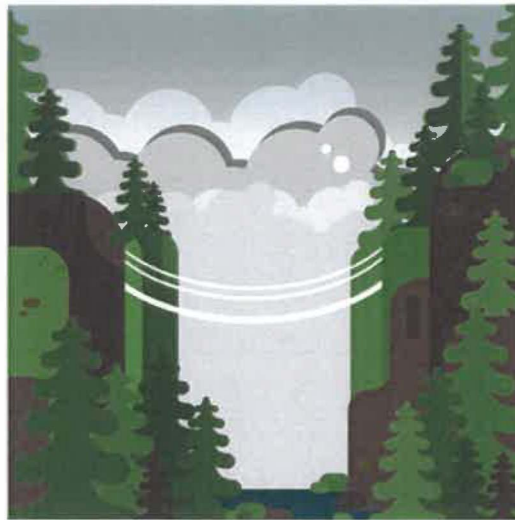


ATTACHMENT 3



HERITAGE STRATEGIC PLAN

Supporting Documentation

DISTRICT OF NORTH VANCOUVER HERITAGE STRATEGIC PLAN



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VALUES-BASED HERITAGE MANAGEMENT

1. THE EVOLUTION OF HERITAGE MANAGEMENT APPROACHES

Over the past thirty years, the global approach towards heritage conservation has changed dramatically, and there is now universal acceptance that a recognition of *value* is the basis for understanding heritage significance. The arc of this development can be charted through an understanding of the doctrinal texts that summarize the ongoing public discussion on cultural heritage issues, and point toward a values-based approach as the most effective tool in building a heritage program.

VALUES-BASED APPROACHES

A values-based approach is currently the preferred approach to heritage conservation. The approach has been adopted, and advocated by major conservation authorities, both at international level e.g., UNESCO World Heritage Centre, by major research and educational institutions such as the Getty Conservation Institute, and at a national level, including in Australia, the UK, Canada, and the USA. In Canada, *The Standards and Guidelines for the Conservation of Historic Places* establishes a consistent, pan-Canadian set of conservation principles and guidelines and advocates this values-based approach. This change represents a fundamental shift away from the traditional emphasis on architectural typologies and aesthetics, and the materials-based approach that has traditionally been used to help compile Heritage Registers and Inventories.

Values-based heritage management has been most thoroughly formalized in Australia where the *Burra Charter* (first adopted in 1979) guides practitioners. Values-based approaches start by analyzing the values and significance attributed to cultural resources; they then consider how those values can be protected most effectively. A wide range of values is recognized in this approach, which could include historic, economic, architectural, aesthetic, spiritual or rarity values. This method is seen to have a number of advantages, such that:

- it requires an awareness of all the values of the site (necessitating research);
- it relies on consultation and therefore involves more of society in the conservation process;
- it creates a deeper understanding of the resource, and is a means of achieving sustainability for the heritage resource by promoting the participation and involvement of all those who care (Marta de la Torre, 2005, Getty Institute);
- it reflects the shift in the cultural heritage conservation field to more of an emphasis on cultural diversity; and
- it broadens the scope of what is conserved, taking a more democratic view to understand what is significant.

LANDSCAPE-BASED APPROACHES

Concurrently, other holistic approaches to heritage management have been evolving, particularly landscape-based approaches. A greater understanding of the significance of cultural landscapes has developed and, in 1992, the World Heritage Convention became the first international legal instrument to recognize and protect cultural landscapes. The term “cultural landscape” embraces a diversity of manifestations of the interaction between humankind and the natural environment. UNESCO states that cultural landscapes are cultural properties and represent the “combined works of nature and of man”. They are illustrative of the evolution of human society and settlement

over time, under the influence of the physical constraints and/or opportunities presented by their natural environment and of successive social, economic and cultural forces, both external and internal (2013 UNESCO Operational Guidelines).

Browsing the Canadian Register of Historic Places, there are places included which are designated as historic districts, or cultural landscapes, which often comprise several natural and manmade features as part of the designation. Cultural landscapes include designed landscapes such as parks and gardens, organically evolved landscapes, and associative cultural landscapes. Examples in Canada include Forges du Saint-Maurice National Historic Site of Canada near Trois-Rivières, Quebec, and Grand-Pré, Nova Scotia, a place with cultural meaning extending far beyond its physical boundaries. Thinking in this area has been evolving through the work of scholars such as Julian Smith, Lisa Prosper and Graham Fairclough. Work has also been carried out by the Historic Sites and Monuments Board of Canada, specifically on Aboriginal Cultural Landscapes.

