

**THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER  
HERITAGE ADVISORY COMMITTEE MEETING MINUTES  
VIA ELECTRONIC COMMUNICATION FACILITIES  
WEDNESDAY, APRIL 27, 2022**

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

Staff: E. Syvokas, Community Planner (Staff Liaison); H. Letwin, Administrator/Curator; 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 4:36 p.m.

**2. APPROVAL OF AGENDA**

It was Moved and Seconded:

THAT the April 27, 2022 Heritage Advisory Committee meeting agenda be approved as circulated.

CARRIED

**3. ADOPTION OF MINUTES**

It was Moved and Seconded:

THAT the March 30, 2022 Heritage Advisory Committee meeting minutes be amended by:

- On page M-5, bullet point #2 change “Excellent proposal” to “I disagree this is an excellent proposal”

AND THAT the minutes be approved as amended.

CARRIED

**REPORTS / ITEMS**

**4. West Coast Modern Heritage Programs at the West Vancouver Art Museum**

Hilary Letwin, Administrator/Curator, provided an overview of the West Coast Modern heritage programs at the West Vancouver Art Museum including:

- exhibitions on architecture and design. For example, an upcoming exhibition on the architecture of Paul Merrick.
- maintenance of an internal list of West Coast Modern heritage properties dating from 1955 to 1975.
- a collection of architectural photography, including the works of John Fulker and Selwyn Pullan; the collection will be digitized and searchable online in the future.

- the annual West Coast Modern Home Tour will take place July 9, this time as part of West Coast Modern Week, running from July 5 until July 10, 2022.
  - a variety of homes are selected for the tour; some homes are untouched, others have been renovated, and some are new architect designed homes.

Committee members asked questions and commented, with staff responses in *italics*:

- Can we watch the tour online like last year?

*Yes, we will be presenting a shorter version of the tour via a 25-minute film where each of the homes will be featured. The film serves three purposes:*

1. *documentation of the homes;*
2. *serves as a training video for volunteers; and*
3. *will be screened as an event during West Coast Modern Week on July 6 at Kay Meek.*

- Are the houses chosen for this summer?

*Yes, they are as follows:*

- *Smith House II (Arthur Erickson and Geoffrey Massey) in Caulfield*
- *Merrick House (Paul Merrick Architect) in Eagle Harbour*
- *Case House (Ron Thom) in Gleneagles*
- *Sorrentino House (Fulvio Sorrentino) in Eagle Harbour*
- *Bonetti House II (A newer Battersby Howat designed house)*

- The Heritage Advisory Committee has started working on an inventory of public heritage assets and recently had a public engagement initiative to identify both public and private heritage resources in the community. It is good to learn about the list that the Art Museum has of private assets; we will not have to reinvent the wheel. Education and outreach play a very important role and are key to preservation of these homes/assets. I think about the popularity of other places like Palm Springs and how we can learn from them. Do you see any barriers in West Vancouver becoming Palm Springs of the North?

*Palm Springs is the model and there is great potential for heritage place making in West Vancouver, this is important. Education is key; everyone we have spoken to wants to get involved in some capacity. The sky really is the limit. We have potential for further programming; we will test the waters this year.*

It was Moved and Seconded:

THAT the presentation regarding West Coast Modern Heritage Programs at the West Vancouver Art Museum be received for information with thanks.

CARRIED

## 5. Next Steps for Expanding the Heritage Inventory

J. Mawson provided an overview of the topic for discussion:

- Since last year, the Committee has been talking about creating a list of the District's heritage assets to provide an overview of the assets in the public realm and facilitate informed and consistent decision-making by staff and Council. Some of the members of the committee have been working on this issue.
- The community was asked to help identify heritage assets to help build a comprehensive list.
- There is still a lot of work to do. We will need some staff support and may have to request funding through Council through our workplan at the end of the year.
- Part of this work includes identifying information about tribute benches and trees that is relevant to the heritage asset inventory. Staff have provided some information about park benches and plaques. There are over 400 benches, privately funded that are scattered around West Vancouver and are identified on the District website as tribute benches, and are associated with tribute trees. They are mostly found in groupings around the ice arena and activities centre, memorial park and some further out West. Other municipalities (e.g. City of Vancouver) make lists of benches and trees available to the public. The Committee needs to decide if it is worthwhile to add tribute benches and trees to the heritage asset list and online, and what the next steps would be.

