

# AGENDA

*PUBLIC HEARING*

**Tuesday, June 21, 2016**

**7:00 p.m.**

**Council Chamber, Municipal Hall**

**355 West Queens Road,**

**North Vancouver, BC**

**Council Members:**

Mayor Richard Walton

Councillor Roger Bassam

Councillor Mathew Bond

Councillor Jim Hanson

Councillor Robin Hicks

Councillor Doug MacKay-Dunn

Councillor Lisa Muri



NORTH VANCOUVER  
DISTRICT

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**PUBLIC HEARING**

**7:00 p.m.**  
**Tuesday, June 21, 2016**  
**Municipal Hall, Council Chambers**  
**355 West Queens Road, North Vancouver**

**360 East Windsor Road**  
**(Thomson House)**  
**Heritage Revitalization Agreement and Heritage Designation**

**1. OPENING BY THE MAYOR**

**2. INTRODUCTION OF BYLAWS BY CLERK**

**Heritage Revitalization Authorization Agreement Bylaw 8180 – Thomson House**

*Purpose of Bylaw:*

Bylaw 8180 authorizes entry into a Heritage Revitalization Agreement which will secure the permanent protection of Thomson House and permit subdivision into two lots which do not meet the minimum lot width or area of the Residential Single-Family Queensdale (RSQ) Zone.

**Heritage Designation Bylaw 8181 – 360 East Windsor Road, Bylaw 8181, 2016**

*Purpose of Bylaw:*

Bylaw 8181 proposes to designate Thomson House as a protected heritage property.

**3. PRESENTATION BY STAFF**

Presentation: Kathleen Larsen, Planner

**4. PRESENTATION BY APPLICANT**

Presentation: Donato D'Amici

**5. REPRESENTATIONS FROM THE PUBLIC**

**6. QUESTIONS FROM COUNCIL**

**7. COUNCIL RESOLUTION**

*Recommendation:*

THAT the June 21, 2016 Public Hearing be closed;

AND THAT “Heritage Revitalization Authorization Agreement Bylaw 8180 – Thomson House” and “Heritage Designation Bylaw 8181 – 360 East Windsor Road, Bylaw 8181, 2016” be returned to Council for further consideration.

**8. CLOSING**

## The Corporation of the District of North Vancouver

### Bylaw 8180

A bylaw to enter into a heritage revitalization agreement pursuant to section 610 of the *Local Government Act* (RSBC 1996, c.323)

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The Council for the Corporation of the District of North Vancouver enacts as follows:

#### Citation

1. This bylaw may be cited as "**Heritage Revitalization Authorization Agreement Bylaw 8180 – Thomson House**".

#### Heritage Revitalization Agreement

2. The Council of the District of North Vancouver is authorized to enter into a Heritage Revitalization Agreement substantially in the form of the agreement attached to this Bylaw (the "Heritage Revitalization Agreement") with the owner of the property and building located at 360 East Windsor Road and legally described as PID: 014-602-016, Lot 6 Block 9 District Lot 786 Plan 1479.

#### Execution of Agreement

3. The Mayor and Municipal Clerk are authorized on behalf of the Council to sign the Heritage Revitalization Agreement substantially in the form attached as Schedule A and titled "Heritage Revitalization Agreement - Thomson House" and forming part of this Bylaw.

#### Delegation

4. Wherever in the Heritage Revitalization Agreement a heritage alteration permit is required, the discretion to approve, refuse or issue such permit is delegated by the District to the General Manager - Planning, Properties & Bylaws (the "GM") and:
  - (a) such exercise of discretion relating to the issuance of the heritage alteration permit shall be made by the GM acting reasonably in accordance with sound municipal heritage and conservation practice;
  - (b) such exercise of discretion, including any terms and conditions imposed, shall be consistent with the *Local Government Act*, and with the intent of preserving the heritage character and heritage value of Thomson House and its setting; and
  - (c) the GM may refer any exercise of discretion to the District of North Vancouver Community Heritage Committee for advice.

**READ** a first time the 30<sup>th</sup> day of May, 2016.

**PUBLIC HEARING** held the \_\_\_ day of \_\_\_\_\_, 2016.

**READ** a second time the \_\_\_ day of \_\_\_\_\_, 2016.

**READ** a third time the \_\_\_ day of \_\_\_\_\_, 2016.

**ADOPTED** the \_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Municipal Clerk

Certified a true copy

\_\_\_\_\_  
Municipal Clerk

**HERITAGE REVITALIZATION AGREEMENT**

**THOMSON HOUSE**

This Agreement made the \_\_\_\_ day of \_\_\_\_\_, 2016,

BETWEEN:

**MARIANA TEREZA D'AMICI**, 360 East Windsor Road, North Vancouver, BC  
V7N 1K1

(the "Owner")

AND:

**THE CORPORATION OF THE DISTRICT OF NORTH VANCOUVER**, 355 West  
Queens Road, North Vancouver, BC V7N 4N5

(the "District")

WHEREAS:

- A. The Owner is the registered Owner in fee simple of the following lands and premises at 360 East Windsor Road in the District of North Vancouver, British Columbia and legally described as:

PID: 014-602-016, Lot 6 Block 9 District Lot 786 Plan 1479

(the "Lands");

- B. The District and the Owner consider that these Lands, including the house (the "Thomson House") and the landscaping, have heritage value which should be protected and preserved;
- C. Section 610 of the *Local Government Act* authorizes a local government to enter into a Heritage Revitalization Agreement with the owner of heritage property allowing variations of, and supplements to, the provisions of a zoning bylaw, subdivision bylaw, development permit and heritage alteration permit;
- D. For the purpose of conserving the heritage value of Thomson House, the Owner and the District have agreed to enter into this Agreement setting out the terms and conditions of continuing protection for the heritage character and heritage value of this heritage building;
- E. The heritage character of Thomson House which both the Owner and the District desire to conserve and which constitute the heritage value of the Lands have been described by text and photographs attached as Schedule "A" to this Agreement;

In consideration of the mutual promises of the parties and for other good and valuable consideration (the receipt and sufficiency of which is acknowledged), the Owner and the District covenant and agree pursuant to Section 966 of the *Local Government Act* as follows:

#### Interpretation

1. In this Agreement:
  - (a) "Approving Officer" means the approving officer for the District appointed under the *Land Title Act*;
  - (b) "Chief Building Official" means the District' chief building official or his or her designate;
  - (c) "GM" means the District's General Manager - Planning, Properties & Bylaws;
  - (d) "Report" means the Conservation Plan prepared by Donald Luxton and Associates Inc. dated February 2016 a copy of which is attached hereto as Schedule "A"; and
  - (e) "Thomson House" has the meaning given to it in Recital B.

#### Heritage Revitalization

2. The parties agree that the Lands have heritage value, deserving of protection and conservation and the Owner specifically agrees to maintain, preserve and protect the heritage character of Thomson House in accordance with this Agreement.
3. The Owner covenants and agrees that the Lands may not be subdivided, used or developed except as specifically set out in this Agreement.
4. The parties agree that notwithstanding the provisions of District bylaw requirements related to the zoning applicable to the Lands, the Lands may be used and developed in the following manner:
  - (a) subdivide the Lands into Lot 1 and Lot 2 as shown on the draft subdivision plan attached hereto as Schedule "B" (the "Proposed Subdivision");
  - (b) locate the Thomson House strictly in accordance with the site plan attached as Schedule "C";
  - (c) renovate and add on to the Thomson House strictly in accordance with the plans attached as Schedule "D" and ensure that the Thomson House after said renovations and additions will not exceed a total Floor Area of 223.2 m<sup>2</sup>;
  - (d) construct a house and a detached garage on Lot 2 and a detached garage on Lot 1 strictly in accordance with the site plan attached as Schedule "C" and strictly in accordance with the plans and specifications attached as Schedule "D" and ensure that:
    - i. the Floor Area of the house on Lot 2 will not exceed 296.5 m<sup>2</sup>;



- ii. the House on Lot 2 will meet or exceed Energuide 86, said requirement to be secured with a section 219 covenant in form and content acceptable to the municipal solicitor, with said covenant to be fully registered at the Land Title Office against the title to Lot 2 in favour of the District in priority to all financial charges prior to approval of the Proposed Subdivision;
  - iii. the Floor Area of the detached garage on Lot 1 will not exceed 40.9 m<sup>2</sup>; and
  - iv. the Floor Area of the detached garage on Lot 2 will not exceed 40.9 m<sup>2</sup>; and
- (e) install and maintain landscaping and driveways on Lot 1 and Lot 2 in accordance with the landscape and driveway plan to be prepared by the Owner's landscape architect and approved by the District under subsection 9(b) herein,

all in accordance with the terms and conditions of this Agreement.

5. The Owner covenants and agrees that Lot 1 and Lot 2 may not be separately sold or otherwise transferred until after occupancy permits have been issued by the District for houses on both Lots and until the landscaping required pursuant to subsection 4(e) has been installed to the District's satisfaction.
6. The Owner further covenants and agrees that Lot 2 will not be used or developed and no building permit will be applied for, or is required to be issued by the District, in respect of any improvement on Lot 2 unless and until an occupancy permit has been issued by the District for the Thomson House located, renovated and expanded in strict accordance with section 4 of this Agreement.
7. The Owner expressly acknowledges and agrees that it is a condition of entering into this Agreement that prior to the Approving Officer's approval of the Proposed Subdivision, the Owner's solicitor will have provided to the District his or her written professional undertaking to deposit the Proposed Subdivision plan only as an all or nothing package with any charges required by the Approving Officer, including without limitation:
  - (a) the section 219 covenant referred to in section 4(d)(ii), which must be registered against title to Lot 2 in accordance with subsection 4(d)(ii);
  - (b) a separate section 219 covenant and rent charge against title to each of Lots 1 and 2, to secure the Owner's maintenance obligations in relation to the Thomson House, and requiring that the landscaping improvements required pursuant to subsection 4(e) must be retained and maintained in perpetuity in accordance with the terms and conditions set out in said of such covenants, which said covenants must be registered in favour of the District in priority to all financial charges covenant; and
  - (c) a section 219 covenant stipulating that there must not be any secondary suite (including in the form of a coach house) constructed, installed, used or occupied on Lot 2, which said covenant must be registered against Lot 2 in favour of the District in priority to all financial charges.

All said covenants must be in a form acceptable to the Municipal Solicitor.

8. Without limiting any other provision herein, the Owner agrees that:
  - (a) all driveway paving on Lot 1 and Lot 2 must be of porous construction;
  - (b) the exterior cladding and colour scheme for all improvements on both Lots 1 and 2 must complement the heritage character of the Thomson House, must comply with all requirements set out in the report attached as Schedule A, and must be approved by the GM in advance, with future colour changes to be similarly approved; and
  - (c) all renovations and improvements to the Thomson House must be consistent and compatible with the requirements and recommendations contained in the Report. In the event of any inconsistency or conflict between the requirements and recommendations contained in the Report and any other requirement or obligations contained in this Agreement, the GM will determine which requirement will govern, and his determination in this regard will be final.
9. The Owner further covenants and agrees that neither Lot 1 nor Lot 2 will be used or developed and no building permit will be applied for, or is required to be issued by the District, in respect of any improvement on Lot 1 or Lot 2 unless and until the Owner has:
  - (a) prepared and submitted to the District a maintenance plan acceptable to the GM for future maintenance of Thomson House; and
  - (b) delivered to the District a detailed landscape and driveway plan and boulevard planting plan for both Lots 1 and 2, prepared by a professional landscape architect retained by the Owner, which said plans must create a setting to complement the heritage character of Thomson House to the satisfaction of the GM in his or her sole discretion (the "Landscaping and Site Plan").
10. Notwithstanding any other term of this Agreement, prior to commencing any development work on Lot 1, the Owner must obtain all necessary permits and approvals from the District.
11. The Owner agrees to maintain Thomson House to such a standard which, in the opinion of the GM, retains the heritage character and heritage value of the building and site.
12. The Owner specifically acknowledges and agrees that alterations and improvements to the exterior of Thomson House will require a heritage alteration permit issued by the District.
13. The parties agree that the exterior of Thomson House shall be designated as protected heritage property pursuant to section 611 of the *Local Government Act*.

#### Heritage Alteration Permits

14. In accordance with the terms and conditions of this Agreement, the Owner shall not alter in any way the exterior of Thomson House except as permitted by a Heritage Alteration Permit issued by the District.

### Construction and Maintenance of Works

15. Wherever in this Agreement the Owner is issued a heritage alteration permit to restore, rehabilitate, replicate, repair, replace, maintain or in any way alter improvements on, or features of Thomson House, or to construct or maintain other works to protect or conserve such improvements or features, all such work shall be done at the Owner's sole expense strictly in accordance with the heritage alteration permit and all plans and specifications forming part thereof and shall be diligently and continuously maintained in good repair and efficient operating condition by the Owner at the Owner's sole expense in accordance with good engineering, design, heritage and conservation practice.

### Damage or Destruction

16. Subject to section 17, in the event that Thomson House is damaged, the parties agree that the Owner must repair the building, in which event the Owner shall forthwith commence the repair work and complete the same within one year of the date of damage.
17. In the event that Thomson House is accidentally damaged or destroyed to the extent of 75% or more of its value above its foundations, as determined by the Chief Building Official, the terms of this Agreement which relate to Thomson House shall cease to be of any effect and thereafter all use and occupation of Lands shall be in accordance with the District Zoning Bylaw No. 3210, as amended, and in accordance with all other bylaws or regulations of the District or any other laws of any other authority having jurisdiction; provided that as a limitation on said use the maximum floor area for any replacement house on Lot 1 shall not exceed 223.2 m<sup>2</sup>.

### Breach

18. In the event that the Owner is in breach of a material term of this Agreement, the District may give the Owner notice in writing of the breach and the Owner shall ensure it does nothing to further the breach and shall remedy the breach within 30 days of receipt of the notice.

### Amendment

19. The parties acknowledge and agree that this Agreement may only be amended by one of the following means:
  - (a) by bylaw with the consent of the parties provided that a public hearing shall be held if an amendment would permit a change to use or density of use on the Lands; or
  - (b) by Heritage Alteration Permit issued pursuant to section 972 of the *Local Government Act*.

### Representations

20. It is mutually understood and agreed that the District has made no representations, covenants, warranties, promises or agreements, express or implied, other than those contained in this Agreement.

### Statutory Functions

21. Except as expressly varied or supplemented herein, this Agreement shall not prejudice or affect the rights and powers of the District in the exercise of its statutory functions and responsibilities, including, but not limited to, the *Local Government Act* and its rights and powers under any enactments, bylaws, order or regulations, all of which, except as expressly varied or supplemented herein, are applicable to the Property.

### No Liability to District

22. In no case shall the District be liable or responsible in any way for:
- (a) any personal injury, death or consequential damage of any nature whatever, however caused, that may be suffered or sustained by the Owner or by any other person who may be on the Lands; or
  - (b) any loss or damage of any nature whatever, however caused to the Lands or any improvements or personal property thereon belonging to the Owner or to any other person;

arising directly or indirectly from, or in any way related to, the entering into of this Agreement, compliance with the conditions, restrictions and requirements in this Agreement, the Proposed Subdivision, wrongful or negligent failure or omission to comply with the conditions, restrictions and requirements herein, or from the enforcement or non-enforcement of any restrictions or requirements herein or with any other term condition or provision of this Agreement.

### Indemnity

23. The Owner shall at all times indemnify and save harmless the District of and from all loss and damage, and all actions, claims, costs, demands, expenses, fines, liabilities and suites of any nature whatsoever by whomsoever brought for which the District shall or may become liable, incur or suffer by reason of existence and effect whether direct or indirect of the restrictions or requirements herein, or breach or non-performance by the Owner of any covenant, term or provision hereof, or by reason of any work or action of the Owner in performance of its obligations hereunder, or by reason of any wrongful act or omission, default or negligence of the Owner.

### Damages

24. The Owner covenants and agrees that the measure of damages for any breach of the restrictions or requirements of this Agreement shall include, but shall not be limited to, the actual cost and expense of all administration, labour, materials, equipment, services and work required for all remedial acts necessary to fully restore, rehabilitate, replace or maintain the building, structure, improvement on or feature of the Lands having *heritage value* to be protected, conserved, preserved or kept in its natural state. The nature and extent of any breach of the said restrictions and requirements, and the nature and extent of any restoration, rehabilitation, replacement, maintenance or remedial work or action of any nature required to remedy such breach shall be determined by the District in its sole discretion.

### Specific Performance

25. The Owner agrees that the District is entitled to obtain an order for specific performance of this Agreement and a prohibitory or mandatory injunction in respect of any breach by the Owner of this Agreement. The Owner agrees that this is reasonable given the public interest in preserving the heritage value and character of the Thomson House.

### No Waiver

26. No restrictions, requirements or other provisions in this Agreement shall be deemed to have been waived by the District unless a written waiver authorized by resolution of the Council and signed by an officer of the District has first been obtained, and without limiting the generality of the foregoing, no condoning, excusing or overlooking by the District on previous occasions of any default nor any previous written waiver shall be taken to operate as a waiver by the District of any subsequent default or in any way to defeat or affect the rights of remedies the District.

### Compliance with Laws

27. Despite any provision of this Agreement, the Owner shall comply with all laws, including bylaws of the District and all regulations and orders of any authority having jurisdiction, and to the extent only that such laws, regulations and orders are mandatory and necessarily require the breach of any restriction or positive obligation herein to be observed or performed by the Owner, or less than strict compliance with the terms hereof, then the Owner upon sixty days' written notice to the District shall be excused from complying with such restrictions or performing such obligation and such restriction or obligation shall be suspended but only to the extent and for the time that such mandatory law, regulation or order is inconsistent with compliance with the said restrictions or obligations.

### Agreement's Relevance to Subdivision Approval

28. The Owner agrees that the Approving Officer is, with respect to any preliminary or final application for approval of the Proposed Subdivision, entitled (but not required) to consider whether the Proposed Subdivision complies with the applicable requirements under this Agreement or whether the requirements of this Agreement have been complied with and to reject the application if any of those requirements have not, in the opinion of the Approving Officer, been complied with. Nothing in this Agreement commits the Approving Officer to approve any Proposed Subdivision plan.

### Rights are Permissive Only

29. The rights given to the District by this Agreement are permissive only and nothing in this Agreement imposes any legal duty of any kind on the District to the Owner or anyone else, and nothing in this Agreement obliges the District to enforce this Agreement, to perform any act or to incur any expense in respect of this Agreement.

### Notice Binding

30. The Owner will file against the Lands notice in the Land Title Office in accordance with section 610 of the *Local Government Act* and upon registration of such notice, this

Agreement and any amendment to it shall be binding on all persons who acquire an interest in the Lands or any part thereof.

#### Notice

31. Any notice to be given hereunder shall be in writing and may be either delivered personally or sent by prepaid registered mail and if so mailed shall be deemed to have been given five (5) days following the date upon which it was mailed. The address of the parties for the purpose of notice shall be as follows:

To the District:

District of North Vancouver  
355 West Queens Road  
North Vancouver, BC V7N 4N5

Attention: Municipal Clerk

If to the Owner:

Mariana Tereza D'Amici  
360 East Windsor Road  
North Vancouver, BC V7N 1K1

Any party hereto may at any time give notice in writing to the other of any change of address and after the third day of the giving of such notice the address therein specified shall be the address of such part for the giving of notices.

#### Inspection

32. Without limiting the District's power of inspection conferred by statute and in addition thereto, the District shall be entitled at all reasonable times and from time to time to enter onto the Lands for the purpose of ensuring that the Owner is fully observing and performing all of the restrictions and requirements in this Agreement to be observed and performed by the Owner.

#### Severance

33. If any part of this Agreement is for any reason held to be invalid by a court of competent jurisdiction, the invalid portion is to be severed from the rest of this Agreement and the decision that it is invalid does not affect the validity of the remainder of this Agreement.

#### Headings

34. The headings in this Agreement are inserted for convenience only and shall not affect the construction of this Agreement or any provision hereof.

#### Successors Bound

35. All restrictions, rights and liabilities herein imposed upon or given to the respective parties shall extend to and be binding upon their respective heirs, executors, administrators, successors and assigns. When the Owner is more than one party they

shall be bound jointly and severally by the terms, covenants and agreements herein on the part of the Owner.

36. The District will file a notice in the Land Title Office in accordance with section 966 of the *Local Government Act* and upon registration of such notice, this Agreement and any amendment to it shall be binding on all persons who acquire an interest in the land affected by this Agreement.

Other Documents

37. The Owner agrees at the request of the District to execute and deliver or cause to be executed and delivered all such further agreements, documents and instruments and to do and perform or cause to be done and performed all acts and things as may be required in the opinion of the District to give full effect to this Agreement.

*The remainder of this page is intentionally left blank*

No Partnership or Agency

38. The parties agree that nothing contained in this Agreement creates a partnership, joint venture or agency relationship between the parties.

The Owner and the District have executed this Agreement as of the date first above written.

Signed, Sealed and )  
Delivered by Mariana Tereza )  
D'Amici in the presence of: )

\_\_\_\_\_  
Mariana Tereza D'Amici

\_\_\_\_\_  
Name )

\_\_\_\_\_  
Address )

\_\_\_\_\_  
Occupation )

Signed by the duly authorized )  
signatories of The )  
Corporation of the District of )  
North Vancouver: )

\_\_\_\_\_  
Richard Walton, Mayor )

\_\_\_\_\_  
James Gordon, Clerk )



Schedule "A"  
Conservation Plan

# THOMSON HOUSE

360 EAST WINDSOR ROAD,  
DISTRICT OF NORTH VANCOUVER

## CONSERVATION PLAN

FEBRUARY 2016



**DONALD LUXTON**   
AND ASSOCIATES INC

DONALD LUXTON AND ASSOCIATES INC.  
1030 - 470 GRANVILLE STREET VANCOUVER BC V6C 1V5  
info@donaldluxton.com 604 688 1216 www.donaldluxton.com



DONALD LUXTON  
ASSOCIATES

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360 East Windsor in the 1990s.



360 East Windsor in 2016

## 1.0 INTRODUCTION

**CURRENT ADDRESS:** 360 EAST WINDSOR ROAD,  
DISTRICT OF NORTH VANCOUVER

**HISTORIC NAME:** THOMSON HOUSE

**ORIGINAL OWNER:** MRS. ELLEN MOODY THOMSON

**CONSTRUCTION DATE:** 1913

**ORIGINAL LEGAL ADDRESS:** LOT: 6, BLOCK: 9, PLAN: 1479, DL: 786

**HERITAGE STATUS:** SECONDARY LIST,  
DISTRICT OF NORTH VANCOUVER HERITAGE REGISTER

The Thomson House at 360 East Windsor Road is a pre-WWI cottage-style bungalow in the District of North Vancouver. The house has survived intact and is part of Upper Lonsdale's historic fabric. It is now proposed to redevelop the site of the Thomson house in a way that will protect this heritage resource through entering into a Heritage Revitalization Agreement. This Conservation Plan outlines the best practices for the preservation, restoration and rehabilitation of the Thomson House and its site.



360 East Windsor in the 1990s [DNV Heritage Inventory p. 78]



## 2.0 HISTORIC CONTEXT



Lonsdale Avenue with streetcar service that stretched up the hill toward the District of North Vancouver, circa 1908, City of Vancouver Archives [CVA Out P1221]

The District of North Vancouver was incorporated in 1891 and originally included all three separate municipalities of the North Shore. The City of North Vancouver, comprising the urban core close to Burrard Inlet, officially formed in 1907, while West Vancouver seceded from the District in 1912. In the midst of these administrative transitions, the North Shore was booming with development, due to the economic expansion occurring throughout the Lower Mainland during the Edwardian era. Suburban residential areas, including those in North Vancouver, developed into bedroom communities for employees of the thriving industries and commercial enterprises of the early twentieth century.

Connected by ferry service, and later bridges, to Downtown Vancouver, the District of North Vancouver became a preferred address for those seeking a quiet residential life, away from the polluting effects of industries closer to the shore. The Upper Lonsdale neighbourhood, located just north of the boundary between the City and District of North Vancouver, was developing in the early 1910s, as the Lonsdale Avenue streetcar gradually reached the area; the streetcar made it to Windsor Road in 1912. The construction of the Thomson Residence in 1913 was made possible by this new access to the remainder of the Lower Mainland.

# HISTORIC CONTEXT



Pan: Upper Lonsdale from Carisbrooke Park, looking south, 1916 [CVA PAN N173]



Detail: Upper Lonsdale from Carisbrooke Park, looking south, 1916 [CVA PAN N173]





## 3.0 STATEMENT OF SIGNIFICANCE



The Thomson Residence in 2016

# STATEMENT OF SIGNIFICANCE

**Address:** 360 East Windsor Road, North Vancouver

**Historic Name:** Thomson Residence

**Original Owner:** Mrs. Ellen Moody Thomson

**Date of Construction:** 1913

## Description of the Historic Place

The Thomson Residence, located at 360 East Windsor Road in the Upper Lonsdale neighbourhood of the District of North Vancouver, is a cottage-style bungalow, distinguished by its bellcast side-gabled roof and projecting bays.

## Heritage Value of the Historic Place

The Thomson Residence was built in 1913 and is valued for its connection with the pre-World War One growth and development of North Vancouver, and for its Craftsman influenced architecture.

The Thomson Residence represents the intense, speculative development that occurred across the Lower Mainland during the Edwardian-era boom period. After regular ferry service was established in 1903 and North Vancouver was incorporated in 1907, the area experienced a period of unprecedented growth and prosperity. This construction boom accelerated until a general financial depression in 1913 halted this ambitious suburban development. The Thomson Residence was constructed at the twilight of the construction boom and was originally owned by Mrs. Ellen Moody Thomson.

The Thomson Residence is also valued as an excellent example of a pre-World War One cottage-style bungalow, displaying influences of the Craftsman style of architecture. The Craftsman style derived from the Arts and Crafts movement, which became popular beginning in the late nineteenth century. Favouring traditional designs and a focus on natural and local materials, the Craftsman style was one of the most prevalent utilized during the Edwardian era boom period. Contractors would have had access to a plethora of high quality local construction materials at the time the Thomson Residence was constructed in 1913. The handsome house is characterized by its bellcast, side-gabled roof, symmetrical proportions, and wooden, multi-pane windows.

## Character-Defining Elements

The elements that define the heritage character of the Thomson Residence are its:

- location along East Windsor Road in the Upper Lonsdale neighbourhood of North Vancouver;
- continuous residential use for more than a century;
- residential form, scale, and massing as expressed by its rectangular plan, one and one-half storey height, projecting bays, and bellcast, side-gabled roof with shed-roof dormer;
- wood-frame construction with rubble foundation;
- Craftsman architectural details including: open soffits, exposed raftertails, exposed purlins, wooden lapped siding, half-timbering detailing in the gable ends, dentil coursing, and pent-roof window awnings;
- original window assemblies, including wooden-frame and sash, multi-pane casement windows with projecting sills;
- wooden front door assembly, with eight lights on top, which is covered by a projecting awning that is supported by curving wooden brackets; and
- external brick chimney.



## 4.0 CONSERVATION GUIDELINES

### 4.1 STANDARDS AND GUIDELINES

The 1913 Thomson House is an important historic resource in the District of North Vancouver. Interventions to the Thomson House should be based on the Standards outlined in the Parks Canada *Standards and Guidelines for the Conservation of Historic Places in Canada* (2010), which are conservation principles of best practice. Under the Guidelines, the work proposed for the Thomson House includes aspects of preservation, rehabilitation and restoration.

**Preservation:** *the action or process of protecting, maintaining, and/or stabilizing the existing materials, form, and integrity of a historic place or of an individual component, while protecting its heritage value.*

**Restoration:** *the action or process of accurately revealing, recovering or representing the state of a historic place or of an individual component, as it appeared at a particular period in its history, while protecting its heritage value.*

**Rehabilitation:** *the action or process of making possible a continuing or compatible contemporary use of a historic place or an individual component, through repair, alterations, and/or additions, while protecting its heritage value.*

### STANDARDS

#### Standards relating to all Conservation Projects

1. Conserve the heritage value of a historic place. Do not remove, replace, or substantially alter its intact or repairable character-defining elements. Do not move a part of a historic place if its current location is a character-defining element.
2. Conserve changes to a historic place, which over time, have become character-defining elements in their own right.
3. Conserve heritage value by adopting an approach calling for minimal intervention.
4. Recognize each historic place as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other historic places or other properties or by combining features of the same property that never coexisted.
5. Find a use for a historic place that requires minimal or no change to its character defining elements.
6. Protect and, if necessary, stabilize a historic place until any subsequent intervention is undertaken. Protect and preserve archaeological resources in place. Where there is potential for disturbance of archaeological resources, take mitigation measures to limit damage and loss of information.
7. Evaluate the existing condition of character-defining element to determine the appropriate intervention needed. Use the gentlest means possible for any intervention. Respect heritage value when undertaking an intervention.
8. Maintain character-defining elements on an ongoing basis. Repair character-defining element by reinforcing the materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving prototypes.
9. Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place and identifiable upon close inspection. Document any intervention for future reference.

## **Additional Standards relating to Rehabilitation**

10. Repair rather than replace character-defining elements. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the historic place.
11. Conserve the heritage value and character-defining elements when creating any new additions to a historic place and any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.
12. Create any new additions or related new construction so that the essential form and integrity of a historic place will not be impaired if the new work is removed in the future.

## **Additional Standards relating to Restoration**

13. Repair rather than replace character-defining elements from the restoration period. Where character-defining elements are too severely deteriorated to repair and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements.
14. Replace missing features from the restoration period with new features whose forms, materials and detailing are based on sufficient physical, documentary and/or oral evidence.

## **4.2 CONSERVATION REFERENCES**

The following conservation resources should be referred to:

*Standards and Guidelines for the Conservation of Historic Places in Canada*, Parks Canada, 2010.  
<http://www.historicplaces.ca/en/pages/standards-normes/document.aspx>

### **National Park Service, Technical Preservation Services Preservation Briefs:**

*Preservation Brief 9: The Repair of Historic Wooden Windows.*  
<http://www.nps.gov/tps/how-to-preserve/briefs/9-wooden-windows.htm>

*Preservation Brief 10: Exterior Paint Problems on Historic Woodwork.*  
<http://www.nps.gov/tps/how-to-preserve/briefs/10-paint-problems.htm>

*Preservation Brief 41: The Seismic Retrofit of Historic Buildings.*  
<http://www.nps.gov/tps/how-to-preserve/briefs/41-seismic-retrofit.htm>

*Preservation Brief 45: Preserving Historic Wooden Porches.*  
<http://www.nps.gov/tps/how-to-preserve/briefs/45-wooden-porches.htm>

*Preservation Brief 47: Maintaining the Exterior of Small and Medium Size Historic Buildings.*  
<http://www.nps.gov/tps/how-to-preserve/briefs/47-maintaining-exteriors.htm>

### 4.3 GENERAL CONSERVATION STRATEGY

The primary intent is to preserve and build an addition onto the original house, while subdividing the lot and building a new, compatible house on the secondary lot.

