

**THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER
HERITAGE ADVISORY COMMITTEE MEETING MINUTES
VIA ELECTRONIC COMMUNICATION FACILITIES
WEDNESDAY, MARCH 29, 2023**

Committee Members: P. Grossman (Chair), L. Anderson, B. Clark, M. Geller, A. Hatch, P. Hundal, J. Leger, J. Mawson, H. Telenius; and Councillor C. Cassidy attended the meeting via electronic communication facilities.

Staff: E. Syvokas, Community Planner (Staff Representative); and C. Mayne, Executive Assistant to the Director of Planning & Development Services (Committee Clerk) attended the meeting via electronic communication facilities.

1. CALL TO ORDER

The meeting was called to order at 4:31 p.m.

2. APPROVAL OF AGENDA

It was Moved and Seconded:

THAT the March 29, 2023, Heritage Advisory Committee meeting agenda be amended by:

- Adding new Item 5.1: Update from Councillor Cassidy;

AND THAT the agenda be approved as amended.

CARRIED

3. ADOPTION OF MINUTES

It was Moved and Seconded:

THAT the February 22, 2023, Heritage Advisory Committee meeting minutes be amended by:

- On page M-6, bullet point 8 the sentence should read:
"The City and District of North Vancouver are not famous for their West Coast Modern architecture to the same degree as West Vancouver".

AND THAT the minutes be adopted as amended.

CARRIED

REPORTS / ITEMS

4. Heritage Project Updates

E. Syvokas provided the following updates:

1. Ambleside Local Area Plan (LAP)

- At the February 6, 2023, Council meeting, Council directed staff to undertake public engagement for the Ambleside Local Area Plan.

- Committee members may have seen, or will see, that social and print media are beginning to promote upcoming public workshops to be held the second half of April.
- If committee members are interested in finding out more, there is a dedicated project webpage with all project information and contact details.

The committee went on to discuss, with staff responses in italics.

- Heritage buildings in the Ambleside area. Are the ‘pink’ and ‘blue’ apartment buildings and the Navy Jack House being considered in the Local Area Plan boundary? *The Navy Jack House and the “pink” and “blue” apartment buildings at 2222 and 2190 Bellevue Avenue, (which are all listed on the Community Heritage Register) are located within the study area of the Ambleside Local Area Plan, however noting that the final LAP boundaries will be determined as an outcome of the planning and engagement process. Staff will circulate staff contact for the Ambleside LAP for any questions related to the project or process.*

2. Ferry Building Gallery Ribbon Cutting Ceremony

- Committee members are invited to the Ferry Building Gallery Ribbon Cutting Ceremony on April 4, 2023, at 4 p.m. at 1414 Argyle Avenue.
- There is also a separate Opening Reception on April 5th from 6 to 8 p.m. Everyone is welcome to attend the Opening Reception.

3. Navy Jack House

- Two submissions in response to the expressions of interest for the Navy Jack House were received, and the evaluation process has been completed. Staff will be starting the negotiation process, and Council hopes to have exciting news to announce soon.
- As the project progresses it would be required to receive all the necessary permits that would be reviewed by the Heritage Advisory Committee.

The committee went on to discuss, with staff responses in italics.

- J. Mawson informed the committee that the Navy Jack Citizen Group has not been involved in discussions with the successful proponent. It is anticipated that the citizen group will have an ongoing stewardship role. It is not clear how much more fundraising will be needed. The citizen group has been asked to stay silent on who the proponent is that the District is negotiating with until negotiations are complete.

4. 4777 Pilot House Road

- The applicant for the preliminary public information meeting held their required preliminary public information meeting on March 1st. Staff was in attendance to observe the meeting; there appeared to be general support for the heritage house being relocated on the subject property, however there were a number of concerns raised about the proposal which will need to be addressed in the formal application.

Concerns included:

- the potential impact of the proposed coach house on views and privacy;
- impact of a variance requested for an encroachment into the front yard setback for the principal dwelling;
- parking; and
- the potential impact on neighbourhood character as a result of tree removals required to accommodate the proposal.

The committee went on to comment, with staff responses in italics.

