

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

COUNCIL REPORT

Date:	March 28, 2022
From:	Erika Syvokas, Community Planner
Subject:	Temporary Protection of the “Hall Residence” at 458 Southborough Drive
File:	13.2585.01.2022

RECOMMENDATION

1. WHEREAS:
 - a) The property located at 458 Southborough Drive, and more particularly described as PID 009-471-146, Block 14 Capilano Estates Plan 6652 (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.
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 “Hall Residence” located at 458 Southborough 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.

Policy 2.1.9 encourages protection of buildings, structures and landscapes on the District’s Heritage Register through incentives available through Heritage Revitalization Agreements.

4.0 Financial Implications

No financial implications.

5.0 Background

The address of the subject property was changed from 450 Southborough Drive to 458 Southborough Drive in 1996 at the request of the property owner.

In 2019 Council updated the Community Heritage Register to include all nominated heritage resources identified on West Vancouver's primary and secondary heritage inventories. 458 Southborough Drive (previously 450 Southborough Drive) was not one of the 131 properties added to the Register. Existing "support" category heritage resources such as 458 Southborough Drive are listed in West Vancouver's heritage inventories, but do not currently include sufficient information to confirm merit for inclusion on the Community Heritage Register. Inclusion on the Community Heritage Register provides eligibility for municipal heritage conservation tools and incentives.

5.1 Previous Decisions

Not applicable.

5.2 History

The "Hall Residence" (**Figure 1**) was constructed in 1955 and is identified as a Support Building in *The West Vancouver Survey of Significant Architecture 1945-1975*. The home was designed by R J Thom, a well known Canadian architect who designed several West Coast Modern style homes which are listed on the District's Community Heritage Register including the recently municipally designated Boyd House at 985 Duchess Avenue.

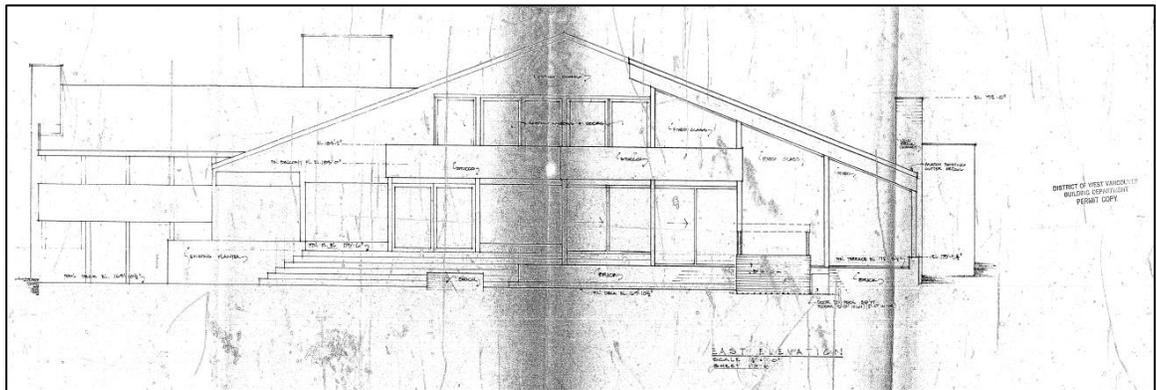


Figure 1: East Elevation (rear) of the Hall Residence from original building permit plans

The District's building permit records indicate that a pool and cabana were added to the property in 1969 and an interior renovation and addition to the northeast side of the house was completed in 1981. A further renovation to the interior and exterior of the home was completed in 2001 including a solarium on the lower level, an addition to the upper level, and the partial enclosure of a deck and extension of the roof above the deck on the rear elevation (see **Figure 2** for a recent photo of the rear elevation). A heritage assessment report from a heritage consultant would be required to review the impact of these changes on the heritage value of the home.



Figure 3: Recent photo of the east elevation (rear) of the Hall Residence

The house was purchased by the current owner in 2012. According to information and photos from real estate listings, the house appears to be in excellent condition.

An Environmental Development Permit (EDP) for a new dwelling was approved for the site on July 22, 2020 and then an amendment for a change in building footprint was approved September 23, 2021. A demolition permit and a building permit application for a new dwelling was then submitted on October 18, 2021. The property was not flagged as having a heritage support building during the EDP review nor during the pre-application review for the building permit due to the change of address which occurred in 1996, as the heritage inventory refers to the original address. Upon a referral from Permits staff to Planning staff and review of the historical records it was confirmed that the dwelling is identified as a heritage Support Building. The District's records and Westmap have been updated accordingly.

6.0 Analysis

6.1 Discussion

The District has received a demolition permit to demolish the existing "Hall Residence" at 458 Southborough Drive.

Staff have contacted the property owner to provide information about the Hall Residence and to inform them regarding potential development incentives available in exchange for legal protection of the existing house. Staff wish to delay issuance of the demolition 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

Not applicable.

6.3 Public Engagement and Outreach

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

1. Withhold issuance of a demolition permit for a period of 60 days and
2. Contact the owner to inform them of the temporary protection order and discuss alternative development options¹ for the property in exchange for legal protection of the "Hall Residence".

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 "Hall Residence" at 458 Southborough Drive, to allow staff to contact the owner 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 of temporary protection is not supported by Council, a demolition permit for the existing house must be issued at the request of the owner.

8.0 Conclusion

Staff recommend that Council order temporary protection of the "Hall Residence" at 458 Southborough Drive, to delay issuance of a demolition permit for the existing house for 60 days.

Author:



Erika Syvokas, Community Planner

Concurrence



Michelle McGuire, Senior Manager of Current Planning and Urban Design

¹ Any development application that may be submitted for the property is subject to Council consideration and public consultation.