#### Proposed Redevelopment Scheme

The major proposed interventions of the overall project are to:

- Preserve the Thomson House on the site.
- Build a compatible detached garage behind the original dwelling.
- Subdivide the lot.
- Build a new, contemporary but compatible house and detached rear garage on the secondary lot.

#### Proposed Infill Guidelines

Due to the proposed new house and detached garage on the site, all new visible construction will be considered a current-day intervention on the site. The *Standards and Guidelines* list recommendations for new construction related to historic places, which applies to new construction in the near vicinity of a historic structure. The proposed design scheme should follow Standards 11 and 12:

- Conserve the heritage value and character-defining elements when creating any new additions to a historic place and any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.
- Create any new additions or related new construction so that the essential form and integrity of a historic place will not be impaired if the new work is removed in the future.

### 4.4 SUSTAINABILITY STRATEGY

Sustainability is most commonly defined as “meeting the needs of the present without compromising the ability of future generations to meet their own needs” (Common Future. The Brundtland Commission). The four-pillar model of sustainability by the City of Norwood Payneham and St. Peters identifies four interlinked dimensions: environmental, economic, social and cultural sustainability, the latter including the built heritage environment. A competitive, sustainable economy requires the conservation of heritage buildings as an important component of a high quality urban environment.

Heritage conservation and sustainable development can go hand in hand with the mutual effort of all stakeholders. In a practical context, the conservation and re-use of historic and existing structures contributes to environmental sustainability by reducing solid waste disposal, saving embodied energy, and conserving historic materials that are often less consumptive of energy than many new replacement materials.



Four Pillars of Sustainability [CityPlan 2030  
- City of Norwood Payneham & St. Peters]

## 4.5 HERITAGE EQUIVALENCIES & EXEMPTIONS

Once entered into a Heritage Revitalization Agreement, the Thomson House will be eligible for heritage variances, including considerations available under the following municipal legislation.

### 4.5.1 BRITISH COLUMBIA BUILDING CODE

Building Code upgrading ensures life safety and long-term protection for historic resources. It is important to consider heritage buildings on a case-by-case basis, as the blanket application of Code requirements do not recognize the individual requirements and inherent strengths of each building. Over the past few years, a number of equivalencies have been developed and adopted in the British Columbia Building Code (2012) that enable more sensitive and appropriate heritage building upgrades. For example, the use of sprinklers in a heritage structure helps to satisfy fire separation and exiting requirements. Table A-1.1.1.1., found in Appendix A of the Code, outlines the "Alternative Compliance Methods for Heritage Buildings."

Given that Code compliance is such a significant factor in the conservation of heritage buildings, the most important consideration is to provide viable economic methods of achieving building upgrades. In addition to the equivalencies offered under the current Code, the District can also accept the report of a Building Code Engineer as to acceptable levels of code performance.

### 4.5.2 ENERGY EFFICIENCY ACT

The provincial *Energy Efficiency Act* (Energy Efficiency Standards Regulation) was amended in 2009 to exempt buildings protected through heritage designation or listed on a community heritage register from compliance with the regulations. Energy Efficiency standards therefore do not apply to windows, glazing products, door slabs or products installed in heritage buildings. This means that exemptions can be allowed to energy upgrading measures that would destroy heritage character-defining elements such as original windows and doors. These provisions do not preclude that heritage buildings must be made more energy efficient, but they do allow a more sensitive approach of alternate compliance to individual situations and a higher degree of retained integrity. Increased energy performance can be provided through non-intrusive methods of alternate compliance, such as improved insulation and mechanical systems. Please refer to the *Standards and Guidelines for the Conservation of Historic Places in Canada* (2010) for further detail about "Energy Efficiency Considerations."

## 4.6 SITE PROTECTION

It is the responsibility of the owner to ensure the heritage resource is protected from damage at all times. At any time that the building is left vacant, it should be secured against unauthorized access or damage through the use of appropriate fencing and security measures. Additional measures to be taken:

- Ensure all smoke detectors are in working order.
- Board up windows and secure doors if the building is vacant for an extended period.
- Protect the envelope from moisture penetration.
- Ensure ventilation of the building.
- Remove trash, hazardous materials such as inflammable liquids, poisons, and paints and canned goods that could freeze and burst.

## 5.0 CONDITION REVIEW & CONSERVATION RECOMMENDATIONS



The Thomson Residence in 2016

A condition review of the exterior of the Thomson House was carried out during a site visit in January 2016. In addition to the visual review of the exterior of the home, paint samples were taken from original exterior building materials and examined. The recommendations for the preservation and restoration of the 1913 façades are based on the site review, material samples and archival documents that provide valuable information about the original appearance of the historic building. The following chapter describes the materials, physical condition and recommended conservation strategy for the Thomson House based on Parks Canada's *Standard and Guidelines for the Conservation of Historic Places in Canada* (2010).

### 5.1 SITE

The Thomson House sits mid block on East Windsor Road in the Upper Lonsdale neighbourhood of the District of North Vancouver. The small dwelling is situated on the west side of the large, sloped lot. In order to preserve the Thomson House on its original site, it is recommended that the original lot be subdivided so that a new house can be built on the secondary lot.

#### Conservation Strategy: Subdivision

- Subdivide the original lot into two lots.
- Preserve the Thomson House on the west lot.
- Build a new, contemporary but compatible house on the east lot.
- Landscaping for both lots should preserve and enhance the large-lot atmosphere of the neighbourhood and surrounding streetscape.

# CONDITION REVIEW & CONSERVATION RECOMMENDATIONS



View from the northeast corner of the house

## 5.2 FORM, SCALE AND MASSING

The form, scale and massing of the Thomson House has survived intact. As part of the redevelopment of the site, it is proposed to build a compatible addition to the rear of the historic house.

### **Conservation Strategy: Preservation & Rehabilitation**

- Preserve the original form, scale and massing of the front facade of the Thomson House.
- The existing rear addition may be preserved, or removed and replaced with part of the new proposed rear addition.
- Build a sympathetic addition to the rear of the house.
- The original portions of the side elevations of the Thomson House should be preserved.

## 5.3 FOUNDATION

The remaining existing foundation was not reviewed during the site visit. The historic house is currently raised from the remaining existing foundation, which requires upgrading or complete replacement.

### **Conservation Strategy: Rehabilitation**

- The proposed residential use of the house requires the construction of a new reinforced concrete foundation.
- Provide utility installations for electricity, communication and other service connections underground if possible. All installations located above ground should be incorporated harmoniously into the design concept for the relocated structure. Any new panels on the building should either be detached from the structure, or placed on the cladding in a reversible manner.





Existing basement level

- Re-clad the foundation and basement level with river stone to generally match the original appearance.
- To ensure the prolonged preservation of the new foundations, all landscaping should be separated from the foundations at grade by a course of gravel or decorative stones, which help prevent splash back and assist drainage. New vegetation may assist in concealing the newly exposed foundations, if desired.

The following **Relocation Guidelines** should be implemented for raising the Thomson House:

- A relocation plan should be prepared prior to raising and/or temporarily relocation that ensures that the least destructive method of relocation will be used.
- Alterations to the historic structure to facilitate the relocation process should be evaluated in accordance with the Conservation Plan and reviewed by a professional heritage consultant. The building should be structurally braced as required before relocation.
- Only an experienced and qualified contractor shall undertake the physical relocation of the historic structure.
- Preserve the original fabric of the exterior elevations as much as possible and remove the later addition prior to relocation, if possible.
- At no point should the Thomson House leave the original lot.

# CONDITION REVIEW & CONSERVATION RECOMMENDATIONS



Exterior cladding

## 5.4 EXTERIOR WALLS

### 5.4.1 EXTERIOR WOOD FRAME WALLS

The Thomson House is built in traditional wood-frame construction with dimensional lumber. Wood-frame construction is one of the most affordable housing construction methods that utilized in the past old growth lumber. The framing type could not be determined during the site visit and requires further structural investigation. The wood-frame construction itself may require structural and seismic upgrades to meet code requirements.

#### **Conservation Strategy: Rehabilitation**

- Preserve the original wood-frame structure of the 1913 building. Retention of existing walls and floors should be pursued, as possible.
- Design envelope, structural and seismic upgrades from the inside without impacting exterior character-defining elements.
- Utilize Alternate Compliance Methods outlined in the BCBC for fire and spatial separations including installation of sprinklers where required.

### 5.4.2 WOOD CLADDING

The existing wood cladding of the Thomson House consists of wood lap siding which flares out at windowheads, as well as stucco and half-timbering at the side gables. There is also wide-spaced dentilation courses on the east and west elevations.

#### **Conservation Strategy: Preservation**

- Preserve the historic wood cladding, including wood lap siding which flares out at windowheads, stucco and half-timbering at the side gables, and wide-spaced dentilation courses on the east and west elevations.
- The rear addition to the historic house should be clad in wood to match the original construction.
- The cladding of the coach house behind the original house may reference motifs from the historic house cladding.
- The cladding of the new house should be compatible with the historic house, but not match.



Stucco and half-timbering



Principal facade

# CONDITION REVIEW & CONSERVATION RECOMMENDATIONS



West elevation, including original porch columns on southwest corner

## 5.5 PORCH AND SLEEPING PORCH

There was originally an open porch on the southwest corner of the main floor of the Thomson House, as well as a small open area (possibly a small sleeping porch) above the existing side entry. At some point in time both the porch and sleeping porch were enclosed. Three original porch columns are still visible on the southwest corner of the house.

### Conservation Strategy: Preservation

- The enclosing of porches and sleeping porches was a common evolution as lifestyles and technologies changed during the twentieth century. In line with Standard 2 from the *Standards and Guidelines*, the porch and sleeping porch should remain enclosed, as a record of the changes that occurred over time to the Thomson House.
- Preserve the existing side entry on the west elevation as the main entrance to the house.



## 5.6 WINDOWS AND WINDOW TRIM

*Windows and doors are among the most conspicuous feature of any building. In addition to their function — providing light, views, fresh air and access to the building — their arrangement and design is fundamental to the building's appearance and heritage value. Each element of fenestration is, in itself, a complex assembly whose function and operation must be considered as part of its conservation. — Standards and Guidelines for the Conservation of Historic Places in Canada (2010).*

Some original multi-lite fixed and casement windows remain on the Thomson House. A few windows have been replaced with appropriate new windows that replicate the historic windows, including thin wood muntins. The lites of the windows on the enclosed sleeping porch are divided more simply, which distinguish the enclosure as a later intervention. False stained glass inserts have been placed in the windows beside the main entry on the west elevation. There are later multi-lite windows, and a double-hung window on the rear elevation which disrupt the historic character of the house. Additionally, there is a closed-in window opening on the rear elevation.

An initial visual review suggests the original windows to be in good or repairable condition.

### **Conservation Strategy: Preservation**

- Inspect for condition and complete detailed window inventory to determine extent of recommended repair or replacement.
- Retain all windows on the front and side elevations, including sills, trim and window openings.
- Remove the false stained glass inserts in the windows next to the main entrance on the west elevation.
- Windows on the rear elevation may be replaced with wood windows appropriate to the historic character of the house.
- New windows on the rear addition should be wood, and appropriate to the historic character of the house.
- Windows on the coach house behind the historic house may reference motifs from the original windows of the house.
- Windows on the new house should not replicate the style of the windows of the original house. Given the historic neighbourhood of Upper Lonsdale, the windows should be wood, as to blend in with the context.
- Overhaul, tighten/reinforce joints of original windows. Repair frame, trim and hardware. Each original window should be made weather tight by re-puttying and weather-stripping as necessary.
- Retain historic glass of original windows. Where broken glass exists in historic wood windows, the broken glass should be replaced. When removing broken glass, the exterior putty should be carefully chipped off with a chisel and the glazier's points should be removed. The wood where the new glass will be rested on should be scraped and cleaned well, and given a coat of linseed oil to prevent the wood from absorbing the oil from the new putty. The new glass should be cut 1/16-1/8th smaller than the opening to allow for expansion and irregularities in the opening, to ensure the glazing does not crack due to natural forces. Window restoration should be undertaken by a contractor skilled in heritage restoration.
- Heritage Consultant can review window shop drawings and mock-ups for new windows. Ensure window manufacturer is aware of recommended sash paint colour prior to final order.
- Prime and repaint all original windows as required in appropriate colours, based on colour schedule devised by Heritage Consultant. Paint all new windows on the historic house in appropriate colours, based on colour schedule devised by Heritage Consultant.
- Exterior wood should be brush-painted and not spray-painted.
- All windows on the historic house to have clear glass.

# CONDITION REVIEW & CONSERVATION RECOMMENDATIONS



East elevation



Later rear windows



Original windows on east elevation



New, appropriate windows on the east elevation

# CONDITION REVIEW & CONSERVATION RECOMMENDATIONS



Main entry door on west elevation



Later rear Dutch door

## 5.7 DOORS AND DOOR TRIM

There are two existing wood doors on the Thomson House: the main door on the west elevation with eight square lites near the top; and the rear Dutch door on the later addition with six large lites on the upper half.

### Conservation Strategy: Preservation & Rehabilitation

- Preserve the existing main entry door on the west elevation with eight square lites near the top.
- The later rear Dutch door may be replaced, or incorporated into the new rear addition. Any new rear door on the addition should be wood, and appropriate to the historic character if the house.

## 5.8 ROOF AND GUTTERS

The original roof of the Thomson House features a shallow, bellcast, side-gabled design with projecting brackets, exposed raftertails, simple bargeboards and a tongue-and-groove wood soffit. There is a small shed dormer on the south half of the roof, and a small shed roof over the main entry on the west elevation. The roof over the existing addition extends at the angle of the original roof.

### Conservation Strategy: Preservation & Rehabilitation

- Preserve the roof as seen from the front.
- Preserve portions of the original side gable profiles of the roof.
- The roof to the rear of the ridgeline may be rehabilitated, which may include a new rear gable over the original house, and a new smaller gable over the rear addition.
- The roof should be re-roofed in appropriate shingles based on the colour schedule devised by the Heritage Consultant.



## 5.9 CHIMNEY

The original external chimney on the east elevation was made of brick, including the use of clinker bricks which were commonly utilized in Arts and Crafts homes. Clinker bricks are over-fired, and have a darker appearance, and different performance than red bricks.

### Conservation Strategy: Replication

- Due to the rehabilitation of the foundation, the chimney has been disassembled, and will have to be rebuilt to match the original, including the use of clinker bricks.



Clinker bricks from the Thomson House

## 5.10 COLOUR SCHEDULE

An important part of the conservation process of the Thomson House is to finish the building in historically accurate paint colours. Testing and sampling of accessible original materials was carried out and paint samples assessed through microscopic analysis in order to reveal the original colour scheme of the house. The colour scheme is taken from Benjamin Moore's *Historical True Colours for Western Canada*, which is based on documented historic paint colours from this time period. See following colour table.

### Conservation Strategy: Restoration

- Restore the original finish, hue and placement of applied colour. Complete all basic repairs and replacements and remove surface dust and grime before preparing, priming and painting. Be sure that all surfaces to be painted are dry. Scrape and sand painted surfaces only as deep as necessary to reach a sound base. Do not strip all previous paint except to repair base-material decay.
- Paint all areas of exposed wood elements with paint primer. Select an appropriate primer for materials being painted (e.g. if latex paint is used over original oil paint, use an oil-based primer).
- Any substitutions or matching of custom colours shall be reviewed by the Heritage Consultant. Test samples will be applied to the building prior to the commencement of painting so that the colour scheme can be reviewed under field conditions and approved.
- The colours of the new house should not match the historic house, nor should they overpower or compete with the historic house.

# CONDITION REVIEW & CONSERVATION RECOMMENDATIONS

## 5.10.1 PRELIMINARY COLOUR TABLE

Element	Colour	Code	Sample	Finish
Primary Colour	Haddington Grey*	VC-15		Eggshell
Window Trim and Mouldings	Monterey White	HC-27		Semi Gloss
Window Sash and Doors	Gloss Black*	VC-35		Gloss
Roof	Black or Dark Grey	-		-

\*Paint colours come from Benjamin Moore's *Historical Vancouver True Colours*

## 6.0 MAINTENANCE PLAN

A Maintenance Plan should be adopted by the property owner, who is responsible for the long-term protection of the heritage features of the historic building. The Maintenance Plan should include provisions for:

- Copies of the Maintenance Plan and Conservation Plan to be incorporated into the terms of reference for the management and maintenance contract for the building;
- Cyclical maintenance procedures to be adopted as outlined below;
- Record drawings and photos of the building to be kept by the management / maintenance contractor; and
- Records of all maintenance procedures to be kept by the owner.

A thorough Maintenance Plan will ensure that the integrity of the historic fabric is preserved. If existing materials are regularly maintained and deterioration is significantly reduced or prevented, the integrity of materials and workmanship of the building will be protected. Proper maintenance is the most cost effective method of extending the life of a building, and preserving its character-defining elements. The survival of historic buildings in good condition is primarily due to regular upkeep and the preservation of historic materials.

### 6.1 MAINTENANCE GUIDELINES

A maintenance schedule should be formulated that adheres to the *Standards and Guidelines for the Conservation of Historic Places in Canada* (2010). As defined by the *Standards and Guidelines*, maintenance is defined as:

Routine, cyclical, non-destructive actions necessary to slow the deterioration of a historic place. It entails periodic inspection; routine, cyclical, non-destructive cleaning; minor repair and refinishing operations; replacement of damaged or deteriorated materials that are impractical to save.

The assumption that newly renovated buildings

become immune to deterioration and require less maintenance is a falsehood. Rather, newly renovated buildings require heightened vigilance to spot errors in construction where previous problems had not occurred, and where deterioration may gain a foothold.

Routine maintenance keeps water out of the building, which is the single most damaging element to a heritage building. Maintenance also prevents damage by sun, wind, snow, frost and all weather; prevents damage by insects and vermin; and aids in protecting all parts of the building against deterioration. The effort and expense expended on an aggressive maintenance will not only lead to a higher degree of preservation, but also over time potentially save large amount of money otherwise required for later repairs.

### 6.2 PERMITTING

Once the project is completed, any repair activities, such as simple in-kind repair of materials, should be exempt from requiring municipal permits. Other, more intensive activities will require the issuance of a Heritage Alteration Permit.

### 6.3 ROUTINE CYCLICAL AND NON-DESTRUCTIVE CLEANING

Following the *Standards and Guidelines for the Conservation of Historic Places in Canada*, be mindful of the principle that recommends “using the gentlest means possible.” Any cleaning procedures should be undertaken on a routine basis and should use non-destructive methods. Exterior elements are usually easily cleaned, simply with a soft, natural bristle brush, without water, to remove dirt and other material. If a more intensive cleaning is required, this can be accomplished with warm water, mild detergent and a soft bristle brush. High-pressure washing, sandblasting or other abrasive cleaning should not be undertaken under any circumstances.

## 6.4 REPAIRS AND REPLACEMENT OF DETERIORATED MATERIALS

Interventions such as repairs and replacements must conform to the *Standards and Guidelines for the Conservation of Historic Places in Canada*. The building's character-defining elements—characteristics of the building that contribute to its heritage value (and identified in the Statement of Significance) such as materials, form, configuration, etc. - must be conserved, referencing the following principles to guide interventions:

- An approach of minimal intervention must be adopted - where intervention is carried out it will be by the least intrusive & gentlest means possible.
- Repair rather than replace character-defining elements.
- Repair character-defining elements using recognized conservation methods.
- Replace 'in kind' extensively deteriorated or missing parts of character-defining elements.
- Make interventions physically and visually compatible with the historic place.

## 6.5 INSPECTIONS

Inspections are a key element in the maintenance plan, and should be carried out by a qualified person or firm, preferably with experience in the assessment of heritage buildings. These inspections should be conducted on a regular and timely schedule. The inspection should address all aspects of the building including exterior, interior and site conditions. It makes good sense to inspect a building in wet weather, as well as in dry, in order to see how water runs off – or through – a building.

From this inspection, an inspection report should be compiled that will include notes, sketches and observations. It is helpful for the inspector to have copies of the building's elevation drawings on which to mark areas of concern such as cracks, staining and

rot. These observations can then be included in the report. The report need not be overly complicated or formal, but must be thorough, clear and concise. Issues of concern, taken from the report should then be entered in a log book so that corrective action can be documented and tracked.

An appropriate schedule for regular, periodic inspections would be twice a year, preferably during spring and fall. The spring inspection should be more rigorous since in spring moisture-related deterioration is most visible, and because needed work, such as painting, can be completed during the good weather in summer. The fall inspection should focus on seasonal issues such as weather-sealants, mechanical (heating) systems and drainage issues. Comprehensive inspections should occur at five-year periods, comparing records from previous inspections and the original work, particularly in monitoring structural movement and durability of utilities. Inspections should also occur after major storms.

## 6.6 INFORMATION FILE

The building should have its own information file where an inspection report can be filed. This file should also contain the log book that itemizes problems and corrective action. Additionally, this file should contain building plans, building permits, heritage reports, photographs and other relevant documentation so that a complete understanding of the building and its evolution is readily available, which will aid in determining appropriate interventions when needed.

The file should also contain a list outlining the finishes and materials used, and information detailing where they are available (store, supplier). The building owner should keep on hand a stock of spare materials for minor repairs.

### LOG BOOK

The maintenance log book is an important maintenance tool that should be kept to record all maintenance activities, recurring problems and building observations and will assist in the overall

maintenance planning of the building. Routine maintenance work should be noted in the maintenance log to keep track of past and plan future activities. All items noted on the maintenance log should indicate the date, problem, type of repair, location and all other observations and information pertaining to each specific maintenance activity. Each log should include the full list of recommended maintenance and inspection areas noted in this Maintenance Plan, to ensure a record of all activities is maintained. A full record of these activities will help in planning future repairs and provide valuable building information for all parties involved in the overall maintenance and operation of the building, and will provide essential information for long term programming and determining of future budgets. It will also serve as a reminder to amend the maintenance and inspection activities should new issues be discovered or previous recommendations prove inaccurate. The log book will also indicate unexpectedly repeated repairs, which may help in solving more serious problems that may arise in the historic building. The log book is a living document that will require constant adding to, and should be kept in the information file along with other documentation noted in section 6.6 Information File.

## 6.7 EXTERIOR MAINTENANCE

Water, in all its forms and sources (rain, snow, frost, rising ground water, leaking pipes, back-splash, etc.) is the single most damaging element to historic buildings. The most common place for water to enter a building is through the roof. Keeping roofs repaired or renewed is the most cost-effective maintenance option. Evidence of a small interior leak should be viewed as a warning for a much larger and worrisome water damage problem elsewhere and should be fixed immediately.

### 6.7.1 INSPECTION CHECKLIST

The following checklist considers a wide range of potential problems specific to the project, such as water/moisture penetration, material deterioration and structural deterioration.

## EXTERIOR INSPECTION

### Site Inspection:

Is the lot well drained? Is there pooling of water?  
Does water drain away from foundation?

### Foundation:

Moisture: Is rising damp present?  
Is there back splashing from ground to structure?  
Is any moisture problem general or local?  
Is uneven foundation settlement evident?  
Do foundation openings (doors and windows) show:  
rust; rot; insect attack; paint failure; soil build-up?

### Wood Elements:

Are there moisture problems present?  
Is there insect or fungal attack present? Where and probable source?  
Are there any other forms of biological attack? (Moss, birds, etc.) Where and probable source?  
Is any wood surface damaged from UV radiation? (bleached surface, loose surface fibres)  
Is any wood warped, cupped or twisted?  
Is any wood split? Are there loose knots?  
Are nails pulling loose or rusted?  
Is there any staining of wood elements? Source?

### Condition of Exterior Painted Materials:

Paint shows: blistering, sagging or wrinkling, alligatoring, peeling. Cause?  
Paint has the following stains: rust, bleeding knots, mildew, etc. Cause?  
Paint cleanliness, especially at air vents?

### Porches:

Are steps safe? Handrails secure?  
Attachment – are porches, steps, etc. securely connected to the building?

### Windows:

Is there glass cracked or missing?  
Is there condensation or water damage to the paint?  
Are the sashes easy to operate? If hinged, do they swing freely?  
Is the frame free from distortion?  
Do sills show weathering or deterioration?

## **Doors:**

Do the doors create a good seal when closed?  
Are the hinges sprung? In need of lubrication?  
Do locks and latches work freely?  
Are door frames wicking up water? Where? Why?  
Are door frames caulked at the cladding? Is the caulking in good condition?  
What is the condition of the sill?

## **Gutters and Downspouts:**

Are downspouts leaking? Clogged? Are there holes or corrosion? (Water against structure)  
Are downspouts complete without any missing sections? Are they properly connected?  
Is the water being effectively carried away from the downspout by a drainage system?  
Do downspouts drain completely away?

## **Roof:**

Are there water blockage points?  
Is the leading edge of the roof wet?  
Is there evidence of biological attack? (Fungus, moss, birds, insects)  
Are the nails sound? Are there loose or missing shingles?  
Are joints and seams sound?  
If there is a lightning protection system are the cables properly connected and grounded?  
Does the soffit show any signs of water damage? Insect or bird infestation?  
Is there organic debris build-up on the roof?  
Are there blisters or slits in the membrane?  
Are the drain pipes plugged or standing proud?  
Are flashings well positioned and sealed?  
Is water ponding present?

## INTERIOR INSPECTION

### **Basement (Storage Level):**

Are there signs of moisture damage to the walls? Is masonry cracked, discoloured, spalling?  
Are there signs of past flooding, or leaks from the floor above? Is the floor damp?  
Are walls even or buckling or cracked? Is the floor cracked or heaved?

## 6.7.2 INSPECTION CYCLE:

### **Daily**

- Observations noted during cleaning (cracks; damp, dripping pipes; malfunctioning hardware; etc.) to be noted in log book or building file.

### **Semi-annually**

- Semi-annual inspection and report with special focus on seasonal issues.
- Thorough cleaning of drainage system to cope with winter rains and summer storms
- Check condition of weather sealants (Fall).
- Clean the exterior using a soft bristle broom/brush.

### **Annually (Spring)**

- Inspect foundation for cracks, deterioration.
- Inspect metal elements, especially in areas that may trap water.
- Inspect windows for material failures, corrosion and wood decay and proper operation.
- Complete annual inspection and report.
- Clean out of all rainwater systems.
- Touch up worn paint on the building's exterior.
- Check for plant, insect or animal infestation.
- Routine cleaning, as required.

### **Five-Year Cycle**

- A full inspection report should be undertaken every five years comparing records from previous inspections and the original work, particularly monitoring structural movement and durability of utilities.
- Repaint windows every five to fifteen years.

### **Ten-Year Cycle**

- Check condition of roof every ten years after last replacement.

### **Twenty-Year Cycle**

- Confirm condition of roof and estimate effective lifespan. Replace when required.

### **Major Maintenance Work (as required)**

- Replacement of deteriorated building materials as required.



