



# NORTH SHORE HERITAGE PRESERVATION SOCIETY

2695 Nelson Avenue, West Vancouver, BC, V7V 2R8  
(604) 926-6096  
info@northshoreheritage.org

[www.northshoreheritage.org](http://www.northshoreheritage.org)

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## DISTRICT OF WEST VANCOUVER

### ELECTION QUESTIONNAIRE 2008: COUNCIL

1. Do you view heritage preservation as a priority for council?
2. Why are heritage buildings important for the community?
3. What are the main challenges facing heritage preservation in our district?
4. What are the best responses to these challenges?
5. How might municipalities work more closely with others -- the community, organizations and senior government -- for heritage preservation?

#### 1. MAYOR

##### **Pamela Goldsmith-Jones**

##### *1. Do you view heritage preservation as a priority for council?*

Absolutely. It was a priority of mine as a Councillor when Rod Day and I worked with the Heritage Committee to produce a Heritage Strategy, and it has continued to be a priority as Mayor, ensuring a Heritage Working Group which has produced the Heritage Register, and collaborated with community partners to protect the BC Binning House, Hollyburn Lodge, and the restoration of the Gleneagles Golf Clubhouse.

##### *2. Why are heritage buildings important for the community?*

They reflect our values, especially our natural setting, our distinct neighbourhoods, and our west coast culture.

##### *3. What are the main challenges facing heritage preservation in our district?*

A cultural awareness within the corporation itself, public awareness about the value and benefits of heritage conservation, and Council willingness to get serious about the incentives it can provide in order to support heritage

conservation and celebration.

*4. What are the best responses to these challenges?*

Raise awareness of the heritage register, what it means and how it works. The next Council needs to tackle incentives and profile an example of what's possible. When we do a transportation plan, the natural setting and soft edges of many roads will need to figure prominently. Our parks plan should be updated, and heritage designations made.

*5. How might municipalities work more closely with others -- the community, organizations and senior government -- for heritage preservation?*

We've had great support from provincial agencies. The Museum has developed excellent working relationships with external partners, which we need to nurture.

As James Moore is Heritage Minister, it is a priority for me to ensure he knows about Hollyburn Lodge, Point Atkinson Lighthouse, the Binning House - our national treasures - and for the District to connect with the heritage goals of senior levels of government. Most importantly, Council must follow through on the recommendations of the heritage working group to establish ongoing heritage advocacy and work-plans. We've accomplished a lot this past term, and our heritage awards in 2009 should be the best ever.

**Vivian Vaughan**

*1. Do you view heritage preservation as a priority for council?*

As Council liaison to the Heritage Working Group, I was in a position to use my position on council to try and save the Erickson house on Copper Cove Road. I made similar efforts to save the first British Properties house, that had been relocated to Evelyn Drive. That was the house where the late Queen Elizabeth (the Queen Mother) had tea to celebrate the opening of the Lions Gate Bridge. It was very painful to lose those houses forever, and warns us of the urgency of heritage conservation work.

*2. Why are heritage buildings important for the community?*

If culture and values are important to a community, heritage has to be, because it conveys so much from one generation to the next.

*3. What are the main challenges facing heritage preservation in our district?*

Inadequate identification and listing of heritage properties, and inadequate incentives to heritage property owners.

*4. What are the best responses to these challenges?*

We have been responding by getting more properties studied and listed, but much more needs to be done with incentives.

*5. How might municipalities work more closely with others -- the community, organizations and senior government -- for heritage preservation?*

The Heritage Working Group's efforts reflected one answer to this, but we should position ourselves to take advantage of all senior government funding programs.

*Note: The following candidates did not respond: John Clark, Max Clough*

## **2. COUNCILLOR**

### **Michael Lewis**

*1. Do you view heritage preservation as a priority for council?*

As a third generation resident of the district I recognize the value of preserving our heritage. This is a matter for all West Vancouverites to be concerned about, including members of Council.

*2. Why are heritage buildings important for the community?*

They are a physical link to our history and stand as a testament to the energy and talent of previous generations.

