



COUNCIL AGENDA/INFORMATION		
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DISTRICT OF WEST VANCOUVER
750 – 17TH STREET, WEST VANCOUVER, BC V7V 3T3

COUNCIL REPORT

Date: October 17, 2008
From: Stephen Mikicich, Sr. Community Planner
Subject: **Community Heritage Register**

File: 13-2585-03-04

Attachments for item
provided under separate cover

RECOMMENDED THAT:

1. That the four properties identified as: 1281 Clyde Avenue, 6028 Eagleridge Drive, 4773 Piccadilly South, and 3380 Westmount Road be added to the West Vancouver Community Heritage Register, pursuant to Section 954 of the Local Government Act;
2. The eight properties listed in Appendix 'A' to this report be deleted from the nomination list for the West Vancouver Community Heritage Register; and
3. The remaining 127 nominated properties listed in Appendix 'B' to this report remain eligible for addition to the Register at a future date.

Purpose

To report on staff consultations with owners of properties nominated to the Community Heritage Register, and to recommend further additions to the Register.

1.0 Background

1.1 Prior Resolutions

On June 9, 2008, Council

- adopted the selection criteria for considering future additions to the West Vancouver Community Heritage Register;
- received for information a list of 171 historic places nominated to the Community Heritage Register by the Heritage Working Group;
- added 33 historic places to the West Vancouver Community Heritage Register, pursuant to Section 954 of the Local Government Act; and

- authorized staff to consult with owners of the remaining 138 nominated places before recommending further additions to the West Vancouver Community Heritage Register.

On November 26, 2007, Council established the District of West Vancouver Community Heritage Register, and approved the inclusion of Hollyburn Lodge as the first historic place to be listed on the Register.

2.0 Analysis

2.1 Discussion

Work over the past year has yielded a Community Heritage Register which has so far recognized a total of 34 resources. A further 138 nominations are subject to further review.

Consultation Process

In June 2008, Council authorized staff to consult with the owners of the remaining 138 nominated properties before reporting back with further recommendations for additions to the Register. This process has included the following steps:

- On August 6, 2008, a letter was sent to property owners informing them that their properties had been nominated to the Register. Enclosed was an information brochure explaining what a Register is, and what a listing on the Register means for affected property owners (see Appendix 'C').
- On August 26, 2008, a letter was sent inviting property owners to attend one of two upcoming information sessions.
- Two information sessions were held on September 10, 2008, and were attended by a total of 50 property owners.
- Staff also met with several individual property owners and responded to telephone inquiries and written correspondence.

Consultation with owners of nominated buildings is an important step in building community support for the District's heritage conservation program. It improves understanding and awareness of the Register as a heritage conservation tool, avoids common misconceptions, and informs owners of the opportunities and constraints associated with a listing on the Register.

What We Heard

Further discussions with property owners identified the need for ongoing public education on heritage matters – particularly, about the value of our diverse

heritage resources, and the various conservation tools and incentives that could be employed by the local government.

Some property owners are very pleased to have the heritage value of their properties formally recognized through the Community Heritage Register, and a few have approached District staff with preliminary conservation plans. However, other owners are very much opposed to having their properties listed on the Register. There is some public uncertainty and scepticism about what a listing on the Register means, and how it will affect property owners' rights. Some of the common concerns expressed by property owners include:

- A perceived loss of property value, as owners regard a "listing" on the Register as some form of legal heritage protection (e.g., designation)
- Feelings that any heritage "restrictions" imposed on the owners of these properties in the name of conservation would be an infringement on their property rights
- Not wanting to be a "target" for community heritage advocates
- Fear that a listing on the Register would be only a first step towards inevitable heritage designation, and that the local government could take unilateral action towards this
- Confusing terminologies – e.g., "listing", "recognition", "designation", "protection", etc., which are commonly perceived to mean the same thing
- The need for meaningful economic incentives to encourage private conservation efforts, which typically require a costly investment by property owners

Only 18 of the 138 property owners contacted indicated whether or not they approve of having their properties listed on the Community Heritage Register. Of these:

- 3 indicated "yes"
- 8 indicated "no", and
- 7 were "undecided"

Owners of the remaining 120 property owners did not indicate whether or not they supported their properties being listed.