This evolving view of heritage also recognizes emerging trends in urban development such as the need for sustainability. Recommendations on the Historic Urban Landscape that were adopted by UNESCO in 2011 address the need to better integrate urban heritage conservation strategies within the larger goals of overall sustainable development. An integrated approach towards managing heritage resources which acknowledges the layering of interconnections within a city, between the built and natural environments, the tangible and intangible values, as well as within the cultural and social practices of a community is also advised. UNESCO defines the Historic Urban Landscape as *"the urban area understood as the result of a historic layering of cultural and natural values and attributes, extending beyond the notion of 'historic centre' or 'ensemble' to include the broader urban context and its geographical setting"* (2011 Recommendation on the Historic Urban Landscape).

The 2011 Valletta Principles for the Safeguarding and Management of Historic Cities, Towns and Urban Areas, which have superseded the 1987 Washington Charter, reflect a greater appreciation of environmental factors as well as intangible values such as continuity and identity of traditional land use and the role of public space in communal interactions.

RECOGNITION OF INTANGIBLE HERITAGE

Intangible Cultural Heritage (ICH) is defined by UNESCO as *"the practices, representations, expressions, knowledge, skills – as well as the instruments, objects, artifacts and cultural spaces associated therewith – that communities, groups and, in some cases, individuals recognize as part of their cultural heritage. This intangible cultural heritage, transmitted from generation to generation, is constantly recreated by communities and groups in response to their environment, their interaction with nature and their history, and provides them with a sense of identity and continuity, thus promoting respect for cultural diversity and human creativity."* (UNESCO, 2003). UNESCO's Convention for the Safeguarding of the Intangible Cultural Heritage (2003) has strengthened the move in the international arena to envision heritage beyond monuments, sites and artifacts. Intangible heritage includes:

- a. Oral traditions and expressions including language as a vehicle of the intangible cultural heritage;*
- b. Performing arts;*
- c. Social practices, rituals and festive events;*
- d. Knowledge and practice about nature and the universe; and*
- e. Traditional craftsmanship.*

Canada has not yet ratified the 2003 Convention on ICH and the federal government of Canada has not yet implemented specific programs or policies for its safeguarding. Key to the convention is the concept of 'safeguarding without freezing.' Safeguarding measures to ensure that intangible cultural heritage can be transmitted from one generation to another are considerably different from those required for protecting tangible heritage (natural and cultural). However, some elements of tangible heritage are often associated with intangible cultural heritage e.g. intangible values can be reflected in the built form.

Inventories can be used to work towards the safeguarding of intangible cultural heritage because they can raise awareness about intangible cultural heritage and its importance for individual and collective identities. Community involvement is central to development of an inventory of intangible cultural heritage. Inventories must be regularly updated, due to the fact that intangible cultural heritage constantly evolves and threats to its viability can emerge very rapidly.

INTEGRITY AND AUTHENTICITY

Two other important concepts in understanding the value of an historic place are integrity and authenticity. The 2013 UNESCO Operational Guidelines describes integrity as *"a measure of the wholeness and intactness of the natural and/or cultural heritage and its attributes."* An historic place has integrity if it retains the features that possess cultural significance. Some change to a place may harm its cultural significance, and its integrity. However, if changes made over the years have themselves acquired cultural significance, then the place may still be considered to have integrity, although it is not in its original form.

According to UNESCO the *"ability to understand the value attributed to the heritage depends on the degree to which information sources about this value may be understood as credible or truthful. Knowledge and understanding of these sources of information, in relation to original and subsequent characteristics of the cultural heritage, and their meaning, are the requisite bases for assessing all aspects of authenticity"* (UNESCO, 2003). Properties may be understood to meet the condition of authenticity if their cultural values are truthfully and credibly expressed through attributes such as; form and design, materials and substance, use and function, location and setting or management systems.

Further guidance on authenticity and integrity is provided in subsequent ICOMOS charters including the Nara Document on Authenticity (2004) and The Declaration of San Antonio (1996). The international discussion on these topics is ongoing.