*3. What are the main challenges facing heritage preservation in our district?*

Convincing residents, including members of Council, of the value of heritage preservation

*4. What are the best responses to these challenges?*

Leading by example and focusing on specifics. For instance, the way in which the District has delayed revitalization of the Gleneagles Club-house, including the "Great Hall", is a travesty.

*5. How might municipalities work more closely with others -- the community, organizations and senior government -- for heritage preservation?*

Members of Council need to lead. The bureaucracy has played too prominent a role to date in these matters. They need more firm direction and motivation from

elected officials. I consider matters relating to our heritage a priority and if elected intend to show leadership in this important area of public policy.

## **Trish Panz**

### *1. Do you view heritage preservation as a priority for council?*

Our natural, cultural and built heritage is integral to protecting the distinct neighbourhood character that we treasure in West Vancouver. Neighbourhood character and housing is the number one issue in this community and this election and yes this should be a priority within the context of our housing solutions. Conserving our heritage is a recommendation from the Neighbourhood and Housing Dialogue Working Group report which I will actively support.

### *2. Why are heritage buildings important for the community?*

Although West Vancouver is young, our spectacular natural heritage is not. Our heritage buildings have been shaped both by our humble beginnings and our natural assets. Remarkable West Coast Architecture is one example of how, as a community, we have responded with sensitivity to the landscape. Heritage buildings foster a sense of our history and provide grounding for our community.

### *3. What are the main challenges facing heritage preservation in our district?*

Lack of awareness and value placed on our natural, cultural and built heritage assets within the broader community. Concern over loss of property value and property rights by owners of heritage homes. Poor funding opportunities and no incentives for individuals to conserve built heritage. Lack of a 'champion' on council to conserve natural heritage in our upper lands

### *4. What are the best responses to these challenges?*

Good first steps are happening with the creation of a Community Heritage Registry and I look forward to the recommendation from the working group to Council on Oct 27. Strengthen heritage policy in OCP. Fully integrate heritage vision and goals within municipal departments. Heritage Designation for publicly owned properties on the Community Heritage Register. Incentives to encourage conservation. Explore financial incentives to encourage conservation of properties on the register.

### *5. How might municipalities work more closely with others -- the community, organizations and senior government -- for heritage preservation?*

Team up with the community to create a West Vancouver Heritage

Foundation that would have the opportunity to raise funds privately and assist in working with private owners to apply for financial incentives offered through other levels of government. Integrate our heritage vision for natural, cultural and built within all departments of the municipality. Raise awareness of our heritage through guided and self guided tours. Do a better job of educating neighbourhoods and the community around the use of a Heritage Conservation Area as a means to preserve neighbourhood character. Look at a pilot project within West Vancouver that demonstrates creative solutions with an owner and neighbourhood that wishes to preserve a registered heritage home.

### **Carolanne Reynolds**

*1. Do you view heritage preservation as a priority for council?*

Indubitably. I was the first councillor for heritage and made sure there's been a celebration during Heritage Week since 1989.

*2. Why are heritage buildings important for the community?*

They provide a sense of identity, of place, of community. This builds a stronger community willing to make the effort necessary to solve the myriad problems facing any municipality They provide a connectedness with the past.

*3. What are the main challenges facing heritage preservation in our district?*

Probability of loss/demolition from neglect by those wanting to build something else, if we have no protective measures or incentives for retention. The rapid increase in land values has made it uneconomic to sell small (i.e. heritage) houses on large lots -- as a result it is much harder to encourage saving many of these structures when there is so much money to be made by leveling them and building a new house to maximum size permitted. This, combined with the ever-increasing financial pressures on the District, make it very hard for local governments to do as much as might be desired. With this said, however, there are many non-financial incentives now available to Council through the LGA and Community Charter that need to be employed creatively so that those who wish to preserve our heritage have as much assistance as we can reasonably provide.

*4. What are the best responses to these challenges?*

- education - awareness - legislation/bylaws - incentives - celebration of meaningful assets in our community - election of candidates whose promises you can believe to actually work for heritage (people, like myself, with a proven record of having promoted heritage matters).