## 7.0 RESEARCH SUMMARY

**CIVIC ADDRESS:** 360 East Windsor Road, North Vancouver, British Columbia

**LEGAL ADDRESS:** Lot: 6, Block: 9, District Lot: 786, Plan: 1479

**ORIGINAL OWNER:** Mrs. Ellen Moody Thomson

**CONSTRUCTION DATE:** 1913

### **Assessment Records:**

- First appearance in 1914 – Owner: Mrs. Ellen Moody Thomson;  
Land: \$600; Improvements: \$2,000

### **NORTH VANCOUVER DIRECTORY LISTINGS for 360 EAST WINDSOR ROAD:**

1912 No listing

1913 Mrs. Ellen M. Thomson (widow of S.M. Thomson)

1914 Mrs. Ellen M. Thomson (widow of S.M. Thomson)

1915 Mrs. S.M. Thomson

1916 Mrs. S.M. Thomson

1917-1921 No separate North Vancouver listings

1922-1951 Allan J. and Julia E. Craig

Schedule "B"  
Draft Subdivision Plan

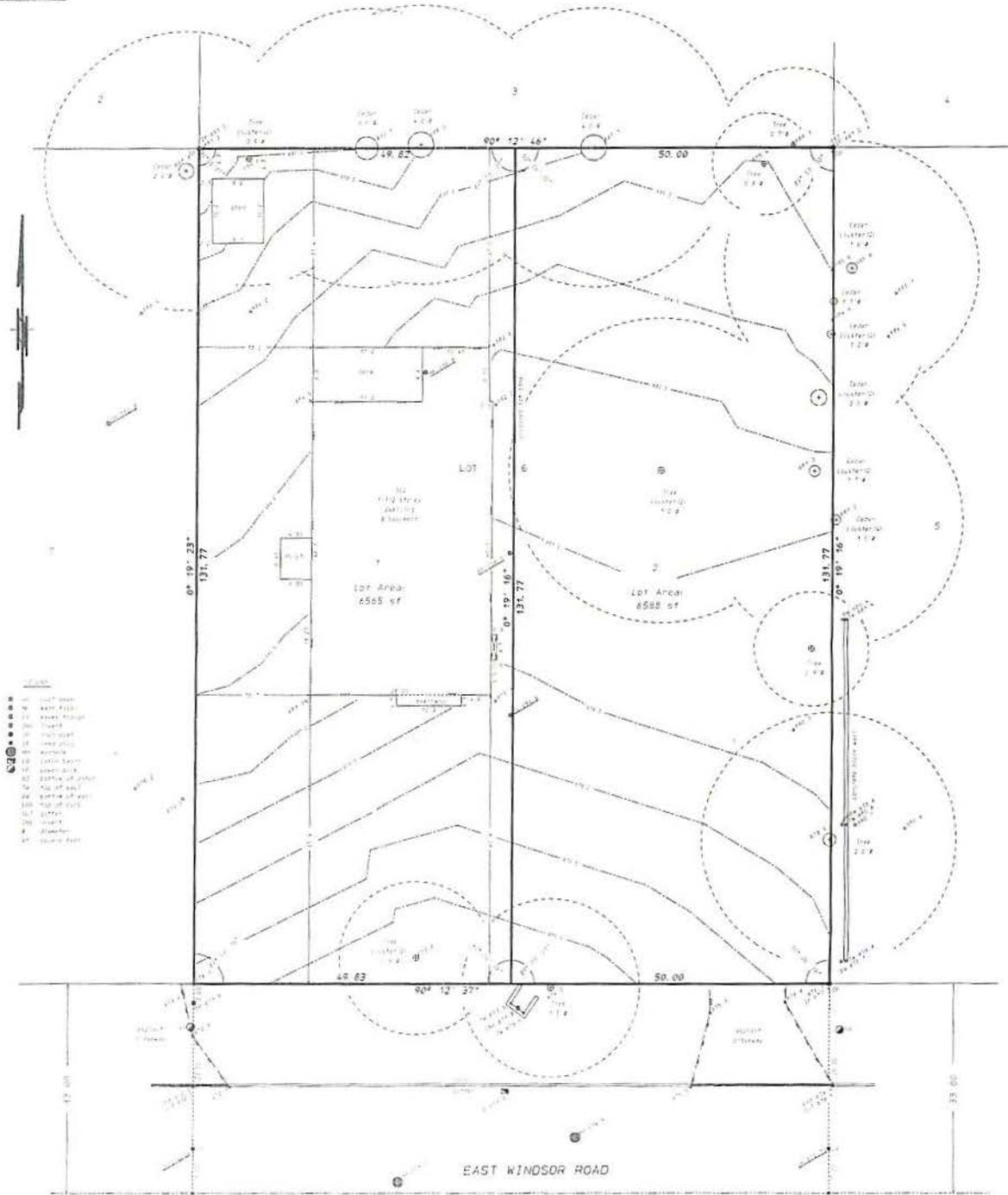


**PROPOSED SUBDIVISION PLAN OF LOT 6  
BLOCK 9, DISTRICT LOT 786, GROUP 1  
NEW WESTMINSTER DISTRICT  
PLAN 1479**



NO. EAST WINDSOR ROAD  
DISTRICT OF NORTH VANCOUVER BC

ZONING: R50



- 1. LOT 6
- 2. LOT 7
- 3. LOT 8
- 4. LOT 9
- 5. LOT 10
- 6. LOT 11
- 7. LOT 12
- 8. LOT 13
- 9. LOT 14
- 10. LOT 15
- 11. LOT 16
- 12. LOT 17
- 13. LOT 18
- 14. LOT 19
- 15. LOT 20
- 16. LOT 21
- 17. LOT 22
- 18. LOT 23
- 19. LOT 24
- 20. LOT 25
- 21. LOT 26
- 22. LOT 27
- 23. LOT 28
- 24. LOT 29
- 25. LOT 30
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- 83. LOT 88
- 84. LOT 89
- 85. LOT 90
- 86. LOT 91
- 87. LOT 92
- 88. LOT 93
- 89. LOT 94
- 90. LOT 95
- 91. LOT 96
- 92. LOT 97
- 93. LOT 98
- 94. LOT 99
- 95. LOT 100

EAST WINDSOR ROAD

RECEIVED

FEB 12 2016

Planning Department  
District of North Vancouver

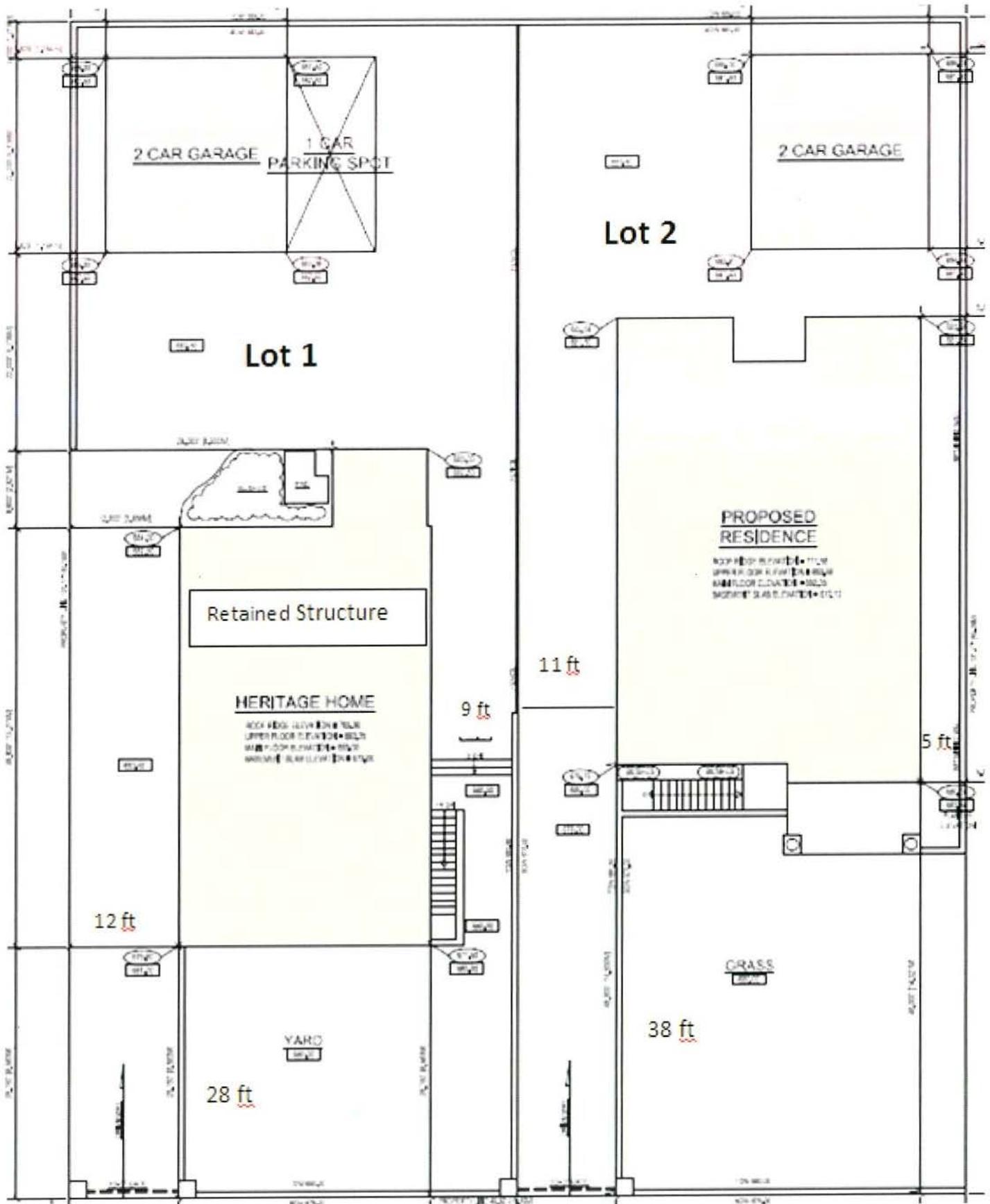
CERTIFIED CORRECT  
AUGUST 5, 2015

City of North Vancouver  
District of North Vancouver  
Planning Department  
1111 West Broadway  
Vancouver, BC V6H 1T6  
Tel: 604-273-5800  
Fax: 604-273-5801

The Planning Department staff is responsible for the review and approval of the proposed subdivision plan. The Planning Department is not responsible for the accuracy of the information provided on this plan. The Planning Department is not responsible for the accuracy of the information provided on this plan.

City of North Vancouver  
District of North Vancouver  
Planning Department  
1111 West Broadway  
Vancouver, BC V6H 1T6  
Tel: 604-273-5800  
Fax: 604-273-5801

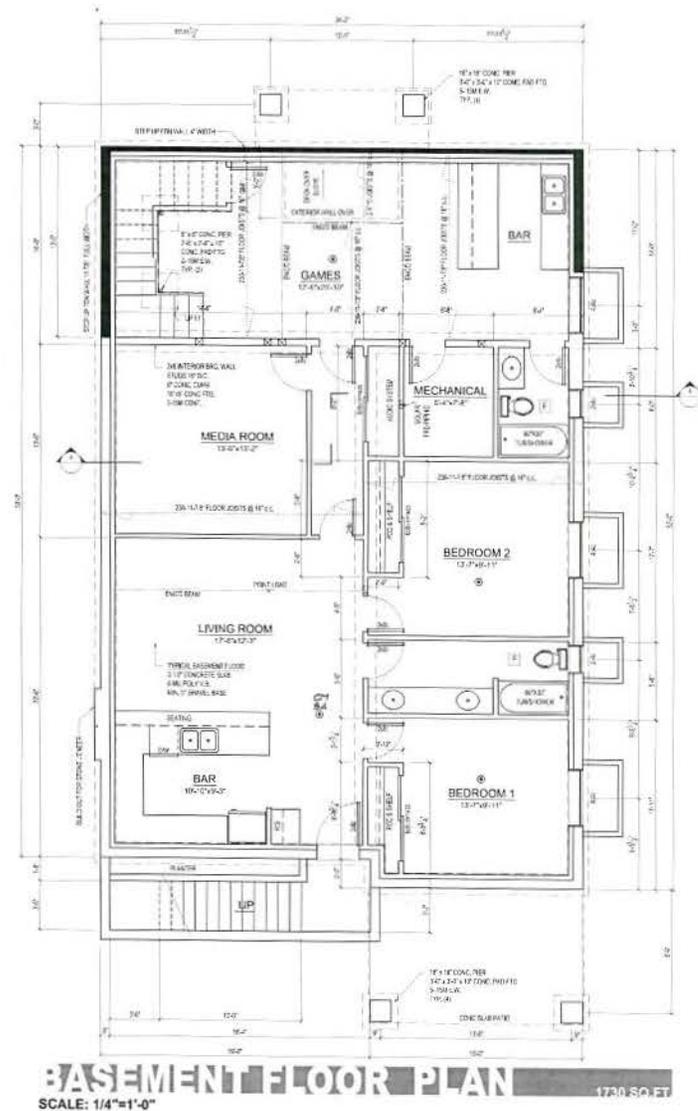
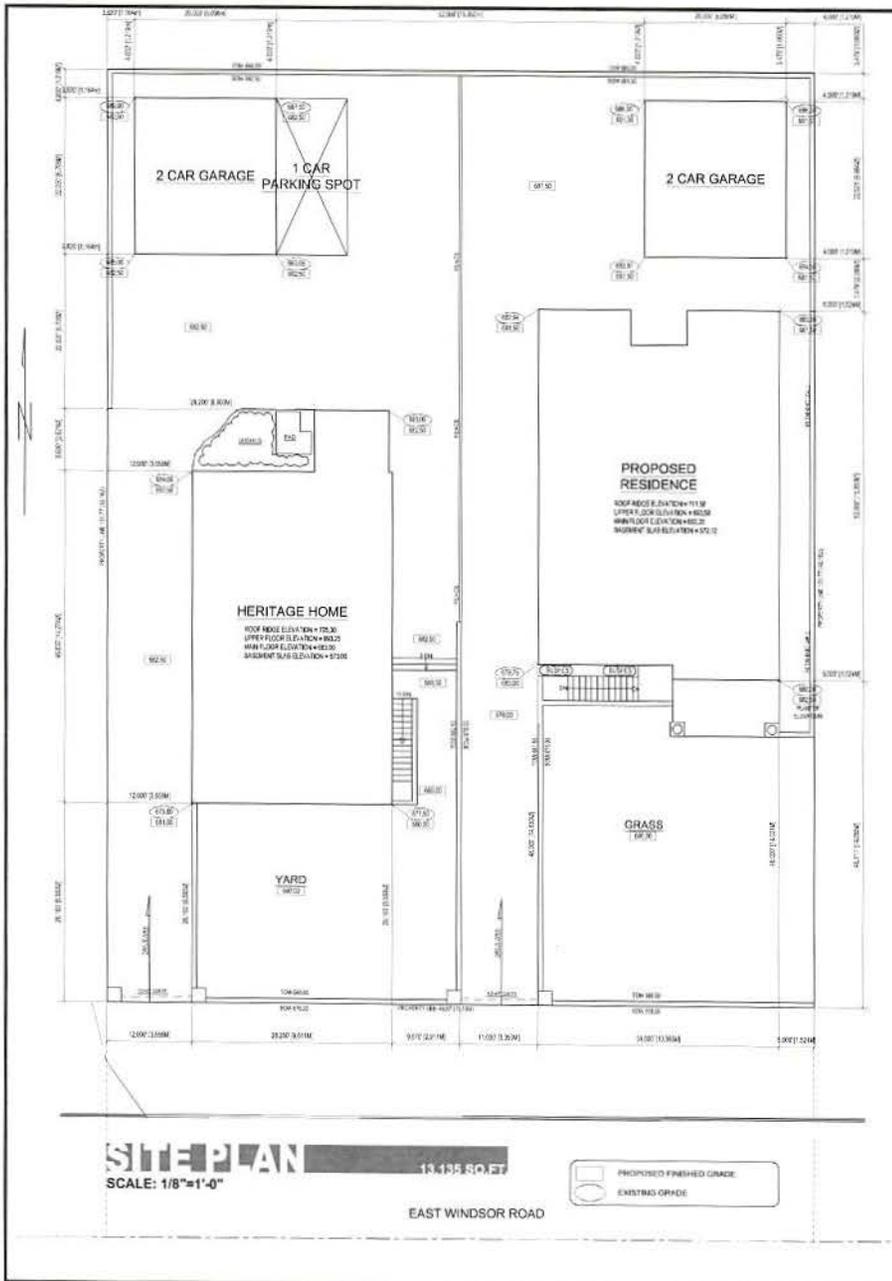
Schedule "C"  
Site Plan



East Windsor Road



Schedule "D"  
Renovation and Addition Plans



N

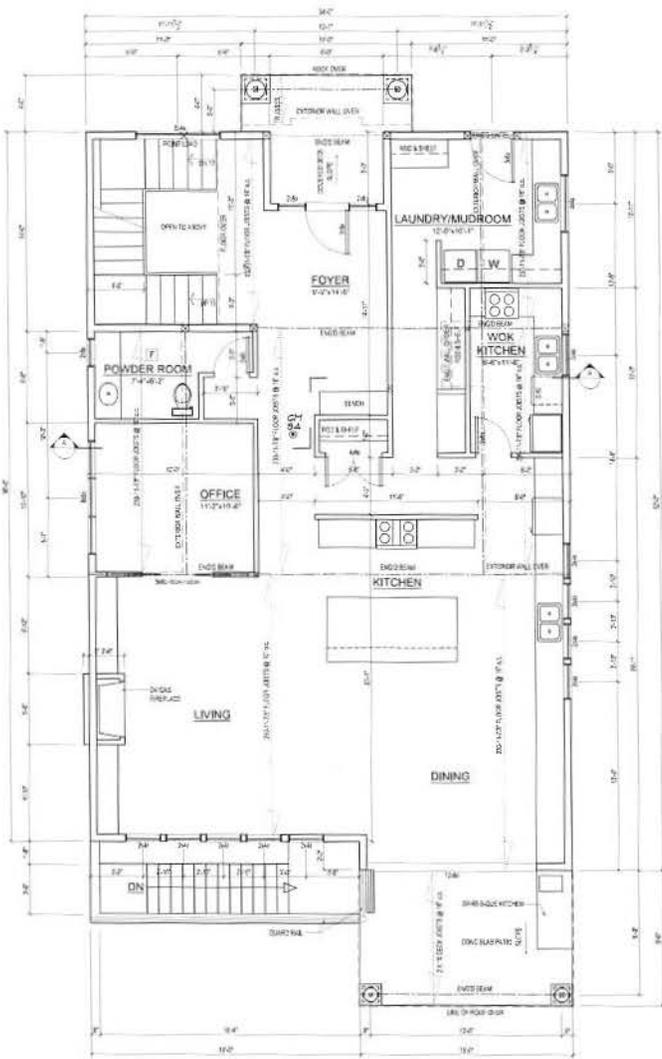
**ROBERT BLANEY**  
 DESIGN  
 NEW HOMES • RENOVATIONS • ADDITIONS

360 E WINDSOR RD.  
 NORTH VANCOUVER

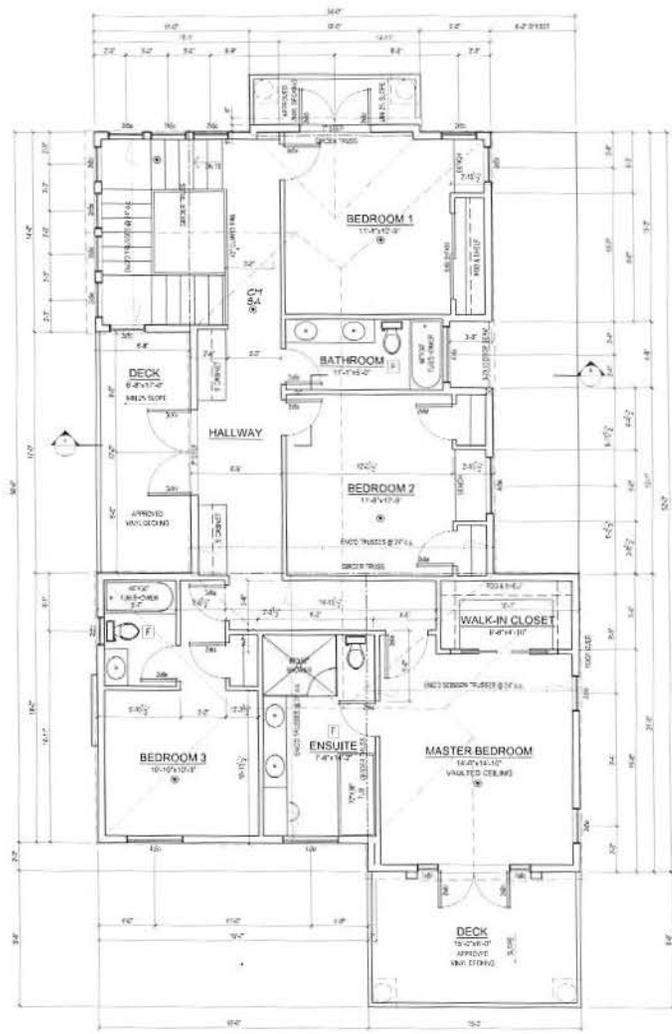
**SITE PLAN  
 BASEMENT PLAN**

DATE: 11/11/2011

AI



**MAIN FLOOR PLAN**  
SCALE: 1/4"=1'-0" 1692 SQ FT



**UPPER FLOOR PLAN**  
SCALE: 1/4"=1'-0" 1384 SQ FT



REVISIONS

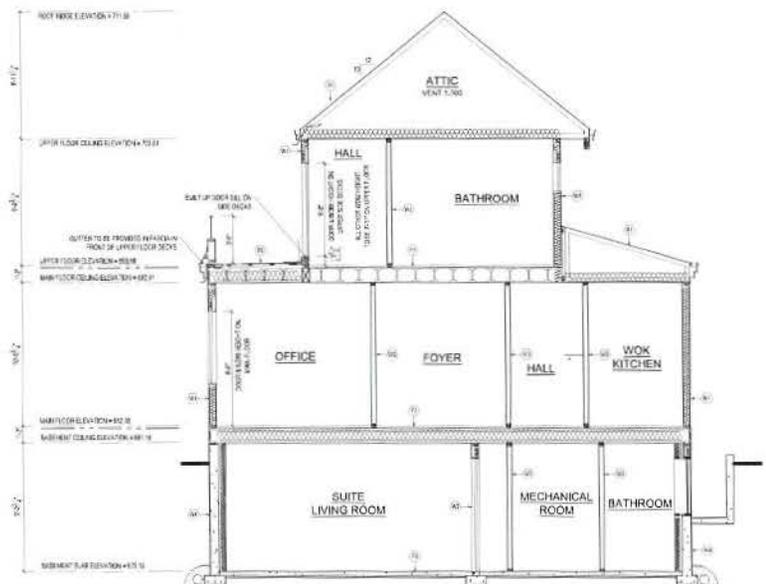
NO.	DESCRIPTION	DATE

**ROBERT BLANEY**  
DESIGN  
NEW HOMES • RENOVATIONS • ADDITIONS

PROJECT:  
360 E WINDSOR RD.  
NORTH VANCOUVER  
DRAWN BY: [initials]  
FLOOR PLANS

OWNER	DATE
PROJECT	PROJECT NO.
SCALE	DATE
REVISIONS	

A2



**SECTION A-A**  
SCALE: 1/4"=1'-0"

**SPECIFICATIONS**

**WALL ASSEMBLIES**

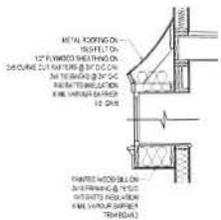
- (1) EXTERIOR WALL  
FRAMES SHINGLE  
BRICK/STN  
10" INSULATION  
12" F-1 WOOD SHIM  
3/4" STUB @ 16" OC  
NO SILL INSULATION  
4" MULPLY  
12" FRAMED BRICK
- (2) BEARING WALL  
12" GYPSUM BOARD - FRAMED  
3/4" OSB SHEATH @ 16" OC  
24" CMU BLOCK @ 16" OC  
12" GYPSUM BOARD - FRAMED
- (3) PARTITION WALL  
12" GYPSUM BOARD - FRAMED  
3/4" OSB SHEATH @ 16" OC  
12" GYPSUM BOARD - FRAMED
- (4) FOUNDATION WALL - INSULATED  
GRAVEL COMPACTED (SLOPE TAPPED GRAVEL)  
4" CONCRETE W/ REINFORCING  
CONCRETE W/ REINFORCING  
12" FRAMED  
3/4" STUB @ 16" OC  
NO SILL INSULATION  
4" MULPLY  
12" GYPSUM BOARD - FRAMED
- (5) FOUNDATION WALL  
GRAVEL COMPACTED (SLOPE TAPPED GRAVEL)  
4" CONCRETE W/ REINFORCING  
CONCRETE W/ REINFORCING  
12" FRAMED  
3/4" STUB @ 16" OC  
NO SILL INSULATION  
4" MULPLY  
12" GYPSUM BOARD - FRAMED

**FLOOR ASSEMBLIES**

- (1) GARAGE FLOOR SLAB  
4" CONCRETE SLAB  
4" SLOTTED TYPING  
6" INSULATION  
4" MULPLY  
4" CONCRETE SLAB  
4" SLOTTED TYPING  
6" INSULATION  
4" MULPLY
- (2) WOOD FLOOR  
1 1/2" CONCRETE TYPING  
3/4" TYPING W/ WOOD SLIP JOINT (SLOTTED & REINFORCED)  
ENGINEERED 1 1/2" FLOOR JOISTS  
12" GYPSUM BOARD - FRAMED
- (3) WOOD FLOOR  
1 1/2" CONCRETE TYPING  
3/4" TYPING W/ WOOD SLIP JOINT (SLOTTED & REINFORCED)  
ENGINEERED 1 1/2" FLOOR JOISTS  
4" SILL INSULATION  
6" MULPLY  
24" WOOD JOISTS @ 16" O.C. AS REQUIRED  
2" FLOOR FINISH
- (4) WOOD FLOOR - DECK  
FRAMES W/ WOOD SLIP JOINT (SLOTTED & REINFORCED)  
3/4" TYPING W/ WOOD SLIP JOINT (SLOTTED & REINFORCED)  
4" SILL INSULATION @ 16" O.C.  
ENGINEERED 1 1/2" FLOOR JOISTS  
4" SILL INSULATION  
6" MULPLY  
24" WOOD JOISTS @ 16" O.C. AS REQUIRED  
12" GYPSUM BOARD - FRAMED

**ROOF ASSEMBLIES**

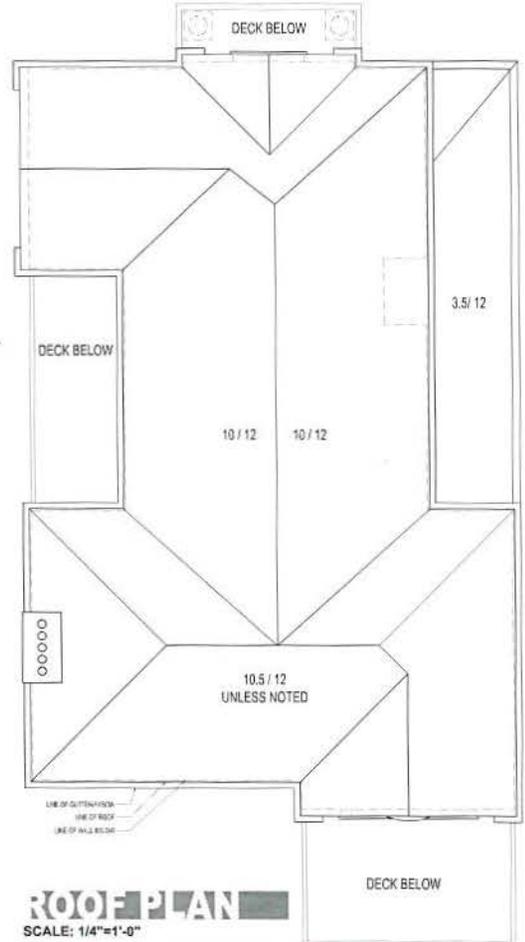
- (1) TRUSS ROOF  
24" RAFTERS (REINFORCED) @ 16" O.C. SPACED  
SLAB ASSEMBLY  
12" INSULATION  
ENGINEERED WOOD TRUSSES  
4" TYPING W/ WOOD SLIP JOINT (SLOTTED & REINFORCED)  
4" SILL INSULATION  
4" MULPLY W/ WOOD SLIP JOINT (SLOTTED & REINFORCED)  
12" GYPSUM BOARD - FRAMED



**BOX WINDOW**  
SCALE: 1/2"=1'-0"



**DECK OVER LIVING**  
SCALE: 1/2"=1'-0"



**ROOF PLAN**  
SCALE: 1/4"=1'-0"



PROJECT:	
360 E WINDSOR RD. NORTH VANCOUVER	
DESIGNED BY:	
ROBERT BLANEY DESIGN	
CROSS SECTION ROOF PLAN DETAILS	
DATE:	DATE:
BY:	BY:
CHECKED:	CHECKED:

A3



**SOUTH ELEVATION**

SCALE: 1/4"=1'-0"



**EAST ELEVATION**

SCALE: 1/4"=1'-0"

SPATIAL SEPARATION CALCULATIONS:  
 WALL AREA = 1161.22 SQ.FT.    LIMITED DISTANCE = 1.50M  
 MAX. ALLOWABLE UNPROTECTED OPENINGS = 186.45 SQ.FT.  
 PROPOSED UNPROTECTED OPENINGS = 147.50 SQ.FT. (12.6%)



**NORTH ELEVATION**

SCALE: 1/4"=1'-0"



**WEST ELEVATION**

SCALE: 1/4"=1'-0"



REVISIONS

NO.	DATE	DESCRIPTION

**ROBERT BLANEY**  
 DESIGN  
 NEW HOMES • RENOVATIONS • ADDITIONS

360 E WINDSOR RD.  
 NORTH VANCOUVER

ELEVATIONS

NO.	DATE	DESCRIPTION

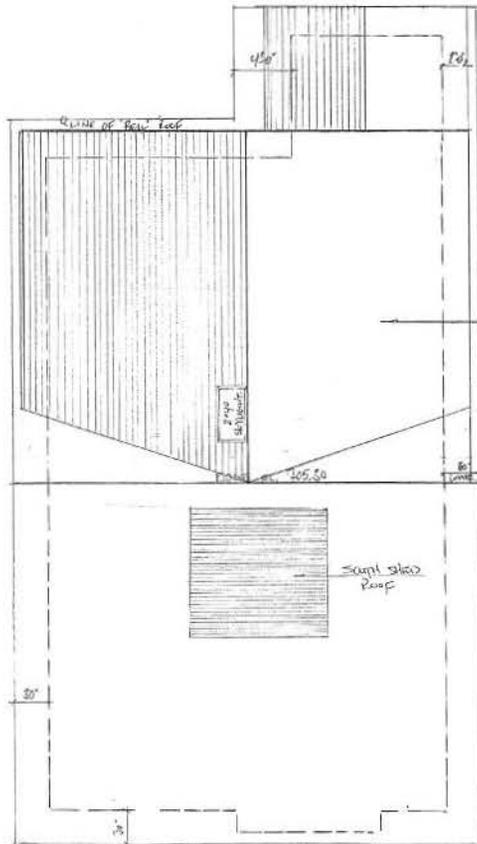
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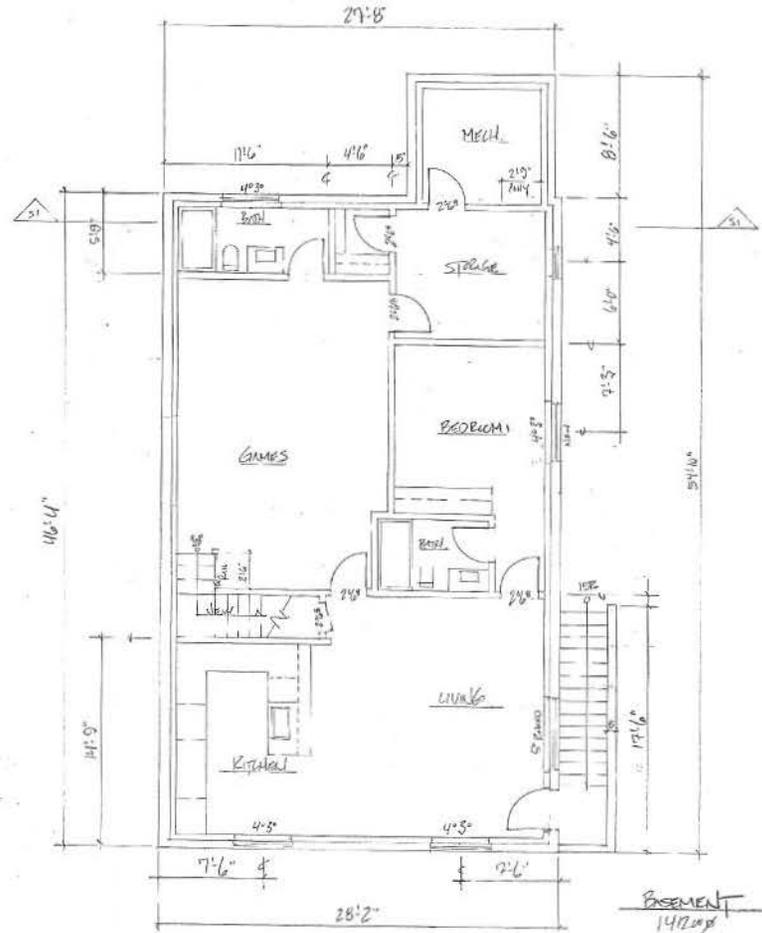






North Gable Roof

Roof plan



Basement  
14/2/08



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**REVISIONS**

#	DATE	DESCRIPTION
1	2018-03	PRELIMINARY SET
2	10-27-18	REVISION

**ROBERT BLANEY**  
DESIGN  
NEW HOMES • RENOVATIONS • ADDITIONS

PROJECT:  
Heritage Restoration & Addition  
300 East Windsor Rd  
DRAWING TITLE:  
Basement Plan  
Roof Plan

DRAWN BY: A. STEIN	DATE: Jul 18, 2018
CHECKED BY: R. BLANEY	PRINTED BY: R. BLANEY
SCALE: 1/4" = 1'-0"	PROJECT:
DRAWING NO.:	



**IMPORTANT REMARKS**  
 THIS PLAN AND DESIGN ARE FOR THE USE OF THE CLIENT ONLY. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON THE SITE PRIOR TO COMMENCEMENT OF WORK. THE CLIENT SHALL VERIFY THAT ALL CONDITIONS ARE AS SHOWN ON THE PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON THE SITE PRIOR TO COMMENCEMENT OF WORK. THE CLIENT SHALL VERIFY THAT ALL CONDITIONS ARE AS SHOWN ON THE PLAN.

