

4.

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

COUNCIL REPORT

| | |
|----------|--|
| Date: | November 7, 2019 |
| From: | Erik Wilhelm, Senior Community Planner |
| Subject: | Heritage Revitalization Agreement, Heritage Designation Bylaws for 985 Duchess Avenue (Boyd House) |
| File: | 1010-20-19-022 |

RECOMMENDATION

THAT Proposed "Heritage Revitalization Agreement Bylaw No. 5030, 2019" be read a first time.

RECOMMENDATION

THAT Proposed "Heritage Designation Bylaw No. 5031, 2019" be read a first time.

RECOMMENDATION

THAT Proposed "Heritage Revitalization Agreement Bylaw No. 5030, 2019" and proposed "Heritage Designation Bylaw No. 5031, 2019" be presented at a public hearing scheduled for January 14, 2019 at 6:00 p.m. in the Municipal Hall Council Chamber, and that statutory notice be given of the scheduled public hearing.

1.0 Purpose

To present to Council a proposed Heritage Revitalization Agreement (HRA) for 985 Duchess Avenue (**Appendix A – Context Map**).

If approved, the proposed HRA and implementing bylaw would enable the following:

- ongoing legal protection (heritage designation) of the Boyd House;
- subdivision of the site to create a total of two lots; and
- construction of a new residence south of the Boyd House.

2.0 Executive Summary

The owner of the property at 985 Duchess Avenue has applied for a Heritage Revitalization Agreement (HRA). The intent of the proposal is to provide for ongoing legal protection through municipal heritage designation in exchange for subdivision of the land. Subdivision would allow for the construction of a dwelling on the southern lot while the Boyd House would remain on the northern lot. The HRA would provide zoning bylaw variances including increased floor area ratios for each lot subsequently created by subdivision.

The OCP supports incentives to retain and protect heritage resources. The Boyd House is currently listed on the West Vancouver Community Heritage Register, which provides eligibility for municipal heritage conservation tools and incentives enabled under Part 15 of the *Local Government Act*.

The Heritage Advisory Committee (HAC) considered and supported the proposal at its April 16, 2019 meeting.

Should Council support the recommendations outlined in this report, the bylaws would receive first reading and a public hearing would be scheduled for January 14, 2019. Prior to the public hearing, the applicant would be required to host a Development Application Information Meeting to allow neighbours an opportunity to learn about the proposal and ask questions of the property owners prior to the public hearing.

3.0 Legislation/Bylaw/Policy

Local Government Act

Municipal conservation tools and incentives are enabled under Part 15 of the *Local Government Act*. Continuing protection tools are described in Part 15, under sections 610 through 616, and include: heritage revitalization agreements, heritage designation, and heritage site maintenance standards (see **Appendix D**).

Zoning Bylaw

The site is zoned RS5 (Single Family Dwelling Zone 5). The existing RS5 zone allows for a maximum Floor Area Ratio (FAR) of 0.35. As an alternative to the development proposal at hand, the existing zoning would permit the site to be redeveloped with a new two-storey house with a maximum allowable floor space of 297 sq. m. (3,197 sq. ft.), not including an in-ground basement or other exempted floor area such as a parking garage.

4.0 Official Community Plan

The OCP identifies a number of “key actions” to address the needs of the present and future generations within the community. Specifically, with respect to heritage, the OCP aims to “respect our neighbourhood character and encourage long-term protection of valued heritage properties with stronger incentives”.

Policy 2.1.9 intends to protect buildings, structures and landscapes on the District’s Heritage Register by utilizing the following planning tools:

- a. Allowing the conversion of single-family homes into multi-family use (e.g., duplex, triplex);
- b. Allowing fee-simple subdivisions or infill options (such as cottages or coach houses) on the same lot;

- c. Varying siting to protect valued trees and landscapes;
- d. Encouraging protection through bonus density and considering density transfer;
- e. Considering financial incentives (e.g., the reduction of development fees or charges, tax incentives);
- f. Reducing off-street parking requirements;
- g. Securing protection through Heritage Designation Bylaws;
- h. Supporting restoration through Heritage Revitalization Agreements; and
- i. Expediting the review process for the retention of heritage properties.

The proposal utilizes the majority of the above mentioned incentives in order to provide long-term protection for the Boyd House.

5.0 Financial Implications

The applicant pays development application fees as per the Fees and Charges Bylaw, 4989, 2018. Any additional direct or administrative costs are considered cost recoverable and borne by the applicant.

6.0 Background

6.1 Previous Decisions

Not applicable to the site.

6.2 History

In June 2006, Council adopted the Heritage Strategic Plan. This document articulates the community's values around heritage, and lays out the framework for building a robust heritage conservation program. The key implementation action following adoption of the Plan was the establishment of a Community Heritage Register in November 2007. The register provides formal recognition of heritage value, and establishes eligibility for municipal conservation incentives.

In 2008, the Heritage Strategic Plan Implementation Working Group identified the need for municipal incentives to make conservation and legal protection of heritage resources economically-viable. In June 2009, Council adopted a set of guidelines for the application of heritage conservation tools and incentives, including the use of Heritage Revitalization Agreements (HRAs) and Heritage Designation; these guidelines were further reinforced by policies within the OCP adopted in 2018. Heritage conservation incentive tools are 'non-monetary' in nature – i.e., land use and development incentives rather than municipal grants and permissive tax exemptions.

The Boyd House was placed on the West Vancouver Community Heritage Register in 2012. The site's placement on the Community Heritage Register

provides eligibility for municipal heritage conservation tools and incentives enabled under Part 15 of the *Local Government Act* (see **Appendix D**). As supported by the OCP, a HRA would provide the legal framework for the conservation agreement between the property owner and the District and the heritage designation bylaw would provide ongoing legal protection for the Boyd House.

7.0 Analysis

7.1 Discussion

Subject Property

The subject site is located at 985 Duchess Avenue and is approximately 847.6 sq. m. (9,123 sq. ft.) in area (**Appendix A**). The site is located outside the Ambleside Local Area Planning Boundary as defined within the OCP. The site slopes from a high point from the lane down towards Duchess Avenue. The siting, topography, lot size and rear lane access are similar on neighbouring properties (Figure 1).



Figure 1 – Boyd House and Surrounding Context

The existing Boyd House is located on the high point of the site, towards the rear, with a large landscaped front garden sloping down towards Duchess Avenue. The landscaping onsite is mature with a cluster of deciduous trees near Duchess Avenue and two large diameter cedar trees south of the Boyd House (Figure 2).



Figure 2 – Front Yard of House

The house is currently accessed via two stone step walkways, one up from Duchess Avenue to the south and the other down from the lane to the north. The primary pedestrian entrance is located facing the lane due to the interior layout of the existing house. There is parking available on Duchess Avenue for approximately three vehicles and a single vehicle carport at the rear of the site.

Boyd House Background

Recognized architect Ron Thom originally designed the Boyd House in 1956. The house is named after the original owners, Joan and Bruce Boyd, both of whom were fellow art school students of architect Ron Thom.

The Boyd House is valued as an excellent example of the West Coast Style of modern residential architecture. Boyd House is a small and unassuming house barely visible from Duchess Avenue. The house is sited on the northern portion of the steep lot. A low-hipped cedar shake roof floats over the cedar and cement block base with floor-to-ceiling glass found throughout to accentuate the southeast views towards Lions Gate Bridge. The house reflects Ron Thom's admiration and commitment to local materials, and his approach to know his clients, their lives, and their preferences.

The 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. Thom focused on inexpensive building materials of the day to keep costs down for Joan and Bruce Boyd. Materials such as cinder block, tongue-and-groove cedar, glass, and concrete slab floors are found throughout the Boyd House. It is what Thom did with those materials in his early days that make this 1,705 sq. ft. house a valuable heritage asset over 60 years later. The Statement of Significance provided by the applicant's heritage consultant provides a more in-depth overview of the home and its history (**Schedule B of Appendix B**).

The Proposal

As indicated in Figure 3, the proposed HRA would enable the property owners to subdivide the property as incentive to:

- retain the Boyd House as a municipally-designated heritage building on the northern lot (Lot 1) in its current location; and
- build a new single family dwelling (SFD) on the southern lot (Lot 2).

The application is not a rezoning. While the underlying zoning would remain intact, the HRA would vary the zoning bylaw to enable the proposed subdivision and development on the site. The proposed form of subdivision is “freehold ownership” which is a typical form of residential ownership in the District. Given the proposed panhandle subdivision configuration, both residences would be addressed and serviced from Duchess Avenue.

In designing the new house, the architect wished to create a dwelling that would complement and maintain the views of the Boyd House. The proposed development plans are attached as **Schedule A to Appendix B**.

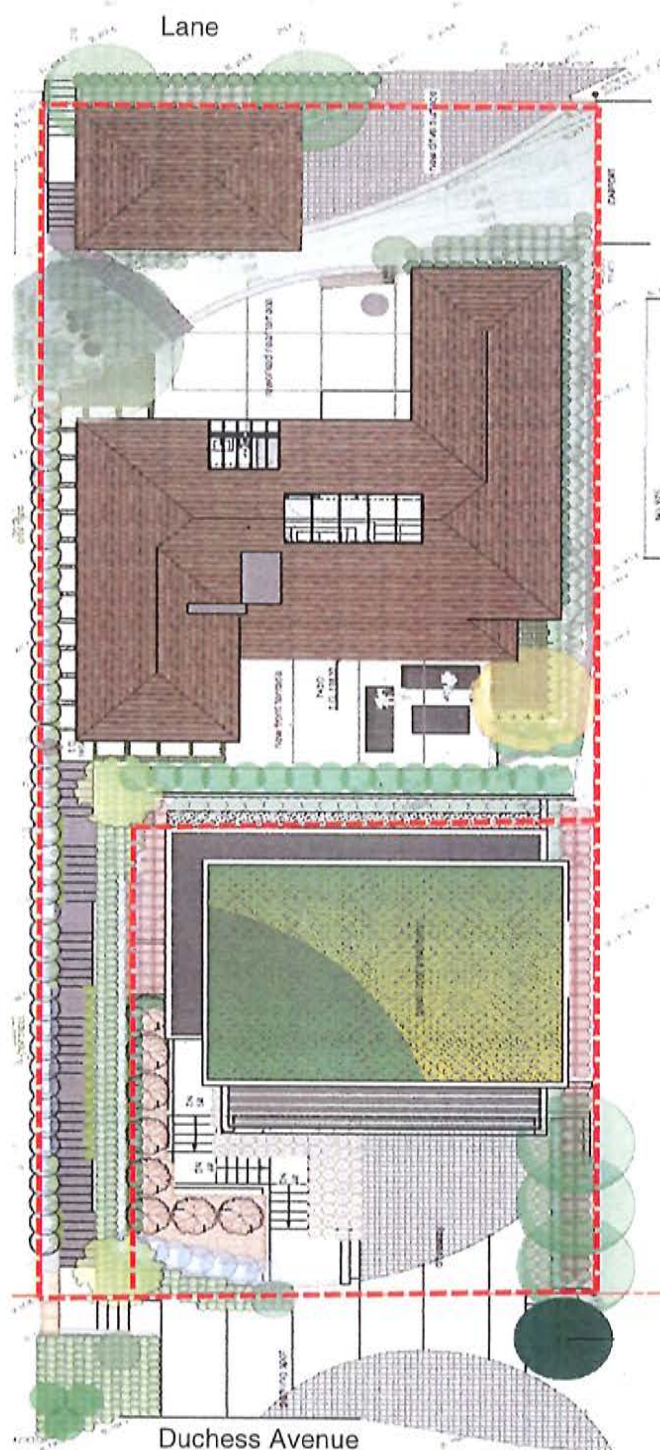


Figure 3 – Proposed Subdivision

There is a two car garage provided for the new residence accessed from Duchess Avenue (Lot 2). A new single car garage is proposed for the Boyd House accessed from the lane (Lot 1). Staff support the proposed parking as the proposal meets zoning bylaw requirements and there is readily available on-street parking in this stretch of Duchess Avenue.

The new single family house located on the southern portion of the site will not impact views from the Boyd House due to the topography of the site. The roof of the proposed house is approximately the same height as the existing patio. The topography of the site along with a green roof covering will provide a natural screen, which will "tie" the new house naturally in to its surroundings and not adversely affect the existing house or adjacent neighbours (Figure 4).

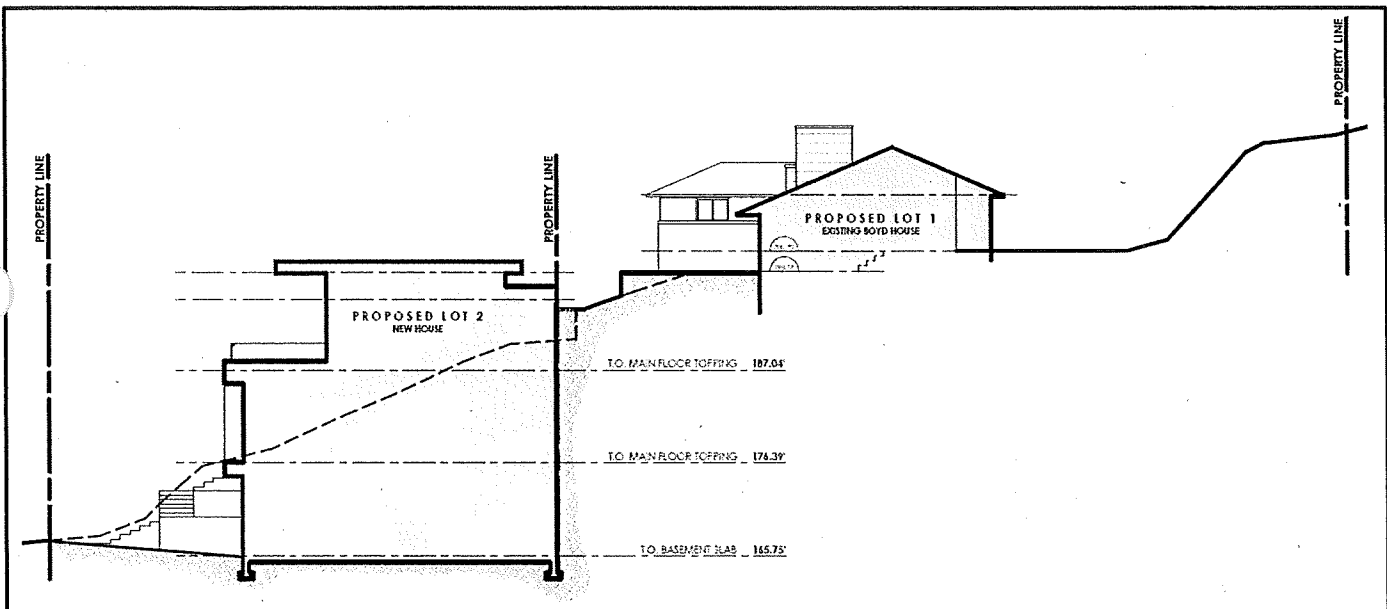


Figure 4 – Proposed Development Cross Section

The proposed single family house design is characteristic of the surrounding building forms, especially the modern West Coast Style. The front elevation consists of two storeys and a basement, partially below grade. The entry features a covered porch located at the west edge of the main floor accessed by stairs along Duchess Avenue.

The orientation and location of rooms within the dwelling maximize the views and natural features along the south of the property. The flat roof design compliments the Boyd House by maintaining the view and inclusion of a green roof while the Duchess Avenue frontage provides a strong street presence with numerous windows looking onto the street.



Figure 5 – Front Elevation

The proposed new residence would have three levels and a net floor area of approximately 261 sq. m. (2,809 sq. ft.) excluding the basement level, garage and uncovered deck).

The Boyd House currently has a total floor area of 158 sq. m. (1,705 sq. ft.) which equates to an existing FAR of approximately 0.19.