*5. How might municipalities work more closely with others -- the community, organizations and senior government -- for heritage preservation?*

Form a Task Force (or whatever you want to call the entity) Research measures that other places have used for preservation so we don't reinvent the wheel, then use, improve, enhance, implement.

### **Alex Horsborough**

*1. Do you view heritage preservation as a priority for council?*

Most defiantly who better to stop people tearing down what few heritage buildings and architectural sites and buildings we have left in our community

*2. Why are heritage buildings important for the community?*

Old buildings, architectural sites as well as aboriginal sites help remind citizens and tourists of our past and who our predecessors where, where they came from and what they did here to establish our community. Heritage sites connect citizens: young, old and new alike while offering everyone an opportunity to enjoy and wonder thus providing our residents with a true visual record of our past while connecting them to a prideful history of our community.

*3. What are the main challenges facing heritage preservation in our district?*

Indifference brought on by lack of knowledge and a sad history of preserving important historical buildings and sites here in West Vancouver. Changes to zoning and tax credits to help offset costs associated with heritage buildings and architectural sites with discussions to help with these challenges.

*4. What are the best responses to these challenges?*

Identification of existing and prospective heritage sites to be established and listed for discussion of concerns; posted and issued to home owners of identified buildings and sites as soon as possible. In the future a nomination process should be established with the Society and public input taken as to how and what is selected for each generation so a conventional procedure is in place for now and the future.

*5. How might municipalities work more closely with others -- the community, organizations and senior government -- for heritage preservation?*

Bi-yearly meetings held to identify and address concerns with a narrated video walk through of each possible heritage building or architectural site for discussion. These digital records would be taken for both a nomination process:

for prosperity, in case of fire, earthquake or other potential disasters. The West Vancouver Museum to expand exhibits throughout the community rotating these exhibits to other areas of the community as large parts and portions remain too large or unable to be displayed within John Lawson House.

## **Danielle Charleton**

### *1. Do you view heritage preservation as a priority for council?*

Yes, I feel it is very important for a country and District as young as ours to preserve our heritage for future generations.

### *2. Why are heritage buildings important for the community?*

History is part of who we are and the foundation for who we will become. It is important to preserve significant buildings because once gone, it is very difficult for people to get the same sense of the past by only reading from books and looking at old photos. Europe gives us a very good perspective of the importance of preserving the past and how much interest there is by future generations to study and view those legacies. I think we need to build our inventories of significant, interesting buildings.

### *3. What are the main challenges facing heritage preservation in our district?*

The fact that many of the constructions are wooden and are therefore more difficult and costly to maintain. Also, I am aware that many have been allowed to fall to such a state of neglect already, it would require significant investment by the District at a time when fiscal restraint is in order. I am very much opposed to the District not maintaining adequately its heritage buildings and then needing this sort of major funding for renovations when costs could have been reduced tremendously by regular maintenance. I would seek to change that!

### *4. What are the best responses to these challenges?*

Ethical leadership by logical, practical Council representatives who properly prioritize fiscal spending and care about our heritage. My experience in home renovation gives me a good understanding of the importance of proper maintenance and where/how money is best spent on renovation work.

### *5. How might municipalities work more closely with others -- the community, organizations and senior government -- for heritage preservation?*

Discussions with other levels of government are always appropriate and funding for heritage preservation must be shared whenever the historical value benefits a large segment of the population such as the North Shore in general, the province

or the country. As I've mentioned before, Canadian history is very young and we have to preserve the very origins of Canada, British Columbia and West Vancouver's history. Since we live in an area of great significance in federal, provincial and local history, we need to properly and extensively document, protect and preserve what's relevant.

## **Michael Smith**

*1. Do you view heritage preservation as a priority for council?*

Yes.

*2. Why are heritage buildings important for the community?*

They retain our connection with the past. They are a key learning tool for young people to understand the past.

*3. What are the main challenges facing heritage preservation in our district?*

High land costs. There is too strong a temptation for the demolition of older structures to replace them with a larger unit.

