

Applicant Hosted Preliminary Public Consultation Meeting

Topic: Preliminary Development Proposal for 4777 Pilot House Road, located within the Lower Caulfeild Heritage Conservation Area (see site location map below). As required by the District to West Vancouver, the applicant is required to conduct a "Applicant Hosted Preliminary Public Consultation Meeting" in advance of the intention to submit a Heritage Alteration Permit application. This notification has been delivered to all owners and we invite you to this meeting to provide your input on the proposal.

Proposal: The proposal (see plan attached) for the subject property includes removal of the existing house and relocation of the Doctor-Stewart residence, a Heritage structure of unique character and craftsmanship, to the site by barge from Vancouver. The Doctor-Stewart residence is a one storey plus lower/basement level wood frame house. It will be located in approximately the same location as the existing house at 4777 Pilot House Road and will be approximately the same height and size. A variance is required at the front yard setback as the front porch projects 2.5 meters into the front yard. The project also includes construction of a new Coach House at the rear of the lot. The proposed Coach House is two-storeys plus basement.

Meeting Address: St Francis-in-the-Wood Church, 4773 South Piccadilly Rd, West Vancouver, BC V7W 1J8X in the Lounge meeting room.

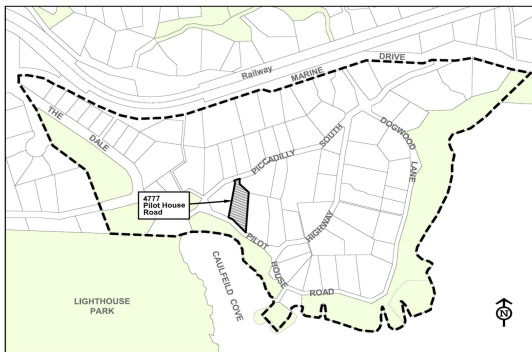
Date: March 1st, 2023

Time: 5 pm to 7 pm

Format: A short presentation will be provided by the applicant and applicant's architect starting at 5:30 pm, followed by a question and answer period. Presentation boards will be available during the presentation and afterwards.

Contact: Susan Walker email: burkehillroad@gmail.com or phone: 604-358-9329

Project website: <https://westvancouverheritagehouse.mystrikingly.com/>



Site Location Map



Rendering of the proposal from Piccadilly South

Applicant Hosted Preliminary Public Consultation Meeting – 4777 Pilot House Road

Approval Process: This proposal is in the initial pre-planning stages of the approval process. A formal application for a Heritage Alteration Permit, Coach House Development Permit and Wildfire Hazard Development Permit will be required.

Heritage Alteration Permits that are consistent with [Lower Caulfeild Heritage Conservation Area Guidelines HE6](#) and conform to the Zoning Bylaw (or which requires a minor variance and where compliance with the Zoning Bylaw would involve hardship and loss of heritage value or character), Coach House Development Permit's (provided any variances meet 19.7.3 of the [Development Procedures Bylaw](#)) and Wildfire Hazard Development Permits are delegated to the Director of Planning.

Public Input/Feedback Opportunities:

1. To the applicant directly at the Preliminary Public Consultation Meeting (held by applicant and first opportunity for public input).
2. If you prefer to provide your comments online (rather in-person at the meeting), please visit the project website <https://westvancouverheritagehouse.mystrikingly.com/> or, go directly to the feedback form at westvancouverheritagehouse.mystrikingly.com/feedback. The webpage will be open for comments from Feb 1 through March 10, 2023.
3. To ask questions or provide comments to the District, please contact the File Planner, Erika Syvokas, at esyvokas@westvancouver.ca or 604-921-2914.
4. To the District at the formal application stage (owners and occupants within the Lower Caulfeild Heritage Conservation Area will be notified).

District Information: For more information on the Official Community Plan, other land use bylaws, and planning policies, please visit the District of West Vancouver's website at www.westvancouver.ca

This pre-application meeting is not a District of West Vancouver function.

Preliminary Public Consultation Meeting

Doctor-Stewart Heritage House

Learn more about
the Doctor-Stewart
Heritage House
restoration proposal



Regarding the Move to and Restoration of the Doctor-Stewart Heritage House at
4777 Pilot House Road, West Vancouver



Public Information Meeting

Open House Facilitators

Susan Walker
Project Applicant

Sandra Moore
Partner, Birmingham
& Wood, Architects

Mahsa Akbarnejad
Architect, Birmingham
& Wood, Architects

Ron Rule
Landscape architect,
Ron Rule Consultants Ltd.



Built in 1912, the Doctor-Stewart heritage house at its original site at 5903 Larch St., Kerrisdale, Vancouver.

History and Significance



Host: Susan Walker, Project Applicant

Background

Heritage House Significance

The house was designed in 1912 by William Doctor, and his business partner architect William Fraser Tytler Stewart, as Doctor's own home in the Arts & Crafts style. Originally located at 5903 Larch, Kerrisdale, Vancouver, the house was threatened with demolition. Purchased and saved by Susan Walker, the applicant, the house was moved to a holding site near Granville and 73rd Street. "It's unbelievable. I was blown away," says Donald Luxton, heritage conservationist. "It's completely unique. I've never seen one like it in Vancouver," says Mr. Luxton. "The board of North Shore Heritage Preservation Society has reviewed this proposal and is excited to have this one-of-a-kind home find its second life on the North Shore."

Rare for its interpretation of the international Arts & Crafts movement, the house incorporates elements of the Scottish Glasgow Style with California Bungalow, Canadian, and Indigenous designs and materials. Unique original features include: a built-in grandfather clock, pressed-steel radiators, hand-made figural tiles, bird theme stained glass, adzed log pillars, and locally-made clinker brick. The house was on City of Vancouver's Heritage "B" list and twice won a Vancouver Heritage Award.