- Was the meeting well attended? *The meeting was very well attended (approximately 35-40 people).*
- All of Lower Caulfeild is in the Wildfire Development Permit Area, including the subject property. Some people at the meeting were surprised this property was included in the Wildfire Development Permit Area. The Wildfire Hazard guidelines recommend removal of all the coniferous trees on the lot to mitigate wildfire risks due to a new building (a coach house) being constructed on the lot; these guidelines conflict with the Lower Caulfeild Heritage Conservation Area guidelines which talk about conserving heritage character by retaining natural site features such as trees. *Staff will be working with applicant's Wildfire Hazard consultant to determine if a reduction in tree removals could be achieved to meet the intent of the Lower Caulfeild Heritage Conservation Area development permit guidelines either through site redesign or other wildfire mitigation methods (such as tree pruning, or a combination thereof, which would also meet the Wildfire Hazard Protection Guidelines).*
- The coastal forest has the lowest risk of catastrophic fire in the province and the Lower Mainland has even a lower risk because we are best able to quickly detect and suppress any wildfire before it gets large. The FireSmart rules may be suitable in the interior where they have 1000+ hectare fires descend on a community, but it doesn't make any sense here where we simply don't have the conditions for such a large fire.
- This is the second project that I have heard of that has encountered this problem. Cutting trees is not a solution. Alternatives to reduce wildfire risk can be proposed such as sprinklering.
- I am surprised about the requirements for this property. We have the issue of neighbourhood character, and a forest management plan is being drafted for West Vancouver for tree preservation. Our committee is trying to encourage people to renovate existing properties and infill with coach houses rather than clear cutting and building new. If you look at WestMap you can see that the Wildfire Hazard Development Permit area covers a large part of West Vancouver; removing all trees goes against everything we are trying to do. We will run into a competing business case if this is going to make people take down all the coniferous trees on the land; Wildfire Hazard Guidelines improperly compete against heritage conservation objectives. *Staff are looking at how to address competing objectives between Wildfire Hazard and*

tree protection and heritage conservation objectives on a broader level.

- A lot of the proposals being reviewed by the Design Review Committee also have brought up the issue of meeting the Wildfire Hazard guidelines.
- This is a heritage committee for buildings and landscape, as such it is the right venue and right place to raise concern regarding the conflicting objectives, rather than being discussed by the Design Review Committee.

It was Moved and Seconded:

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

CARRIED

5. Heritage Plaques

E.Syvokas indicated that this agenda item is a follow up to the discussion at the last committee meeting where it was determined that committee members wanted a bit of time to think about the plaque design for Heritage Revitalization Agreement (HRA) projects. The committee members who volunteered to work on the template design were not able to discuss in depth prior to this meeting, however some ideas were shared by email (P. Hundal shared an idea to use an iconic West Coast Modern shape on the plaque and A. Hatch circulated a sketch of a potential West Coast Modern template).

Heritage plaques would enable recognition of heritage sites and raise the profile of heritage in West Vancouver and a heritage plaque program could play a key part of education and awareness around the value of heritage conservation, the potential opportunities available through HRA's, and make HRA's more visible and understandable to the public. Further, the plaques could then be used for further education and outreach initiatives such as creating walking tours to the sites with plaques etc.

Staff sent a memo out to the committee outlining specific questions to help the committee make recommendations for heritage plaques. In order to move this item forward, staff requested clarity on the following:

1. Should DWV use CNV's template and modify it for West Vancouver or develop a unique DWV template?
2. Sign dimensions;
3. Sign material; and
4. Sign content.

The committee went on to comment, with staff responses in italics.

- A. Hatch: I circulated a potential sketch for a West Coast Modern template but trust that the graphic designer at the District to make it better. My intention was that the non-West Coast Modern plaques adopt the City of North Vancouver template; there is value in consistency and brand recognition. Uniform approach will build a stronger recognition. The other municipalities might adopt our template for West Coast Modern buildings.

