

**THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER
HERITAGE ADVISORY COMMITTEE MEETING MINUTES
RAVEN ROOM, MUNICIPAL HALL
WEDNESDAY, JULY 27, 2022**

Committee Members: P. Grossman (Chair), L. Anderson, M. Geller, A. Hatch, and H. Telenius; attended the meeting in the Raven Room, Municipal Hall. Absent: S. Abri, B. Clark, P. Hundal, J. Mawson; and Councillor S. Thompson.

Staff: E. Syvokas, Community Planner (Staff Liaison); C. Mayne, Executive Assistant to the Director of Planning & Development Services (Committee Clerk) attended the meeting in the Raven Room, Municipal Hall.

1. CALL TO ORDER

The meeting was called to order at 4:34 p.m.

2. APPROVAL OF AGENDA

It was Moved and Seconded:

THAT the July 27, 2022, Heritage Advisory Committee meeting agenda be amended by:

- Adding new Item 5.1 regarding Fall Committee Recruitment;

AND THAT the agenda be approved as amended.

CARRIED

3. ADOPTION OF MINUTES

It was Moved and Seconded:

THAT the June 29, 2022 Heritage Advisory Committee meeting minutes be amended as follows:

- On page M4 change “fist” to “first” and add the word “have”;

AND THAT the minutes be adopted as amended.

CARRIED

REPORTS / ITEMS

4. Heritage Revitalization Agreement Proposal for 1591 Haywood Avenue

Presentation: E. Syvokas provided a presentation including a brief overview of the site context and project.

Presentation: Colin Hogan, Focus Architecture, provided a presentation that included a summary of changes since the March 30, 2022 meeting including:

1. Simplified the design of the infill house and Clegg House garage/coach house to be physically and visually compatible, subordinate and distinguishable from the Clegg House.

- changes to the infill house (materials, colours and window style) were made to modernize the appearance and differentiate it from the Clegg House.
 - the coach house design has been simplified.
2. Adjusted the colour palette and materials with assistance from the Vancouver Heritage Foundation .
 - the paint colours for the Clegg House are now proposed to be significantly darker to differentiate it from the other buildings.
 3. Increased the economic viability of the project by slightly increasing the square footage of the coach house and infill house. Increased livability by adding interior stairway and ground floor entry. The overall Floor Area Ratio (FAR) is .44, which is significantly lower than has been approved for other Heritage Revitalization Agreement projects (.67 max approved).
 4. Requesting removal of the two trees (a Cedar tree and a Dogwood tree) discussed previously on proposed Lot B, one of which is bylaw sized, due to the proximity to the building footprint. A net riparian habitat gain of 13 m² is proposed after removal and adjustments.
 5. Clegg House: Adding dormers, restoring original look of the windows and the porch construction to make them historically accurate, restoring the original knee-brackets supporting the roof, and reinstating the window flower boxes on the Clegg House, thus enhancing the exterior of the Craftsman style house.
 6. Coach House: The coach house design has been revised to provide suite entry at the ground level and interior rather than stairs to the upper floor to improve livability.
 7. A landscape plan has been prepared which shows native planting, improving riparian area, a shift of the hedge outwards a little bit along Haywood Avenue, addition of a community garden on the Haywood Avenue boulevard, pedestrian access paths to the coach house and secondary suites, and permeable pavers for driveways and walkways.

Committee Questions:

The committee went on to question the presenters with presenters and staff responses in *italics*:

- Have there been any other Heritage Revitalization Agreements that have received this amount of bonus density plus waiving of application and permitting fees plus a tax holiday? *Staff response: To date, the District has not waived application fees nor provided tax reductions for heritage projects. Approved Heritage Revitalization Agreement applications have ranged from approximately 0.25 to 0.67 Floor Area Ratio (FAR). The proposed Floor Area Ratio (FAR) for each application is reviewed against the neighbourhood context, character, streetscape, and existing zoning especially lot sizes and density.*
- Several of the Heritage Advisory Committee's comments from the March workshop have been rejected by the applicant, such as removing the bay window

and increasing the setback, yet the applicant notes in their submission to this meeting that the Heritage Advisory Committee's comments have decreased the viability of the project. What specific comments from Heritage Advisory Committee, which have not been rejected by the applicant, have decreased the financial viability of the project? *The comment in the proposal was that many changes were made to address comments from staff, Heritage Advisory Committee and neighbours. However, the main impact on financial viability was removing an additional dwelling unit originally proposed in response to neighbourhood concerns. There were no specific Heritage Advisory Committee recommendations that decreased the financial viability of the project, however inflation and revisions required in order to address comments is adding to the costs.*

