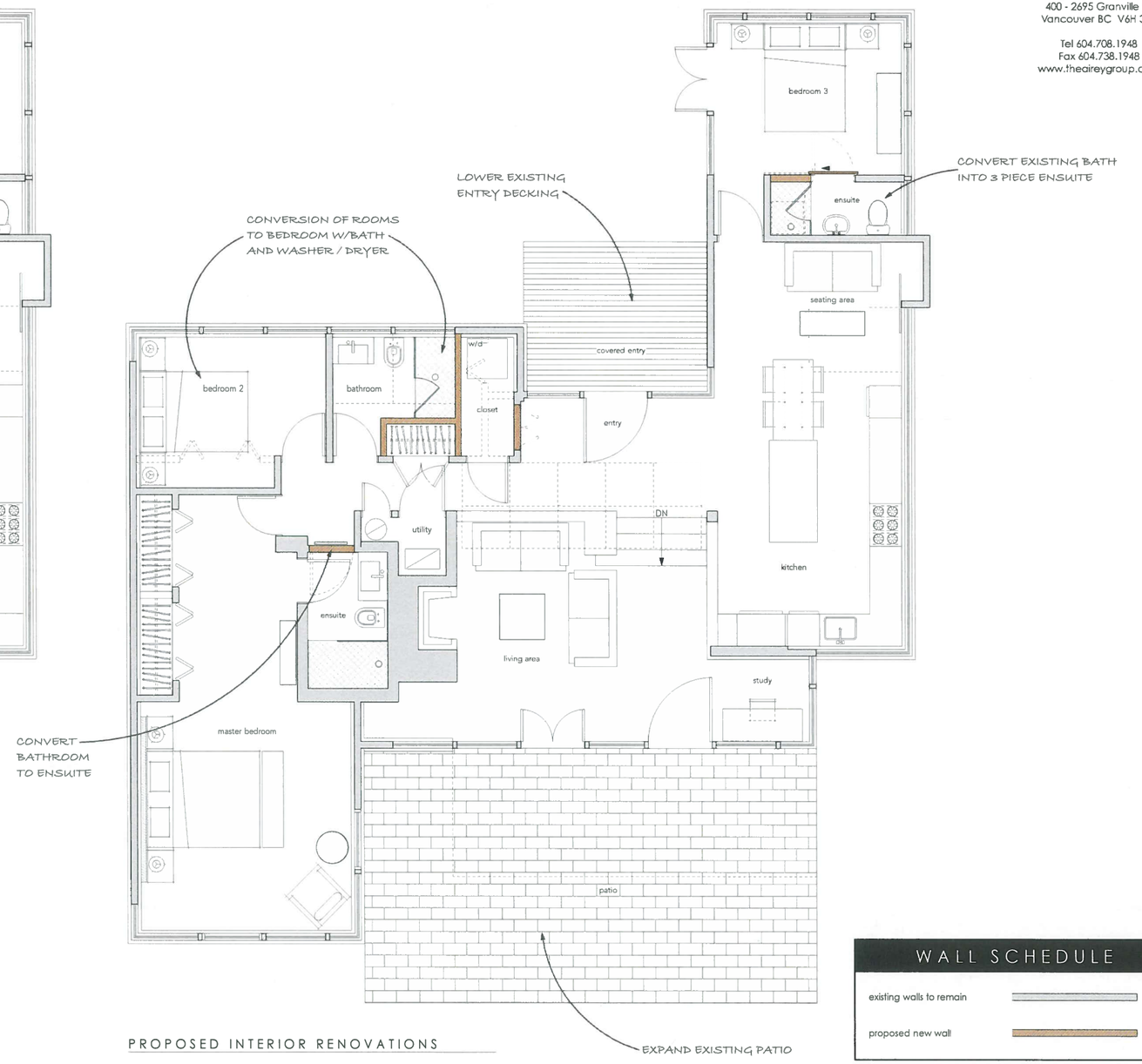
A0.4

The Airey Group
400 - 2695 Granville St.
Vancouver BC V6H 3H4

Tel 604.708.1948
Fax 604.738.1948
www.theaireygroup.com



EXISTING FLOOR PLAN



PROPOSED INTERIOR RENOVATIONS

WALL SCHEDULE	
existing walls to remain	
proposed new wall	

985 Duchess Ave , West Vancouver

issued for HRA - 2019.03.08 issued for HRA response - 2019.10.08
issued for HAC - 2019.04.08

existing boyd house

22 x 34 scale: 1/4" = 1'-0"
11 x 17 scale: 1/8" = 1'-0"

A0.5

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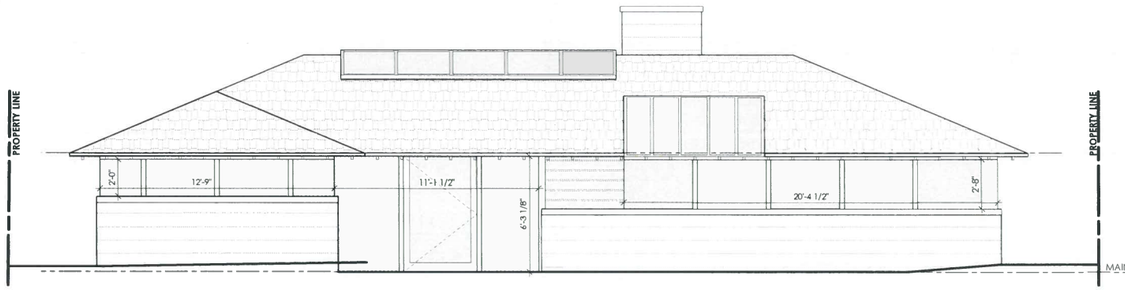
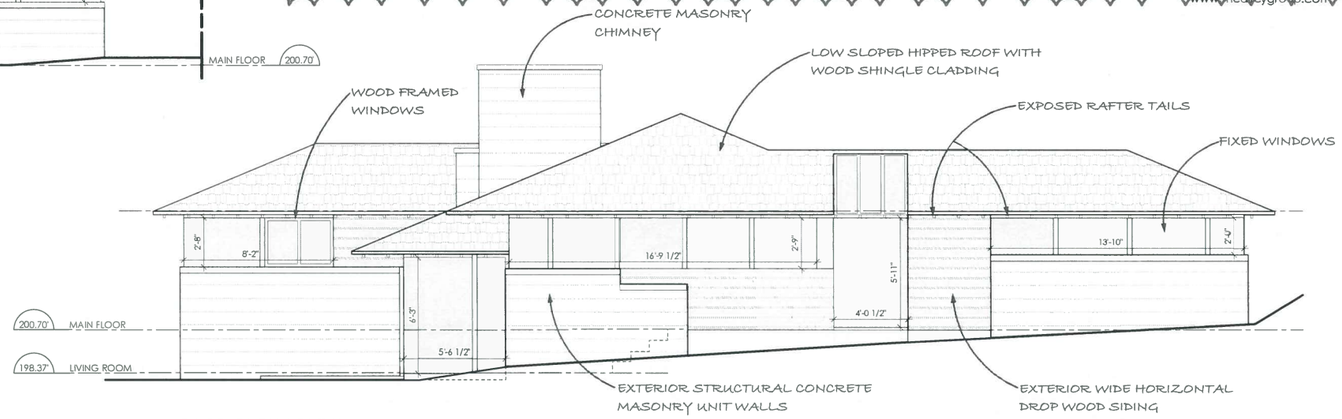


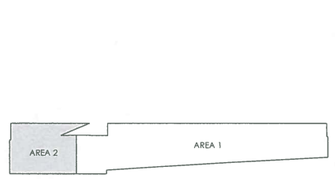
NORTH ELEVATION

SPATIAL SEPARATION (NORTH FACE)
PER BCBC TABLE 9.10.15.4.

TOTAL EXPOSING BUILDING FACE:	311.18 sq. ft (28.91 m²)
WALL AREA 1	311.18 sq. ft (28.91 m²)
LIMITING DISTANCE 1	31.66 ft. (9.65 m)
PERMITTED OPENINGS = 100%	311.18 sq. ft (28.91 m²)
EXISTING OPENINGS	150.80 sq. ft (14.01 m²)



EAST ELEVATION



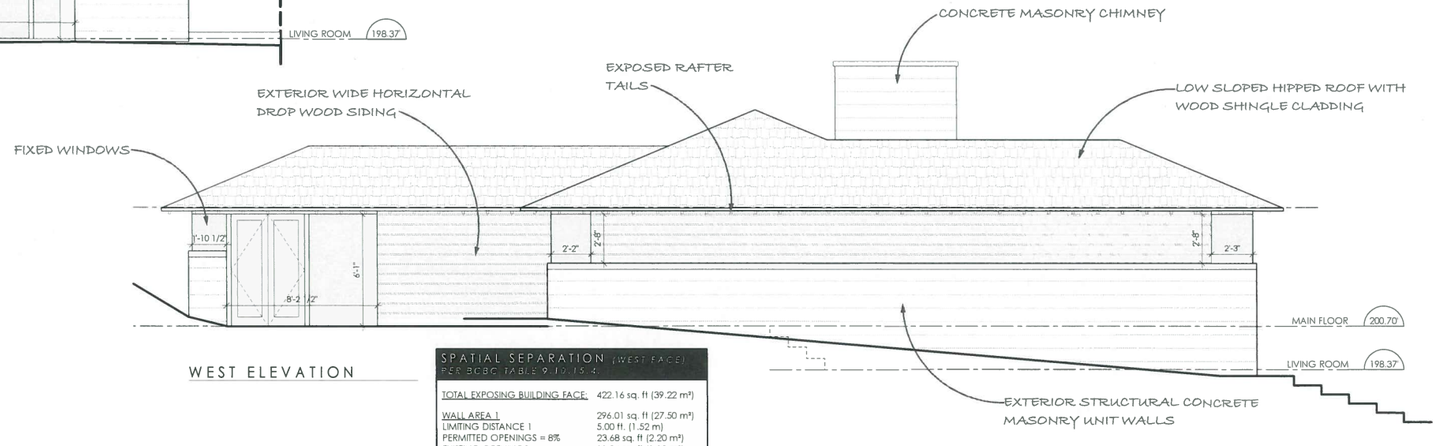
SPATIAL SEPARATION (EAST FACE)
PER BCBC TABLE 9.10.15.4.

TOTAL EXPOSING BUILDING FACE:	442.50 sq. ft (41.11 m²)
WALL AREA 1	331.74 sq. ft (30.82 m²)
LIMITING DISTANCE 1	3.97 ft. (1.21 m)
PERMITTED OPENINGS = 7%	23.25 sq. ft (2.16 m²)
EXISTING OPENINGS	132.50 sq. ft (12.31 m²)
WALL AREA 2	110.76 sq. ft (10.29 m²)
LIMITING DISTANCE 2	39.47 ft. (12.03 m)
PERMITTED OPENINGS = 100%	110.76 sq. ft (10.29 m²)
EXISTING OPENINGS	21.74 sq. ft (2.02 m²)

SOUTH ELEVATION

SPATIAL SEPARATION (SOUTH FACE)
PER BCBC TABLE 9.10.15.4.

TOTAL EXPOSING BUILDING FACE:	384.70 sq. ft (35.74 m²)
WALL AREA 1	134.55 sq. ft (12.5 m²)
LIMITING DISTANCE 1	12.14 ft. (3.70 m)
PERMITTED OPENINGS = 28.9%	38.86 sq. ft (3.61 m²)
EXISTING OPENINGS	38.43 sq. ft (3.57 m²)
WALL AREA 2	195.80 sq. ft (18.19 m²)
LIMITING DISTANCE 2	24.15 ft. (7.36 m)
PERMITTED OPENINGS = 90.1%	176.42 sq. ft (16.39 m²)
EXISTING OPENINGS	152.52 sq. ft (14.17 m²)
WALL AREA 3	54.47 sq. ft (5.06 m²)
LIMITING DISTANCE 3	29.69 ft. (9.05 m)
PERMITTED OPENINGS = 100%	54.47 sq. ft (5.06 m²)
EXISTING OPENINGS	12.81 sq. ft (1.19 m²)



WEST ELEVATION

SPATIAL SEPARATION (WEST FACE)
PER BCBC TABLE 9.10.15.4.

TOTAL EXPOSING BUILDING FACE:	422.16 sq. ft (39.22 m²)
WALL AREA 1	296.01 sq. ft (27.50 m²)
LIMITING DISTANCE 1	5.00 ft. (1.52 m)
PERMITTED OPENINGS = 8%	23.68 sq. ft (2.20 m²)
EXISTING OPENINGS	11.84 sq. ft (1.10 m²)
WALL AREA 2	126.05 sq. ft (11.71 m²)
LIMITING DISTANCE 2	41.37 ft. (12.61 m)
PERMITTED OPENINGS = 100%	126.05 sq. ft (11.71 m²)
EXISTING OPENINGS	53.71 sq. ft (4.99 m²)

985 Duchess Ave , West Vancouver

issued for HRA - 2019.03.08 *issued for HRA response - 2019.10.08*
issued for HAC - 2019.04.08

existing boyd house

22 x 34 scale: 1/4" = 1'-0"
11 x 17 scale: 1/8" = 1'-0"

A0.6

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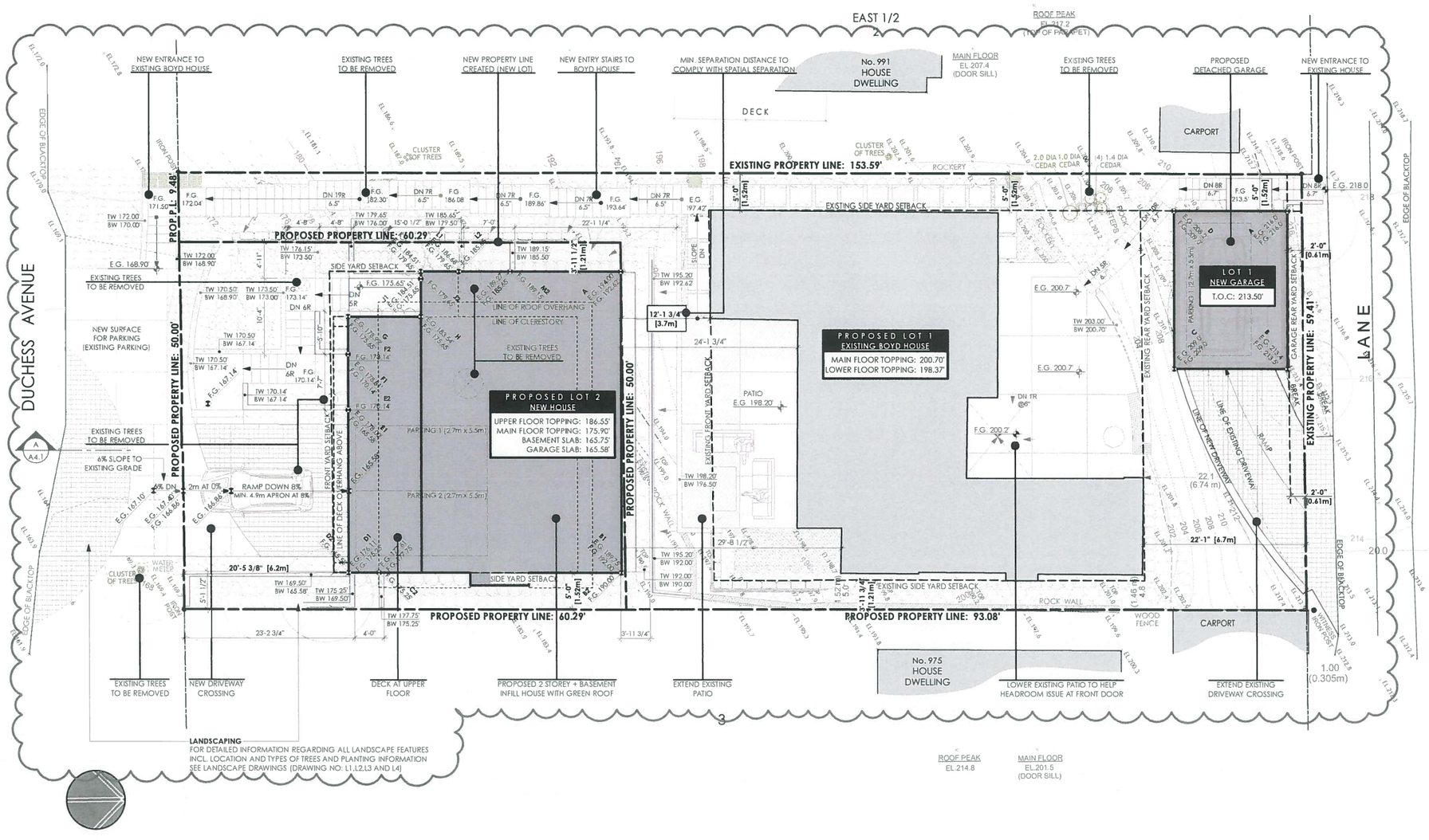

LANDSCAPING
FOR DETAILED INFORMATION REGARDING ALL LANDSCAPE FEATURES INCL. LOCATION AND TYPES OF TREES AND PLANTING INFORMATION SEE LANDSCAPE DRAWINGS (DRAWING NO: L1,L2,L3 AND L4)

PROJECT DATA

CIVIC ADDRESS
985 DUCHES AVE, WEST VANCOUVER, BC

LEGAL DESCRIPTION
LOT 2, BLOCK D, WEST PORTION OF DISTRICT LOT 1042, PLAN 7554, PID: 010-569-537

SURVEY BY
HOBBS, WINTER & MCDONALD B.C LAND SURVEYORS ON 18TH OF APRIL 2018

ZONE RS-5

	ZONING REQUIREMENT	EXISTING / PROPOSED	VARIANCE
FLOOR AREAS *(OUTSIDE FACE OF WALL)*			
EXISTING LOT			
MAIN HOUSE		1,705.13 sq ft (158.41 m²)	
CARPORT		179.26 sq ft (16.65 m²)	
TOTAL GROSS FLOOR AREA		**1.884.39 sq ft (175.07 m²)**	
DEDUCT			
CARPORT	MAX. 441.32 sq ft (41 m²)	179.26 sq ft (16.65 m²)	
TOTAL FAR		**1.705.13 sq ft (158.41 m²)**	
BOYD HOUSE (LOT 1)			
MAIN HOUSE		1,705.13 sq ft (158.41 m²)	
NEW DETACHED GARAGE		327.11 sq ft (30.39 m²)	
TOTAL GROSS FLOOR AREA		**2.032.24 sq ft (188.8 m²)**	
DEDUCT			
NEW DETACHED GARAGE	MAX. 441.32 sq ft (41 m²)	327.11 sq ft (30.39 m²)	
TOTAL FAR		**1.705.13 sq ft (158.41 m²)**	
NEW HOUSE (LOT 2)			
* BASEMENT (INCL. GARAGE)		1,303.10 sq ft (121.06 m²)	
MAIN FLOOR		1,438.89 sq ft (133.68 m²)	
UPPER FLOOR		1,133.76 sq ft (105.33 m²)	
ROOF DECK		418.5 sq ft (38.88 m²)	
COVERED PORCH		31.35 sq ft (2.91 m²)	
TOTAL GROSS FLOOR AREA		**4.325.60 sq ft (401.86 m²)**	
DEDUCT			
* BASEMENT	SEE BASEMENT EXCLUSION BELLOW	861.78 sq ft (80.06 m²)	
GARAGE	MAX. 441.32 sq ft (41 m²)	441.32 sq ft (41.00 m²)	
UNCOVERED ROOF DECK		213.61 sq ft (19.85 m²)	
TOTAL FAR		**2.808.89 sq ft (260.95 m²)**	
FLOOR AREA RATIO *(OUTSIDE FACE OF WALL)*			
EXISTING LOT	0.35 x 9,123.19 = max. 3,193.12 sq ft (if site area is greater than 677 m²)	1,705.13 sq ft (158.41 m²)	
BOYD HOUSE (LOT 1)	max. 2,551.05 sq ft (237 m²) (if site area is 474 m² to 677 m²)	1,705.13 sq ft (158.41 m²)	
NEW HOUSE (LOT 2)	0.5 x 3,014.70 = max. 1,507.35 sq ft (if site area is less than 474 m²)	2,808.89 sq ft (260.95 m²)	1,301.54 sq ft (120.92 m²)
SITE COVERAGE			
EXISTING LOT	max. 2,863.20 sq ft (266 m²) (if site area is 664 m² to 885 m²)	1,884.39 sq ft (175.07 m²)	
BOYD HOUSE (LOT 1) INCL. COACH HOUSE	0.40 x 6,108.50 = max. 2,443.40 sq ft (if site area is less than 664 m²)	2,259.57 sq ft (209.92 m²)	
NEW HOUSE (LOT 2)	0.40 x 3,014.70 = max. 1,205.88 sq ft (if site area is less than 664 m²)	1,486.19 sq ft (138.07 m²)	280.31 sq ft (26.04 m²)
FRONT YARD IMPERMEABLE SURFACE			
EXISTING LOT	0.50 x 1,482.96 = max. 741.48 sq ft	458.58 sq ft (42.60 m²)	
BOYD HOUSE (LOT 1)	0.50 x 1,292.52 = max. 646.26 sq ft	501.07 sq ft (46.55 m²)	
NEW HOUSE (LOT 2)	0.50 x 1,022.51 = max. 564.18 sq ft	588.21 sq ft (54.65 m²)	24.03 sq ft (2.23 m²)
NUMBER OF STOREYS			
EXISTING LOT	MAX. 2 STOREYS PLUS BASEMENT	1 STOREY	
BOYD HOUSE (LOT 1)	MAX. 2 STOREYS PLUS BASEMENT	1 STOREY	
NEW HOUSE (LOT 2)	MAX. 2 STOREYS PLUS BASEMENT	2 STOREY PLUS BASEMENT	
OFF STREET PARKING SPACES			
EXISTING LOT	MIN. 1 PARKING SPACE	1 PARKING SPACE	
BOYD HOUSE (LOT 1)	MIN. 1 PARKING SPACE	1 PARKING SPACE	
NEW HOUSE (LOT 2)	MIN. 1 PARKING SPACE	2 PARKING SPACE	

* BASEMENT 100 % EXCLUDED AS MAIN FLOOR ELEVATION IS LESS THAN 0.9m ABOVE FINISHED GRADE AT PERIMETER WALLS. SEE EAST AND WEST ELEVATIONS FOR DETAILS.

985 Duchess Ave, West Vancouver

issued for HRA - 2019.03.08 *issued for HRA response - 2019.10.08*
issued for HAC - 2019.04.08

proposed site plan

22 x 34 scale: 1/8" = 1'-0"
11 x 17 scale: 1/16" = 1'-0"

A1.1

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Vancouver BC V6H 3H4

Tel 604.708.1948
Fax 604.738.1948
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AVERAGE GRADE - NEW HOUSE - LOT 2

AVERAGE NATURAL (EXISTING) GRADE

REF. POINT	ELEV. (FEET)	REF. POINT	ELEV. (FEET)	DIST. (D) (FEET)	AVG. (E) ELEV.	(D) X (E)
A	194.00	B1	189.75	41.04	191.88	7874.76
B1	189.75	B2	189.75	0.00	189.75	0.00
B2	189.75	C1	177.61	33.17	183.68	6092.67
C1	177.61	C2	177.61	0.00	177.61	0.00
C2	177.61	D1	176.11	4.13	176.86	730.43
D1	176.11	D2	176.11	0.00	176.11	0.00
D2	176.11	E1	178.00	22.17	177.06	3925.42
E1	178.00	E2	178.00	0.00	178.00	0.00
E2	178.00	F1	178.81	7.58	178.41	1352.35
F1	178.81	F2	178.81	0.00	178.81	0.00
F2	178.81	G	178.99	5.13	178.90	917.76
G	178.99	H	183.54	9.96	181.27	1805.45
H	183.54	J1	184.51	5.17	184.03	951.44
J1	184.51	J2	184.51	0.00	184.51	0.00
J2	184.51	K	184.51	1.00	184.51	184.51
K	184.51	L1	186.68	5.21	185.60	966.98
L1	186.68	L2	186.68	0.00	186.68	0.00
L2	186.68	M1	189.27	7.00	187.98	1315.86
M1	189.27	M2	189.27	0.00	189.27	0.00
M2	189.27	A	194.00	15.13	191.64	2899.51
			TOTAL:	**156.69**		**29017.14**

AVERAGE NATURAL GRADE = 29,017.14 / 156.69 = 185.19'

AVERAGE FINISHED GRADE

REF. POINT	ELEV. (FEET)	REF. POINT	ELEV. (FEET)	DIST. (D) (FEET)	AVG. (E) ELEV.	(D) X (E)
A	192.62	B1	192.00	41.04	192.31	7892.40
B1	192.00	B2	190.00	0.00	191.00	0.00
B2	190.00	C1	177.75	33.17	183.88	6099.30
C1	177.75	C2	175.25	0.00	176.50	0.00
C2	175.25	D1	175.25	4.13	175.25	723.78
D1	175.25	D2	165.58	0.00	170.42	0.00
D2	165.58	E1	165.58	22.17	165.58	3670.91
E1	165.58	E2	170.14	0.00	167.86	0.00
E2	170.14	F1	170.14	7.58	170.14	1289.66
F1	170.14	F2	173.14	0.00	171.64	0.00
F2	173.14	G	175.65	5.13	174.40	894.67
G	175.65	H	175.65	9.96	175.65	1749.47
H	175.65	J1	175.65	5.17	175.65	908.11
J1	175.65	J2	179.65	0.00	177.65	0.00
J2	179.65	K	179.65	1.00	179.65	179.65
K	179.65	L1	179.65	5.21	179.65	935.98
L1	179.65	L2	185.65	0.00	182.65	0.00
L2	185.65	M1	185.65	7.00	185.65	1299.55
M1	185.65	M2	189.15	0.00	187.40	0.00
M2	189.15	A	192.62	15.13	190.89	2888.17
			TOTAL:	**156.69**		**28531.65**

AVERAGE FINISHED GRADE = 28,531.65 / 156.69 = 182.09' * LOWEST GRADE

MAXIMUM ALLOWABLE BUILDING HEIGHT = 182.09' + 25' = 207.09'