2. CURRENT BEST PRACTICES FOR HERITAGE REGISTERS AND INVENTORIES

A review of best practice has been conducted, examining heritage registers and inventories around the world. There are a multitude of different approaches, which can generally be divided into systems that use self-sufficient criteria, versus those where additive criteria are used. Using self-sufficient criteria would mean a resource only needs to qualify for one criterion to merit inclusion on the list. Some lists categorize heritage resources by differentiating between different levels of significance whereas other approaches maintain one list only. A summary of some of these approaches is below, beginning with international examples, before looking at systems in use in Canada.

UNESCO WORLD HERITAGE

The following is an assessment of the key points of the UNESCO World Heritage Criteria for assessment of world heritage, UNESCO's definition of Cultural Heritage, and the corresponding implications for the District of North Vancouver Heritage Register. According to the World Heritage Convention Guidelines: *"to be deemed of Outstanding Universal Value, a property must also meet the conditions of integrity and/or authenticity and must have an adequate protection and management system to ensure its safeguarding."* For the purposes of the District's Heritage Register, the term "outstanding universal value" may be substituted for "heritage value".

Authenticity

1. UNESCO WH Convention Guidelines of 2015 emphasized under the UNESCO assessment criteria, heritage properties must meet the conditions of Authenticity, which includes the Nara Document on Authenticity. This would apply to the District's Heritage Register in regard to the multiple cultural heritage narratives of the municipality's population, and specifically in regard to First Nation's Cultural Heritage.
2. The ability to understand the value attributed to heritage depends on the degree to which information sources about this value may be understood as credible or truthful. Knowledge and understanding of these sources of information, in relation to original and subsequent characteristics of the cultural heritage, and their meaning as accumulated over time, are the requisite bases for assessing all aspects of authenticity.
3. Judgments about value attributed to cultural heritage, as well as the credibility of related information sources, may differ from culture to culture, and even within the same culture. The respect due to all cultures requires that cultural heritage must be considered and judged primarily within the cultural contexts to which it belongs. This has strong implications for First Nations Cultural Heritage and the Cultural Heritage of diverse cultures.
4. Depending on the type of cultural heritage, and its cultural context, properties may be understood to meet the conditions of authenticity if their cultural values (as recognized in the nomination criteria proposed) are truthfully and credibly expressed through a variety of attributes including:
 - form and design;
 - materials and substance;
 - use and function;
 - traditions, techniques and management systems;
 - location and setting;

- language, and other forms of intangible heritage;
- spirit and feeling; and
- other internal and external factors.

Integrity

All properties nominated for inscription on the World Heritage List shall satisfy the conditions of integrity.

1. Integrity is a measure of the wholeness and intactness of the natural and/or cultural heritage and its attributes. Examining the conditions of integrity, therefore requires assessing the extent to which the property:
 - a) includes all elements necessary to express its Outstanding Universal Value;
 - b) is of adequate size to ensure the complete representation of the features and processes which convey the property's significance;
 - c) suffers from adverse effects of development and/or neglect.

This should then be presented in a statement of integrity.

2. The physical fabric of the property and/or its significant features should be in good condition, and the impact of deterioration processes controlled. A significant proportion of the elements necessary to convey the totality of the value conveyed by the property should be included.

UNESCO Definition of Cultural Heritage

The following definitions are taken from the newly revised UNESCO World Heritage Convention Guidelines dated 2015. The UNESCO definition of Cultural Heritage is within the context of "outstanding universal value." For the purposes of the Heritage Register, outstanding universal value may be substituted by "heritage value." Cultural Heritage is defined in the UNESCO World Heritage Convention as the following:

Monuments: architectural works, works of monumental sculpture and painting, elements or structures of an archaeological nature, inscriptions, cave dwellings and combinations of features, which are of Outstanding Universal Value from the point of view of history, art or science;

Of significance to the Heritage Register are "*monuments: architectural works, works of monumental sculpture and painting, elements or structures of an archaeological nature, which are of Outstanding Universal Value from the point of view of history, art or science.*" OUV is substituted here by "heritage values."