*4. What are the best responses to these challenges?*

We need to provide a disincentive to demolish by reducing the allowable size of new buildings and by counting more of the square footage. There is no common sense behind not including covered decks and above ground basements in the calculation. There is currently too big a size difference between allowable new construction and existing homes. Also we need a requirement that before a house can be demolished, neighbors must be consulted and given input into the footprint of the new house. New structures should be encouraged to build on the same footprint. Renovation of older, heritage homes can be encouraged by fast tracking plans and permits, etc. at Municipal Hall.

*5. How might municipalities work more closely with others -- the community, organizations and senior government -- for heritage preservation?*

We need to promote heritage among those involved in real estate and construction as well as continuing to encourage local heritage groups. Senior Government funding should be available for specific projects of significant heritage value.

## **Michael Evison**

1. Do you view heritage preservation as a priority for council?

Following a time when I served as Chair, Parks and Community Services, (which has a big heritage component) I was appointed to West Vancouver's Heritage Advisory Committee. I was instrumental in setting some of the highest standards for our Heritage Plan.

The plan, as submitted, was adopted by Council and now is the cornerstone of our heritage policy. The first step, a heritage register, has been completed, with my full support, The full implementation stage will commence, when I am elected to Council. I can honestly say I have championed heritage issues with passion and am committed to a 'bullet proof' strategy.

2. *Why are heritage buildings important for the community?*

They are the basic building blocks upon which we should develop our society.

3. *What are the main challenges facing heritage preservation in our district?*

Apathy!!

4. *What are the best responses to these challenges?*

Be willing to innovate and develop incentives

5. *How might municipalities work more closely with others -- the community, organizations and senior government -- for heritage preservation?*

Adopt the West Van model. We involved citizens, local historical groups, professional 'historical' consultants and the Prov Gov for some funding.

## **Bill Soprovich**

1. *Do you view heritage preservation as a priority for council?*

Yes, last council meeting we reviewed the working group's recommendations and staff work on the register. Finally, the register is now policy.

2. *Why are heritage buildings important for the community?*

Heritage is the fabric that weaves our history. Heritage buildings provide West Vancouver with a visual of our character It shows how we have progressed, since the industrial revolution.

*3. What are the main challenges facing heritage preservation in our district?*

Continued education. Now that we have the register and the focus, lets not sit on our accomplishments. Contact government and demand grants for education and support registered homes financially for up-grading or remodeling. Heritage must be present in our long term district planning.

*4. What are the best responses to these challenges?*

Education.

*5. How might municipalities work more closely with others -- the community, organizations and senior government -- for heritage preservation?*

I think that pressure must be applied to focus and include heritage as well as arts and culture, in modern future planning, a new frontier. If we do not include it now, when? 50 years can go by in a flash.

**Nora Gambioli**

*1. Do you view heritage preservation as a priority for council?*

Yes

*2. Why are heritage buildings important for the community?*

Heritage buildings add character to neighbourhoods, and provide a sense of history and culture, these in turn are important to maintaining or creating a cohesive sense of community for residents of all ages.

*3. What are the main challenges facing heritage preservation in our district?*

In West Vancouver, costs and new development. It can be expensive to maintain and improve historic and distinctive buildings, so often the result is removal or extreme renovation. In West Vancouver, lot values are so high and lots relatively large, that owners and developers have difficulty selling small heritage buildings, preferring to remove the structures and build something new and invariably much larger.

*4. What are the best responses to these challenges?*

Provide incentives and support to keep heritage buildings in place. For West Vancouver, land use and development policies and regulations may be the most cost-effective and efficient response. For example, allowing the construction of a

second structure on the same property, i.e. a coach house, would allow the original building to be kept. Allowing a rental suite or secondary suite may also create the option of conserving a heritage building. These options are also more sustainable in the long run. Finally, allowing for a variance to provide slightly more square footage instead of tearing down a historic or distinctive building may aid in their preservation.