Further Additions to the Register

In order to create a supportive environment for private conservation efforts, the District should not be seen as 'imposing' a Register listing on a property owner. Rather, it should continue to work with property owners to explore conservation options, and to utilize the Register as an eligibility list for accessing possible municipal incentives and/or senior government funding.

Some BC municipalities (e.g., Oak Bay, Revelstoke, Prince George) have adopted a 'voluntary' process, whereby owners of eligible heritage properties can apply to the local government to have their properties listed on the Community Heritage Register. The Register is updated by Council resolution, but the onus is placed on motivated property owners to initiate the process. It is also common practice throughout the province to obtain property owner support for any Register nominations.

The Community Heritage Register is a new planning tool for West Vancouver, and the process of building and using the Register will take time. This should include a regular review and update, and ongoing opportunities for public nominations to the Register.

Based on property owner feedback over the past two months:

- There is support for three more additions to the Register:
 1. 1281 Clyde Avenue
 2. 6028 Eagleridge Drive
 3. 3380 Westmount Road
- A fourth property that was not on the original nomination list is also recommended for addition to the Register:
 4. 4773 Piccadilly South

Note: In June 2008, St. Francis-in-the-Wood Anglican Church was added to the Register, with the address noted at 4767 Piccadilly South. The church property actually comprises two lots, including the adjacent lot at 4773 Piccadilly South, which should be added at this time.

- Eight property owners have clearly indicated that they do not wish to have their properties listed on the Register. Staff recommend that these properties (as shown in Appendix 'A') be deleted from the nomination list. However, should any of these owners wish to consider a conservation plan, which would require municipal variances or other incentives, they could be re-considered for listing on the Register at a future date.
- The list of 127 remaining nominated properties should be maintained by staff as a list of properties 'eligible' for the Register. They have already

been evaluated against the selection criteria, and could be considered by Council at a future date.

Next Steps

Step #1: Online Information

- The Community Heritage Register will be uploaded onto the District's heritage web page: www.westvancouver.ca/heritage. It will include a list of properties on the Register, along with a statement of significance if one has been prepared.

Step #2: GIS Mapping

- A "heritage" information layer will be added to the District's GIS mapping system to identify the heritage 'status' of individual properties.

Step #3: Heritage Strategic Plan Implementation

- Staff will report to Council later this year on the status of Heritage Strategic Plan implementation, including priorities for 2009-2010. This will take into account the recommendations of the Heritage Working Group, as outlined in the memo from the Chair and Vice Chair, dated October 17, 2008 (*refer to October 27, 2008 Council agenda*).

Step #4: Future Register Updates

- It is anticipated that the Community Heritage Register will be regularly updated – either as part of an annual review, or on an 'as-needed' basis when resources are recommended for addition, or are deleted due to demolition.
- Opportunities for public nominations to the Register, in accordance with the Council-approved selection criteria will be promoted through the District's web site, and other opportunities.
- Additional Statements of Significance (S.O.S.s) will be prepared as part of this update process – likely through a combination of volunteer and staff efforts in researching and preparing these documents, with the technical assistance of a heritage consultant.

Note: An 'S.O.S.' is a brief document which describes a resource, defines its heritage value, and articulates its character-defining elements. It provides a basis for understanding the significance of a particular resource, and would be used in guiding heritage conservation efforts, particularly in relation to the use of any municipal incentive tools. These documents will also be required in support of future nominations to the Register.

2.2 Financial Implications

Future Register updates and the preparation of additional Statements of Significance are eligible for future funding support from the BC Heritage Branch – specifically, through the following programs:

- Community Heritage Registers Program (100% of eligible costs, up to \$20,000); and
- Implementation Planning Program (80% of eligible costs, up to \$20,000)

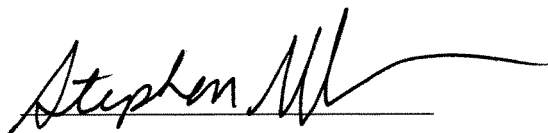
To date, the BC Heritage Branch and Parks Canada Agency have provided funding for the District's Heritage Strategic Plan, heritage context planning, and the Community Heritage Register. Other actions identified in the Heritage Strategic Plan would also be eligible for external funding.