Groups of buildings: groups of separate or connected buildings which, because of their architecture, their homogeneity or their place in the landscape, are of Outstanding Universal Value from the point of view of history, art or science;

Sites: works of man or the combined works of nature and of man, and areas including archaeological sites which are of Outstanding Universal Value from the historical, aesthetic, ethnological or anthropological points of view.

AUSTRALIA

Australia is known to be particularly forward thinking in their approach to heritage conservation, and here the *Burra Charter* guides practitioners. In the state of New South Wales resources are assessed for their inclusion on the heritage register using self-sufficient criteria. At a local level

(City of Sydney) these exact same criteria are used, however, the resource is assessed for its local significance rather than significance for New South Wales. The criteria used to determine local significance by the City of Sydney are below - only one of the criteria needs to be satisfied for an item to have local heritage significance.

- a) *it is important in the course, or pattern, of the local area's cultural or natural history – known as historic significance*
- b) *it has strong or special association with the life or works of a person or group of persons, of importance in the cultural or natural history in the local area – known as historic associations*
- c) *it is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in the local area – known as aesthetic or technical significance*
- d) *it has strong or special association with a particular community or cultural group in the area for social, cultural or spiritual reasons – known as social significance*
- e) *it has potential to yield information that will contribute to an understanding of area's cultural or natural history – known as research potential or educational significance*
- f) *it possesses uncommon, rare or endangered aspects of the area's cultural or natural history – known as rarity*
- g) *it is important in demonstrating the principal characteristics of a class of the area's cultural or natural places or cultural or natural environments – known as representative significance*

In New South Wales, historic resources are not given numerical scores, but are separated into 'local' or 'statewide' significance categories during the assessment. Sites are first considered either included or excluded, in comparison to similar places and then, if included, whether they warrant local or statewide recognition.

A similar process takes place in the State of Victoria, where a two-step process is followed to assess whether a resource has significance, and what level this significance is, for different criteria. Step 1 is a basic test for satisfying one of the criteria below. Step 2 is a test to determine if the resource has state level significance. If the test is not met, the criterion is not satisfied at the state level and the assessment moves on to the next criterion.

- *Importance to the course, or pattern, of Victoria's cultural history.*
- *Possession of uncommon, rare or endangered aspects of Victoria's cultural history.*
- *Potential to yield information that will contribute to an understanding of Victoria's cultural history.*
- *Importance in demonstrating the principal characteristics of a class of cultural places and objects. Importance in exhibiting particular aesthetic characteristics.*
- *Importance in demonstrating a high degree of creative or technical achievement at a particular period.*
- *Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions.*
- *Special association with the life or works of a person, or group of persons, of importance in Victoria's history*

Similarly, a comparable two-step process is followed in Queensland. The thematic framework developed for Queensland is used to help determine whether an event, phase, activity or way of life has made a significant contribution to the evolution or pattern of development of Queensland's society or environment.

State level significance determined by a two-stage process:

- *Employing significance indicators to identify the cultural heritage significance of a place, using 8 criteria*
- *Applying threshold indicators to determine the level of this significance. (i.e. to test whether it has national, state wide, local significance)*
 - (a) *the place is important in demonstrating the evolution or pattern of Queensland's history;*
 - (b) *the place demonstrates rare, uncommon or endangered aspects of Queensland's cultural heritage;*

- (c) *the place has potential to yield information that will contribute to an understanding of Queensland's history;*
- (d) *the place is important in demonstrating the principal characteristics of a particular class of cultural places;*
- (e) *the place is important because of its aesthetic significance;*
- (f) *the place is important in demonstrating a high degree of creative or technical achievement at a particular period;*
- (g) *the place has a strong or special association with a particular community or cultural group for social, cultural or spiritual reasons;*
- (h) *the place has a special association with the life or work of a particular person, group or organisation of importance in Queensland's history.*

NEW ZEALAND

In New Zealand, the National heritage list is divided into five parts, including Historic Places, Historic Areas, and places important to the Māori. Historic Places such as archaeological sites, buildings, and memorials are divided into 2 categories:

- *Category 1 historic places are of special or outstanding historical or cultural significance or value*
- *Category 2 historic places are of historical or cultural significance or value*

There are two stages of assessment. Stage 1, where registration criteria are assessed including historical, architectural, archaeological, scientific, social and spiritual criteria. In Stage 2, selection criteria are applied which determine the level of significance – *Rarity* and *Representativeness* are key parts of this. Districts and municipalities within New Zealand have their own evaluation systems, similar to differences between jurisdictions in Australia and Canada.