AVERAGE GRADE - NEW GARAGE - LOT 1

AVERAGE NATURAL (EXISTING) GRADE

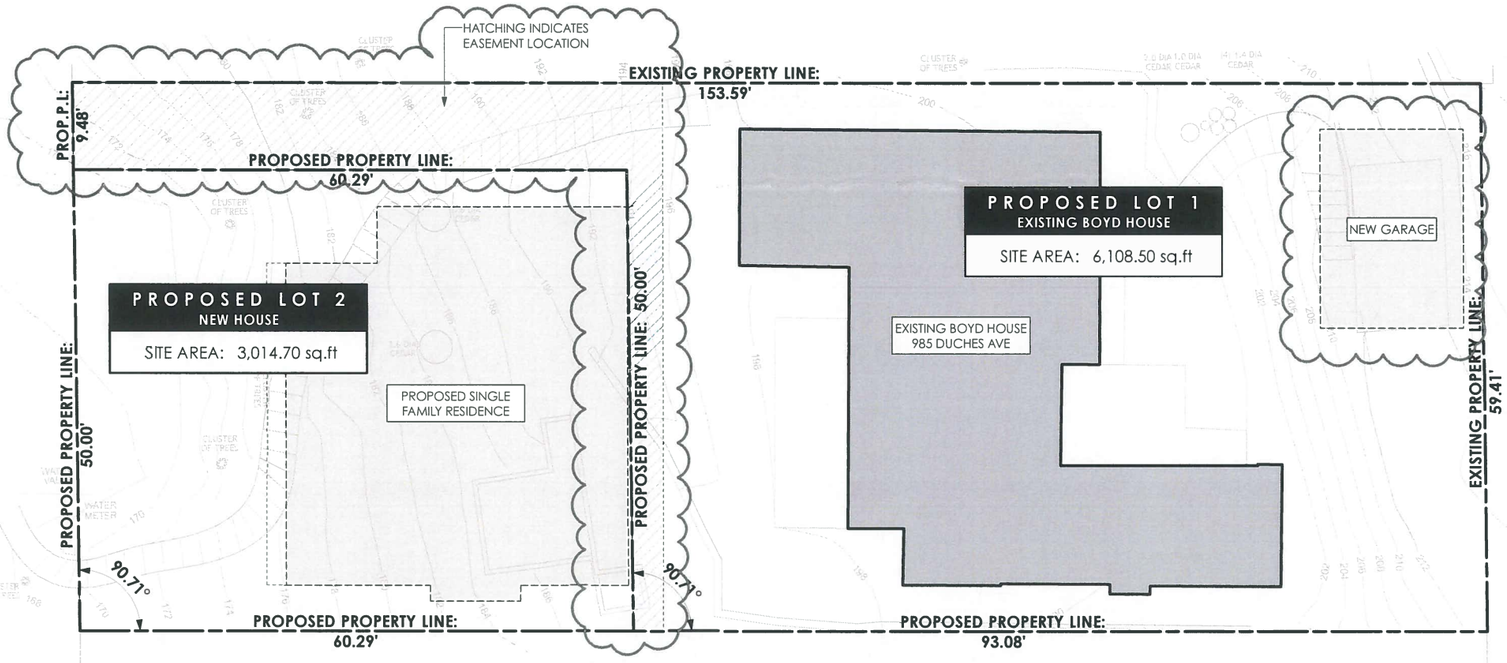
REF. POINT	ELEV. (FEET)	REF. POINT	ELEV. (FEET)	DIST. (D) (FEET)	AVG. (E) ELEV.	(D) X (E)
A	216.00	B	213.40	21.50	214.70	4616.05
B	213.40	C	209.00	15.50	211.20	3273.60
C	209.00	D	208.20	21.50	208.60	4484.90
D	208.20	A	216.00	15.50	212.10	3287.55
			TOTAL:	**74.00**		**15662.10**

AVERAGE NATURAL GRADE = 15,662.10 / 74.00 = 211.65' * LOWEST GRADE

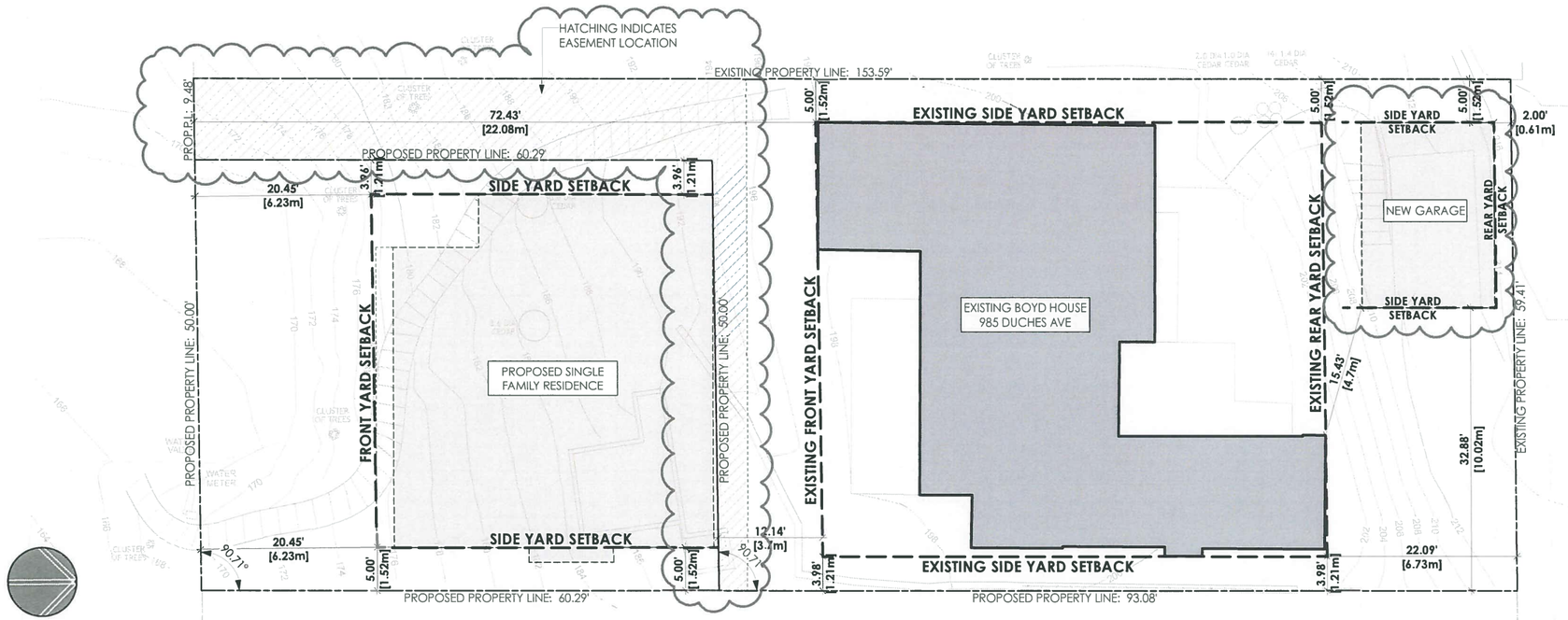
AVERAGE FINISHED GRADE

REF. POINT	ELEV. (FEET)	REF. POINT	ELEV. (FEET)	DIST. (D) (FEET)	AVG. (E) ELEV.	(D) X (E)
A	216.00	B	213.50	21.50	214.75	4617.13
B	213.50	C	209.00	15.50	211.25	3274.38
C	209.00	D	209.00	21.50	209.00	4493.50
D	209.00	A	216.00	15.50	212.50	3293.75
			TOTAL:	**74.00**		**15678.76**

AVERAGE FINISHED GRADE = 15,678.76 / 74.00 = 211.88'



PROPOSED SUBDIVISION PLAN



PROPOSED SETBACK PLAN

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Tel 604.708.1948
Fax 604.738.1948
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SUBDIVISION & SETBACK DATA

CIVIC ADDRESS
985 DUCHES AVE, WEST VANCOUVER, BC

LEGAL DESCRIPTION
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SURVEY BY
HOBBS, WINTER & MCDONALD B.C LAND SURVEYORS ON 18TH OF APRIL 2018

ZONE RS-5

	ZONING REQUIREMENT	EXISTING / PROPOSED	VARIANCE
SITE AREA			
EXISTING LOT	min. 6,006.5 sq ft (558.0 m²)	9,123.19 sq ft (847.6 m²)	
BOYD HOUSE (LOT 1)	min. 6,006.5 sq ft (558.0 m²)	6,108.50 sq ft (567.50 m²)	
NEW HOUSE (LOT 2)	min. 6,006.5 sq ft (558.0 m²)	3,014.70 sq ft (280.07 m²)	2,991.80 sq ft (277.95 m²)
SITE WIDTH *(at front yard setback)*			
EXISTING LOT	min. 49.9 ft (15.2 m)	59.45 ft (18.12 m)	
BOYD HOUSE (LOT 1)	min. 49.9 ft (15.2 m)	59.45 ft (18.12 m)	
NEW HOUSE (LOT 2)	min. 49.9 ft (15.2 m)	50.00 ft (15.24 m)	
SITE DEPTH *(4 times site width)*			
EXISTING LOT	max. 237.80 ft (72.48 m)	153.59 ft (46.81 m)	
BOYD HOUSE (LOT 1)	max. 237.80 ft (72.48 m)	153.59 ft (46.81 m)	
NEW HOUSE (LOT 2)	max. 200.00 ft (60.96 m)	60.29 ft (18.38 m)	
SETBACKS			
BOYD HOUSE (LOT 1)			
FRONT YARD	min. 24.93 ft (7.60 m)	12.14 ft (3.70 m)	12.79 ft (3.90 m)
REAR YARD	min. 29.86 ft (9.10 m)	22.09 ft (6.73 m)	7.77 ft (2.37 m)
SIDE YARD (EAST)	min. 5.00 ft (1.52 m)	3.98 ft (1.21 m)	1.02 ft (0.31 m)
SIDE YARD (WEST)	min. 5.00 ft (1.52 m)	5.00 ft (1.52 m)	
COMBINED SIDE YARD (20%)	min. 11.89 ft (3.62 m)	8.98 ft (2.74 m)	2.91 ft (0.88 m)
NEW GARAGE (LOT 1)			
FRONT YARD	N/A	N/A	
REAR YARD	min. 4.00 ft (1.20 m)	2.00 ft (0.61 m)	2.00 ft (0.61 m)
SIDE YARD (EAST)	min. 5.00 ft (1.52 m)	32.88 ft (10.02 m)	
SIDE YARD (WEST)	min. 5.00 ft (1.52 m)	5.00 ft (1.52 m)	
FROM DWELLING	min. 15.00 ft (4.50 m)	15.43 ft (4.70 m)	
NEW HOUSE (LOT 2)			
FRONT YARD	min. 24.93 ft (7.60 m)	20.45 ft (6.23 m)	4.48 ft (1.37 m)
REAR YARD	min. 29.86 ft (9.10 m)	0 ft (0 m)	29.86 ft (9.10 m)
SIDE YARD (EAST) (10%)	min. 5.00 ft (1.52 m)	5.00 ft (1.52 m)	
SIDE YARD (WEST) (15%)	min. 7.50 ft (2.29 m)	3.96 ft (1.21 m)	3.54 ft (1.08 m)
COMBINED SIDE YARD (25%)	min. 12.50 ft (3.81 m)	8.96 ft (2.73 m)	3.54 ft (1.08 m)

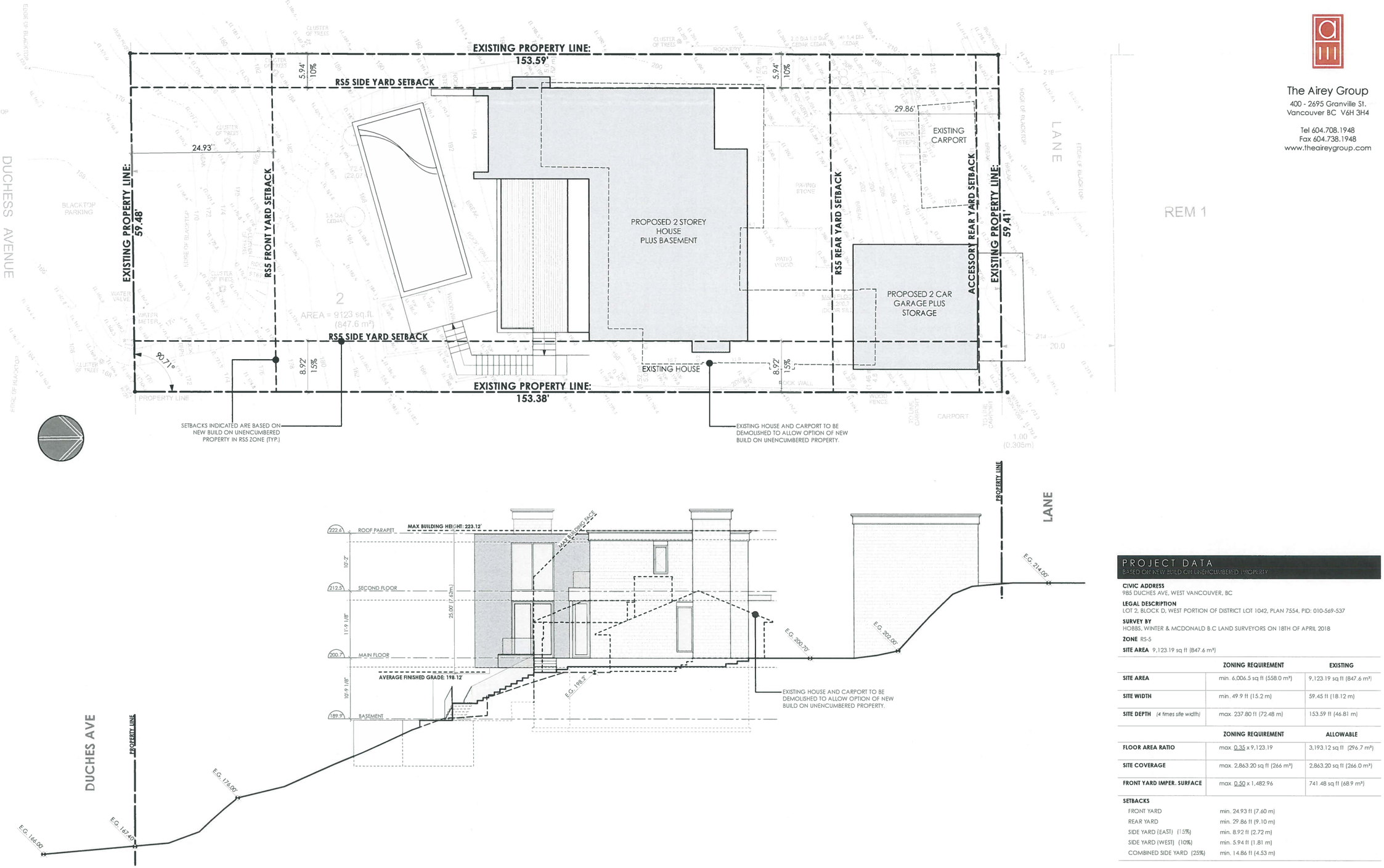
985 Duchess Ave, West Vancouver

issued for HRA - 2019.03.08 issued for HRA response - 2019.10.08
issued for HAC - 2019.04.08

subdivision and setbacks plans

22 x 34 scale: 1/8" = 1'-0"
11 x 17 scale: 1/16" = 1'-0"

A1.2



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PROJECT DATA

BASED ON NEW BUILD ON UNENCUMBERED PROPERTY

CIVIC ADDRESS
985 DUCHES AVE, WEST VANCOUVER, BC

LEGAL DESCRIPTION
LOT 2, BLOCK D, WEST PORTION OF DISTRICT LOT 1042, PLAN 7554, PID: 010-569-537

SURVEY BY
HOBBS, WINTER & MCDONALD B.C LAND SURVEYORS ON 18TH OF APRIL 2018

ZONE RS-5

SITE AREA 9,123.19 sq ft (847.6 m²)

	ZONING REQUIREMENT	EXISTING
SITE AREA	min. 6,006.5 sq ft (558.0 m²)	9,123.19 sq ft (847.6 m²)
SITE WIDTH	min. 49.9 ft (15.2 m)	59.45 ft (18.12 m)
SITE DEPTH *(4 times site width)*	max. 237.80 ft (72.48 m)	153.59 ft (46.81 m)
	ZONING REQUIREMENT	**ALLOWABLE**
FLOOR AREA RATIO	max. 0.35 x 9,123.19	3,193.12 sq ft (296.7 m²)
SITE COVERAGE	max. 2,863.20 sq ft (266 m²)	2,863.20 sq ft (266.0 m²)
FRONT YARD IMPER. SURFACE	max. 0.50 x 1,482.96	741.48 sq ft (68.9 m²)
SETBACKS		
FRONT YARD	min. 24.93 ft (7.60 m)	
REAR YARD	min. 29.86 ft (9.10 m)	
SIDE YARD (EAST) (15%)	min. 8.92 ft (2.72 m)	
SIDE YARD (WEST) (10%)	min. 5.94 ft (1.81 m)	
COMBINED SIDE YARD (25%)	min. 14.86 ft (4.53 m)	

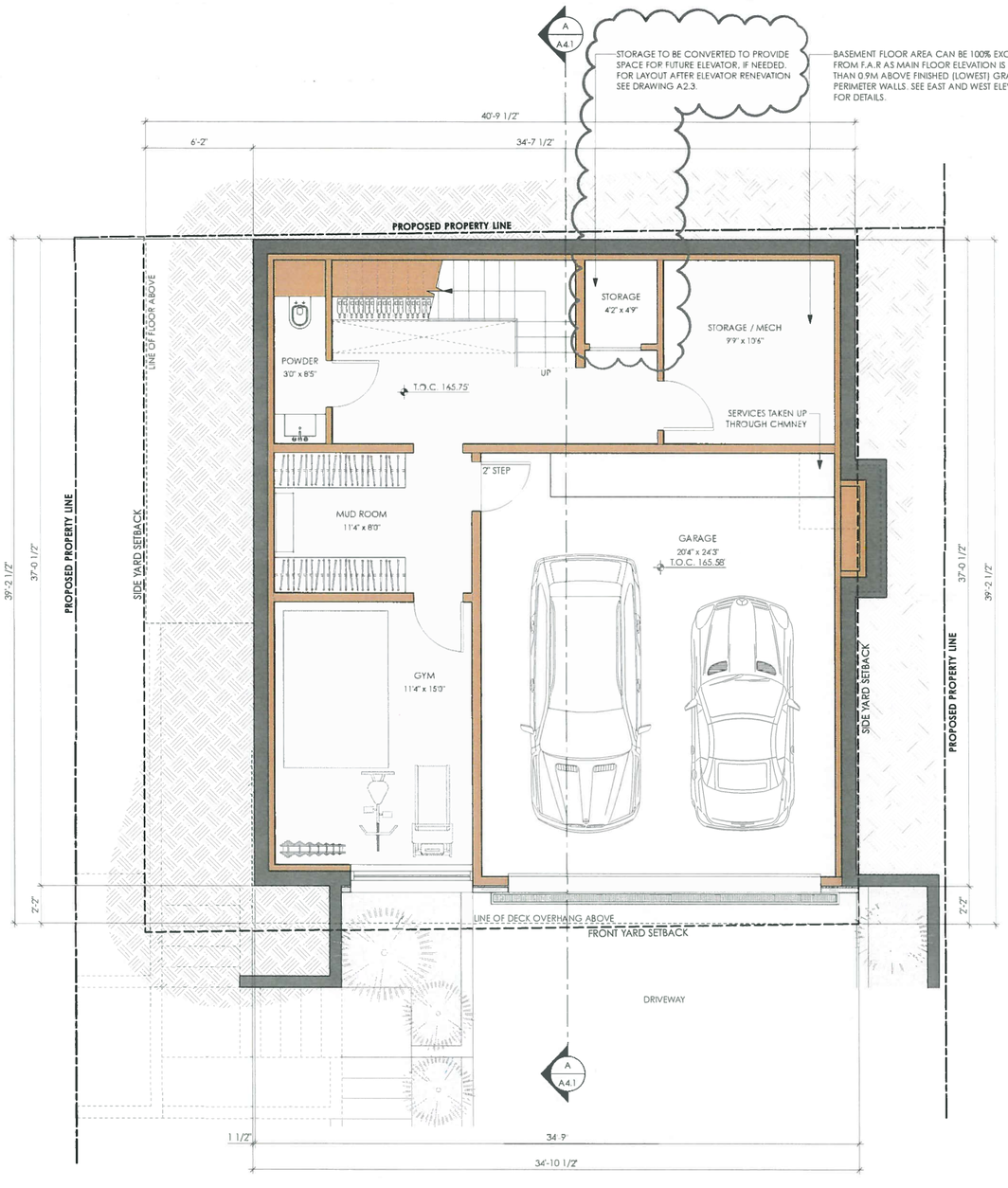
985 Duchess Ave, West Vancouver

issued for HRA - 2019.03.08 *issued for HRA response - 2019.10.08*
issued for HAC - 2019.04.08

unencumbered property yield analysis

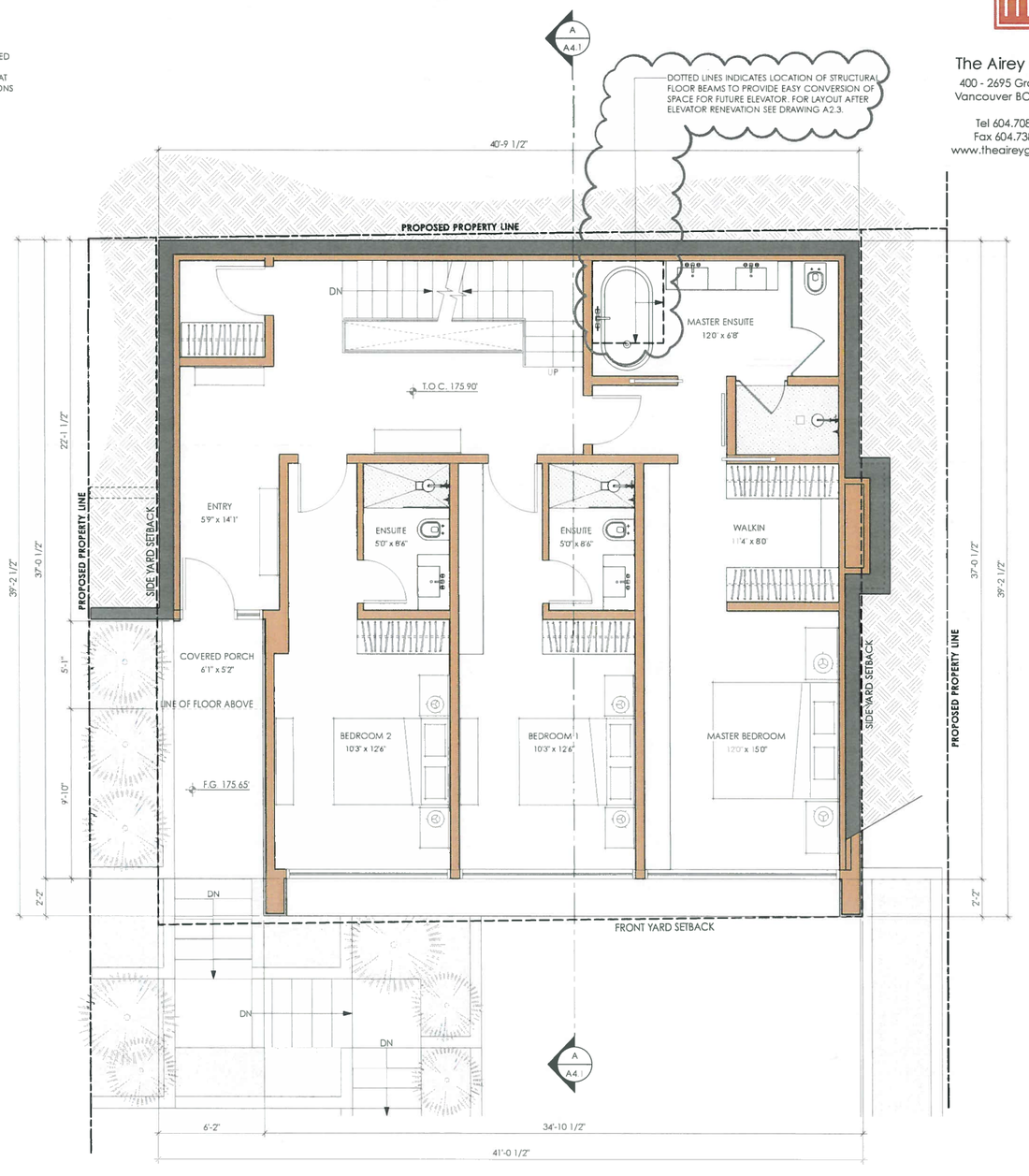
22 x 34 scale: 1/8" = 1'-0"
11 x 17 scale: 1/16" = 1'-0"

A1.3



BASEMENT

LIVING SPACE	: 766.35 sq.ft
GARAGE	: 536.75 sq.ft
TOTAL FLOOR	: 1,303.1 sq.ft



MAIN FLOOR

LIVING SPACE	: 1,438.89 sq.ft
COVERED PORCH	: 31.35 sq.ft
TOTAL FLOOR	: 1,470.24 sq.ft

The Airey Group
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Vancouver BC V6H 3H4

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Fax 604.738.1948
www.theaireygroup.com

985 Duchess Ave , West Vancouver

issued for HRA - 2019.03.08 *issued for HRA response - 2019.10.08*
issued for HAC - 2019.04.08

floor plans A2.1

22 x 34 scale: 1/4" = 1'-0"
11 x 17 scale: 1/8" = 1'-0"

