



**DISTRICT OF WEST VANCOUVER**  
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**8.1.**

## **COUNCIL REPORT**

Date:	November 12, 2020
From:	M. Chan, Deputy Chief Administrative Officer
Subject:	Navvy Jack House - Update
File:	2100-01

### **RECOMMENDATION**

THAT the report titled "Navvy Jack House – Update" dated November 12, 2020, be received for information and that Staff proceed as generally outlined in the report.

#### **1.0 Purpose**

This report provides an update on the Navvy Jack House project, in the context of the 9 part Council Resolution passed at the October 5, 2020, Council Meeting, which included a direction to report back by end of November 2020.

This Council Report is brief because that was specifically directed in the 9 part Council Resolution, and also because much of the information contained in this report was only recently received.

#### **2.0 Legislation/Bylaw/Policy**

There is no legislation, bylaw or policy that directly relates to the Navvy Jack House restoration project ("the Project"). Please see immediately below for broader policy references.

#### **3.0 Council Strategic Objective(s)/Official Community Plan**

The Project was not part of Council's Strategic Objectives. The Navvy Jack House was proposed to be demolished during 2021. At the October 5, 2020, Council Meeting, Council rescinded the resolution to demolish the Navvy Jack House.

The Official Community Plan supports the objectives of the Project in several areas relating to heritage preservation, natural environment, local economy and enhancement of parks and recreation spaces (see sections 2.1, 2.3, 2.6, and 2.7 of the Official Community Plan).

#### **4.0 Financial Implications**

There are significant potential financial implications (both capital and operating) for the District associated with the Project. The cost estimate submitted as part of the recent CERIP grant application for the Project was \$3.8 million. While it is not possible at this preliminary stage to

quantify all of the financial implications, this will need to be done during early 2021 when the more detailed restoration/relocation and costing information is available.

## 5.0 Background

The background and history for the Navy Jack House are set out in detail in: (1) the report dated June 30, 2020 titled "Navy Jack Nature Centre – Community Consultation Results"; and (2) the report dated September 22, 2020, titled "Navy Jack House – Next Steps".

The most relevant Council resolution is the 9 part Council Resolution passed at the October 5, 2020, Council Meeting ("the October 5 Council Resolution"), which is provided in entirety in the Analysis section below.

## 6.0 Analysis

### 6.1 Discussion

The October 5 Council Resolution is set out below in italics, together with the Staff comments on each part of the resolution.

1. *the demolition order for Navy Jack House be rescinded*

This has been done and clearly recorded in the District's Council Minutes.

2. *that Council allocate up to \$150,000 from the Community Amenity Contribution Fund to determine the feasibility and cost of restoring and relocating the Navy Jack House; and*

*staff report back to Council with an update regarding the feasibility and cost of restoring and relocating the Navy Jack House as soon as possible*

The \$150,000 allocation has been recorded. Staff have engaged a third party construction company, and will be working with a heritage consultant on the process of determining feasibility and costing. The first steps are to commence hazmat remediation, and then begin to deconstruct generally to the 1907 form (possibly with the addition of the upstairs dormer area) taking into account the recommendations of the heritage consultant. This physical deconstruction will provide the District with the ability to more accurately inspect and assess the integrity of the physical structure, understand better the implications of moving the structure, and obtain more precise costing for restoring and relocating the Navy Jack House ("the House").

It is anticipated that the hazmat remediation and deconstruction will be completed around the end of 2020, which would enable more detailed costing to be obtained during January 2021.

3. *that staff work toward legally protecting the Navy Jack House via a heritage designation bylaw*

The District is working with a heritage consultant on identifying the elements to be incorporated into the heritage designation bylaw, including the character defining elements, location, etc. This work will also be informed by the information to be obtained during the deconstruction process, and so some of the work on the bylaw will take place after January 2021.

4. *a District staff member be identified to work with the Navy Jack House Citizen Group to complete a Heritage BC (CERIP) application by October 29, 2020, which envisions a flexible multi-use facility for public benefit, with a potential commercial element so as to not create a revenue deficit for the District*

The Deputy CAO has been assigned to this Council priority project. The CERIP grant application was submitted on October 29, 2020, before the application deadline. The CERIP materials provide that "Successful applicants will be contacted in January 2021" and that "All funds will be paid out by March 31, 2021".