**REVISIONS**

#	DATE	DESCRIPTION
1	2013-08	ISSUED SET
2	10-27-15	REVISION



WEST ELEVATION



SOUTH ELEVATION

**ROBERT BLANEY**  
 DESIGN  
 NEW HOMES • RENOVATIONS • ADDITIONS

**PROJECT**  
 Heritage Restoration  
 & Addition  
 380 East Windsor Rd  
 WINDSOR, CO  
 SOUTH ELEVATION  
 WEST ELEVATION

**DRAWN BY:** R. WRIGHT  
**DATE:** Jan 16, 2016  
**CHECKED BY:** R. BLANEY  
**PROJECT NO. ONLY:** 1501015  
**SCALE:** 1/4" = 1'-0"  
**RESIDENT:** [ ]  
**ISSUING FIRM:**

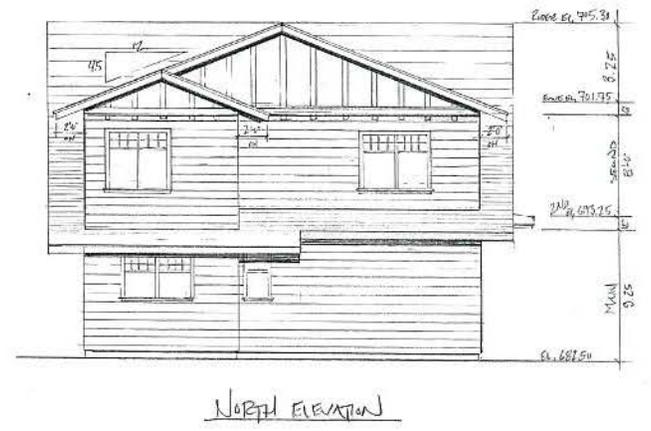
A4



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REVISIONS

#	DATE	DESCRIPTION
1	2004-05-04	ONE-TIME SET
2	2010-27-10	REVISION



**ROBERT BLANEY**  
DESIGN  
NEW HOMES • RENOVATIONS • ADDITIONS

PROJECT:  
~~Heritage Restored~~  
 • ADDITION  
 800 East Windsor Rd.  
 DRAWING NO.:  
 • North Elevation  
 • East Elevation

DRAWN BY: A. SPEDAL	DATE: JAN 14, 2014
CHECKED BY: E. BLANEY	VERIFY ALL DIMS: REVISIONS:
SCALE: 1/4" = 1'-0"	REVISIONS: 1
DRAWING NO.: 15	

# The Corporation of the District of North Vancouver

## Bylaw 8181

A bylaw to designate property as heritage property

---

The Council for The Corporation of the District of North Vancouver enacts as follows:

### 1. Citation

This bylaw may be cited as "Heritage Designation Bylaw 8181 – 360 East Windsor Road, Bylaw 8181, 2016".

### 2. Heritage Designation Protection

2.1 The Council designates the following as protected heritage property pursuant to Section 611 of the *Local Government Act*.

- (a) the lands located at 300 Block East Windsor Road, North Vancouver and legally described as: PID: \_\_\_\_\_, Lot 1, Block 9, District Lot 786, Plan \_\_\_\_\_; and
- (b) the exterior portion of the building on the Lands on the plans attached to this bylaw as Schedule A (the "Retained Structure").

### 3. Authority to Issue Heritage Alteration Permit

3.1 Pursuant to Section 617 of the *Local Government Act*, the Council delegates to the General Manager - Planning, Properties & Permits the authority to issue heritage alteration permits to authorize interior and exterior alterations of the Retained Structure not otherwise permitted by this bylaw, provided that the alterations, including the materials used and the design, colour and texture are in the opinion of the General Manager – Planning, Properties & Permits appropriate to the general period and style for the building.

**READ** a first time May 30<sup>th</sup>, 2016

**PUBLIC HEARING** held

**READ** a second time

**READ** a third time

**ADOPTED**

---

Mayor

---

Municipal Clerk

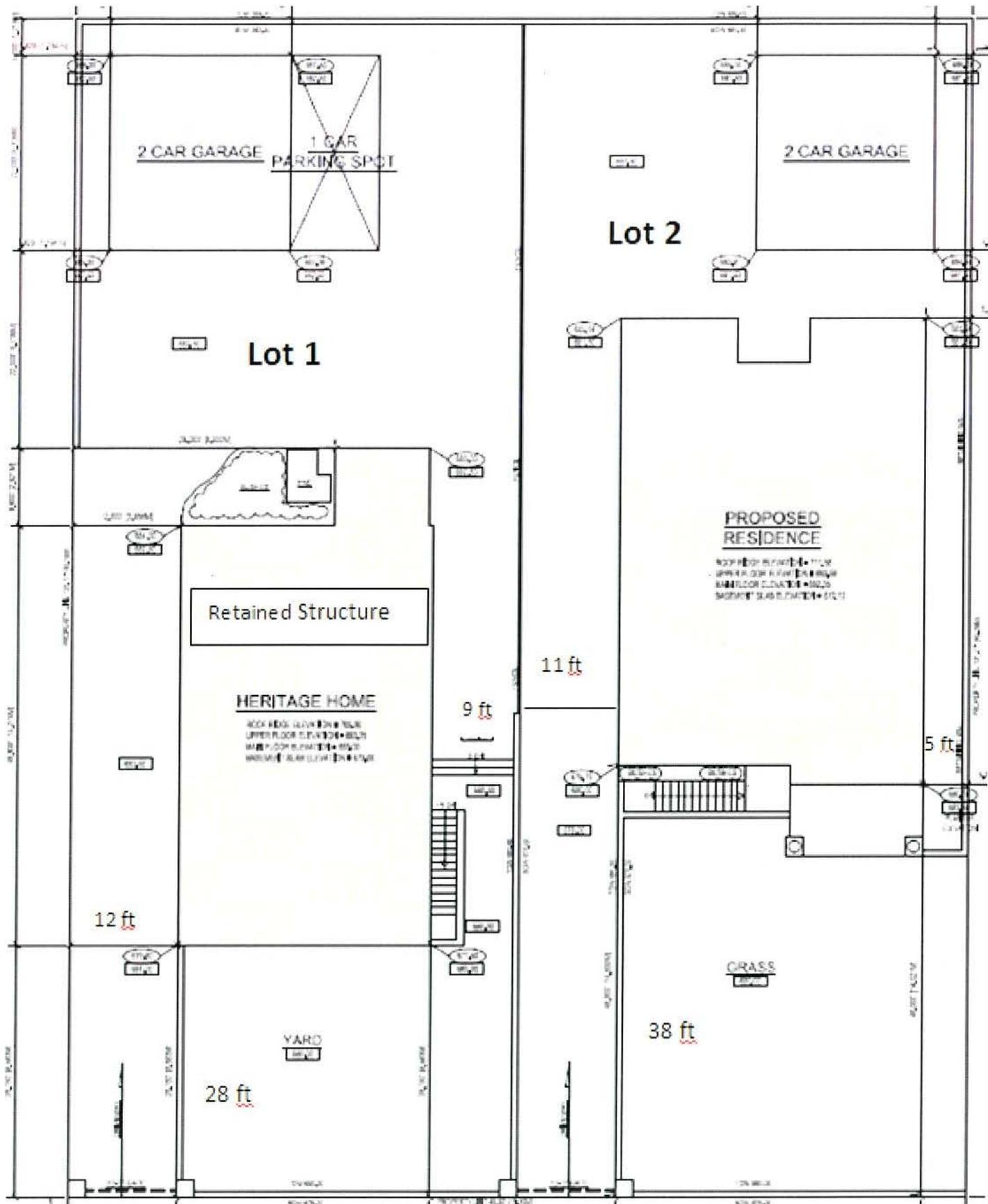
Certified a true copy

---

Municipal Clerk



## Schedule A to Bylaw 8181



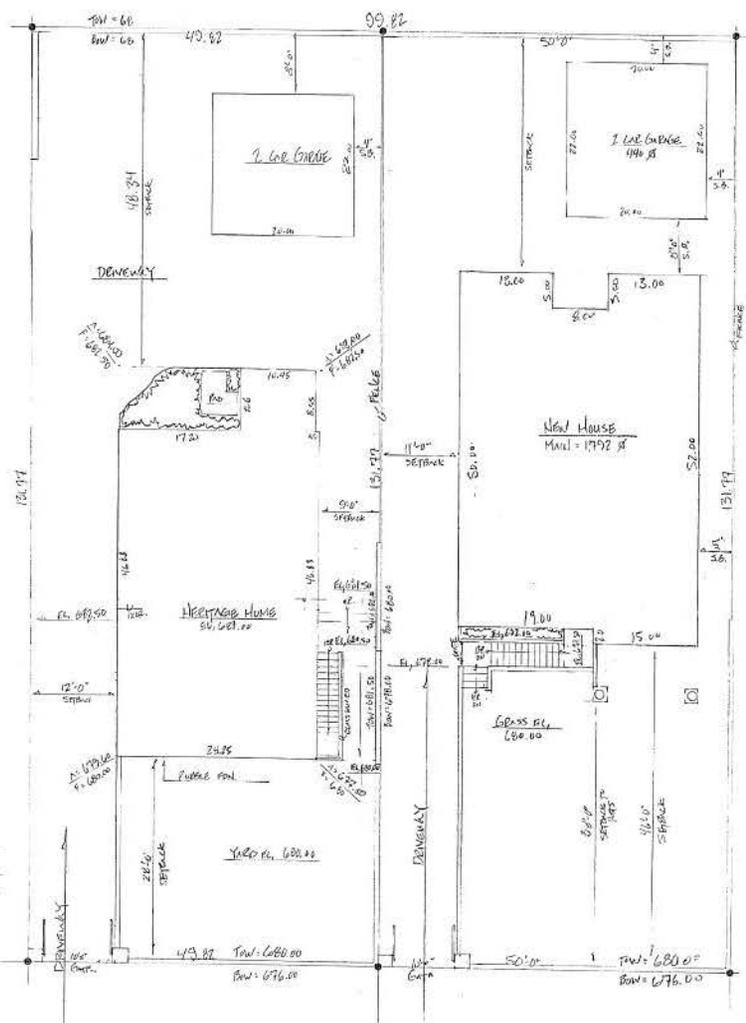
East Windsor Road





STYPMPT 12/16/16  
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REVISIONS	DATE	DESCRIPTION
1	12-27-16	CONCEPT PLAN
2	12-27-16	REVISION



*Robert Blaney*  
 DEC 27 2016  
 Revision #1

360 EAST WINDSOR RD.

**ROBERT BLANEY**  
 DESIGN  
 NEW HOMES • RENOVATIONS • ADDITIONS

PROJECT:  
 Heating Renovation  
 & Addition

DRAWING TITLE:  
 SITE PLAN

DRAWN BY: A. PICALI	DATE: 11/18/2016
CHECKED BY: R. BLANEY	REVISION ALL DIMS INCLUDE IN
SCALE: 1/4" = 1'-0"	REVISION: 1

DRAWING NO. 11



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 THE ENTIRE TERM OF THE CONTRACT AND SHALL  
 BE USED ONLY FOR THE PROJECT AND SITE  
 SPECIFICALLY IDENTIFIED IN THE CONTRACT AND  
 SHALL NOT BE USED FOR ANY OTHER PROJECT  
 WITHOUT THE WRITTEN PERMISSION OF ROBERT  
 BLANEY DESIGN INC.

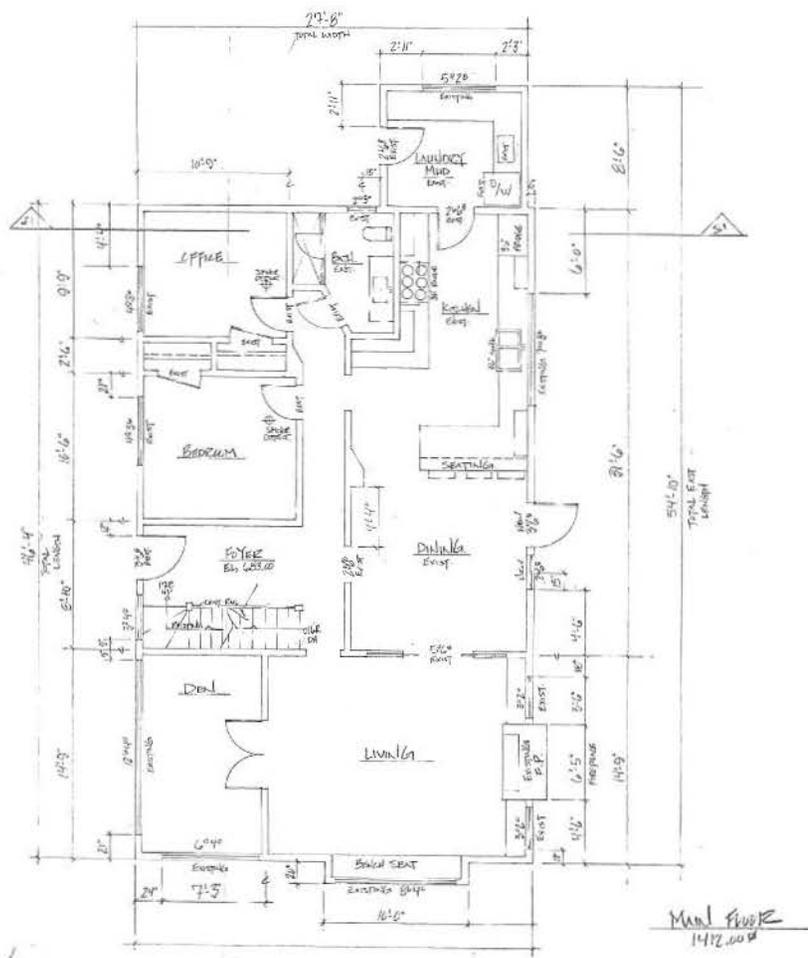
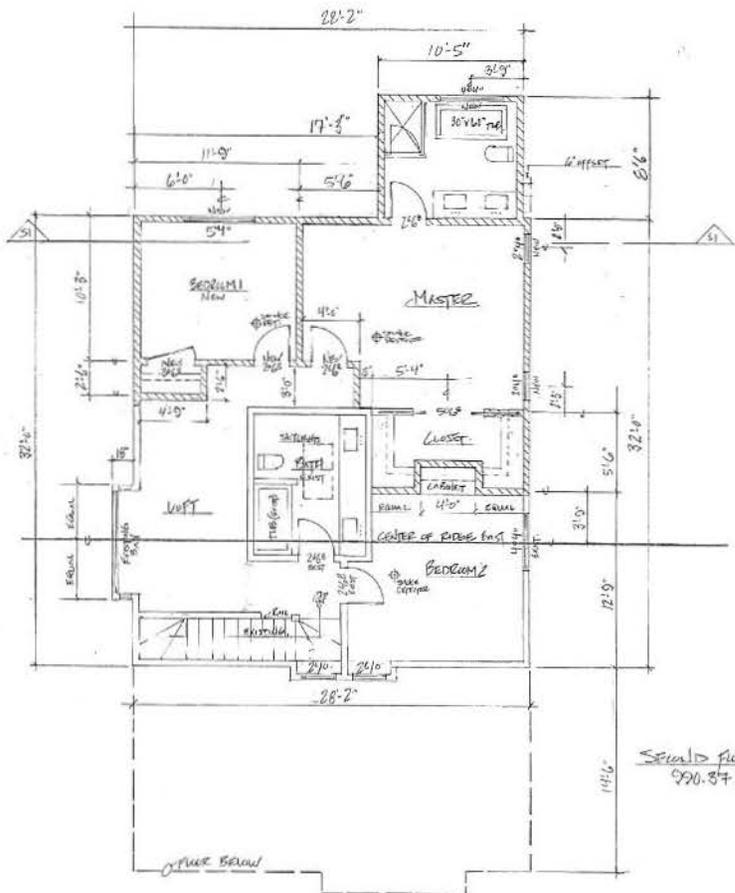
**REVISIONS:**

#	DATE	DESCRIPTION
1	2015-08	SUBMIT SET
2	10-27-15	REVISION

**ROBERT BLANEY**  
 DESIGN  
 NEW HOMES • RENOVATIONS • ADDITIONS

**PROJECT:**  
 Heritage Residence  
 ± Addition  
 360 East Windsor Road  
 Columbus, IL  
 \* Main Floor Plan  
 \* Second Floor Plan

**DRAWN BY:** A. PIZZELLO  
**CHECKED BY:** R. BLANEY  
**DATE:** JAN 10, 2016  
**SCALE:** 1/4" = 1'-0"  
**DRAWING NO.:** 12







WEST ELEVATION



SOUTH ELEVATION



**DISCLAIMER**  
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**CONTENTS**

#	DATE	DESCRIPTION
1	10/15/00	PROJECT SET
2	10-27-15	REVISION

**ROBERT BLANEY**  
 DESIGN  
 NEW HOMES • RENOVATIONS • ADDITIONS

**PROJECT:**  
 Heritage Preserve  
 & Addition  
 310 East Windsor Rd  
 Historic Site  
 • SOUTH ELEVATION  
 • WEST ELEVATION

**DRAWN BY:** R. PETERSON  
**CHECKED BY:** E. BLANEY  
**SCALE:** 1/8" = 1'-0"  
**DATE:** JAN 16, 2016  
**PROJECT NO:** 1000000000  
**REVISIONS:** 1

CELEBRATING 100



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REVISIONS

#	DATE	DESCRIPTION
1	2015-05-01	INITIAL SET
2	10-27-15	REVISION



EAST ELEVATION



NORTH ELEVATION

**ROBERT BLANEY**  
 DESIGN  
 NEW HOMES • RENOVATIONS • ADDITIONS

PROJECT:  
 Heritage Restoration  
 & Addition  
 304 East Windsor Rd  
 Drawing No.:  
 • North Elevation  
 • East Elevation

DRAWN BY: R. BLANEY  
 CHECKED BY: R. BLANEY  
 SCALE: 1/4" = 1'-0"  
 DRAWING NO.

EXP. BY: J. M. 10-28-2015  
 DESIGN ALL ENDS  
 REVISION: 1

15

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AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: <u>May 30, 2016</u>
<input type="checkbox"/> Committee of the Whole	Date: _____

  
Dept.  
Manager

  
GM/  
Director

  
CAO

## The District of North Vancouver REPORT TO COUNCIL

May 24, 2016  
File: 3060/20/9.16

**AUTHOR:** Kathleen Larsen, Community Planner

**SUBJECT:** **Bylaws 8180 and 8181: Heritage Revitalization Agreement and Heritage Designation: 360 East Windsor Road (Thomson House)**

### RECOMMENDATION

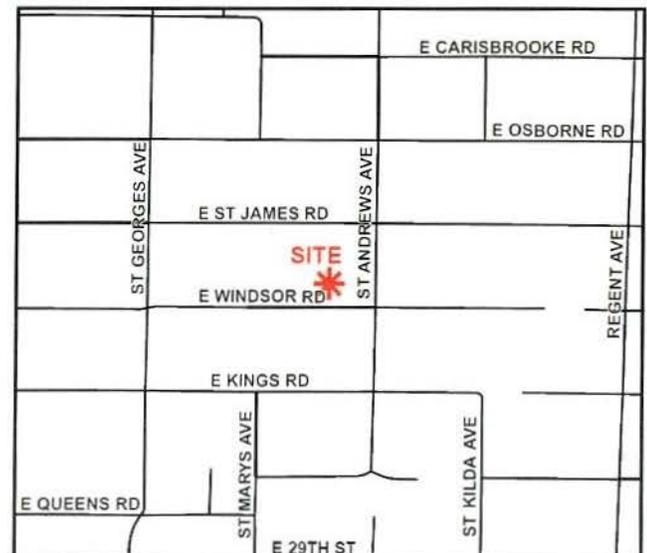
It is recommended THAT:

1. Bylaw 8180 to allow for the subdivision and redevelopment of the property under a Heritage Revitalization Agreement, be given First Reading; and
2. Bylaw 8181 to allow for the Heritage Designation of the heritage house be given First Reading; and
3. Bylaws 8180 and 8181 be referred to a Public Hearing.

### SUMMARY:

A Heritage Revitalization Agreement application has been submitted for 360 East Windsor Road to allow for subdivision of the property into two lots. Through the proposed bylaws the District would achieve heritage designation and permanent protection of the "Thomson House", a District Heritage Register house proposed to be retained on the west lot. In return, the owner would be permitted to subdivide and construct a new house on the proposed east lot.

A Statement of Significance and Conservation and Maintenance Plan has been received from a Heritage Consultant to support the Heritage Revitalization Agreement and heritage designation.



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**Site and Surrounding Area:**

The property is located in the Queensdale neighbourhood, is designated as Single-Family Residential Level 2 (RES2) in the Official Community Plan, and is zoned Residential Single-Family Queensdale (RSQ). It is not in any designated Development Permit Areas.



Surrounding development consists of single-family properties zoned RSQ to the east, west, south, and north. The subject site is 30.4m (99.8 ft) in width, 40.2m (131.8 ft) in depth and 1,222m<sup>2</sup> (13,153 sq ft) in area reflecting the pattern of larger lots in the surrounding area. The RSQ zoning does not accommodate subdivision of the property.

There are ten Heritage Register homes in the area surrounding the property within a two block radius. Four of these homes are located on 30.48m (100ft) lots, the remaining six are on smaller lots.

## BACKGROUND

The Thomson House was constructed in 1913 and is listed on the District's Heritage Register. The cottage-style bungalow features craftsman details and is distinguished by a bellcast side gable roof, a rubble foundation and projecting bay windows. The first owner was Mrs. Ellen Moody Thomson.

The current owner wishes to pursue a Heritage Revitalization Agreement (HRA) proposal that would allow subdivision of the property with restoration and designation of the heritage house.

A Heritage Revitalization Agreement (HRA) is a formal voluntary agreement negotiated between a municipality and the owners of a heritage requiring approval

from Council. Through this type of agreement, the *Local Government Act* allows a municipality to negotiate among other items, variances to the zoning requirements that pertain to the property. The agreement may also outline the duties, obligations and benefits negotiated by both parties to the agreement. In this case the primary District objective is to retain and designate the heritage house on the property.

An HRA is required to allow for the proposal as:

- The proposed two lots do not meet the minimum lot width or area requirements of the RSQ zone
- An HRA process will achieve as a primary objective the designation and permanent protection of a District Heritage Register House (Thomson House)

The HRA will also ensure that the integrity of the heritage house is not compromised and can be maintained over an extended period of time. Under the designation bylaw any future change to the heritage house will require a Heritage Alteration Permit approved by the District's General Manager of Planning, Properties and Permits.

A Statement of Significance and Maintenance and Conservation Plan completed by the project heritage consultant has been submitted with the application in support of the Heritage Designation and the HRA proposal (attached as Schedule A to the Heritage Revitalization Agreement).



360 East Windsor in the 1990s.

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**EXISTING POLICY:**

The subject property is designated "Detached Residential" in the District Official Community Plan and for reference as "Low Density Residential" in the North Lonsdale Delbrook Official Community Plan. The lot is zoned RSQ (Single-Family Queensdale).

The proposal is consistent with Policy 6.5.4 of the District's Official Community Plan that stipulates an objective to ensure a clear sense of identity and links to the past present and future and specifically to:

*6.5.4. Encourage the protection and enhancement of building and sites which have historic significance to the community by exploring opportunities to use the tools and incentives available under the Local Government Act.*

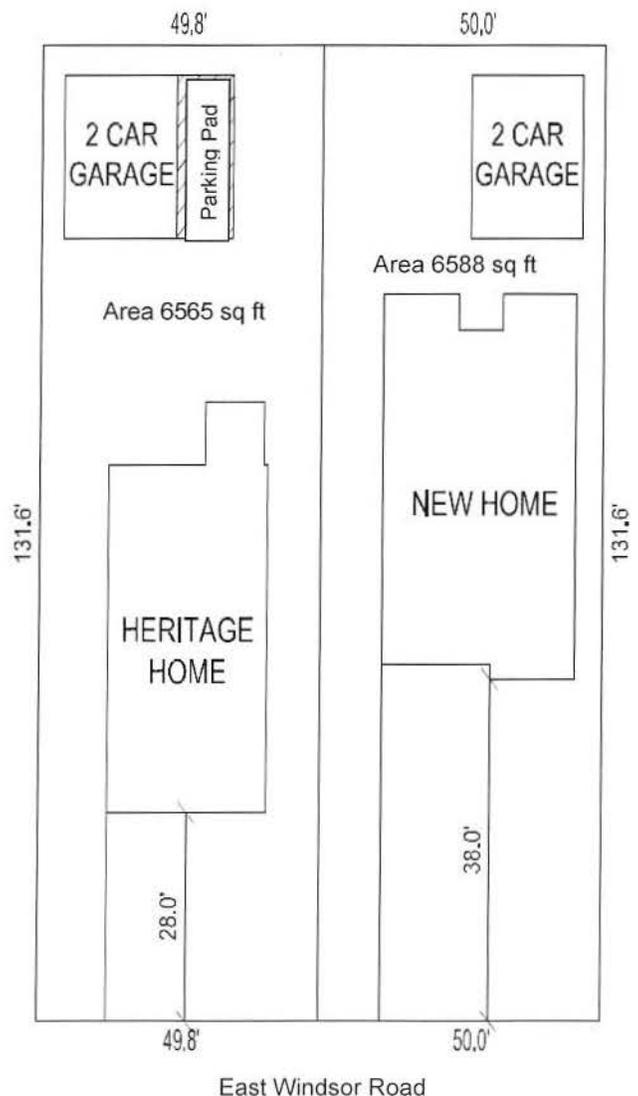
**ANALYSIS**

The Heritage Revitalization Agreement proposes the subdivision of the property into two lots each approximately 15.2m (50 ft) in width with the existing Thomson House retained and designated as a permanently-protected heritage structure on the proposed west lot.

Heritage House (West Lot)

In order to increase the liveability of the existing 176.1m<sup>2</sup> (1,896 sq ft) heritage house, the applicant is proposing additions to the house including a finished basement with secondary suite and an expanded second floor. The renovated heritage house with a total floor area of 223.2 m<sup>2</sup> (2,402 sq ft) will comply with all requirements of the RSQ zoning. A driveway at the west side of the property will lead to a 40.9m<sup>2</sup> (440 sq ft) detached garage at the rear of the lot with an adjacent third parking stall.

The plans have been reviewed by the heritage consultant are consistent with the submitted Statement of Significance and Maintenance and Conservation Plan.



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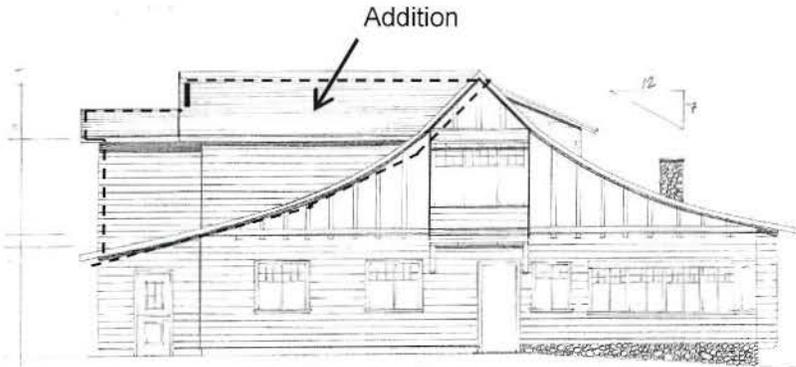
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The prominent features of the heritage house will be retained and rehabilitated including:

- The one and one half storey height, projecting bays and bellcast side-gabled roof with shed-roof dormers;
- Wood frame construction with rubble foundation;
- Craftsman architectural details;
- Original window and door assemblies;
- External brick chimney.



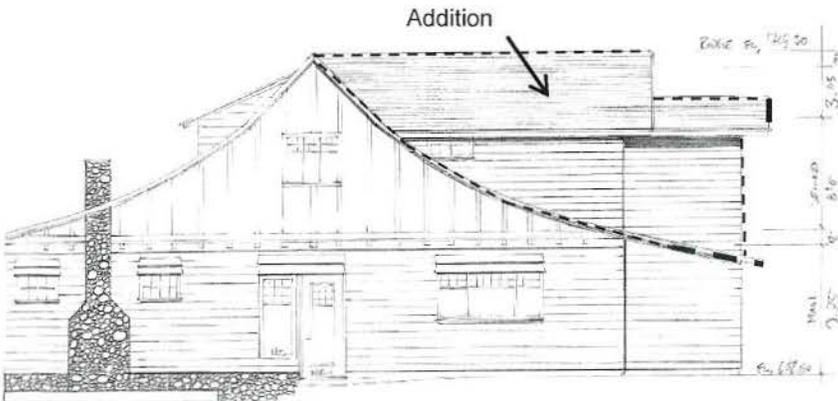
The proposed heritage house elevations, including the proposed second floor addition, are shown below:



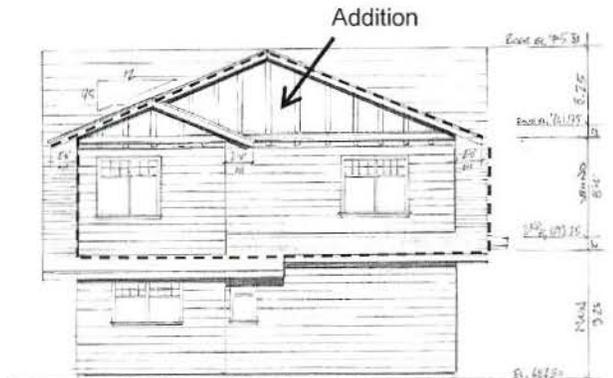
West Elevation



South Elevation



East Elevation



North Elevation

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East Lot (New House):

The new house on the proposed east lot will be 296.5 m<sup>2</sup> (3,192 sq ft) in size with a driveway at the west side of the property leading to a detached 40.9m<sup>2</sup> (440 sq ft) garage at the rear of the lot. As required under the HRA the new house will be:

- Constructed in accordance with the plans attached to the Heritage Revitalization Agreement;
- Designed to comply with the zoning requirements of the RSQ zone and green building standard of Energuide 86;
- Accompanied by a letter of support from a qualified heritage consultant to ensure the heritage house retained on the west lot will predominate the street frontage and the new construction will be sympathetic to the architectural style of the heritage house;
- Constructed within the building envelope area shown on the site plan attached to the HRA with a setback from the front property line of 11.6m (38.0 ft) to ensure that the heritage house predominates the street frontage in relation to the new construction on the east lot;
- Prohibited from having a secondary suite or adjacent coach house.