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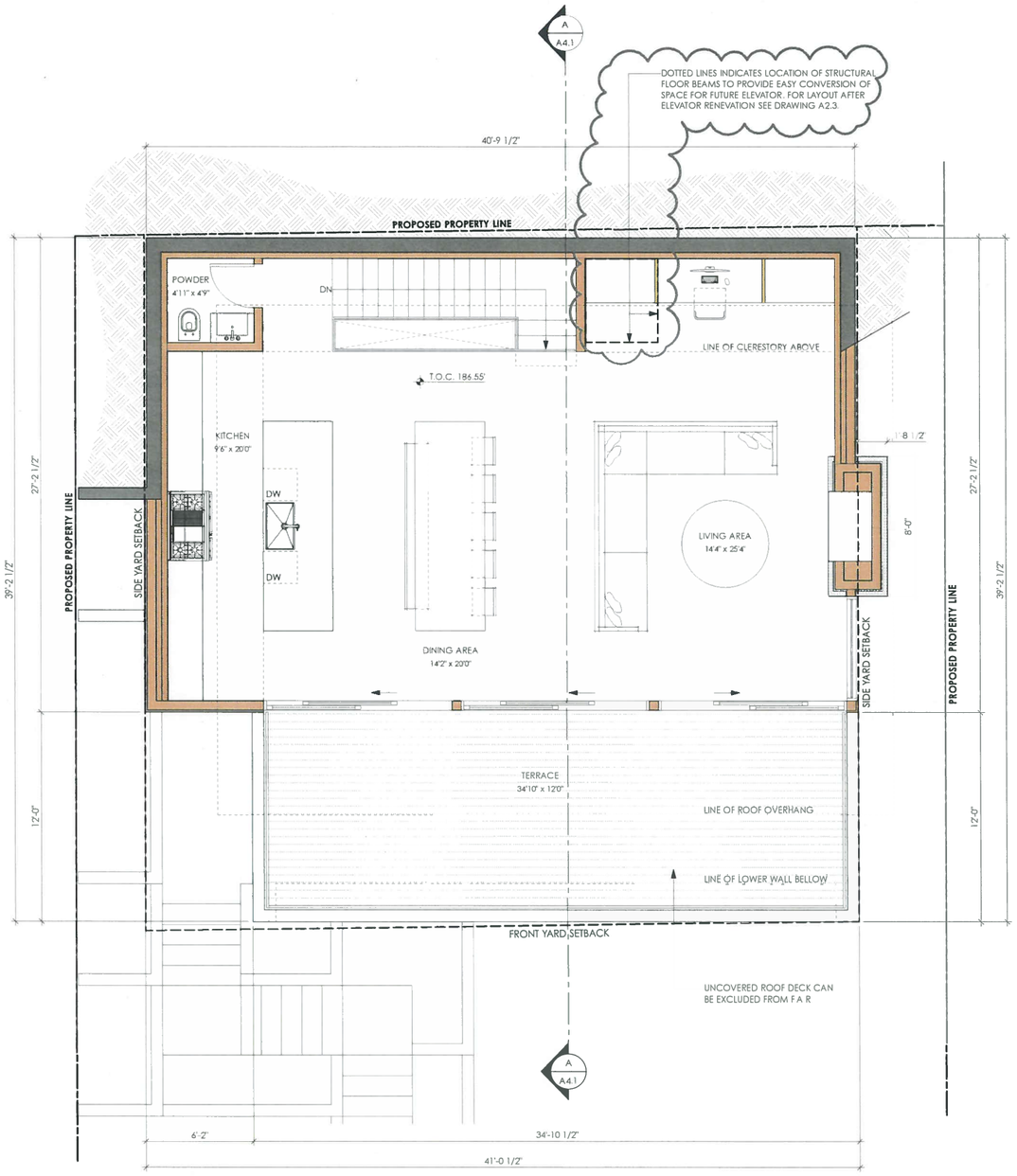
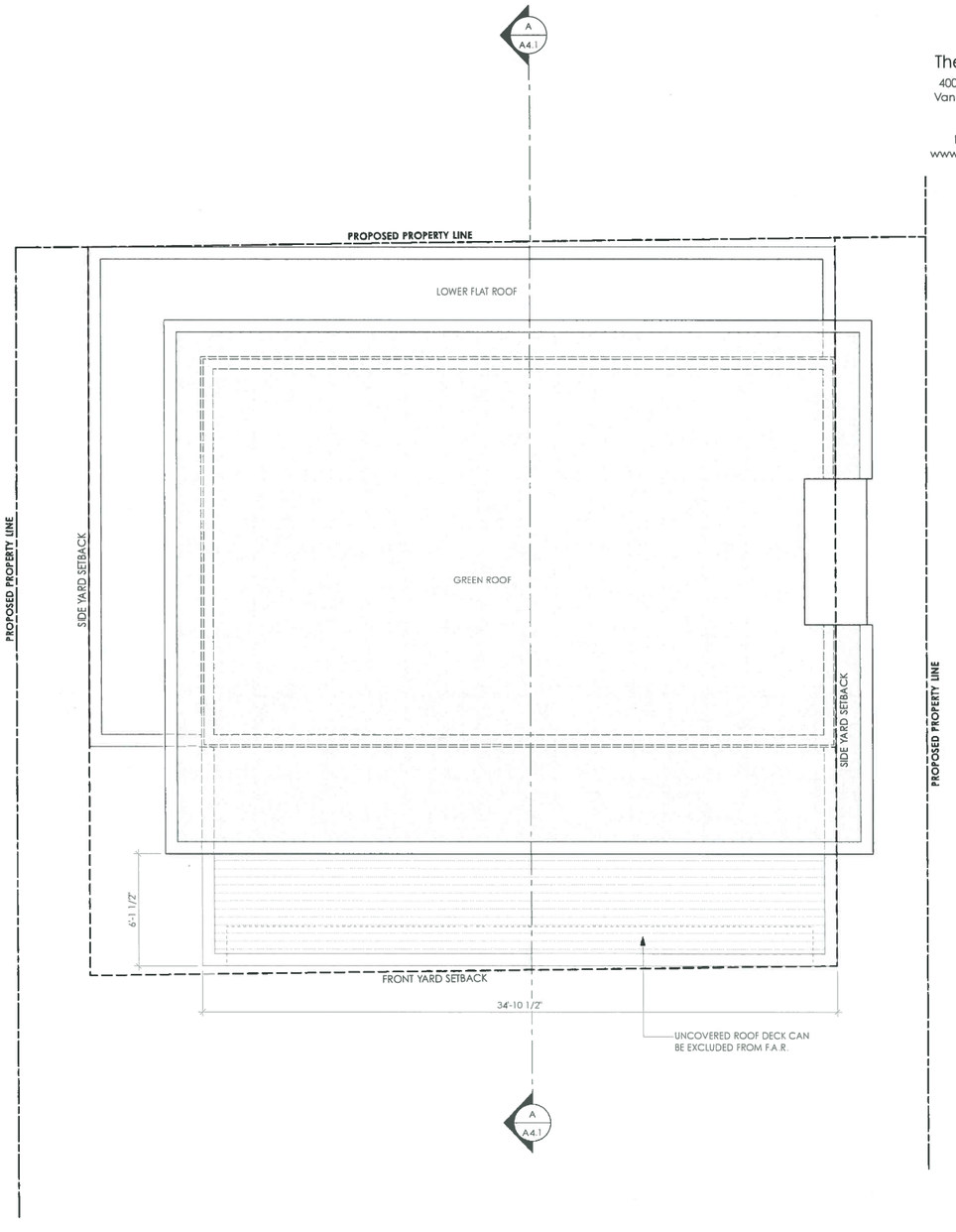


UPPER FLOOR

LIVING SPACE	: 1,133.76 sq.ft
ROOF DECK	: 418.50 sq.ft
TOTAL FLOOR	: 1,552.26 sq.ft



ROOF PLAN

985 Duchess Ave , West Vancouver

issued for HRA - 2019.03.08 issued for HRA response - 2019.10.08
issued for HAC - 2019.04.08

floor plans

A2.2

22 x 34 scale: 1/4" = 1'-0"
11 x 17 scale: 1/8" = 1'-0"

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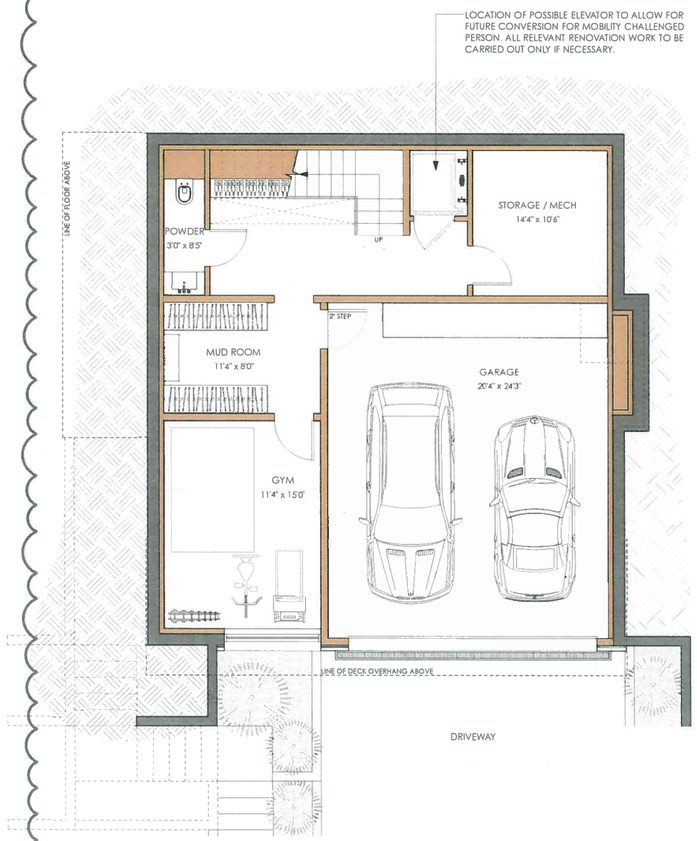
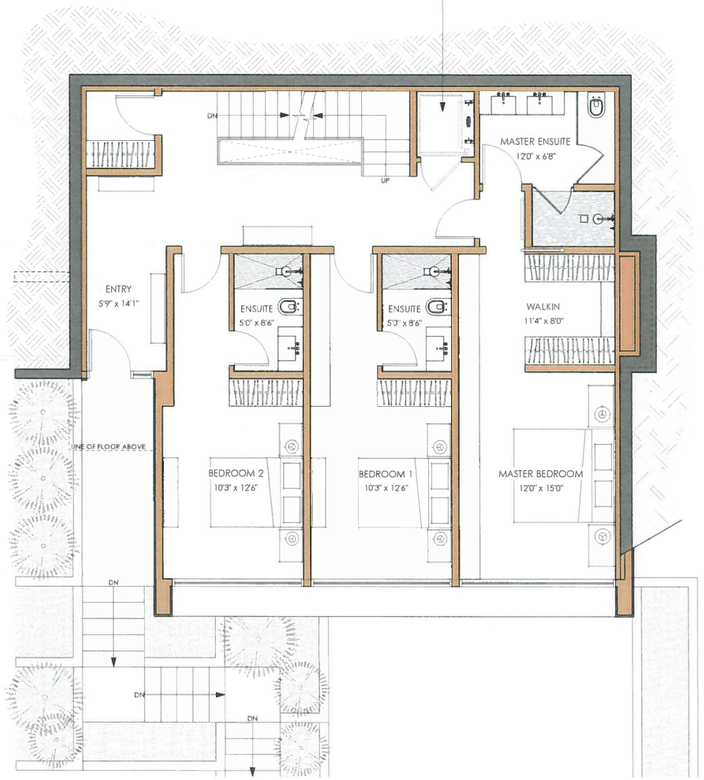
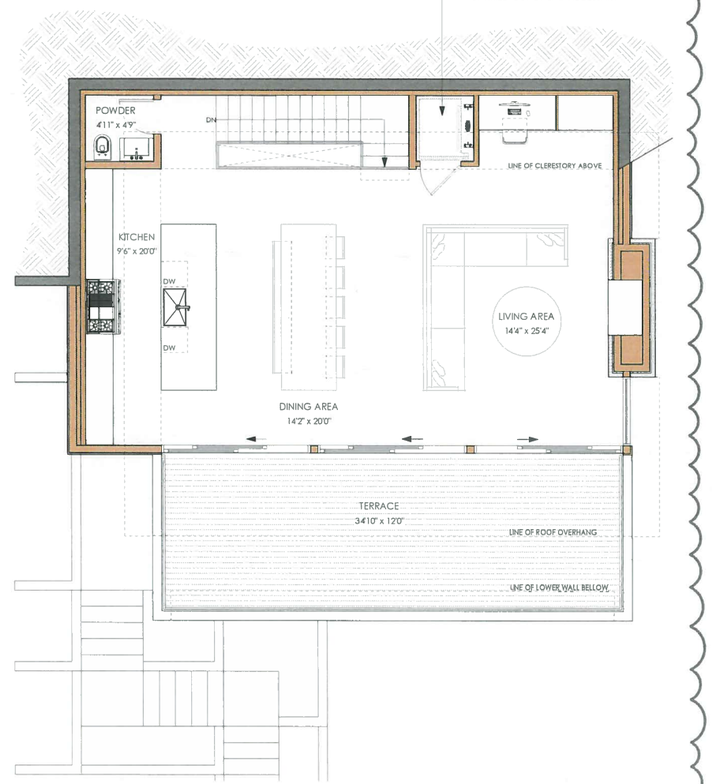


BASEMENT



MAIN FLOOR



UPPER FLOOR

985 Duchess Ave, West Vancouver

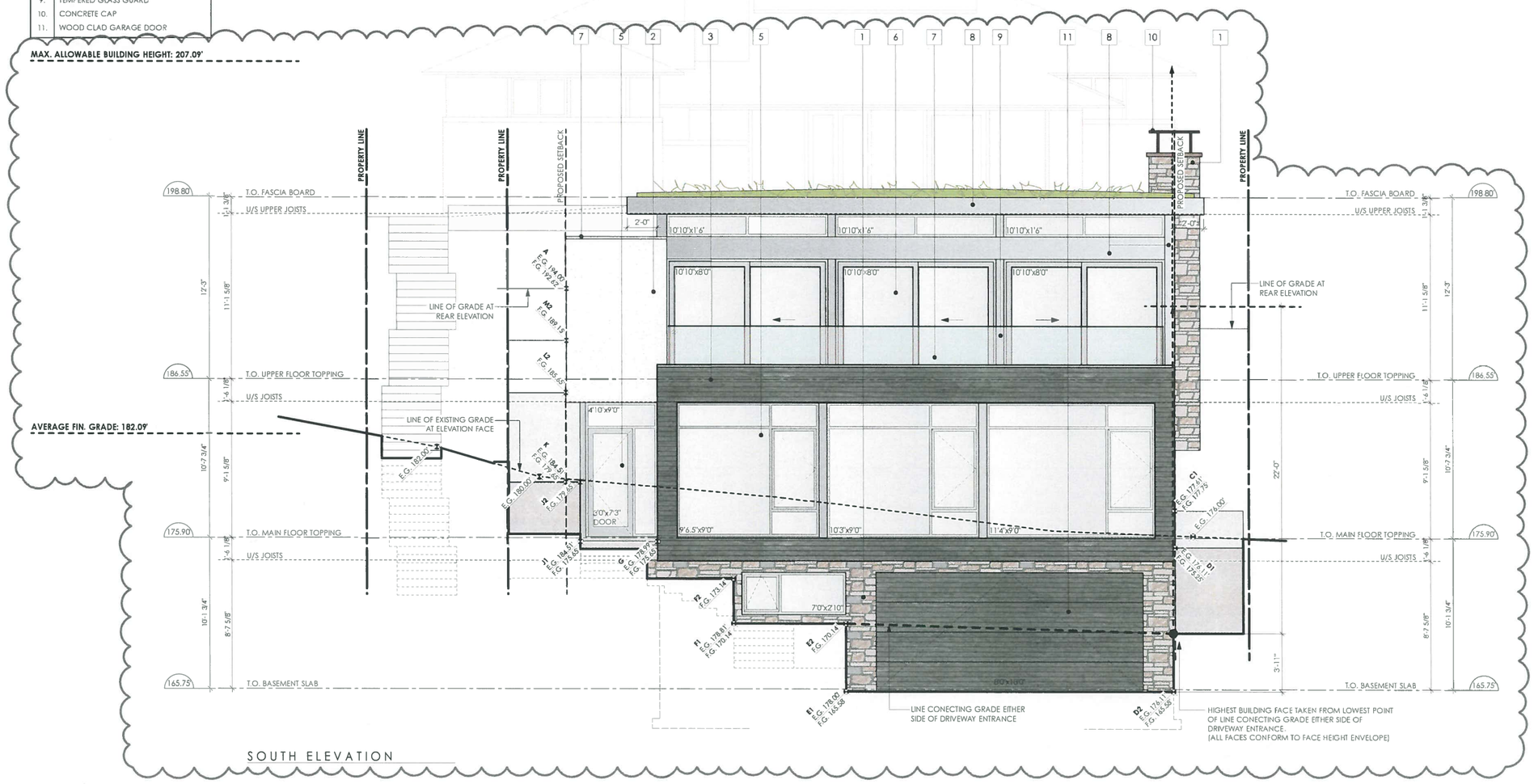
issued for HRA - 2019.03.08 *issued for HRA response - 2019.10.08*
issued for HAC - 2019.04.08

floor plans - future elevator location

22 x 34 scale: 1/4" = 1'-0"
11 x 17 scale: 1/8" = 1'-0"

A2.3

FINISHES SCHEDULE (IMAGES OF FINISHED MATERIALS ON PAGE A3.2)	
1.	STONE
2.	STUCCO
3.	CEDAR SIDING
4.	CONCRETE
5.	THERM. BROKEN METAL WINDOWS/DOORS
6.	THERM. BROKEN METAL SLIDING DOORS
7.	PREFINISHED METAL CAP FLASHING
8.	PREFINISHED METAL CLADDING
9.	TEMPERED GLASS GUARD
10.	CONCRETE CAP
11.	WOOD CLAD GARAGE DOOR



SOUTH ELEVATION

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985 Duchess Ave, West Vancouver

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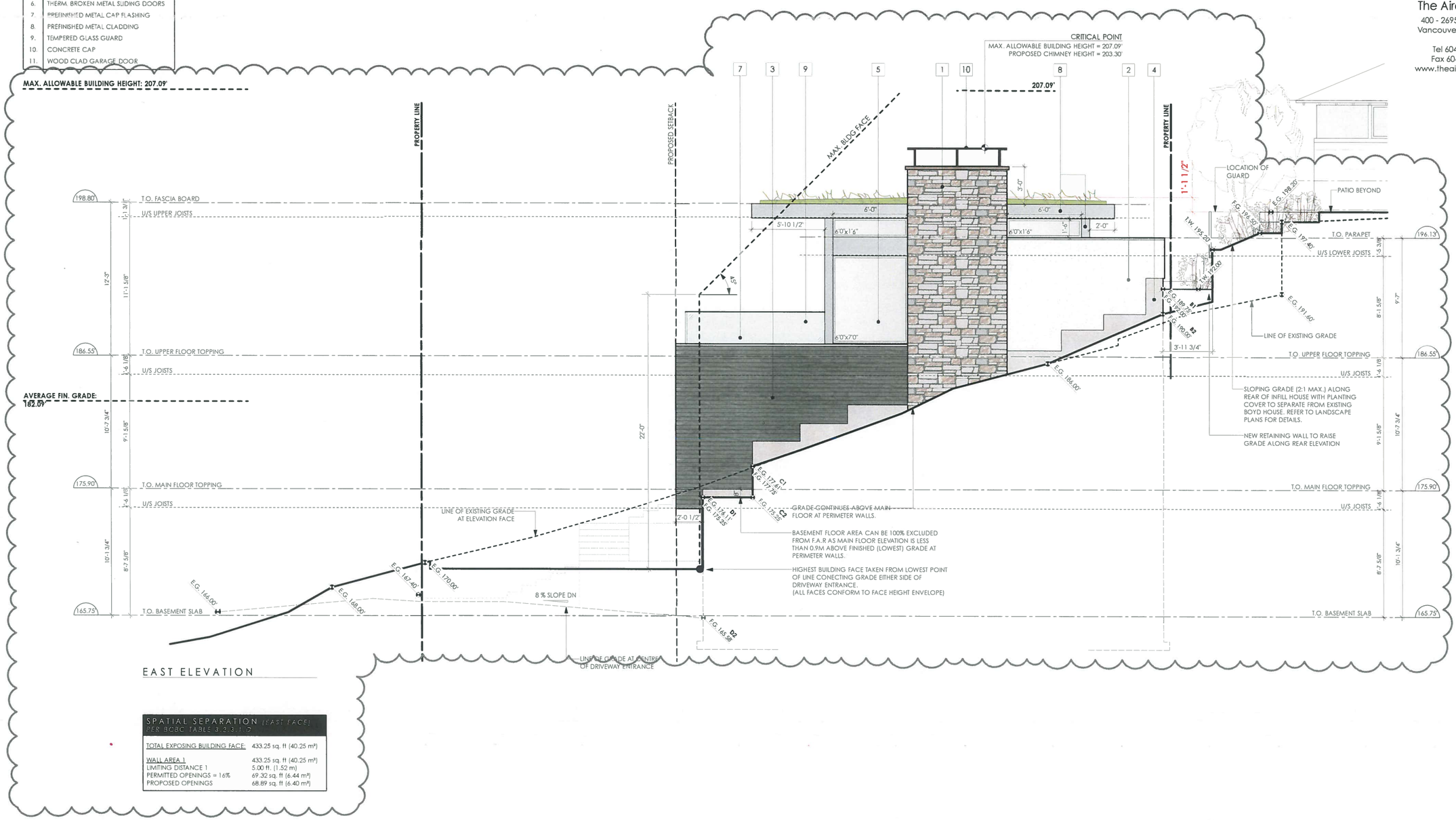
issued for HAC - 2019.04.08

elevations A3.1

22 x 34 scale: 1/4" = 1'-0"
11 x 17 scale: 1/8" = 1'-0"

FINISHES SCHEDULE	
IMAGES OF FINISHED MATERIALS ON PAGE 4.3	
1.	STONE
2.	STUCCO
3.	CEDAR SIDING
4.	CONCRETE
5.	THERM. BROKEN METAL WINDOWS/DOORS
6.	THERM. BROKEN METAL SLIDING DOORS
7.	PREFINISHED METAL CAP FLASHING
8.	PREFINISHED METAL CLADDING
9.	TEMPERED GLASS GUARD
10.	CONCRETE CAP
11.	WOOD CLAD GARAGE DOOR



EAST ELEVATION

SPATIAL SEPARATION (EAST FACE) PER BCBC TABLE 3.2.3.1.C	
TOTAL EXPOSING BUILDING FACE:	433.25 sq. ft (40.25 m²)
WALL AREA 1	433.25 sq. ft (40.25 m²)
LIMITING DISTANCE 1	5.00 ft. (1.52 m)
PERMITTED OPENINGS = 16%	69.32 sq. ft (6.44 m²)
PROPOSED OPENINGS	68.89 sq. ft (6.40 m²)

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985 Duchess Ave , West Vancouver

issued for HRA - 2019.03.08 *issued for HRA response - 2019.10.08*
issued for HAC - 2019.04.08

elevations

22 x 34 scale: 1/4" = 1'-0"
11 x 17 scale: 1/8" = 1'-0"

A3.2

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Vancouver BC V6H 3H4

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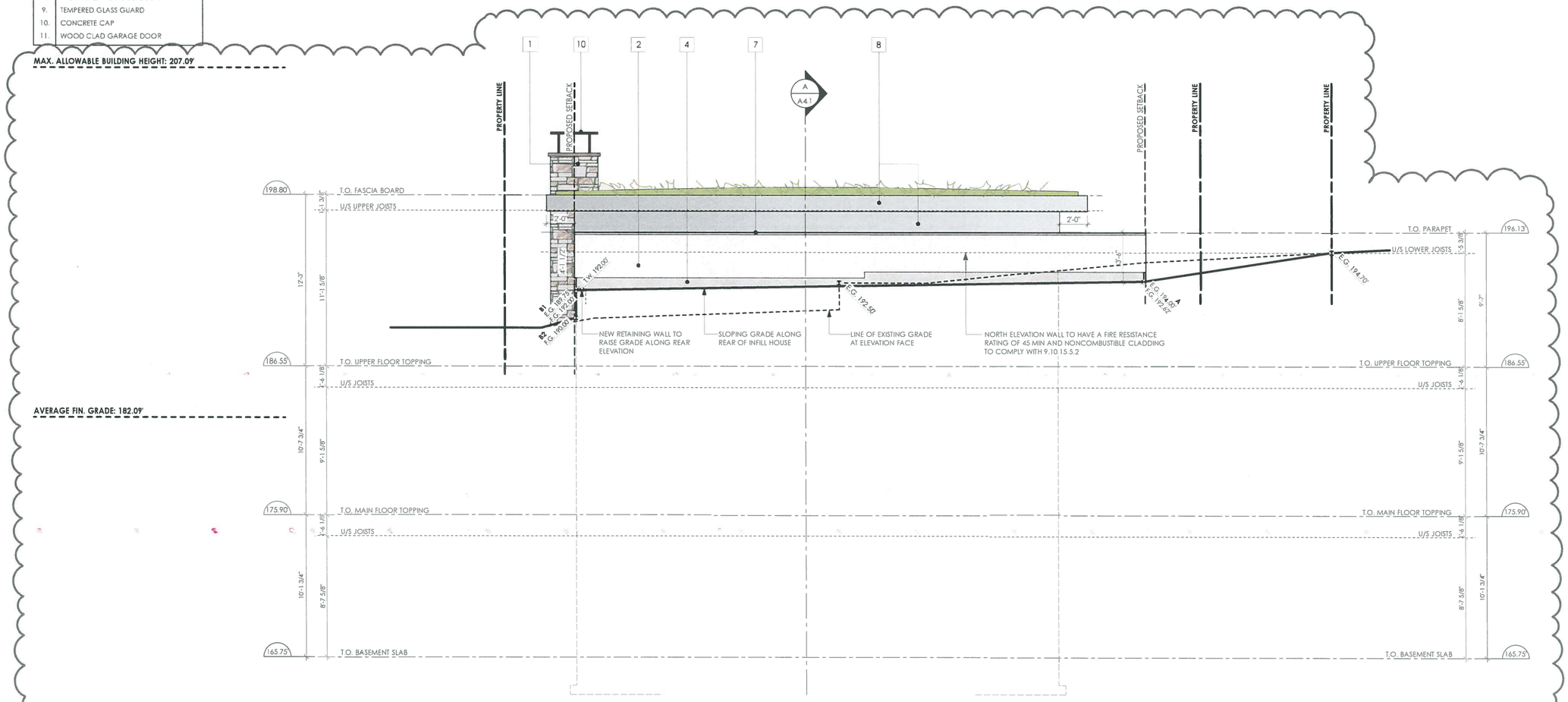
FINISHES SCHEDULE (IMAGES OF FINISHES MATERIALS ON PAGE A5.1)	
1.	STONE
2.	STUCCO
3.	CEDAR SIDING
4.	CONCRETE
5.	THERM. BROKEN METAL WINDOWS/DOORS
6.	THERM. BROKEN METAL SLIDING DOORS
7.	PREFINISHED METAL CAP FLASHING
8.	PREFINISHED METAL CLADDING
9.	TEMPERED GLASS GUARD
10.	CONCRETE CAP
11.	WOOD CLAD GARAGE DOOR



NORTH ELEVATION

SPATIAL SEPARATION (NORTH FACE) PER BCBC TABLE 3.2.3.1.D	
TOTAL EXPOSING BUILDING FACE:	208.71 sq. ft (19.39 m²)
WALL AREA 1	208.71 sq. ft (19.39 m²)
LIMITING DISTANCE 1	0 ft. (0 m)
PERMITTED OPENINGS = 0%	0 sq. ft (0 m²)
PROPOSED OPENINGS	0 sq. ft (0 m²)

FINISHES SCHEDULE IMAGES OF FINISHED MATERIALS ON PAGE A3.5	
1.	STONE
2.	STUCCO
3.	CEDAR SIDING
4.	CONCRETE
5.	THERM. BROKEN METAL WINDOWS/DOORS
6.	THERM. BROKEN METAL SLIDING DOORS
7.	PREFINISHED METAL CAP FLASHING
8.	PREFINISHED METAL CLADDING
9.	TEMPERED GLASS GUARD
10.	CONCRETE CAP
11.	WOOD CLAD GARAGE DOOR