This image shows the south-east side of the Doctor-Stewart house at its original site.



Dining room with original plywood salmon and bird lights, built in long-case clock, built-in sideboard, hand-made tiles, and pressed-steel radiators.



The living room inglenook featuring unique plywood bird lights, pressed-steel radiators, and clinker-brick fireplace.



Arts & Crafts homes, including the Doctor-Stewart house, were constructed using local materials and traditions, including these adzed log pillars, hand-hewn fir door, exposed rafters, and extra long shingles.



Inglenook with original plywood bird lights, hand-made tiles, and massive clinker-brick fireplace.



The Doctor-Stewart heritage house is notable for its extensive use of clinker brick and river rock, as featured in this massive fireplace.



Dining room and living room with original stained-glass bird window, Japanese lanterns, fish plywood lights, and pressed-steel radiators. The dark woodwork demonstrates clear inspiration from Charles Rennie Mackintosh and the Glasgow School of architecture.



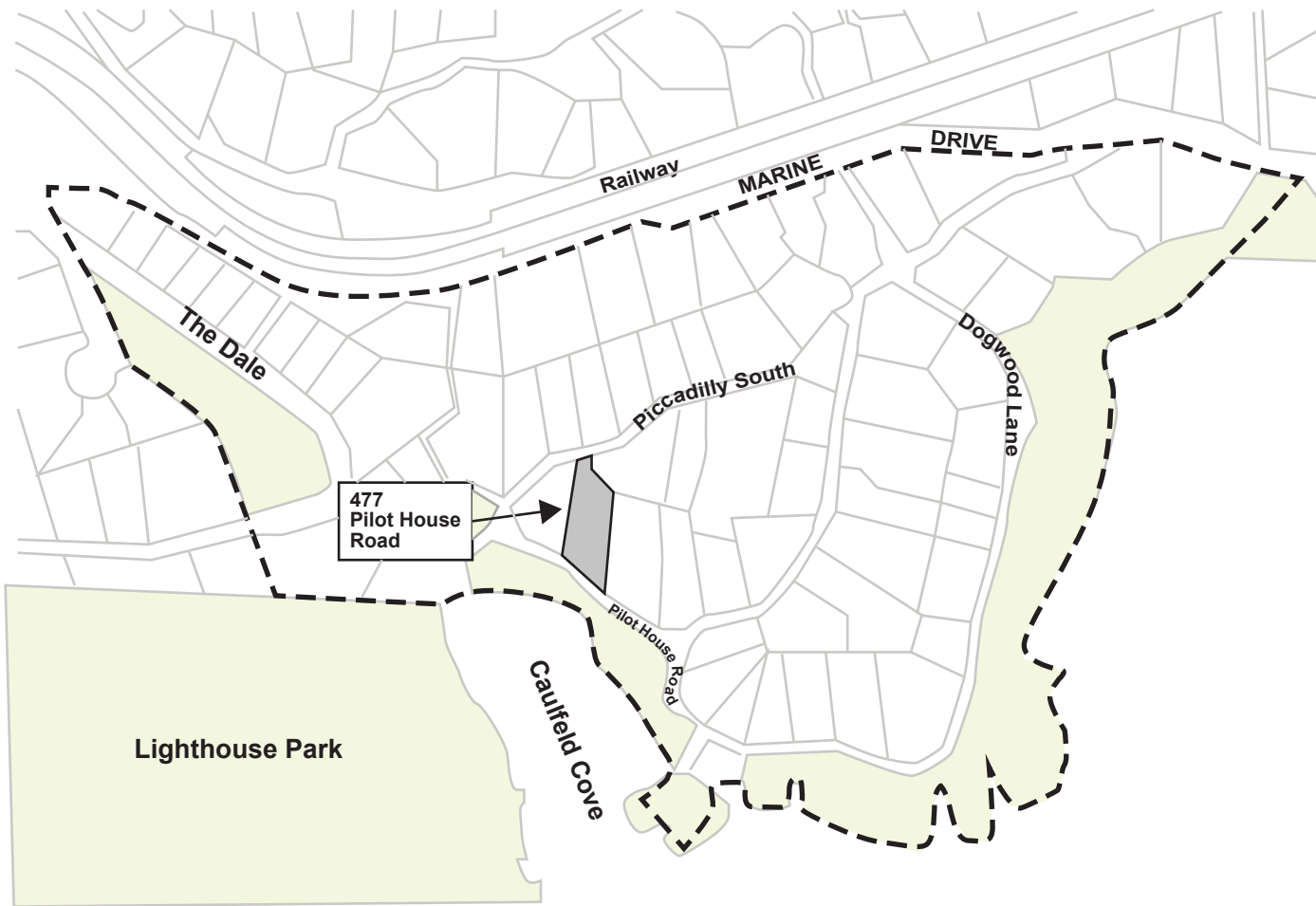
The built-in grandfather clock in the living room.

House and Coach House/Garage Setting

Hosts:

Sandra Moore, Partner, Birmingham & Wood Architects

Mahsa Akbarnejad, Architect, Birmingham & Wood, Architects



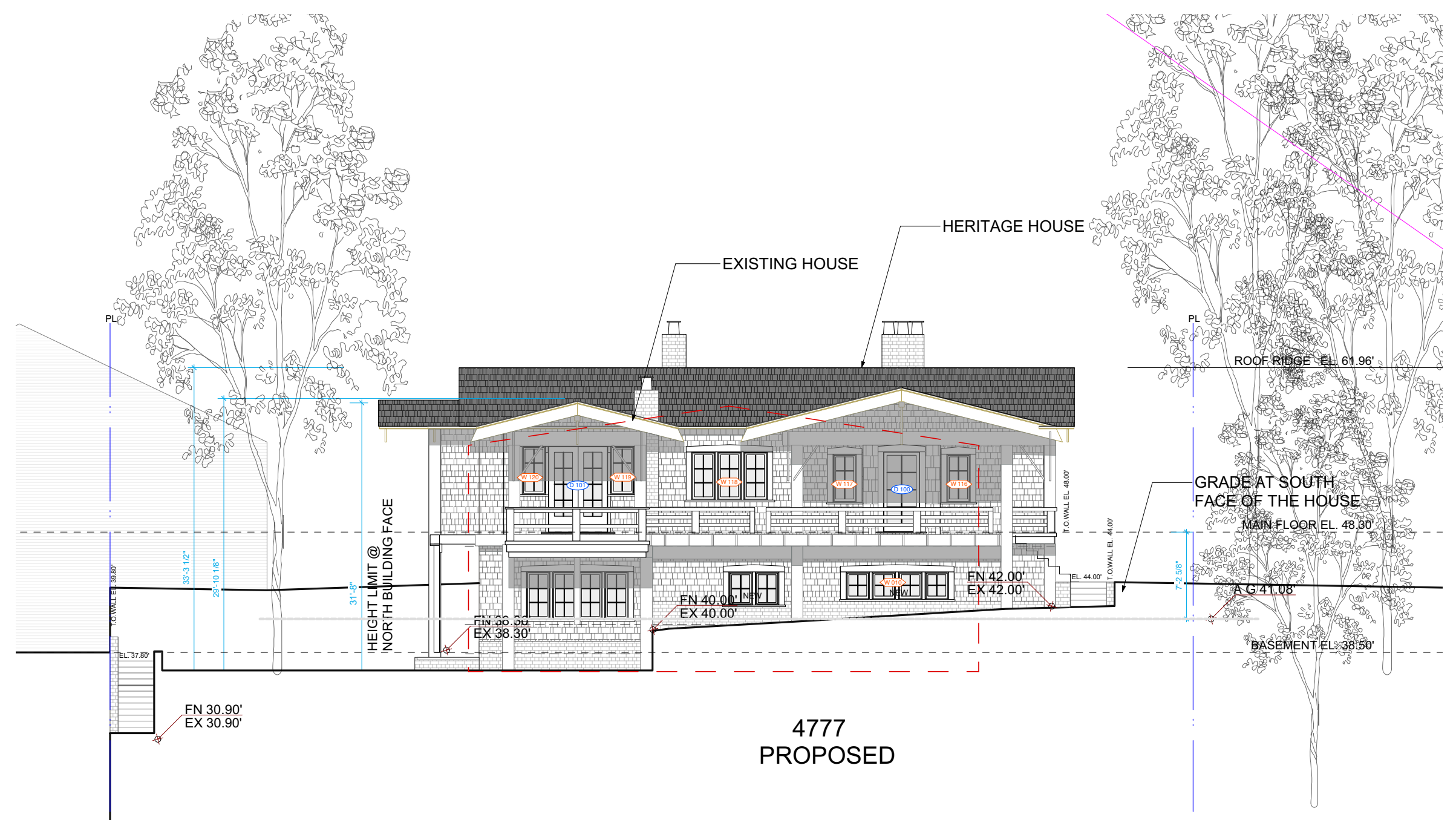
District map showing 4777 Pilot House Rd in comparison to neighbouring properties.



Image showing the current house at 4777 Pilot House Road, in comparison to neighbouring houses. House is in poor condition with limited heritage value.

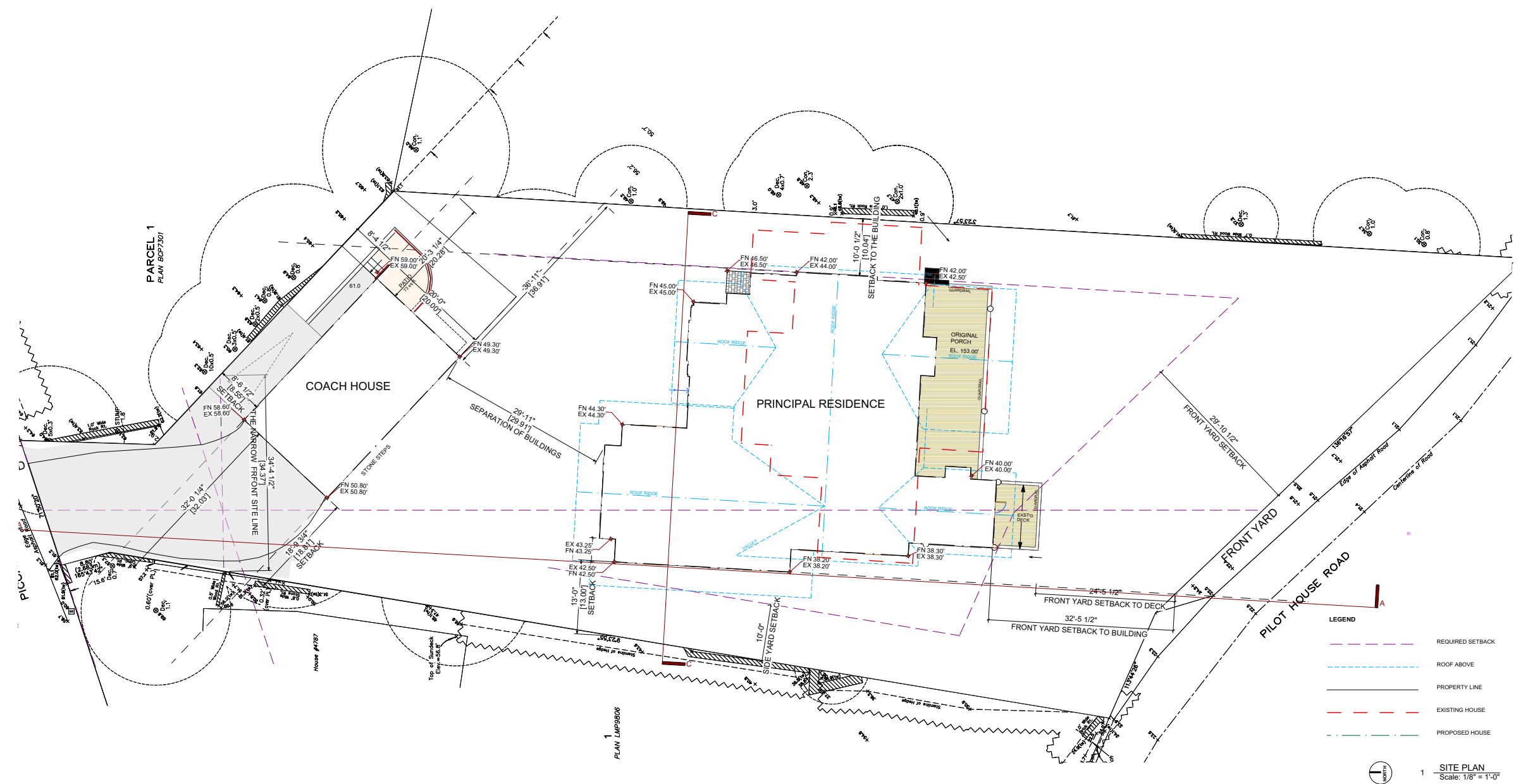
Height of Current House vs. Heritage House