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Trees:

Four permit trees were removed from the site in preparation for a previous building permit application for one new single-family house. The permits were issued with the requirement that 13 conifers and 1 deciduous tree be replanted on the site.

The submission of finalized landscape plans to the satisfaction of the Director–Planning, Permits, and Bylaws is a requirement of the HRA. This plan will incorporate the required tree re-planting and environmental compensation will be required if all required trees cannot be accommodated on the site.

**Public Input:**

The applicant held a facilitated Public Information Meeting on March 1, 2016. Prior to the meeting, notices were distributed to 26 properties within 75m of the subject site. A sign was installed on the property and notices placed in the newspaper. The meeting was attended by approximately 100 people. A total of 91 people signed-in to the meeting.

A mix of comments were provided at the meeting with opposition primarily related to:

- A desire to preserve the existing large lot pattern in the area
- Potential precedent for future subdivision of surrounding large lots
- Perceived financial benefit to the owner at the expense of the surrounding community
- Proposed density on the site including the impact of potential secondary suites and coach houses

Positive comments noted:

- The proposal will allow the preservation of the existing heritage house and character of the surrounding area
- The secondary suites will provide for affordable housing in the area
- The HRA aligns with the District's official community plan which is designed to meet the needs of present and future generations
- Preservation will eliminate the waste from demolition of the heritage house
- The owners are long term residents of the District of North Vancouver and approval of this proposal will help them to stay in the area

Following the Public Information Meeting written and e-mailed submissions were received as summarized in the tables below.

Submissions in opposition:

Opposition to the subdivision proposal was primarily received from neighbours directly adjacent to the subject property and from the surrounding Upper Lonsdale area.

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Submissions in Opposition	Signatures	Location of those Submitting
Comment Sheets	23	8 - Properties adjacent to the subject site 15 - Properties in the Upper Lonsdale Area

Comments from those in opposition primarily noted:

- Increase in density, traffic and parking
- Loss of large properties threatening the character of neighbourhood
- Tree removal reducing heritage value of the property
- Only the developer will benefit/profit from the proposal
- Alternatives to subdivision should be considered that would still retain heritage house
- Precedent for further subdivisions in area
- Subdivided lot will be too small for proposed coach house and will not meet requirements of the Coach House design Guidelines (note: a coach house previously proposed for the west lot has since been deleted)
- Architectural style of proposed new house does not complement the heritage house

Submissions in Support:

Support for the proposal was received from within the Upper Lonsdale area, as well as other areas within the District and City of North Vancouver and from off the North Shore

Submissions in Support	Signatures	Location of those Submitting
Petition (on-line)	271	30 - District of North Vancouver/City of North Vancouver 241 - Outside District/City of North Vancouver
Comment Sheets	155	100 – Upper Lonsdale Area 38 - District of North Vancouver/City of North Vancouver 17- Outside District/City of North Vancouver

Comments from those in support primarily noted:

- General support for the proposal and retention of the heritage house
- Support for preservation of the heritage house and character/historical significance of the area
- Provision of alternative form of housing for families and seniors
- Providing for needed increased density in the District

Overall, nearby neighbours have generally noted opposition to the proposal. More support for the project has been expressed from the general Upper Lonsdale area, the remainder of the North Shore, and outside the City and District of North Vancouver.



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Community Heritage Committee:

The proposal was reviewed by the Community Heritage Committee (CHC) March 30, 2016. The CHC was in support of the proposed subdivision with the provision that the new construction be subordinate to the heritage house on the west lot. The house setback for the east lot is controlled by the HRA and will be greater than the west lot to ensure the Thomson House is prominent to the street.

**Conclusion:**

The application for a Heritage Revitalization Agreement to allow for subdivision of the property into two lots will achieve the heritage designation and permanent protection of "The Thomson House", a Heritage Register house to be retained on the proposed west lot. A new house constructed on the proposed east lot will be subordinate and sympathetic to the architectural style of the retained heritage house.

A Statement of Significance and Conservation and Maintenance Plan has been received from a heritage consultant to support the designation and Heritage Revitalization Agreement and to ensure ongoing maintenance of the designated heritage house.

**Options:**

The following options are available for Council's consideration:

1. Introduce Bylaw 8180 and 8181 and refer the bylaws to Public Hearing (Staff Recommendation); or
2. Defeat Bylaws 8180 and 8181 at First Reading.



Kathleen Larsen  
Community Planner

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Attachments:

A - Bylaw 8180 - Heritage Revitalization Agreement

B - Bylaw 8181 - Heritage Designation Bylaw

C - Facilitator's Report - Public Information Meeting March 1, 2016

REVIEWED WITH:		
<input type="checkbox"/> Sustainable Community Dev. _____	<input type="checkbox"/> Clerk's Office _____	External Agencies:
<input type="checkbox"/> Development Services _____	<input type="checkbox"/> Communications _____	<input type="checkbox"/> Library Board _____
<input type="checkbox"/> Utilities _____	<input type="checkbox"/> Finance _____	<input type="checkbox"/> NS Health _____
<input type="checkbox"/> Engineering Operations _____	<input type="checkbox"/> Fire Services _____	<input type="checkbox"/> RCMP _____
<input type="checkbox"/> Parks _____	<input type="checkbox"/> ITS _____	<input type="checkbox"/> Recreation Com. _____
<input type="checkbox"/> Environment _____	<input type="checkbox"/> Solicitor _____	<input type="checkbox"/> Museum & Arch. _____
<input type="checkbox"/> Facilities _____	<input type="checkbox"/> GIS _____	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Human Resources _____	<input type="checkbox"/> Real Estate _____	

**The Corporation of the District of North Vancouver**

**Bylaw 8180**

A bylaw to enter into a heritage revitalization agreement pursuant to section 610 of the *Local Government Act* (RSBC 1996, c.323)

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The Council for the Corporation of the District of North Vancouver enacts as follows:

**Citation**

1. This bylaw may be cited as "**Heritage Revitalization Authorization Agreement Bylaw 8180 – Thomson House**".

**Heritage Revitalization Agreement**

2. The Council of the District of North Vancouver is authorized to enter into a Heritage Revitalization Agreement substantially in the form of the agreement attached to this Bylaw (the "Heritage Revitalization Agreement") with the owner of the property and building located at 360 East Windsor Road and legally described as PID: 014-602-016, Lot 6 Block 9 District Lot 786 Plan 1479.

**Execution of Agreement**

3. The Mayor and Municipal Clerk are authorized on behalf of the Council to sign the Heritage Revitalization Agreement substantially in the form attached as Schedule A and titled "Heritage Revitalization Agreement - Thomson House" and forming part of this Bylaw.

**Delegation**

4. Wherever in the Heritage Revitalization Agreement a heritage alteration permit is required, the discretion to approve, refuse or issue such permit is delegated by the District to the General Manager - Planning, Properties & Bylaws (the "GM") and:
  - (a) such exercise of discretion relating to the issuance of the heritage alteration permit shall be made by the GM acting reasonably in accordance with sound municipal heritage and conservation practice;
  - (b) such exercise of discretion, including any terms and conditions imposed, shall be consistent with the *Local Government Act*, and with the intent of preserving the heritage character and heritage value of Thomson House and its setting; and
  - (c) the GM may refer any exercise of discretion to the District of North Vancouver Community Heritage Committee for advice.

**READ** a first time the \_\_\_ day of \_\_\_\_\_, 2016.

**PUBLIC HEARING** held the \_\_\_ day of \_\_\_\_\_, 2016.

**READ** a second time the \_\_\_ day of \_\_\_\_\_, 2016.

**READ** a third time the \_\_\_ day of \_\_\_\_\_, 2016.

**ADOPTED** the \_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Municipal Clerk

Certified a true copy

\_\_\_\_\_  
Municipal Clerk

**HERITAGE REVITALIZATION AGREEMENT**

**THOMSON HOUSE**

This Agreement made the \_\_\_\_ day of \_\_\_\_\_, 2016,

BETWEEN:

**MARIANA TEREZA D'AMICI**, 360 East Windsor Road, North Vancouver, BC  
V7N 1K1

(the "Owner")

AND:

**THE CORPORATION OF THE DISTRICT OF NORTH VANCOUVER**, 355 West  
Queens Road, North Vancouver, BC V7N 4N5

(the "District")

WHEREAS:

- A. The Owner is the registered Owner in fee simple of the following lands and premises at 360 East Windsor Road in the District of North Vancouver, British Columbia and legally described as:  
  
PID: 014-602-016, Lot 6 Block 9 District Lot 786 Plan 1479  
  
(the "Lands");
- B. The District and the Owner consider that these Lands, including the house (the "Thomson House") and the landscaping, have heritage value which should be protected and preserved;
- C. Section 610 of the *Local Government Act* authorizes a local government to enter into a Heritage Revitalization Agreement with the owner of heritage property allowing variations of, and supplements to, the provisions of a zoning bylaw, subdivision bylaw, development permit and heritage alteration permit;
- D. For the purpose of conserving the heritage value of Thomson House, the Owner and the District have agreed to enter into this Agreement setting out the terms and conditions of continuing protection for the heritage character and heritage value of this heritage building;
- E. The heritage character of Thomson House which both the Owner and the District desire to conserve and which constitute the heritage value of the Lands have been described by text and photographs attached as Schedule "A" to this Agreement;

In consideration of the mutual promises of the parties and for other good and valuable consideration (the receipt and sufficiency of which is acknowledged), the Owner and the District covenant and agree pursuant to Section 966 of the *Local Government Act* as follows:

#### Interpretation

1. In this Agreement:
  - (a) "Approving Officer" means the approving officer for the District appointed under the *Land Title Act*;
  - (b) "Chief Building Official" means the District' chief building official or his or her designate;
  - (c) "GM" means the District's General Manager - Planning, Properties & Bylaws;
  - (d) "Report" means the Conservation Plan prepared by Donald Luxton and Associates Inc. dated February 2016 a copy of which is attached hereto as Schedule "A"; and
  - (e) "Thomson House" has the meaning given to it in Recital B.

#### Heritage Revitalization

2. The parties agree that the Lands have heritage value, deserving of protection and conservation and the Owner specifically agrees to maintain, preserve and protect the heritage character of Thomson House in accordance with this Agreement.
3. The Owner covenants and agrees that the Lands may not be subdivided, used or developed except as specifically set out in this Agreement.
4. The parties agree that notwithstanding the provisions of District bylaw requirements related to the zoning applicable to the Lands, the Lands may be used and developed in the following manner:
  - (a) subdivide the Lands into Lot 1 and Lot 2 as shown on the draft subdivision plan attached hereto as Schedule "B" (the "Proposed Subdivision");
  - (b) locate the Thomson House strictly in accordance with the site plan attached as Schedule "C";
  - (c) renovate and add on to the Thomson House strictly in accordance with the plans attached as Schedule "D" and ensure that the Thomson House after said renovations and additions will not exceed a total Floor Area of 223.2 m<sup>2</sup>;
  - (d) construct a house and a detached garage on Lot 2 and a detached garage on Lot 1 strictly in accordance with the site plan attached as Schedule "C" and strictly in accordance with the plans and specifications attached as Schedule "D" and ensure that:
    - i. the Floor Area of the house on Lot 2 will not exceed 296.5 m<sup>2</sup>;

- ii. the House on Lot 2 will meet or exceed Energuide 86, said requirement to be secured with a section 219 covenant in form and content acceptable to the municipal solicitor, with said covenant to be fully registered at the Land Title Office against the title to Lot 2 in favour of the District in priority to all financial charges prior to approval of the Proposed Subdivision;
  - iii. the Floor Area of the detached garage on Lot 1 will not exceed 40.9 m<sup>2</sup>; and
  - iv. the Floor Area of the detached garage on Lot 2 will not exceed 40.9 m<sup>2</sup>; and
- (e) install and maintain landscaping and driveways on Lot 1 and Lot 2 in accordance with the landscape and driveway plan to be prepared by the Owner's landscape architect and approved by the District under subsection 9(b) herein,

all in accordance with the terms and conditions of this Agreement.

5. The Owner covenants and agrees that Lot 1 and Lot 2 may not be separately sold or otherwise transferred until after occupancy permits have been issued by the District for houses on both Lots and until the landscaping required pursuant to subsection 4(e) has been installed to the District's satisfaction.
6. The Owner further covenants and agrees that Lot 2 will not be used or developed and no building permit will be applied for, or is required to be issued by the District, in respect of any improvement on Lot 2 unless and until an occupancy permit has been issued by the District for the Thomson House located, renovated and expanded in strict accordance with section 4 of this Agreement.
7. The Owner expressly acknowledges and agrees that it is a condition of entering into this Agreement that prior to the Approving Officer's approval of the Proposed Subdivision, the Owner's solicitor will have provided to the District his or her written professional undertaking to deposit the Proposed Subdivision plan only as an all or nothing package with any charges required by the Approving Officer, including without limitation:
  - (a) the section 219 covenant referred to in section 4(d)(ii), which must be registered against title to Lot 2 in accordance with subsection 4(d)(ii);
  - (b) a separate section 219 covenant and rent charge against title to each of Lots 1 and 2, to secure the Owner's maintenance obligations in relation to the Thomson House, and requiring that the landscaping improvements required pursuant to subsection 4(e) must be retained and maintained in perpetuity in accordance with the terms and conditions set out in said of such covenants, which said covenants must be registered in favour of the District in priority to all financial charges covenant; and
  - (c) a section 219 covenant stipulating that there must not be any secondary suite (including in the form of a coach house) constructed, installed, used or occupied on Lot 2, which said covenant must be registered against Lot 2 in favour of the District in priority to all financial charges.

All said covenants must be in a form acceptable to the Municipal Solicitor.

8. Without limiting any other provision herein, the Owner agrees that:
  - (a) all driveway paving on Lot 1 and Lot 2 must be of porous construction;
  - (b) the exterior cladding and colour scheme for all improvements on both Lots 1 and 2 must complement the heritage character of the Thomson House, must comply with all requirements set out in the report attached as Schedule A, and must be approved by the GM in advance, with future colour changes to be similarly approved; and
  - (c) all renovations and improvements to the Thomson House must be consistent and compatible with the requirements and recommendations contained in the Report. In the event of any inconsistency or conflict between the requirements and recommendations contained in the Report and any other requirement or obligations contained in this Agreement, the GM will determine which requirement will govern, and his determination in this regard will be final.
9. The Owner further covenants and agrees that neither Lot 1 nor Lot 2 will be used or developed and no building permit will be applied for, or is required to be issued by the District, in respect of any improvement on Lot 1 or Lot 2 unless and until the Owner has:
  - (a) prepared and submitted to the District a maintenance plan acceptable to the GM for future maintenance of Thomson House; and
  - (b) delivered to the District a detailed landscape and driveway plan and boulevard planting plan for both Lots 1 and 2, prepared by a professional landscape architect retained by the Owner, which said plans must create a setting to complement the heritage character of Thomson House to the satisfaction of the GM in his or her sole discretion (the "Landscaping and Site Plan").
10. Notwithstanding any other term of this Agreement, prior to commencing any development work on Lot 1, the Owner must obtain all necessary permits and approvals from the District.
11. The Owner agrees to maintain Thomson House to such a standard which, in the opinion of the GM, retains the heritage character and heritage value of the building and site.
12. The Owner specifically acknowledges and agrees that alterations and improvements to the exterior of Thomson House will require a heritage alteration permit issued by the District.
13. The parties agree that the exterior of Thomson House shall be designated as protected heritage property pursuant to section 611 of the *Local Government Act*.

#### Heritage Alteration Permits

14. In accordance with the terms and conditions of this Agreement, the Owner shall not alter in any way the exterior of Thomson House except as permitted by a Heritage Alteration Permit issued by the District.



### Construction and Maintenance of Works

15. Wherever in this Agreement the Owner is issued a heritage alteration permit to restore, rehabilitate, replicate, repair, replace, maintain or in any way alter improvements on, or features of Thomson House, or to construct or maintain other works to protect or conserve such improvements or features, all such work shall be done at the Owner's sole expense strictly in accordance with the heritage alteration permit and all plans and specifications forming part thereof and shall be diligently and continuously maintained in good repair and efficient operating condition by the Owner at the Owner's sole expense in accordance with good engineering, design, heritage and conservation practice.

### Damage or Destruction

16. Subject to section 17, in the event that Thomson House is damaged, the parties agree that the Owner must repair the building, in which event the Owner shall forthwith commence the repair work and complete the same within one year of the date of damage.
17. In the event that Thomson House is accidentally damaged or destroyed to the extent of 75% or more of its value above its foundations, as determined by the Chief Building Official, the terms of this Agreement which relate to Thomson House shall cease to be of any effect and thereafter all use and occupation of Lands shall be in accordance with the District Zoning Bylaw No. 3210, as amended, and in accordance with all other bylaws or regulations of the District or any other laws of any other authority having jurisdiction; provided that as a limitation on said use the maximum floor area for any replacement house on Lot 1 shall not exceed 223.2 m<sup>2</sup>.

### Breach

18. In the event that the Owner is in breach of a material term of this Agreement, the District may give the Owner notice in writing of the breach and the Owner shall ensure it does nothing to further the breach and shall remedy the breach within 30 days of receipt of the notice.

### Amendment

19. The parties acknowledge and agree that this Agreement may only be amended by one of the following means:
  - (a) by bylaw with the consent of the parties provided that a public hearing shall be held if an amendment would permit a change to use or density of use on the Lands; or
  - (b) by Heritage Alteration Permit issued pursuant to section 972 of the *Local Government Act*.

### Representations

20. It is mutually understood and agreed that the District has made no representations, covenants, warranties, promises or agreements, express or implied, other than those contained in this Agreement.

### Statutory Functions

21. Except as expressly varied or supplemented herein, this Agreement shall not prejudice or affect the rights and powers of the District in the exercise of its statutory functions and responsibilities, including, but not limited to, the *Local Government Act* and its rights and powers under any enactments, bylaws, order or regulations, all of which, except as expressly varied or supplemented herein, are applicable to the Property.

### No Liability to District

22. In no case shall the District be liable or responsible in any way for:
- (a) any personal injury, death or consequential damage of any nature whatever, however caused, that may be suffered or sustained by the Owner or by any other person who may be on the Lands; or
  - (b) any loss or damage of any nature whatever, however caused to the Lands or any improvements or personal property thereon belonging to the Owner or to any other person;

arising directly or indirectly from, or in any way related to, the entering into of this Agreement, compliance with the conditions, restrictions and requirements in this Agreement, the Proposed Subdivision, wrongful or negligent failure or omission to comply with the conditions, restrictions and requirements herein, or from the enforcement or non-enforcement of any restrictions or requirements herein or with any other term condition or provision of this Agreement.

### Indemnity

23. The Owner shall at all times indemnify and save harmless the District of and from all loss and damage, and all actions, claims, costs, demands, expenses, fines, liabilities and suites of any nature whatsoever by whomsoever brought for which the District shall or may become liable, incur or suffer by reason of existence and effect whether direct or indirect of the restrictions or requirements herein, or breach or non-performance by the Owner of any covenant, term or provision hereof, or by reason of any work or action of the Owner in performance of its obligations hereunder, or by reason of any wrongful act or omission, default or negligence of the Owner.

### Damages

24. The Owner covenants and agrees that the measure of damages for any breach of the restrictions or requirements of this Agreement shall include, but shall not be limited to, the actual cost and expense of all administration, labour, materials, equipment, services and work required for all remedial acts necessary to fully restore, rehabilitate, replace or maintain the building, structure, improvement on or feature of the Lands having *heritage value* to be protected, conserved, preserved or kept in its natural state. The nature and extent of any breach of the said restrictions and requirements, and the nature and extent of any restoration, rehabilitation, replacement, maintenance or remedial work or action of any nature required to remedy such breach shall be determined by the District in its sole discretion.

### Specific Performance

25. The Owner agrees that the District is entitled to obtain an order for specific performance of this Agreement and a prohibitory or mandatory injunction in respect of any breach by the Owner of this Agreement. The Owner agrees that this is reasonable given the public interest in preserving the heritage value and character of the Thomson House.

### No Waiver

26. No restrictions, requirements or other provisions in this Agreement shall be deemed to have been waived by the District unless a written waiver authorized by resolution of the Council and signed by an officer of the District has first been obtained, and without limiting the generality of the foregoing, no condoning, excusing or overlooking by the District on previous occasions of any default nor any previous written waiver shall be taken to operate as a waiver by the District of any subsequent default or in any way to defeat or affect the rights of remedies the District.

### Compliance with Laws

27. Despite any provision of this Agreement, the Owner shall comply with all laws, including bylaws of the District and all regulations and orders of any authority having jurisdiction, and to the extent only that such laws, regulations and orders are mandatory and necessarily require the breach of any restriction or positive obligation herein to be observed or performed by the Owner, or less than strict compliance with the terms hereof, then the Owner upon sixty days' written notice to the District shall be excused from complying with such restrictions or performing such obligation and such restriction or obligation shall be suspended but only to the extent and for the time that such mandatory law, regulation or order is inconsistent with compliance with the said restrictions or obligations.

### Agreement's Relevance to Subdivision Approval

28. The Owner agrees that the Approving Officer is, with respect to any preliminary or final application for approval of the Proposed Subdivision, entitled (but not required) to consider whether the Proposed Subdivision complies with the applicable requirements under this Agreement or whether the requirements of this Agreement have been complied with and to reject the application if any of those requirements have not, in the opinion of the Approving Officer, been complied with. Nothing in this Agreement commits the Approving Officer to approve any Proposed Subdivision plan.

### Rights are Permissive Only

29. The rights given to the District by this Agreement are permissive only and nothing in this Agreement imposes any legal duty of any kind on the District to the Owner or anyone else, and nothing in this Agreement obliges the District to enforce this Agreement, to perform any act or to incur any expense in respect of this Agreement.

### Notice Binding

30. The Owner will file against the Lands notice in the Land Title Office in accordance with section 610 of the *Local Government Act* and upon registration of such notice, this

Agreement and any amendment to it shall be binding on all persons who acquire an interest in the Lands or any part thereof.

#### Notice

31. Any notice to be given hereunder shall be in writing and may be either delivered personally or sent by prepaid registered mail and if so mailed shall be deemed to have been given five (5) days following the date upon which it was mailed. The address of the parties for the purpose of notice shall be as follows:

To the District:

District of North Vancouver  
355 West Queens Road  
North Vancouver, BC V7N 4N5

Attention: Municipal Clerk

If to the Owner:

Mariana Tereza D'Amici  
360 East Windsor Road  
North Vancouver, BC V7N 1K1

Any party hereto may at any time give notice in writing to the other of any change of address and after the third day of the giving of such notice the address therein specified shall be the address of such party for the giving of notices.

#### Inspection

32. Without limiting the District's power of inspection conferred by statute and in addition thereto, the District shall be entitled at all reasonable times and from time to time to enter onto the Lands for the purpose of ensuring that the Owner is fully observing and performing all of the restrictions and requirements in this Agreement to be observed and performed by the Owner.

#### Severance

33. If any part of this Agreement is for any reason held to be invalid by a court of competent jurisdiction, the invalid portion is to be severed from the rest of this Agreement and the decision that it is invalid does not affect the validity of the remainder of this Agreement.

#### Headings

34. The headings in this Agreement are inserted for convenience only and shall not affect the construction of this Agreement or any provision hereof.

#### Successors Bound

35. All restrictions, rights and liabilities herein imposed upon or given to the respective parties shall extend to and be binding upon their respective heirs, executors, administrators, successors and assigns. When the Owner is more than one party they

shall be bound jointly and severally by the terms, covenants and agreements herein on the part of the Owner.

36. The District will file a notice in the Land Title Office in accordance with section 966 of the *Local Government Act* and upon registration of such notice, this Agreement and any amendment to it shall be binding on all persons who acquire an interest in the land affected by this Agreement.

Other Documents

37. The Owner agrees at the request of the District to execute and deliver or cause to be executed and delivered all such further agreements, documents and instruments and to do and perform or cause to be done and performed all acts and things as may be required in the opinion of the District to give full effect to this Agreement.

*The remainder of this page is intentionally left blank*

No Partnership or Agency

38. The parties agree that nothing contained in this Agreement creates a partnership, joint venture or agency relationship between the parties.

The Owner and the District have executed this Agreement as of the date first above written.

Signed, Sealed and )  
Delivered by Mariana Tereza )  
D'Amici in the presence of: )  
)  
\_\_\_\_\_)  
Name )  
)  
\_\_\_\_\_)  
Address )  
)  
\_\_\_\_\_)  
)  
\_\_\_\_\_)  
Occupation )

Mariana Tereza D'Amici

Signed by the duly authorized )  
signatories of The )  
Corporation of the District of )  
North Vancouver: )  
)  
\_\_\_\_\_)  
Richard Walton, Mayor )  
)  
)  
\_\_\_\_\_)  
James Gordon, Clerk )

Schedule "A"  
Conservation Plan

# THOMSON HOUSE

360 EAST WINDSOR ROAD,  
DISTRICT OF NORTH VANCOUVER

## CONSERVATION PLAN

FEBRUARY 2016



**DONALD LUXTON**   
AND ASSOCIATES INC

DONALD LUXTON AND ASSOCIATES INC.  
1030 - 470 GRANVILLE STREET VANCOUVER BC V6C 1V5  
info@donaldluxton.com 604 688 1216 www.donaldluxton.com





DONALD LUXTON  
ASSOCIATES

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360 East Windsor in the 1990s.



360 East Windsor in 2016

## 1.0 INTRODUCTION

**CURRENT ADDRESS:** 360 EAST WINDSOR ROAD,  
DISTRICT OF NORTH VANCOUVER

**HISTORIC NAME:** THOMSON HOUSE

**ORIGINAL OWNER:** MRS. ELLEN MOODY THOMSON

**CONSTRUCTION DATE:** 1913

**ORIGINAL LEGAL ADDRESS:** LOT: 6, BLOCK: 9, PLAN: 1479, DL: 786

**HERITAGE STATUS:** SECONDARY LIST,  
DISTRICT OF NORTH VANCOUVER HERITAGE REGISTER

The Thomson House at 360 East Windsor Road is a pre-WWI cottage-style bungalow in the District of North Vancouver. The house has survived intact and is part of Upper Lonsdale's historic fabric. It is now proposed to redevelop the site of the Thomson house in a way that will protect this heritage resource through entering into a Heritage Revitalization Agreement. This Conservation Plan outlines the best practices for the preservation, restoration and rehabilitation of the Thomson House and its site.



360 East Windsor in the 1990s [DNV Heritage Inventory p. 78]



## 2.0 HISTORIC CONTEXT



Lonsdale Avenue with streetcar service that stretched up the hill toward the District of North Vancouver, circa 1908, City of Vancouver Archives [CVA Out P1221]

The District of North Vancouver was incorporated in 1891 and originally included all three separate municipalities of the North Shore. The City of North Vancouver, comprising the urban core close to Burrard Inlet, officially formed in 1907, while West Vancouver seceded from the District in 1912. In the midst of these administrative transitions, the North Shore was booming with development, due to the economic expansion occurring throughout the Lower Mainland during the Edwardian era. Suburban residential areas, including those in North Vancouver, developed into bedroom communities for employees of the thriving industries and commercial enterprises of the early twentieth century.

Connected by ferry service, and later bridges, to Downtown Vancouver, the District of North Vancouver became a preferred address for those seeking a quiet residential life, away from the polluting effects of industries closer to the shore. The Upper Lonsdale neighbourhood, located just north of the boundary between the City and District of North Vancouver, was developing in the early 1910s, as the Lonsdale Avenue streetcar gradually reached the area; the streetcar made it to Windsor Road in 1912. The construction of the Thomson Residence in 1913 was made possible by this new access to the remainder of the Lower Mainland.

# HISTORIC CONTEXT



Pan: Upper Lonsdale from Carisbrooke Park, looking south, 1916 [CVA PAN N173]



Detail: Upper Lonsdale from Carisbrooke Park, looking south, 1916 [CVA PAN N173]



### 3.0 STATEMENT OF SIGNIFICANCE



The Thomson Residence in 2016

# STATEMENT OF SIGNIFICANCE

**Address:** 360 East Windsor Road, North Vancouver

**Historic Name:** Thomson Residence

**Original Owner:** Mrs. Ellen Moody Thomson

**Date of Construction:** 1913

## Description of the Historic Place

The Thomson Residence, located at 360 East Windsor Road in the Upper Lonsdale neighbourhood of the District of North Vancouver, is a cottage-style bungalow, distinguished by its bellcast side-gabled roof and projecting bays.

## Heritage Value of the Historic Place

The Thomson Residence was built in 1913 and is valued for its connection with the pre-World War One growth and development of North Vancouver, and for its Craftsman influenced architecture.

The Thomson Residence represents the intense, speculative development that occurred across the Lower Mainland during the Edwardian-era boom period. After regular ferry service was established in 1903 and North Vancouver was incorporated in 1907, the area experienced a period of unprecedented growth and prosperity. This construction boom accelerated until a general financial depression in 1913 halted this ambitious suburban development. The Thomson Residence was constructed at the twilight of the construction boom and was originally owned by Mrs. Ellen Moody Thomson.