5. *a matching amount to a maximum financial contribution of up to \$1 million be allocated from the Community Amenity Contribution Fund toward the costs of conserving and repurposing the Navy Jack House pending a successful CERIP grant application, recognizing that an overall funding strategy will be required to cover all project costs*

An allocation of up to \$1 million has been recorded in the Community Amenity Contribution Fund, which as stated above, is contingent on a matching amount, and is pending a successful CERIP grant application. As mentioned above, the results of the CERIP grant application will be available by January 2021. Staff understand that the Navy Jack House citizen group is considering next steps with respect to fundraising for the Project.

6. *Staff develop a plan to respectfully and meaningfully engage with First Nations regarding their connection to Navy Jack House, including archeological considerations*

Staff will be setting up meetings with First Nations shortly to engage with them on matters such as commemoration, restoration, and also to begin the process of referrals to understand potential archaeological considerations when conducting excavation. Understandably, this important work can take some time and needs to be built into the overall Project timeline.

7. *Staff identify the optimal structure, including terms of reference, for how to best work with the citizen group to move the project forward, and report back to Council by November 30, 2020, and*

Staff have been working closely and collaboratively with representatives of the Navvy Jack House citizen group. Staff intend to meet with the representatives on a monthly basis, and as needed, in order to provide material updates. Due to the significance of the information to be received during January 2021, and the need to focus on that important work, the detailed structure including terms of reference, will be started after January 2021.

8. *the Navvy Jack House be either relocated or removed, subject to the underlying condition and movability of the 1907 form, prior to the anticipated start date of the Lawson Creek Restoration Project in order to ensure that the Project can proceed as intended; and*

Much of this will be informed by the results of the work to be obtained by January 2021. With respect to the Lawson Creek Restoration Project, Staff are meeting with representatives of the West Vancouver Streamkeepers Society now to understand more details about the concept, future design, potential permitting requirements from the Department of Fisheries and Oceans, cost, funding and overall timeline. This information will also be reported out after January together with the costing and restoration information.

9. *staff prepare a brief report by November 30, 2020 outlining the impact of this project on Council's identified goals and objectives, including what Council goals and objectives will have to be removed to accommodate this project.*

As demonstrated above, substantial progress has been made on the Project in a very short period of time.

It should be noted that pivoting from a demolition project to a restoration project, and adding Navvy Jack House to Council's Strategic Objectives, and to the District's workplan, is significant and has implications.

The Navvy Jack House Project, due to its unanticipated nature, high priority, high profile, public engagement with the citizen group and others, and tight deadlines, has already impacted the pace of District projects.

As we gain more detailed information during the beginning of 2021, we will be able to more precisely state the impacts on other projects.

## 6.2 Sustainability

The Project provides the potential for environmental sustainability (i.e. stream restoration) and social sustainability (i.e. enhanced park, social amenities and heritage preservation).

## 6.3 Public Engagement and Outreach

Public engagement and outreach was conducted in the earlier stages of the Project, and is summarized in the Council Reports dated June 30 and September 22, 2020.

## 6.4 Other Communication, Consultation, and Research

Staff have been working closely and collaboratively with representatives of the Navy Jack House citizen group and consultants on the Project.

## 7.0 Options

### 7.1 Recommended Option

The report recommends that it be received for information and that Staff proceed generally as outlined in the report.

#### Considered Options

As the main purpose of the report is to receive it for information, there are no other considered options. Of course, Council can choose to provide other direction on how the Project should proceed.

## 8.0 Conclusion

This is an update report. Accordingly, Staff recommend that the report be received for information and that Staff proceed generally as outlined in the report.

Significantly more information will be available at the beginning of 2021, including the results of the CERIP grant application, the integrity of the physical structure, and the more detailed costing for relocating and restoring the House. Staff will report back to Council with that important information so Council can decide next steps at that time.

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