Architectural drawing depicting the height of the proposed heritage house (blue lines) in comparison to existing house (red lines) at 4777 Pilot House Rd. The proposed heritage home is 3 ft 3 inches higher than current house.



Footprint of Heritage House in Comparison to Current House

Architectural rendering depicts the heritage house (blue lines) in comparison to existing house (red lines). The heritage house will leverage the footprint of the existing house, and will be fully compliant with municipal front, rear, and side yard set-backs, except a variance is required at the front yard setback as the front porch projects 2.5 meters into the front yard. The heritage house will be approximately 4,250 sq. ft. spread over two floors. In comparison, the house currently on the site is 4,162 sq. ft. over three stories. Note, municipal guidelines permit a 4,484 sq. ft. house on this lot.



Architectural renderings depicting the heritage house and garage/coach house view from the south-west (Pilot House Rd) and cutaway view from the east.

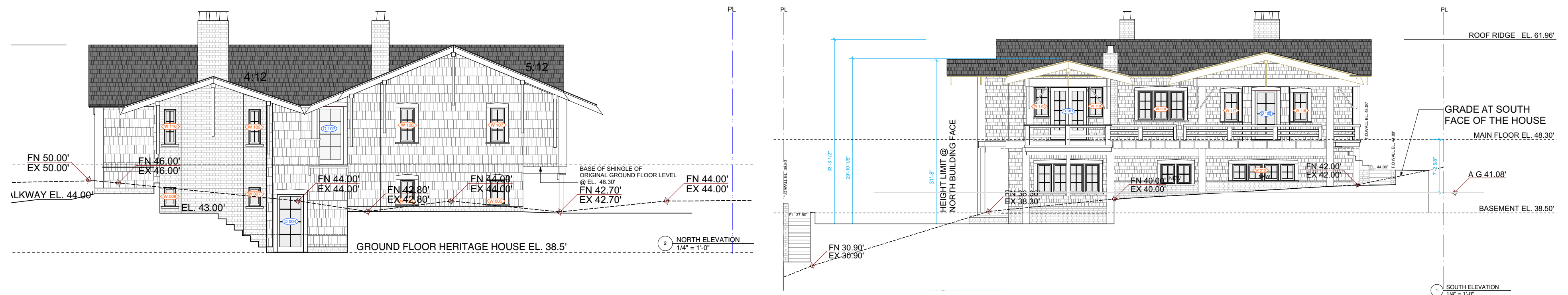
Restoration and Garage



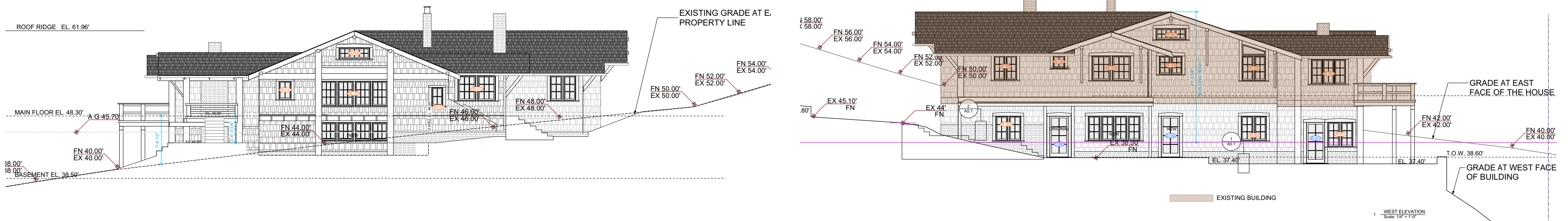
Hosts:

Sandra Moore, Partner, Birmingham & Wood Architects

Mahsa Akbarnejad, Architect, Birmingham & Wood, Architects

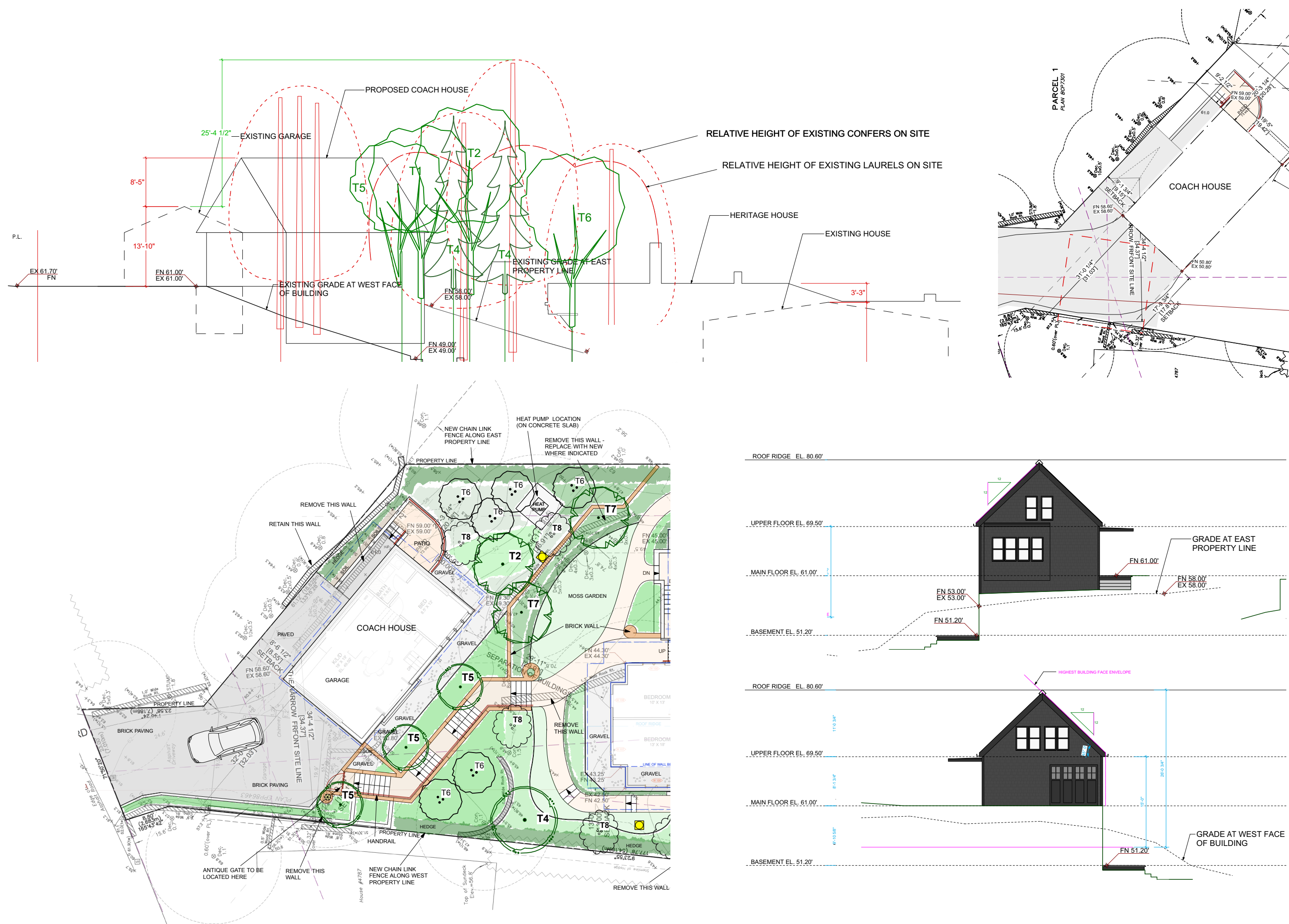


Architectural renderings depicting the heritage house front (South, Pilot House Rd side) and rear view (North, Piccadilly side).



Architectural renderings depicting the heritage house view from the east side – adjacent to 4775 Pilot House Road.

Architectural renderings illustrating the top floor of the heritage house (which will be moved) vs. the lower floor which must be reconstructed and replicated according to its original design. The original shingles, windows, doors, panelling, pillars, plumbing, lighting, lumber, and bricks have all been retained for reuse.



Proposed Garage and Coach House

A garage and one-bedroom coach house will be integrated into a single building at the north of the property on Piccadilly. From the street, the garage/coach house will appear to be roughly the same size as the current garage, but with an unseen basement. Existing garage outlined in red.

Garage and On-Site Parking

The coach house will encompass a single car garage (the maximum allowed by current zoning), plus storage area. One additional outdoor parking space (comprising one parking pad) will be located beside the combined garage and coach house on Piccadilly.

Other Topics

Low carbon footprint: While the heritage house will be restored to its 1912 roots, modern technology makes a carbon neutral footprint possible for the main and coach houses with the addition of heat pumps as the heat source.

Water retention: In light of the impacts of climate change and to lessen the municipal water required by the landscaping, a grey-water retention system will be placed under-ground.

Material reuse: The existing house at 4777 Pilot House Road is in very poor condition. The plan is to demolish that house and reuse the building materials where possible (brick, stone, flooring).

Approval process timeline: This project is in its pre-application phase. Following the preliminary public information meeting, the applicant will provide the District with a summary of the meeting and the comments and concerns raised at the meeting, make revisions to the plans to address concerns received, and then submit a formal HAP application with concurrent Coach House DP and Wildfire Hazard DP applications. The application will be referred to internal departments and to the Lower Caulfeild Advisory Committee for review, which may result in further revisions. Once WV Planning staff are satisfied with the proposal, staff prepare a report and accompanying permits for the Director of Planning's consideration. A building permit application would then be required following approval of the HAP, Coach House DP and WHDP. Building permit issuance is likely in Summer 2023.

House restoration timeline: Because any house can only be moved by leveraging the strength of its floor joists, only the upper floor of the heritage house is intact. That means the main floor of the two-story house will need to be replicated under the upper level. The good news is that the existence of the top floor and roof will speed the project enormously compared to the time taken to build a typical new house. The architect and builders estimate it will take a year to rebuild the lower floor level. It is estimated to take another year for the internal restoration.