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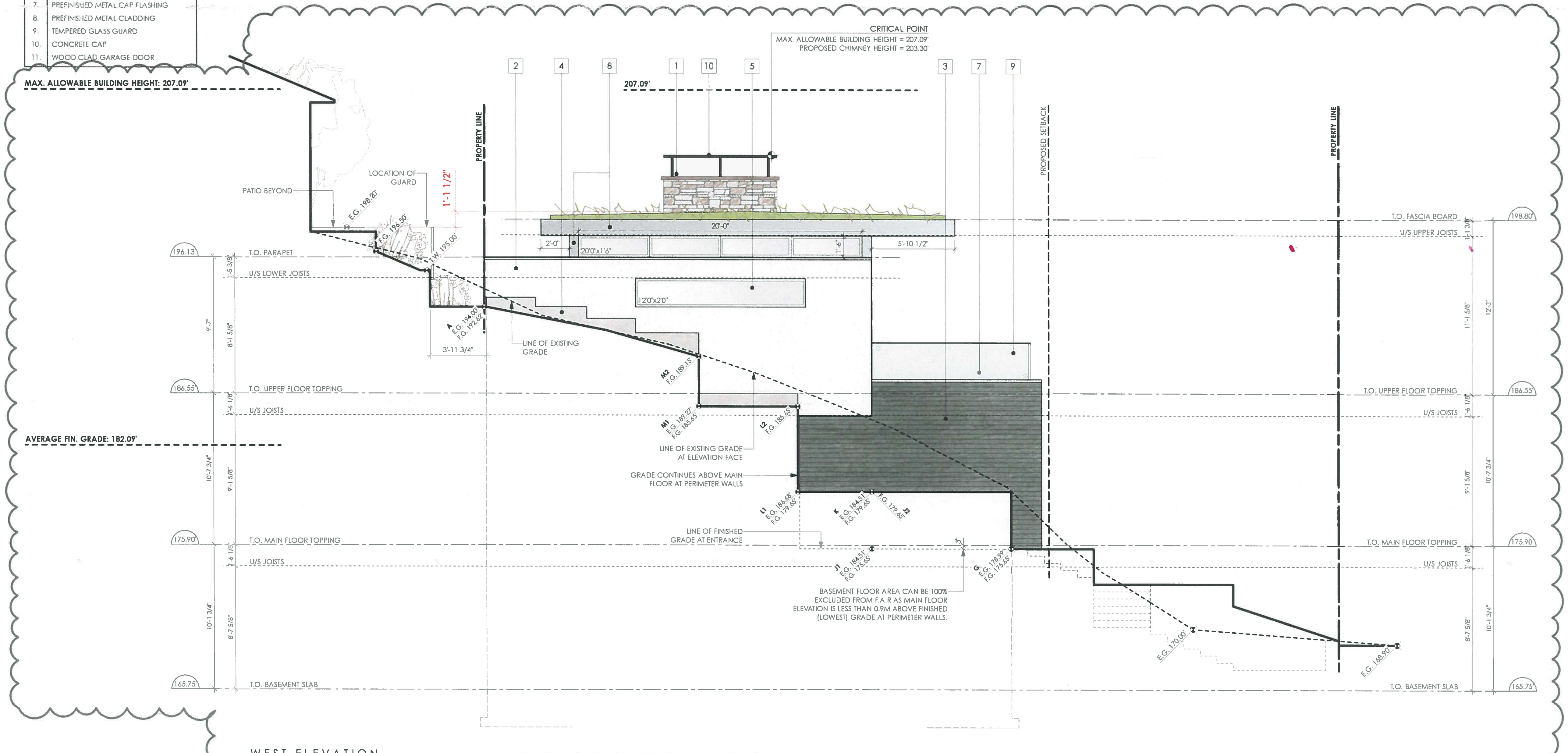


WEST ELEVATION

SPATIAL SEPARATION (WEST FACE) PER BCBC TABLE 3.2.3.1.D	
TOTAL EXPOSING BUILDING FACE:	395.68 sq. ft (36.76 m²)
WALL AREA 1	395.68 sq. ft (36.76 m²)
LIMITING DISTANCE 1	12.14 ft. (1.21 m)
PERMITTED OPENINGS = 14%	55.43 sq. ft (5.15 m²)
PROPOSED OPENINGS	54.03 sq. ft (5.02 m²)

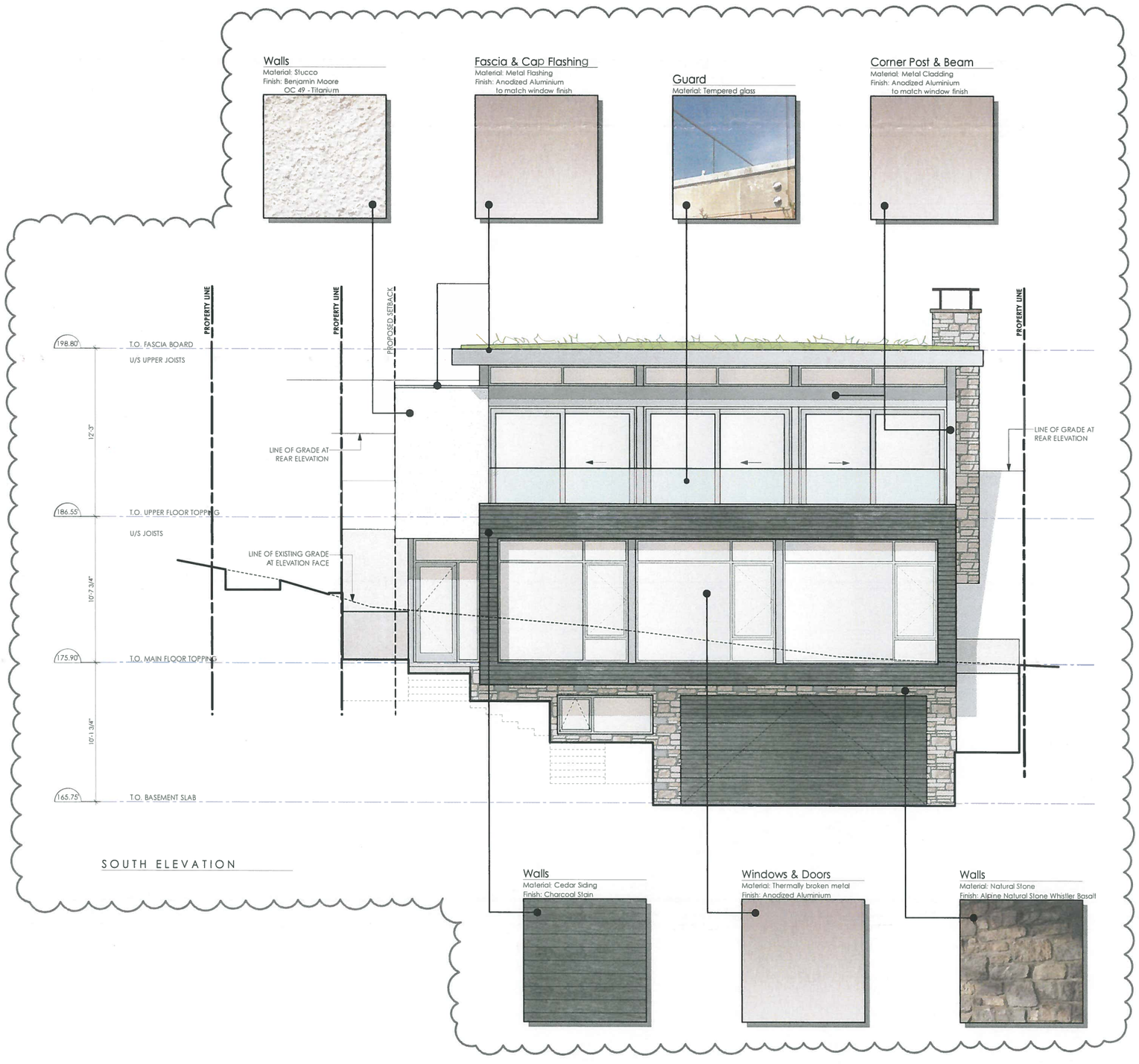
985 Duchess Ave, West Vancouver

issued for HRA - 2019.03.08 issued for HRA response - 2019.10.08
issued for HAC - 2019.04.08

elevations

A3.4

22 x 34 scale: 1/4" = 1'-0"
11 x 17 scale: 1/8" = 1'-0"



SOUTH ELEVATION

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issued for HAC - 2019.04.08

material board

22 x 34 scale: 1/4" = 1'-0"
11 x 17 scale: 1/8" = 1'-0"

A3.5

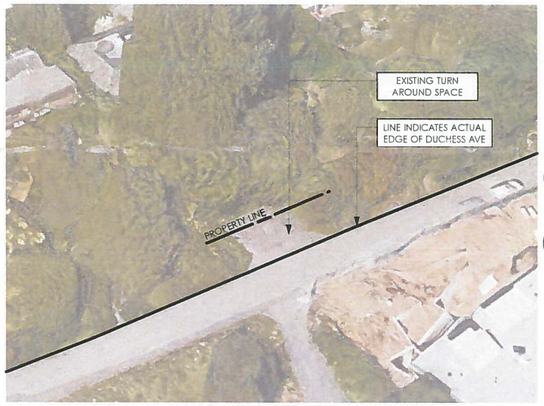
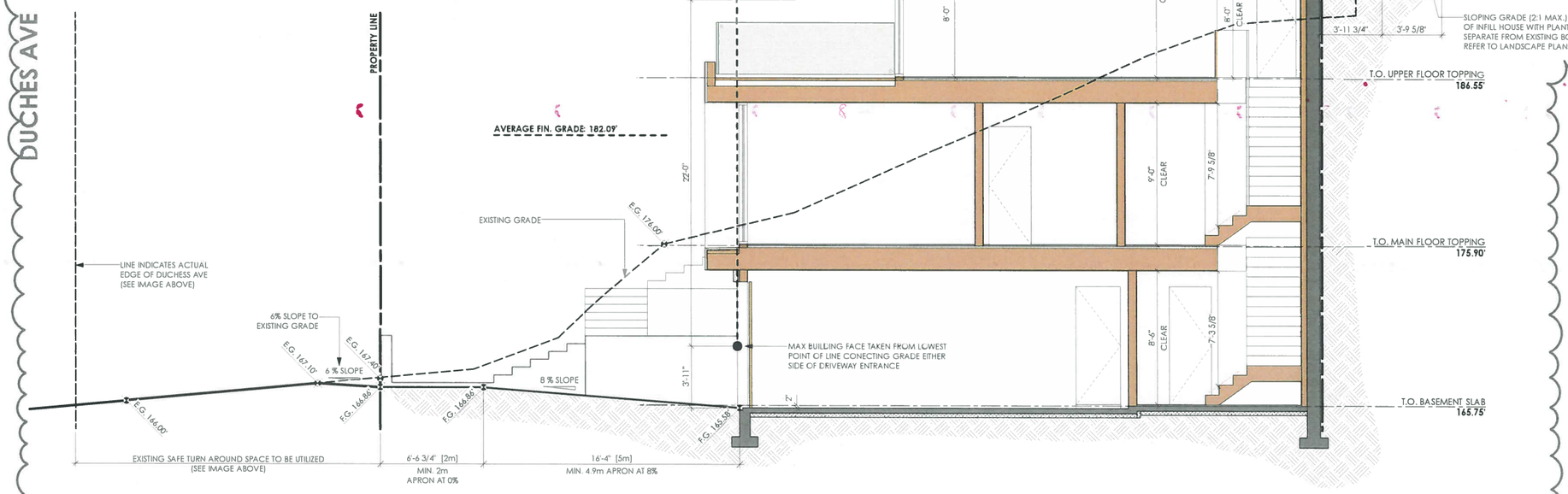


IMAGE SHOWING EXISTING VEHICLE PARKING / TURN AROUND SPACE



SECTION A - A
PROPOSED LOT 2 SITE SECTION LOOKING WEST

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section **A4.1**

22 x 34 scale: 1/4" = 1'-0"
11 x 17 scale: 1/8" = 1'-0"

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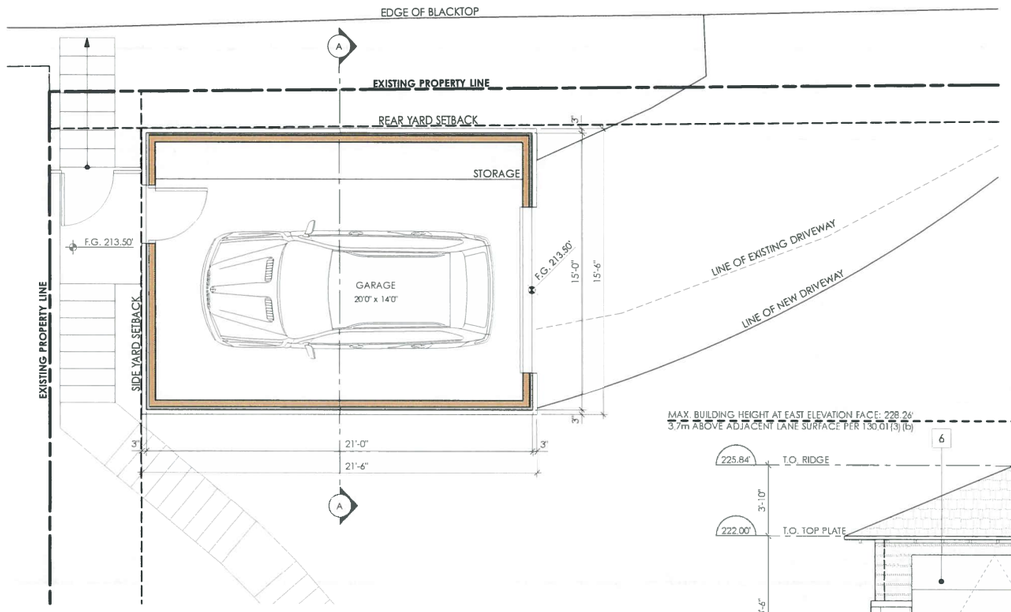
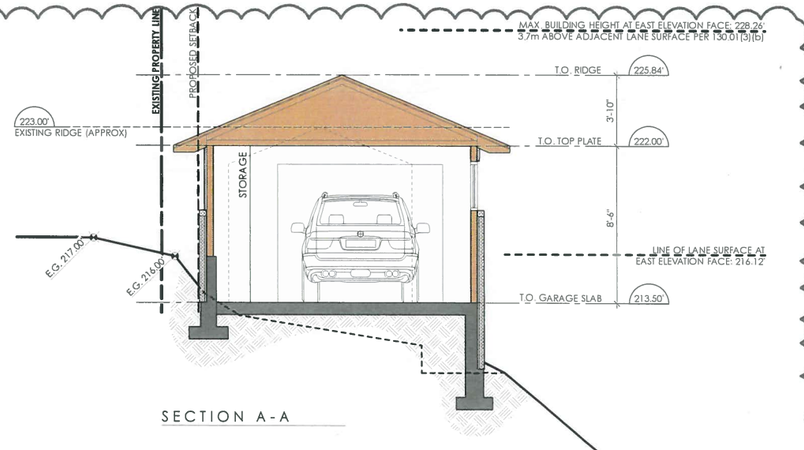
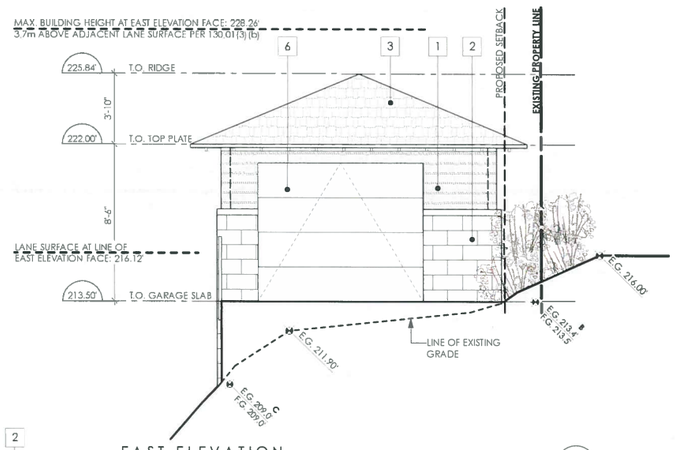


PLAN

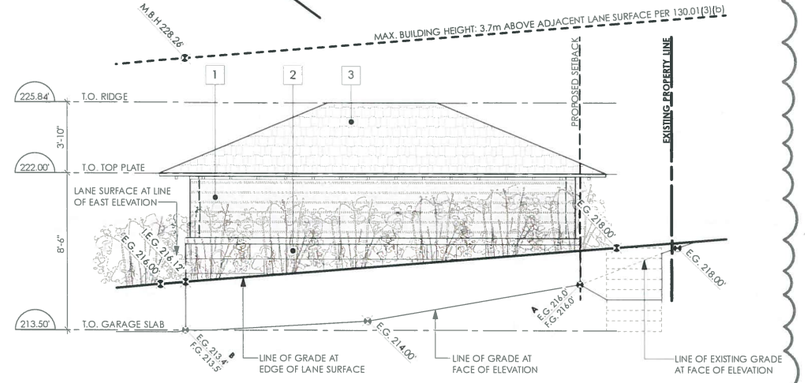
FLOOR AREA : 333.25 sq ft



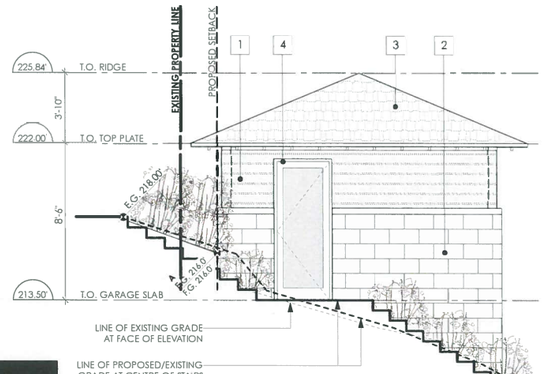
SECTION A-A



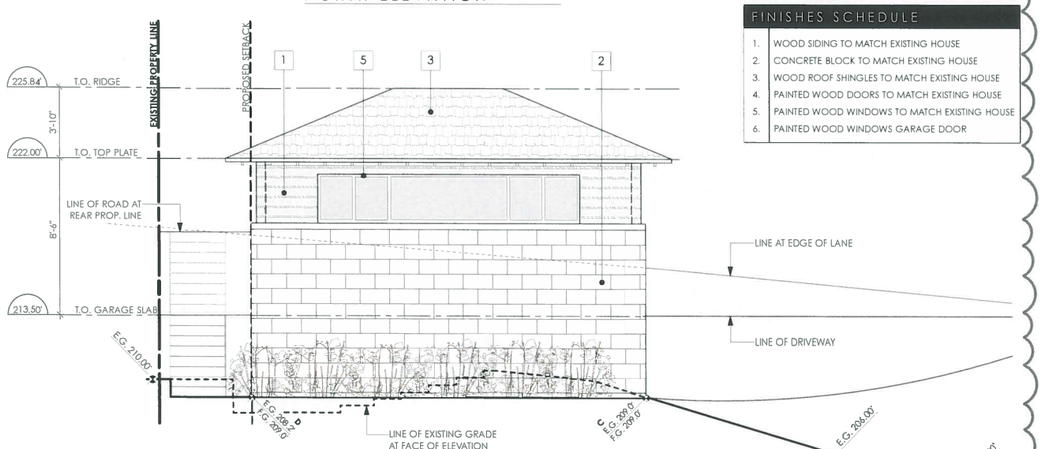
EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION

FINISHES SCHEDULE	
1.	WOOD SIDING TO MATCH EXISTING HOUSE
2.	CONCRETE BLOCK TO MATCH EXISTING HOUSE
3.	WOOD ROOF SHINGLES TO MATCH EXISTING HOUSE
4.	PAINTED WOOD DOORS TO MATCH EXISTING HOUSE
5.	PAINTED WOOD WINDOWS TO MATCH EXISTING HOUSE
6.	PAINTED WOOD WINDOWS GARAGE DOOR

FINISHES SCHEDULE

1. WOOD SIDING TO MATCH EXISTING HOUSE
2. CONCRETE BLOCK TO MATCH EXISTING HOUSE
3. WOOD ROOF SHINGLES TO MATCH EXISTING HOUSE
4. PAINTED WOOD DOORS TO MATCH EXISTING HOUSE
5. PAINTED WOOD WINDOWS TO MATCH EXISTING HOUSE
6. PAINTED WOOD WINDOWS GARAGE DOOR

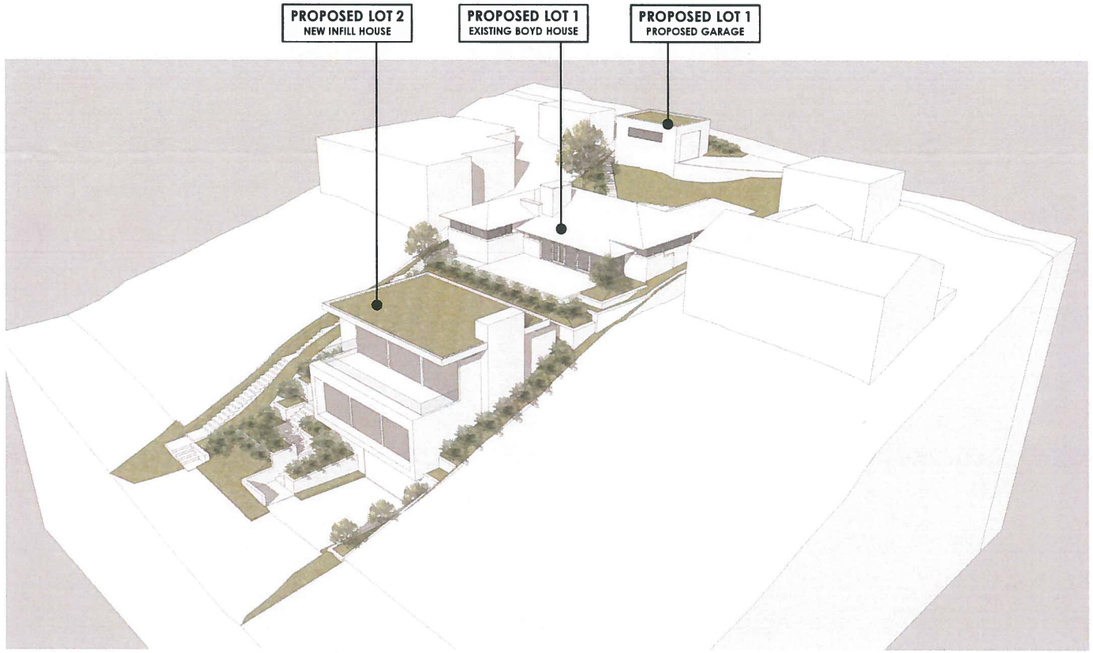
985 Duchess Ave, West Vancouver

proposed detached garage

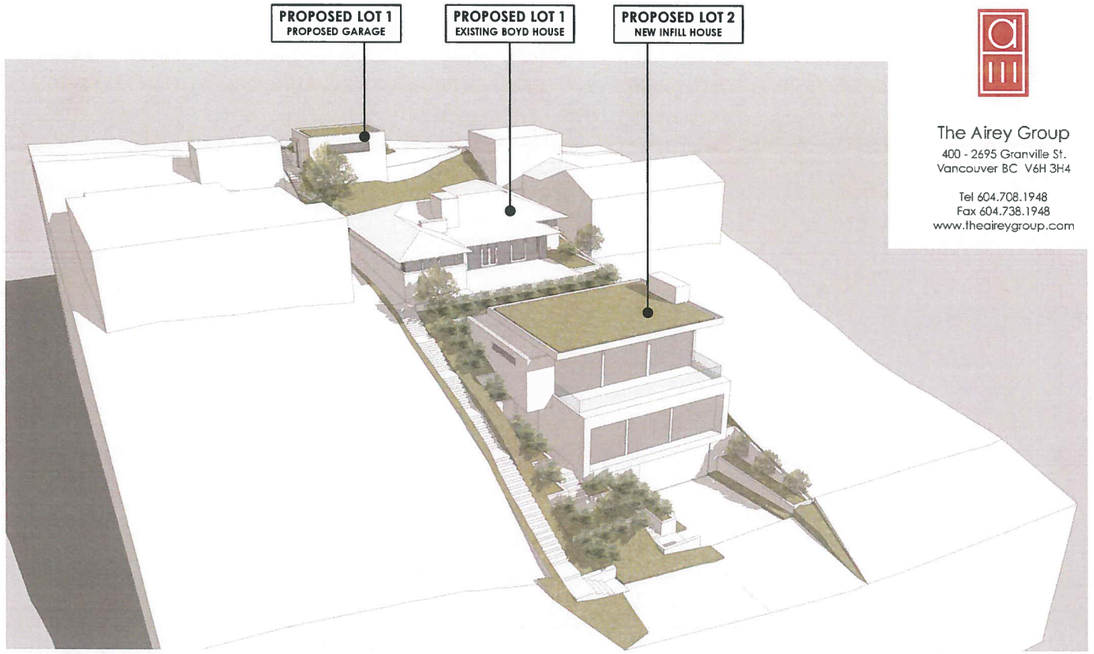
issued for HRA - 2019.03.08 *issued for HRA response - 2019.10.08*
issued for HAC - 2019.04.08

22 x 34 scale: 1/4" = 1'-0"
11 x 17 scale: 1/8" = 1'-0"