UNITED STATES NATIONAL REGISTER OF HISTORIC PLACES

A National Heritage Site in the United States is a heritage resource important to a particular state that has been promoted to national status, as well as sites that have been deemed nationally important by central heritage agencies. The following self-sufficient criteria are used at the National level.

- A. *Associated with events that have made a significant contribution to the broad patterns of our history; or*
- B. *Associated with the lives of significant persons in our past; or*
- C. *Embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or*
- D. *Have yielded or may be likely to yield, information important in history or prehistory.*

LOS ANGELES HISTORIC RESOURCE SURVEY PROJECT

HistoricPlacesLA is an online information and management system specifically created to inventory, map and help protect the City of Los Angeles' significant historic resources. It showcases the city's diversity of historic resources, and provides information on historic resources designated through local, state, and federal programs as well as resources recorded through survey efforts. Over 25,000 sites are included as part of the survey project. This project uses *Arches* – free open source heritage inventory management software – that has been developed by the Getty institute and World Monuments Fund. It is a cutting edge system that allows sophisticated searching, map-based exploration, as well as export of historic resource data.

The Los Angeles Historic Resource Survey (LAHRS) Project researched the objectives, methods, funding, and incentives employed in a comprehensive citywide survey in Los Angeles and has worked with city decision-makers and stakeholders to implement a survey program. These goals were achieved through the following components:

- survey methods research
- guidebook to preservation incentives
- survey

Background

In 2000, the Getty Conservation Institute undertook an assessment of the potential for a comprehensive, citywide historic resource survey in the City of Los Angeles. Published in 2001, the Los Angeles Historic Resource Survey Assessment Project: Summary Report revealed that only 15 percent of the city had previously been surveyed: that there was support from city government, neighborhoods, the business community and preservationists for having reliable information on the city's historic resources: and that there was strong momentum for adaptive reuse, neighborhood conservation, and cultural tourism throughout the city.

Overview

In 2002, GCI began working in a cooperative relationship with the City of Los Angeles and civic stakeholders to develop research on historic resource survey methods and on the use of a survey as part of the city's cultural heritage and community development efforts. Concurrently the city government addressed with municipal departments, the value of a historic resource survey and the issues of how a survey could be integrated in city goals and programs.

The LAHRS Project sought:

- to document the community, cultural, and economic benefits of a comprehensive, citywide historic resource survey
- to develop a professional survey methodology through research of key survey methods and management issues (survey data will be used for multiple purposes including historic preservation, education, community and economic development)
- to collaborate with the city and stakeholders in testing survey methods
- to publish information regarding survey practice and incentives for historic preservation
- to serve as an information resource regarding historic resource survey methods and management issues for city government and the private sector
- to share information on best practices associated with citywide surveys with the conservation community and interested stakeholders

In 2006, the Office of Historic Resources (OHR) was created within the Los Angeles Department of City Planning to manage and develop the municipal historic preservation program. The OHR is directing the survey, which was named SurveyLA. The Getty Foundation provided funding to underwrite a portion of survey costs and the GCI provided advisory support to establish the survey process.

Survey Methods Research

The GCI's research on survey methods and management issues provided a blueprint for the citywide historic resource survey. The GCI's research entailed a review of survey-related literature, ordinances, and regulations; interviews with city, state and federal agencies that administer and use historic resource surveys; and a review of existing and best practices locally and across the country. In 2004, the GCI presented eight research papers to senior staff from thirteen Los Angeles municipal departments to assist them in determining the survey's value to their work. Sources consulted during the course of the GCI's research are presented in the Los Angeles Historic Resource Survey Bibliography.

