



COUNCIL AGENDA  
 Date: ~~January 13, 2020~~ Item: ~~8~~  
 March 10, 2020 P.H. 3.2  
 R-1

WX

8

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

## COUNCIL REPORT

3.2/  
R-1

Date:	January 10, 2020
From:	Lisa Berg, Senior Community Planner
Subject:	Heritage Designation of 1143 Eyremount Drive
File:	1610-20-5053

### RECOMMENDATION

THAT "Heritage Designation Bylaw No. 5053, 2020" be read a first time.

### RECOMMENDATION

THAT a heritage report for 1143 Eyremount Drive be prepared and be made available prior to a public hearing on proposed "Heritage Bylaw No. 5053, 2020".

### RECOMMENDATION

THAT proposed "Heritage Designation Bylaw No. 5053, 2020" be presented at a public hearing on March 9, 2020 at 6:00 p.m. in the Municipal Hall Council Chamber, and that notice be given of the scheduled public hearing.

#### 1.0 Purpose

To present to Council a proposed Heritage Designation Bylaw for 1143 Eyremount Drive that would legally protect the Forrest-Baker House (Appendix A).

#### 2.0 Legislation/Bylaw/Policy

Section 611 of the *Local Government Act* authorizes the District to designate property as a protected heritage resource.

Section 598 of the *Local Government Act* enables the District to establish a community heritage register that identifies property that is considered by the District to be heritage property.

#### 3.0 Official Community Plan

A key action in the OCP 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

The owner may be entitled to compensation as a result of the heritage designation of the property under section 613 of the *Local Government Act*.

## 5.0 Background

### 5.1 Previous Decisions

At the July 8, 2019 Council Meeting Council passed the following motion:  
THAT Council update the Community Heritage Register to add all nominated heritage resources identified on West Vancouver's heritage inventories.

At the November 18, 2019 Council Meeting Council passed the following motion:

WHEREAS:

1. 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
2. Pursuant to s. 606 of the Local Government Act, a local government may order that real property be subject to temporary protection;

THEREFORE BE IT RESOLVED 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.

### 5.2 History

A synopsis of the site and residence, including historic and recent photographs, were detailed in a staff report dated October 24, 2019 and is available online.

In summary, the house was constructed in 1962 by the architectural firm of 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). As a primary heritage resource, the residence is recognized as having unique architectural character constructed in the municipality following World War II. Buildings of this significance are often acclaimed as masterpieces of design, and have become an integral part of the image of West Vancouver. The residence was the winner of a 1964 Massey Medal<sup>†</sup> for architecture.

---

<sup>†</sup> The Massey Metal for Architecture program (1950 to 1970) promoted and recognized excellence in Canadian architecture, and aimed to increase public awareness of architecture as an expression of Canadian cultural life. (Source: Toronto Modern)

## 6.0 Analysis

### 6.1 Discussion

The District received a demolition permit application to demolish the house at 1143 Eyremount Drive last fall. The house is known as the "Forrest-Baker House" and it was added to the community heritage register in July 2019. As the District was unable to contact the owner to discuss possible alternative development opportunities through various heritage conservation tools, Council passed a 60-day temporary protection order on November 18, 2019.

#### *Heritage Designation Protection*

Since the order was passed, staff have been in contact with the owner's representatives. Although there has been some discussion, an application for a heritage revitalization agreement has not been received. The order is set to expire on January 17, 2020.

The District is vested power through the *Local Government Act* to designate property by bylaw as protected heritage property if it considers that the property has heritage value or heritage character, or if designation of the property is necessary or desirable for the conservation of a protected heritage property.

The proposed heritage designation bylaw (Appendix B) would legally protect the residence as a heritage resource and enable the issuance of a heritage alteration permit to authorize permitted alterations.

#### *Heritage Designation Procedure*

Before a heritage designation bylaw is adopted, Council must hold a public hearing on the proposed bylaw. In addition, a report must be prepared and be made available prior to the public hearing that includes information respecting:

- the heritage value or heritage character of the property;
- the compatibility of conservation with the OCP;
- the compatibility with the surrounding neighbourhood;
- the condition and economic viability of the property; and
- the possible need for financial or other support to enable appropriate conservation.

#### *Compensation for Heritage Designation*

The *Local Government Act* establishes the framework for the potential compensation owed to the property owner if there is found to be a reduction in the market value of the property resulting from the heritage designation. The owner may apply for compensation no later than one year after the proposed bylaw is adopted.