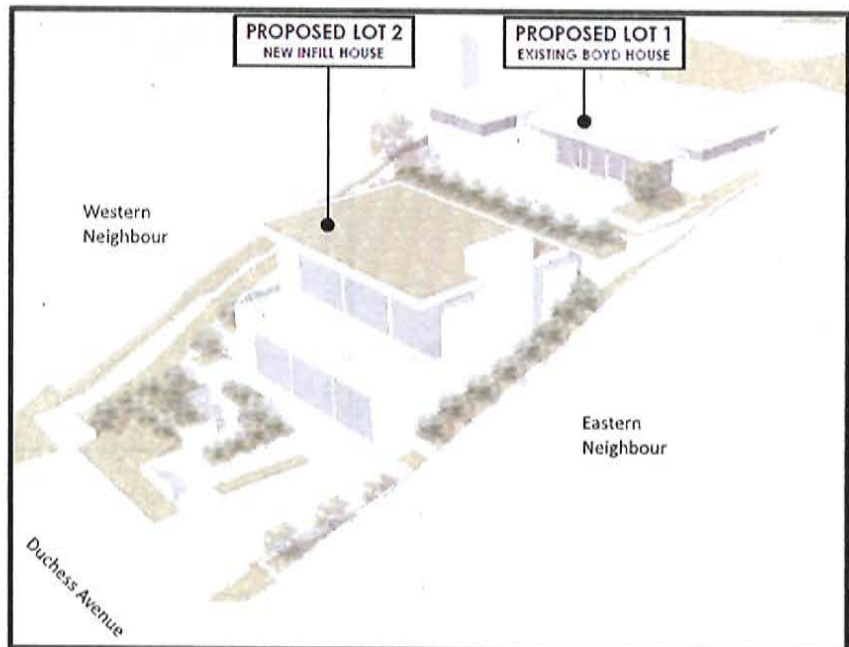


Figure 6 – Isometric View of Proposal

The “Heritage Revitalization

Agreement Bylaw No. 5030, 2019” (**Appendix B**), if approved, would vary the lot area, setbacks, FAR, and site coverage to allow for subdivision and development of the property as proposed. The “Heritage Designation Bylaw No. 5031, 2019” (**Appendix C**), if approved, would designate the property as a municipal heritage resource.

Short-term Rental Accommodation

The applicant has requested that the zoning variances include the provision to allow short-term rental accommodation on the site. Currently in West Vancouver this use is not permitted. Under Council's Economic Development Plan there is support for allowing this use for properties that have heritage value such as the Boyd House. Therefore, staff have included "short-term vacation rentals" as a permitted use in the draft Heritage Revitalization Agreement Bylaw No. 5030, 2019" (**Appendix B**).

Heritage Advisory Committee (HAC)

The Heritage Advisory Committee (HAC) supported the proposal on April 16, 2019 provided that certain aspects of the proposal were adjusted to the satisfaction of staff.

In order to address staff and HAC comments, the applicant modified the proposal in the following manner:

- The width and height of the chimney was reduced on the proposed dwelling;
- The architectural design of the detached garage on the Lot 1 ("Boyd House Lot") was changed to better compliment the Boyd House;
- The landscaping, including plant selection for the south side of the Boyd House was enhanced to ensure views overtime;
- The roof height of the proposed dwelling was reduced incrementally to improve the view for the Boyd House; and
- The landscaping adjacent to Duchess Avenue was modified to improve unit identify at the street.

Sustainability

Heritage conservation is a fundamental component of community sustainability, and is particularly significant in preserving community identity, character, and the cultural values seen in the built environment. The District of West Vancouver supports the conservation of privately-owned heritage properties through the OCP with the application of conservation tools and incentives enabled under Part 15 of the *Local Government Act*.

The objectives are to make the conservation of significant buildings an economically viable alternative to demolition and replacement, and to support the preservation and enhancement of neighbourhood character.

7.2 Public Engagement and Outreach

Public Information Meeting

The applicant organized and held a public meeting on September 12, 2018

(from 4 – 6 p.m.). Neighbours were notified in accordance with District procedures and information outlining the proposal was available for viewing. Approximately seven adjacent neighbours attended the meeting. Should the proposal advance, the applicant will be required to advertise and conduct a second information meeting prior to the public hearing.

Signage

The applicant installed a development information sign, in front of the property, along Duchess Avenue. Should the proposal advance, the applicant will be required to update the sign information with particulars about the required second public information meeting and public hearing.

Public Hearing and Notification

As per the *Local Government Act*, the proposed Heritage Revitalization Agreement and Heritage Designation bylaws are subject to a public hearing. Notice of the public hearing will be given in accordance with District procedures.

Website

In alignment with current practise, a description of the proposal, applicable dates and architectural drawings were placed on the District website.

7.3 Other Communication, Consultation, and Research

Planning staff has consulted with District staff from various departments including: Transportation, Land Development, Economic Development and Building. Providing the proposal proceeds, all building and servicing aspects will be addressed at the subdivision and building permit stage.

8.0 Options

8.1 Recommended Option

At the time of consideration of this report, Council may:

- a) Give first reading to the proposed bylaws and set the date for a public hearing (recommended).

8.2 Considered Options


- a) Give first reading to the proposed bylaws and set an alternative date (to be specified) for a public hearing; or
- b) Defer consideration pending the receipt of additional information (to be specified) to assist in consideration of the application; or
- c) Reject the application.

9.0 Conclusion

The proposed Heritage Revitalization Agreement (HRA) would allow for housing diversity within an existing neighbourhood that responds to neighbouring context and is sensitive to preserving the integrity of the existing heritage resource. As well, the HRA is aligned with OCP objectives to retain, protect and revitalize heritage assets within the community while providing a form of densification which retains the character and scale of the neighbourhood.

Staff recommends that the proposed Heritage Revitalization Agreement Bylaw and Heritage Designation Bylaw for 985 Duchess Avenue (Boyd House) be given first reading and be scheduled for a public hearing.

Author: *for* 
Erik Wilhelm, Senior Community Planner

Concurrence 
Michelle McGuire, Manager of Development Planning

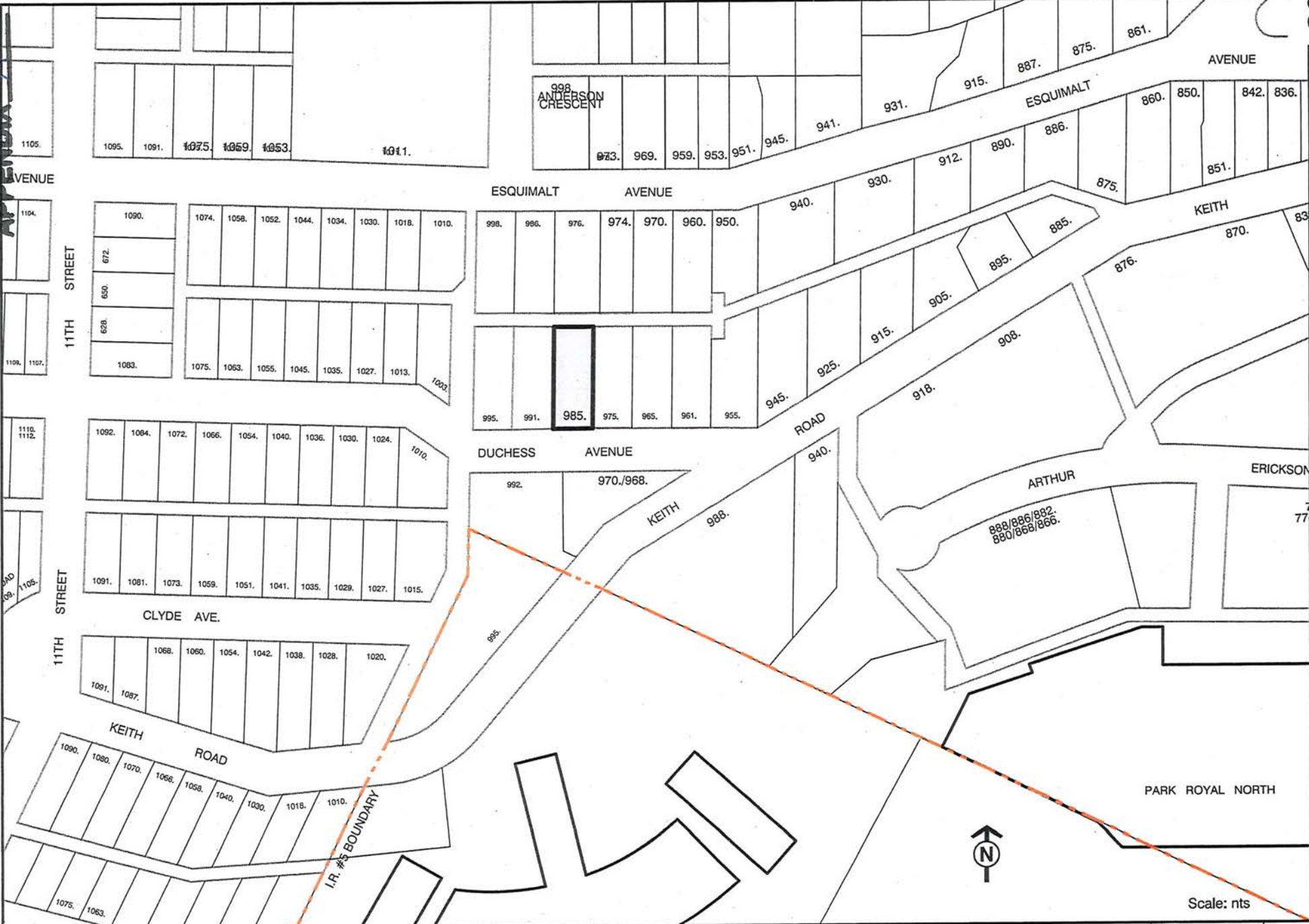
Appendices:

- A. Context Map
- B. Proposed "Heritage Revitalization Agreement Bylaw No. 5030, 2019"
- C. Proposed "Heritage Designation Bylaw No. 5031, 2019"
- D. Continuing Protection Tools (enabled under Part 15 of the LGA)

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APPENDIX A



CONTEXT PLAN

985 Duchess Avenue

Scale: nts

DATE: Jul.26/18 REV: 0

FILE: PK-1

TITLE:

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District of West Vancouver

Heritage Revitalization Agreement Bylaw
Bylaw No. 5030, 2019
(985 Duchess Avenue)

Effective Date:

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 [Date]

PUBLIC HEARING HELD on [Date]

READ A SECOND TIME on [Date]

READ A THIRD TIME on [Date]

APPROVED by the Ministry of Transportation and Infrastructure in compliance with section 610 (6) of the *Local Government Act* on [Date]

ADOPTED by the Council on [Date].

Mayor

Corporate Officer

Schedule A

HERITAGE REVITALIZATION AGREEMENT FOR 985 DUCHESS AVENUE (BOYD HOUSE)

THIS AGREEMENT dated as of the ____ day of _____, 2019

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:

LIVINGSPLACE PARTNERS I LTD., INC. NO. BC1149773 101 –
828Harbourside 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 the Boyd House and the new single-family dwelling on Lot 2 may, in addition to the uses permitted by the applicable zoning, be used for [temporary guest accommodation / short-term rental accommodation], for periods of less than 30 days.
- 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:

LIVINGSPLACE 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 XXX, XX, 2019
B. **Conservation Plan** for the Hewitt 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



The Airey Group
 400 - 2695 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

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|-----------------------|----|
| LAYOUT & GRADING PLAN | L1 |
| PLANTING PLAN | L2 |
| SECTIONS & ELEVATIONS | L3 |
| CHARACTER SHEET | L4 |

CONSULTANT LIST

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ARCHITECTURAL

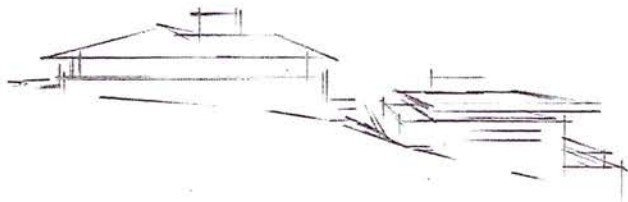
AIRBY HOMES INC
 TAYLOR JOHNSON
 400 - 2695 GRANVILLE ST. VANCOUVER, BC
 604-708-1948 / 4

HERITAGE

DONALD LUTON AND ASSOCIATES INC
 MICHAEL HORNELL
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 604-683-1216

LANDSCAPE

FORMA DESIGN INC
 BILL HARRISON
 209 - 828 HARBOURSIDE DR. NORTH VANCOUVER, BC
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985 Duchess Ave, West Vancouver

DESIGN RATIONALE

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.

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Design Considerations

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.

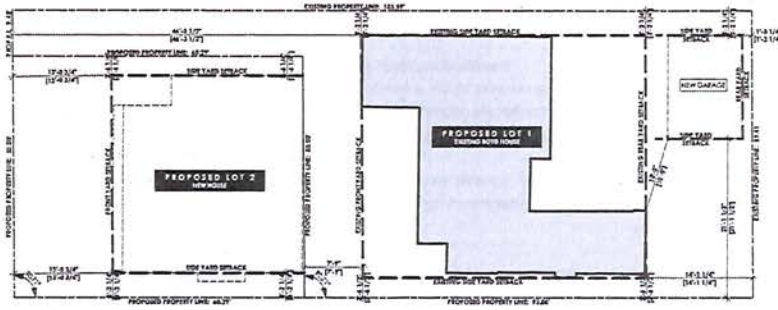


Figure 2: Proposed lot dimensions and setbacks

The final location of the new house was mainly 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.

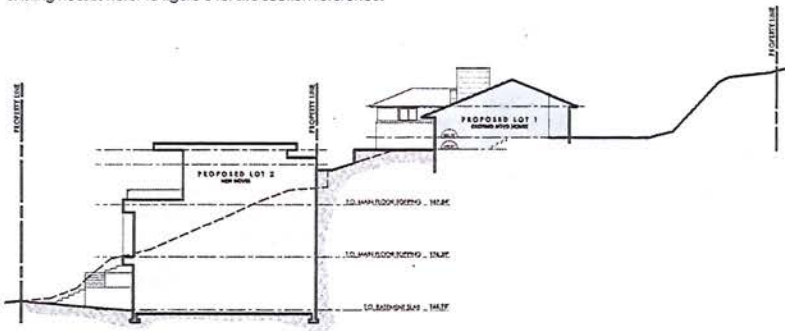


Figure 3: Proposed site section

985 Duchess Ave , West Vancouver

issued for HAC - 2019.04.08

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 below 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 clerestory 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 formalize 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.



