



COUNCIL AGENDA	
Date: <u>April 27, 2020</u>	Item: <u>6.</u>



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

COUNCIL REPORT

Date:	April 20, 2020
From:	Michelle McGuire, Manager of Current Planning and Urban Design
Subject:	Temporary Protection of the "Finqueneisel Summer House" at 6043 Gleneagles Close
File:	2585-03-04-2020

RECOMMENDATION

1. WHEREAS:

- a) The property located at 6043 Gleneagles Close, and more particularly described as PID 017-353-998, Lot 1, Block 3, District Lot 771, Plan LMP559 (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 "Finqueneisel Summer House" located at 6043 Gleneagles Close.

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

No financial implications.

5.0 Background

5.1 Previous Decisions

On July 8, 2019 Council updated the *Community Heritage Register* to add all nominated heritage resources identified on West Vancouver's heritage inventories including 6043 Gleneagles.

5.2 History

The "Finqueneisel Summer House" was constructed in 1938 (Figure 1). The summer house was designed by architect Theo Komer for Andree Finqueneisel. The building is identified as a secondary heritage resource on the *West Vancouver Heritage Inventory (1988)* and was added to the *Community Heritage Register* on July 8, 2019.

The small octagonal shaped summer house is a highly visible landmark along Gleneagles Drive situated on a high rocky outcropping. According to the *West Vancouver Heritage Inventory (1988)*, the architect, Theo Korner, was responsible for some of the larger West Vancouver houses from this period, and the summer house demonstrated his skill at working on a smaller scale. Andree Finqueneisel, who the house was built for, was a teacher at the York House Girls School in Vancouver.

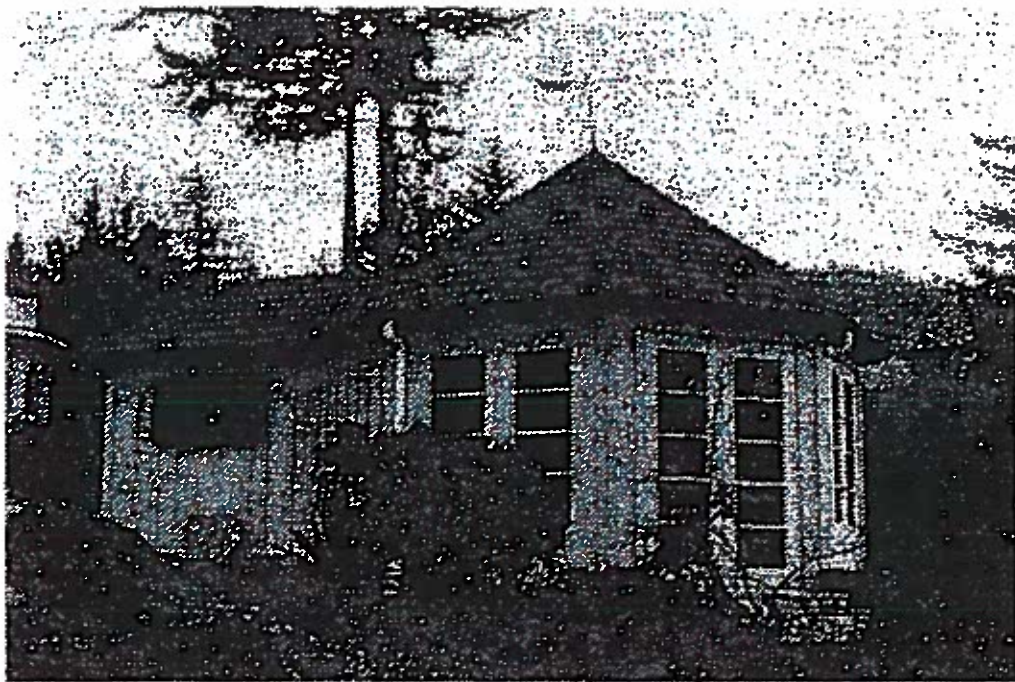


Figure 1: Photo of the "Finqueneisel Summer House" [West Vancouver Heritage Inventory (1988)]

6.0 Analysis

6.1 Discussion

The District has received a demolition permit application from the owner of the property to demolish the "Finqueneisel Summer House" at 6043 Gleneagles Close. The owner has indicated that they are not planning to construct a replacement accessory structure. Staff have provided the owner with information regarding heritage value of the existing summer house building and potential incentives available in exchange for heritage retention.

Staff wish to delay issuance of the permit in order to allow more time to discuss retention options with the owner. 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 "Finqueneisel Summer House", staff will:

1. Withhold issuance of a demolition 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 "Finqueneisel Summer House".

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

Not applicable.

7.0 Options

7.1 Recommended Option

That Council order temporary protection be enacted for the "Finqueneisel Summer House" at 6043 Gleneagles Close, 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 "Finqueneisel Summer House" at 6043 Gleneagles Close, to delay issuance of a demolition permit for the existing house for 60 days.

Author:



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