A5.1



PROPOSED AERIAL VIEW FROM SOUTH EAST OF DUCHESS AVE



PROPOSED AERIAL VIEW FROM SOUTH WEST OF DUCHESS AVE

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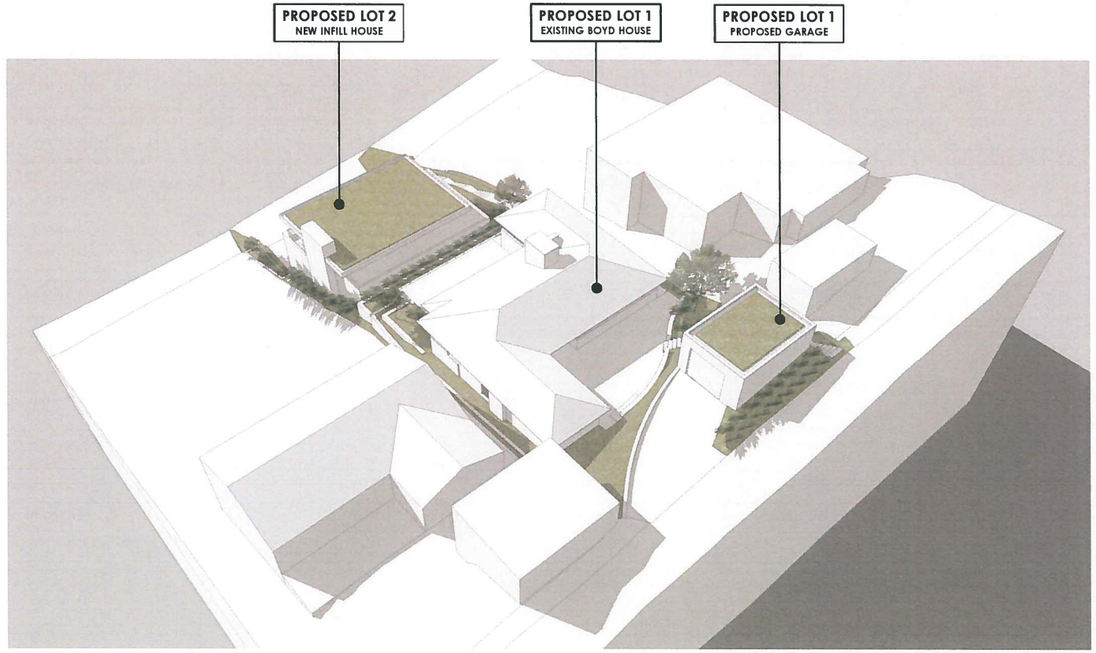
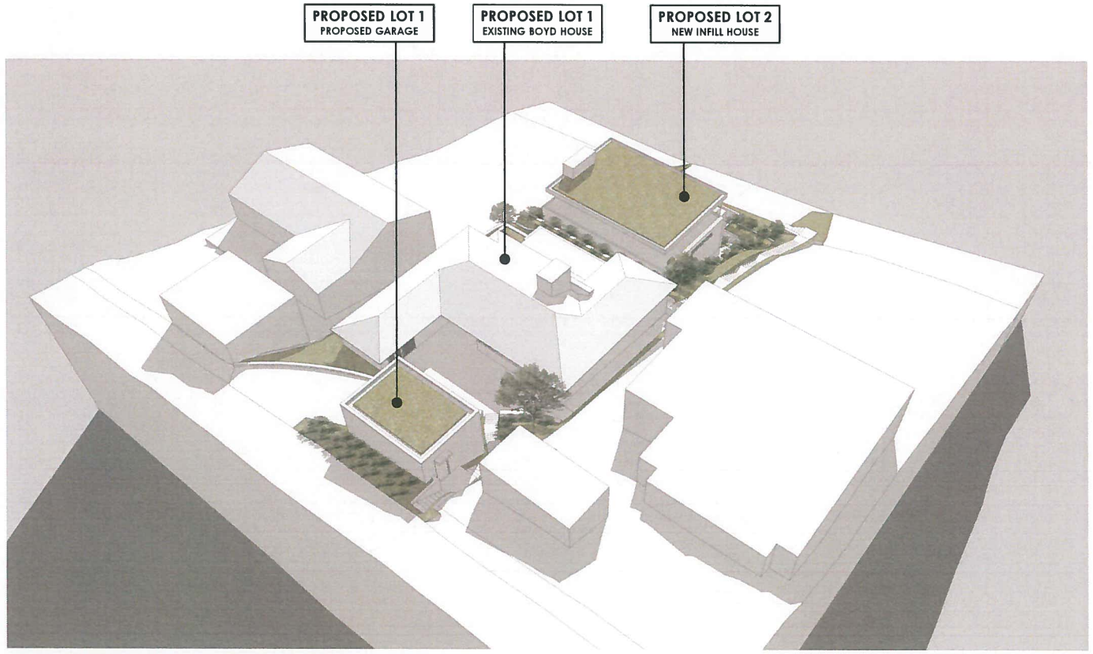


PROPOSED AERIAL VIEW FROM NORTH EAST OF DUCHESS AVE



PROPOSED AERIAL VIEW FROM NORTH WEST OF DUCHESS AVE

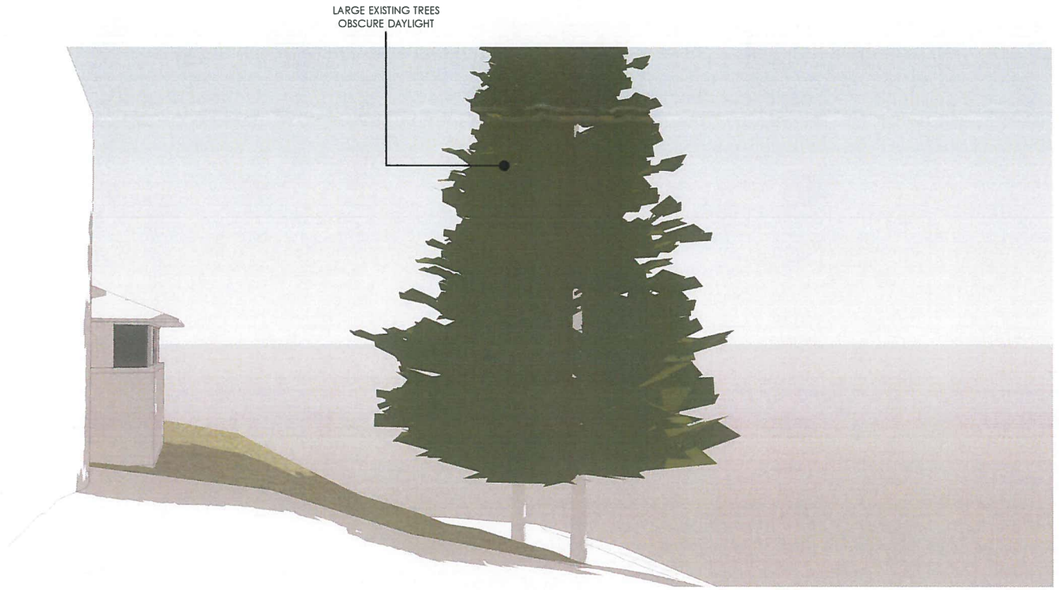
985 Duchess Ave, West Vancouver

issued for HRA - 2019.03.08 issued for HRA response - 2019.10.08
issued for HAC - 2019.04.08

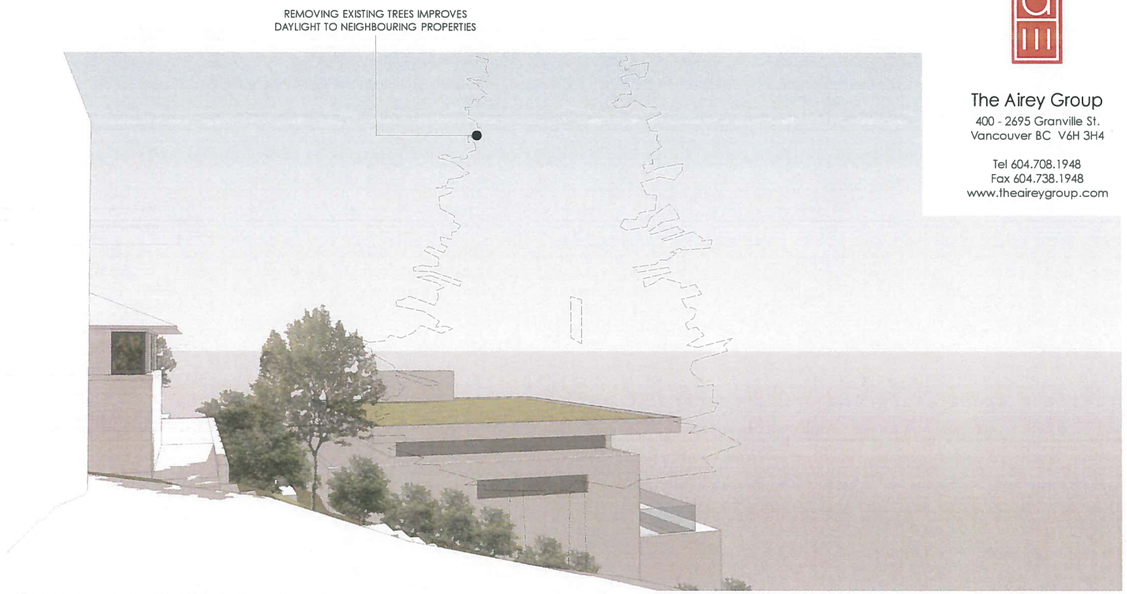
3d views and massing

n.t.s

A6.1



EXISTING VIEW FROM 975 DUCHES AVE (EAST)



PROPOSED IMPACT FROM 975 DUCHES AVE (EAST)

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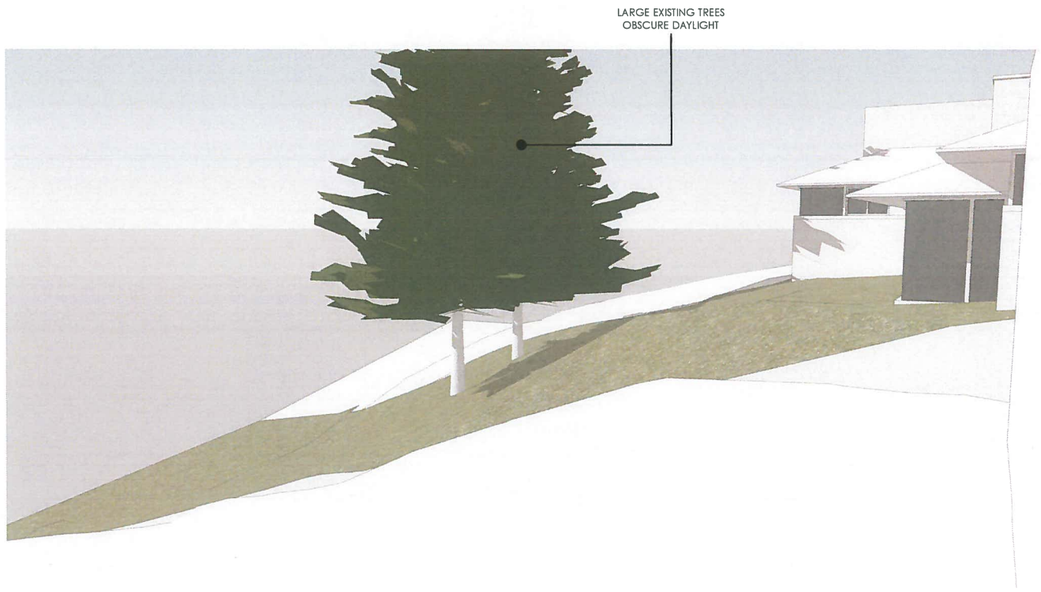
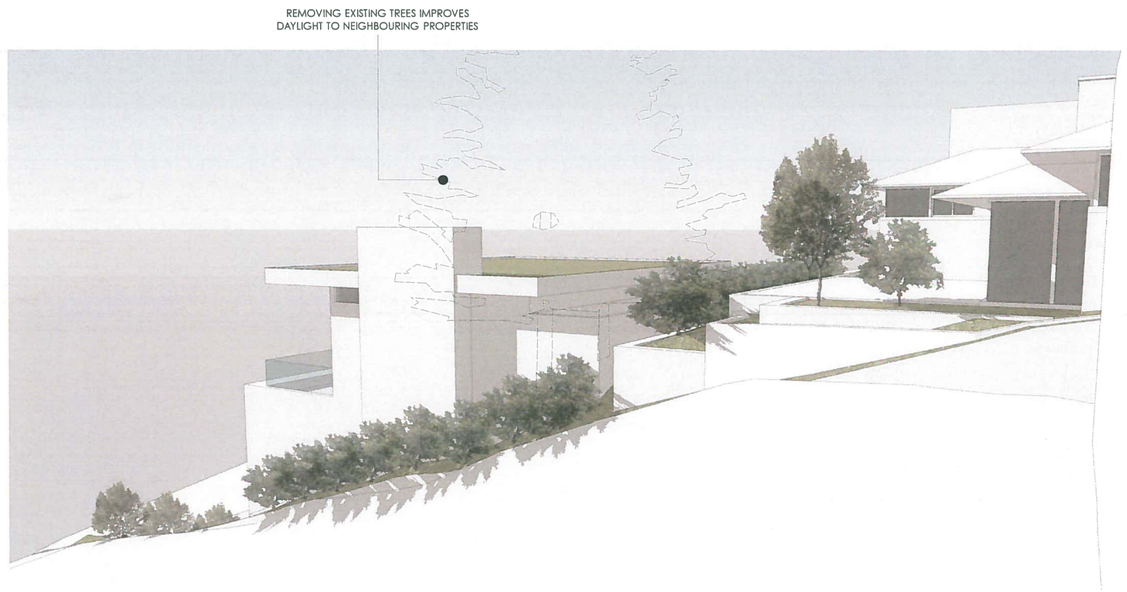


EXISTING VIEW FROM 991 DUCHESS AVE (WEST)



PROPOSED IMPACT FROM 991 DUCHESS AVE (WEST)

SUBDIVISION & SETBACK DATA

CIVIC ADDRESS
985 DUCHES AVE, WEST VANCOUVER, BC

LEGAL DESCRIPTION
LOT 2, BLOCK D, WEST PORTION OF DISTRICT LOT 1042, PLAN 7554, PID: 010-569-537

SURVEY BY
HOBBS, WINTER & MCDONALD B.C LAND SURVEYORS ON 18TH OF APRIL 2018

ZONE RS-5

	ZONING REQUIREMENT	EXISTING / PROPOSED	VARIANCE
SITE AREA			
EXISTING LOT	min. 6,006.5 sq ft (558.0 m²)	9,123.19 sq ft (847.6 m²)	
BOYD HOUSE (LOT 1)	min. 6,006.5 sq ft (558.0 m²)	6,108.50 sq ft (567.50 m²)	
NEW HOUSE (LOT 2)	min. 6,006.5 sq ft (558.0 m²)	3,014.70 sq ft (280.07 m²)	2,991.80 sq ft (277.95 m²)
SITE WIDTH *(at front yard setback)*			
EXISTING LOT	min. 49.9 ft (15.2 m)	59.45 ft (18.12 m)	
BOYD HOUSE (LOT 1)	min. 49.9 ft (15.2 m)	59.45 ft (18.12 m)	
NEW HOUSE (LOT 2)	min. 49.9 ft (15.2 m)	50.00 ft (15.24 m)	
SITE DEPTH *(4 times site width)*			
EXISTING LOT	max. 237.80 ft (72.48 m)	153.59 ft (46.81 m)	
BOYD HOUSE (LOT 1)	max. 237.80 ft (72.48 m)	153.59 ft (46.81 m)	
NEW HOUSE (LOT 2)	max. 200.00 ft (60.96 m)	60.29 ft (18.38 m)	
SETBACKS			
BOYD HOUSE (LOT 1)			
FRONT YARD	min. 24.93 ft (7.60 m)	12.14 ft (3.70 m)	12.79 ft (3.90 m)
REAR YARD	min. 29.86 ft (9.10 m)	22.09 ft (6.73 m)	7.77 ft (2.37 m)
SIDE YARD (EAST)	min. 5.00 ft (1.52 m)	3.98 ft (1.21 m)	1.02 ft (0.31 m)
SIDE YARD (WEST)	min. 5.00 ft (1.52 m)	5.00 ft (1.52 m)	
COMBINED SIDE YARD (20%)	min. 11.89 ft (3.62 m)	8.98 ft (2.74 m)	2.91 ft (0.88 m)
NEW GARAGE (LOT 1)			
FRONT YARD	N/A	N/A	
REAR YARD	min. 4.00 ft (1.20 m)	2.00 ft (0.61 m)	2.00 ft (0.61 m)
SIDE YARD (EAST)	min. 5.00 ft (1.52 m)	32.88 ft (10.02 m)	
SIDE YARD (WEST)	min. 5.00 ft (1.52 m)	5.00 ft (1.52 m)	
FROM DWELLING	min. 15.00 ft (4.50 m)	15.43 ft (4.70 m)	
NEW HOUSE (LOT 2)			
FRONT YARD	min. 24.93 ft (7.60 m)	20.45 ft (6.23 m)	4.48 ft (1.37 m)
REAR YARD	min. 29.86 ft (9.10 m)	0 ft (0 m)	29.86 ft (9.10 m)
SIDE YARD (EAST) (10%)	min. 5.00 ft (1.52 m)	5.00 ft (1.52 m)	
SIDE YARD (WEST) (15%)	min. 7.50 ft (2.29 m)	3.96 ft (1.21 m)	3.54 ft (1.08 m)
COMBINED SIDE YARD (25%)	min. 12.50 ft (3.81 m)	8.96 ft (2.73 m)	3.54 ft (1.08 m)

PROJECT DATA

CIVIC ADDRESS
985 DUCHES AVE, WEST VANCOUVER, BC

LEGAL DESCRIPTION
LOT 2, BLOCK D, WEST PORTION OF DISTRICT LOT 1042, PLAN 7554, PID: 010-569-537

SURVEY BY
HOBBS, WINTER & MCDONALD B.C LAND SURVEYORS ON 18TH OF APRIL 2018

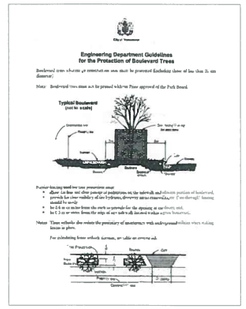
ZONE RS-5

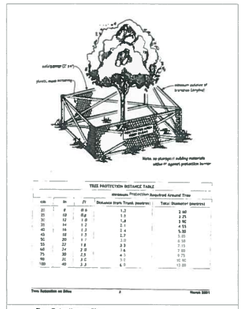
	ZONING REQUIREMENT	EXISTING / PROPOSED	VARIANCE
FLOOR AREAS *(OUTSIDE FACE OF WALL)*			
EXISTING LOT			
MAIN HOUSE		1,705.13 sq ft (158.41 m²)	
CARPORT		179.26 sq ft (16.65 m²)	
TOTAL GROSS FLOOR AREA		**1,884.39 sq ft (175.07 m²)**	
DEDUCT			
CARPORT	MAX. 441.32 sq ft (41 m²)	179.26 sq ft (16.65 m²)	
TOTAL FAR		**1,705.13 sq ft (158.41 m²)**	
BOYD HOUSE (LOT 1)			
MAIN HOUSE		1,705.13 sq ft (158.41 m²)	
NEW DETACHED GARAGE		327.11 sq ft (30.39 m²)	
TOTAL GROSS FLOOR AREA		**2,032.24 sq ft (188.8 m²)**	
DEDUCT			
NEW DETACHED GARAGE	MAX. 441.32 sq ft (41 m²)	327.11 sq ft (30.39 m²)	
TOTAL FAR		**1,705.13 sq ft (158.41 m²)**	
NEW HOUSE (LOT 2)			
* BASEMENT (INCL. GARAGE)		1,303.10 sq ft (121.06 m²)	
MAIN FLOOR		1,438.89 sq ft (133.68 m²)	
UPPER FLOOR		1,133.76 sq ft (105.33 m²)	
ROOF DECK		418.5 sq ft (38.88 m²)	
COVERED PORCH		31.35 sq ft (2.91 m²)	
TOTAL GROSS FLOOR AREA		**4,325.60 sq ft (401.86 m²)**	
DEDUCT			
* BASEMENT	SEE BASEMENT EXCLUSION BELLOW	861.78 sq ft (80.06 m²)	
GARAGE	MAX. 441.32 sq ft (41 m²)	441.32 sq ft (41.00 m²)	
UNCOVERED ROOF DECK		213.61 sq ft (19.85 m²)	
TOTAL FAR		**2,808.89 sq ft (260.95 m²)**	
FLOOR AREA RATIO *(OUTSIDE FACE OF WALL)*			
EXISTING LOT	0.35 x 9,123.19 = max. 3,193.12 sq ft (if site area is greater than 677 m²)	1,705.13 sq ft (158.41 m²)	
BOYD HOUSE (LOT 1)	max. 2,551.05 sq ft (237 m²) (if site area is 474 m² to 677 m²)	1,705.13 sq ft (158.41 m²)	
NEW HOUSE (LOT 2)	0.5 x 3,014.70 = max. 1,507.35 sq ft (if site area is less than 474 m²)	2,808.89 sq ft (260.95 m²)	1,301.54 sq ft (120.92 m²)
SITE COVERAGE			
EXISTING LOT	max. 2,863.20 sq ft (266 m²) (if site area is 664 m² to 885 m²)	1,884.39 sq ft (175.07 m²)	
BOYD HOUSE (LOT 1) *INCL. COACH HOUSE*	0.40 x 6,108.50 = max. 2,443.40 sq ft (if site area is less than 664 m²)	2,259.57 sq ft (209.92 m²)	
NEW HOUSE (LOT 2)	0.40 x 3,014.70 = max. 1,205.88 sq ft (if site area is less than 664 m²)	1,486.19 sq ft (138.07 m²)	280.31 sq ft (26.04 m²)
FRONT YARD IMPERMEABLE SURFACE			
EXISTING LOT	0.50 x 1,482.96 = max. 741.48 sq ft	458.58 sq ft (42.60 m²)	
BOYD HOUSE (LOT 1)	0.50 x 1,292.52 = max. 646.26 sq ft	501.07 sq ft (46.55 m²)	
NEW HOUSE (LOT 2)	0.50 x 1,022.51 = max. 564.18 sq ft	588.21 sq ft (54.65 m²)	24.03 sq ft (2.23 m²)
NUMBER OF STOREYS			
EXISTING LOT	MAX. 2 STOREYS PLUS BASEMENT	1 STOREY	
BOYD HOUSE (LOT 1)	MAX. 2 STOREYS PLUS BASEMENT	1 STOREY	
NEW HOUSE (LOT 2)	MAX. 2 STOREYS PLUS BASEMENT	2 STOREY PLUS BASEMENT	
OFF STREET PARKING SPACES			
EXISTING LOT	MIN. 1 PARKING SPACE	1 PARKING SPACE	
BOYD HOUSE (LOT 1)	MIN. 1 PARKING SPACE	1 PARKING SPACE	
NEW HOUSE (LOT 2)	MIN. 1 PARKING SPACE	2 PARKING SPACE	

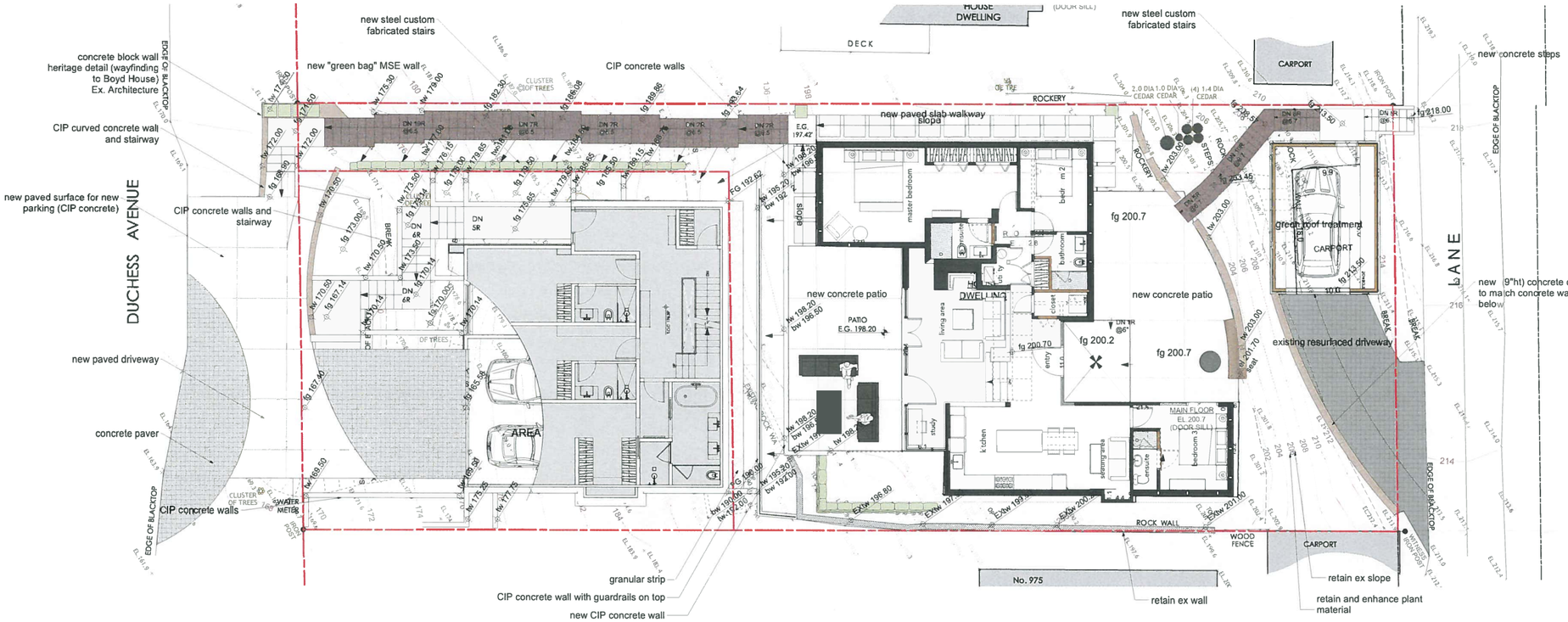
* BASEMENT 100 % EXCLUDED AS MAIN FLOOR ELEVATION IS LESS THAN 0.9m ABOVE FINISHED GRADE AT PERIMETER WALLS. SEE EAST AND WEST ELEVATIONS FOR DETAILS.

The Airey Group
400 - 2695 Granville St.
Vancouver BC V6H 3H4

Tel 604.708.1948
Fax 604.738.1948
www.theaireygroup.com







General Notes

1.All materials and execution of landscape works shall conform to the B.C.S.L.A./B.C.N.T.A. Landscape standard. Refer to written specifications for complete landscape documentation.

2. All landscape works (including boulevard) to be automatically irrigated.

3.The Landscape Contractor shall ensure that the on-site planting medium/soil meets the specification & recommendations
of the soil analysis taken at the time of Substantial Completion. All recommendations of the soil analysis shall be executed
prior to Final Acceptance of the landscape works by the Consultant and the municipal authorities.

4.Minimum planting medium depths:

lawn - 6"/150mm
groundcover - 12"/300 mm
shrubs - 18"/450 mm
trees - 12"/300 mm (around & beneath rootball)

5.All plant material shall meet minimum size requirements as indicated in plant list. Quality of plant material and grading
of site to conform to the B.C.N.T.A. standard for container grown stock.

6. All plant material to be supplied on the job site must be obtained from a nursery participating in the BCLNA Phytophthora ramorum Certificaiton Program. Plant material provided by the contractor found to be carrying Pr will be removed, disposed of and replaced at the contractor's expense.