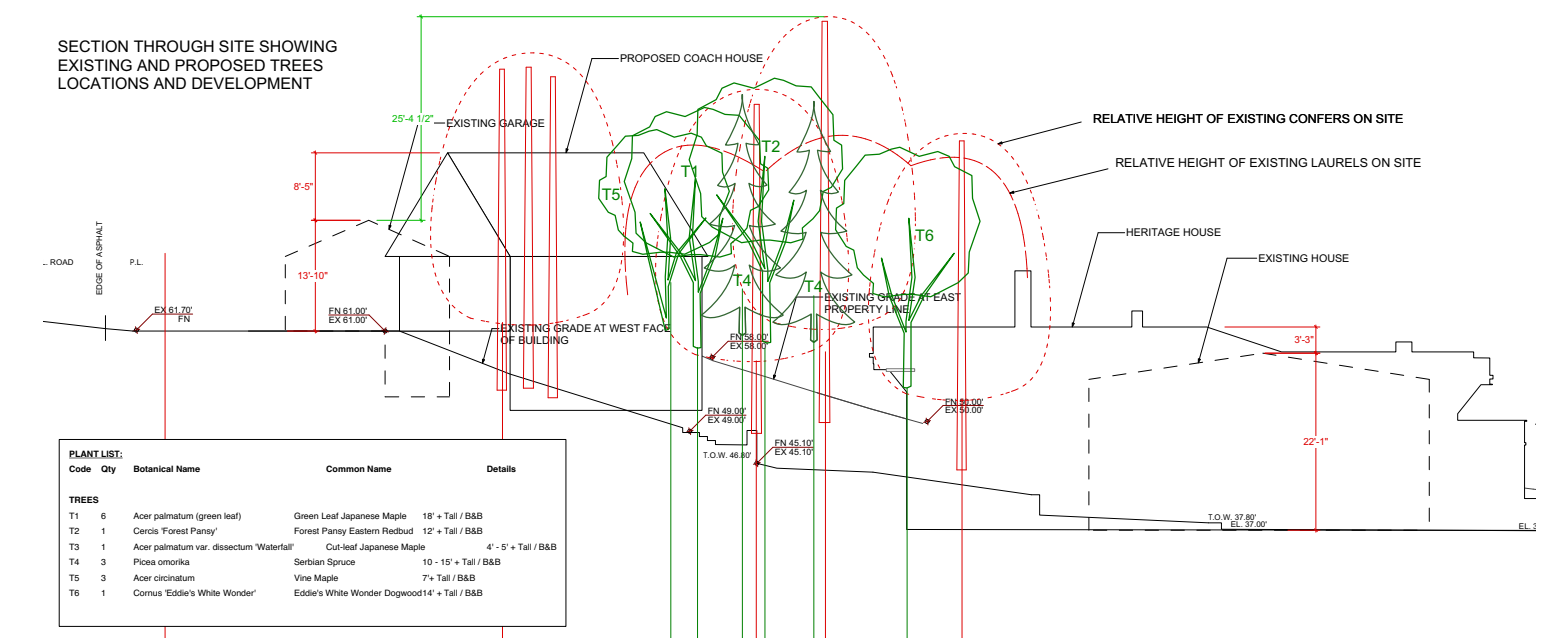
Doctor-Stewart Heritage House Landscaping Plans

Learn more about the Doctor-Stewart Heritage House restoration proposal



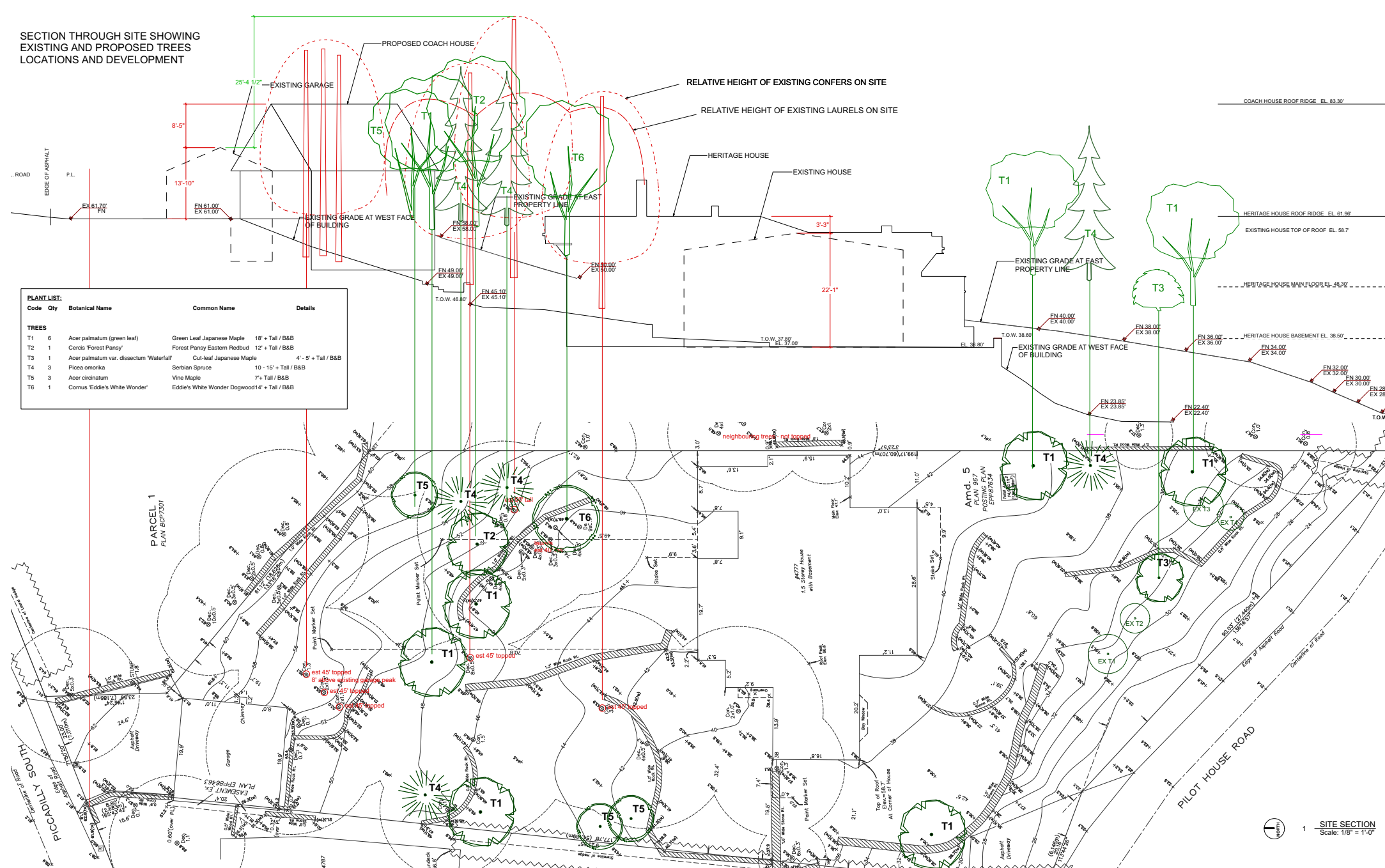
Hosts:
Ron Rule, Landscape Architect, Ron Rule & Associates