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design rationale

DR.2



VIEW OF LIVING ROOM LOOKING NORTH



VIEW LOOKING SOUTH TOWARDS DUTCHES AVE



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VIEW OF GARDEN LOOKING SOUTH WEST TOWARDS DUTCHES AVE

985 Duchess Ave , West Vancouver

issued for HRA - 2019.03.08 issued for HRA response - 2019.08.08
 issued for HAC - 2019.04.08

context photographs

A0.2



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VIEW LOOKING SOUTH FROM LANE



VIEW LOOKING NORTH ALONG EAST ELEVATION



VIEW OF EXISTING CARPORT FROM LANE



PANORAMIC VIEW OF NORTH ELEVATION

985 Duchess Ave, West Vancouver

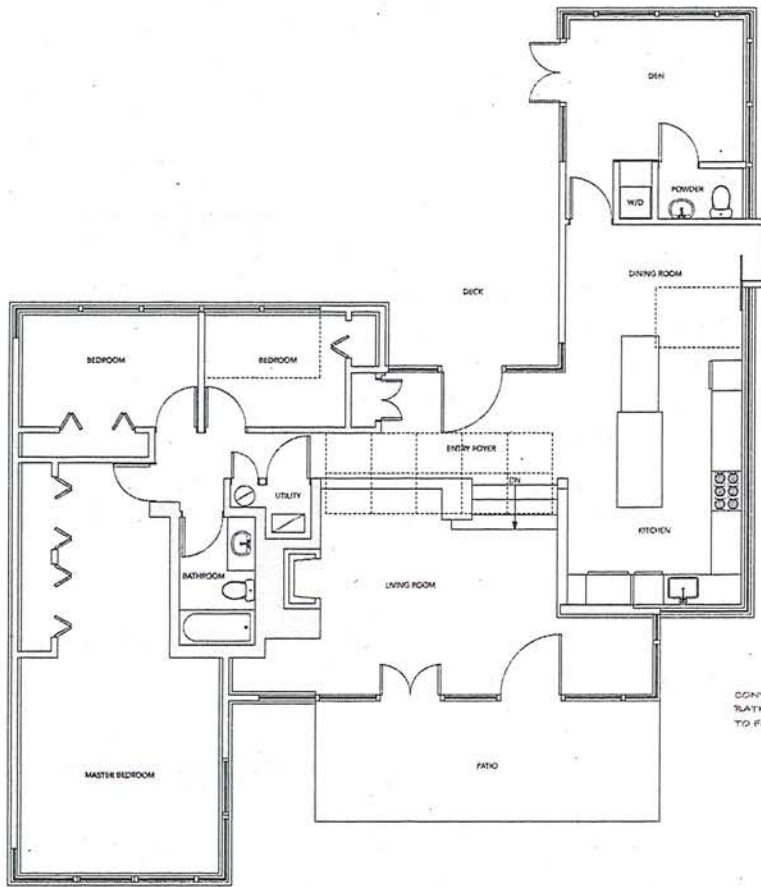
issued for HRA - 2019.03.08 issued for HRA response - 2019.08.____
issued for HAC - 2019.04.08

context photographs

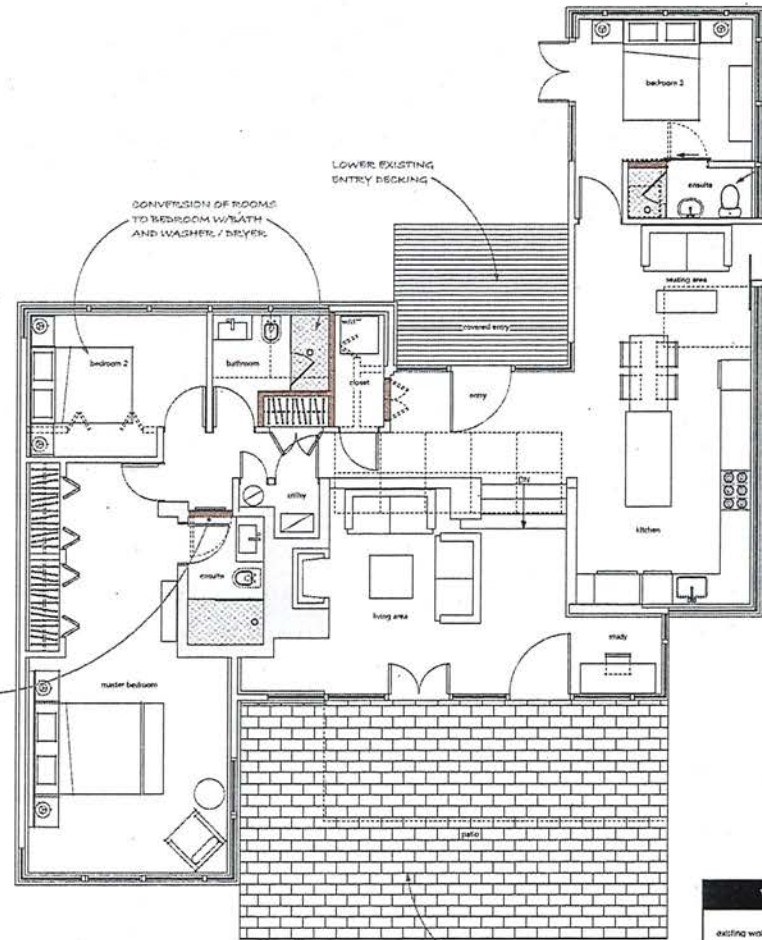
A0.3



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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

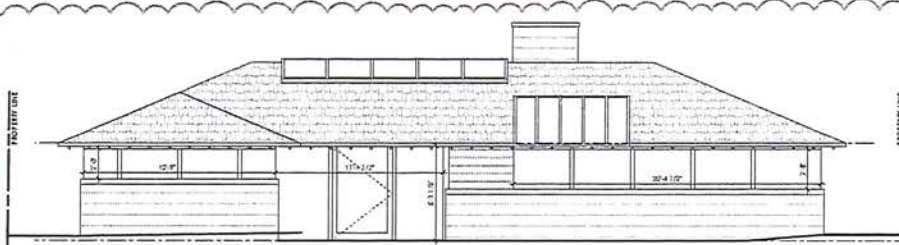
existing boyd house

A0.5

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



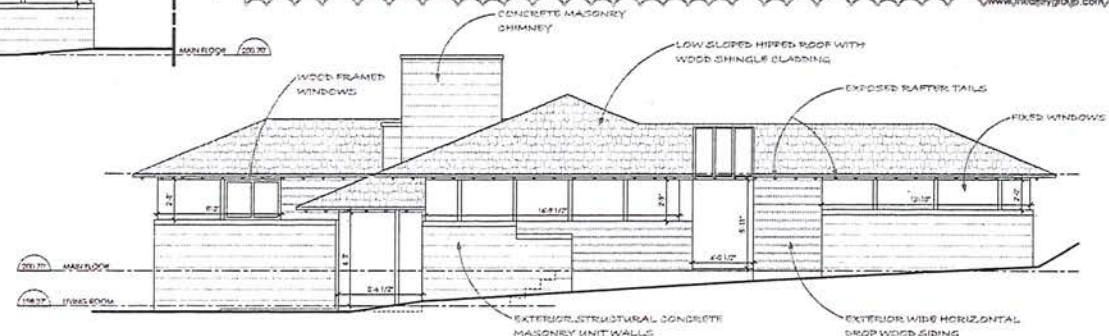
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NORTH ELEVATION

SPATIAL SEPARATION (NORTH FACE)
 PER BCRC TABLE 9.10.12.4.

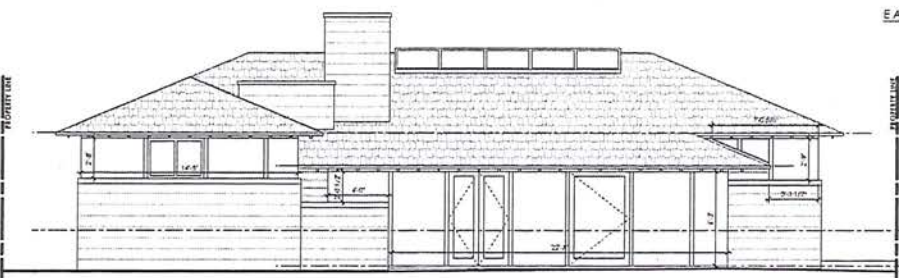
| | |
|-------------------------------|--|
| TOTAL EXPOSING BUILDING FACE: | 311.14 sq. ft. (28.91 m ²) |
| WALL AREA 1 | 311.14 sq. ft. (28.91 m ²) |
| LIMITING DISTANCE 1 | 31.84 ft. (9.75 m) |
| PERMITTED OPENINGS = 100% | 311.14 sq. ft. (28.91 m ²) |
| EXISTING OPENINGS | 190.80 sq. ft. (17.62 m ²) |



EAST ELEVATION

SPATIAL SEPARATION (EAST FACE)
 PER BCRC TABLE 9.10.12.4.

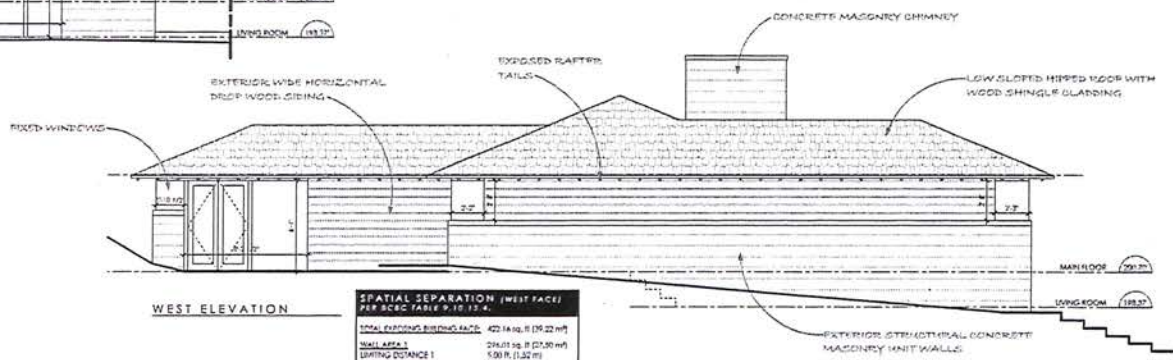
| | |
|-------------------------------|--|
| TOTAL EXPOSING BUILDING FACE: | 462.50 sq. ft. (42.81 m ²) |
| WALL AREA 1 | 337.74 sq. ft. (31.22 m ²) |
| LIMITING DISTANCE 1 | 3.97 ft. (1.21 m) |
| PERMITTED OPENINGS = 75% | 253.30 sq. ft. (23.42 m ²) |
| EXISTING OPENINGS | 125.30 sq. ft. (11.62 m ²) |
| WALL AREA 2 | 124.76 sq. ft. (11.59 m ²) |
| LIMITING DISTANCE 2 | 26.47 ft. (8.06 m) |
| PERMITTED OPENINGS = 100% | 124.76 sq. ft. (11.59 m ²) |
| EXISTING OPENINGS | 21.74 sq. ft. (2.02 m ²) |



SOUTH ELEVATION

SPATIAL SEPARATION (SOUTH FACE)
 PER BCRC TABLE 9.10.12.4.

| | |
|-------------------------------|--|
| TOTAL EXPOSING BUILDING FACE: | 594.70 sq. ft. (55.14 m ²) |
| WALL AREA 1 | 124.25 sq. ft. (11.52 m ²) |
| LIMITING DISTANCE 1 | 12.14 ft. (3.70 m) |
| PERMITTED OPENINGS = 25.0% | 31.11 sq. ft. (2.88 m ²) |
| EXISTING OPENINGS | 31.43 sq. ft. (2.91 m ²) |
| WALL AREA 2 | 192.90 sq. ft. (17.81 m ²) |
| LIMITING DISTANCE 2 | 24.15 ft. (7.36 m) |
| PERMITTED OPENINGS = 50.0% | 96.45 sq. ft. (8.94 m ²) |
| EXISTING OPENINGS | 102.22 sq. ft. (9.47 m ²) |
| WALL AREA 3 | 267.55 sq. ft. (24.81 m ²) |
| LIMITING DISTANCE 3 | 26.47 ft. (8.06 m) |
| PERMITTED OPENINGS = 100% | 267.55 sq. ft. (24.81 m ²) |
| EXISTING OPENINGS | 12.81 sq. ft. (1.19 m ²) |



WEST ELEVATION

SPATIAL SEPARATION (WEST FACE)
 PER BCRC TABLE 9.10.12.4.

| | |
|-------------------------------|--|
| TOTAL EXPOSING BUILDING FACE: | 422.18 sq. ft. (39.22 m ²) |
| WALL AREA 1 | 276.01 sq. ft. (25.60 m ²) |
| LIMITING DISTANCE 1 | 5.90 ft. (1.80 m) |
| PERMITTED OPENINGS = 75% | 207.01 sq. ft. (19.20 m ²) |
| EXISTING OPENINGS | 11.94 sq. ft. (1.10 m ²) |
| WALL AREA 2 | 146.17 sq. ft. (13.57 m ²) |
| LIMITING DISTANCE 2 | 41.32 ft. (12.60 m) |
| PERMITTED OPENINGS = 100% | 146.17 sq. ft. (13.57 m ²) |
| EXISTING OPENINGS | 33.71 sq. ft. (3.11 m ²) |

985 Duchess Ave, West Vancouver

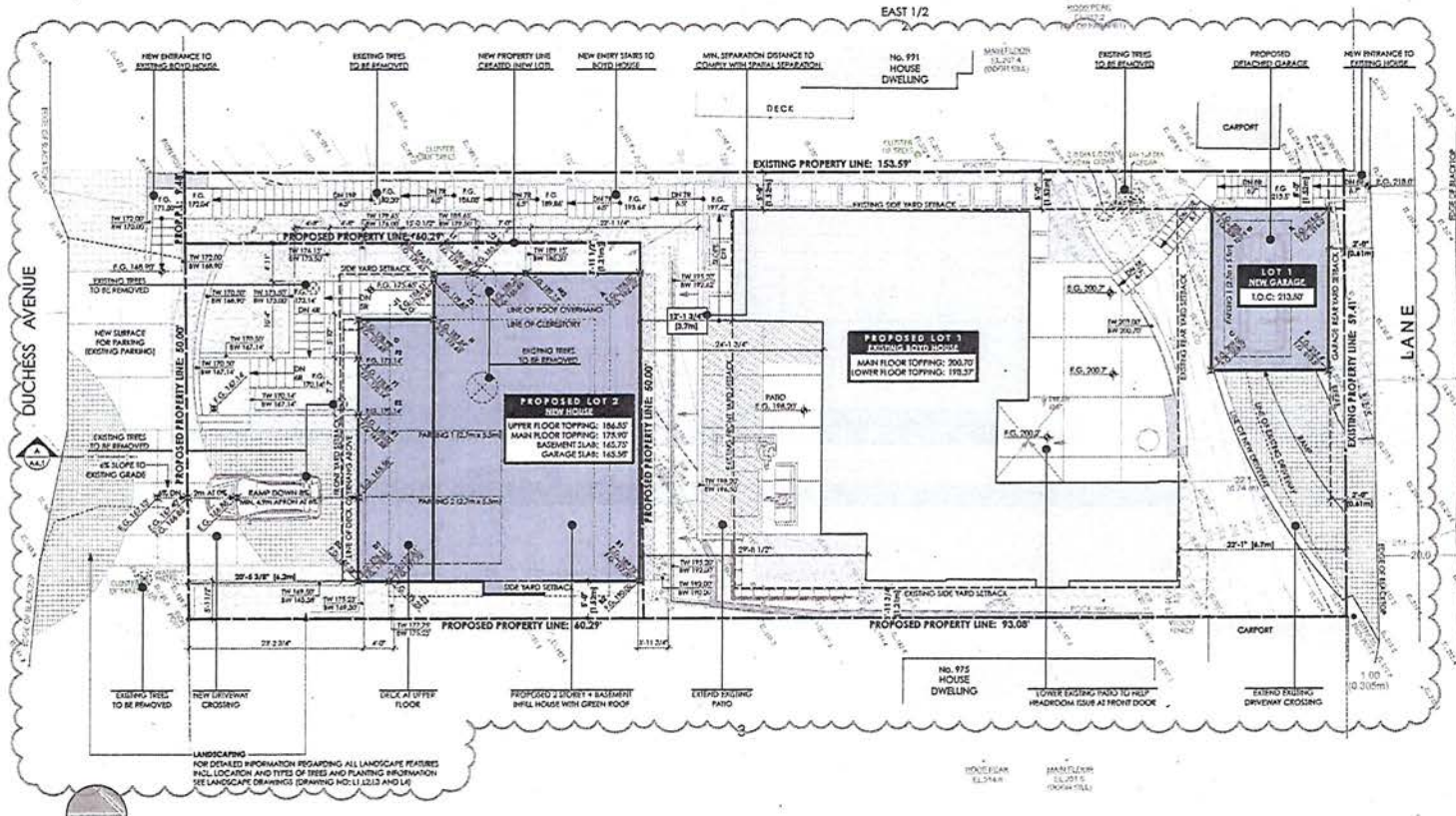
issued for HRA - 2019.03.08 issued for HRA response - 2019.10.08
 issued for HAC - 2019.04.08

existing boyd house A0.6

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



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PROJECT DATA

CIVIC ADDRESS: 985 DUCHESSE AVE. WEST VANCOUVER, BC
 LEGAL DESCRIPTION: LOT 3, BLOCK D, WEST PORTION OF DISTRICT LOT 1046, PLAN 7354, P.O. 010-541-537
 SURVEY BY: HOBBS, WINTER & McDONALD B.C. LAND SURVEYORS ON 18th OF APRIL 2018
 SOME R.S.'S