*5. How might municipalities work more closely with others -- the community, organizations and senior government -- for heritage preservation?*

Support and encourage citizen-led organizations to proactively gain funding for heritage preservation. Have staff available to promote and support heritage through local government, and to work with residents and the community to garner funding opportunities from foundations and senior government. For example, the Provincial Heritage Branch which can provide funding for strategic plans and projects.

### **Shannon Walker**

*1. Do you view heritage preservation as a priority for council?*

Yes

*2. Why are heritage buildings important for the community?*

Heritage buildings are important as they reflect our history and add an element of charm and respect to the evolution of our community.

*3. What are the main challenges facing heritage preservation in our district?*

There are those that don't appreciate the heritage buildings and then there is the more basic challenge of economics. Heritage buildings are often smaller than buildings that can currently be built on sites. There is also an expense to maintaining and upgrading these buildings.

*4. What are the best responses to these challenges?*

The most logical response would be to work towards zoning that allows coach houses to be built on the property, to make amendments to add square footage to current buildings and to work with developers and owners to protect and enhance these buildings. I also believe that more community education is essential to share the importance of these heritage buildings and the history that they demonstrate to us as a community.

*5. How might municipalities work more closely with others -- the community, organizations and senior government -- for heritage preservation?*

Municipalities need to work with each other, heritage organizations, historical experts and other levels of government to ensure our history is not lost. There needs to be thoughtful and valid discussions based on the merits of saving certain buildings, increasing and amending zoning allowances for these sites and ensuring ongoing collaboration with the community at large.

**Max Nixpay** provided the following statement:

I greatly appreciate this opportunity to express my views concerning our heritage preservation.

I believe that heritage preservation is a priority to council members, and as such a structure or site will be considered important for a variety of reasons. It may possess architectural value or it may be related to a significant person, for example the West Vancouver museum used to be John Lawson's private residence. The chosen building may reflect a characteristic of the community, such as the Light House at Light House Park. Naturally, structure does not have to be ancient nor be a grand public building to be seen as an important heritage property. for example the Hollyborn Lodges at the Cypress Park .

Ultimately the councilors are responsible to identify a site within the West Vancouver municipality as an area to be examined for designation as a Heritage Conservation in response to local neighbourhood initiatives.

The challenges, I believe are within the lack of preservation, heritage education, tax incentives which do not cover sites, funding deficiencies, and on overall lack of awareness of historic preservation. I believe West Vancouver Councillors are responsible to implement remedies, such as increase incentives to encourage historic preservation, increase grants, produce information of historic preservation successes, educate lending institutions to fund rehabilitations, and finally to promote social values of heritage preservation. In addition, I have examined our Official Community Plan for West Vancouver and I believe it is sufficient if our Councillors implement the set of initiatives as out in the plan,

For examples: OCP Objectives and policy #5

## **OBJECTIVES**

"Heritage policies recognize history and build legacies, and are based on the following objectives:

- Foster a sense of our past and a vision for our future through recognition of, and appreciation for, our natural and built heritage.
- Promote the preservation of buildings, landscapes and other elements that are important to maintaining West Vancouver's heritage qualities.
- Encourage collaboration among community-based heritage groups to

further heritage conservation and awareness.

#### Policy HE 5

Recognize the heritage character of individual neighbourhoods in local planning initiatives.

- Include overall neighbourhood character, streetscapes and natural landscapes as important factors in local area planning initiatives and in the review of development proposals.
- Support programs that raise awareness of the heritage character of landscapes, streetscapes and neighbourhoods.
- Consider heritage area designation of neighbourhoods with special heritage value.”

### **3. SCHOOL BOARD**

1. What is your position on the value of heritage buildings in West Vancouver?
2. What is your position on preserving historic school buildings in West Vancouver?

### **RESPONSES**

#### **Mary-Ann Booth**

- 1. What is your position on the value of heritage buildings in West Vancouver?*

I believe heritage buildings in West Vancouver have tremendous value. They allow our community to develop a sense of history, and by reference give us a contextual sense of human progress.