## 6.2 Sustainability

Heritage conservation supports the vision of a sustainable community and overlaps with all three components of sustainability – i.e. economic, environment and social. Retention of existing heritage buildings and landscapes through heritage conservation tools prevents the loss (e.g. demolition or significant alteration), which provides a connection to the community's past and provides an opportunity to preserve and enhance existing neighbourhood character.

## 6.3 Public Engagement and Outreach

### *Public Hearing and Notification*

A public hearing must be held prior to consideration of the proposed heritage designation bylaw. The recommendation herein projects the public hearing to be held in Council Chamber on March 9, 2020. Notice of the public hearing will be given in accordance with the *Local Government Act* and District procedures.

## 6.4 Conditions Precedent to Adoption – None.

## 6.5 Other Communication, Consultation, and Research

The District will engage with a qualified heritage consultant and other industry professionals as required to prepare a heritage report prior to the public hearing.

## 7.0 Options

### 7.1 Recommended Option

Give first reading to the proposed bylaw, set a date for a public hearing, and direct staff to prepare a heritage report for the property.

### 7.2 Considered Options

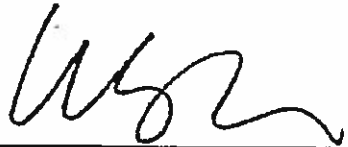
- a) give first reading to the proposed bylaw and set an alternative date (to be specified) for a public hearing; or
- b) defer consideration pending the receipt of additional information (to be specified) to assist in the consideration of the application; or
- c) reject the bylaw.

## 8.0 Conclusion

While the replacement of older housing stock is part of a community's evolution, the loss of valuable heritage resources can disconnect a community from its past. West Vancouver's recognized heritage buildings are vulnerable to loss through demolition. Designation of the Forrest-Baker House presents an opportunity to preserve (legally protect) one of West Vancouver's more significant heritage buildings. However, the designation must be weighed against many factors, one of them being potential financial implications to the District.

It is recommended that the proposed bylaw be given first reading, that a report be prepared identifying the relevant heritage characteristics and significances of the residence and that a public hearing be scheduled.

Author:



Lisa Berg, Senior Community  
Planner

Concurrence



Michelle McGuire, Manager of  
Current Planning and Urban  
Design

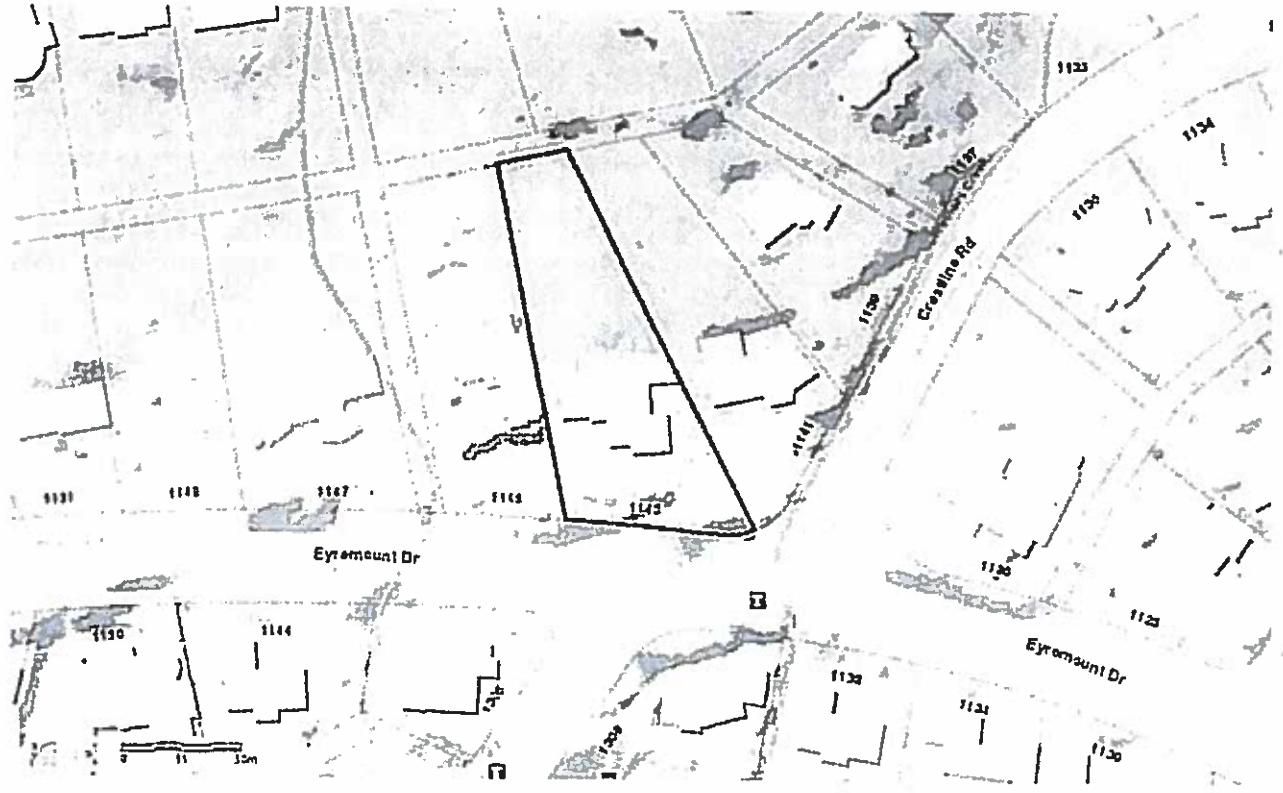
Appendices:

- A. Context Map
- B. Proposed "Heritage Designation Bylaw No. 5053, 2020"

**This page intentionally left blank**

**This page intentionally left blank**

# APPENDIX A – CONTEXT MAP



**This page intentionally left blank**



**This page intentionally left blank**







## APPENDIX B

District of West Vancouver

### **Heritage Designation Bylaw No. 5053, 2020** (1143 Eyremount Drive)

Effective Date:

3983050v1

# Heritage Designation Bylaw No. 5053, 2020

## Table of Contents

---

Part 1	Citation .....	1
Part 2	Severability .....	1
Part 3	Definitions .....	1
Part 4	Heritage Designation .....	2
Part 5	Heritage Alteration Permit .....	2
Part 6	Delegation .....	3

District of West Vancouver

## **Heritage Designation Bylaw No. 5053, 2020**

A bylaw to designate 1143 Eyremount Drive as protected heritage property.

WHEREAS the Council of The Corporation of the District of West Vancouver considers the Forrest-Baker House located at 1143 Eyremount Drive to have heritage value and heritage character, and that the designation of the property is desirable for its conservation;

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. 5053, 2020.

### **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.

**"Property"** means that parcel of land in West Vancouver, British Columbia having a civic address at 1143 Eyremount Drive and a legal description of AMENDED LOT 13 (EXPLANATORY PLAN 6227) BLOCK 35 CAPILANO ESTATES PLAN 9481 and Parcel Identifier: 007-425-023.

## **Part 4 Heritage Designation**

- 4.1 The Property having a civic address of 1143 Eyremount Drive and a legal description of AMENDED LOT 13 (EXPLANATORY PLAN 6227) BLOCK 35 CAPILANO ESTATES PLAN 9481 and Parcel Identifier: 007-425-023 is designated as protected heritage property under section 611 of the *Local Government Act*.
- 4.2 The designation applies to the exterior of the Forrest-Baker House, including but not limited to: including the roof system and materials, soffit materials, siding, and windows.
- 4.3 The designation applies to the interior of the Forrest-Baker House, including but not limited to: original radiant heated flooring, tile work, fixtures, and stair cases and railings.

## **Part 5 Heritage Alteration Permit**

- 5.1 All alterations to the Forrest-Baker House or the landscaping referred to in section 4.2 require a Heritage Alteration Permit, except:
  - 5.1.1 Normal repair and maintenance of the Forrest-Baker House must be carried out in accordance with Heritage Maintenance Bylaw No. 4187, 1999.
- 5.2 In order to ensure any proper restoration, maintenance, energy performance and/or seismic stability of the residence, the following changes are permitted alterations without a Heritage Alteration Permit:
  - 5.2.1 the exterior of the building may be treated with a finish and colour that matches the existing finish and colour in order to protect the surface material;
  - 5.2.2 the interior surfaces of the building may be treated with a finish and colour to match the existing finish and colour in order to protect the surface material; and
  - 5.2.3 the interior and/or exterior may be repaired or replaced, provided the method of construction and any replacement material replicates the original in terms of design, material, colour and texture.

## 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 and general period and style of the Forrest-Baker House and do not remove, replace or substantially alter its intact or repairable historic elements.

READ A FIRST TIME on

PUBLICATION OF NOTICE OF PUBLIC HEARING on

PUBLIC HEARING HELD on

RECONVENED PUBLIC HEARING HELD on

READ A SECOND TIME on

READ A THIRD TIME on

ADOPTED by the Council on

---

Mayor

---

Corporate Officer

**This page intentionally left blank**

**This page intentionally left blank**