| ZONING REQUIREMENT | EXISTING / PROPOSED | VARIANCE |
|---|--|---|
| FLOOR AREA (COURSE FACE OF WALL) | | |
| EXISTING LOT | | |
| MAIN HOUSE | 1,705.13 sq ft (156.41 m ²) | |
| CARPORT | 137.25 sq ft (12.64 m ²) | |
| TOTAL GROSS FLOOR AREA | 1,842.38 sq ft (170.77 m ²) | |
| DECK | | |
| CARPORT | 179.24 sq ft (16.45 m ²) | |
| TOTAL FAR | 1,705.13 sq ft (156.41 m ²) | |
| NEW HOUSE (LOT 2) | | |
| MAIN HOUSE | 1,705.13 sq ft (156.41 m ²) | |
| NEW DETACHED GARAGE | 327.11 sq ft (30.23 m ²) | |
| TOTAL GROSS FLOOR AREA | 2,032.24 sq ft (188.64 m ²) | |
| DECK | | |
| NEW DETACHED GARAGE | 327.11 sq ft (30.23 m ²) | |
| TOTAL FAR | 1,705.13 sq ft (156.41 m ²) | |
| NEW HOUSE (LOT 1) | | |
| * BASEMENT INCL. GARAGE | 1,305.10 sq ft (121.06 m ²) | |
| MAIN FLOOR | 1,438.89 sq ft (133.26 m ²) | |
| UPPER FLOOR | 1,133.74 sq ft (105.25 m ²) | |
| ROOF DECK | 416.5 sq ft (38.65 m ²) | |
| COVERED PORCH | 31.25 sq ft (2.91 m ²) | |
| TOTAL GROSS FLOOR AREA | 4,230.48 sq ft (391.84 m ²) | |
| DECK | | |
| * BASEMENT | 861.29 sq ft (79.56 m ²) | |
| GARAGE | 441.25 sq ft (41.00 m ²) | |
| UNCOVERED ROOF DECK | 231.81 sq ft (21.65 m ²) | |
| TOTAL FAR | 2,809.87 sq ft (260.76 m ²) | |
| FLOOR AREA RATIO (COURSE FACE OF WALL) | | |
| EXISTING LOT | 0.33 x 1,123.19 = <u>max. 3,123.19 sq ft</u> (if site area is greater than 477 m ²) <u>max. 2,593.56 sq ft (239 m²)</u> (if site area is 477 m ² or less) | 1,705.13 sq ft (156.41 m ²) |
| BOYD HOUSE (LOT 1) | 0.5 x 1,470 = <u>max. 1,207.50 sq ft</u> (if site area is less than 477 m ²) | 1,705.13 sq ft (156.41 m ²) |
| NEW HOUSE (LOT 2) | 0.5 x 3,214.70 = <u>max. 1,607.35 sq ft</u> (if site area is less than 477 m ²) | 2,032.24 sq ft (188.64 m ²) |
| NET COVERAGE | | |
| EXISTING LOT | <u>max. 2,643.20 sq ft (244 m²)</u> (if site area is 477 m ² or less) | 1,854.39 sq ft (172.07 m ²) |
| BOYD HOUSE (LOT 1) | 0.45 x 1,706.50 = <u>max. 2,646.63 sq ft</u> (if site area is less than 477 m ²) | 2,237.27 sq ft (206.92 m ²) |
| NEW HOUSE (LOT 2) | 0.45 x 3,214.70 = <u>max. 1,456.61 sq ft</u> (if site area is less than 477 m ²) | 2,032.24 sq ft (188.64 m ²) |
| FRONT YARD IMPERMEABLE SURFACE | | |
| EXISTING LOT | 0.50 x 1,482.76 = <u>max. 2,471.45 sq ft</u> | 439.26 sq ft (40.60 m ²) |
| BOYD HOUSE (LOT 1) | 0.55 x 1,292.52 = <u>max. 666.28 sq ft</u> | 501.07 sq ft (46.35 m ²) |
| NEW HOUSE (LOT 2) | 0.50 x 1,022.31 = <u>max. 566.15 sq ft</u> | 586.21 sq ft (54.45 m ²) |
| 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 SPACE | | |
| 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 WALL. SEE EAST AND WEST ELEVATIONS FOR DETAILS.

985 Duchesse 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 A1.1
 22 x 34 scale: 1/8" = 1'-0"
 11 x 17 scale: 1/16" = 1'-0"



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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 | 191.80 | 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 | 187.27 | 7.00 | 187.98 | 1315.86 |
| M1 | 187.27 | M2 | 187.27 | 0.00 | 187.27 | 0.00 |
| M2 | 187.27 | 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 | 192.00 | 0.00 | 192.00 | 0.00 |
| B2 | 192.00 | C1 | 177.75 | 33.17 | 183.80 | 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 | 177.60 | 0.00 |
| J2 | 179.65 | K | 179.65 | 1.00 | 179.65 | 179.65 |
| K | 179.65 | L1 | 179.65 | 5.21 | 179.65 | 930.98 |
| L1 | 179.65 | L2 | 185.65 | 0.00 | 182.65 | 0.00 |
| L2 | 185.65 | M1 | 185.65 | 7.00 | 185.65 | 1299.50 |
| M1 | 185.65 | M2 | 187.15 | 0.00 | 187.40 | 0.00 |
| M2 | 187.15 | A | 192.62 | 15.13 | 190.89 | 2888.17 |

TOTAL: **156.69** **28531.65**

AVERAGE FINISHED GRADE = 28,531.65 / 156.69 = 182.07' *LOWEST GRADE

MAXIMUM ALLOWABLE BUILDING HEIGHT = 182.07' - 25' = 207.07'

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 | 4616.03 |
| 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** **15462.10**

AVERAGE NATURAL GRADE = 15,462.10 / 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'

985 Duchess Ave, West Vancouver

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 issued for HAC - 2019.04.08

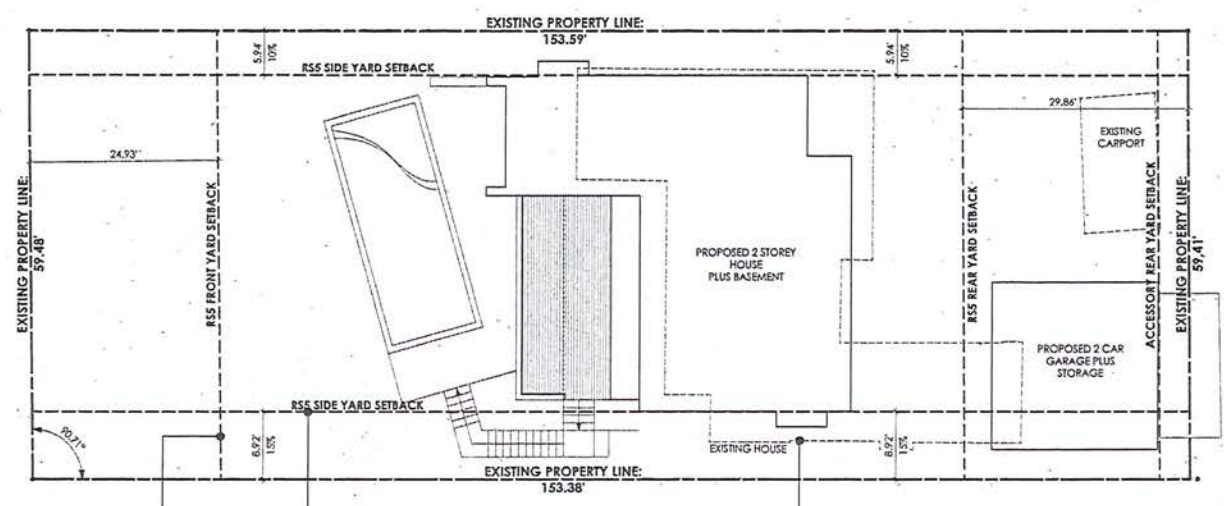
average grade calculations

A1.1a

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

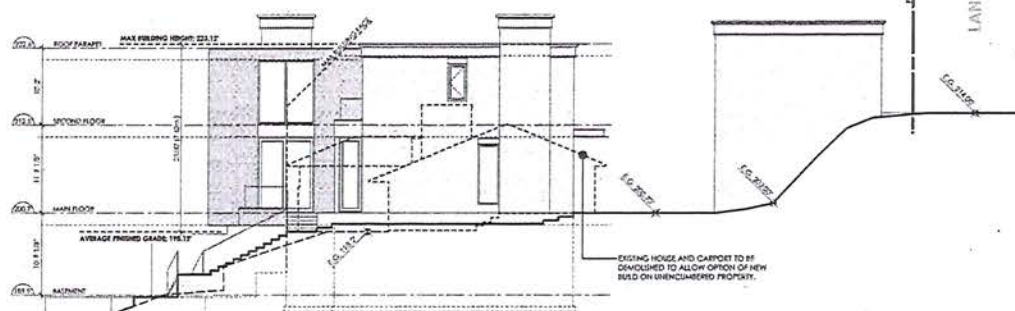


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SETBACKS INDICATED ARE BASED ON NEW RULES ON UNENCUMBERED PROPERTY IN RSS ZONE (RFP)

EXISTING HOUSE AND CARPORT TO BE DEMOLISHED TO ALLOW OPTION OF NEW RULES ON UNENCUMBERED PROPERTY.



EXISTING HOUSE AND CARPORT TO BE DEMOLISHED TO ALLOW OPTION OF NEW RULES ON UNENCUMBERED PROPERTY.

| PROJECT DATA | | |
|---|---|--|
| BASED ON NEW RULES ON UNENCUMBERED PROPERTY | | |
| CIVIC ADDRESS 183 DUCHESSE AVE, WEST VANCOUVER, BC | | |
| LEGAL DESCRIPTION LOT 2, BLOCK G, WEST PORTION OF DISTRICT LOT 1042, PLAN 7354, FID: 010-569-037 | | |
| SURVEY BY HOSS, WINKER & HENDONAL B.C. LAND SURVEYORS ON 18TH OF APRIL 2018 | | |
| ZONE R5-3 | | |
| SITE AREA: 9,123.19 sq ft (847.6 m ²) | | |
| ZONING REQUIREMENT | | EXISTING |
| SITE AREA | min. 6,046.5 sq ft (560.0 m ²) | 9,123.19 sq ft (847.6 m ²) |
| SITE WIDTH | min. 47.9 ft (14.7 m) | 57.49 ft (17.52 m) |
| SITE DEPTH (at street site width) | min. 237.00 ft (72.48 m) | 183.07 ft (56.01 m) |
| ZONING REQUIREMENT | | ALLOWABLE |
| FLOOR AREA RATIO | min. 0.22 x 9,123.19 | 3,193.12 sq ft (294.7 m ²) |
| SITE COVERAGE | min. 2,843.20 sq ft (264.0 m ²) | 2,843.20 sq ft (264.0 m ²) |
| FRONT YARD IMPER. SURFACE | min. 0.22 x 1,402.96 | 341.46 sq ft (31.5 m ²) |
| SETBACKS | | |
| FRONT YARD | min. 24.93 ft (7.60 m) | |
| REAR YARD | min. 29.86 ft (9.10 m) | |
| SIDE YARD (EAST) (1:10) | min. 6.92 ft (2.12 m) | |
| SIDE YARD (WEST) (1:10) | min. 5.94 ft (1.81 m) | |
| CONTINUED SIDE YARD (1:10) | 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

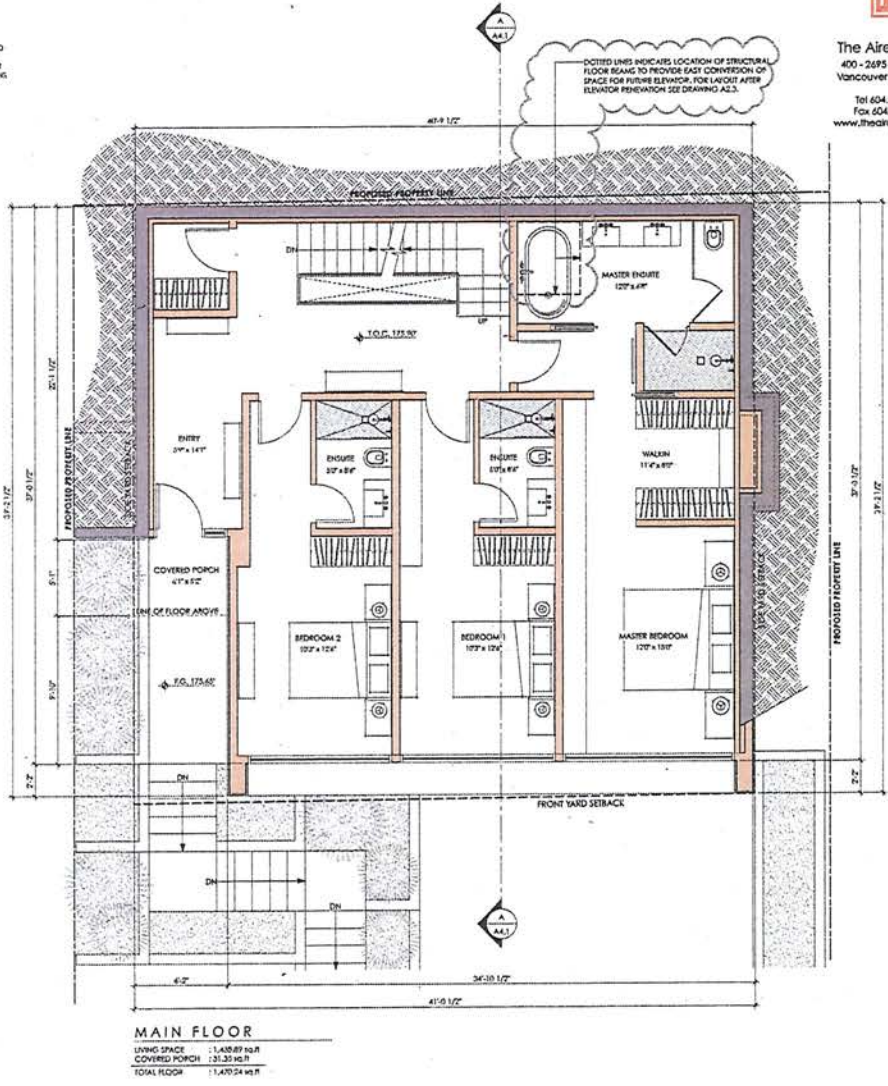
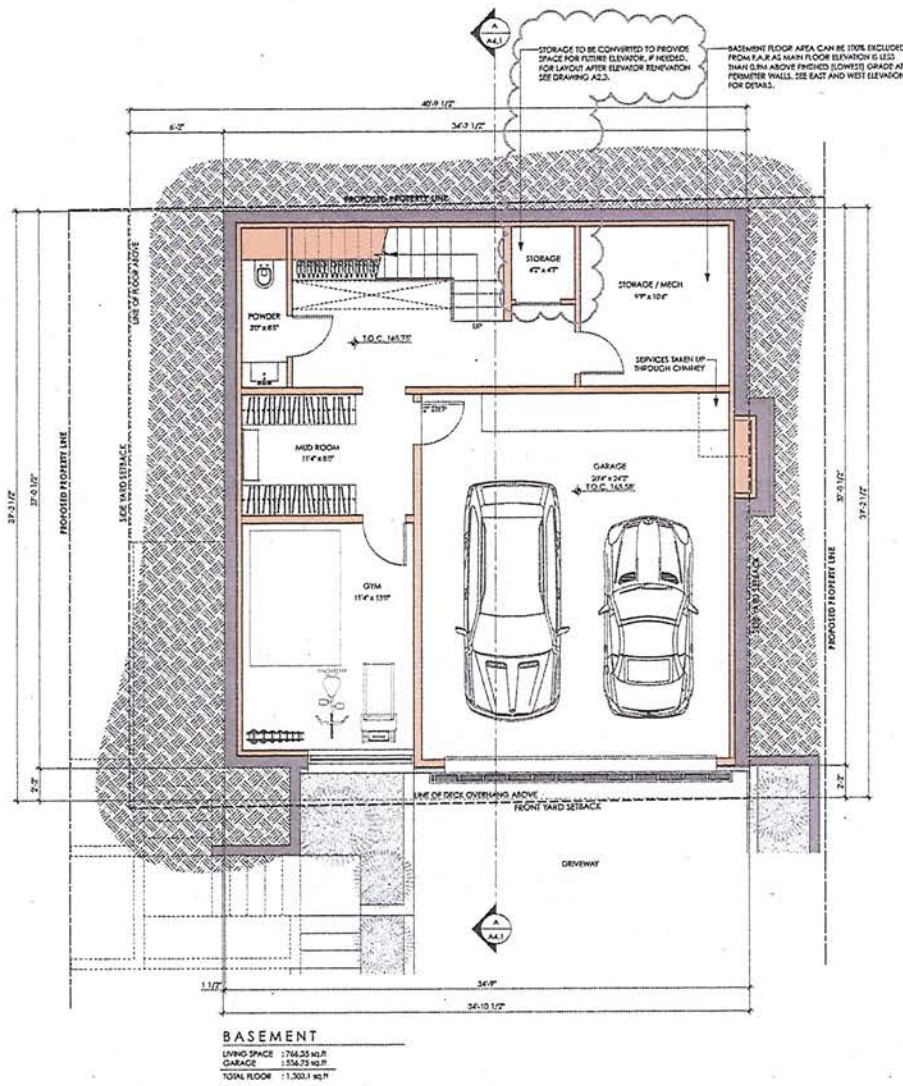
unencumbered property yield analysis