3.0 Options

3.1 Council may

1. Add the following properties: 1281 Clyde Avenue, 6028 Eagleridge Drive, 4773 Piccadilly South, and 3380 Westmount Road to the West Vancouver Community Heritage Register, pursuant to Section 954 of the Local Government Act; delete the properties shown in Appendix 'A' from the nomination list for the West Vancouver Community Heritage Register; and maintain the balance of nominated properties shown in Appendix 'B' as an eligibility list for possible additions to the Register at a future date. (Recommended); or
2. Add all 139 properties comprising: (a) 1281 Clyde Avenue, 6028 Eagleridge Drive, 4773 Piccadilly South, and 3380 Westmount Road; (b) 8 properties listed in Appendix 'A'; and (c) 127 properties listed in Appendix 'B' to the West Vancouver Community Heritage Register, pursuant to Section 954 of the Local Government Act; or
3. Request further information.

Author:



Appendices:

- A. List of 8 Properties Recommended for Deletion from the Nomination List for the West Vancouver Community Heritage Register, October 17, 2008
- B. List of 127 Properties Recommended to Remain on the Nomination List for the West Vancouver Community Heritage Register, October 17, 2008
- C. Information Brochure, dated August 2008

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**List of Eight Properties Recommended for Deletion from the Nomination List
for the West Vancouver Community Heritage Register, October 17, 2008**

#	Civic Address
1	780 – 17 th Street
2	605 King George's Way
3	3612 Marine Drive
4	5204 Marine Drive
5	380 Mathers Avenue
6	4785 Piccadilly South
7	4170 Rose Crescent
8	825 Taylor Way

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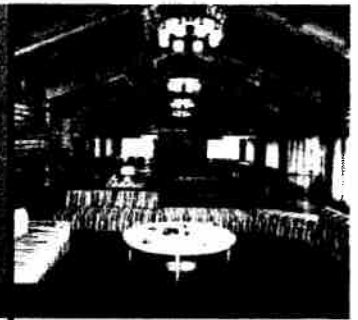
APPENDIX 'B'

**List of 127 Properties Recommended to Remain on the Nomination List
for the West Vancouver Community Heritage Register, October 17, 2008**

#	Civic Address	#	Civic Address	#	Civic Address
1	1195 – 12 th Street	21	4123 Burkehill Road	41	5558 Gallagher Place
2	1252 – 14 th Street	22	4104 Burkeridge Place	42	2165 Gisby Street
3	760 – 16 th Street	23	5030 The Byway	43	6043 Gleneagles Close
4	786 – 22 nd Street	24	4660 Caulfeild Drive	44	6155 Gleneagles Drive
5	885 – 22 nd Street	25	1247 Chartwell Place	45	1297 Gordon Avenue
6	1361 – 24 th Street	26	7145 Cliff Road	46	1457 Gordon Avenue
7	150 – 25 th Street	27	660 Clyde Avenue	47	5414 Greentree Road
8	250 – 25 th Street	28	5920 Condor Place	48	547 Hadden Drive
9	755 Anderson Crescent	29	6850 Copper Cove Road	49	2385 Haywood Avenue
10	2135 Argyle Avenue	30	3351 Craigend Road	50	2397 Haywood Avenue
11	2173 Argyle Avenue	31	5665 Daffodil Drive	51	4762 The Highway
12	1040 Aubeneau Crescent	32	6011 Eagleridge Drive	52	6850 Hycroft Road
13	3984 Bayridge Avenue	33	6026 Eagleridge Drive	53	6935 Hycroft Road
14	3990 Bayridge Avenue	34	415 Eastcot Road	54	6965 Hycroft Road
15	2190 Bellevue Avenue	35	543 Eastcot Road	55	6991 Hycroft Road
16	2222 Bellevue Avenue	36	4369 Erwin Drive	56	419 Inglewood Avenue
17	3165 Benbow Road	37	1124 Eyremount Drive	57	1068 Inglewood Avenue
18	93 Bonnymuir Drive	38	1143 Eyremount Drive	58	1295 Inglewood Avenue
19	99 Bonnymuir Drive	39	5928 Falcon Road	59	1366 Inglewood Avenue
20	885 Braeside Street	40	5950 Falcon Road	60	1991 Inglewood Avenue
61	2015 Inglewood Avenue	84	1050 Mathers Avenue	107	367 St. James Crescent
62	6911 Isleview Road	85	1650 Mathers Avenue	108	5765 Seaview Place
63	6985 Isleview Road	86	1850 Mathers Avenue	109	820 Sentinel Drive

