

<i>COUNCIL AGENDA</i>	
Date: <u>February 8, 2021</u>	Item: <u>6.</u>



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

6.

COUNCIL REPORT

Date:	January 22, 2021
From:	Michelle McGuire, Senior Manager of Current Planning and Urban Design
Subject:	4170 Rose Crescent – Removal of Dawson Residence from the Community Heritage Register
File:	2585-01-2021

RECOMMENDATION

THAT 4170 Rose Crescent be removed from the Community Heritage Register.

1.0 Purpose

To provide Council with information regarding the proposed removal of 4170 Rose Crescent from the Community Heritage Register.

2.0 Legislation/Bylaw/Policy

Local Government Act

Municipal heritage 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.

A Community Heritage Register is a list of properties that are formally recognized by a local government for their heritage value or character. It is a tool for understanding and managing a community’s heritage resources, and for accessing heritage conservation and incentive tools enabled by the *Local Government Act*.

Temporary use permit requirements are detailed under Section 493 of the *Local Government Act*.

3.0 Council Strategic Objective(s)/Official Community Plan

On June 25, 2018 Council adopted the Official Community Plan that contains directions (2.1.9) supporting the protection of heritage resources.

4.0 Financial Implications

Not applicable.

5.0 Background

On June 9, 2016, the owners of 4170 Rose Crescent applied to subdivide the subject site. The site includes an existing house that was built in 1958 and was designed by Ron Thom. The house is identified as a “secondary building” on *The West Vancouver Survey of Significant Architecture 1945-1975*. However, it was not included on the Community Heritage Register at the time the subdivision application was made. Given that the site was not listed on the Community Heritage Register, staff were not in a position to deny the subdivision application as the owners could have proceeded with demolition of the house. Subdivision of the site would have necessitated demolition of the house as subdivision is not permitted where a new lot line would bisect an existing building. Staff worked with the property owners to consider retention of the house with a temporary use permit (TUP). Permitting the house to be retained on a temporary basis through the TUP allowed for continued exploration of heritage conservation options.

On September 24, 2018, TUP 17-086 was approved by the Director of Planning and Development Services for 4170 Rose Crescent. The TUP authorized the continued siting and use of the existing house and a detached garage in order to approve a two-lot subdivision. The lot was subsequently subdivided and the existing house straddles the new lot line (Figure 1).



Figure 1: 4170 Rose Crescent

The TUP authorized the existing buildings to remain under the following conditions:

- for a period of time up to three years (set to expire on September 25, 2021);
- registration of a covenant requiring that there be no separate sale of the lots until the site is brought into compliance with the Zoning Bylaw (i.e. the existing house and garage are demolished); and

- posting of a security to ensure the terms of the TUP are satisfied.

At the time when the TUP was approved, the owners were contemplating heritage conservation options and in recent years have attempted to sell the property to a buyer who would be interested in pursuing a heritage revitalization agreement proposal to protect the house. The property owners after purchasing the property completed renovation of the house and property featuring the heritage character of the site and house. This sympathetic renovation later resulted in a Heritage Achievement Award from the District (2009) and allowed the site to be marketed showcasing the opportunity for heritage retention options.

Subsequently, on July 8, 2019 Council approved addition of all nominated properties to the Community Heritage Register including 4170 Rose Crescent. Staff note that for sites on the Community Heritage Register the West Vancouver Building By-law requires that a demolition permit cannot be issued until a building permit is issued.

The property owner has indicated that they would like to proceed with demolition of the existing house in order to sell the two existing parcels and have requested that the property be removed from the Community Heritage Register to facilitate issuance of a demolition permit.

5.1 Previous Decisions

Council, at its meeting on July 8, 2019, approved the following resolution:
THAT the Community Heritage Register be updated to add all nominated heritage resources identified on West Vancouver's heritage inventories.

5.2 History

The Dawson Residence at 4170 Rose Crescent was designed by award winning architect Ron Thom and built in 1958. The house is two storeys and is constructed out of wood, glass and stone (Figure 2). The roof is cedar shingled with wide eave overhangs and projecting balconies. The house includes an unusual design feature with the incorporation of a large natural rock formation into the ground floor deck.

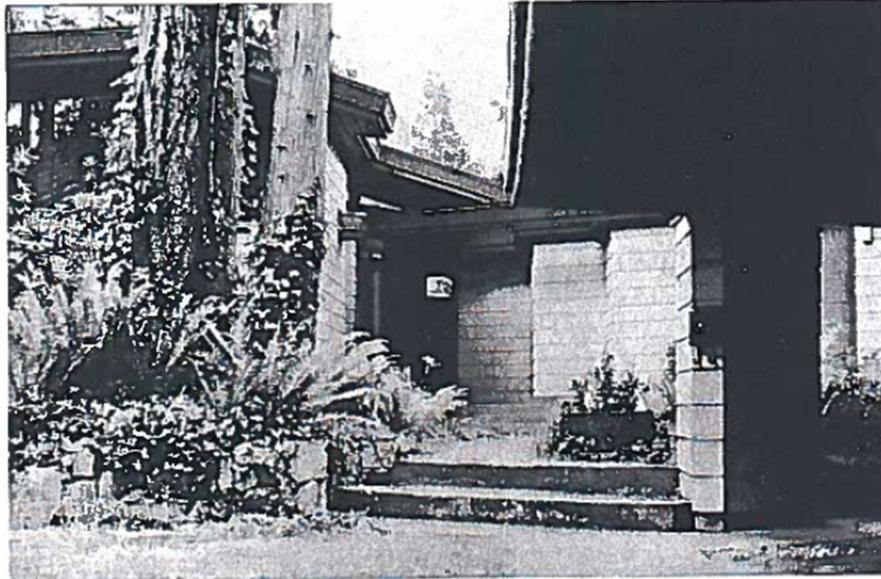


Figure 2: Dawson Residence

6.0 Analysis

6.1 Discussion

When the owner agreed to the terms of the TUP to temporarily protect the house it was understood by staff and the applicant that the house would be demolished prior to expiry of the TUP if a viable option for retention and heritage protection could not be achieved. The property owner has, over the last 6-7 years, reviewed and considered options for protecting the existing house, as well as actively listing the property to showcase the potential heritage opportunities.

Based on the information provided by the existing owners, staff are satisfied that they have acted in good faith to explore options that would result in heritage protection. Given the circumstances, staff are comfortable recommending that the site be removed from the Community Heritage Register. This would allow the property owner to proceed with demolition of the existing house and garage.

6.2 Sustainability

Not applicable.

6.3 Public Engagement and Outreach

Not applicable.

- 6.4 Other Communication, Consultation, and Research
Not applicable.

7.0 Options

7.1 Recommended Option

THAT Council approve removal of 4170 Rose Crescent from the Community Heritage Register.

7.2 Considered Options

- a) Request additional information (to be specified); or
- b) Uphold Inclusion of 4170 Rose Crescent on the Community Heritage Register.

8.0 Conclusion

Staff recommend removal of 4170 Rose Crescent from the Community Heritage Register to allow the property owner to adhere to the terms of the Temporary Use Permit (TUP) for the site to demolish the existing house prior to expiry of the permit. The property owner has, over the last 6-7 years, actively explored heritage retention options for the site and has, in staff's opinion, acted in good faith based on the approved TUP.

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