Ron Rule, landscape architect, has designed a traditional Arts & Crafts landscape for this project, in keeping with the original plans for Olde Caulfield. Ron has already designed beautiful gardens throughout Olde Caulfield including the gardens at 4768, 4719 and 4727 Pilot House Road.



Trees Heights

New wildfire regulations from West Vancouver Municipality necessitates the complete removal of all existing coniferous trees on site. Replacement trees will be deciduous. Lines in red show the current trees on site. Approximate heights of proposed new replacement trees in green.

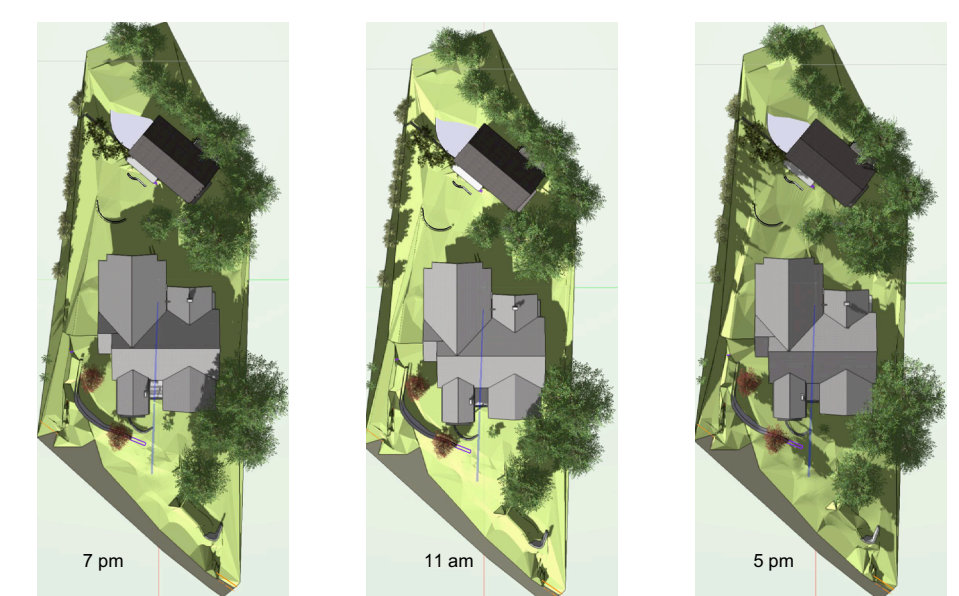
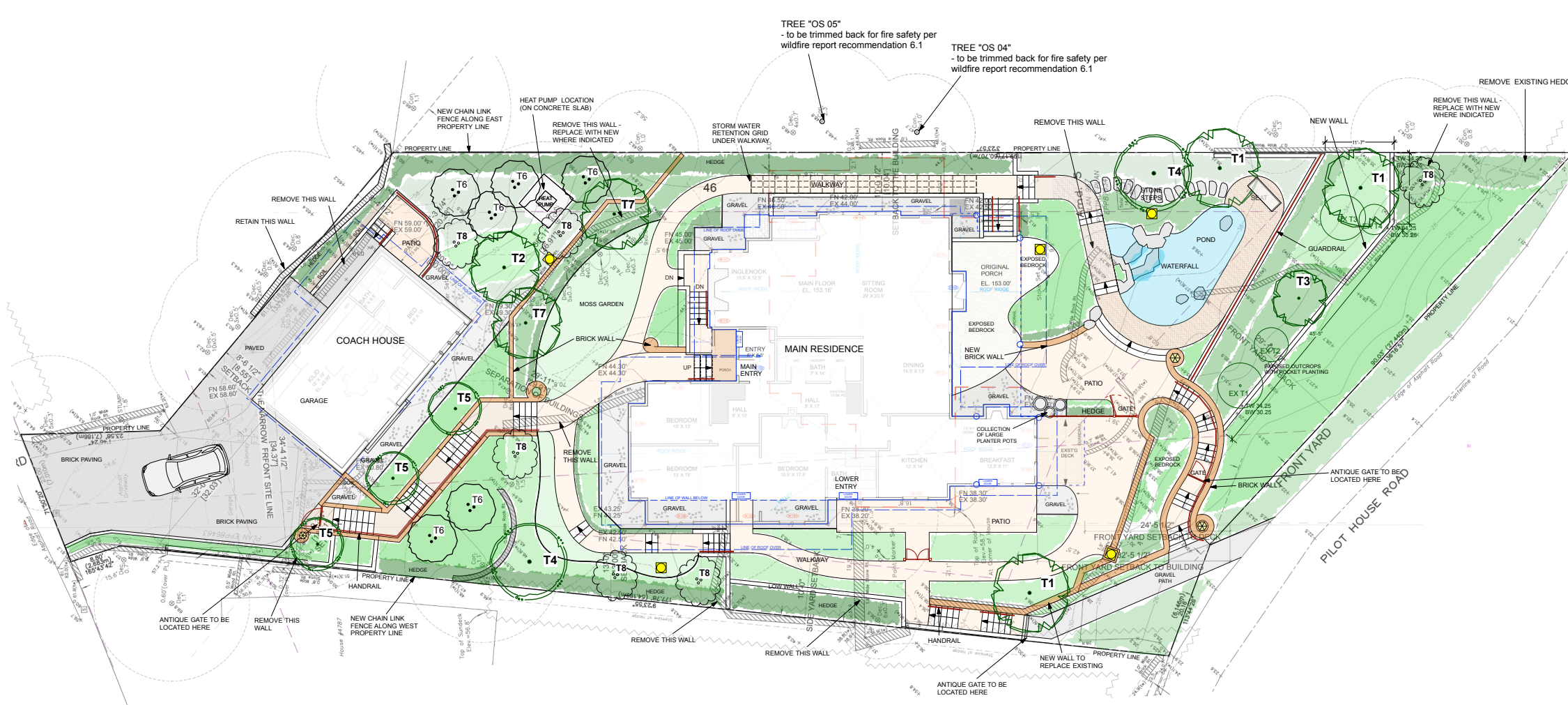