7.Tree Protection Measures
Where construction, demolition, or excavation is to take place within 4m of the drip line of a tree to be retained, a protection barrier at least 4'0" (1.2m) in height must be installed around the tree or group of trees to be retained. The diameter of the barrier shall be no smaller than the drip line of the tree(s). The barrier must be constructed of snow fencing staked every 3' (1m), plywood sheets fastened to wooden stakes or of another form approved by the municipality. The barrier shall be constructed prior to any site work and remain intact until all construction is complete.
The barrier shall clearly display all-weather signage indicating that the area is a protected zone. Any work which must be done within the protection zone is to be done by hand. No burning is to take place close enough for the flames or

heat to damage any tree to be retained.

LiveRoof Standard

Soil: Appx. 4-1/4" deep.

Module Size: 1' x 2' x 3-1/4"

Saturated Weight: Appx. 27-29 lbs/sf saturated and vegetated.

Dry Weight: Appx. 20 lbs/sf (confirm with your local licensed grower)

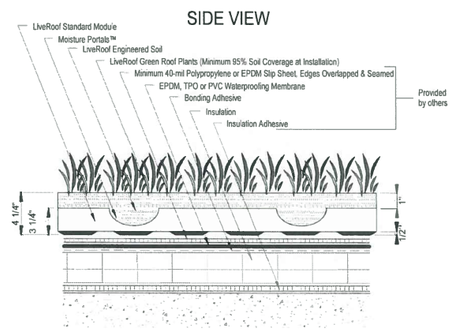
Merits: Maximizes storm water management, integrates perfectly with new construction and often times existing buildings

Plants: Option A Sedum Mix
Colour: Colour Mixes with Green and Blue-Green

Supplier: Natsnursery
Phone: 604 530 9300
Email: walter@natsnursery.com

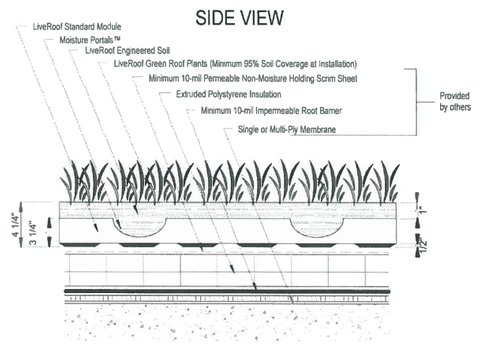
Plant list and cost refer to the supplier.

LiveRoof STANDARD SYSTEM
Over Conventional Roofing Assembly



1 XXXXXXX
Scale: Actual Size

LiveRoof STANDARD SYSTEM
Over Protected Membrane Assembly



2 XXXXXXX
Scale: Actual Size

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209-828 Harbourside Dr.
North Vancouver
British Columbia
Canada V7P 3R9
tel 604-986-8193
fax 604-986-7320

Revisions:

1. Feb 20/19 submit to District for review

2. Sep 09/19 resubmit per District comments and new architecture

3. Sep 27/19 revise per District comments (Sep. 10/19)

Consultants:

The Airey Group
Livingspace Homes

Project:

985 Duchess Avenue

West Vancouver, BC

Title:

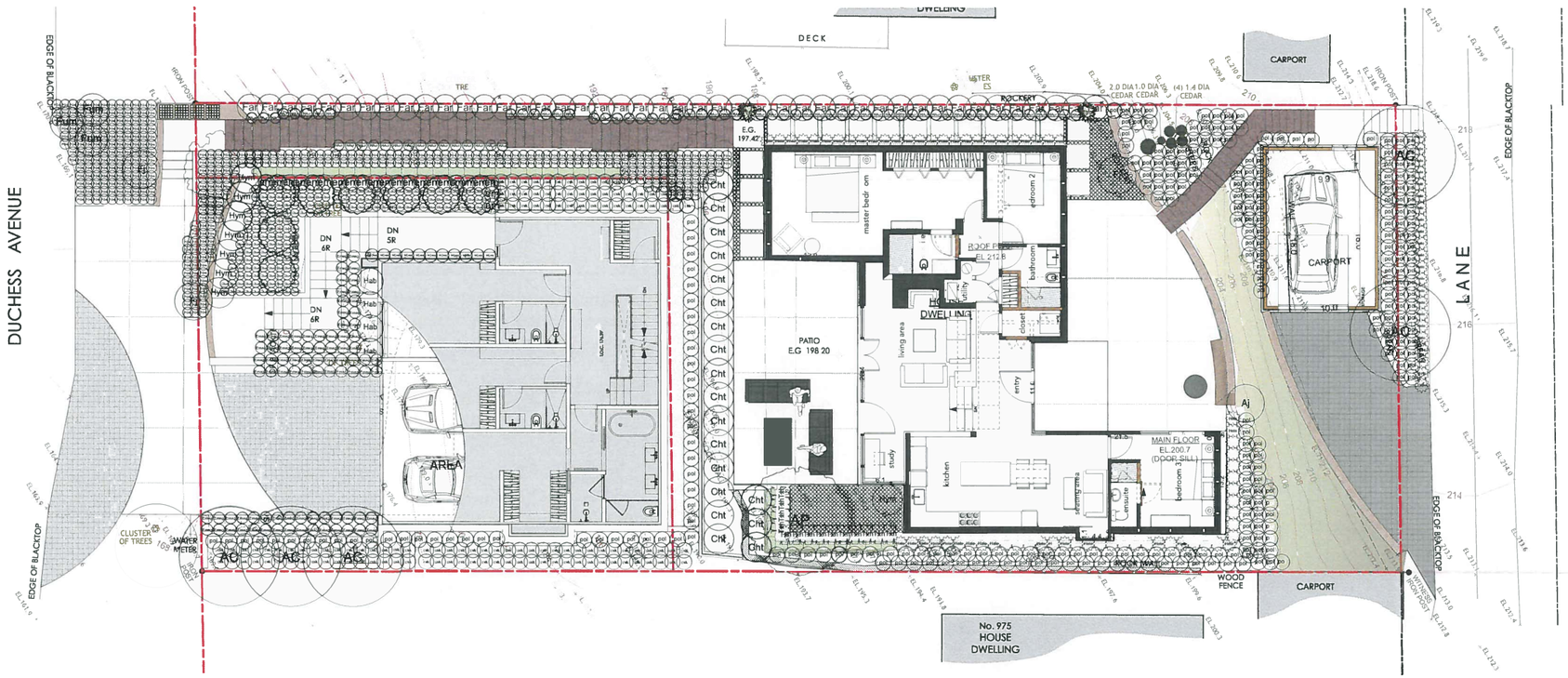
Layout, Grading Plan & Notes

Drawn: HBC
Checked: BH
Date: June, 15, 2016

Scale: **As Noted**

Project No: 19.006

Sheet No: L 1



ON-SITE PLANT LIST

ID	Latin Name	Latin Name	Common Name	Quantity	Scheduled Size	Notes
TREES (DECIDUOUS & CONIFEROUS)						
AC	Acer circinatum	Acer circinatum	Vine Maple	3	2.5m ht.	
AP	Acer palmatum Green	Acer palmatum Green	Japanese Maple	1	2m ht.	
Gbil	Fastigiate Ginkgo biloba	Fastigiate Ginkgo biloba	Maidenhair Tree	2		
Lsty	Liquidambar styraciflua 'slender silhouette'	Liquidambar styraciflua 'slender silhouette'	Fastigiate American Sweetgum	8		
SHRUBS						
Aj	Acuba japonica	Acuba japonica	Japanese Laurel	1	#3 pot	
Cht	Choisya ternata	Choisya ternata	Mexican Orange Blossom	19	#5 pot	
csk	Cornus sericea 'Kelseyi'	Cornus sericea 'Kelseyi'	Kelsey's Dwarf Red-Osier Dogwood	124	#1 pot	
Far	Fargesia rufa 'Green Panda'	Fargesia rufa 'Green Panda'	Green Panda Bamboo	44	5 gallon / 1.5m ht.	
Fj	Fatsia japonica	Fatsia japonica	Japanese Aralia	1	#3 pot	
hab	Hydrangea arborescens 'Annabelle'	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	4	#3 pot	
Hym	Hydrangea macrophylla	Hydrangea macrophylla	Bigleaf Hydrangea	8	#3 pot	
Photen	Phormium tenax	Phormium tenax	New Zealand Flax	2		
Txh	Taxus x media 'Hicksii'	Taxus x media 'Hicksii'	Hick`s Yew	14	#3 pot	
PERENNIALS & GROUNDCOVERS						
em	Euphorbia x martinii	Euphorbia x martinii	Martin's Spurge	22	#1 pot	
Hele	Hosta sieboldiana 'Elegans'	Hosta sieboldiana 'Elegans'	Elegans Plantain Lily	66		
PGre	Pachysandra terminalis 'Green Carpet'	Pachysandra terminalis 'Green Carpet'	Green Carpet Japanese Spurge	218		
pol	Polystichum munitum	Polystichum munitum	Western sword fern	210	#1 pot	
ORNAMENTAL GRASSES & BAMBOOS						
CBuc	Carex buchananii	Carex buchananii	Fox Red Curly Sedge	186		
Emag	Elymus magellanicus	Elymus magellanicus	Blue Wheat Grass	84		
Ehye	Equisetum hyemale	Equisetum hyemale	Horsetail Reed	100		
H Aur	Hakonechloa macra 'Aureola'	Hakonechloa macra 'Aureola'	Golden Japanese Forest Grass	71		
MGrac	Miscanthus sinensis 'Gracillimus'	Miscanthus sinensis 'Gracillimus'	Maiden Grass	11	2L	
Ojn	Ohiopogon japonicus nana	Ohiopogon japonicus nana	Dwarf Mondo Grass	656		

OFF-SITE PLANT LIST

ID	Latin Name	Common Name	Quantity	Scheduled Size	Notes
TREES (DECIDUOUS & CONIFEROUS)					
AC	Acer circinatum	Vine Maple	2	2.5m ht.	
Pomo	Picea omorika	Serbian Spruce	1		
SHRUBS					
Fj	Fatsia japonica	Japanese Aralia	2	#3 pot	
Fum	Fuchsia magellanica	Fuchsia	3	#1 pot	
PERENNIALS & GROUNDCOVERS					
Hele	Hosta sieboldiana 'Elegans'	Elegans Plantain Lily	22		
pol	Polystichum munitum	Western sword fern	63	#1 pot	
ORNAMENTAL GRASSES & BAMBOOS					
VINES					

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209-828 Harbourside Dr.
North Vancouver
British Columbia
Canada V7P 3R9
tel 604-986-9193
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3. Sep 27/19 revise per District comments (Sep 10/19)

Consultants:

The Airey Group
Livingspace Homes

Project:

985 Duchess Avenue

West Vancouver, BC

Title:

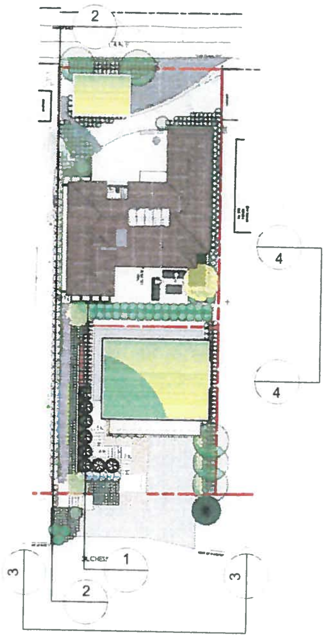
Planting Plan

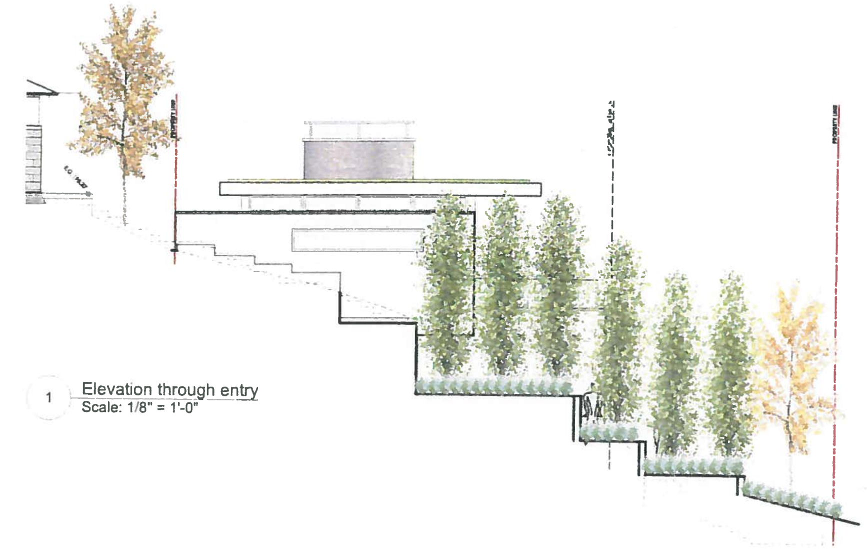
Drawn: HSC
Checked: BA
Date: June. 15, 2016

Scale: As Noted

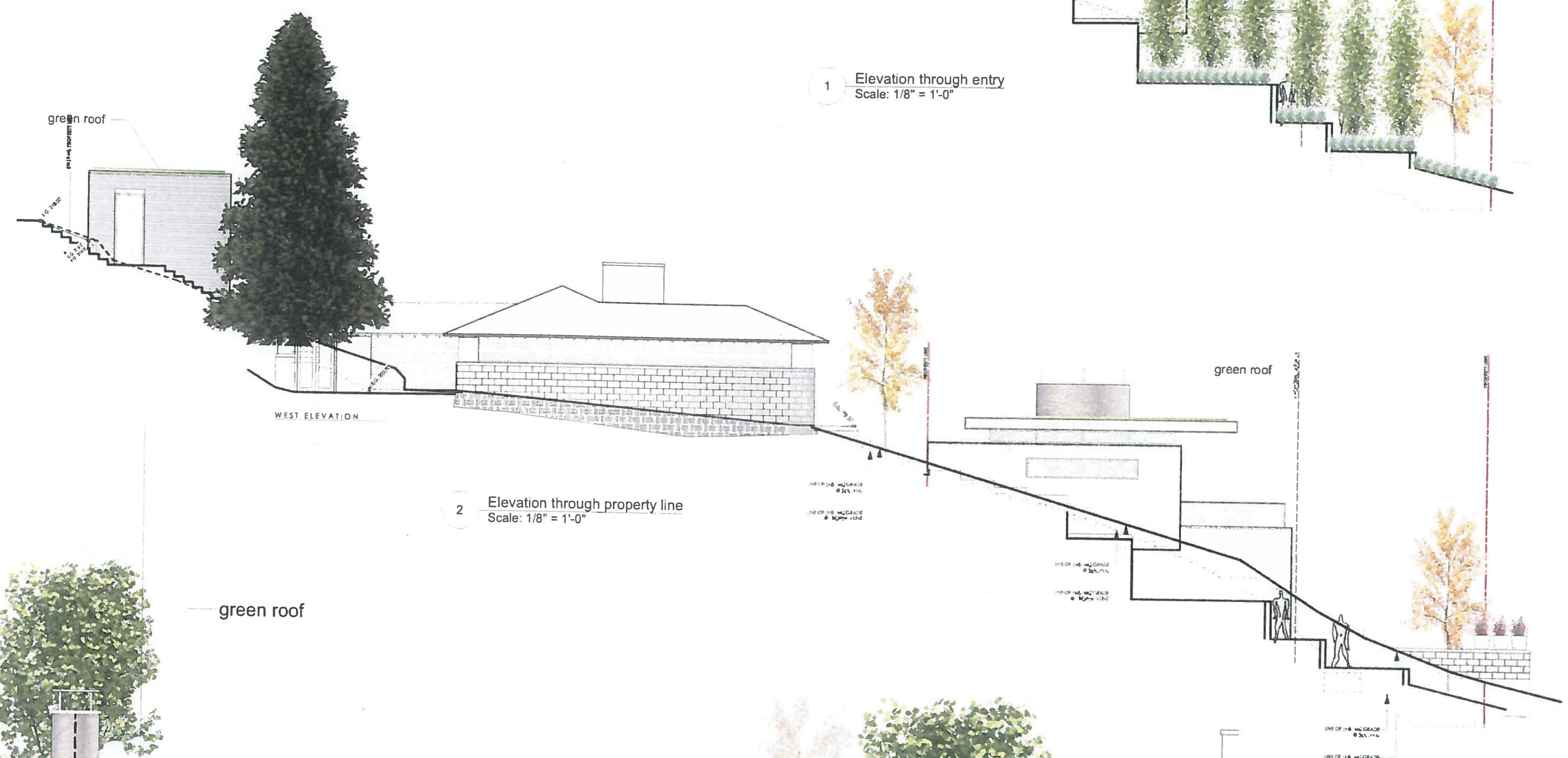
Project No: 19.006

Sheet No: L 2



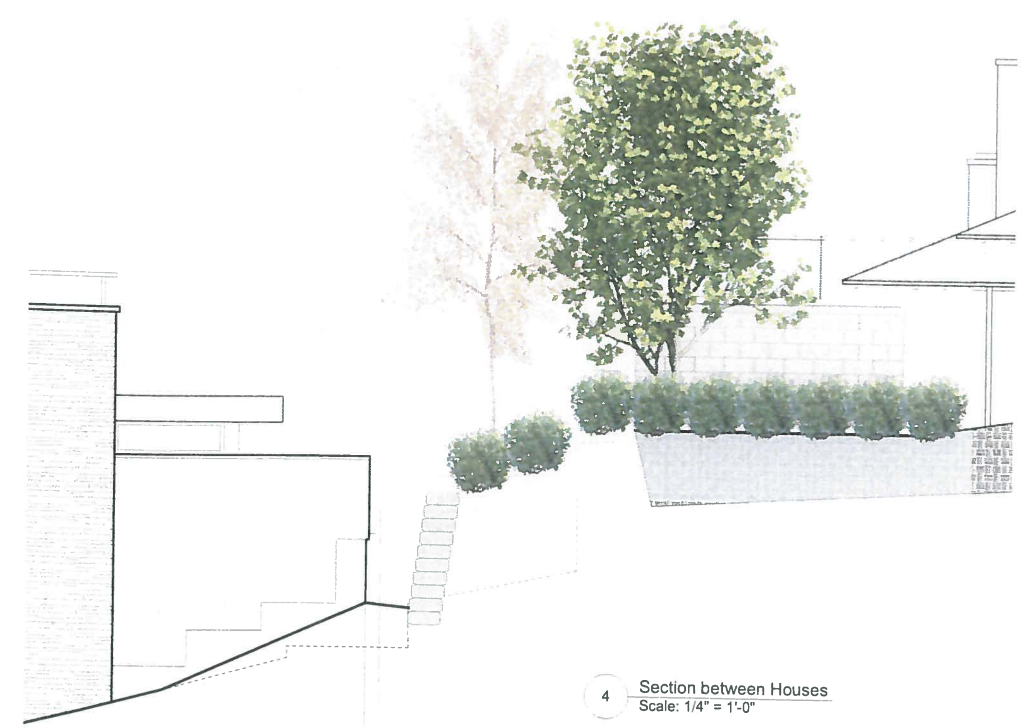


1 Elevation through entry
Scale: 1/8" = 1'-0"



2 Elevation through property line
Scale: 1/8" = 1'-0"

3 Front Elevation
Scale: 3/16" = 1'-0"



4 Section between Houses
Scale: 1/4" = 1'-0"

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209-828 Harbourside Dr.
North Vancouver
British Columbia
Canada V7P 3R9
tel 604 986 9193
fax 604-986-7320

Revisions:

1 submit to District for review - Feb 20, 2019
2 issued for HRA - Mar 7, 2019

Consultants:

The Airey Group
Livingspace Homes

Project:

985 Duchess Avenue
West Vancouver, BC

Title:

Sections Elevations

Drawn: HBC
Checked: BH
Date: June 15, 2018
Scale: As Noted

Project No: 19.006

Sheet No: L 3

contemporary planting

green roof

mid century vibe planting

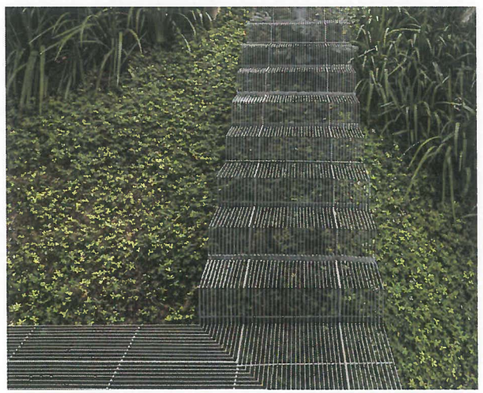
mid-century weat coast planting

"green" MSE walls

rear terrace seatwall design

interior concrete block detail
to be reintroduced into the landscape

Inspiration for custom steel staircases



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Consultants:

The Airey Group
Livingspace Homes

Project:

985 Duchess Avenue

West Vancouver, BC

Title:

Character Sheet

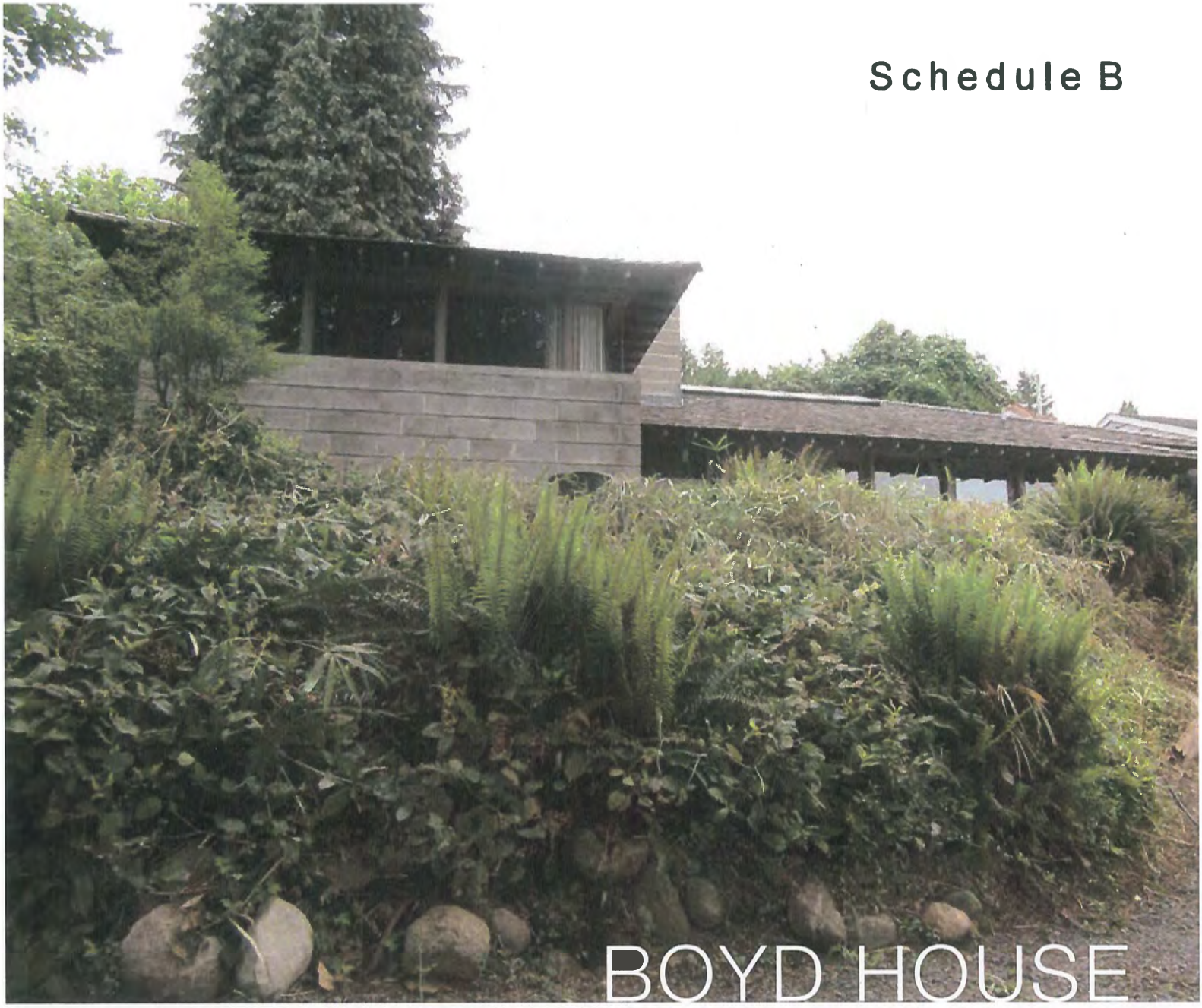
Design: HBC
Checked: BH
Date: June. 15, 2016

Scale: As Noted

Project No: 19.006

Sheet No: L 4

Schedule B



BOYD HOUSE

985 DUCHESS AVENUE, WEST VANCOUVER, BC

CONSERVATION PLAN

MARCH 2019

DONALD LUXTON
AND ASSOCIATES INC

TABLE OF CONTENTS

DONALD LUXTON AND ASSOCIATES INC
1030 - 470 GRANVILLE STREET VANCOUVER BC V6C 1V5
info@donaldluxton.com 604 688 1216 **www.donaldluxton.com**

1.0 INTRODUCTION

HISTORIC NAME:	Boyd House
CIVIC ADDRESS:	985 Duchess Avenue, West Vancouver, BC
ORIGINAL OWNER(S):	Bruce Boyd
ORIGINAL ARCHITECT:	Ron Thom (1954)
RENOVATION ARCHITECTS:	John Keith-King Architects and Russell Hollingsworth (1977)
DATE OF CONSTRUCTION:	Original: 1954, Addition: 1977

The Boyd House is valued for its connection to architect Ron Thom and for its West Coast architectural style.

The proposed overall redevelopment scheme for this property has been prepared by the Airey Group. The intent is to preserve the existing building while constructing a new adjacent infill house on-site. The proposal includes, but is not limited to, the following:

- Preservation of the Boyd House in-place;
- repair and/or rehabilitation of character-defining elements, as necessary;
- reconstruction of garage; and
- construction of new adjacent infill house.

This Conservation Plan is based on Parks Canada's *Standards & Guidelines for the Conservation of Historic Places in Canada*. It outlines the preservation, restoration, and rehabilitation that will occur as part of the proposed development.

2.0 HISTORIC CONTEXT

2.1 WEST COAST STYLE

After 1945, the Greater Vancouver region became for approximately thirty years a centre of innovative residential designs in North America. Growing population and changes in lifestyle opened the door for new housing concepts, which were affordable for young families. Progressive and experimental architects developed the West Coast Style based on the principles of modern architecture: functionalism, simplicity, and flexibility.