#	Civic Address	#	Civic Address	#	Civic Address
64	825 Jefferson Avenue	87	3215 Mathers Avenue	110	954 Sentinel Drive
65	235 Keith Road	88	1160 Nepal Place	111	2175 Shafton Place
66	1547 Kings Avenue	89	447 Newlands Road	112	2495 Shamrock Place
67	2567 Kings Avenue	90	1560 Ottawa Avenue	113	2490 Shamrock Place
68	2587 Kings Avenue	91	1655 Ottawa Avenue	114	2495 Shamrock Place
69	5768 Larson Place	92	1812 Palmerston Avenue	115	2655 Skillift Place
70	1070 Lawson Avenue	93	1825 Palmerston Avenue	116	2755 Skillift Place
71	1460 Lawson Avenue	94	4648 Piccadilly South	117	420 Southborough Drive
72	1555 Lawson Avenue	95	4670 Piccadilly South	118	118 Stevens Drive
73	2423 Marine Drive	96	4732 Piccadilly South	119	430 Stevens Drive
74	3054 Marine Drive	97	4719 Pilot House Road	120	1525 Taylor Way
75	3666 Marine Drive	98	4735 Pilot House Road	121	1465 Tyrol Road
76	3688 Marine Drive	99	415 Rabbit Lane	122	4875 Water Lane
77	5202 Marine Drive	100	3321 Radcliffe Avenue	123	4995 Water Lane
78	5240 Marine Drive	101	4190 Rose Crescent	124	3290 Westmount Road
79	5252 Marine Drive	102	2465 Rosebery Avenue	125	3330 Westmount Road
80	5967 Marine Drive	103	2565 Rosebery Avenue	126	3350 Westmount Road
81	335 Mathers Avenue	104	2995 Rosebery Avenue	127	850 Wildwood Lane
82	435 Mathers Avenue	105	3030 Rosebery Avenue		
83	450 Mathers Avenue	106	6279 St. Georges Crescent		

Community Heritage Register



Attachments for item
provided under separate cover

This brochure describes the Community Heritage Register, and explains what a listing on the Register means for affected property owners.

What is a Community Heritage Register?

A 'Register' is a list of properties that are formally recognized by a local government for their heritage value or character. It is a tool for understanding and managing our community's heritage resources, and for accessing heritage conservation and incentive tools enabled by the Local Government Act.

In November 2007, Council established the West Vancouver Community Heritage Register and recognized Hollyburn Lodge as the first heritage resource to be listed on the Register.

How was the 'Register' created?

The preparation of a Community Heritage Register was approved by Council as the key implementation action of the Heritage Strategic Plan (adopted June 2006). Council appointed a citizens' Working Group to work with a heritage consultant and District staff to establish the framework and selection criteria for the Register; and to begin identifying and evaluating nominated resources for inclusion on the Register.

West Vancouver's existing heritage inventories provided a starting point for developing a list of nominations for the Register:

- West Vancouver Heritage Inventory (1988)
- Heritage Landscape Inventory (1988)
- Survey of Significant Architecture: 1945-1975 (1994)

Through a review and update of these documents, and submissions from the public, a list of 171 nominations to the Register was developed. All nominations were reviewed against the selection criteria (see page 3) and presented to Council for information in June 2008.

Council added 33 of the nominated resources to the Register at that time, and authorized District staff to consult with the owners of the 138 other nominated sites for their input.



What are the benefits to having the Heritage Value of your property formally recognized on the Register?

- The District of West Vancouver will be examining conservation and incentive tools within the Local Government Act and Community Charter to determine which are most appropriate or viable for encouraging conservation of West Vancouver's heritage resources. Properties listed on the Community Heritage Register would be eligible for consideration of possible District incentives for heritage conservation.
- Properties listed on the Community Heritage Register may also be eligible for access to senior government funding (e.g., planning, feasibility, or conservation work). However, much of this funding is currently limited to properties owned by public agencies and non-profit organizations; and for conservation of commercial heritage properties.
- In exchange for benefiting from these incentives, there would be an expectation of some form of legal protection of the property – e.g., via heritage designation or heritage revitalization agreement.
- Recognized heritage properties may be eligible for special provisions within the BC Building Code Heritage Building Supplement. These provisions allow for code equivalencies when current standards are not achievable or desirable.