A1.3

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



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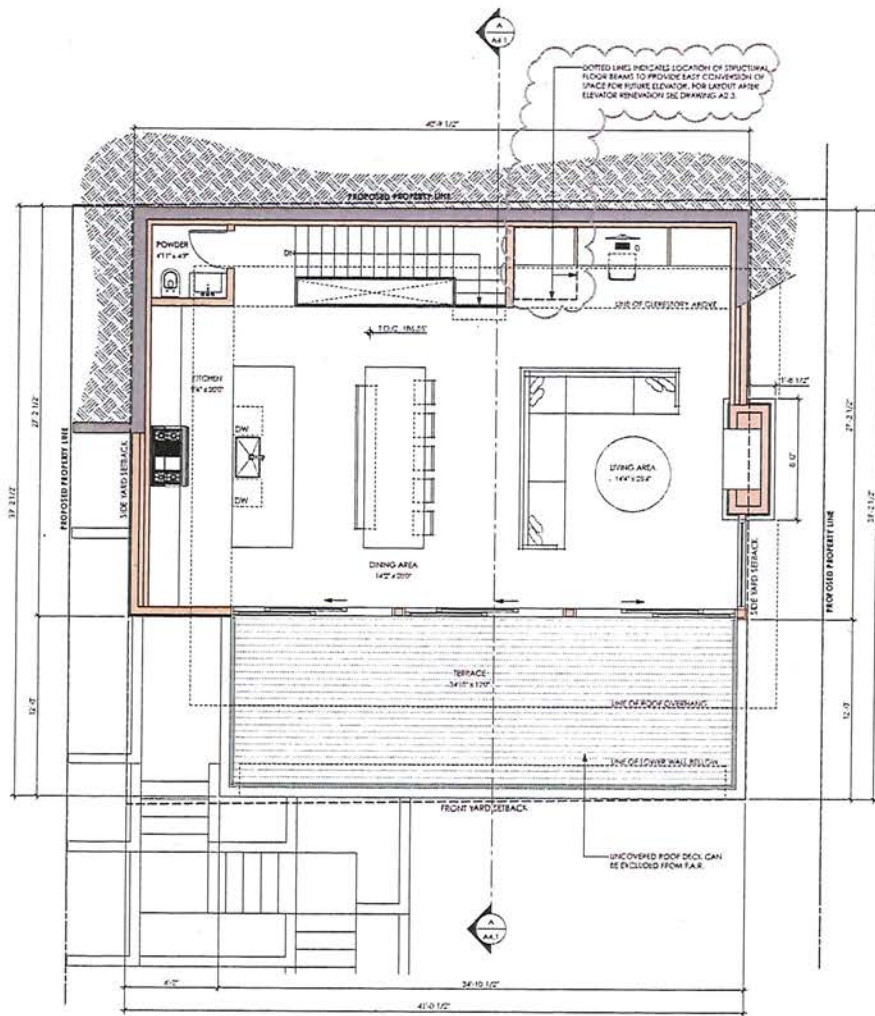


985 Duchess Ave, West Vancouver
 issued for HRA - 2019.03.08 issued for HRA response - 2019.10.08
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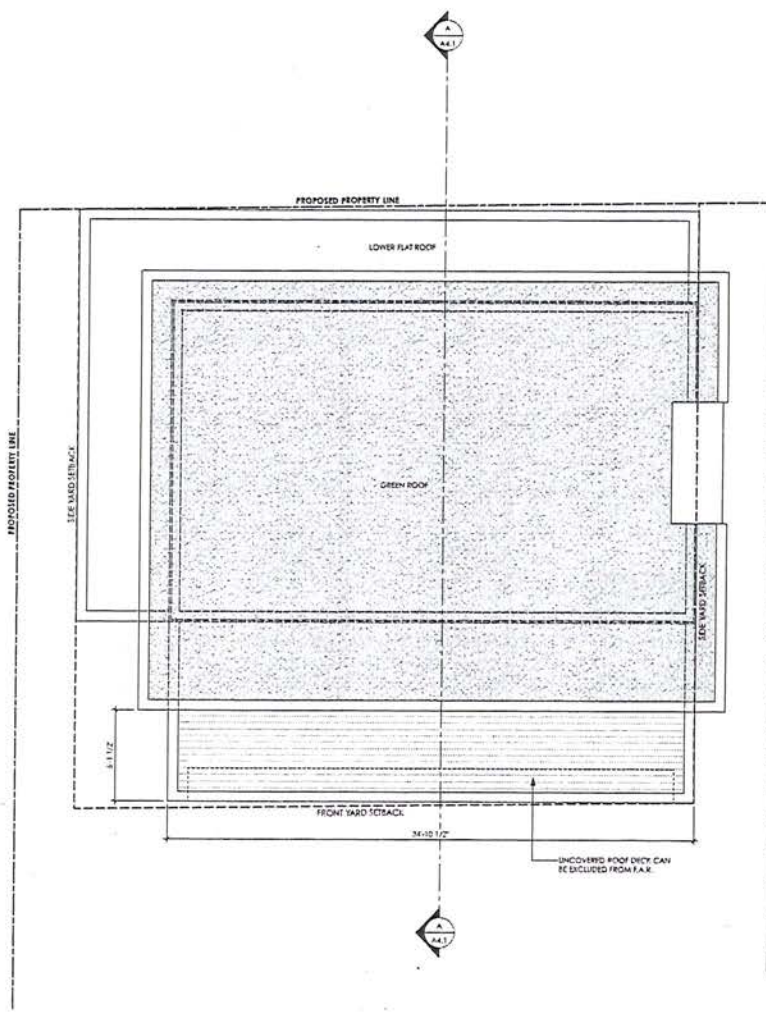
floor plans A2.1
 22 x 34 scale: 1/8" = 1'-0"
 11 x 17 scale: 1/8" = 1'-0"



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UPPER FLOOR
 FINISH SPACE : 1,328.74 sq.ft.
 ROOF DECK : 7418.50 sq.ft.
 TOTAL FLOOR : 1,522.24 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

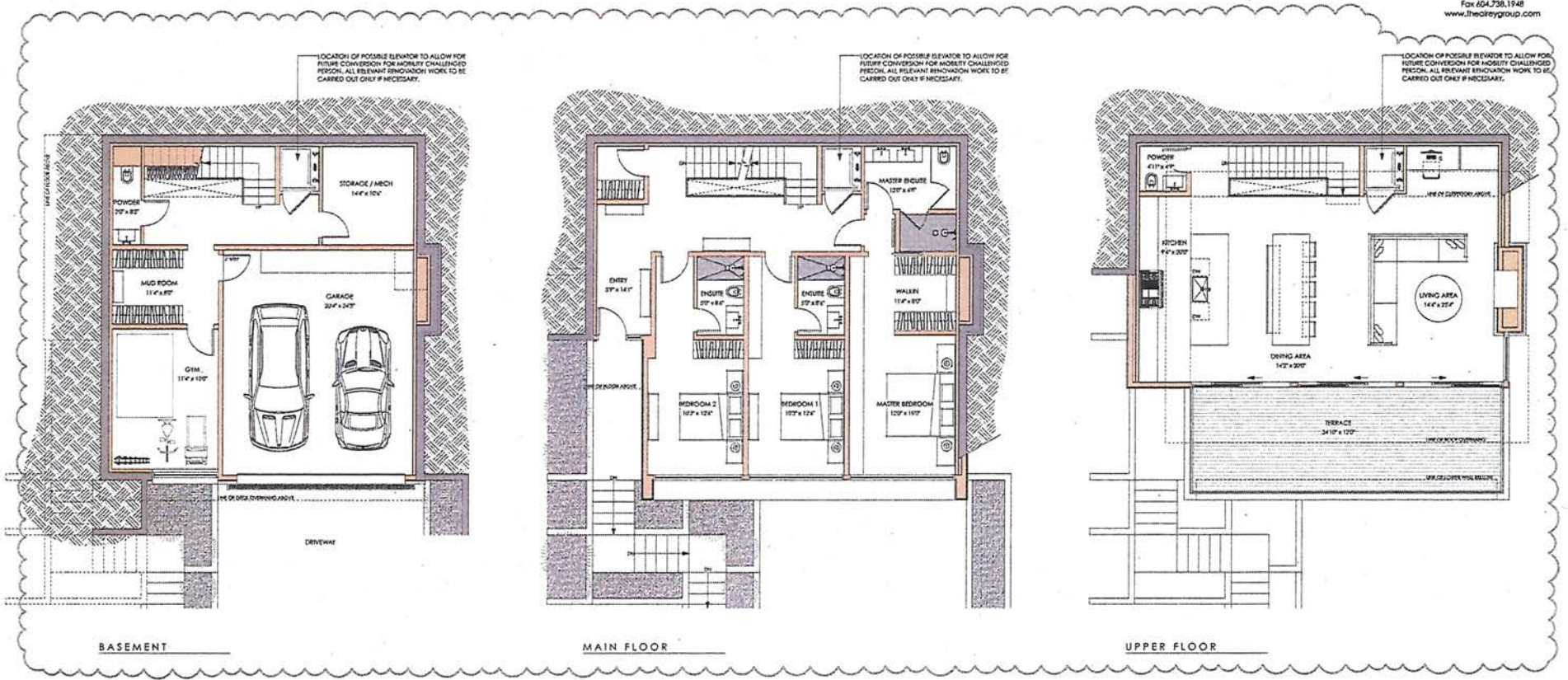
floor plans

A2.2

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



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 issued for HAC - 2019.04.08

floor plans - future elevator location

A2.3

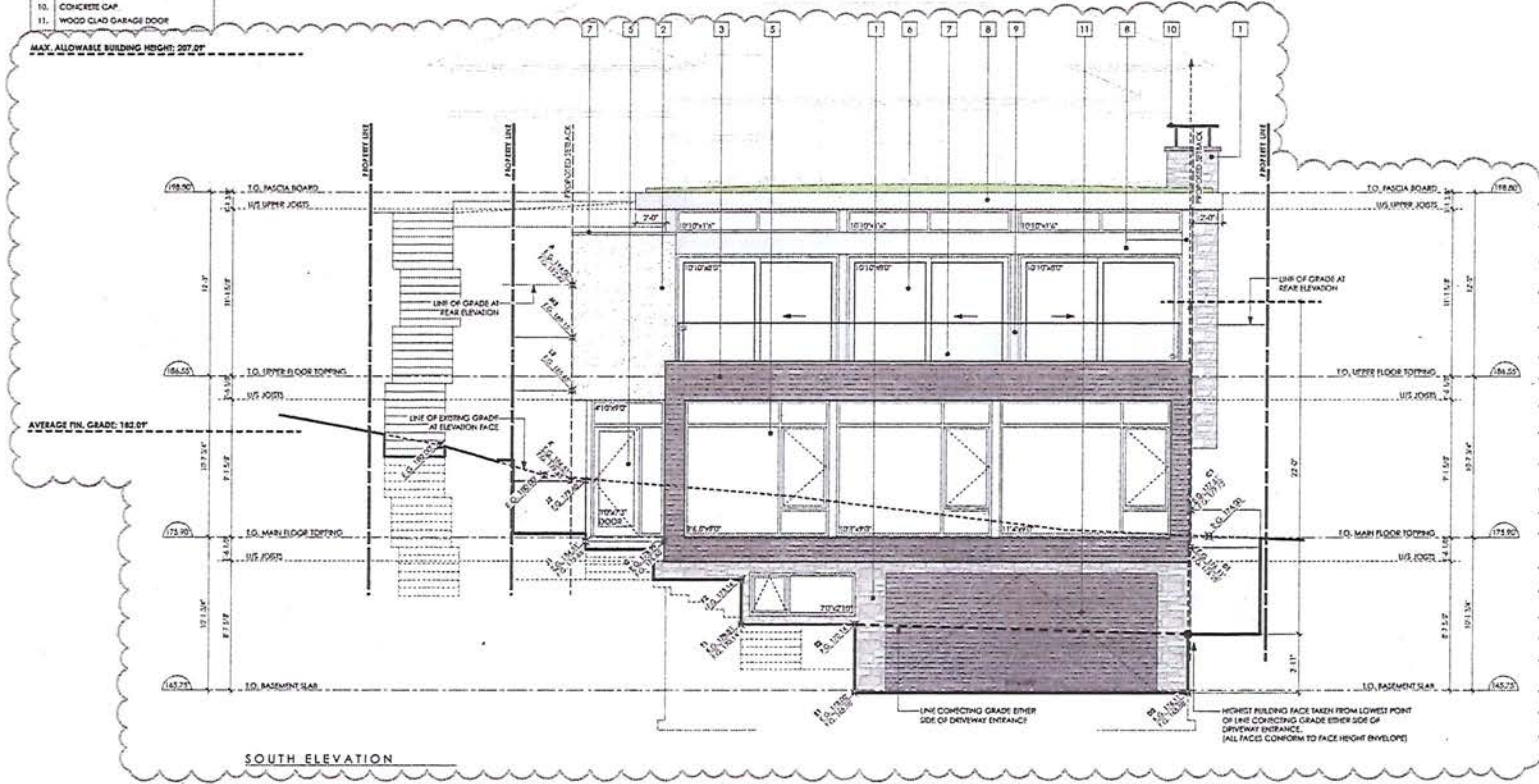
22 x 34 scale: 1/4" = 1'-0"
 11 x 17 scale: 1/8" = 1'-0"



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FINISHES SCHEDULE
 SOURCE OF FINISH MATERIALS ON PAGE A3.1

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



985 Duchess Ave , West Vancouver

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

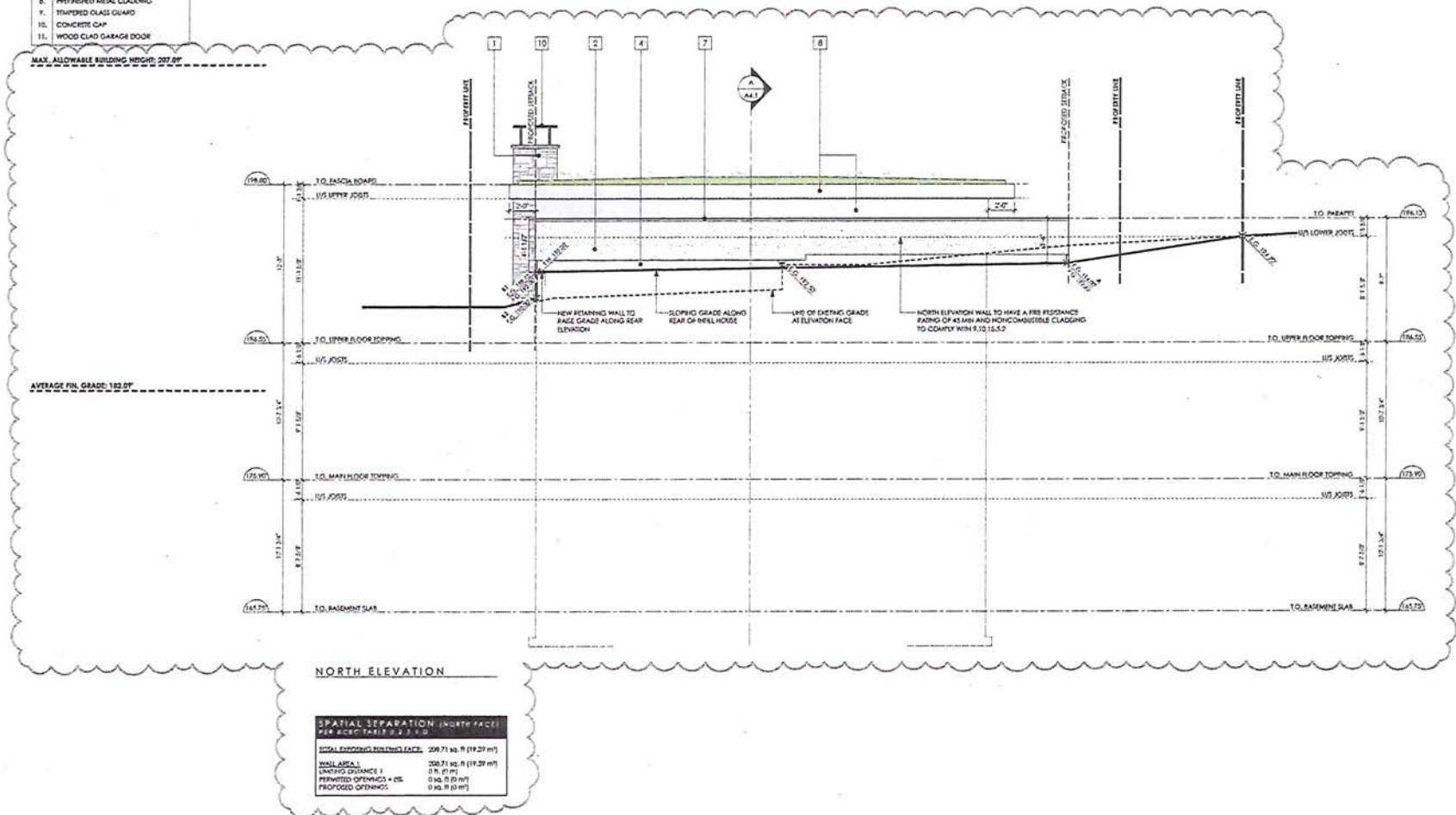
elevations **A3.1**
 22 x 34 scale: 1/4" = 1'-0"
 11 x 17 scale: 1/8" = 1'-0"