Undeveloped and inexpensive land on the North Shore often comprised sloping and irregular sites with sometimes expansive views. Developing, and designing for such sites, offered a welcome opportunity for upcoming architects to experiment with new designs and building technology. The West Coast Style has several common features, which are also characteristic of the Boyd House. The style responded to the rough topography and climate conditions of then "unbuildable" sites on the North Shore with expansive vistas over the ocean, native forests and mountain views. The entrance and parking areas were commonly placed facing the street to allow the living areas to open at the rear with vistas over the ocean. The houses were designed in geometric forms and irregular layouts with local and prefabricated materials used in modular fashion for cost-efficient construction. Modern materials of glass, steel, concrete, and new technology were used, often with cantilevered forms, ceiling-height fenestration and open floor plans. Flat or low-pitched roofs were decked with asphalt roofing material, which replaced the traditional and increasingly expensive cedar shingles.

Walls were filled with modular windows and panels to create a rhythmic pattern of solid and voids. Natural light was considered a key design element in this new modern architecture. Floor-to-ceiling windows provided ample daylighting of the interior. The large window elements connected the interior and exterior spaces in an almost seamless fashion and provided easy access to outdoor decks, which extended the living area.

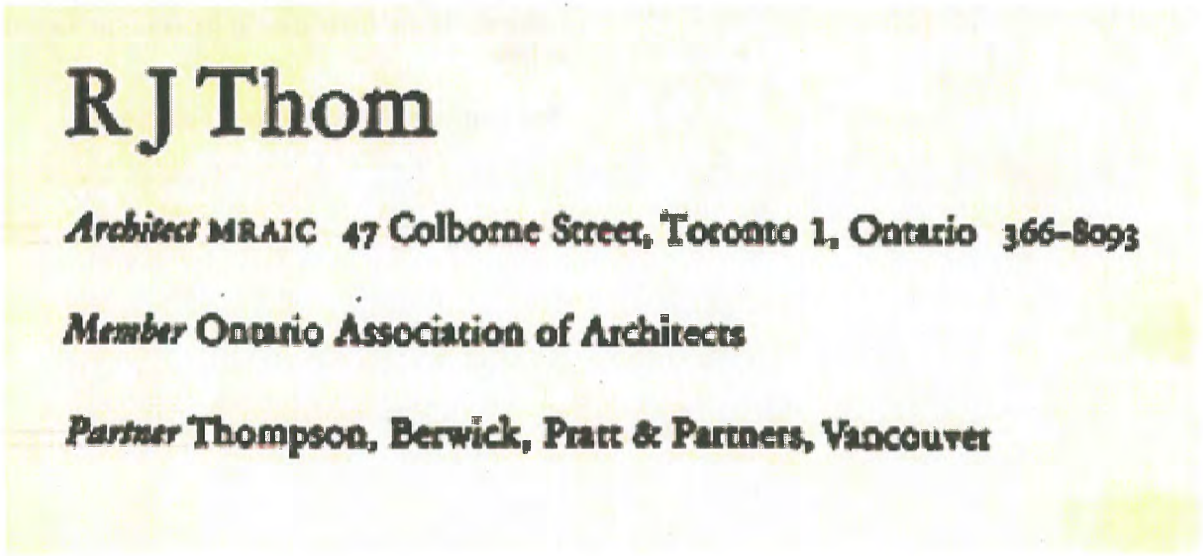
Traditional floor plans were replaced with flexible, multi-functional layouts to serve a new, more informal lifestyle. Interior spaces were not decorated with ornate features; contrasting natural materials such as wood, brick, stone and plaster were used to create interesting visual effects. In particular timber structural members were exposed and often stained. Interior and exterior spaces were integrated by creating lines of vision through transparent windows and doors to patios, private garden spaces, zones designed for special uses, and access to the surrounding nature. The arrangement of hedges, shrubbery and beds of low growing plants formed abstract geometrical patterns. These geometrical patterns reinforced the horizontal and vertical planes of the modern houses.

The functional and simple design of the West Coast Style homes responded to a new lifestyle. Open plan layouts with flowing interior open spaces and extensive glazing allowed flexible uses and interaction with the surrounding, and often scenic landscapes and native forests.

2.2 ORIGINAL ARCHITECT: RON THOM

Ron Thom was born in Penticton, British Columbia in 1923 to parents, James Thom, who emigrated to Canada from Scotland in 1906, and Elena Myrtle Fennel, originally from Kars, Ontario. He had two younger sisters, Heather and Mavis, and was married two times, to Christine Millard in 1943, and to Molly Golby in 1963. After entering the Vancouver School of Art in 1940, his studies were put on hold due to WWII, where he served as navigator with the Royal Canadian Air Force. When the War ended, Thom recommenced his schooling as a scholarship graduate and developed an interest in architecture and planning. His interest in architecture was greatly influenced by his architecture teacher, Bert Binning. Of Binning, Thom says, "Binning taught me to see, and he taught me to think. He was one of the most important teachers in my life. The strongest thing he taught us, which has had a profound influence on everything I've done in architecture since, was that every aspect of the design had to respond directly to the world around it, whether it be colour or form, or where the light came in, or the views looking out" (Shadbolt, p.10). Thom began teaching architecture at the School of Art before being

Ron Thom, Trent University Digital Collections



Ron Thom business card, Trent University Digital Collections

invited to teach design at the Architectural School of the University of British Columbia. He was soon to join the architectural firm, Thompson, Berwick & Pratt, and became an architect by indenturing, and later a design partner.

During the early 1960s, Thom gained national recognition when he captured his first major design award for Massey College. It was during this time that the then-Dean of Devonshire House at University of Toronto, Thomas H.B. Symons, came to know Thom and admire his work. A few years later, in 1962, when Symons was appointed Trent's first president, the University undertook a search for a master planning architect to design and construct new buildings on Trent's Nassau Campus, located along the Otonabee River, north of Peterborough, Ontario. Thom was hired as master planning architect of the newly founded university. The recommendation to hire Ron Thom is cited in the June 24th, 1964 meeting minutes of Trent University's Joint Committee on Architecture. It states "that Mr. Ronald J. Thom and the firm of Thompson, Berwick, Pratt and Partners be commissioned to undertake the design of the first group of buildings, including, in addition to Champlain College, the first women's college, the University library, the first unit of the science building, and the associated services."

Thom's Trent buildings, named upon completion, are Thomas J. Bata Library, Champlain College, Lady Eaton College, and the Chemistry Building. Thom is also credited with choosing their furniture and furnishings, and with renovating and furnishing properties that Trent purchased in the city of Peterborough prior to the building of the new buildings on the Symons Campus (formerly called the Nassau Campus), Rubidge Hall, Peter Robinson College, and Catharine Parr Traill College. The Symons Campus buildings have received numerous design awards, including four citations of excellence in architecture from the International College & University Conference and Exposition, the National Design Council Merit Award, and the Toronto Chapter of the Ontario Association of Architects Annual Design Award. Thom's business partner, Paul Merrick, designed the Faryon Bridge which crosses the Otonabee River on the University site, joining the east and west banks.

Other renowned designs for which Thom has received national and international acclaim include several private homes, Massey College at the University of Toronto, the Shaw Festival Theatre at Niagara-on-the-Lake, Vancouver's 60-storey British Columbia Building, Sir Sandford Fleming College in Peterborough, the Civic Centre in Hamilton, and the arts and science complex at Queen's University.

Ron Thom received an honorary degree from Trent University in 1971. He died at his office in Toronto in 1986.

[Text from Trent University Digital Collections]

3.0 STATEMENT OF SIGNIFICANCE

[Prepared by Kerry McPhedran, 2012]

ADDRESS: 985 Duchess Avenue, West Vancouver, British Columbia
HISTORIC NAME: Boyd House
ORIGINAL OWNERS: Joan and Bruce Boyd
DATE OF CONSTRUCTION: 1954; Addition in 1977

Description of the Historic Place
The Boyd house is a single-storey bungalow of wood-frame and cinder block, tucked by architect Ron Thom into a natural, treed slope that faces south on lower Sentinel Hill. This has been a very stable neighbourhood, with many neighbours living there for 30, 40 or more years.

The original building was designed in 1954 for Joan and Bruce Boyd, fellow art school students of Thom. In 1977, the third and present owner (for 40 years) added a small extension and skylights. A happy bonus: the house immediately to the west–991 Duchess Avenue–is another Ron Thom design, published as the Moult House in Doug Shadbolt's book Ron Thom: the Shaping of an Architect. The present (second) owner grew up in yet another Ron Thom house, and considers himself a 'custodian' as long as he lives there. For now, the Moult house is safe.

Heritage Value of the Historic Place
The Boyd house is valued as an excellent example of the West Coast style modern residential architecture that excited architects along the Pacific coast in the 1950s, from California's Richard Neutra to British Columbia's trinity of Ron Thom, Fred Hollingsworth and Arthur Erickson. West Coast style literally put West Vancouver on the international architectural map when dozens of these homes were built here in the 50s and 60s. West Van's challenging natural settings were suddenly an inspiration for young architects eager to push the boundaries. Many of these homes are now lost to bulldozers.

Boyd house is a small architectural gem that seems to belong on its rugged site, growing out of the steep ivy and fern-covered slope but barely visible from Duchess Avenue. Thom liked to set his buildings so that people could come across a house in the trees–from above or below–but not be able to see all of it. A low-hipped cedar shake roof floats over the cedar and cement block base. Glass meets glass and corner windows vanish into thin air. The house reflects Ron Thom's admiration for the designs of both Frank Lloyd Wright, who often applied Japan's formal discipline to indigenous materials, and Richard Neutra, who believed deeply in getting to know his clients, their lives, their preferences. Design ideas that Thom then adapted to our Pacific Northwest climate and geography.

Boyd house is a classic example of the early "midnight specials" that young Thom and his fellow moonlighting apprentice Fred Hollingsworth, designed to supplement their income at Thompson Berwick Pratt. To keep costs down for the Boyds–close friends as well as classmates–Thom focused on cheap building materials of the day: cinder block, tongue-and-groove cedar, glass, and ox-blood coloured concrete slab floors. It's what Thom did with those materials in his early days that make this modest house of some 1,600 square feet, valuable 40 years later.

Architect Paul Merrick remembers the Boyd house as "almost singularly the reason" that Merrick became an architect, eventually working with his mentor Ron Thom. Back in 1954, as a boy living over the hill, Merrick and his father used to come by the construction site at 985 Duchess and watch "this wonderful space going up."

Ron Thom was inspired by three remarkable teachers when he returned to the Vancouver School of Art after WWII: Bert Binning (whose West Vancouver home is a designated National Historic Site and Municipal Heritage Site), Fred Amess and Jack Shadbolt. Binning was the most influential

because of his personal interest in the integration of art and architecture. Those were heady days. The concentrated mix of talented students–including West Vancouver's Gordon Smith–and staff created one of B.C.'s richest artistic periods.

While Ron Thom is best known in the West as a major influence in the development of the West Coast style of residential architecture (as well as designer of Vancouver's BC Hydro building on Burrard at Nelson), Thom is better known in Eastern Canada as the master designer of Massey College, Trent University, Shaw Festival Theatre and the Toronto Zoo. Thom died at his desk in 1986.

Character-Defining Elements

The elements that define the heritage character of the Boyd House are its:

- **Site:**
  - The 60 ft. x 150 ft. property at 985 Duchess Avenue is part of what creates a great feeling of calm in the house. The natural setting is visible from every room. The site is very private.
  - Three part site:
    - the long, steep slope rising up from Duchess Avenue covers the majority of the site
    - a flat area where the house nestles
    - and a small courtyard on the (north) side of house, backed by a short upper bank, above which is the carport and paved lane that residents typically use as their main access 'road'
  - From Duchess, a stepped path winds up the sloping south-facing site to the rear of the property, where the house sits, tucked onto a small 'pad' with intimate pea-gravel courtyards on both sides of the house. Six pairs of French doors open onto the natural garden on all sides.
  - Much of the site is planted with indigenous sword ferns, salal and Oregon grape. English ivy covers the bank at the lane side of the house. Mature trees include cedars, cypress, cottonwood, dogwoods, maples. Wisteria and climbing hydrangea drift against the house.
  - An ivy-covered fence runs the length of the east side of the house, completely screening the neighbour's house.
- **House – original 1954 section** (features of 'modern' architecture found in the Boyd house):
  - **Open plan.** Space flows from one area to the other–free of many of the usual partitions of typical 1950s houses–and to the outside. This inside-outside connection is particularly strong between the exterior and the living room, dining area, kitchen and circulation areas. The hallway steps down three steps into the living room. The only living room wall is a series of large floor to ceiling glass windows, overlooking onto a natural green garden.
  - **Massive fireplace.** The symbolic 'heart of the house' big enough to roast a lamb–and visible from all areas of the open area–is cinder block, with a horizontal Frank Lloyd Wright-inspired 11-foot-wide concrete frieze (the client Bruce Boyd remembers helping build the form to cut expenses).
  - **Use of continuous horizontal line of a cedar 'band' above door height.** This is the launching point for higher spaces shaped by the sloped underside of the roof
  - **Strip windows.** A continuous horizontal band of windows runs throughout the house. Some windows are floor-to-ceiling sheets of glass used as exterior walls; others are casement windows or French doors.
  - **All glass corner windows.** At all corners, adjacent panes of glass are butt-jointed and glued (instead of using a typical vertical mullion) to form seamless intersections.
  - **Wide overhang of the cedar shake hip roof.** Provides both sun-shading and the chance to open doors or windows for ventilation even in rainy weather. Practically, the overhang provides weather protection to the wall below.

- **House – additions (1977) by John Keith-King Architects and Russell Hollingsworth**
  - Skylights in main hallway, dining room and den that poured light into a house which even the original client found dark and moody at times [Russell Hollingsworth]
  - Master bedroom extended, adding to the original L-shape
  - Dining room wall moved internally to create two spaces: dining room and home office
  - Kitchen renovation with small extension of wall between kitchen and living room
- **Views**
  - View from entry, hall and living room: out into the adjacent green space and cedar trees, as well as view of Lions Gate Bridge and downtown Vancouver.
  - View from kitchen: to Lions Gate Bridge, Vancouver, Mount Baker, Burnaby and North Vancouver.
  - Sweeping 180 degree view from master bedroom: (east to west) from North Vancouver and this property's own green space to 'borrowed landscape' of neighbouring Moult House– another peaceful, park-like green space with many mature deciduous trees and massive flowering shrubs such as rhododendrons.
  - Views from home office and two bedrooms: onto lane-side ivy-covered bank and maple trees.

4.0 CONSERVATION GUIDELINES

4.1 STANDARDS AND GUIDELINES

The Boyd House is a significant historical resource in the District of West Vancouver. The Parks Canada's *Standards & Guidelines for the Conservation of Historic Places in Canada* is the source used to assess the appropriate level of conservation and intervention. Under the *Standards & Guidelines*, the work proposed for the Boyd House includes aspects of preservation, rehabilitation, and restoration.

> ***Preservation:*** *the action or process of protecting, maintaining, and/or stabilizing the existing materials, form, and integrity of a historic place or of an individual component, while protecting its heritage value.*
>
> ***Restoration:*** *the action or process of accurately revealing, recovering or representing the state of a historic place or of an individual component, as it appeared at a particular period in its history, while protecting its heritage value.*
>
> ***Rehabilitation:*** *the action or process of making possible a continuing or compatible contemporary use of a historic place or an individual component, through repair, alterations, and/or additions, while protecting its heritage value.*

Interventions to the Boyd House should be based upon the Standards outlined in the *Standards & Guidelines*, which are conservation principles of best practice. The following ***General Standards*** should be followed when carrying out any work to an historic property.

STANDARDS

Standards relating to all Conservation Projects

1. Conserve the heritage value of a historic place. Do not remove, replace, or substantially alter its intact or repairable character-defining elements. Do not move a part of a historic place if its current location is a character-defining element.
2. Conserve changes to a historic place, which over time, have become character-defining elements in their own right.
3. Conserve heritage value by adopting an approach calling for minimal intervention.
4. Recognize each historic place as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other historic places or other properties or by combining features of the same property that never coexisted.
5. Find a use for a historic place that requires minimal or no change to its character defining elements.
6. Protect and, if necessary, stabilize a historic place until any subsequent intervention is undertaken. Protect and preserve archaeological resources in place. Where there is potential for disturbance of archaeological resources, take mitigation measures to limit damage and loss of information.
7. Evaluate the existing condition of character-defining elements to determine the appropriate intervention needed. Use the gentlest means possible for any intervention. Respect heritage value when undertaking an intervention.
8. Maintain character-defining elements on an ongoing basis. Repair character-defining elements by reinforcing the materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving prototypes.
9. Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place and identifiable upon close inspection. Document any intervention for future reference.

Additional Standards relating to Rehabilitation

10. Repair rather than replace character-defining elements. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the historic place.
11. Conserve the heritage value and character-defining elements when creating any new additions to a historic place and any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.
12. Create any new additions or related new construction so that the essential form and integrity of a historic place will not be impaired if the new work is removed in the future.

Additional Standards relating to Restoration

13. Repair rather than replace character-defining elements from the restoration period. Where character-defining elements are too severely deteriorated to repair and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements.
14. Replace missing features from the restoration period with new features whose forms, materials and detailing are based on sufficient physical, documentary and/or oral evidence.

4.2 CONSERVATION REFERENCES

The proposed work entails the Preservation, Restoration, and Rehabilitation of the exterior of the Boyd House. The following conservation resources should be referred to:

Standards and Guidelines for the Conservation of Historic Places in Canada, Parks Canada, 2010.
http://www.historicplaces.ca/en/pages/standards-normes/document.aspx

National Park Service, Technical Preservation Services. Preservation Briefs:

Preservation Brief 14: New Exterior Additions to Historic Buildings: Preservation Concerns.
http://www.nps.gov/tps/how-to-preserve/briefs/14-exterior-additions.htm

Preservation Brief 15: Preservation of Historic Concrete.
http://www.nps.gov/tps/how-to-preserve/briefs/15-concrete.htm

Preservation Brief 17: Architectural Character – Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving their Character.
http://www.nps.gov/tps/how-to-preserve/briefs/17-architectural-character.htm

Preservation Brief 18: Rehabilitating Interiors in Historic Buildings – Identifying Character-Defining Elements.
http://www.nps.gov/tps/how-to-preserve/briefs/18-rehabilitating-interiors.htm

Preservation Brief 45: Preserving Historic Wooden Porches.
http://www.nps.gov/tps/how-to-preserve/briefs/45-wooden-porches.htm

Preservation Brief 47: Maintaining the Exterior of Small and Medium Size Historic Buildings.
http://www.nps.gov/tps/how-to-preserve/briefs/47-maintaining-exteriors.htm

4.3 GENERAL CONSERVATION STRATEGY

The primary intent is to preserve the existing historic structure, while undertaking a rehabilitation that will upgrade its structure and services to increase its functionality for continued residential uses. As part of the scope of work, character-defining elements will be preserved, while missing or deteriorated elements will be restored.

Proposed Redevelopment Scheme
The development scheme for this property has been prepared by The Airey Group, and includes preserving the historic exterior of the house and constructing a new adjacent residential structure on-site.

The major proposed interventions of the overall project are to:

- Retain historic house in-place;
- Preserve and repair exterior character-defining elements of historic house; and
- Construct new residential structure on-site.

Due to the proposed new construction, the new house will be considered similar to a new addition to the historic building, and all new visible construction will be considered a modern addition to the historic structure. The *Standards & Guidelines* list recommendations for new additions to historic places. The proposed design scheme should follow these principles:

- Designing a new addition in a manner that draws a clear distinction between what is historic and what is new.
- Design for the new work may be contemporary or may reference design motifs from the historic place. In either case, it should be compatible in terms of mass, materials, relationship of solids to voids, and colour, yet be distinguishable from the historic place.
- The new additions should be physically and visually compatible with, subordinate to and distinguishable from the preserved historic façade.

An addition should be subordinate to the historic place. This is best understood to mean that the addition must not detract from the historic place or impair its heritage value. Subordination is not a question of size; a small, ill-conceived addition could adversely affect an historic place more than a large, well-designed addition.

Additions or new construction should be visually compatible with, yet distinguishable from, the historic place. To accomplish this, an appropriate balance must be struck between mere imitation of the existing form and pointed contrast, thus complementing the historic place in a manner that respects its heritage value.

The proposed new construction is set lower on the sloped lot, with a green roof that offers a seamless site appearance from the higher positioned Boyd House. The new structure does not interfere with views, and is minimally visible from the historic residence.

4.4 SUSTAINABILITY STRATEGY

Heritage conservation and sustainable development can go hand in hand with the mutual effort of all stakeholders. In a practical context, the conservation and re-use of historic and existing structures contributes to environmental sustainability by reducing solid waste disposal, saving embodied energy, and conserving historic materials that are often less consumptive of energy than many new replacement materials.

In 2016, the Federal Provincial Territorial Ministers of Culture & Heritage in Canada (FPTMCHC) published a document entitled, *Building Resilience: Practical Guidelines for the Retrofit and Rehabilitation of Buildings in Canada* that is "intended to establish a common pan-Canadian 'how-to' approach for practitioners, professionals, building owners, and operators alike."

The following is an excerpt from the introduction of the document:

> *[**Building Resilience**] is intended to serve as a "sustainable building toolkit" that will enhance understanding of the environmental benefits of heritage conservation and of the strong interrelationship between natural and built heritage conservation. Intended as a useful set of best practices, the guidelines in **Building Resilience** can be applied to existing and traditionally constructed buildings as well as formally recognized heritage places.*
>
> *These guidelines are primarily aimed at assisting designers, owners, and builders in providing existing buildings with increased levels of sustainability while protecting character-defining elements and, thus, their heritage value. The guidelines are also intended for a broader audience of architects, building developers, owners, custodians and managers, contractors, crafts and trades people, energy advisers and sustainability specialists, engineers, heritage professionals, and officials responsible for built heritage and the existing built environment at all jurisdictional levels.*
>
> ***Building Resilience** is not meant to provide case-specific advice. It is intended to provide guidance with some measure of flexibility, acknowledging the difficulty of evaluating the impact of every scenario and the realities of projects where buildings may contain inherently sustainable elements but limited or no heritage value. All interventions must be evaluated based on their unique context, on a case-by-case basis, by experts equipped with the necessary knowledge and experience to ensure a balanced consideration of heritage value and sustainable rehabilitation measures.*
>
> ***Building Resilience** can be read as a stand-alone document, but it may also further illustrate and build on the sustainability considerations in the Standards and Guidelines for the Conservation of Historic Places in Canada.*

This document may be consulted for additional recommendations that apply to heritage conservation projects.

4.5 ALTERNATE COMPLIANCE

As a significant heritage resource in the Dictrict of West Vancouvoer, the Boyd House may be eligible for heritage variances that will enable a higher degree of heritage conservation and retention of original material, including considerations available under the following municipal legislation.

4.5.1 BRITISH COLUMBIA BUILDING CODE

Building Code upgrading ensures life safety and long-term protection for historic resources. It is important to consider heritage buildings on a case-by-case basis, as the blanket application of Code requirements do not recognize the individual requirements and inherent strengths of each building. Over the past few years, a number of equivalencies have been developed and adopted in the British Columbia Building Code that enable more sensitive and appropriate heritage building upgrades. For example, the use of sprinklers in a heritage structure helps to satisfy fire separation and exiting requirements. Table A-1.1.1.1., found in Appendix A of the Code, outlines the "Alternative Compliance Methods for Heritage Buildings."

Given that Code compliance is such a significant factor in the conservation of heritage buildings, the most important consideration is to provide viable economic methods of achieving building upgrades. In addition to the equivalencies offered under the current Code, the City can also accept the report of a Building Code Engineer as to acceptable levels of code performance.

4.5.2 ENERGY EFFICIENCY ACT

The provincial Energy Efficiency Act (Energy Efficiency Standards Regulation) was amended in 2009 to exempt buildings protected through heritage designation or listed on a community heritage register from compliance with the regulations. Energy Efficiency standards therefore do not apply to windows, glazing products, door slabs or products installed in heritage buildings. This means that exemptions can be allowed to energy upgrading measures that would destroy heritage character-defining elements such as original windows and doors.

These provisions do not preclude that heritage buildings must be made more energy efficient, but they do allow a more sensitive approach of alternate compliance to individual situations and a higher degree of retained integrity. Increased energy performance can be provided through non-intrusive methods of alternate compliance, such as improved insulation and mechanical systems. Please refer to the *Standards & Guidelines for the Conservation of Historic Places in Canada* for further detail about "Energy Efficiency Considerations."

4.5.3 HOMEOWNER PROTECTION ACT

The Homeowner Protection Act was implemented in 1998 as a means to strengthen consumer protection for the purchase of new homes. The act was passed following a commission of enquiry into the leaky condo crisis, and was intended on protecting homeowners by ensuring home warranty insurance was provided on new construction, covering two years on labour and materials, five years on the building envelope and 10 years on the structure of the home. As the Act was intended to regulate new construction, considerations were not taken of buildings that have remained in sound condition for a many number of years that already far exceeded what the HPA requires for a warranty on a new home. The act did not take into consideration the protection of heritage projects, and consequently resulted in the loss of significant heritage fabric through the requirement of new windows and rainscreen wall assemblies on residential heritage rehabilitation projects. An example being the requirement to remove original wooden siding that has successfully protected the building for 100 years, and replace it with a rainscreen assembly that is only warrantied for five years. Not only was valuable heritage fabric lost, but new materials will likely not last nearly as long as the original.

Amendments to the Homeowner Protection Act Regulation made in 2010 allow for exemptions for heritage sites from the need to fully conform to the BC Building Code under certain conditions, thus removing some of the barriers to compliance that previously conflicted with heritage conservation standards and guidelines. The changes comprised:

1. an amendment to the Homeowner Protection Act Regulation, BC Reg. 29/99 that allows a warranty provider, in the case of a commercial to residential conversion, to exclude components of the building that have heritage value from the requirement for a warranty, and

2. clarification of the definition of 'substantial reconstruction.' The latter clarification explains that 75% of a home must be reconstructed for it to be considered a 'new home' under the Homeowner Protection Act, thus enabling single-family dwelling to multi-family and strata conversions with a maximum of 75% reconstruction to be exempt from home warranty insurance. The definition of a heritage building is consistent with that under the Energy Efficiency Act.

The Boyd House falls into the second category, as the proposed project involves retaining a high degree of the original structure and less than 75% of the house will be reconstructed. Consequently, this project is not considered a substantial reconstruction as per the amended definition in the Homeowners Protection Act, and will be exempt from the requirement of a warranty.

This amendment will enable a higher degree of retention and preservation of original fenestration, siding and woodwork.

4.6 SITE PROTECTION & STABILIZATION

It is the responsibility of the owner to ensure the heritage resource is protected from damage at all times. At any time that the building is left vacant, it should be secured against unauthorized access or damage through the use of appropriate fencing and security measures. Additional measures to be taken include:

- Are smoke and fire detectors in working order?
- Are wall openings boarded up and exterior doors securely fastened once the building is vacant?
- Have the following been removed from the interior: trash, hazardous materials such as inflammable liquids, poisons, and paints and canned goods that could freeze and burst?