- 2. What is your position on preserving historic school buildings in West Vancouver?*

Recently six of our schools were added to the District of West Vancouver Community Heritage Register. I very much support their preservation, and the maintenance of these schools to the applicable safety, building code, and seismic standards of the day.

## **Barry Lindahl**

### *1. What is your position on the value of heritage buildings in West Vancouver?*

Apart from teaching history in West Vancouver, I am also writing a book on the history of West Vancouver.

I value heritage buildings. What is and what has been don't have cancel each other out. Certain buildings have to be preserved.

I spend a great deal of time in Gertrude Lawson's house at the archives. Seeing the old pictures of what was, I realize how many great treasures have already been lost. Wouldn't the old Hadden House have been a treasure if it had survived?

### *2. What is your position on preserving historic school buildings in West Vancouver?*

We lost Inglewood. I believe its magnificent beams were shipped to Japan. It was a shame. I believe it is important to preserve examples of the best. That said, if any old schools are going to continue functioning as schools, the safety of our children is a major concern. With Inglewood, I was told that its upper floors were described as a fire trap and could no longer function as a school safely because evacuation of the building was beyond the two minute limit for a wooden structure.

Before I can give you a blanket answer on any particular building, I would have to have more information. In general, I am strongly in favour of preserving our past.

**Tamara Leger** provided the following statement:

*In regards to heritage preservation*

“We shape our buildings and afterwards our buildings shape us” Winston Churchill

I believe that learning environment is important. I believe that our buildings tell stories about our values, our priorities and about the evolution of our community.

And I believe that we need to preserve the buildings that were built to last as a form of inter-generational equity. I think that over time a building becomes loved, and respected, with age as there is accumulated human investment that is tied to the community. Our district schools are alive and vibrant places of learning, and they need to adapt to serve the function that's required of them. In certain schools we need to look at interior changes to accommodate use and flow.

However, I think exteriors need to be maintained to provide continuity. Our schools each have their own distinct culture and need to continue to reflect their district neighbourhood location.

*In regards to challenges and responses*

I believe that our schools first and foremost need to be safe and healthy. I also believe that children are like plants and need good light, and good water, to grow and learn. We need to pay attention to flow, or our school space plans. I believe schools need to be calming and provide a positive learning environment for all. Our schools need to feel like home for the kids who attend them. Our custodians need to use non-toxic cleaning supplies to make sure that all children are safe, and we need to use full-spectrum fluorescents so that children can see better in our classrooms.

We need to make sure that function fits form. We need to remove carpeting as more kids are allergic to more things, and make our buildings energy efficient. We need to find solutions to portables, and have a growth expansion plan in place that does not sacrifice our small community feel as our student population grows when more come to West Vancouver — School District 45 — to attend our many “programs of choice”.

We need to look at outdoor landscaping and the car/pedestrian access and safety around our schools. We need to look at schools where there is a lot of bullying and look at how to provide more green playing fields, and safe places to blow off steam.

*In regards to municipal and community cooperation*

When considering a school expansion or upgrade, we need to start with open consultation and collaboration with those that have a vested interest in their community school and ask for their help. We are entering uncertain economic times and we should be looking to save dollars wherever we can. School boards should involve the expertise from the school's diverse parent community, to enlist their help to come in on-time and on-budget.

I use the West Bay example of successful community collaboration for the expansion of their school library. The old school structure was maintained, and the new addition opened up the back part of the school, and even added landscaping and a deck. This addition brought much needed light and created a new “open space” homey-feel without compromising the overall traditional feel of the school. It started with open consultation and collaboration; the end result is fabulous.

**Jane Kellet**

*1. What is your position on the value of heritage buildings in West Vancouver?*

I believe that heritage buildings are a very important part of our community. They provide a connection with our past as well as ensuring a diverse architectural landscape.

*2. What is your position on preserving historic school buildings in West Vancouver?*

Preserving historic school buildings is highly desirable. The West Vancouver School District has a beautiful example of an historic school in Hollyburn Elementary. Ecole Pauline Johnson has also been beautifully restored. When looking at the preservation of schools, factors such as the safety of students and the cost of renovation must always be taken into consideration.