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FINISHES SCHEDULE
 (RANGE OF FINISHES REFERRED TO BY CODE A-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. TAMPED GLASS CLAUD
10. CONCRETE CAP
11. WOOD CLAD GARAGE DOOR



SPATIAL SEPARATION (NORTH FACE)
 PER BCBC TABLE 3.4.3.4.0

| | |
|---------------------------------|--|
| TOTAL EXPOSURE INCLUDING FAÇADE | 208.71 sq. ft. (19.29 m ²) |
| WALL AREA 1 | 208.71 sq. ft. (19.29 m ²) |
| MINIMUM DISTANCE 1 | 0 ft. (0 m) |
| PERMITTED OPENINGS - 0% | 0 sq. ft. (0 m ²) |
| PROPOSED OPENINGS | 0 sq. ft. (0 m ²) |

985 Duchess Ave, West Vancouver
 issued for HRA - 2019.03.08 issued for HRA response - 2019.10.08
 issued for HAC - 2019.04.08

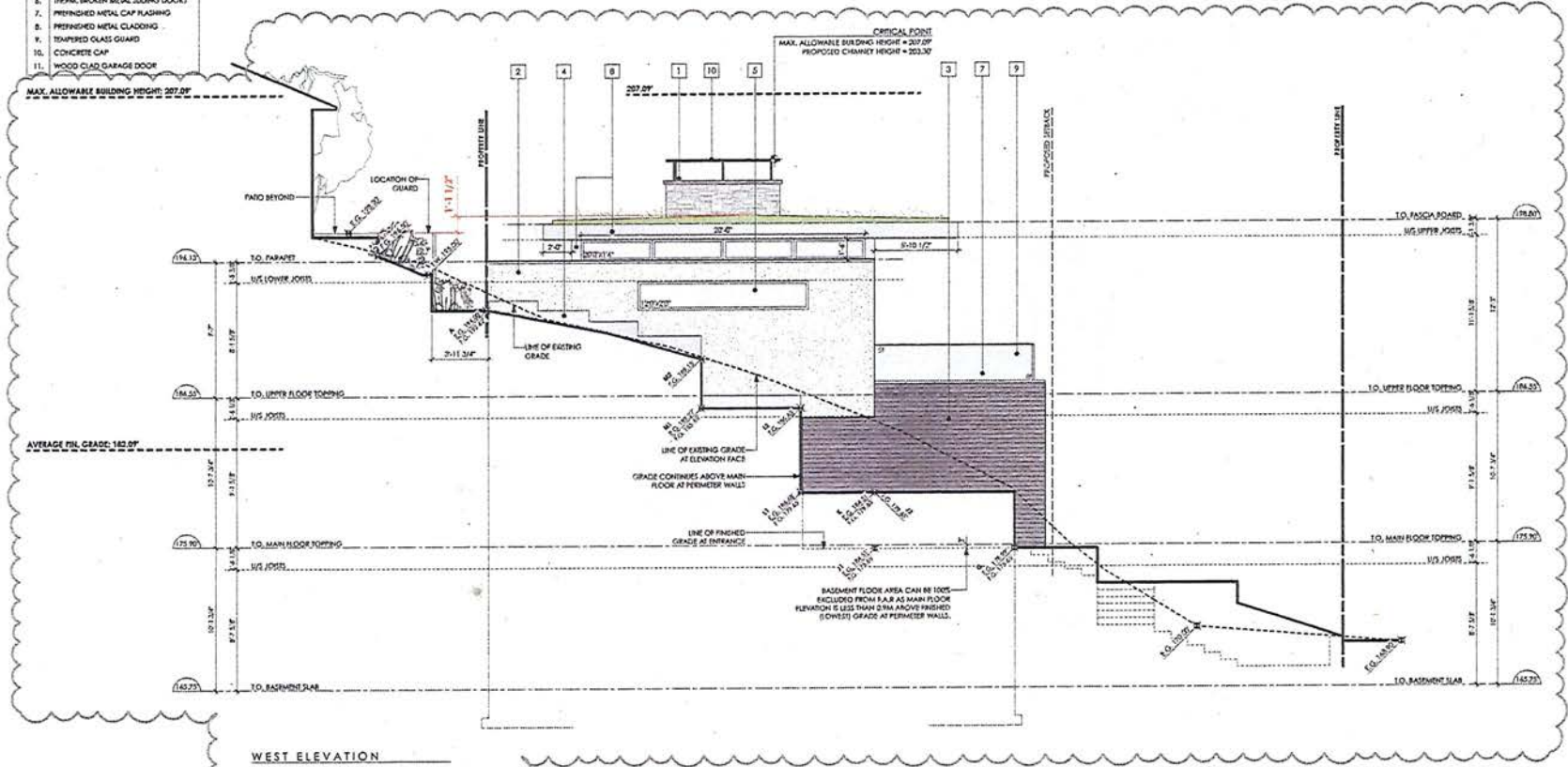
elevations **A3.3**
 22 x 34 scale: 1/4" = 1'-0"
 11 x 17 scale: 1/8" = 1'-0"



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FINISHES SCHEDULE
 IMAGES OF FINISHED MATERIALS ON PAGE A3.3

1. STONE
2. STUCCO
3. CEDAR SIDING
4. CORRUGATED
5. TYPICAL BROKEN METAL WINDOWS/DOORS
6. TYPICAL 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



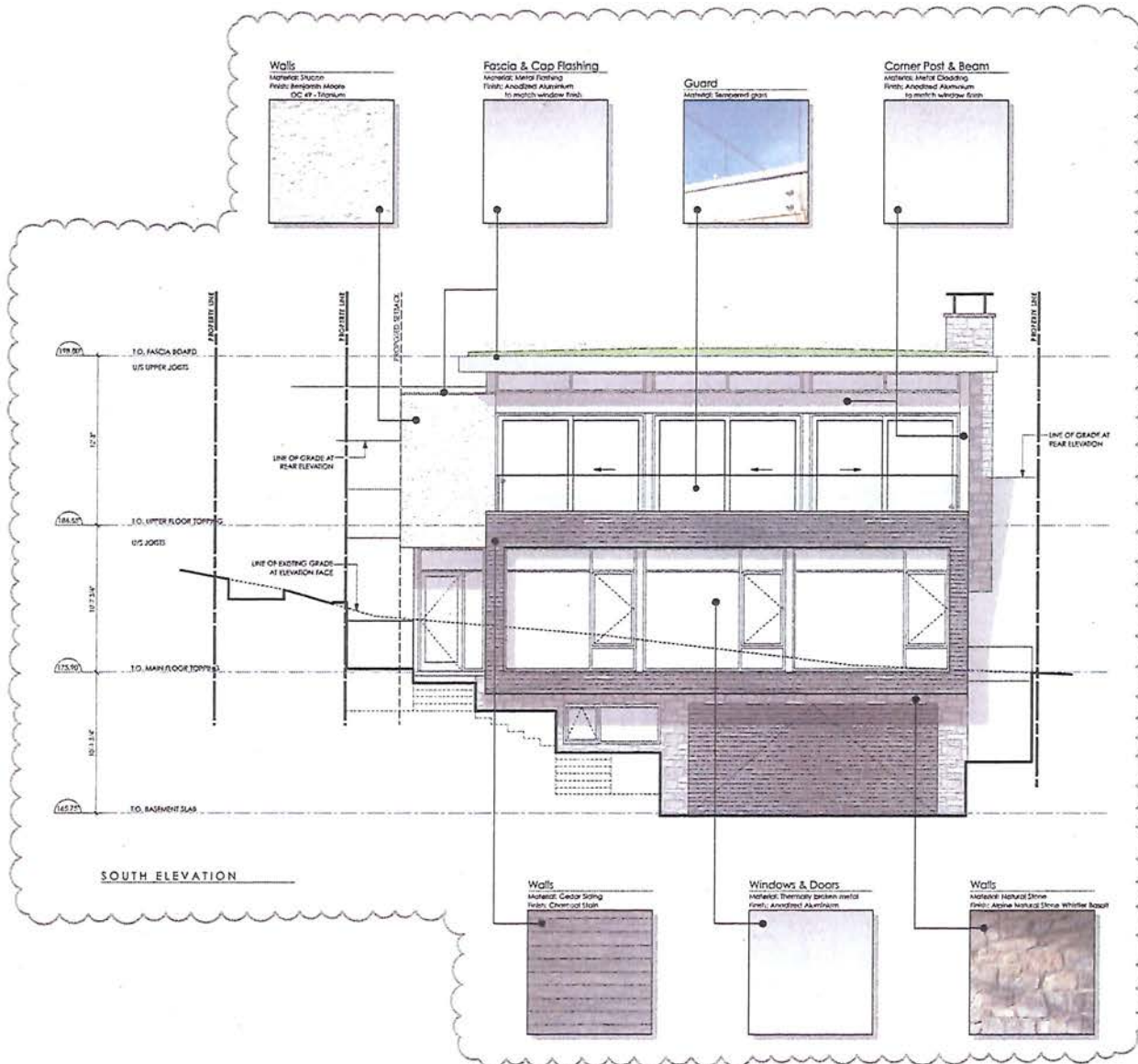
WEST ELEVATION

SPATIAL SEPARATION (WEST FACE)
 PER ABC TABLE 2.2.3.3.0

| | |
|------------------------------|--|
| TOTAL #2200'S BUILDING FACE: | 395.40 sq. ft. (36.74 m ²) |
| WALL AREA 1: | 395.48 sq. ft. (36.74 m ²) |
| EXISTING DISTANCE 1: | 12.14 ft. (3.73 m) |
| PROPOSED OPENINGS - 14CS: | 23.43 sq. ft. (2.18 m ²) |
| PROPOSED OPENINGS: | 24.03 sq. ft. (2.22 m ²) |

985 Duchess Ave, West Vancouver

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



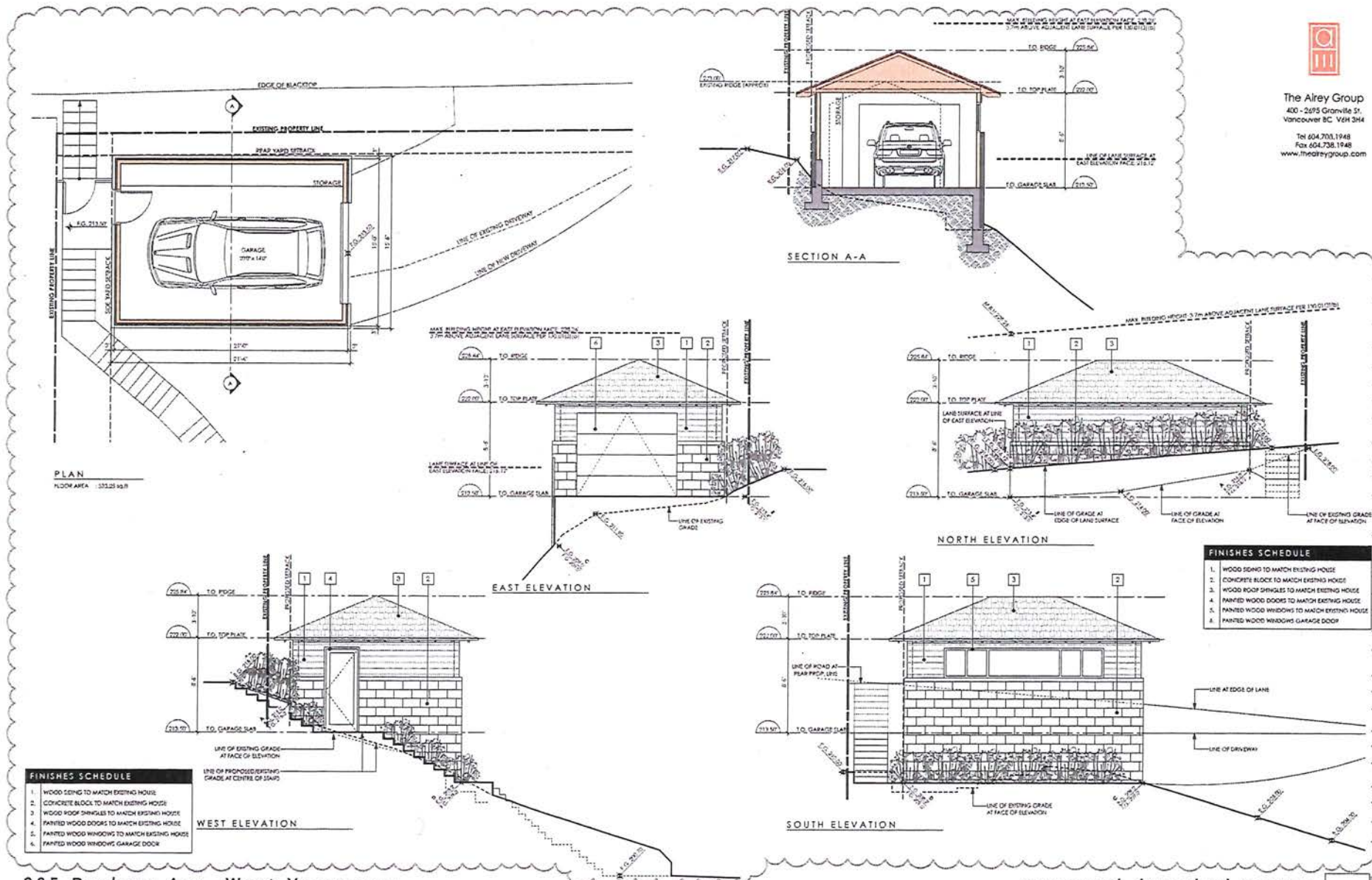
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material board A3.5
 22 x 34 scale: 1/4" = 1'-0"
 11 x 17 scale: 1/8" = 1'-0"



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| 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 |

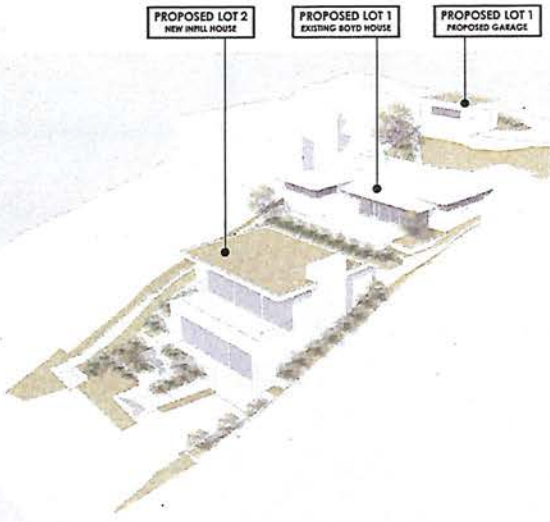
985 Duchess Ave, West Vancouver

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

proposed detached garage

A5.1

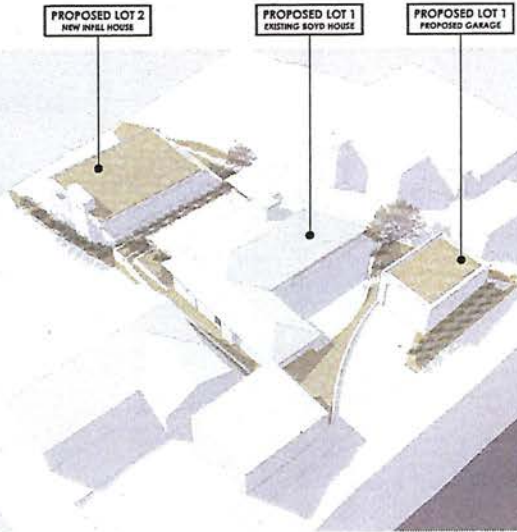
22 x 34 scale: 1/4" = 1'-0"
 11 x 17 scale: 1/8" = 1'-0"