The Thomson Residence is also valued as an excellent example of a pre-World War One cottage-style bungalow, displaying influences of the Craftsman style of architecture. The Craftsman style derived from the Arts and Crafts movement, which became popular beginning in the late nineteenth century. Favouring traditional designs and a focus on natural and local materials, the Craftsman style was one of the most prevalent utilized during the Edwardian era boom period. Contractors would have had access to a plethora of high quality local construction materials at the time the Thomson Residence was constructed in 1913. The handsome house is characterized by its bellcast, side-gabled roof, symmetrical proportions, and wooden, multi-pane windows.

## Character-Defining Elements

The elements that define the heritage character of the Thomson Residence are its:

- location along East Windsor Road in the Upper Lonsdale neighbourhood of North Vancouver;
- continuous residential use for more than a century;
- residential form, scale, and massing as expressed by its rectangular plan, one and one-half storey height, projecting bays, and bellcast, side-gabled roof with shed-roof dormer;
- wood-frame construction with rubble foundation;
- Craftsman architectural details including: open soffits, exposed raftertails, exposed purlins, wooden lapped siding, half-timbering detailing in the gable ends, dentil coursing, and pent-roof window awnings;
- original window assemblies, including wooden-frame and sash, multi-pane casement windows with projecting sills;
- wooden front door assembly, with eight lights on top, which is covered by a projecting awning that is supported by curving wooden brackets; and
- external brick chimney.





## 4.0 CONSERVATION GUIDELINES

### 4.1 STANDARDS AND GUIDELINES

The 1913 Thomson House is an important historic resource in the District of North Vancouver. Interventions to the Thomson House should be based on the Standards outlined in the Parks Canada *Standards and Guidelines for the Conservation of Historic Places in Canada* (2010), which are conservation principles of best practice. Under the Guidelines, the work proposed for the Thomson House includes aspects of preservation, rehabilitation and restoration.

**Preservation:** *the action or process of protecting, maintaining, and/or stabilizing the existing materials, form, and integrity of a historic place or of an individual component, while protecting its heritage value.*

**Restoration:** *the action or process of accurately revealing, recovering or representing the state of a historic place or of an individual component, as it appeared at a particular period in its history, while protecting its heritage value.*

**Rehabilitation:** *the action or process of making possible a continuing or compatible contemporary use of a historic place or an individual component, through repair, alterations, and/or additions, while protecting its heritage value.*

### STANDARDS

#### Standards relating to all Conservation Projects

1. Conserve the heritage value of a historic place. Do not remove, replace, or substantially alter its intact or repairable character-defining elements. Do not move a part of a historic place if its current location is a character-defining element.
2. Conserve changes to a historic place, which over time, have become character-defining elements in their own right.
3. Conserve heritage value by adopting an approach calling for minimal intervention.
4. Recognize each historic place as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other historic places or other properties or by combining features of the same property that never coexisted.
5. Find a use for a historic place that requires minimal or no change to its character defining elements.
6. Protect and, if necessary, stabilize a historic place until any subsequent intervention is undertaken. Protect and preserve archaeological resources in place. Where there is potential for disturbance of archaeological resources, take mitigation measures to limit damage and loss of information.
7. Evaluate the existing condition of character-defining element to determine the appropriate intervention needed. Use the gentlest means possible for any intervention. Respect heritage value when undertaking an intervention.
8. Maintain character-defining elements on an ongoing basis. Repair character-defining element by reinforcing the materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving prototypes.
9. Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place and identifiable upon close inspection. Document any intervention for future reference.

## **Additional Standards relating to Rehabilitation**

10. Repair rather than replace character-defining elements. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the historic place.
11. Conserve the heritage value and character-defining elements when creating any new additions to a historic place and any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.
12. Create any new additions or related new construction so that the essential form and integrity of a historic place will not be impaired if the new work is removed in the future.

## **Additional Standards relating to Restoration**

13. Repair rather than replace character-defining elements from the restoration period. Where character-defining elements are too severely deteriorated to repair and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements.
14. Replace missing features from the restoration period with new features whose forms, materials and detailing are based on sufficient physical, documentary and/or oral evidence.

## **4.2 CONSERVATION REFERENCES**

The following conservation resources should be referred to:

*Standards and Guidelines for the Conservation of Historic Places in Canada*, Parks Canada, 2010.  
<http://www.historicplaces.ca/en/pages/standards-normes/document.aspx>

### **National Park Service, Technical Preservation Services Preservation Briefs:**

*Preservation Brief 9: The Repair of Historic Wooden Windows.*  
<http://www.nps.gov/tps/how-to-preserve/briefs/9-wooden-windows.htm>

*Preservation Brief 10: Exterior Paint Problems on Historic Woodwork.*  
<http://www.nps.gov/tps/how-to-preserve/briefs/10-paint-problems.htm>

*Preservation Brief 41: The Seismic Retrofit of Historic Buildings.*  
<http://www.nps.gov/tps/how-to-preserve/briefs/41-seismic-retrofit.htm>

*Preservation Brief 45: Preserving Historic Wooden Porches.*  
<http://www.nps.gov/tps/how-to-preserve/briefs/45-wooden-porches.htm>

*Preservation Brief 47: Maintaining the Exterior of Small and Medium Size Historic Buildings.*  
<http://www.nps.gov/tps/how-to-preserve/briefs/47-maintaining-exterior.htm>

### 4.3 GENERAL CONSERVATION STRATEGY

The primary intent is to preserve and build an addition onto the original house, while subdividing the lot and building a new, compatible house on the secondary lot.

#### Proposed Redevelopment Scheme

The major proposed interventions of the overall project are to:

- Preserve the Thomson House on the site.
- Build a compatible detached garage behind the original dwelling.
- Subdivide the lot.
- Build a new, contemporary but compatible house and detached rear garage on the secondary lot.

#### Proposed Infill Guidelines

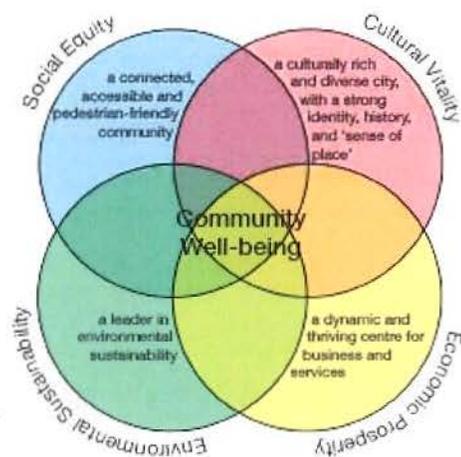
Due to the proposed new house and detached garage on the site, all new visible construction will be considered a current-day intervention on the site. The *Standards and Guidelines* list recommendations for new construction related to historic places, which applies to new construction in the near vicinity of a historic structure. The proposed design scheme should follow Standards 11 and 12:

- Conserve the heritage value and character-defining elements when creating any new additions to a historic place and any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.
- Create any new additions or related new construction so that the essential form and integrity of a historic place will not be impaired if the new work is removed in the future.

### 4.4 SUSTAINABILITY STRATEGY

Sustainability is most commonly defined as “meeting the needs of the present without compromising the ability of future generations to meet their own needs” (Common Future. The Bruntland Commission). The four-pillar model of sustainability by the City of Norwood Payneham and St. Peters identifies four interlinked dimensions: environmental, economic, social and cultural sustainability, the latter including the built heritage environment. A competitive, sustainable economy requires the conservation of heritage buildings as an important component of a high quality urban environment.

Heritage conservation and sustainable development can go hand in hand with the mutual effort of all stakeholders. In a practical context, the conservation and re-use of historic and existing structures contributes to environmental sustainability by reducing solid waste disposal, saving embodied energy, and conserving historic materials that are often less consumptive of energy than many new replacement materials.



Four Pillars of Sustainability [CityPlan 2030  
- City of Norwood Payneham & St. Peters]

## 4.5 HERITAGE EQUIVALENCIES & EXEMPTIONS

Once entered into a Heritage Revitalization Agreement, the Thomson House will be eligible for heritage variances, including considerations available under the following municipal legislation.

### 4.5.1 BRITISH COLUMBIA BUILDING CODE

Building Code upgrading ensures life safety and long-term protection for historic resources. It is important to consider heritage buildings on a case-by-case basis, as the blanket application of Code requirements do not recognize the individual requirements and inherent strengths of each building. Over the past few years, a number of equivalencies have been developed and adopted in the British Columbia Building Code (2012) that enable more sensitive and appropriate heritage building upgrades. For example, the use of sprinklers in a heritage structure helps to satisfy fire separation and exiting requirements. Table A-1.1.1.1., found in Appendix A of the Code, outlines the "Alternative Compliance Methods for Heritage Buildings."

Given that Code compliance is such a significant factor in the conservation of heritage buildings, the most important consideration is to provide viable economic methods of achieving building upgrades. In addition to the equivalencies offered under the current Code, the District can also accept the report of a Building Code Engineer as to acceptable levels of code performance.

### 4.5.2 ENERGY EFFICIENCY ACT

The provincial *Energy Efficiency Act* (Energy Efficiency Standards Regulation) was amended in 2009 to exempt buildings protected through heritage designation or listed on a community heritage register from compliance with the regulations. Energy Efficiency standards therefore do not apply to windows, glazing products, door slabs or products installed in heritage buildings. This means that exemptions can be allowed to energy upgrading measures that would destroy heritage character-defining elements such as original windows and doors. These provisions do not preclude that heritage buildings must be made more energy efficient, but they do allow a more sensitive approach of alternate compliance to individual situations and a higher degree of retained integrity. Increased energy performance can be provided through non-intrusive methods of alternate compliance, such as improved insulation and mechanical systems. Please refer to the *Standards and Guidelines for the Conservation of Historic Places in Canada* (2010) for further detail about "Energy Efficiency Considerations."

## 4.6 SITE PROTECTION

It is the responsibility of the owner to ensure the heritage resource is protected from damage at all times. At any time that the building is left vacant, it should be secured against unauthorized access or damage through the use of appropriate fencing and security measures. Additional measures to be taken:

- Ensure all smoke detectors are in working order.
- Board up windows and secure doors if the building is vacant for an extended period.
- Protect the envelope from moisture penetration.
- Ensure ventilation of the building.
- Remove trash, hazardous materials such as inflammable liquids, poisons, and paints and canned goods that could freeze and burst.

## 5.0 CONDITION REVIEW & CONSERVATION RECOMMENDATIONS



The Thomson Residence in 2016

A condition review of the exterior of the Thomson House was carried out during a site visit in January 2016. In addition to the visual review of the exterior of the home, paint samples were taken from original exterior building materials and examined. The recommendations for the preservation and restoration of the 1913 façades are based on the site review, material samples and archival documents that provide valuable information about the original appearance of the historic building. The following chapter describes the materials, physical condition and recommended conservation strategy for the Thomson House based on Parks Canada's *Standard and Guidelines for the Conservation of Historic Places in Canada* (2010).

### 5.1 SITE

The Thomson House sits mid block on East Windsor Road in the Upper Lonsdale neighbourhood of the District of North Vancouver. The small dwelling is situated on the west side of the large, sloped lot. In order to preserve the Thomson House on its original site, it is recommended that the original lot be subdivided so that a new house can be built on the secondary lot.

#### **Conservation Strategy: Subdivision**

- Subdivide the original lot into two lots.
- Preserve the Thomson House on the west lot.
- Build a new, contemporary but compatible house on the east lot.
- Landscaping for both lots should preserve and enhance the large-lot atmosphere of the neighbourhood and surrounding streetscape.

# CONDITION REVIEW & CONSERVATION RECOMMENDATIONS



View from the northeast corner of the house

## 5.2 FORM, SCALE AND MASSING

The form, scale and massing of the Thomson House has survived intact. As part of the redevelopment of the site, it is proposed to build a compatible addition to the rear of the historic house.

### **Conservation Strategy: Preservation & Rehabilitation**

- Preserve the original form, scale and massing of the front facade of the Thomson House.
- The existing rear addition may be preserved, or removed and replaced with part of the new proposed rear addition.
- Build a sympathetic addition to the rear of the house.
- The original portions of the side elevations of the Thomson House should be preserved.

## 5.3 FOUNDATION

The remaining existing foundation was not reviewed during the site visit. The historic house is currently raised from the remaining existing foundation, which requires upgrading or complete replacement.

### **Conservation Strategy: Rehabilitation**

- The proposed residential use of the house requires the construction of a new reinforced concrete foundation.
- Provide utility installations for electricity, communication and other service connections underground if possible. All installations located above ground should be incorporated harmoniously into the design concept for the relocated structure. Any new panels on the building should either be detached from the structure, or placed on the cladding in a reversible manner.



Existing basement level

- Re-clad the foundation and basement level with river stone to generally match the original appearance.
- To ensure the prolonged preservation of the new foundations, all landscaping should be separated from the foundations at grade by a course of gravel or decorative stones, which help prevent splash back and assist drainage. New vegetation may assist in concealing the newly exposed foundations, if desired.

The following **Relocation Guidelines** should be implemented for raising the Thomson House:

- A relocation plan should be prepared prior to raising and/or temporarily relocation that ensures that the least destructive method of relocation will be used.
- Alterations to the historic structure to facilitate the relocation process should be evaluated in accordance with the Conservation Plan and reviewed by a professional heritage consultant. The building should be structurally braced as required before relocation.
- Only an experienced and qualified contractor shall undertake the physical relocation of the historic structure.
- Preserve the original fabric of the exterior elevations as much as possible and remove the later addition prior to relocation, if possible.
- At no point should the Thomson House leave the original lot.

# CONDITION REVIEW & CONSERVATION RECOMMENDATIONS



Exterior cladding

## 5.4 EXTERIOR WALLS

### 5.4.1 EXTERIOR WOOD FRAME WALLS

The Thomson House is built in traditional wood-frame construction with dimensional lumber. Wood-frame construction is one of the most affordable housing construction methods that utilized in the past old growth lumber. The framing type could not be determined during the site visit and requires further structural investigation. The wood-frame construction itself may require structural and seismic upgrades to meet code requirements.

#### **Conservation Strategy: Rehabilitation**

- Preserve the original wood-frame structure of the 1913 building. Retention of existing walls and floors should be pursued, as possible.
- Design envelope, structural and seismic upgrades from the inside without impacting exterior character-defining elements.
- Utilize Alternate Compliance Methods outlined in the BCBC for fire and spatial separations including installation of sprinklers where required.

### 5.4.2 WOOD CLADDING

The existing wood cladding of the Thomson House consists of wood lap siding which flares out at windowheads, as well as stucco and half-timbering at the side gables. There is also wide-spaced dentilation courses on the east and west elevations.

#### **Conservation Strategy: Preservation**

- Preserve the historic wood cladding, including wood lap siding which flares out at windowheads, stucco and half-timbering at the side gables, and wide-spaced dentilation courses on the east and west elevations.
- The rear addition to the historic house should be clad in wood to match the original construction.
- The cladding of the coach house behind the original house may reference motifs from the historic house cladding.
- The cladding of the new house should be compatible with the historic house, but not match.





Stucco and half-timbering



Principal facade

# CONDITION REVIEW & CONSERVATION RECOMMENDATIONS



West elevation, including original porch columns on southwest corner

## 5.5 PORCH AND SLEEPING PORCH

There was originally an open porch on the southwest corner of the main floor of the Thomson House, as well as a small open area (possibly a small sleeping porch) above the existing side entry. At some point in time both the porch and sleeping porch were enclosed. Three original porch columns are still visible on the southwest corner of the house.

### Conservation Strategy: Preservation

- The enclosing of porches and sleeping porches was a common evolution as lifestyles and technologies changed during the twentieth century. In line with Standard 2 from the *Standards and Guidelines*, the porch and sleeping porch should remain enclosed, as a record of the changes that occurred over time to the Thomson House.
- Preserve the existing side entry on the west elevation as the main entrance to the house.

## 5.6 WINDOWS AND WINDOW TRIM

*Windows and doors are among the most conspicuous feature of any building. In addition to their function — providing light, views, fresh air and access to the building — their arrangement and design is fundamental to the building's appearance and heritage value. Each element of fenestration is, in itself, a complex assembly whose function and operation must be considered as part of its conservation. — Standards and Guidelines for the Conservation of Historic Places in Canada (2010).*

Some original multi-lite fixed and casement windows remain on the Thomson House. A few windows have been replaced with appropriate new windows that replicate the historic windows, including thin wood muntins. The lites of the windows on the enclosed sleeping porch are divided more simply, which distinguish the enclosure as a later intervention. False stained glass inserts have been placed in the windows beside the main entry on the west elevation. There are later multi-lite windows, and a double-hung window on the rear elevation which disrupt the historic character of the house. Additionally, there is a closed-in window opening on the rear elevation.

An initial visual review suggests the original windows to be in good or repairable condition.

### **Conservation Strategy: Preservation**

- Inspect for condition and complete detailed window inventory to determine extent of recommended repair or replacement.
- Retain all windows on the front and side elevations, including sills, trim and window openings.
- Remove the false stained glass inserts in the windows next to the main entrance on the west elevation.
- Windows on the rear elevation may be replaced with wood windows appropriate to the historic character of the house.
- New windows on the rear addition should be wood, and appropriate to the historic character of the house.
- Windows on the coach house behind the historic house may reference motifs from the original windows of the house.
- Windows on the new house should not replicate the style of the windows of the original house. Given the historic neighbourhood of Upper Lonsdale, the windows should be wood, as to blend in with the context.
- Overhaul, tighten/reinforce joints of original windows. Repair frame, trim and hardware. Each original window should be made weather tight by re-puttying and weather-stripping as necessary.
- Retain historic glass of original windows. Where broken glass exists in historic wood windows, the broken glass should be replaced. When removing broken glass, the exterior putty should be carefully chipped off with a chisel and the glazier's points should be removed. The wood where the new glass will be rested on should be scraped and cleaned well, and given a coat of linseed oil to prevent the wood from absorbing the oil from the new putty. The new glass should be cut 1/16-1/8th smaller than the opening to allow for expansion and irregularities in the opening, to ensure the glazing does not crack due to natural forces. Window restoration should be undertaken by a contractor skilled in heritage restoration.
- Heritage Consultant can review window shop drawings and mock-ups for new windows. Ensure window manufacturer is aware of recommended sash paint colour prior to final order.
- Prime and repaint all original windows as required in appropriate colours, based on colour schedule devised by Heritage Consultant. Paint all new windows on the historic house in appropriate colours, based on colour schedule devised by Heritage Consultant.
- Exterior wood should be brush-painted and not spray-painted.
- All windows on the historic house to have clear glass.

# CONDITION REVIEW & CONSERVATION RECOMMENDATIONS



East elevation



Later rear windows



Original windows on east elevation

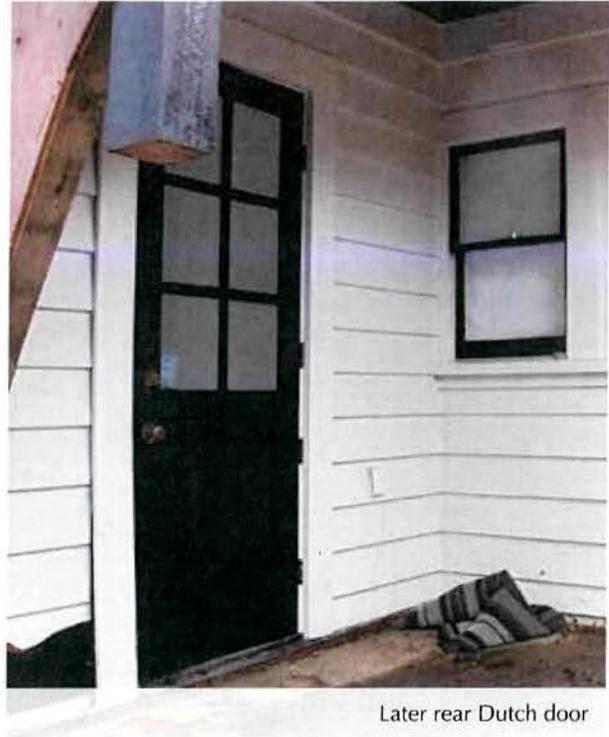


New, appropriate windows on the east elevation

# CONDITION REVIEW & CONSERVATION RECOMMENDATIONS



Main entry door on west elevation



Later rear Dutch door

## 5.7 DOORS AND DOOR TRIM

There are two existing wood doors on the Thomson House: the main door on the west elevation with eight square lites near the top; and the rear Dutch door on the later addition with six large lites on the upper half.

### Conservation Strategy: Preservation & Rehabilitation

- Preserve the existing main entry door on the west elevation with eight square lites near the top.
- The later rear Dutch door may be replaced, or incorporated into the new rear addition. Any new rear door on the addition should be wood, and appropriate to the historic character of the house.

## 5.8 ROOF AND GUTTERS

The original roof of the Thomson House features a shallow, bellcast, side-gabled design with projecting brackets, exposed raftertails, simple bargeboards and a tongue-and-groove wood soffit. There is a small shed dormer on the south half of the roof, and a small shed roof over the main entry on the west elevation. The roof over the existing addition extends at the angle of the original roof.

### Conservation Strategy: Preservation & Rehabilitation

- Preserve the roof as seen from the front.
- Preserve portions of the original side gable profiles of the roof.
- The roof to the rear of the ridgeline may be rehabilitated, which may include a new rear gable over the original house, and a new smaller gable over the rear addition.
- The roof should be re-roofed in appropriate shingles based on the colour schedule devised by the Heritage Consultant.

## 5.9 CHIMNEY

The original external chimney on the east elevation was made of brick, including the use of clinker bricks which were commonly utilized in Arts and Crafts homes. Clinker bricks are over-fired, and have a darker appearance, and different performance than red bricks.

### Conservation Strategy: Replication

- Due to the rehabilitation of the foundation, the chimney has been disassembled, and will have to be rebuilt to match the original, including the use of clinker bricks.



Clinker bricks from the Thomson House

## 5.10 COLOUR SCHEDULE

An important part of the conservation process of the Thomson House is to finish the building in historically accurate paint colours. Testing and sampling of accessible original materials was carried out and paint samples assessed through microscopic analysis in order to reveal the original colour scheme of the house. The colour scheme is taken from Benjamin Moore's *Historical True Colours for Western Canada*, which is based on documented historic paint colours from this time period. See following colour table.

### Conservation Strategy: Restoration

- Restore the original finish, hue and placement of applied colour. Complete all basic repairs and replacements and remove surface dust and grime before preparing, priming and painting. Be sure that all surfaces to be painted are dry. Scrape and sand painted surfaces only as deep as necessary to reach a sound base. Do not strip all previous paint except to repair base-material decay.
- Paint all areas of exposed wood elements with paint primer. Select an appropriate primer for materials being painted (e.g. if latex paint is used over original oil paint, use an oil-based primer).
- Any substitutions or matching of custom colours shall be reviewed by the Heritage Consultant. Test samples will be applied to the building prior to the commencement of painting so that the colour scheme can be reviewed under field conditions and approved.
- The colours of the new house should not match the historic house, nor should they overpower or compete with the historic house.

# CONDITION REVIEW & CONSERVATION RECOMMENDATIONS

## 5.10.1 PRELIMINARY COLOUR TABLE

Element	Colour	Code	Sample	Finish
Primary Colour	Haddington Grey*	VC-15		Eggshell
Window Trim and Mouldings	Monterey White	HC-27		Semi Gloss
Window Sash and Doors	Gloss Black*	VC-35		Gloss
Roof	Black or Dark Grey	-		-

\*Paint colours come from Benjamin Moore's *Historical Vancouver True Colours*



## 6.0 MAINTENANCE PLAN

A Maintenance Plan should be adopted by the property owner, who is responsible for the long-term protection of the heritage features of the historic building. The Maintenance Plan should include provisions for:

- Copies of the Maintenance Plan and Conservation Plan to be incorporated into the terms of reference for the management and maintenance contract for the building;
- Cyclical maintenance procedures to be adopted as outlined below;
- Record drawings and photos of the building to be kept by the management / maintenance contractor; and
- Records of all maintenance procedures to be kept by the owner.

A thorough Maintenance Plan will ensure that the integrity of the historic fabric is preserved. If existing materials are regularly maintained and deterioration is significantly reduced or prevented, the integrity of materials and workmanship of the building will be protected. Proper maintenance is the most cost effective method of extending the life of a building, and preserving its character-defining elements. The survival of historic buildings in good condition is primarily due to regular upkeep and the preservation of historic materials.

### 6.1 MAINTENANCE GUIDELINES

A maintenance schedule should be formulated that adheres to the *Standards and Guidelines for the Conservation of Historic Places in Canada* (2010). As defined by the *Standards and Guidelines*, maintenance is defined as:

Routine, cyclical, non-destructive actions necessary to slow the deterioration of a historic place. It entails periodic inspection; routine, cyclical, non-destructive cleaning; minor repair and refinishing operations; replacement of damaged or deteriorated materials that are impractical to save.

The assumption that newly renovated buildings

become immune to deterioration and require less maintenance is a falsehood. Rather, newly renovated buildings require heightened vigilance to spot errors in construction where previous problems had not occurred, and where deterioration may gain a foothold.

Routine maintenance keeps water out of the building, which is the single most damaging element to a heritage building. Maintenance also prevents damage by sun, wind, snow, frost and all weather; prevents damage by insects and vermin; and aids in protecting all parts of the building against deterioration. The effort and expense expended on an aggressive maintenance will not only lead to a higher degree of preservation, but also over time potentially save large amount of money otherwise required for later repairs.

### 6.2 PERMITTING

Once the project is completed, any repair activities, such as simple in-kind repair of materials, should be exempt from requiring municipal permits. Other, more intensive activities will require the issuance of a Heritage Alteration Permit.

### 6.3 ROUTINE CYCLICAL AND NON-DESTRUCTIVE CLEANING

Following the *Standards and Guidelines for the Conservation of Historic Places in Canada*, be mindful of the principle that recommends “using the gentlest means possible.” Any cleaning procedures should be undertaken on a routine basis and should use non-destructive methods. Exterior elements are usually easily cleaned, simply with a soft, natural bristle brush, without water, to remove dirt and other material. If a more intensive cleaning is required, this can be accomplished with warm water, mild detergent and a soft bristle brush. High-pressure washing, sandblasting or other abrasive cleaning should not be undertaken under any circumstances.

## 6.4 REPAIRS AND REPLACEMENT OF DETERIORATED MATERIALS

Interventions such as repairs and replacements must conform to the *Standards and Guidelines for the Conservation of Historic Places in Canada*. The building's character-defining elements—characteristics of the building that contribute to its heritage value (and identified in the Statement of Significance) such as materials, form, configuration, etc. - must be conserved, referencing the following principles to guide interventions:

- An approach of minimal intervention must be adopted - where intervention is carried out it will be by the least intrusive & gentlest means possible.
- Repair rather than replace character-defining elements.
- Repair character-defining elements using recognized conservation methods.
- Replace 'in kind' extensively deteriorated or missing parts of character-defining elements.
- Make interventions physically and visually compatible with the historic place.

## 6.5 INSPECTIONS

Inspections are a key element in the maintenance plan, and should be carried out by a qualified person or firm, preferably with experience in the assessment of heritage buildings. These inspections should be conducted on a regular and timely schedule. The inspection should address all aspects of the building including exterior, interior and site conditions. It makes good sense to inspect a building in wet weather, as well as in dry, in order to see how water runs off – or through – a building.

From this inspection, an inspection report should be compiled that will include notes, sketches and observations. It is helpful for the inspector to have copies of the building's elevation drawings on which to mark areas of concern such as cracks, staining and

rot. These observations can then be included in the report. The report need not be overly complicated or formal, but must be thorough, clear and concise. Issues of concern, taken from the report should then be entered in a log book so that corrective action can be documented and tracked.

An appropriate schedule for regular, periodic inspections would be twice a year, preferably during spring and fall. The spring inspection should be more rigorous since in spring moisture-related deterioration is most visible, and because needed work, such as painting, can be completed during the good weather in summer. The fall inspection should focus on seasonal issues such as weather-sealants, mechanical (heating) systems and drainage issues. Comprehensive inspections should occur at five-year periods, comparing records from previous inspections and the original work, particularly in monitoring structural movement and durability of utilities. Inspections should also occur after major storms.

## 6.6 INFORMATION FILE

The building should have its own information file where an inspection report can be filed. This file should also contain the log book that itemizes problems and corrective action. Additionally, this file should contain building plans, building permits, heritage reports, photographs and other relevant documentation so that a complete understanding of the building and its evolution is readily available, which will aid in determining appropriate interventions when needed.

The file should also contain a list outlining the finishes and materials used, and information detailing where they are available (store, supplier). The building owner should keep on hand a stock of spare materials for minor repairs.

### LOG BOOK

The maintenance log book is an important maintenance tool that should be kept to record all maintenance activities, recurring problems and building observations and will assist in the overall

maintenance planning of the building. Routine maintenance work should be noted in the maintenance log to keep track of past and plan future activities. All items noted on the maintenance log should indicate the date, problem, type of repair, location and all other observations and information pertaining to each specific maintenance activity. Each log should include the full list of recommended maintenance and inspection areas noted in this Maintenance Plan, to ensure a record of all activities is maintained. A full record of these activities will help in planning future repairs and provide valuable building information for all parties involved in the overall maintenance and operation of the building, and will provide essential information for long term programming and determining of future budgets. It will also serve as a reminder to amend the maintenance and inspection activities should new issues be discovered or previous recommendations prove inaccurate. The log book will also indicate unexpectedly repeated repairs, which may help in solving more serious problems that may arise in the historic building. The log book is a living document that will require constant adding to, and should be kept in the information file along with other documentation noted in section 6.6 Information File.

## 6.7 EXTERIOR MAINTENANCE

Water, in all its forms and sources (rain, snow, frost, rising ground water, leaking pipes, back-splash, etc.) is the single most damaging element to historic buildings. The most common place for water to enter a building is through the roof. Keeping roofs repaired or renewed is the most cost-effective maintenance option. Evidence of a small interior leak should be viewed as a warning for a much larger and worrisome water damage problem elsewhere and should be fixed immediately.

### 6.7.1 INSPECTION CHECKLIST

The following checklist considers a wide range of potential problems specific to the project, such as water/moisture penetration, material deterioration and structural deterioration.

## EXTERIOR INSPECTION

### Site Inspection:

Is the lot well drained? Is there pooling of water?  
Does water drain away from foundation?

### Foundation:

Moisture: Is rising damp present?  
Is there back splashing from ground to structure?  
Is any moisture problem general or local?  
Is uneven foundation settlement evident?  
Do foundation openings (doors and windows) show:  
rust; rot; insect attack; paint failure; soil build-up?

