

**THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER
HERITAGE ADVISORY COMMITTEE MEETING MINUTES
VIA ELECTRONIC COMMUNICATION FACILITIES
WEDNESDAY, SEPTEMBER 28, 2022**

Committee Members: S. Abri; L. Anderson; M. Geller, P. Grossman; A. Hatch; P. Hundal; J. Mawson; and H. Telenius attended the meeting via electronic communication facilities. Absent: B. Clark; and Councillor S. Thompson.

Staff: E. Syvokas, Community Planner (Staff Liaison); and N. Allard (Committee Clerk) attended the meeting via electronic communication facilities.

1. CALL TO ORDER

The meeting was called to order at 4:32 p.m.

2. APPROVAL OF AGENDA

It was Moved and Seconded:

THAT the September 28, 2022 Heritage Advisory Committee meeting agenda be approved as circulated.

CARRIED

3. ADOPTION OF MINUTES

It was Moved and Seconded:

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

- Changing wording in first sentence of the last paragraph on page M-5 to *'commend you on your outreach within the "community"'*.

AND THAT the minutes be adopted as amended.

CARRIED

REPORTS / ITEMS

4. Community Engagement Results for the Klee Wyck Park Site

Item withdrawn.

5. Implementation Status of the 2006 West Vancouver Heritage Strategic Plan

E. Syvokas introduced the topic and explained that the 2006 West Vancouver Heritage Strategic Plan had a 10-15 year time horizon and has now expired.

E. Syvokas then noted the implementation status of action items outlined in the Plan. The Committee then provided comments on each of the action items.

Committee Comments:

Strategy 1: Identify District's natural, cultural, and built heritage resources

- We should reference the public engagement initiative to identify heritage resources that was completed during Heritage Week in February. Who would go over this information? *A Statement of Significance prepared by a Heritage Consultant would be required to be reviewed against the Council adopted criteria for any nominations to the Community Heritage Register. This work would be best completed by a Heritage Consultant at the same time as review of the 'support' category heritage resources.*
- How would we fund the consultant? *It was discussed that a request for funding could be submitted at the same time as the request for funding for an update to the Heritage Strategic Plan; this request would go through Council.*
- Could we prioritize which items should be looked at first and determine a budget based on this triage system? *Yes, this could be a possibility though more information would need to be gathered before this could be done.*
- A consultant could potentially identify which sites could be prioritized; triage could be simplified by a consultant.
- What is cut off date for budget requests? The election will determine what happens with the budget; the new Council will have an effect on the budget therefore, it will be a good idea to wait until elections are over.
- Important to note that heritage extends beyond buildings and includes statues, plaques, trees, etc.
- The idea is to create a community inventory for those items not officially recognized but that the community feels are important elements of heritage in West Vancouver. Perhaps there should be another category for these 'other' items. There have been additions to the Heritage Register since the original inventory was created but the categories have not been updated.

Strategy 2: Preserve and protect significant resources

- E. Syvokas outlined action statuses of specific District designated heritage sites and incentive implementations taken by the District for maintaining heritage assets.
- Are there any implementations geared towards parks and the protection of them (example: Lighthouse Park)? *Caulfeild and Whytecliff Park are listed on the Community Heritage Register; the Register does identify some specific trees in parks however, the Register may not be the best tool for managing trees (Tree Bylaw maybe a better tool for protecting living species).*
- In West Vancouver we have highly significant trees, some being over 1000 years old; I do not think that disease is a reason to exclude living species from the Heritage Register.
- Members of the public have brought up area designations as being unique to the heritage of West Vancouver. Other areas have unique qualities and could be granted their own area designations to distinguish the historic character such as the area around Haywood Avenue and 16th Street.