- I do not agree with using the same template as the other North Shore municipalities. Also, there should be some relationship between the West Coast Modern plaque template and the plaque for all other heritage sites.
- Plaque design should be unique to West Vancouver.
- This is topic is important and we need more time. A separate plaque for West Coast Modern buildings is important.
- If we are going to put plaques on buildings, they should be high quality.
- Concerned about the durability of laminate material. Strongly recommend a durable solution.
- The information that will be required for a HRA project will be different than for other heritage sites. The plaques will help advertise that we have this program and showcase this program, which is different from what you want to put on an older building. *The plaque for HRA properties will need to have more detail. A simpler heritage marker could be used for non-HRA sites – it doesn't have to be the same type of sign for HRA and non HRA sites.*
- A QR code could be added to the plaques for proving additional information on a property.
- *Staff could work with the Communications Department to design a West Coast Modern and a non-West Coast Modern template for the committee to provide comments on draft templates may help guide the discussion forward.*
- Engaging the public on different design options would raise interest in heritage preservation and would help make a final decision on template design.
- Public involvement is important but need to give people guidelines and proposals to view. Ultimately should be decided by HAC and staff.
- Artists in West Vancouver could be included in this process, the public votes and then awarded at an event.
- Do we need a decision on this right away for the Boyd House to move forward? *The new infill building permitted through the HRA is not near completion so finalizing the design of the heritage plaque is not urgent. Could they submit a cheque to hold funds for the plaque until we decide? The HRA says that the heritage plaque must be installed by the Developer. Staff would have to investigate if we could secure the funds to complete it on behalf of the developer. We don't know the cost of the plaque so this would add some challenges.*
- More time is needed to discuss the template designs.
- Suggest having the Communications Department comment on different types of signage materials and on the potential for a public initiative regarding the design of the heritage plaques. *Staff will talk to the Communications Department and see if they have room in their workplan to complete this public engagement initiative.*

- The group that was formed will meet informally before the next meeting and bring ideas back to the group. The group is as follows: B. Clark, P. Grossman, A. Hatch, and M. Geller.

It was Moved and Seconded:

THAT

1. the discussion regarding Heritage Plaques be received for information;
2. the District be requested to provide further information on Heritage Plaque materials and durability for some options at the next meeting; and
3. interested committee members meet informally prior to the next meeting of the Heritage Advisory Committee to discuss design options with discussion including optimal ways for the public to participate.

CARRIED

5.1 Update from Councillor Cassidy

P. Grossman and Councillor Cassidy talked prior to the meeting and discussed raising the profile of heritage, so that it is included in Council's Strategic Plan, and the Black Cat site. Councillor Cassidy provided the following update on those topics:

- 1) Council is currently at the preliminary stages of the Strategic Plan planning process. Council is receptive to heritage issues. The Navy Jack House has helped give a boost to heritage and recognizing the importance of heritage conservation.
- 2) Mayor and Council are supportive of saving the Black Cat. Are committee members interested in talking to the property owner about potential opportunities available through a Heritage Revitalization Agreement (such as adding additional residential units in the building, adding a coach house etc.)?

The committee went on to provide comments, with staff responses in italics:

- I agree that the building has potential, however it would be a considerable expense to bring up to a standard that would be acceptable. The next step is to explore if the owners are interested in a Heritage Revitalization Agreement and if not, let the realtor know that the committee thinks it has potential.
- The owners were not in a hurry to sell until the next-door neighbour put in an application to redevelop the site, now there is more urgency to discuss this before the current owner decides to sell.
- It is suggested that a group of interested committee members, staff and Councillor Cassidy meet with the property owner. *Staff would be happy to meet with the owner. Prior to meeting, staff would do some research on the history of the site, existing uses, existing zoning, adjacencies, and the potential options that might make sense.* ACTION: Laura will reach out to the owner to see if the owner interested and suggest meeting times and dates.
- It is important to find ways of incentivizing heritage conservation.
- One thing committee members can do as individuals to raise the profile of heritage is attend the public sessions for the Ambleside Local Area Plan and advocate for heritage protection.

It was Moved and Seconded:

THAT the update from Councillor Cassidy be received for information.

CARRIED

6. PUBLIC QUESTIONS

There were no questions.

7. NEXT MEETING

Staff confirmed that the next Heritage Advisory Committee meeting is scheduled for April 26, 2023, at 4:30 p.m. via electronic communication facilities.

8. ADJOURNMENT

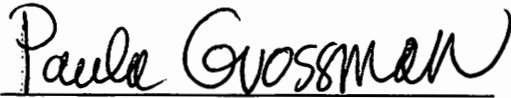
It was Moved and Seconded:

THAT the March 29, 2023, Heritage Advisory Committee meeting be adjourned.

CARRIED

The meeting adjourned at 6:32 p.m.

Certified Correct:



Chair



Staff Representative