Does a Listing on the Register affect what you can do with your property?

- A listing on the Community Heritage Register does not prevent the owner of the property from altering the property in accordance with existing laws, such as Zoning, BC Building Code, etc.
- A listing does allow the local government to invoke temporary protection measures if it was determined, by Council resolution, that a significant resource was threatened; but the intent of temporary protection is to provide an opportunity for discussion with the owner to see whether a conservation option might be viable.
- The decision whether to conserve, alter or demolish a property listed on the Community Heritage Register would be that of the property owner.



Community Heritage Register

How are Resources selected for Nomination to the Register?

Types of Heritage Resources:

- Buildings
- Structures
- Groups of buildings or structures (*streetscapes, historic districts*)
- Landscape features (*trees, gardens*)
- Cultural landscapes
- Historical archaeological sites (*post-1846*)



Eligibility for Nomination:

- Eligible for listing on the Register, under Provincial legislation
- Association with West Vancouver's heritage should be direct and easy to understand
- Resource is at least 20 years old
- Resource is either on an existing inventory or has been nominated for inclusion by a community member
- A written statement of value, responding to the criteria listed above, is supplied with the nomination, or a Statement of Significance (see page 4) has been prepared
- The current condition respects the integrity of design
- The boundaries of the historic place have been clearly described

Criteria for Selection:

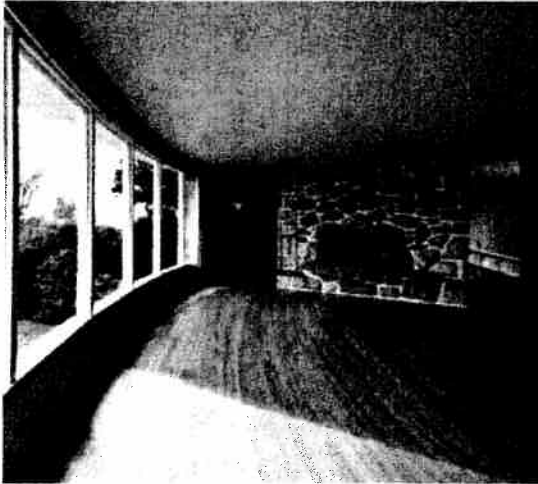
The selection criteria for additions to the Register are values-based (*the kind of value is shown in parentheses*):

- The place is closely and meaningfully associated with one or more heritage themes, events, periods of time, or traditions considered important in the history of West Vancouver. (*History*)
- The place is strongly associated with the life or work of a person or group of persons considered important in West Vancouver's history. (*History*)
- The place represents an exceptional creative achievement in design, planning, or technology valued in West Vancouver. (*Aesthetic*)
- The community, or a group within the community, is deeply attached to the place for social, cultural, or spiritual reasons. (*Social, Cultural, Spiritual*)
- The place, by virtue of its location, status, or some other element, serves to communicate the heritage of West Vancouver to a broad audience. (*Educational*)
- The place could yield important information/data that will contribute to understanding West Vancouver's past. (*Scientific, Educational*)
- The place is exceptional or rare (stands out for its difference) or it is very representative of a theme, type, period, or cultural tradition/way of living; i.e., it can educate about similar places. (*Educational, Scientific*)



What is a Statement of Significance?

A Statement of Significance (SOS) is a brief document which describes an historic place, defines its heritage value, and articulates its character-defining elements. An SOS provides a basis for understanding the significance of a particular resource, and would be used in guiding heritage conservation efforts, particularly in relation to the use of any municipal incentive tools.



To date, approximately 26 SOSs have been prepared for nominated and listed heritage resources. Additional SOSs will be prepared as time and resources become available, or on an as-needed basis.



How can I get more information?

For more information about the Community Heritage Register, please log onto www.westvancouver.ca/heritage or contact the West Vancouver Planning Department at 604.925.7055.



Community Heritage Register