- We could take an approach to protect landscape areas rather than individual trees; landscapes can be replanted to incorporate regrowth in cases where trees die. An example of this the Horse Chestnut trees on 17th Street between Inglewood and Marine Drive. *These trees were planted by the West Vancouver Boy Scouts and were identified in the 1988 Heritage Landscape Inventory.*
- We should be defining elements of heritage that make it such; this goes for trees as well. Every effort should be made to protect individual trees; also agree with mention of protecting the landscaping as well; both aspects have value.
- To clarify process, the purpose of having a resource listed on the Heritage Register is that it will then be flagged for District Staff and the public; just listing something on the Heritage Register does not mean it is legally protected, rather it is a way of flagging to District that there is potential for value. *Staff are working with GIS Team to add trees listed on the Heritage Landscape Inventory to WestMap.*
- Comment on action item 2.3: the processes and tools we are using have assisted in identifying heritage items however, a lot of heritage buildings have been demolished since the Heritage Register was created. Perhaps we need new approaches to encourage heritage buildings to be kept; in future we could discuss preventing demolitions of heritage houses.
- When demolished homes are removed from the inventory where is this information kept? *The District has a list of heritage homes that have been demolished.* It would be helpful to have a report on the number of homes on the Heritage Register and support category resources that are demolished each year to be able to track from year to year.
- What are the tools used to encourage retention of heritage assets? *Incentives include technical support for owners of heritage homes, conversion or single-family homes into multi-family use, subdivisions or infill options, additional density, relaxation to off-street parking requirements, variances to Zoning Bylaw regulations, and short-term rentals has been permitted for a recently designated home.*
- There does not appear to be a great deal of incentives to register heritage homes.
- Suggest approaching owners of heritage homes and asking them their opinions on incentives for registering heritage homes.
- In Vancouver, for example, there are incentives and disincentives for demolishing heritage homes; this could be done in West Vancouver. This could be an objective to explore in next strategic plan.
- It would be beneficial to know the objectives of the OCP and the Heritage Strategic Plan in order to ensure that they are aligned and effective. *A Heritage Consultant may be able to assist in aligning these.*
- How are we connecting with First Nations Authorities for those heritage items on lands that are owned by Squamish Nation? *Presently The Heritage*

Strategic Plan is focused on conserving colonial heritage; not a lot of inclusion of First Nation and traditional items included in present program; this could be considered in a heritage plan update, as well as how to include reconciliation actions. First Nations in past have looked after their items and have been leaders in preserving First Nations Heritage and Culture. The Historical Society has been working with First Nations People, these relations could be expanded upon within the community.

Strategy 3: Define and Implement Demonstration Projects

- Need for new approaches and incentives to be developed and demonstrated for the public to encourage retention of heritage homes.
- Perhaps the Heritage Advisory Committee could be given the opportunity to advise on the stewardship of District owned Heritage Assets. *There is a process for this in place in which the Heritage Advisory Committee's input is requested during the Heritage Alteration Permit process.*
- Statements of Significance and conservation plans have been requested on Districted owned heritage buildings. Are all privately owned heritage buildings also required to provide these reports? *Yes, these are required for heritage revitalization projects.*
- Regarding item 3.2, is it possible to have any stewardship plans that have been completed for District Assets made available in the public arena? *E. Syvokas will investigate and see if it is possible to circulate plans held by the District prior to the next meeting.*
- What is the status of Lighthouse Park changes, given the lease on the Park is coming to an end in 2026? *E. Syvokas will enquire about this status and follow-up.*

Strategy 4: Integrating heritage management into the overall municipality planning process

- Under Item 4.1, could add: *'to enhance land use opportunities as an incentive to heritage retention (such as allowing bed and breakfasts or short-term rentals). As referenced in Action 5.1, the 2018 Economic Development Plan supports allowing these uses; could be considered as a permitted use for properties listed on the Community Heritage Register through a Zoning Bylaw amendment.*
- Are heritage properties clearly labelled in WestMap? *There is a "heritage status" layer in WestMap but it must be selected (does not appear automatically to members of the public who are accessing the GIS system). Perhaps could make this feature an automatic layer so that it is easily visible.*
- Is there more we can do to get into the development process at an early stage? For instance, the District of North Vancouver has a mandatory pre-application meeting for properties to provide options for applicants before they get too far into the planning process. *This process also starts at an early stage in West Vancouver; pre-application processes are in effect and staff provide information and heritage retention options at the preliminary inquiry stage.*

- It may be challenging to implement this for all properties; could perhaps narrow this down to buildings on the Heritage Register.
- Could reach out directly to new owners of heritage status homes; could also reach out to the real estate industry to provide information before ownership changes. *There maybe a way of flagging change of ownership for homes that are listed on the heritage register internally though the District's system so that Planning staff are notified when homes are sold and can reach out to the new owners to provide information about the incentives available for heritage retention; this can be looked into.*
- Section 4.3, the idea of increased intercommunication amongst various municipal committees could be improved so that we are all better informed of what different departments are doing.
- Programs geared towards public education are in place however, West Vancouver does not have a heritage office or official department other than the Heritage Advisory Committee and the museum. The protection of buildings and assets have been led by community volunteers; the District could be more engaged.