### Wood Elements:

Are there moisture problems present?  
Is there insect or fungal attack present? Where and probable source?  
Are there any other forms of biological attack? (Moss, birds, etc.) Where and probable source?  
Is any wood surface damaged from UV radiation? (bleached surface, loose surface fibres)  
Is any wood warped, cupped or twisted?  
Is any wood split? Are there loose knots?  
Are nails pulling loose or rusted?  
Is there any staining of wood elements? Source?

### Condition of Exterior Painted Materials:

Paint shows: blistering, sagging or wrinkling, alligatoring, peeling. Cause?  
Paint has the following stains: rust, bleeding knots, mildew, etc. Cause?  
Paint cleanliness, especially at air vents?

### Porches:

Are steps safe? Handrails secure?  
Attachment – are porches, steps, etc. securely connected to the building?

### Windows:

Is there glass cracked or missing?  
Is there condensation or water damage to the paint?  
Are the sashes easy to operate? If hinged, do they swing freely?  
Is the frame free from distortion?  
Do sills show weathering or deterioration?

## **Doors:**

Do the doors create a good seal when closed?  
Are the hinges sprung? In need of lubrication?  
Do locks and latches work freely?  
Are door frames wicking up water? Where? Why?  
Are door frames caulked at the cladding? Is the caulking in good condition?  
What is the condition of the sill?

## **Gutters and Downspouts:**

Are downspouts leaking? Clogged? Are there holes or corrosion? (Water against structure)  
Are downspouts complete without any missing sections? Are they properly connected?  
Is the water being effectively carried away from the downspout by a drainage system?  
Do downspouts drain completely away?

## **Roof:**

Are there water blockage points?  
Is the leading edge of the roof wet?  
Is there evidence of biological attack? (Fungus, moss, birds, insects)  
Are the nails sound? Are there loose or missing shingles?  
Are joints and seams sound?  
If there is a lightning protection system are the cables properly connected and grounded?  
Does the soffit show any signs of water damage? Insect or bird infestation?  
Is there organic debris build-up on the roof?  
Are there blisters or slits in the membrane?  
Are the drain pipes plugged or standing proud?  
Are flashings well positioned and sealed?  
Is water ponding present?

## INTERIOR INSPECTION

### **Basement (Storage Level):**

Are there signs of moisture damage to the walls? Is masonry cracked, discoloured, spalling?  
Are there signs of past flooding, or leaks from the floor above? Is the floor damp?  
Are walls even or buckling or cracked? Is the floor cracked or heaved?

## 6.7.2 INSPECTION CYCLE:

### **Daily**

- Observations noted during cleaning (cracks; damp, dripping pipes; malfunctioning hardware; etc.) to be noted in log book or building file.

### **Semi-annually**

- Semi-annual inspection and report with special focus on seasonal issues.
- Thorough cleaning of drainage system to cope with winter rains and summer storms
- Check condition of weather sealants (Fall).
- Clean the exterior using a soft bristle broom/brush.

### **Annually (Spring)**

- Inspect foundation for cracks, deterioration.
- Inspect metal elements, especially in areas that may trap water.
- Inspect windows for material failures, corrosion and wood decay and proper operation.
- Complete annual inspection and report.
- Clean out of all rainwater systems.
- Touch up worn paint on the building's exterior.
- Check for plant, insect or animal infestation.
- Routine cleaning, as required.

### **Five-Year Cycle**

- A full inspection report should be undertaken every five years comparing records from previous inspections and the original work, particularly monitoring structural movement and durability of utilities.
- Repaint windows every five to fifteen years.

### **Ten-Year Cycle**

- Check condition of roof every ten years after last replacement.

### **Twenty-Year Cycle**

- Confirm condition of roof and estimate effective lifespan. Replace when required.

### **Major Maintenance Work (as required)**

- Replacement of deteriorated building materials as required.

## 7.0 RESEARCH SUMMARY

**CIVIC ADDRESS:** 360 East Windsor Road, North Vancouver, British Columbia

**LEGAL ADDRESS:** Lot: 6, Block: 9, District Lot: 786, Plan: 1479

**ORIGINAL OWNER:** Mrs. Ellen Moody Thomson

**CONSTRUCTION DATE:** 1913

### **Assessment Records:**

- First appearance in 1914 – Owner: Mrs. Ellen Moody Thomson;  
Land: \$600; Improvements: \$2,000

### **NORTH VANCOUVER DIRECTORY LISTINGS for 360 EAST WINDSOR ROAD:**

1912 No listing

1913 Mrs. Ellen M. Thomson (widow of S.M. Thomson)

1914 Mrs. Ellen M. Thomson (widow of S.M. Thomson)

1915 Mrs. S.M. Thomson

1916 Mrs. S.M. Thomson

1917-1921 No separate North Vancouver listings

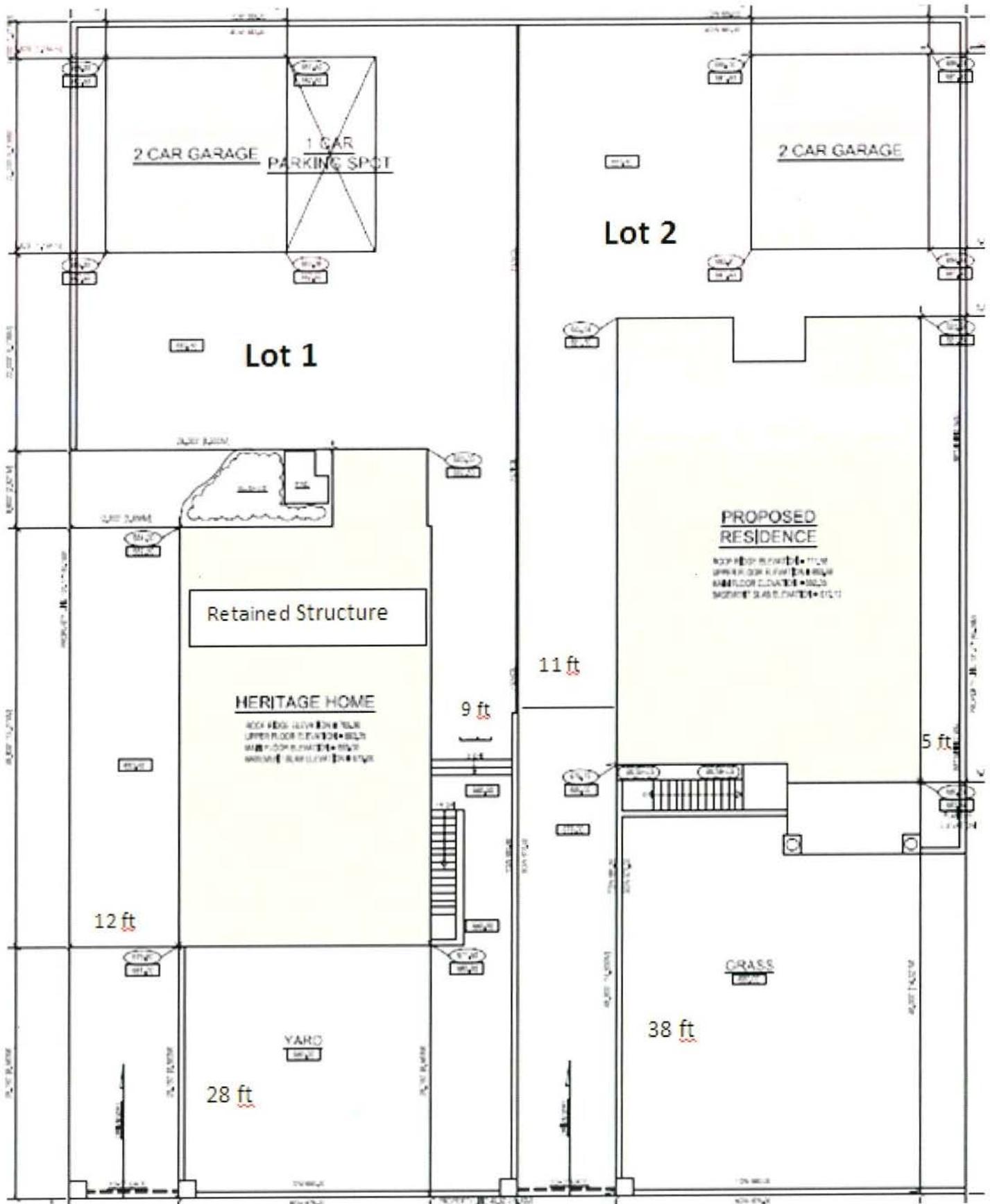
1922-1951 Allan J. and Julia E. Craig

Schedule "B"  
Draft Subdivision Plan



Schedule "C"  
Site Plan



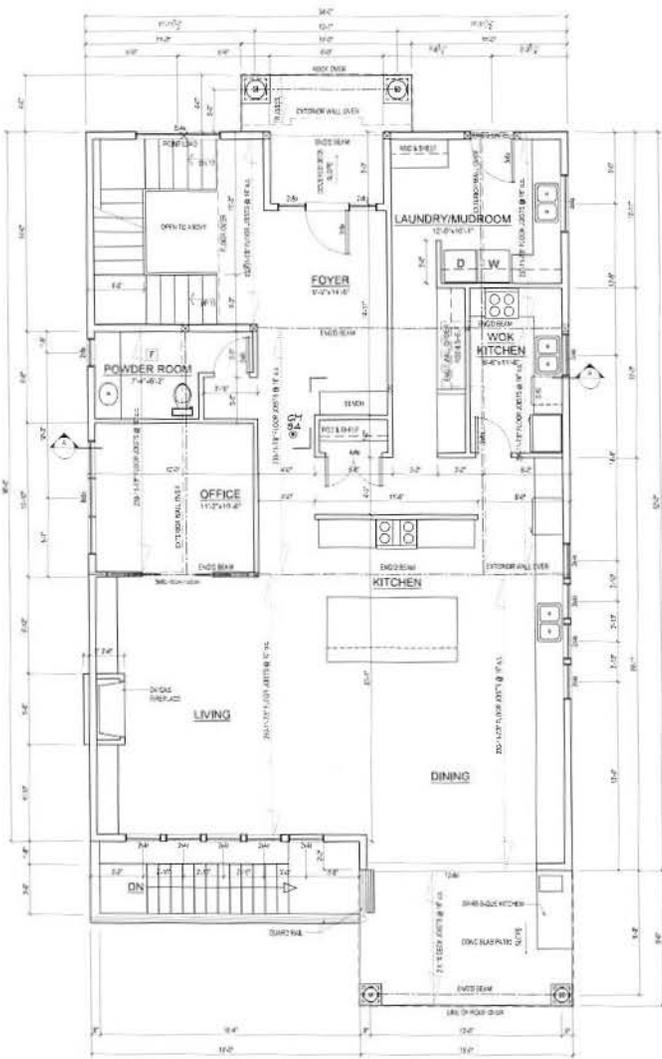


East Windsor Road

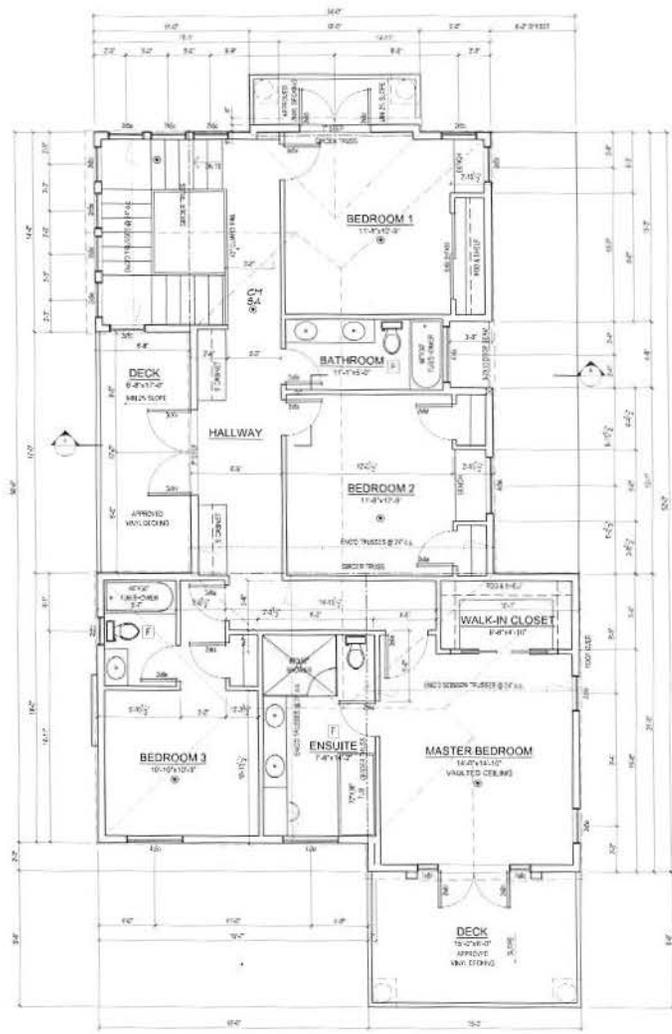


Schedule "D"  
Renovation and Addition Plans





**MAIN FLOOR PLAN**  
SCALE: 1/4"=1'-0"  
1692 SQ FT



**UPPER FLOOR PLAN**  
SCALE: 1/4"=1'-0"  
1184 SQ FT



REVISIONS

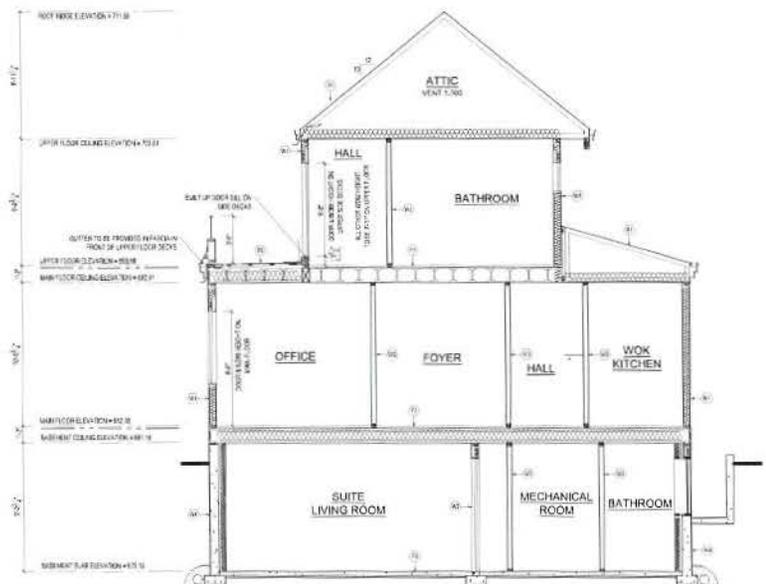
NO.	DESCRIPTION	DATE

**ROBERT BLANEY**  
DESIGN  
NEW HOMES • RENOVATIONS • ADDITIONS

PROJECT:  
360 E WINDSOR RD.  
NORTH VANCOUVER  
DRAWN BY:  
FLOOR PLANS

OWNER:	DATE:
PROJECT:	PROJECT NO.:
SCALE:	DATE:
PROJECT:	PROJECT NO.:

A2



**SECTION A-A**  
SCALE: 1/4"=1'-0"

**SPECIFICATIONS**

**WALL ASSEMBLIES**

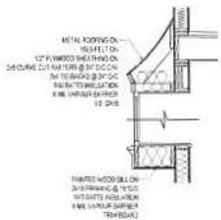
- (1) EXTERIOR WALL  
FRAMED SHINGLE  
BRICK/CMU  
12" PLYWOOD SHEATHING  
24" STUDS @ 16" OC  
R-13 BATT INSULATION  
1/2" GYPSUM BOARD  
1/2" FINISH STUCCO
- (2) BEARING WALL  
12" GYPSUM BOARD - FINISHED  
24" CMU BLOCK @ 16" OC  
24" CMU BLOCK @ 16" OC  
12" GYPSUM BOARD - FINISHED
- (3) PARTITION WALL  
12" GYPSUM BOARD - FINISHED  
24" CMU BLOCK @ 16" OC  
12" GYPSUM BOARD - FINISHED
- (4) FOUNDATION WALL - INSULATED  
GRAVEL COMPACTED (BELLOW FINISH GRADE)  
1/2" CONCRETE SLAB ON GRADE  
1/2" CONCRETE STEM WALLING  
ASPH/FLY ASH INSULATION  
12" STUCCO  
24" STUDS @ 16" OC  
R-13 BATT INSULATION  
1/2" GYPSUM BOARD - FINISHED
- (5) FOUNDATION WALL  
GRAVEL COMPACTED (BELLOW FINISH GRADE)  
1/2" CONCRETE SLAB ON GRADE  
1/2" CONCRETE WALL ON FINISH GRADE @ 12" OC  
CONCRETE STEM WALLING  
ASPH/FLY ASH INSULATION  
12" STUCCO

**FLOOR ASSEMBLIES**

- (1) GARAGE FLOOR SLAB  
4" CONCRETE SLAB  
4" SLOTTED TYPING  
6" ALL FILL  
4" 1/2" GRAVEL BASE
- (2) CONCRETE SLAB  
4" CONCRETE SLAB  
6" ALL FILL  
4" 1/2" GRAVEL BASE
- (3) WOOD FLOOR  
1 1/2" CONCRETE TYPING  
3/4" TRUSAPLY WOOD SUB FLOOR (GLUED & NAILER)  
ENGINEERED 1 1/2" FLOOR JOISTS  
12" GYPSUM BOARD - FINISHED
- (4) WOOD FLOOR  
1 1/2" CONCRETE TYPING  
3/4" TRUSAPLY WOOD SUB FLOOR (GLUED & NAILER)  
ENGINEERED 1 1/2" FLOOR JOISTS  
R-13 BATT INSULATION  
6" ALL FILL  
24" WOOD JOISTS @ 16" OC (AS REQUIRED)  
3/4" FINISH GYPSUM
- (5) WOOD FLOOR - DECK  
FRAMED WOOD DECKING ON JOIST BATTEN  
3/4" TRUSAPLY WOOD SUB FLOOR (GLUED & NAILER)  
WATERPROOFING @ 16" OC  
ENGINEERED 1 1/2" FLOOR JOISTS  
R-13 BATT INSULATION  
6" ALL FILL ON BEARING  
12" GYPSUM BOARD (AS NOTED)

**ROOF ASSEMBLIES**

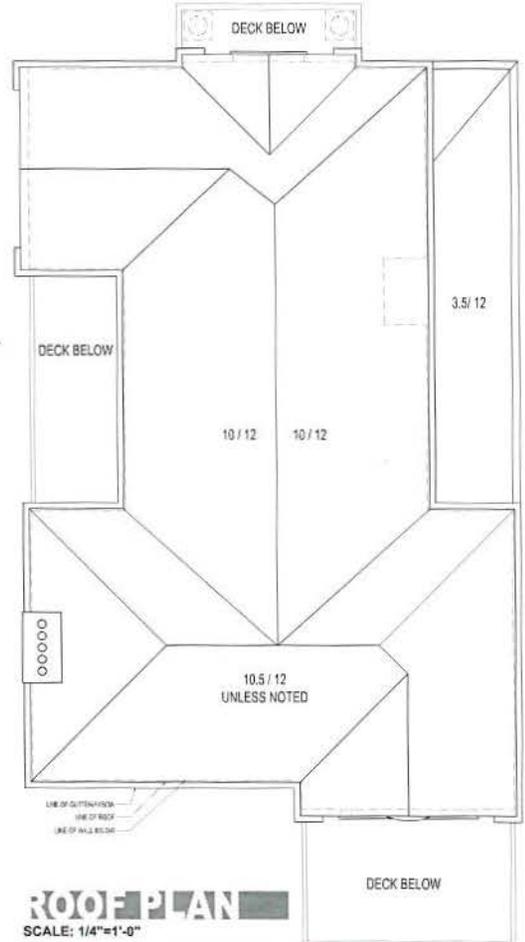
- (1) TRUSS ROOF  
24" RAFTERS (VERTICALLY SPACED) @ 16" OC  
SLAB ASSEMBLY  
12" GYPSUM BOARD (FINISH) - 1/2" OC  
ENGINEERED WOOD TRUSSES  
1/2" GYPSUM BOARD (FINISH)  
1/2" GYPSUM BOARD (FINISH)  
1/2" GYPSUM BOARD (FINISH)  
1/2" GYPSUM BOARD (FINISH)



**BOX WINDOW**  
SCALE: 1/2"=1'-0"



**DECK OVER LIVING**  
SCALE: 1/2"=1'-0"



**ROOF PLAN**  
SCALE: 1/4"=1'-0"



DATE: 08/15/12

PROJECT: 360 E WINDSOR RD., NORTH VANCOUVER

CLIENT: NEW HOMES • RENOVATIONS • ADDITIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	08/15/12
2	ISSUED FOR PERMIT	08/15/12
3	ISSUED FOR PERMIT	08/15/12
4	ISSUED FOR PERMIT	08/15/12
5	ISSUED FOR PERMIT	08/15/12
6	ISSUED FOR PERMIT	08/15/12
7	ISSUED FOR PERMIT	08/15/12
8	ISSUED FOR PERMIT	08/15/12
9	ISSUED FOR PERMIT	08/15/12
10	ISSUED FOR PERMIT	08/15/12

**ROBERT BLANEY**  
DESIGN  
NEW HOMES • RENOVATIONS • ADDITIONS

PROJECT:  
360 E WINDSOR RD.,  
NORTH VANCOUVER

PROJECT TITLE:  
CROSS SECTION  
ROOF PLAN  
DETAILS

DATE:	08/15/12
PROJECT:	360 E WINDSOR RD., NORTH VANCOUVER
CLIENT:	NEW HOMES • RENOVATIONS • ADDITIONS
SCALE:	1/4"=1'-0"

A3



**SOUTH ELEVATION**

SCALE: 1/4"=1'-0"



SPATIAL SEPARATION CALCULATIONS:  
 UNIT AREA = 1161.22 SQ. FT.    LIMITED DISTANCE = 1.50M  
 MAX. ALLOWABLE UNPROTECTED OPENING = 186.45 SQ. FT.  
 PROPOSED UNPROTECTED OPENING = 147.50 SQ. FT. (21%)

**EAST ELEVATION**

SCALE: 1/4"=1'-0"



**NORTH ELEVATION**

SCALE: 1/4"=1'-0"



**WEST ELEVATION**

SCALE: 1/4"=1'-0"



REVISIONS

NO.	DATE	DESCRIPTION

**ROBERT BLANEY**  
 DESIGN  
 NEW HOMES • RENOVATIONS • ADDITIONS

360 E WINDSOR RD.  
 NORTH VANCOUVER  
 BC V7M 2L2  
 TEL: 604-273-1111  
 FAX: 604-273-1112  
 WWW: WWW.RBLANEYDESIGN.COM

PROJECT: 360 E WINDSOR RD. NORTH VANCOUVER

DATE: 11/15/2018	BY: RBL
CHECKED: [Signature]	DATE: 11/15/2018
SCALE: 1/4"=1'-0"	PROJECT: 360 E WINDSOR RD.
PROJECT: 360 E WINDSOR RD.	PROJECT: 360 E WINDSOR RD.

A4

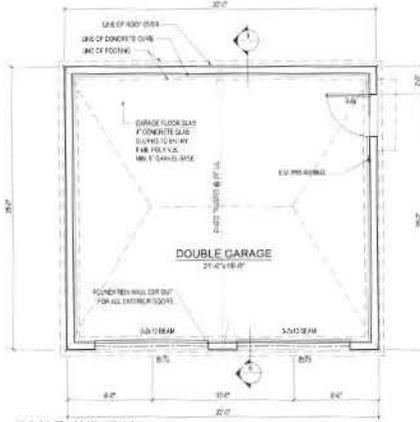


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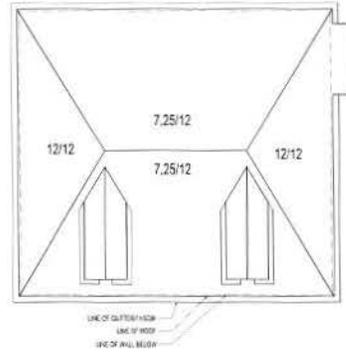
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DESCRIPTION: DETACHED GARAGE

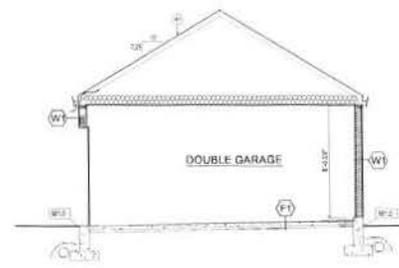
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**FLOOR PLAN**  
SCALE: 1/4"=1'-0"



**ROOF PLAN**  
SCALE: 1/4"=1'-0"



**TYPICAL SECTION**  
SCALE: 1/4"=1'-0"

**SPECIFICATIONS**

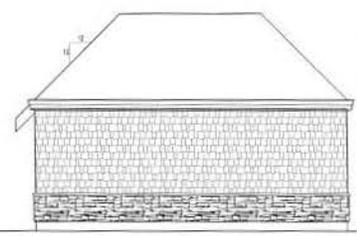
- WALL ASSEMBLIES**
- (1) EXTERIOR WALL: 4" CONCRETE BLOCK, 1/2" POLYSTYRENE INSULATION, 1/2" GYPSUM BOARD, 1/2" FINISH COATING, 1/2" POLYSTYRENE INSULATION, 4" CONCRETE BLOCK, 1/2" FINISH COATING.
  - (2) FOUNDATION WALL: 8" CONCRETE BLOCK, 1/2" POLYSTYRENE INSULATION, 1/2" GYPSUM BOARD, 1/2" FINISH COATING, 1/2" POLYSTYRENE INSULATION, 8" CONCRETE BLOCK.
- FLOOR ASSEMBLIES**
- (1) GARAGE FLOOR SLAB: 4" CONCRETE SLAB, 1/2" POLYSTYRENE INSULATION, 1/2" FINISH COATING.
- ROOF ASSEMBLIES**
- (1) TRUSS ROOF: 11/8" TRUSS ROOF, 1/2" POLYSTYRENE INSULATION, 1/2" GYPSUM BOARD, 1/2" FINISH COATING, 1/2" POLYSTYRENE INSULATION, 11/8" TRUSS ROOF.



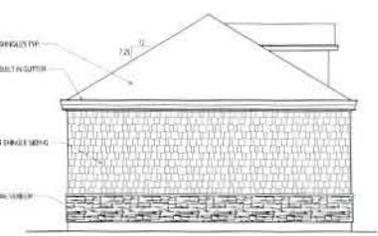
**WEST ELEVATION**  
SCALE: 1/4"=1'-0"



**SOUTH ELEVATION**  
SCALE: 1/4"=1'-0"



**EAST ELEVATION**  
SCALE: 1/4"=1'-0"



**NORTH ELEVATION**  
SCALE: 1/4"=1'-0"

**ROBERT BLANEY**  
DESIGN  
NEW HOMES • RENOVATIONS • ADDITIONS

360 E WINDSOR RD,  
NORTH VANCOUVER

PROJECT:  
DETACHED GARAGE

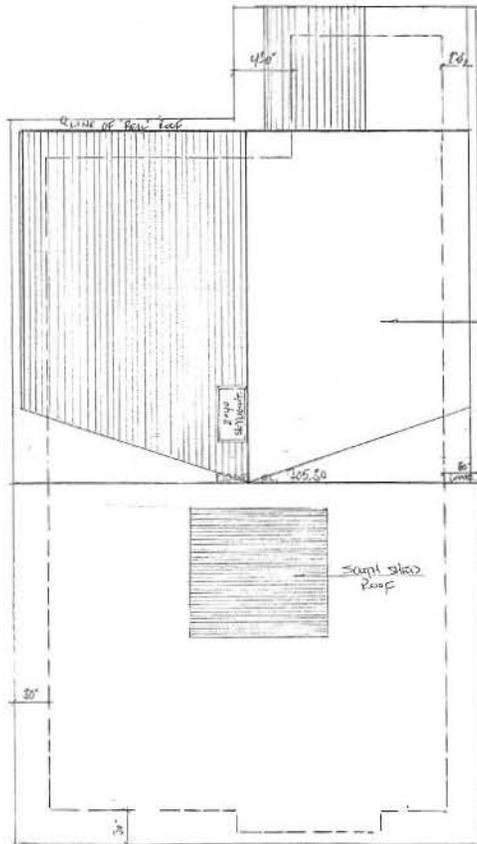
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PROJECT: 360 E WINDSOR RD	PROJECT: 360 E WINDSOR RD
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PROJECT: DETACHED GARAGE	PROJECT: DETACHED GARAGE

PROJECT: A5



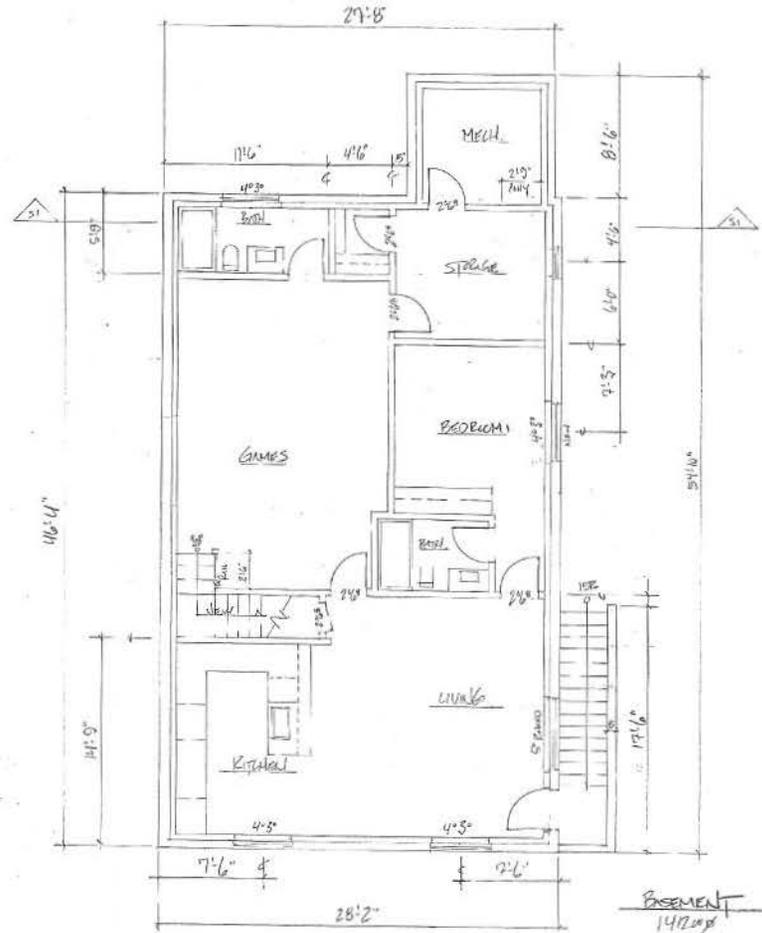






North Gable Roof

Roof plan



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**REVISIONS**

#	DATE	DESCRIPTION
1	2015-03	PRELIM SET
2	10-27-18	REVISION

**ROBERT BLANEY**  
DESIGN  
NEW HOMES • RENOVATIONS • ADDITIONS

PROJECT:  
HERITAGE RESTORATION  
& ADDITION  
301 EAST WINDSOR RD  
DRAWING TITLE:  
'Basement Plan'  
'Roof Plan'

DRAWN BY: A. STEIN	DATE: JUL 18 2016
CHECKED BY: R. BLANEY	PRINTED BY: R. BLANEY
SCALE: 1/4" = 1'-0"	PROJECT: HERITAGE RESTORATION & ADDITION
DRAWING NO.:	



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**REVISIONS**

#	DATE	DESCRIPTION
1	2013-08	ISSUED SET
2	10-27-15	REVISION



WEST ELEVATION



SOUTH ELEVATION

**ROBERT BLANEY**  
 DESIGN  
 NEW HOMES • RENOVATIONS • ADDITIONS

**PROJECT:**  
 Heritage Residence  
 & Addition  
 310 East Windsor Rd  
 Lincoln, NE  
 South Elevation  
 West Elevation

**DRAWN BY:** R. WRIGHT  
**DATE:** Jan 16, 2016  
**CHECKED BY:** R. BLANEY  
**PROJECT NO. ONLY:** REFERS TO RESIDENT  
**SCALE:** 1/4" = 1'-0"  
**ISSUING NO.:** 1

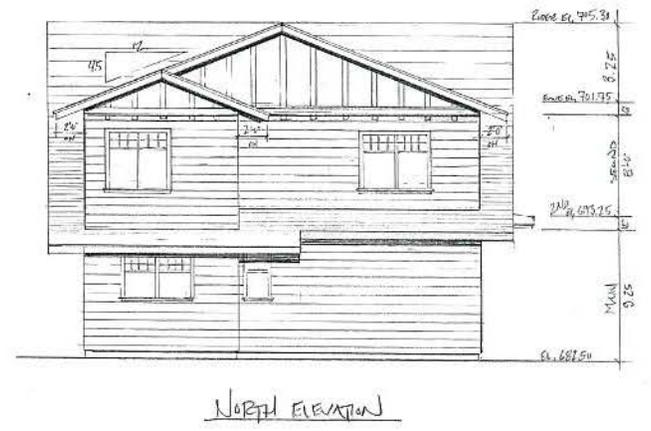
A4



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REVISIONS

#	DATE	DESCRIPTION
1	1004-05	ONE-TIME SET
2	110-27-15	REVISION



**ROBERT BLANEY**  
 DESIGN  
 NEW HOMES • RENOVATIONS • ADDITIONS

PROJECT:  
 Heritage Restored  
 • Addition  
 800 East Windsor Rd.  
 Drawing No. 1  
 • North Elevation  
 • East Elevation

DRAWN BY: A. SPEDAL	DATE: JAN 14, 2016
CHECKED BY: E. BLANEY	REVIEW ALL BY: REVISION 3
SCALE: 1/4" = 1'-0"	REVISION: 3
DRAWING NO.:	

15

**The Corporation of the District of North Vancouver****Bylaw 8181**

A bylaw to designate property as heritage property

---

The Council for The Corporation of the District of North Vancouver enacts as follows:

**1. Citation**

This bylaw may be cited as "Heritage Designation Bylaw 8181 – 360 East Windsor Road, Bylaw 8181, 2016".