The façade should be protected from movement and other damage at all times during any potential demolition, excavation and construction work. Install monitoring devices to document and assess cracks and possible settlement of the exterior façades.

5.0 CONSERVATION RECOMMENDATIONS

A condition review of the Boyd House was carried out during a site visit in May 2018. Material samples were not taken at this time. The recommendations for the preservation and rehabilitation of the historic façades are based on the site review and archival documents that provide valuable information about the original appearance of the historic building.

The following chapter describes the materials, physical condition and recommended conservation strategy for the Boyd House based on Parks Canada *Standards & Guidelines for the Conservation of Historic Places in Canada*.

5.1 SITE

The Boyd House sits on a heavily sloped lot on Duchess Avenue in the District of West Vancouver. The property is heavily treed and the house sits on the rear half of the rectangular site. A new house is proposed toward the front of the site, separated from the historic Boyd House and toward the lower end of the grade, and a separate access path will be designed to the side of the site to access the rear historic property. The views from the Boyd House will not be interrupted by the new structure, and vehicular access will be retained on the rear of the site, accessed by the back lane to the North.

Mature trees are extant on site, and are mostly proposed to be retained apart from those in the location of the proposed house and one tree to the rear of the Boyd House that poses safety concerns to the historic building.

As part of the redevelopment scheme, the historic house will be retained in place and preserved, as possible. All heritage resources within the site should be protected from damage or destruction at all times. Reference **Section 4.6: Site Protection** for further information.

Conservation Strategy: Rehabilitation

- Preserve the original location of the building. All rehabilitation work should occur within the property lines.
- Retain mature landscaping as possible and remove existing trees that pose a threat to the integrity of the historic house. Trees on lower portion of site will be removed to accommodate new house.
- Retain pedestrian access on Duchess Avenue.
- Any drainage issues should be addressed through the provision of adequate site drainage measures.
- Design a new structure to the south that is "physically and visually compatible with, subordinate to, and distinguishable from the historic place" as recommended in **Standard 11**.

5.2 FORM, SCALE & MASSING

The Boyd House features a residential form, scale and massing as expressed by its single storey West Coast style. The house was built in two stages, the first in 1954 for the original owners and the second by the second long-term owner in 1977, which included a small extension and the addition of skylights. The overall form will be retained, and the proposed new adjacent structure will be physically separated from the historic residence.

Conservation Strategy: Preservation

- Preserve the overall form, scale and massing of the building.
- The historic façades should be retained.

5.3 FOUNDATIONS

The house sits on its original concrete foundations. Foundations were not inspected at time of initial review, but are believed to be sound.

The existing foundations will be preserved as part of the rehabilitation scheme, but should be assessed as part of the proposed redevelopment of the rest of the site. Retention and interventions may be required prior to construction of adjacent building. Careful attention should be executed to ensure the exterior walls above grade are not damaged during surrounding rehabilitation work.

Conservation Strategy: Preservation and Rehabilitation

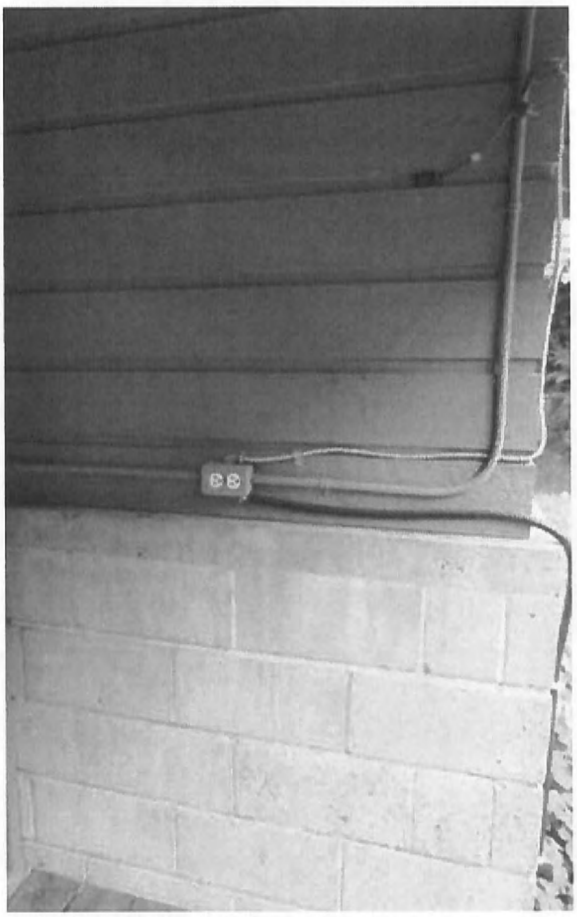
- Existing foundations should be preserved, if possible.
- Foundations should be reviewed by a Structural Engineer. Once condition is assessed, conservation recommendations can be finalized.
- To ensure the prolonged preservation of the foundations, all landscaping should be separated from the foundations at grade to help prevent splash back and assist drainage.

5.4 EXTERIOR MASONRY WALLS

The Boyd House features exterior structural concrete masonry unit walls, which appear to be in good condition and will be preserved. The exterior surfaces demonstrate minor staining and should be cleaned, if possible. Further investigation is required into the structural integrity of the masonry and the condition of the mortar.

Conservation Strategy: Preservation

- Preserve the masonry units whenever possible, and replace in kind if too deteriorated for safe use during site rehabilitation.
- Undertake complete condition survey of condition of all masony surfaces.
- Cleaning, repair and repointing specifications to be reviewed by Heritage Consultant.
- Any holes in the masonry should be filled or replaced to match existing.
- Overall cleaning of the masonry on the exterior façades should be carried out. Do not use any abrasive methods that may damage



the fireskin surfaces. Use a soft natural bristle brush and mild water rinse. Only approved chemical restoration cleaners may be used. Sandblasting or any other abrasive cleaning method of any kind is not permitted.

- Repoint the masonry if required by raking out loose mortar material to a uniform depth. Work should only be undertaken by skilled masons. Do not use power tools to cut or grind joints; hand-held grinders may be used for the initial raking of horizontal joints after test samples have been undertaken and only if approved by the Heritage Consultant. Repoint mortar joints with new mortar that matches existing in consistency, composition, strength, colour and pointing profile.

5.5 EXTERIOR WOOD-FRAME WALLS

The Boyd House features both masonry and wood-frame walls. The exterior wood-frame walls are clad in wide horizontal drop wood siding. The exterior walls appear to be in good condition, and will be preserved as part of the redevelopment scheme. Modern interventions such as electrical wiring have been installed on the exterior of the home. Consider relocating to interior, as possible, to minimize visual prominence of non-original elements.

Conservation Strategy: Preservation

- Due to the integrity of wood frame structure, the exterior walls should be preserved through retention and in-situ repair work.
- Preserve original siding on all elevations, and clean surface for repainting if required.
- Replace any damaged siding to match existing in material, size, profile and thickness, should any damage occur.
- Design any potential structural or seismic upgrades that may be required during redevelopment of site so as to minimize the impact to the character-defining elements. Any upgrades to be installed in the interior of the house.
- Utilize Alternate Compliance Methods for fire and spatial separations including installation of sprinklers where possible, if required.
- Cleaning procedures should be undertaken with non-destructive methods. Areas with biological growth should be cleaned using a soft, natural bristle brush, without water, to remove dirt and other material. If a more intense cleaning is required, this can be accomplished with warm water, mild detergent (such as D/2 Biological Solution®) and a soft bristle brush. High-pressure power washing, abrasive cleaning or sandblasting should not be allowed under any circumstances.
- Consider relocating visible exterior wiring to interior, as possible, to minimize visual prominence of non-original elements.

5.6 ENTRY PORCH

The Boyd House features a north-side entry porch with wood decking and a low roof line. If possible, consider lowering the deck to increase headroom at entryway to avoid any potential safety issues. Overall appearance of entryway should be maintained, as possible.

Conservation Strategy: Rehabilitation

- Inspect deck for complete condition survey. If possible, lower wood deck to increase minimum headroom at entryway, taking into consideration the original appearance of the entryway. All work to be approved by Heritage Consultant.

5.7 FENESTRATION

Windows, doors and storefronts are among the most conspicuous feature of any building. In addition to their function — providing light, views, fresh air and access to the building — their arrangement and design is fundamental to the building's appearance and heritage value. Each element of fenestration is, in itself, a complex assembly whose function and operation must be considered as part of its conservation.
– Standards and Guidelines for the Conservation of Historic Places in Canada.

5.7.1 WINDOWS

The Boyd House features expansive glazing on all exterior elevations, taking advantage of the scenic landscaping and views. The windows are wood-framed and appear to be in good condition. The windows will be preserved as part of the conservation scheme.

Conservation Strategy: Preservation

- Preserve existing windows.
- Inspect for condition and complete detailed inventory to determine extent of recommended repair or replacement.
- Preserve and repair as required, using in kind repair techniques where feasible.
- Retain historic glass. Any future window repairs should be undertaken by a contractor skilled in heritage restoration.
- Prime and repaint trim elements as required in appropriate colour, based on colour schedule devised by Heritage Consultant.

5.7.2 DOORS

The Boyd House features large glazed doors on the front and rear of the house. The doors are in good condition and will be preserved.

Conservation Strategy: Preservation

- Retain the door openings in their original locations, and preserve and repair all original doors.

5.8 ROOF

The Boyd House features a low-sloped hipped roof with wood shingle cladding and exposed rafter tails. Expansive skylights have been installed as part of the 1977 addition, and roofing appears to be in good condition. The roof edge is low at the entryway and poses a safety hazard, and methods to increase headroom height should be considered, as possible. See section **5.6 Entry Porch** for further recommendations.

There are currently no gutters or downspouts. Roof and exterior walls should be continually monitored to ensure rain water runoff from the roof does not cause any damage to the house.

Conservation Recommendation: Rehabilitation
- Preserve the roof structure in its current configuration, as expressed by its low-sloped hip roof configuration.
- At time of next roofing replacement, cedar shingles are the appropriate material, to match existing.
- Retain original exposed rafter tails and roofing elements.
- Consider designing and installing an adequate rainwater disposal system, and ensure proper drainage from the site is maintained. Wood gutters with galvanized steel downspouts may be considered. Aluminum in appropriate colours is also acceptable. Paint or provide specification of drainage system elements according to colour schedule devised by Heritage Consultant.

5.8.1 CHIMNEY

The house features a large internal rectangular concrete masonry chimney, which appears to be in good condition and will be retained. The cinder blocks appear to be sound, but the structural integrity was not tested during initial visual review. Flashing appears to be poorly installed and should be investigated to ensure there are no internal leaks.

Conservation Recommendation: Rehabilitation
- Preserve the chimney in its original configuration.
- Check flashing and mortar to ensure integrity. Repair in-kind as required.
- Chimney may require structural stabilization.
- Investigate condition of masonry. If required, masonry may be repointed and cleaned using a natural bristle brush and mild rinse detergent.

5.9 INFILL HOUSE

An infill house is proposed to the south of the Boyd House, low on the sloped site. The overall character of the infill house is contemporary in nature and compliments the character of the main house.

Infill house should not mimic historic appearance of the main house, and should be distinguishable. The proposed design is appropriate, and is distinguishable in character and form from the main house.

Conservation Strategy: None
- New construction to be compatible yet distinguishable from the historic Boyd House.
- Colour scheme should be compatible with, but different from, the historic original house.

5.10 GARAGE

An original garage is built to the North of the Boyd House, accessed by the rear lane. The garage is in failing condition and will be demolished as part of the redevelopment scheme. New proposed design is contemporary in style.

Conservation Strategy: New
- Document original garage prior to demolition.
- New construction to be compatible yet distinguishable from the historic Boyd House.
- Colour scheme should be compatible with, but different from, the historic original house.

5.11 INTERIOR

The interior is not being offered for designation. The proposed interior renovations are deemed acceptable, though are not part of this conservation plan.

Conservation Strategy: Not Applicable

5.12 EXTERIOR COLOUR SCHEDULE

Part of the Restoration process is to finish the building in historically appropriate paint colours. A restoration colour scheme will be developed in conjunction with the project architect.

The building displays areas where there was original applied paint. The final colour scheme will be based on a colour palette that will be determined by sampling. Onsite testing will be carried out once access is available, and paint samples assessed by microscopic analysis in order to reveal the original colour scheme of the structure.

Existing painted surfaces appear to be in good condition and should be preserved.

Conservation Strategy: Preservation

- Preserve exterior painted surfaces.
- At time of required repainting, paint in appropriate historic colour scheme approved by Heritage Consultant.

6.0 MAINTENANCE PLAN

A Maintenance Plan should be adopted by the property owner, who is responsible for the long-term protection of the heritage features of the Boyd House. The Maintenance Plan should include provisions for:

- Copies of the Maintenance Plan and this Conservation Report to be incorporated into the terms of reference for the management and maintenance contract for the building;
- Cyclical maintenance procedures to be adopted as outlined below;
- Record drawings and photos of the building to be kept by the management / maintenance contractor; and
- Records of all maintenance procedures to be kept by the owner.

A thorough maintenance plan will ensure the integrity of the Boyd House is preserved. If existing materials are regularly maintained and deterioration is significantly reduced or prevented, the integrity of materials and workmanship of the building will be protected. Proper maintenance is the most cost effective method of extending the life of a building, and preserving its character-defining elements. The survival of historic buildings in good condition is primarily due to regular upkeep and the preservation of historic materials.

6.1 MAINTENANCE GUIDELINES

A maintenance schedule should be formulated that adheres to the *Standards & Guidelines for the Conservation of Historic Places in Canada*. As defined by the *Standards & Guidelines*, maintenance is defined as:

> *Routine, cyclical, non-destructive actions necessary to slow the deterioration of a historic place. It entails periodic inspection; routine, cyclical, non-destructive cleaning; minor repair and refinishing operations; replacement of damaged or deteriorated materials that are impractical to save.*

The assumption that newly renovated buildings become immune to deterioration and require less maintenance is a falsehood. Rather, newly renovated buildings require heightened vigilance to spot errors in construction where previous problems had not occurred, and where deterioration may gain a foothold.

Routine maintenance keeps water out of the building, which is the single most damaging element to a heritage building. Maintenance also prevents damage by sun, wind, snow, frost and all weather; prevents damage by insects and vermin; and aids in protecting all parts of the building against deterioration. The effort and expense expended on an aggressive maintenance plan will not only lead to a higher degree of preservation, but also over time potentially save large amount of money otherwise required for later repairs.

6.2 PERMITTING

Repair activities, such as simple in-kind repair of materials, or repainting in the same colour, should be exempt from requiring city permits. Other more intensive activities will require the issuance of a Heritage Alteration Permit.

6.3 ROUTINE, CYCLICAL AND NON-DESTRUCTIVE CLEANING

Following the *Standards & Guidelines for the Conservation of Historic Places in Canada*, be mindful of the principle that recommends "using the gentlest means possible". Any cleaning procedures should be undertaken on a routine basis and should be undertaken with non-destructive methods. Cleaning should be limited to the exterior material such as concrete and stucco wall surfaces and wood elements such as storefront frames. All of these elements are usually easily cleaned, simply with a soft, natural bristle brush, without water, to remove dirt and other material. If a more intensive cleaning is required, this can be accomplished with warm water, mild detergent and a soft bristle brush. High-pressure washing, sandblasting or other abrasive cleaning should not be undertaken under any circumstances.

6.4 REPAIRS AND REPLACEMENT OF DETERIORATED MATERIALS

Interventions such as repairs and replacements must conform to the *Standards & Guidelines for the Conservation of Historic Places in Canada*. The building's character-defining elements – characteristics of the building that contribute to its heritage value (and identified in the Statement of Significance) such as materials, form, configuration, etc. - must be conserved, referencing the following principles to guide interventions:

- An approach of minimal intervention must be adopted - where intervention is carried out it will be by the least intrusive and most gentle means possible.
- Repair rather than replace character-defining elements.
- Repair character-defining elements using recognized conservation methods.
- Replace 'in kind' extensively deteriorated or missing parts of character-defining elements.
- Make interventions physically and visually compatible with the historic place.

6.5 INSPECTIONS

Inspections are a key element in the maintenance plan, and should be carried out by a qualified person or firm, preferably with experience in the assessment of heritage buildings. These inspections should be conducted on a regular and timely schedule. The inspection should address all aspects of the building including exterior, interior and site conditions. It makes good sense to inspect a building in wet weather, as well as in dry, in order to see how water runs off – or through – a building. From this inspection, an inspection report should be compiled that will include notes, sketches and observations. It is helpful for the inspector to have copies of the building's elevation drawings on which to mark areas of concern such as cracks, staining and rot. These observations can then be included in the report. The report need not be overly complicated or formal, but must be thorough, clear and concise. Issues of concern, taken from the report should then be entered in a log book so that corrective action can be documented and tracked. Major issues of concern should be extracted from the report by the owner.

An appropriate schedule for regular, periodic inspections would be twice a year, preferably during spring and fall. The spring inspection should be more rigorous since in spring moisture-related deterioration is most visible, and because needed work, such as painting, can be completed during the good weather in summer. The fall inspection should focus on seasonal issues such as weather-sealants, mechanical (heating) systems and drainage issues. Comprehensive inspections should occur at five-year periods, comparing records from previous inspections and the original work, particularly in monitoring structural movement and durability of utilities. Inspections should also occur after major storms.

6.6 INFORMATION FILE

The building should have its own information file where an inspection report can be filed. This file should also contain the log book that itemizes problems and corrective action. Additionally, this file should contain building plans, building permits, heritage reports, photographs and other relevant documentation so that a complete understanding of the building and its evolution is readily available, which will aid in determining appropriate interventions when needed.

The file should also contain a list outlining the finishes and materials used, and information detailing where they are available (store, supplier). The building owner should keep on hand a stock of spare materials for minor repairs.

6.6.1 LOG BOOK

The maintenance log book is an important maintenance tool that should be kept to record all maintenance activities, recurring problems and building observations and will assist in the overall maintenance planning of the building.

Routine maintenance work should be noted in the maintenance log to keep track of past and plan future activities. All items noted on the maintenance log should indicate the date, problem, type of repair, location and all other observations and information pertaining to each specific maintenance activity.

Each log should include the full list of recommended maintenance and inspection areas noted in this Maintenance Plan, to ensure a record of all activities is maintained. A full record of these activities will help in planning future repairs and provide valuable building information for all parties involved in the overall maintenance and operation of the building, and will provide essential information for long term programming and determining of future budgets. It will also serve as a reminded to amend the maintenance and inspection activities should new issues be discovered or previous recommendations prove inaccurate.

The log book will also indicate unexpectedly repeated repairs, which may help in solving more serious problems that may arise in the historic building. The log book is a living document that will require constant adding to, and should be kept in the information file along with other documentation noted in section ***6.6 Information File***.

6.7 EXTERIOR MAINTENANCE

Water, in all its forms and sources (rain, snow, frost, rising ground water, leaking pipes, back-splash, etc.) is the single most damaging element to historic buildings.

The most common place for water to enter a building is through the roof. Keeping roofs repaired or renewed is the most cost-effective maintenance option. Evidence of a small interior leak should be viewed as a warning for a much larger and worrisome water damage problem elsewhere and should be fixed immediately.

6.7.1 INSPECTION CHECKLIST

The following checklist considers a wide range of potential problems specific to the Boyd House, such as water/moisture penetration, material deterioration and structural deterioration. This does not include interior inspections.

EXTERIOR INSPECTION

Site Inspection:

- ☐ Is the lot well drained? Is there pooling of water?
- ☐ Does water drain away from foundation?

Foundation

- ☐ Moisture: Is rising damp present?
- ☐ Is there back splashing from ground to structure?
- ☐ Is any moisture problem general or local?
- ☐ Is spalling from freezing present? (Flakes or powder?)
- ☐ Is efflorescence present?
- ☐ Is spalling from sub-fluorescence present?
- ☐ Is damp proof course present?
- ☐ Are there shrinkage cracks in the foundation?
- ☐ Are there movement cracks in the foundation?
- ☐ Is crack monitoring required?
- ☐ Is uneven foundation settlement evident?

Masonry

- ☐ Are moisture problems present? (Rising damp, rain penetration, condensation, water run-off from roof, sills, or ledges?)
- ☐ Is spalling from freezing present? Location?
- ☐ Is efflorescence present? Location?
- ☐ Is spalling from sub-florescence present? Location?
- ☐ Need for pointing repair? Condition of existing pointing and re-pointing?
- ☐ Is bedding mortar sound?
- ☐ Are weep holes present and open?
- ☐ Are there cracks due to shrinking and expansion?

- ☐ Are there cracks due to structural movement?
- ☐ Are there unexplained cracks?
- ☐ Do cracks require continued monitoring?
- ☐ Are there stains present? Rust, copper, organic, paints, oils / tars? Cause?
- ☐ Does the surface need cleaning?

Wood Elements

- ☐ Are there moisture problems present? (Rising damp, rain penetration, condensation moisture from plants, water run-off from roof, sills, or ledges?)
- ☐ Is wood in direct contact with the ground?
- ☐ Is there insect attack present? Where and probable source?
- ☐ Is there fungal attack present? Where and probable source?
- ☐ Are there any other forms of biological attack? (Moss, birds, etc.) Where and probable source?
- ☐ Is any wood surface damaged from UV radiation? (bleached surface, loose surface fibres)
- ☐ Is any wood warped, cupped or twisted?
- ☐ Is any wood split? Are there loose knots?
- ☐ Are nails pulling loose or rusted?
- ☐ Is there any staining of wood elements? Source?

Condition of Exterior Painted Materials

- ☐ Paint shows: blistering, sagging or wrinkling, alligatoring, peeling. Cause?
- ☐ Paint has the following stains: rust, bleeding knots, mildew, etc. Cause?
- ☐ Paint cleanliness, especially at air vents?

Verandahs / Porches:

- ☐ Is porch material sound?
- ☐ Attachment – are porches, steps, etc. securely connected to the building or the site?

Windows

- ☐ Is there glass cracked or missing?
- ☐ Are the seals of any double glazed units effective?
- ☐ If the glazing is puttied has it gone brittle and cracked? Fallen out? Painted to shed water?
- ☐ If the glass is secured by beading, are the beads in good condition?
- ☐ Is there condensation or water damage to the paint?
- ☐ Is the frame free from distortion?
- ☐ Do sills show weathering or deterioration?
- ☐ Are drip mouldings/flashing above the windows properly shedding water?
- ☐ Is the caulking between the frame and the cladding in good condition?

Doors

- ☐ Do the doors create a good seal when closed?
- ☐ Are the hinges sprung? In need of lubrication?
- ☐ Do locks and latches work freely?
- ☐ If glazed, is the glass in good condition? Does the putty need repair?
- ☐ Are door frames wicking up water? Where? Why?
- ☐ Are door frames caulked at the cladding? Is the caulking in good condition?
- ☐ What is the condition of the sill?

Roof

- ☐ Are there water blockage points?
- ☐ Is the leading edge of the roof wet?
- ☐ Is there evidence of biological attack? (Fungus, moss, birds, insects)
- ☐ Are wood shingles wind damaged or severely weathered? Are they cupped or split or lifting?
- ☐ Are the nails sound? Are there loose or missing shingles?
- ☐ Are flashings well seated?
- ☐ Are metal joints and seams sound?
- ☐ If there is a lightening protection system are the cables properly connected and grounded?
- ☐ Does the soffit show any signs of water damage? Insect or bird infestation?
- ☐ Is there rubbish buildup on the roof?
- ☐ Is water ponding present?

6.7.2 MAINTENANCE PROGRAMME

INSPECTION CYCLE:

Daily
- Observations noted during cleaning (cracks; damp, dripping pipes; malfunctioning hardware; etc.) to be noted in log book or building file.

Semi-annually
- Semi-annual inspection and report with special focus on seasonal issues.
- Thorough cleaning of drainage system to cope with winter rains and summer storms
- Check condition of weather sealants (Fall).
- Clean the exterior using a soft bristle broom/ brush.

Annually (Spring)
- Inspect masonry for cracks, deterioration.
- Inspect metal elements, especially in areas that may trap water.
- Inspect windows for paint and glazing compound failure, corrosion and wood decay and proper operation.
- Complete annual inspection and report.
- Clean out of all perimeter drains and rainwater systems.
- Touch up worn paint on the building's exterior.
- Check for plant, insect or animal infestation.
- Routine cleaning, as required.

Five-Year Cycle
- A full inspection report should be undertaken every five years comparing records from previous inspections and the original work, particularly monitoring structural movement and durability of utilities.
- Repaint windows every five to fifteen years.

Ten-Year Cycle
- Check condition of roof every ten years after last replacement.

Twenty-Year Cycle
- Confirm condition of roof and estimate effective lifespan. Replace when required.

Major Maintenance Work (as required)
- Thorough repainting, downspout and drain replacement; replacement of deteriorated building materials; etc.

APPENDIX A: RESEARCH SUMMARY

CIVIC ADDRESS: 985 Duchess Avenue, Vancouver, British Columbia
HISTORIC NAME: Boyd House
ORIGINAL OWNERS: Joan and Bruce Boyd
DATE OF CONSTRUCTION: 1954; Addition in 1977

PRAISE FOR THE BOYD HOUSE

"The joiner work is rough, the nail holes are all exposed, because they were doing it on a shoestring. But the form of the building is so beautiful, the finishing doesn't even matter. This is just a great place to be in."
– Russell Hollingsworth, architect, son of Fred Hollingsworth

"It looks like a work of art. And I think as a piece of sculpture it really is a piece of art."
– Bruce Boyd, artist and original client

"Ron Thom is one of the only two architects Canada has ever spawned who design from the neck down. They have an Elizabethan mix of heart and mind."
– Ned Pratt, architect, Thompson Berwick Pratt [where Ron apprenticed]

"Ron always tried to contain space, Arthur [Erickson] always tries to dissolve it. As a result, Ron's houses are always snug and cozy while Erickson's are elegant temples that force the client to adapt his life to the stern demands of architecture."
–Doug Shadbolt, Director of Architecture, UBC

"It was exciting. We were doing little wee houses, mostly for people with no money–usually neighbours and art school graduates and staff. We just eliminated things. We'd leave the joists exposed in the ceiling and use cheap materials like cement blocks and concrete brick. Cedar was very cheap . . . Half our building had straight coloured concrete floors."
– Fred Hollingsworth, architect

"It's the principle of nature–how man is part of nature and relates to nature and has got to learn to live with nature. We were convinced it was the right approach to life and architecture. That's why we spent so much time working at it."
– Fred Hollingsworth, architect

"Ron was an artist who made a refined aesthetic out of unrefinement, a master of the difference between complexity and fussiness. He taught us to love raw surfaces and the natural, to recognize harmonious proportions, how good it is to sleep and eat close to the floor, to be wrapped in a cocoon of a dark room . . . how everything went together if you knew what you were doing."
– Barbara Frum, CBC radio "As It Happens" host and Toronto client (Frum House)