It was Moved and Seconded:

THAT the discussion regarding Implementation Status of the 2006 West Vancouver Heritage Strategic Plan up to Strategy 5, be received for information. Discussion to be continued at next meeting.

CARRIED

6. Heritage Project Updates

E. Syvokas provided an update on the following items:

- Reminder Re: Fall Committee recruitment is open until October 31, 2022; any member whose term is expiring will need to reapply if they wish to serve another term.
- 1591 Haywood Avenue (Clegg House): Staff are awaiting resubmission of the Heritage Revitalization Agreement proposal to address committee comments from the July 27th meeting; applicant is moving forward with submission.
- Tri-municipal Meeting: There has been quite a bit of staff turnover both within the City of North Vancouver and the District of North Vancouver which has made scheduling a meeting challenging; staff have met with Planners from City and District of North Vancouver to begin discussion of planning a Tri-municipal Heritage Meeting early in the new year after the municipal elections; the format will likely be similar to the last meeting in 2019 (20 min presentation from each municipality on current projects, programs, topics followed by Q & A and mingling). The City of North Vancouver has offered to host the meeting.
- Insurance issue: a memo was sent to Schill Insurance to clarify terminology around heritage status; heard back that their underwriters are now willing to review heritage risks on a per-risk basis. Staff continue to reach out to Heritage BC and The National Trust for Canada who continue to discuss the

insurance issue at a provincial and federal level. Heritage BC is working on improved education for the insurance industry about heritage properties, which hopefully help. District staff are awaiting the final results and conclusions from the National Trust for Canada's Property Owner Insurance Survey, as well as recommended solutions to address the issues identified. Since the insurance issue for heritage designated properties was brought to staff and the committee's attention, staff have not yet had a Heritage Revitalization Agreement (HRA) project that has gone to Council. As such, there has not yet been an opportunity for staff and legal counsel to review the language typically included in an HRA bylaw to see if can be written in a way to make it more insurance friendly.

- Plaques removed from Navy Jack, Ambleside and Lighthouse Park: these are proposed to be replaced (removed due to outdated language). Staff from Cultural Services are consulting with Squamish Nation on updated language; no time frame on replacement has been given; Cultural Services staff are aware that Heritage Committee would like to have input on wording.
- Black Cat tour: The owner of the property has suggested that the tour be scheduled in November.
- BC Binning House: Staff has recently completed a site visit of the BC Binning House to observe the restoration work that has recently been completed to meet the requirements of the heritage designation bylaw and maintenance bylaws that apply to the property. It is staff's opinion that all of the work is in substantial compliance with previous planning approvals. The Owner has one open building permit to complete for works associated with opening an exterior wall during renovation of the main bathroom and they have been requested to provide a final report by the conservator regarding restoration of an exterior mural. A final site inspection will be completed by Planning and Permits staff once all works are finished.

Committee Comments:

- *In terms of the insurance piece: the challenge is that the industry has not grasped the differences between a property that is listed on the Heritage Register verses a property that is designated (legally protected); concern that properties on the Register are going to have problems obtaining insurance.*
- *With regards to the plaques, it is still unclear what the process is for discussion of out-of-date wording and how wording is being handled. Understood that First Nations are involved but not sure about other involvement. Ask that the Heritage Advisory Committee be called upon to provide input on wording.*
- *I support above comment; idea of replacing plaques seems contrary; perhaps rather than replacing we create more plaques.*

It was Moved and Seconded:

THAT the Heritage Advisory Committee, Parks, Culture and Community Services Department and any other relevant departments, and First Nations be invited to discuss a process for handling plaques in the public arena that are considered to require updating or that contain language that may be considered insensitive.

CARRIED

It was Moved and Seconded:

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

CARRIED

PUBLIC QUESTIONS

7. PUBLIC QUESTIONS

There were no questions.

NEXT MEETING

8. NEXT MEETING

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

ADJOURNMENT

9. ADJOURNMENT

It was Moved and Seconded:

THAT the September 28, 2022 Heritage Advisory Committee meeting be adjourned.


CARRIED

The meeting adjourned at 6:36 p.m.

Certified Correct:



Chair



Staff Liaison