- Regarding the new infill design, how does the infill meet the standards of guidelines? *The window details, the trim contrast, and the flares on the eave edges have been modernized to create distinguishability from the heritage building yet still fit in with the neighbourhood character.*
- Would an additional 5 feet being added to the setback from 16th Street require more development in the riparian setback as described in the proposal? *If the Clegg House was moved back it would impact the backyard. Further, the coach house and Clegg House would then be on the same plane and would then the coach house would not be subordinate.*
- What is the cladding on the windows on the Clegg House? Is it aluminum? *We are working with the heritage consultant. The original double-hung windows will be restored, and we are pricing out replacement windows.*
- What are the energy retrofits for the Clegg House? *There is very little existing insulation. Proposing to increase the R value of the walls and attic. Currently the attic is unvented. Foam will be sprayed inside the walls and attic space. A 5 ½ kilowatt solar array, that is tucked in behind the coach house roof so that it is not visible is proposed. Insulation is proposed to be added from the interior face of the walls to not disturb the original wood cladding.*
- Have you consulted with the Homeowner Protection Office (HPO) or insurance providers to confirm if stratifying the basement unit in the Clegg House will trigger a rainscreen requirement? *Not yet.*
- Is there any reason why you are not proposing windows on the south elevation of the coach house? *This is due to spatial separation requirements and proximity to the Clegg House.*
- Is there a reason why you are not proposing to strata title the coach house? *We felt that it was best left as part of the Clegg House property. Further, there would not be much benefit given the size of the dwelling.*
- 6 dedicated off-street parking spaces plus the aprons are proposed. Do you really need to pave a portion of the boulevard and turn it into 2 additional off-site spaces? This will impact the Clegg House. *The off-site spaces were included in the proposal in response to concerns regarding provision of parking.*
- In your application you indicate that you are still looking at finding an old house to relocate to the northern lot rather than building a new infill house. When do you

stop looking? *We would love to repurpose another dwelling. Buildings do come up, but suitability for the site and timing constraints may be challenging. We plan to develop Lot A first and then Lot B later.*

- *What would the process be for review of a building relocated to the site? Staff response: The proposal would be reviewed through a Heritage Alteration Permit, which would be reviewed by the Heritage Advisory Committee.*
- *Once the plans are approved do you start negotiating the legal agreement? The Heritage Revitalization Agreement is important to comment on. It would be good to understand what applicants are willing to protect. Staff response: There are examples of approved Heritage Revitalization Agreement's on the website. The Heritage Conservation Plan list the character defining elements from the Statement of Significance and provides a series of recommendations pertaining to the preservation, rehabilitation and/or restoration of the historic site and informs the Heritage Revitalization Agreement legal agreement.*
- *Is the coach house a repurposed building? It is a new build.*
- *For the windows on the Clegg House, did you take your queues from historical photos? Yes, the historical photos show prairie glass style windows. The bay window on the front of the house was added at some point after initial construction.*
- *For the windows on the infill house, what were the guiding principles? Based on our last discussion, the new house looked too much like the Clegg House. We kept the roof forms but tried to streamline the details. We used square windows to be more modern. For the porch detail, we did not want to copy the Clegg House, but rather to provide a modernized approach. The proposed design is viewed as modern farmhouse.*
- *The proximity to the coach house guided some of the decisions for windows on the south elevation of the infill house; wanted to maintain privacy on the lot and between houses.*
- *What is the feeling amongst the neighbours? We believe that most neighbours feel that it is a good project. We have had a website up and we have made an effort to talk to neighbours and address any concerns. We are hopeful that we will get support.*
- *I also agree about removing the proposed boulevard parking spaces and landscaping the boulevard area along the Haywood Avenue frontage. I like your designs, restoration plans and the community garden idea. However, the proposed colours for the Clegg House seem very dark for what is currently such a big bright space. Have you considered other colours? There is no colour palette for 1929; the Vancouver Heritage Foundation True Colours palette only extends to 1927. The advice provided by the Vancouver Heritage Foundation was to provide a darker body, buff/tan/cream trim, and a very dark window sash, which is consistent with the proposal. Other colours were considered; however we feel the colours proposed are appropriate.*
- *Why are you proposing a cedar vs. duroid shingle roof on the house? The original house had cedar shingles.*

Committee Comments:

The committee provided the following comments:

- The density ask has increased, but the conservation proposed has not increased. Given the high ask for extra density would like to see a high level of conservation in return. The setback is viable to increase an additional 5 feet from 16th Street; this is important as has an impact on the streetscape. Remove the parking spaces on the boulevard, as this would contribute to the feeling of an increased setback on Haywood, and the setting of a heritage house away from the street is an important part of the neighbourhood character. The Vancouver Heritage Foundation was important to consult and get correct advice regarding the paint colours. The heritage consultant should do physical testing to determine the original colour and reinstate it. Edwardian porch grey was usually used for porches, not the body of a house. In exchange for higher density the restoration of the front façade would be a gold standard, which would entail the removal of bay window. It is possible and it does cost money, but this is what the extra density is for: to offset the cost of conservation.
- The heritage house windows should be wood and not aluminum clad.
- Energy upgrades should be carried out from the interior as the applicant has noted, so as not to disturb the original wood cladding. Solar photovoltaic and hydronic systems being not visible to the street is a good approach.
- Do not support another heritage house being relocated onto the lot; might not be compatible and is a last resort method of conservation. The new infill direction is better but still needs refinement; it is distinguishable, but it needs to make some reference to the Clegg House because it is part of the story. Not copying or mimicking but some language borrowed from the Clegg House. The windows could be proportional with the Clegg House but with simplified detailing such as no divisions. Have a relationship (proportion, shape, size). The small square windows do not relate to the language of the Clegg House and seem to come out of nowhere.
- This is a high-quality proposal. I hope you can find another house for the infill; the challenge will be in making the timing work.
- In an effort to make sure that the infill house does not look like the heritage house you have gone too far. Reconsider the small square windows on the infill house. In terms of colour, making the heritage building darker than the other buildings is the right decision. I do not think the bay window needs to be removed. Recommend you remove boulevard parking spaces and develop gardens as to what was there before.
- Commend you on your outreach within the community and addressing neighbours' concerns such as by moving the Clegg House slightly to maintain a view of the Lions Gate Bridge for one of the neighbours. Going in the right direction in terms of the colour palette, however the coach house colours should be reconsidered. Support the proposed density. Wood windows for the Clegg House is preferable. The windows on the infill house need revising. Overall feel that the project has come a long way.

It was Moved and Seconded:

THAT the Heritage Advisory Committee support the Heritage Revitalization Agreement Proposal for 1591 Haywood Avenue provided that the comments made by the Committee are addressed.

CARRIED

5. Heritage Project Updates

1. Following up on a previous committee motion which requested that Parks staff attend a Heritage Advisory Committee meeting to provide a summary of the public engagement survey results on the Klee Wyck Park site, staff reached out to Parks staff to see if they would be able to attend the July Heritage Advisory Committee meeting. However, Parks staff had not yet received the final survey results. Staff will look to schedule this item for the next Heritage Advisory Committee meeting.
2. A plaque was displaced during a storm from the Dundarave Pier commemorating Geordie Tocher who sailed to Hawaii. Parks staff confirmed that the plaque will be reinstated as part of the repair work to Dundarave Pier (timeframe for that repair is to be determined).
3. Informational signage has been added to the fencing around the Navy Jack House. The Navy Jack Citizens Group has a website now and the group is able to accept donations via an account with the West Vancouver Foundation. The citizens group will be at the Harmony Arts Festival with a tent at Argyle and 16th Street as part of their campaign to fundraise.
4. Black Cat tour (3396 Marine Drive) –This will happen in the fall.

It was Moved and Seconded:

THAT the verbal presentation regarding Heritage Project Updates be received for information.

CARRIED

5.1 Fall Committee Recruitment

Legislative Services will open fall committee recruitment on September 1, 2022. Applicants (including current members) are required to complete an Application Form, attach a resume, and submit by email or mail by 8:30 a.m. on October 31, 2022. Application forms and more information is available on the website. Volunteer members are appointed or reappointed to a committee for a term of two (2) years up to a maximum of three (3) terms (i.e. 6 years), and appointments terminate on December 31 of the year in which the member's term is scheduled to expire.

Staff note that the membership terms for the majority of the Heritage Advisory Committee members (six out of the nine existing members) expire on December 31 of this year and that those members will have contributed 4.5 years of service. Council does have the ability to vary the term provisions so we could consider recommending reappointment for another 2-year term.

During the fall committee recruitment, staff will proactively target experience and/or qualifications identified in the Terms of Reference that are missing from the current makeup of the committee.

It was Moved and Seconded:

THAT the presentation regarding Fall Committee Recruitment be received for information.

CARRIED

PUBLIC QUESTIONS

6. PUBLIC QUESTIONS

There were no questions.

The Heritage Advisory Committee would like to recognize Carolanne Reynolds, who attended every one of the Committee's meetings from day one and was very knowledgeable and passionate about heritage. Her presence will be missed, and the Committee is thankful for her contribution to heritage awareness within West Vancouver.

NEXT MEETING

7. NEXT MEETING

Staff confirmed that the next Heritage Advisory Committee meeting is scheduled for September 28, 2022 at 4:30 p.m. via electronic communication facilities.

ADJOURNMENT

8. ADJOURNMENT

It was Moved and Seconded:

THAT the July 27, 2022 Heritage Advisory Committee meeting be adjourned.

CARRIED

The meeting adjourned at 6:30 p.m.

Certified Correct:



Chair



Staff Liaison