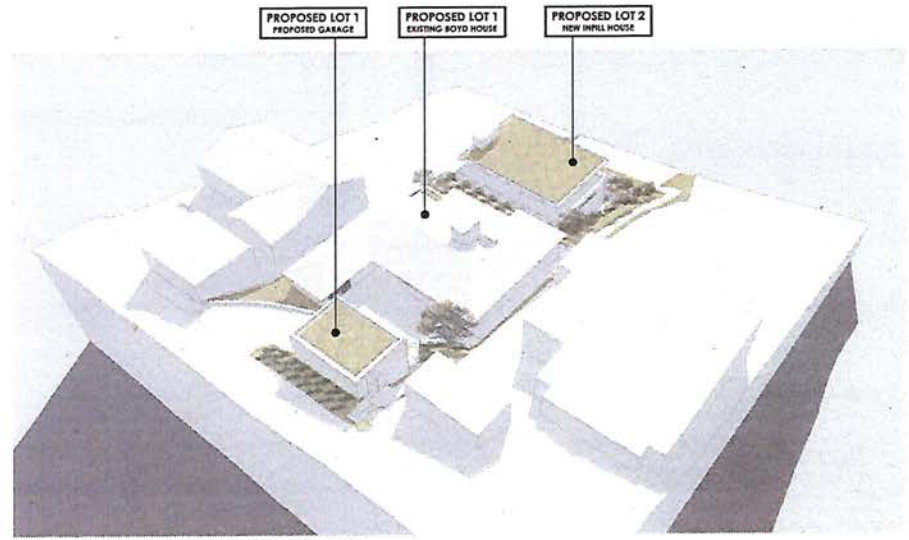
PROPOSED AERIAL VIEW FROM SOUTH EAST OF DUCHESS AVE



PROPOSED AERIAL VIEW FROM SOUTH WEST OF DUCHESS AVE



PROPOSED AERIAL VIEW FROM NORTH EAST OF DUCHESS AVE



PROPOSED AERIAL VIEW FROM NORTH WEST OF DUCHESS AVE



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985 Duchess Ave , West Vancouver

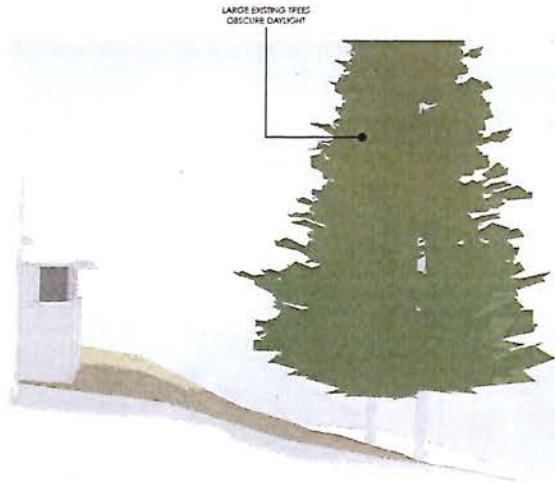
issued for HRA - 2019.03.08 issued for HRA response - 2019.10.08
 issued for HAC - 2019.04.08

3d views and massing

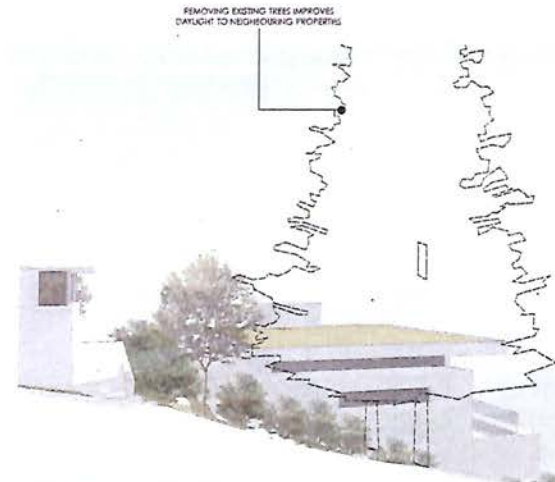
A6.1



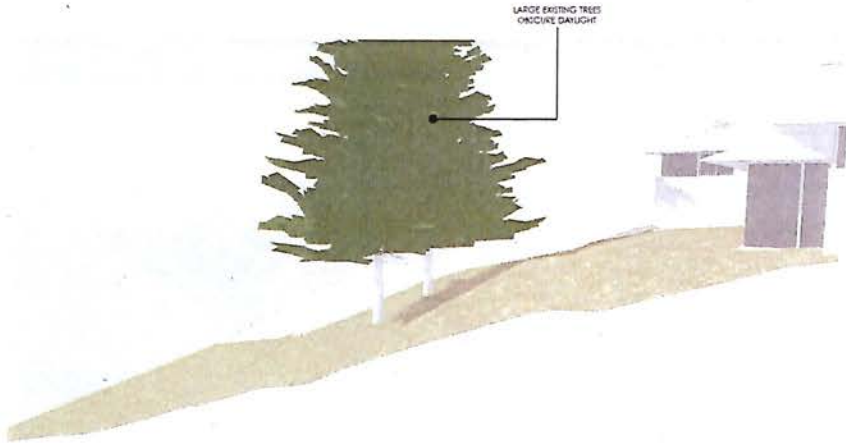
The Airey Group
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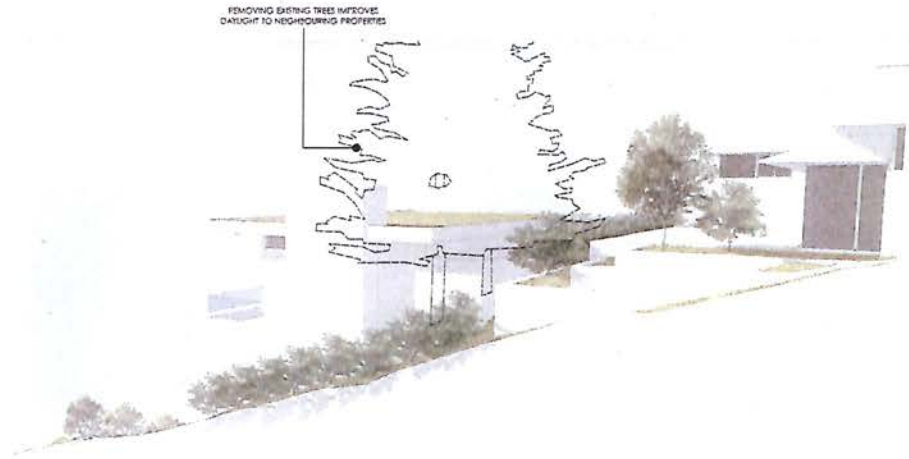
EXISTING VIEW FROM 975 DUCHES AVE (EAST)



PROPOSED IMPACT FROM 975 DUCHES AVE (EAST)



EXISTING VIEW FROM 991 DUCHESS AVE (WEST)



PROPOSED IMPACT FROM 991 DUCHESS AVE (WEST)

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

A6.2

SUBDIVISION & SETBACK DATA

CIVIC ADDRESS
985 DUCHESSE 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 m ²) | 9,123.19 sq ft (847.6 m ²) | |
| BOYD HOUSE (LOT 1) | min. 6,006.5 sq ft (558.0 m ²) | 6,108.50 sq ft (567.50 m ²) | |
| NEW HOUSE (LOT 2) | min. 6,006.5 sq ft (558.0 m ²) | 3,014.70 sq ft (280.07 m ²) | 2,991.80 sq ft (277.95 m ²) |
| 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 (72.46 m) | 153.59 ft (46.81 m) | |
| BOYD HOUSE (LOT 1) | max. 237.80 ft (72.46 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 (0.86 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) | 3.76 ft (1.21 m) | 3.54 ft (1.08 m) |
| COMBINED SIDE YARD (25%) | min. 12.50 ft (3.81 m) | 8.76 ft (2.73 m) | 3.54 ft (1.08 m) |

PROJECT DATA

CIVIC ADDRESS
985 DUCHESSE 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

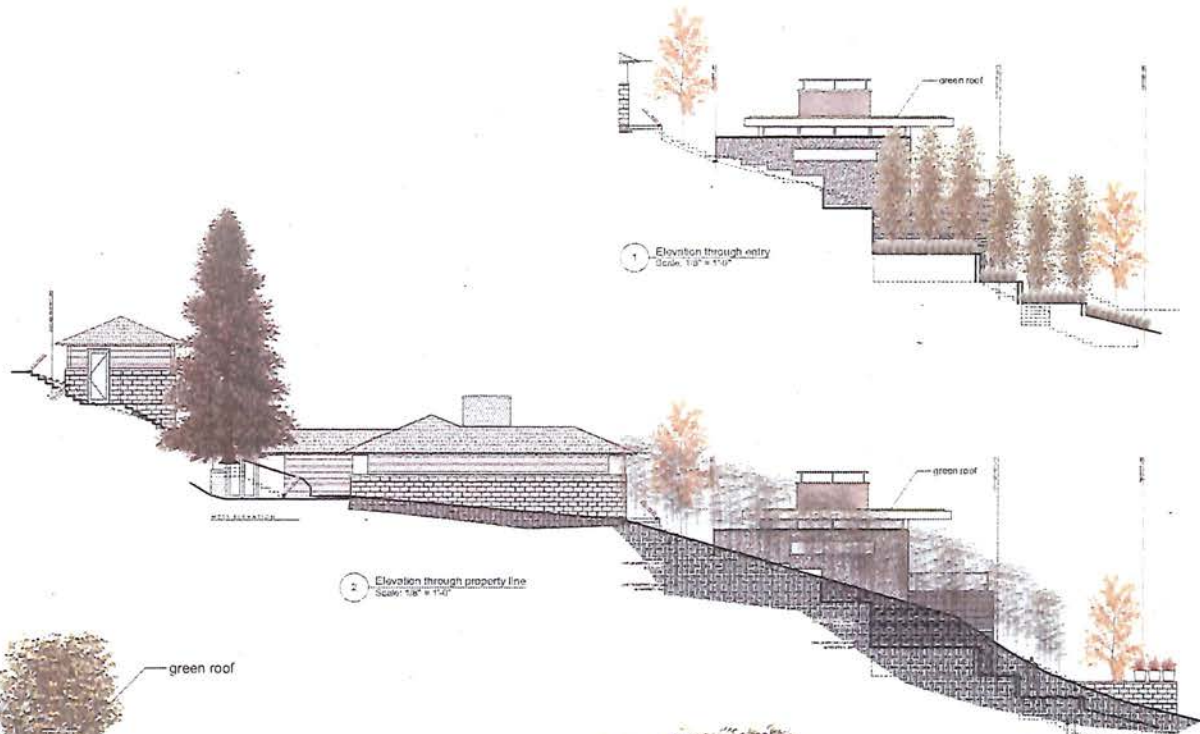
ZONE RS-5

| | ZONING REQUIREMENT | EXISTING / PROPOSED | VARIANCE |
|--|--|--|---|
| FLOOR AREAS (OUTSIDE FACE OF WALL) | | | |
| EXISTING LOT | | | |
| MAIN HOUSE | | 1,705.13 sq ft (158.41 m ²) | |
| CARPORT | | 179.26 sq ft (16.45 m ²) | |
| TOTAL GROSS FLOOR AREA | | 1,884.39 sq ft (175.07 m²) | |
| DEDUCT | | | |
| CARPORT | MAX. 441.32 sq ft (41 m ²) | 179.26 sq ft (16.45 m ²) | |
| TOTAL FAR | | 1,705.13 sq ft (158.41 m²) | |
| BOYD HOUSE (LOT 1) | | | |
| MAIN HOUSE | | 1,705.13 sq ft (158.41 m ²) | |
| NEW DETACHED GARAGE | | 327.11 sq ft (30.39 m ²) | |
| TOTAL GROSS FLOOR AREA | | 2,032.24 sq ft (188.8 m²) | |
| DEDUCT | | | |
| NEW DETACHED GARAGE | MAX. 441.32 sq ft (41 m ²) | 327.11 sq ft (30.39 m ²) | |
| TOTAL FAR | | 1,705.13 sq ft (158.41 m²) | |
| NEW HOUSE (LOT 2) | | | |
| * BASEMENT (INCL. GARAGE) | | 1,303.10 sq ft (121.06 m ²) | |
| MAIN FLOOR | | 1,438.89 sq ft (133.68 m ²) | |
| UPPER FLOOR | | 1,133.76 sq ft (105.33 m ²) | |
| ROOF DECK | | 418.5 sq ft (38.88 m ²) | |
| COVERED PORCH | | 31.25 sq ft (2.91 m ²) | |
| TOTAL GROSS FLOOR AREA | | 4,325.60 sq ft (401.84 m²) | |
| DEDUCT | | | |
| * BASEMENT | SEE BASEMENT EXCLUSION BELOW | 861.78 sq ft (80.06 m ²) | |
| GARAGE | MAX. 441.32 sq ft (41 m ²) | 441.32 sq ft (41.00 m ²) | |
| UNCOVERED ROOF DECK | | 213.61 sq ft (19.85 m ²) | |
| TOTAL FAR | | 2,608.89 sq ft (240.95 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 877 m ²) | 1,705.13 sq ft (158.41 m ²) | |
| BOYD HOUSE (LOT 1) | max. 2,531.05 sq ft (237 m ²) (if site area is 474 m ² to 877 m ²) | 1,705.13 sq ft (158.41 m ²) | |
| NEW HOUSE (LOT 2) | 0.5 x 3,014.70 = max. 1,507.35 sq ft (if site area is less than 474 m ²) | 2,808.89 sq ft (260.95 m ²) | 1,301.54 sq ft (120.92 m ²) |
| SITE COVERAGE | | | |
| EXISTING LOT | max. 2,863.20 sq ft (266 m ²) (if site area is 664 m ² to 885 m ²) | 1,884.39 sq ft (175.07 m ²) | |
| BOYD HOUSE (LOT 1) | 0.40 x 6,108.50 = max. 2,443.40 sq ft (if site area is less than 664 m ²) | 2,259.57 sq ft (209.92 m ²) | |
| NEW HOUSE (LOT 2) | 0.40 x 3,014.70 = max. 1,205.88 sq ft (if site area is less than 664 m ²) | 1,486.19 sq ft (138.07 m ²) | 280.31 sq ft (26.04 m ²) |
| FRONT YARD IMPERMEABLE SURFACE | | | |
| EXISTING LOT | 0.50 x 1,482.96 = max. 741.48 sq ft | 458.58 sq ft (42.60 m ²) | |
| BOYD HOUSE (LOT 1) | 0.50 x 1,292.52 = max. 646.26 sq ft | 501.07 sq ft (46.55 m ²) | |
| NEW HOUSE (LOT 2) | 0.50 x 1,022.51 = max. 511.26 sq ft | 588.21 sq ft (54.65 m ²) | 24.03 sq ft (2.23 m ²) |
| 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 | |

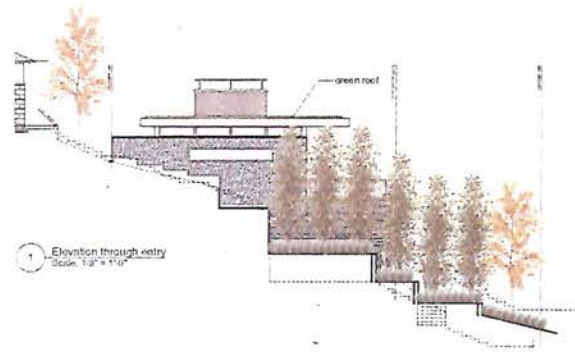
* BASEMENT (NO. 2) EXCLUDED AS MAIN FLOOR ELEVATION IS LESS THAN 0.9m ABOVE FINISHED GRADE AT PERIMETER WALLS. SEE EAST AND WEST ELEVATIONS FOR DETAILS.