Trees and Views

Image showing the unveiling of views from above the current house, given the removal of coniferous trees, and replacement with deciduous trees, to the north of 4777 Pilot House Rd.

Tree Placement

Lines in red show the current trees on site to be removed. Lines in green indicate locations of the proposed deciduous trees.



No Shade Impact

Architectural renderings depicting house at 11 a.m., 5 p.m. and 7 p.m. demonstrating no shade impacts to surrounding properties.

Privacy

Image showing the full landscaping plan, including the ornamental pond, shrubbery, walkways, and surrounding fencing and hedging for additional privacy. Note, the existing gunnera will be kept on Pilot House Road, in recognition of its historical use on the property.

Conclusion



Hosts:

Sandra Moore, Partner, Birmingham & Wood Architects

Mahsa Akbarnejad, Architect, Birmingham & Wood, Architects

Future Opportunities for Input

- Interested parties can contact the applicant, Susan Walker, directly with respect to any questions you have at via email at burkehillroad@gmail.com or cell at 604-358-9329.
- During this Preliminary Public Consultation Meeting, in accordance with the Preliminary Development Proposal and Public Consultation Policy, you can provide your views in an open forum, with other neighbours. A summary report will be provided back to West Vancouver Planning.
- You can provide your comments directly to the West Vancouver planner responsible for this project - File Planner Erika Syvokas at esyvokas@westvancouver.ca or 604-921-2914.
- If you prefer to provide your comments online, go to westvancouverheritagehouse.mystrikingly.com or, go directly to the feedback form at westvancouverheritagehouse.mystrikingly.com/feedback. The webpage will be open for comments through March 10, 2023.

Available Plans, Reports, and Authors

- Design Rationale, Sandra Moore, Birmingham & Wood, Architects
- Heritage Statement of Significance, Donald Luxton & Associates
- Landscape Plan, Ron Rule, Ron Rule & Associates
- Arborist Report, by VDZ + A Consulting Inc.
- Preliminary Heritage Alteration Permit Application, Birmingham & Wood, Architects
- Wildfire Assessment Report, by DIAMOND HEAD Consulting Ltd
- Environmental Report, by Sartori Environmental Inc.
- Traffic management, by Hyack Contracting LTD
- Geotechnical Report, by GEOPACIFIC CONSULTANTS LTD.
- Stormwater management report, by CREUS ENGINEERING
- Site Survey, by TARGET LAND SURVEYING
- Architectural drawings, Birmingham & Wood, Architects
- Energy Assessment, by Impact Engineering
- Heritage Alteration Permit, Sandra Moore, Birmingham & Wood, Architects
- Condition Report: Current house at 4777 Pilot House Rd, Tom Munro, Munro Home & Commercial Inspections Ltd.
- Heritage Assessment: Current house at 4777 Pilot House Rd, Jim Wolf, Heritage city planner, author, historian

Topics and Links to Policy from the Official Community Plan and other relevant District Policies and Plans

- **Lower Caulfield Heritage Alteration Permits**
westvancouver.ca/home-building-property/development/lower-caulfeild-heritage-alteration
- **Wildfire Community Protection Plan**
westvancouver.ca/home-building-property/emergency-preparedness/fire-rescue/community-wildfire-protection-plan
- **Coach house guideline**
westvancouver.ca/home-building-property/development-applications/single-family-lot/detached-secondary-suites-rental-coach-houses
- **Parking**
westvancouver.ca/transportation-roads/parking/parking-regulations
- **Zoning Bylaw No. 4662, 2010, District of West Vancouver, 130 - General Regulations for Residential Zones and Uses Only**
westvancouver.ca/sites/default/files/bylaws/SECTION_130_GENERAL_REGULATIONS_FOR_RESIDENTIAL_ZONES_AND_USES_ONLY.pdf
- **Zoning Bylaw No. 4662, 2010, District of West Vancouver, 200 - SINGLE FAMILY DWELLING ZONES**
westvancouver.ca/sites/default/files/Approved%20Rezoning%20Bylaw%20No.%204784.pdf