Committee members asked questions and commented, with J. Mawson's responses in *italics*:

- What information should be publicly available? What staff resources would we need? *The Parks department would need to make this information public and searchable online.*
- There is some concern regarding private funding of these benches and trees and concern that these are not necessarily heritage assets. *This is a really important issue and has been raised. We may have to have a discussion on what constitutes heritage, what the Committee wants to focus resources on and what confidentiality issues would be. We recognize that these issues are important and will need to be discussed. For now taking a pragmatic step forward by asking staff what resources it will take for funding and staff time.*
- Are tribute benches identified as a heritage asset on the current list? "*Points of interest*" is an umbrella term, which can capture tribute benches and trees, views etc.
- Why is there a focus so much on tribute benches and trees instead of other assets? *The list of tribute benches and trees are a small section of the work to help us understand what information is available as we think about building a heritage asset inventory. The heritage asset list currently includes buildings, structures, landscapes, trails, and points of interest but we are in the very early stages of building a list of heritage assets across West Vancouver.*
- Are we reviewing submissions made by the public during heritage week as well or is the focus just on assets in the public realm? *The original focus was*

*on assets in the public realm but we will also need to discuss heritage resources on private property, including the list of Lewis Construction built homes.*

- Is the Heritage Advisory Committee compiling a list or will a consultant be hired to create this? *We are very early on in developing a list. Anticipate as time unfolds, we will find areas which merit resources and use of consultants.*
- On behalf of the members looking at District heritage assets, request staff to identify the issues and costs of making a database of tribute trees and benches publicly available.

Sama Abri left the meeting and did not return.

It was Moved and Seconded:

THAT the discussion regarding Next Steps for Expanding the Heritage Inventory be received for information and request staff to identify logistical issues, including costs, of making a database of tribute benches and trees available publicly.

CARRIED

A. Hatch and M. Geller voted in the negative  
S. Abri absent from the vote

## 6. Accepted Practices for Complementing Heritage Buildings with New Development

The Committee discussed the topic as follows:

- *The Standards and Guidelines for the Conservation of Historic Places in Canada* is the benchmark for heritage conservation in Canada. All heritage proposals should adhere to these standards and guidelines and it is the responsibility of the project applicant's consultants to demonstrate how this is achieved.
- This is an important discussion; the concern is that if the Committee becomes too difficult or strict in reviewing proposals it may dissuade others going through the process.
- Previous discussion on this topic got a bit heated. It is important that we treat each other with respect, listen to each other's viewpoints, and let people have a turn to speak and not be interrupted.
- There are many different ways of doing something; there doesn't need to be a black and white difference between new additions and the historic place, but rather that they be differentiated in some way. Each project needs to be reviewed and evaluated on a case-by-case basis.
- The focus should not be on the style of infill buildings, but rather that new work is compatible, subordinate, and distinguishable from the historic place, per Standard 11. We must consider each project separately and each one has a different set of elements and solutions. We have to be flexible. Professionals are presenting and working on these projects; they have to convince us of the merits of the project.
- Concern has been expressed around the suggestion of sympathetic contemporary architecture. I believe both sides of the argument care about neighbourhood character. A new building should be recognizable as 2022

construction. Mock heritage is not possible to be distinguishable from the historic place. This is not about style; it is about not creating a false sense of historic development.

- I disagree with the suggestion that there is something wrong with mimicking the past if it is within a heritage neighbourhood. I disagree with telling someone that they can't add a faux heritage infill home. We want the infill buildings to fit in with the streetscape, a house that was built to look like the 30's is ok if that is the context. The character of the neighbourhood is important. I thought the architect for the last heritage project the Committee reviewed did a great job and fully complied with Standard 11; the new work proposed was physically and visually compatible with, subordinate to, and distinguishable from the historic place.
- There are shades of grey in all of this. In Vancouver you see many infills. Many things can tie the old and new houses together; including paint colour.
- In terms of Standard 4, it is not a case of adding the correct style. Heritage character must be maintained as an objective but that doesn't mean it can't be of a contemporary design.
- I would not want to exclude traditional heritage style infills from the period the historic property was constructed if the designer wants to do that.
- In terms of review of the HRA proposal for the Clegg House, the Committee will have a chance to review the proposal again at the formal application stage and the applicant will need to demonstrate how they are complying with the standards and guidelines.

M. Geller left the meeting and did not return.

It was Moved and Seconded:

THAT the discussion regarding Accepted Practices for Complementing Heritage Buildings with New Development be received for information.

