



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

## COUNCIL REPORT

Date:	October 24, 2019
From:	Erika Syvokas, Assistant Planner
Subject:	Temporary Protection of the "Baker Residence" at 1143 Eyremount Drive
File:	2585-03-04-2019

### RECOMMENDATION

#### 1. WHEREAS:

- a) The property located at 1143 Eyremount Drive, and more particularly described as PID 007-425-023, Amended Lot 13, Block 35, Capilano Estates Plan 9481 (the "Property") is considered to be heritage property; and
- b) Pursuant to s. 606 of the *Local Government Act*, a local government may order that real property be subject to temporary protection; and

2. THAT the property is subject to temporary protection for a period of 60 days commencing on the date this Resolution is passed, and the prohibitions in s. 609 of the *Local Government Act* apply to the property without exception during the 60-day period.

#### 1.0 Purpose

The purpose of this report is to request a temporary protection order for the "Baker Residence" located at 1143 Eyremount Drive.

#### 2.0 Legislation/Bylaw/Policy

Section 606 of the *Local Government Act* allows Council to order temporary protection of a heritage property for up to 60 days.

#### 3.0 Official Community Plan

A key action in the Official Community Plan is to encourage long-term protection of valued heritage properties. Section 2.1.9 encourages protection of buildings, structures and landscapes on the District's Heritage Register.

#### 4.0 Financial Implications

N/A

#### 5.0 Background

##### 5.1 Previous Decisions

N/A.

## 5.2 History

The "Baker Residence" was constructed in 1962. The house was designed by Thompson, Berwick & Pratt (designers Ron Thom and Dick Mann) and is identified as a primary heritage resource in *The West Vancouver Survey of Significant Architecture 1945-1975* (page 10).

The topography of the sloped site determined the layout of this low rambling one storey structure. The low pitched gable roofs are set at the same angle as the slope of the land, with the eaves flared to allow sunlight. From the street below, the house itself is barely visible, the rhythmically pitched roofline hovers just above the rock ridge. On the south-facing front façade, the floor-to-ceiling expanse of glass allows for spectacular views from the interior. Notable features inside the house include hand-crafted wooden and metal light fixtures and oversize wooden doors, Ron Thom trademarks. The house was the winner of a 1964 Massey Medal for Architecture.

Originally constructed for Mr. and Mrs. Terry Forrest, who lived in the house briefly, the building was named after Mr. and Mrs. Archie Baker who lived in the house for approximately 37 years. The "Baker Residence" has since changed hands several times in the past 10 years.

According to recent real estate photos and listings, the house has been updated and restored and is in excellent condition. Despite updates, the 57-year old house appears to be essentially the same house that was designed at the height of Midcentury Modernism, when West Vancouver was an architectural epicenter.

## 6.0 Analysis

### 6.1 Discussion

The District has received a demolition permit application to demolish the existing "Baker Residence" at 1143 Eyremount Drive. No building permit has been received to date.

Staff have attempted to contact the owners of the property on multiple occasions to set up a meeting to discuss possible alternative development opportunities, in exchange for legal protection of the existing house. However, to date there has been no response from the property owners. Staff wish to delay issuance of the permit in order to allow more time to attempt to initiate discussion. This requires an order from Council and allows the District to withhold issuance of a demolition permit or, a building permit that would significantly alter the house, for up to 60 days from the date of the resolution.

### 6.2 Sustainability

N/A.

### 6.3 Public Engagement and Outreach

If Council orders the temporary protection of the "Baker Residence", staff will:

1. Withhold issuance of the demolition and building permit for a period of 60 days, and
2. Contact the owners to inform them of the temporary protection order and discuss alternative development options for the property in exchange for legal protection of the "Baker Residence".

Any development application that may be submitted for the property is subject to Council consideration and public consultation.

### 6.4 Other Communication, Consultation, and Research

N/A.

## 7.0 Options

### 7.1 Recommended Option

That Council order temporary protection be enacted for the "Baker Residence" at 1143 Eyremount Drive, to allow staff to contact the owners and discuss other development options for the property in exchange for legal protection of the existing house.


### 7.2 Considered Options

If the proposed order is not supported by Council, a demolition permit for the existing house must be issued at the request of the owners.

## 8.0 Conclusion

Staff recommend that Council order temporary protection of the "Baker Residence" at 1143 Eyremount Drive, to delay issuance of demolition and building permits for the existing house for 60 days.

Author:

  
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Concurrence:

  
Michelle McGuire, Manager of Current Planning and Urban Design

Appendices:

Appendix A: Images of the subject house.

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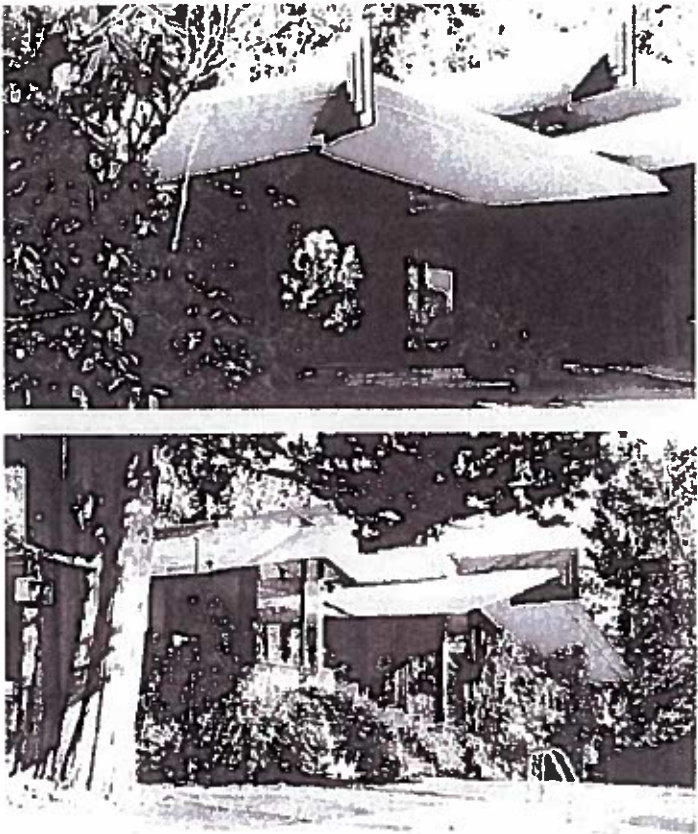


Figure 1 Historical Photos



Figure 2 Recent photo

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