**2. Heritage Designation Protection**

- 2.1 The Council designates the following as protected heritage property pursuant to Section 611 of the *Local Government Act*:
- (a) the lands located at 300 Block East Windsor Road, North Vancouver and legally described as: PID: \_\_\_\_\_, Lot 1, Block 9, District Lot 786, Plan \_\_\_\_\_; and
  - (b) the exterior portion of the building on the Lands on the plans attached to this bylaw as Schedule A (the "Retained Structure").

**3. Authority to Issue Heritage Alteration Permit**

- 3.1 Pursuant to Section 617 of the *Local Government Act*, the Council delegates to the General Manager - Planning, Properties & Permits the authority to issue heritage alteration permits to authorize interior and exterior alterations of the Retained Structure not otherwise permitted by this bylaw, provided that the alterations, including the materials used and the design, colour and texture are in the opinion of the General Manager – Planning, Properties & Permits appropriate to the general period and style for the building.

**READ** a first time

**PUBLIC HEARING** held

**READ** a second time

**READ** a third time

**ADOPTED**

---

Mayor

---

Municipal Clerk

Certified a true copy

---

Municipal Clerk

**Schedule A to Bylaw 8181**







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REVISIONS	
#	DATE DESCRIPTION
1	2025-08-27 PRELIMINARY SET
2	2025-10-27-18 REVISION

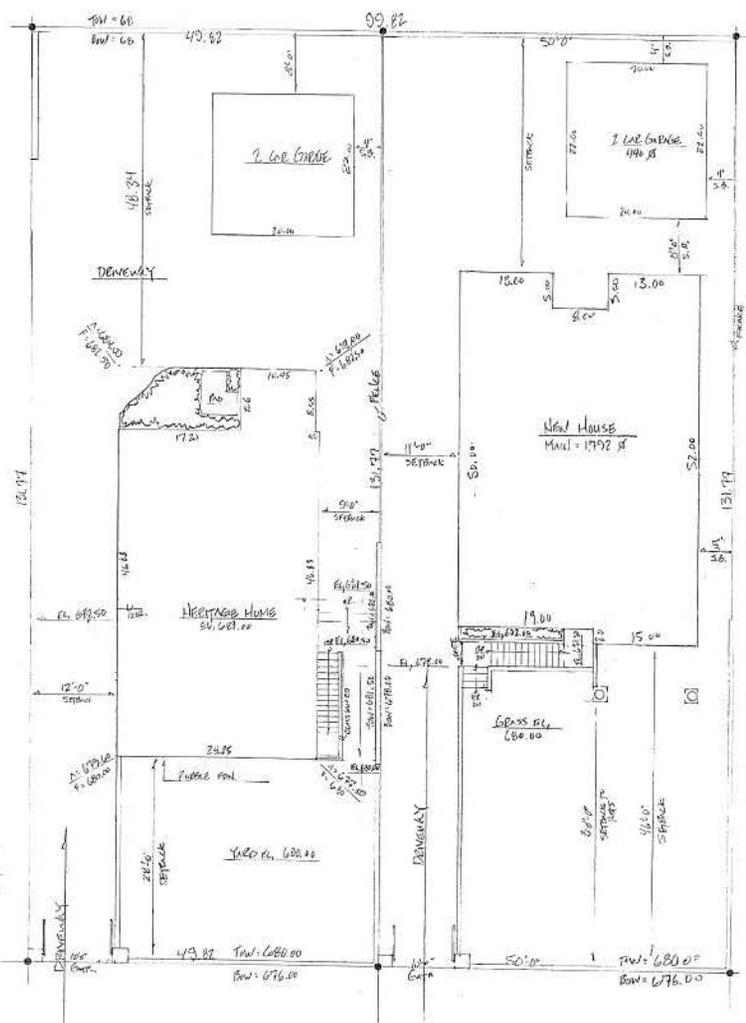
**ROBERT BLANEY**  
 DESIGN  
 NEW HOMES • RENOVATIONS • ADDITIONS

PROJECT:  
HEATING RENOVATION  
& ADDITIONS

DRAWING TITLE:  
0 SITE PLAN

DRAWN BY: A. DYKAL	DATE: 10/18/2025
CHECKED BY: R. BLANEY	VERIFY ALL DIMENSIONS AND CONDITIONS
SCALE: 1/4" = 1'-0"	REVISION: 1
DRAWING NO.:	

11



360 EAST WINDSOR RD.

*[Signature]*  
 DEC 2ND 2025  
 Revision #1



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 APPROPRIATE AGENCIES. THE CONTRACTOR  
 SHALL VERIFY THE ACCURACY OF ALL DIMENSIONS  
 AND CONDITIONS OF THE SITE PRIOR TO  
 COMMENCING WORK. THE CONTRACTOR SHALL  
 BE RESPONSIBLE FOR OBTAINING ALL NECESSARY  
 PERMITS AND APPROVALS FROM THE  
 APPROPRIATE AGENCIES. THE CONTRACTOR  
 SHALL VERIFY THE ACCURACY OF ALL DIMENSIONS  
 AND CONDITIONS OF THE SITE PRIOR TO  
 COMMENCING WORK.

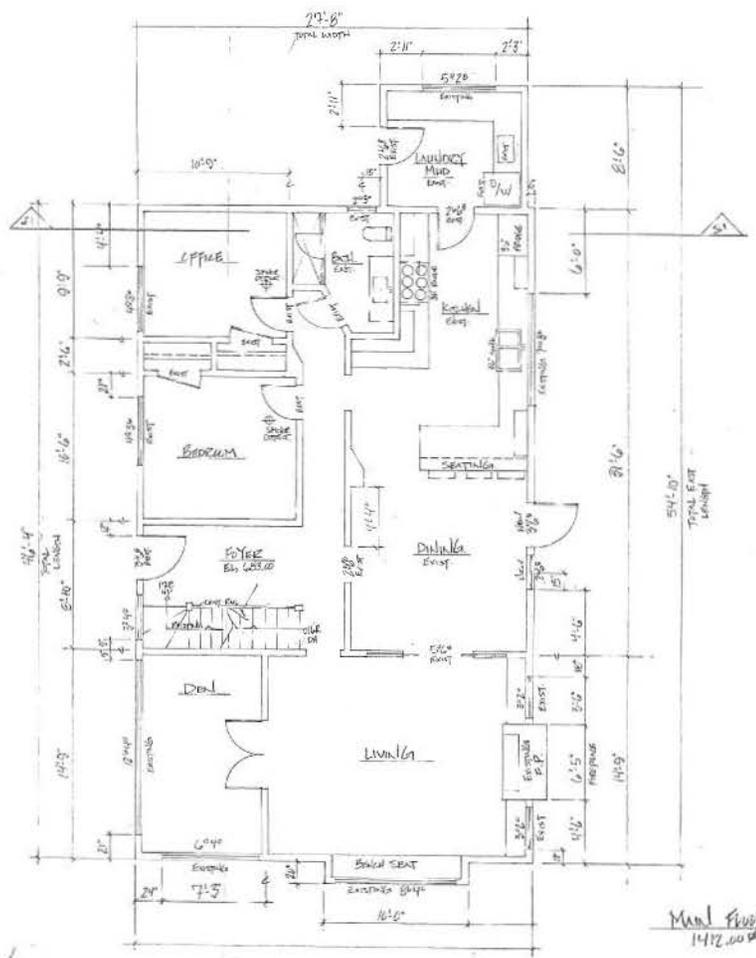
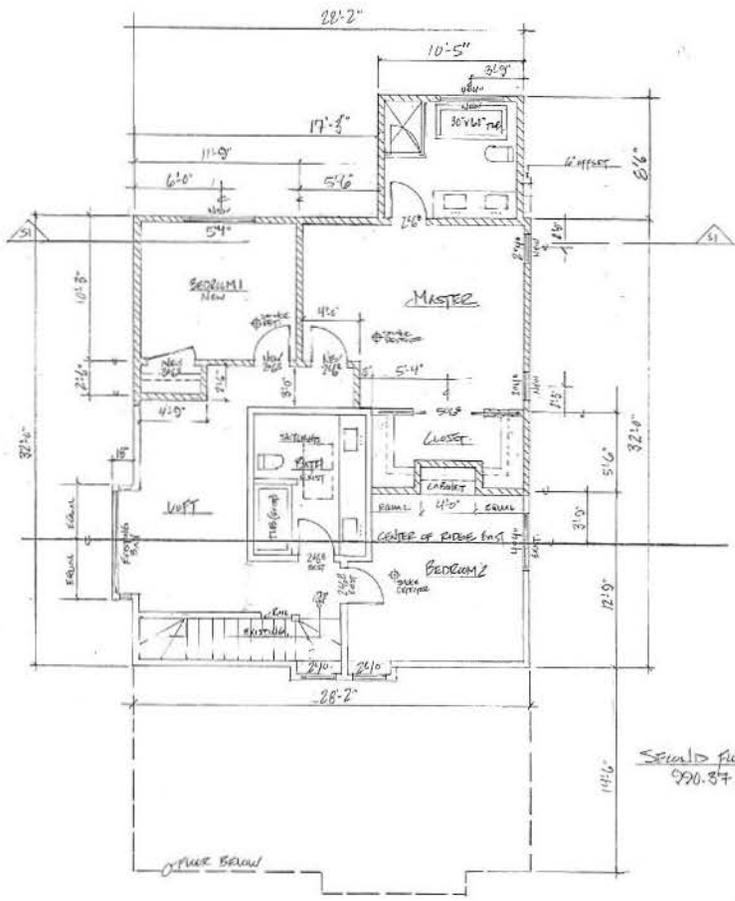
**REVISIONS:**

#	DATE	DESCRIPTION
1	2015-08	PERMIT SET
2	10-27-15	REVISION

**ROBERT BLANEY**  
 DESIGN  
 NEW HOMES • RENOVATIONS • ADDITIONS

**PROJECT:**  
 Heritage Residence  
 ± Addition  
 360 East Windsor Road  
 Columbus, IL  
 \* Main Floor Plan  
 \* Second Floor Plan

**DRAWN BY:** A. PIZZELLO  
**CHECKED BY:** R. BLANEY  
**DATE:** JAN 10, 2016  
**SCALE:** 1/4" = 1'-0"  
**DRAWING NO.:** 12







WEST ELEVATION



SOUTH ELEVATION



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#	DATE	DESCRIPTION
1	10/15/00	PROJECT SET
2	10-27-15	REVISION

ROBERT BLANEY  
 DESIGN  
 NEW HOMES • RENOVATIONS • ADDITIONS

PROJECT:  
 Heritage Preserve  
 & Addition  
 310 East Windsor Rd.  
 \* SOUTH ELEVATION  
 \* WEST ELEVATION

DRAWN BY: R. BLANEY  
 CHECKED BY: E. BLANEY  
 SCALE: 1/8" = 1'-0"  
 DRAWING NO.: 14



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#	DATE	DESCRIPTION
1	2015-05-01	INITIAL SET
2	10-27-15	REVISION



EAST ELEVATION



NORTH ELEVATION

**ROBERT BLANEY**  
 DESIGN  
 NEW HOMES • RENOVATIONS • ADDITIONS

PROJECT:	
Heritage Restoration & Addition	
304 East Windsor Rd	
Drawing No.:	
• North Elevation	
• East Elevation	
DRAWN BY:	EXP. BY:
R. S. ABEY	JAN 16 <sup>th</sup> 2016
CHECKED BY:	DESIGN ALL ENDS
R. S. ABEY	REVISION:
SCALE:	1/4" = 1'-0"
DRAWING NO.	15



**Thomson House/ 360 East Windsor Road HRA  
Public Information Meeting  
Holy Trinity Parish Hall  
March 1, 2016**

**Summary Report**

**Presenters:**

Kyla Gardiner: member of the Heritage Preservation Society, and Realtor  
 Donato D'Amici: Home Owner  
 Kathleen Larsen: DNV Community Planner  
 Robert Blaney: Architect, Robert Blaney Designs  
 Donald Luxton: Luxton and Associates, Heritage Consultant

**Q & A Responders:**

All presenters and Mariana D'Amici

**Facilitator:** Brenda Chaddock, Odyssey Leadership Centre

The evening opened at 6:15 p.m. with refreshments, an informal viewing of the boards and conversation with the project consultants. There were displays around the room showing area maps, definitions of HRA's & what Designation is, 3d Renderings of Proposal, House Plans, & the Site Plan.

At 6:45 Brenda opened the formal portion of the evening, introducing the Presentation Panel and going over the agenda.

She reminded the group that there are a variety of ways that they can have questions answered and communicate their thoughts, concern and opinions.

These include:

- Ability to have questions answered verbally with the panelists / consultants within the evening
- The meeting is being recorded by several note takers
- There are Comment Sheets available for people who choose to put their words in writing

- Kathleen Larsen, the Community Planner at the District of North Vancouver on this project welcomes calls to provide more information
- The public is welcome to attend the presentation to Council

There were approximately 100 people in attendance, well beyond anticipation of numbers. Attendees were from North Vancouver, Vancouver, Burnaby and Port Moody.

The age range in attendance was approximately 10% 25-35 years old, 20% 35-50 years old, 45% 50-60 years old, & 25% 65+ year old people. It seemed that the younger & older generations were in favour of the HRA while the 50-60 year old attendees were against (This information gathered, calculated and commented on by a D'Amici family member).

Formal Presentations began at 6:45 p.m.

**Kyla Gardiner:** spoke as a member of the Heritage Preservation Society. She described the canvassing she had done & the overwhelming support in favour of the HRA. She informed the attendees that there are approximately 320 homes in the RSQ Zone of which 69 are 100' wide lots & 8 of those have the possibility of an HRA which equals 1% of homes affected or 12% of all 100' lots. Kyla brought attention to the fact that almost every community in the world is trying to preserve their heritage, and that this is an amazing opportunity to save the Thomson House & keep it in the community for another 100 years.

**Donato D'Amici:** the homeowner spoke about who his family is & why they are working with the District of North Vancouver to preserve the Thomson House. He is married to Mariana, and they have two children, ages 3 & 2. He is a 4th generation Canadian & resident of the district of North Vancouver. His family has lived here since the 1920's & have played an integral part in the building of North Vancouver. His family has helped employ hundreds of people, including aboriginal people & immigrants.

The D'Amici family lived in the Thomson house for some time before deciding to build their dream house. Donato spoke of how the home's foundation was leaking & other issues so they decided to build sooner than later. They hired the Robert Blaney Design firm & spent a few months designing the home. They moved out in September when the District of North Vancouver cut services off. Robert, the architect, assured Donato that the DNV had approved construction commencement so the green light was given to raise the home. Donato went to pick up the permit the next day and was given the news that the Heritage Department had placed a hold on his permit. Kathleen Larsen, Community Planner, informed Donato that a bylaw had been passed recently that gave the DNV power to hold the permit for 3 months in the event they could convince the D'Amici family to not alter or demolish the Thomson House. Kathleen referred Donato to Heritage Consultant Donald Luxton in hopes he would help guide the process.

Throughout the course of trying to find a resolution, Donald & the DNV recommended subdivision through an HRA as a possible solution. From Donald's experience, he has seen this work well throughout many communities. The D'Amici family were concerned as they spent the previous 7 months planning a home that they could settle in. After a few more meetings with Donald & Kathleen the D'Amici's were convinced that this plan was essentially the same as the previous one with 2 residences, one for the in laws and one for the D'Amici's. Through the HRA Proposal the Thomson Home would be restored, designated & legally maintained, with incentive through subdivision. The new lot's home would follow a design guideline set forth by the DNV & Donald Luxton to ensure its front massing, landscaping, & home design have heritage elements complementary to the area & appear as if it has always been there.

The D'Amici's felt this was a win-win option given the number of people who approached them asking them not to demolish the home. Donato shared that if the HRA was not passed they would be forced to sell the Thomson House from financial losses due to the HRA process. The fate of the home would inevitably result in demolition due to land value. Donato spoke of his experience as a builder, whose homes he's sold, now sit empty from foreign buyers. He also said that where his family rents now in North Vancouver, the whole block is being torn down for large spec homes built by a foreign developer. Donato fears all the heritage homes on large lots will be demolished in the RSQ Zone for large homes that will be unaffordable to people in the community, like the homes in West Vancouver and parts of North Vancouver. His last comment was about what type of future our children would like to see, and if heritage should be preserved and affordable for them. His belief is the same as the Districts OCP which "is to ensure that the community has a clear sense of identity and place and a legacy that links our past, present and future".

**Kathleen Larson:** described the application process, beginning with informing local residents who may be affected by the development, with information and an invitation to attend the Public Information Meeting. Following the meeting the project may be revised to reflect comments and concerns identified. There will be additional opportunity for public comments when Council considers the project. She guided attendees to online information at the DNV web site

**Robert Blaney:** The architect for the project told the attendees he has resided in North Vancouver his entire life attending school & working primarily in the District.

He believes the District of North Vancouver, Donald Luxton, and the D'Amici's have come up with something spectacular. The objective of the proposed HRA is first and foremost to restore the Thomson home and ensure its future sustainability. The foundation of the home will be re-built furthering the structure's longevity, and will be covered with rock cladding to look the same as original rubble faced foundation. The grass & paver driveway will lead to a parking area beside a coach house that has taken design elements from the Thomson House. In order to keep the front & side elevation's architectural elements intact the proposal includes a small renovation to the rear top floor of the home. The addition of the coach house plays an important role in the continued preservation of the Thomson House because additional needed square footage for rental income is provided without further impeding on the design and heritage value of the home. The plan is to meet the needs of a family of today and for the future, but not to take away any character defining elements.



The new residence was also designed under the guidance of the District of North Vancouver and Heritage Consultant Donald Luxton. They wanted to create a home that met the needs of the D'Amici's but also had heritage elements that would make the home appear as if it had been a part of the community for quite some time. They also took into account home sizes in the area so the new residence would conform to the overall appearance of the area. The new residence's top floor has been designed in a way where the west part of the upper floor is living space and the east side is roofline. This gives greater separation & sightline to the east neighbouring property of rooflines. The garage is also designed so the roofline's rise is small near the east property line & rises into the property.

The main floor elevation on both homes has been designed 3' lower than the Thomson House's current elevation, lowering rooflines for neighbours. The new residence has a small frontage of only 34 feet. Both homes combined have a frontage of 62 feet which is 18 feet smaller than the allowable 80 foot frontage. There is also over 20 feet of separation between the homes with mature trees & landscaping to soften the driveway. So, in a sense, this proposal is less imposing visually than if one new home were to be built on the existing lot. Garages have been placed at the backs of the properties for a more aesthetically pleasing appearance from the street, while keeping available parking off the street. Mature trees have been planted, and there are plans for more to come to keep privacy and soften the landscape. Two new boulevard trees will be planted where they once were years ago. The team's overall vision is to create a site that would be aesthetically appealing and in keeping with the feel of the neighbourhood.

**Donald Luxton:** spoke on the brief history of the District of North Vancouver & how the landscape is ever changing. He spoke of the necessity of HRA's to keep heritage homes in the community & the importance of their identity in our city. He described how other cities have embraced HRA's & are thankful for not losing anymore Heritage homes in their community. Donald reminded the attendees that the Thomson home has been a part of the community for over 100 years & the next generation of homeowners will appreciate the connection to their past.

## Q & A

This was a challenging meeting to facilitate and for the panel to respond to questions, as the group was much larger than anticipated and a small number were intent on making their feelings known, so their remarks often came out as comments rather than questions. Midway through the evening Kathleen stepped in to say, on behalf of the District, how important it is to keep communication respectful. Brenda reminded participants to direct their questions and comments to the panelists and to refrain from engaging other participants in conversation.

**Comments:** 2 gentlemen said that they bought in the area many years ago & resided on 100' lots (width). They were concerned this would lead to subdivision of other homes in the area. Neither gentleman had a question.

**Q:** "Why was the first permit not allowed, who made this happen?"

**R:** Kathleen from the District of North Vancouver: They put a hold on the original permit in hopes of convincing the D'Amici family not to alter or tear down the Thomson home.

**Q:** What is the difference between one big house & two houses with driveways?

**R:** Robert: The massing is different, so visually you would see a smaller structure from the front. Plus there is 20' separating both homes with a driveway that has grass pavers & is further softened by mature trees. He explained that the coach house is only a 1 bedroom, so it would be 1 renter, and the new home has a small 2 bedroom suite. He also explained the time & effort spent on this plan & if someone else were to build on this lot it would be very likely to be a spec house with little to no landscaping.

**Comment:** "the majestic beauty of the area is in the heritage of the lot lines".

**R:**Donald – the heritage is, in fact the house, not the lot.

**Comment:** My grandfather came to this country with no money & bought land from others who owned before him. Other people in our community need land too. Young people can't afford to buy homes; the older generation is not compassionate with the younger generation's needs." No question was asked

**Q** to Kathleen - Why wasn't I notified of the public meeting? Additional he comment, "Let the homeowners do what they want with their property."

**R:** Kathleen: Pamphlets were given to a 75 meter radius of residences & a sign was posted on the property. If you aren't in that area you were not given notification.

**Q:** Can the D'Amici's go back to the original plan instead? Why can't the Thomson house just be renovated?"

**R:**Donald Luxton - The heritage significance would be altered too much through a "renovation" of adding more than 6000 sq. ft.

**R:** Donato: If the HRA proposal does not go through, they would be forced to sell due to financial costs from the HRA process. The old plan is no longer feasible.

**Comment:** I want the D'Amici's as neighbours but I bought 20 years ago & I want the lot lines to stay the same. No question was asked.

**Comment:** directed to the District of North Vancouver. "It is interesting to note that the people here voicing their displeasure at the district's proposal for a heritage revitalization effort are conveniently ignoring the fact that the homeowner is fully within his rights to demolish this home. The majority of the residents of the lower mainland in today's real estate market not only see the revitalization of a heritage home as a responsible act, but a moral one, given the incentive property prices in today's market provide to build bigger and more luxurious homes. The trade-off of a subdivision on an

enormous lot for the sake of saving and preserving a heritage home is not only responsible, it is frankly a no brainer. Of course, the people who purchased their homes thirty years ago for \$130,000 are irked by the notion that simply because their idea of what was doesn't match with today's needs and the fact that the District is addressing a grey area is bothersome to them. Don't like the idea of this modest trade off that the community wants? Great, don't do it on your lot then. Kudos for the district for spearheading this motion, and if the Council votes against this notion it will be a public relations nightmare for them." No question was asked.

Q: to the D'Amici's: What would you like to do with the property, build a large home or go through with the HRA?

R:Mariana - Initially the large home was what I wanted but now that we have been given the opportunity to build a home for ourselves and keep the Thomson home intact, it feels like a better choice. Unfortunately now, if we are not given the designation & subdivision we will not be able to revert back to our original plan because we have invested so much going in this direction."

After the formal meeting was adjourned, some attendees approached the D'Amici's & apologized for other attendees' remarks. They said they were disinclined to speak up in favour of the HRA in a hostile environment.

In summary of the presentations, questions & comments:

**HRA Positive Impacts are:**

- The community retains the D'Amici family who have been contributing members of North Vancouver for almost 100 years
- Preservation of heritage
- It creates an opportunity for more affordable housing within the community
- The District bylaw to hold the D'Amici's permit for 3 months "worked" to help convince them of saving the Thomson House
- The HRA aligns with the District's official community plan which is designed to meet the needs of present & future generations
- A New Residence & Site Plan have been customized under the guidance of the DNV & Donald Luxton (Heritage Consultant) with timeless heritage elements integrated into the design that conforms to area surroundings
- This approach avoids the unnecessary environmental impact of over 100 tons of waste from demolition

**HRA Negative impacts are:**

- Breakup of a lot line
- Potential for more rental/people in area
- Fear that this will lead to further subdivision in the area
- Fear that homeowners are trying to make money
- The D'Amici family sell the Thomson House & foreign buyers purchase the property & demolish the home to build a large spec house that is not conforming to area & unaffordable for anyone in the community

Following the meeting Donald Luxton added these points:

- This is a modest proposal
- HRA provides incentive and long term protection
- This proposal is not a precedent and is not illegal
- It reflects local government Act
- Heritage revitalization has been in process since 1994
- New Westminster has a vital set of Guidelines

There were more than 90 Comment sheets completed, all in support of the project with the exception of one emphatic no. Some of the Comment Sheets came from Vancouver, Burnaby and Port Moody.

Submitted by  
Brenda Chaddock  
Odyssey Leadership Centre



# PUBLIC HEARING

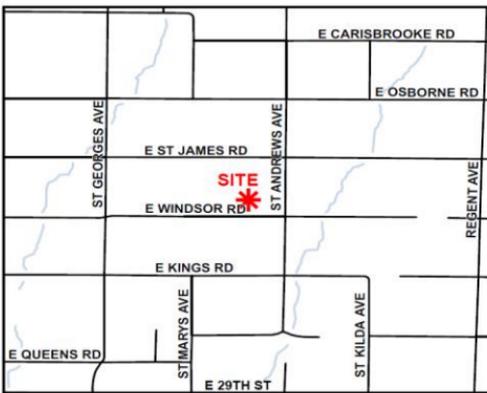
360 East Windsor Road  
(Thomson House)

## Heritage Revitalization Agreement and Heritage Designation

**What:** A Public Hearing for Bylaws 8180 and 8181, proposed Heritage Revitalization Agreement and Heritage Designation bylaws, respecting a proposed subdivision and redevelopment of the property located at 360 East Windsor Road (Thomson House).

**When:** 7 pm, Tuesday, June 21, 2016

**Where:** Council Chambers, District of North Vancouver Municipal Hall,  
355 West Queens Road, North Vancouver, BC



Proposed\*



\*Provided by applicant for illustrative purposes only.  
The actual development, if approved, may differ.

### What changes?

Bylaw 8180 authorizes entry into a Heritage Revitalization Agreement which will secure the permanent protection of Thomson House and permit subdivision into two lots which do not meet the minimum lot width or area of the Residential Single-Family Queensdale (RSQ) Zone. Bylaw 8181 proposes to designate Thomson House as a protected heritage property.

### When can I speak?

We welcome your input Tuesday, June 21, 2016, at 7 pm. You can speak in person by signing up at the hearing, or you can provide a written submission to the Municipal Clerk at [input@dnv.org](mailto:input@dnv.org) or by mail to Municipal Clerk, District of North Vancouver, 355 West Queens Road, North Vancouver, BC, V7N 4N5, before the conclusion of the hearing.

Please note that Council may not receive further submissions from the public concerning this application after the conclusion of the public hearing.

### Need more info?

Relevant background material and copies of the bylaws are available for review at the Municipal Clerk's Office or online at [dnv.org/public\\_hearing](http://dnv.org/public_hearing) from May 31 to June 21. Office hours are Monday to Friday 8 am to 4:30 pm, except statutory holidays.

### Who can I speak to?

Kathleen Larsen, Community Planner, at 604-990-2369 or [larsenk@dnv.org](mailto:larsenk@dnv.org)



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