CARRIED

M. Geller and S. Abri absent from the vote

## 7. Heritage Project Updates

- Insurance issue - Staff sent a memo regarding clarifying heritage terms to Schill Insurance. The memo has been forwarded to the Insurance Bureau to open lines of communication, as well as to some insurance underwriters to get their opinions and thoughts on the matter. Staff will provide an update at a future meeting.
- Ferry Building - The restoration was scheduled to be completed by March but there have been delays, the project is scheduled for completion in July 2022.
- 2968 Mathers Crescent (Binning House) - staff have been working with the owner since 2017 to address compliance with the standards and maintenance for designated heritage properties. There was also a Heritage Alteration Permit (HAP) for restoration of the Binning House approved in 2019 for changes not authorized by the Heritage Designation Bylaw for the property. The owner has applied for applicable building permits required to complete the work required by the HAP. Restoration of the house is moving along. The mural restoration is complete, building and plumbing permits are expected to be completed by the

end of May, exterior painting by end of July, with all works projected to be complete by end of summer. The project file manager will do a site visit to close out the Heritage Alteration Permit once complete.

- 985 Duchess Avenue (Boyd House) –Heritage Revitalization Agreement (HRA) was approved in April 2020; Development Permit for difficult terrain was approved in 2021; and subdivision of the property was registered in 2021. A building permit application for the new infill house has been submitted; there are minor changes to the approved plans which staff are reviewing.
- 1143 Eyremount Drive (Forrest-Baker House) – the proposed Heritage Designation Bylaw is sitting at third reading. Council directed staff to work with the owner of the property with the goal of trying to come to a voluntary solution to protect the house and that the heritage designation bylaw only be brought forward for adoption if staff are unable to conclude an arrangement with the owner to preserve the house. Discussions are ongoing.
- 2069 Queens Avenue (Hill House associated with Toby House HRA) – HAP approved in 2021. Building Permit was approved in January 2022.
- 660 Clyde Avenue (Woyat-Bowie) – designated in December 2021, restoration of building was recently completed. The site will be used as a temporary sales presentation centre. There is currently an application to subdivide 660 Clyde off from the primary site so that it will be on its own fee simple lot so that the heritage building does not encumber the strata and to simplify insurance and maintenance obligations.

The Committee indicated the following concern:

- it may not be economically viable to maintain the heritage building as a fee simple lot. Do not want it to turn out like the Binning House; the owner of that property knew that the property was protected and had constraints and should not have been surprised. The same should go for Woyat-Bowie Building; it is an encumbered property and whoever is holding title on that property is responsible for maintaining it.

ACTION: Staff will take comments back to file manager for this project.

It was Moved and Seconded:

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

CARRIED

M. Geller and S. Abri absent from the vote

## **PUBLIC QUESTIONS**

### **8. PUBLIC QUESTIONS**

C. Reynolds had the following comments and questions:

- Appreciate the detailed minutes.
- Clegg House HRA proposal: the Committee needs to keep in mind that the maximum is 0.35 FAR and the proposal was for 0.38 FAR. Was the Committee aware that the proposal was above the maximum permitted? Staff

*clarified that the maximum FAR is 0.30 if the lot is over a certain size. Through an HRA agreement, the municipality can vary zoning regulations.*

- I hope the Heritage Advisory Committee will request the option of holding hybrid meetings.
- Subcommittees and working groups are required to take and post meeting minutes/notes. Is the District Asset group referred to meeting separately? *The Chair clarified that the Committee is referencing an informal group of committee members discussing topics; this is not a formal working group or subcommittee.*

## **NEXT MEETING**

### **9. NEXT MEETING**

The group discussed the benefits of electronic meetings and in-person meetings.

Staff confirmed that the next Heritage Advisory Committee meeting is scheduled for May 25, 2022 at 4:30 p.m.

It was Moved and Seconded:

THAT

1. all remaining committee meetings, including subcommittee meetings, for 2022 be held via electronic communication facilities with the option of holding occasional meetings in-person to review heritage projects provided that the required meeting notifications are met;
2. the Raven Room in the Municipal Hall be designated as the place where the public may attend to hear, or watch and hear, the committee and subcommittee meeting proceedings; and
3. a staff member be in attendance at the Raven Room in the Municipal Hall for each of the scheduled meetings.

CARRIED

M. Geller and S. Abri absent from the vote

## **ADJOURNMENT**

### **10. ADJOURNMENT**

It was Moved and Seconded:

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

CARRIED

M. Geller and S. Abri absent from the vote

The meeting adjourned at 6:43 p.m.

Certified Correct:

Paula Grossman

Chair

Laura Synder

Staff Liaison