The Airey Group
400 - 2695 Granville St.
Vancouver BC V6H 3H4
Tel 604.708.1948
Fax 604.728.1948
www.theaireygroup.com



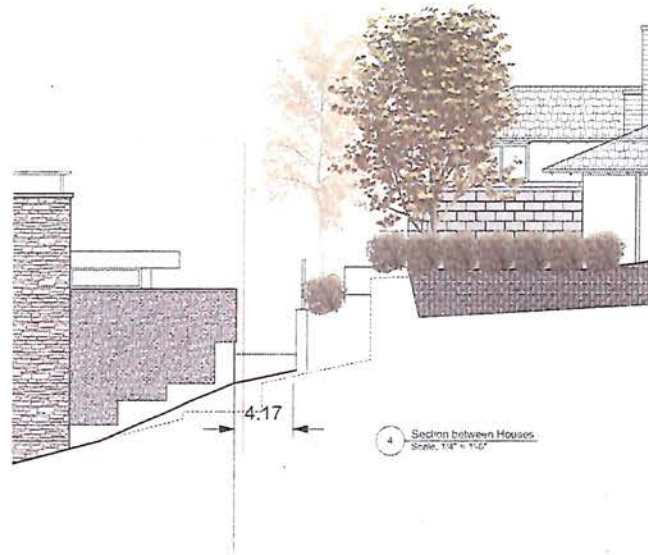
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1 Elevation through entry
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3 Front Elevation
Scale: 3/16" = 1'-0"



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



FORMA DESIGN INC.
www.formadesign.ca

2015-2016 Vancouver BC
North Vancouver
British Columbia
Canada V7P 2G1
Tel: 604 685 8125
Tel/Fax: 604 685 5202

Reference:
1. V.A.S. 2014 Address Book Vancouver
2. City of Vancouver Building Department
3. City of Vancouver Planning Department
4. City of Vancouver Planning Department
5. City of Vancouver Planning Department
6. City of Vancouver Planning Department

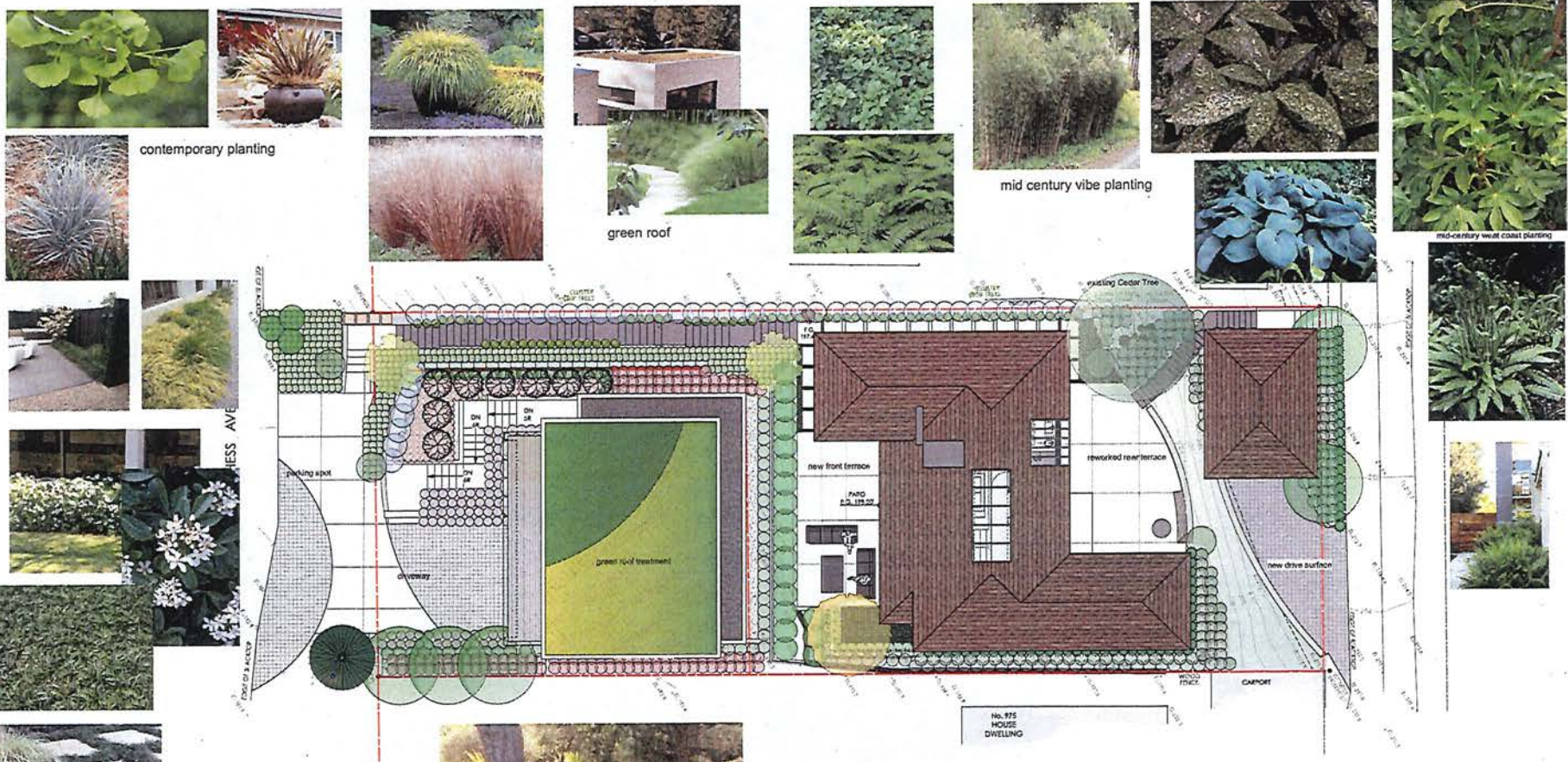
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The Arny Group
LivingSpace Homes

Project:
985 Duane Avenue
West Vancouver, BC

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contemporary planting

green roof

mid century vibe planting

mid-century west coast planting



No. 975
HOUSE
DWELLING



Inspiration for custom steel staircases



"green" MSE walls



rear terrace seatwall design

interior concrete block detail
to be reintroduced into the landscape

Revisions:

1. For 2018 update to details for window
2. Detailed window and door details
3. New 2018 window and door details (Plan 10/18)

Consultants:

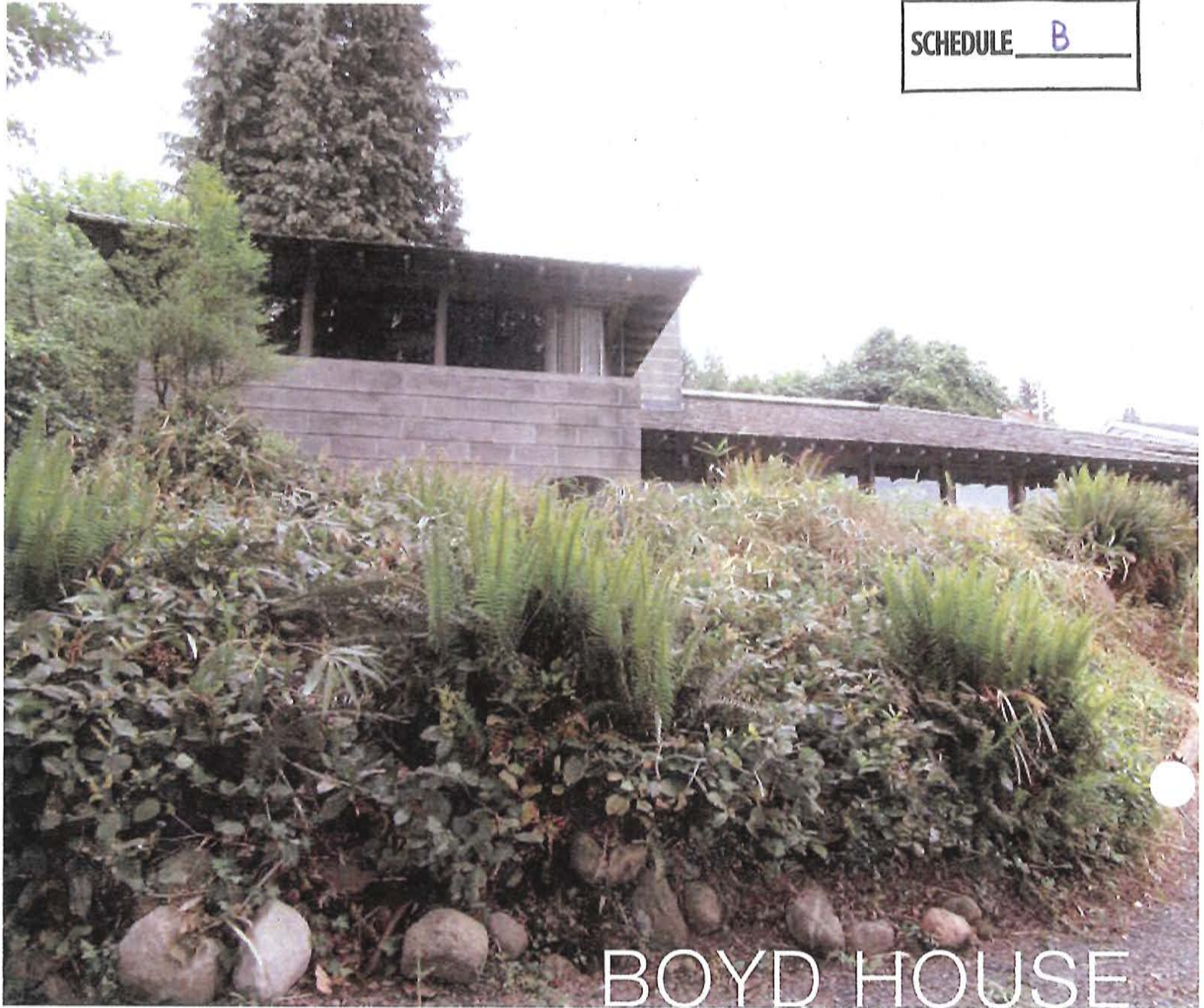
The Alvey Group
LivingSpace Homes

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843 Duchess Avenue
West Vancouver, BC

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BOYD HOUSE

985 DUCHESS AVENUE, WEST VANCOUVER, BC

CONSERVATION PLAN

MARCH 2019

DONALD LUXTON
AND ASSOCIATES INC 

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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

R J Thom

Architect MRAIC 47 Colborne Street, Toronto 1, Ontario 366-8093

Member Ontario Association of Architects

Partner Thompson, Berwick, Pratt & Partners, Vancouver

Ron Thom business card, Trent University Digital Collections

2.0 | HISTORIC CONTEXT

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 Moulton 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 Moulton 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

3.0 STATEMENT OF SIGNIFICANCE

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.

3.0 STATEMENT OF SIGNIFICANCE

- **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 Moulton 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.

4.0 CONSERVATION GUIDELINES

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>

4.0 CONSERVATION GUIDELINES

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.”

4.0 CONSERVATION GUIDELINES

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 District of West Vancouver, 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.

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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

4.0 CONSERVATION GUIDELINES

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.

5.0 CONSERVATION RECOMMENDATIONS



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.

5.0 CONSERVATION RECOMMENDATIONS



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 masonry 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.

5.0 CONSERVATION RECOMMENDATIONS



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.

5.0 CONSERVATION RECOMMENDATIONS



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.

5.0 CONSERVATION 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

5.0 CONSERVATION RECOMMENDATIONS



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.

6.0 MAINTENANCE PLAN

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.

6.0 MAINTENANCE PLAN

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 reminder 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-fluorescence 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?

6.0 MAINTENANCE PLAN

- 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, alligating, 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/flushing 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 lightning 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?

6.0 MAINTENANCE PLAN

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)

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District of West Vancouver

Heritage Designation Bylaw No. 5031, 2019
(985 Duchess Avenue)

Effective Date:

Heritage Designation Bylaw No. 5031, 2019

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District of West Vancouver

Heritage Designation Bylaw No. 5031, 2019

A bylaw to designate 985 Duchess Avenue as protected heritage property.

WHEREAS the Council of The Corporation of the District of West Vancouver deems that the Boyd House located at 985 Duchess Avenue has heritage value and heritage character, and that the designation of the property is desirable for its conservation; and

WHEREAS the owner of the Property has requested that this bylaw be adopted; and

WHEREAS the owner of the Property has entered into a Heritage Revitalization Agreement with the District pursuant to Section 610 of the *Local Government Act* in which, in return for certain variances of District bylaws that would otherwise prohibit the development in accordance with the owners plans for the Property, the owner has waived any entitlement to compensation to which the owner would be entitled to by section 613 of the *Local Government Act* should the designation effected by this bylaw reduce the market value of the Property;

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 Designation Bylaw No. 5031, 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 Definitions

3.1 In this bylaw:

“Normal Repair” means the replacement of elements of the structure or finishing materials of a building with components that are equivalent to those being replaced in material composition, dimensions and quality, except where the element being replaced is not original to the building in which case a Heritage Alteration Permit is required;

“Property” means that parcel of land in West Vancouver, British Columbia, having a civic address of 985 Duchess Avenue and a legal description of LOT 2 BLOCK D WEST PORTION OF DISTRICT LOT 1042 PLAN 7554 and Parcel Identifier: 010-569-537;

“Conservation Plan” means the document having that name prepared by Donald Luxton and Associates Inc., dated March 2019, a copy of which forms part of Heritage Revitalization Agreement Bylaw, No. 5030, 2019.

Part 4 Heritage Designation

4.1 The property is designated as protected heritage property under section 611 of the *Local Government Act*.

4.2 The designation applies to the following:

4.2.1 All exterior aspects of the Boyd House including without limitation the aspects that are specifically listed as Character-Defining Elements in the Conservation Plan;

4.2.2 All interior aspects of the Boyd House that are specifically listed as Character-Defining Elements in the Conservation Plan; and

4.2.3 Other site characteristics identified as Character-Defining Elements of the property as identified in the Conservation Plan.

Part 5 Heritage Alteration Permit

5.1 All alterations to the elements and features of the Property referred to in section 4.2 require a Heritage Alteration Permit, except:

5.1.1 Normal repair and maintenance of the Boyd House carried out in accordance with Heritage Maintenance Bylaw No. 4187, 1999.

Part 6 Delegation

- 6.1 The Council delegates to the Director of Planning and Development Services the authority to issue heritage alteration permits to authorize alterations not otherwise permitted by this bylaw or by Heritage Maintenance Bylaw No. 4187, 1999, provided that the alterations are in the opinion of the Director appropriate to the general period and style of the Boyd House and the Property, and do not remove, replace or substantially alter its intact or repairable character-defining elements, as identified in the Conservation Plan attached as Schedule A to this bylaw.

READ A FIRST TIME on

PUBLIC HEARING HELD on

READ A SECOND TIME on

READ A THIRD TIME on

ADOPTED by the Council on

Mayor

Corporate Officer

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CONTINUING PROTECTION TOOLS PART 15 - LOCAL GOVERNMENT ACT

The Boyd House, since 2012, has been placed on the West Vancouver Community Heritage Register, and is eligible for municipal conservation tools and incentives enabled under Heritage Conservation provisions of the *Local Government Act*. As supported within the OCP, an HRA is used as the legal framework for drafting the conservation agreement between the owner and the District. The municipal heritage designation is to provide ongoing legal protection for the Boyd House.

An HRA is the principal planning and administrative tool for facilitating heritage conservation proposals, typically supported by a Conservation Plan, including a Statement of Significance. It is a formal voluntary written agreement negotiated by a local government and an owner of heritage property that outlines the duties, obligations, and benefits negotiated by both parties to the agreement.

An HRA may:

- Detail the timing of the agreement terms;
- Vary or supplement the provisions of a zoning bylaw including use, density, siting and lot size;
- Vary or supplement the provisions on a bylaw concerning land use designation;
- Vary or supplement a permit under Part 14 of the *Local Government Act*;
- Vary or supplement a bylaw or heritage alteration permit under Part 15 of the *Local Government Act*, and/or
- Include other terms agreed to by the local government and the property owner.

The final agreement is included as a schedule to an enabling bylaw. An HRA bylaw is typically considered in tandem with a heritage designation bylaw, which provides for ongoing legal protection of the heritage resource. Furthermore, an HRA can be used to protect significant landscape resources on individual sites (if these are deemed to have heritage value) or are character-defining elements of a heritage resource or property. As a result of an HRA, any proposed future alterations or additions to the buildings or changes to the landscape would be subject to a Heritage Alteration Permit.

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