The GCI's research was organized under the following topics:

- **Survey Standards:** Survey standards provide the guidelines for conducting the survey, the methods to gather data, and the level of research to be completed so that survey results are consistent and the survey itself meets legal requirements.
- **Historic Context Statement:** The context statement is the organizing framework for the survey. It relates the architectural, historical, and cultural development of the city to its physical form. The context statement is used to develop survey priorities and to evaluate the significance of individual properties and districts.
- **Historic Resource Criteria:** Survey criteria encompass local, state, and federal guidelines and classification protocols so that the survey has broad utility and relates to incentives and programs at all levels. At a City level, the following self-sufficient criteria are used to evaluate heritage resources, and assess whether they should be included on the city heritage list:
 - *A historical or cultural monument is any site (including significant trees or other plant life located thereon), building, or structure of particular historical or cultural significance to the City of Los Angeles, such as historic structures or sites:*
 - *in which the broad cultural, political, economic, or social history of the nation, state, or community is reflected or exemplified; or*
 - *which are identified with historic personages or with important events in the main currents of national, state, or local history; or*
 - *which embody the distinguishing characteristics of an architectural-type specimen, inherently valuable for a study of a period, style, or method of construction; or*
 - *which are a notable work of a master builder, designer, or architect whose individual genius influenced his or her age.*
- **Communication and Community Engagement:** Community participation is a cornerstone of historic resource surveys. A good communication strategy will facilitate input from property owners and residents about their properties and neighbourhoods, and will assist the city in informing the public about the purpose and value of the survey.
- **Use of Historic Resource Information by Public Agencies:** Public agencies make broad use of historic resource information for environmental assessments, property management, and program activities including rehabilitation projects and new construction. Verified, consistent, timely information facilitates the work of government agencies, saving both time and expense.
- **Information Management:** The survey will require a sophisticated information collection and management system. A Geographic Information System (GIS) can integrate survey information with other municipal property data so that comprehensive information on properties is available to both municipal departments and the community.
- **Preservation Incentives:** A range of financial and other incentives are available to those who wish to invest in residential and commercial historic buildings. The availability of incentives can generate support for the survey.
- **Funding:** Funding for historic resource surveys typically comes from municipal sources. There are options to engage the private sector and other public funding sources in support of historic resource surveys.

SurveyLA – the Los Angeles Historic Resources Survey – is Los Angeles’ first-ever comprehensive program to identify significant historic resources throughout our city. The survey marks a coming-of-age for Los Angeles’ historic preservation movement, and will serve as a centerpiece for the City’s first truly comprehensive preservation program.

NEW YORK CITY

In the City of New York, Place Matters was formed in 1998 as a project to foster the conservation of NYC’s historically and culturally significant places. These are places that hold memories and

anchor traditions for individuals and communities, and that help tell the history of the city as a whole. Place Matters' Census of Places that Matter has collected nominations of places that evoke associations with history, memory, and tradition from hundreds of New Yorkers. The Census of Places that Matter is published to promote the many places that have been discovered through the survey and includes close to 1,000 sites.

ENGLAND

In England heritage resources are assessed for relative significance and those that are listed are legally protected. There are general selection criteria as well as asset-specific designation criteria e.g. criteria for battlefields, ships/boats, designed landscapes and different building types.

A resource will qualify as one of 3 Grades:

- Grade I buildings are of exceptional interest, only 2.5% of listed buildings are Grade I
- Grade II buildings are particularly important buildings of more than special interest; 5.5% of listed buildings are Grade II
- Grade II buildings are of special interest; 92% of all listed buildings are in this class and it is the most likely grade of listing for a homeowner.

Important factors when assessing significance include:

- Architectural interest (architectural design, decoration, craftsmanship)
- Historic interest (important aspects of social, economic, cultural, military history, association with important people)
- Group value
- General principles of age, rarity, aesthetic materials, selectivity and national interest
- State of repair is not considered relevant in determining eligibility for listing

NATIONAL HISTORIC SITES OF CANADA

To be commemorated, a place has to meet at least one of the following four criteria. An archaeological site, structure, building, group of buildings, district or cultural landscape of potential national historic significance must be installed before 1975 and:

- *illustrate an exceptional creative achievement in concept and design, technology or planning, or a significant stage in the development of Canada;*
- *illustrate or symbolize, in whole or in part, a cultural tradition, a way of life or ideas important to the development of Canada;*
- *be explicitly and meaningfully associated or identified with persons who are deemed to be of national historic significance; or*
- *be explicitly and meaningfully associated or identified with events that are deemed to be of national historic significance.*

PARKS CANADA HERITAGE LIGHTHOUSES DESIGNATION

The evaluation undertaken assesses the lighthouse under 6 criteria, which include certain historical values, architectural values and community values. The lighthouse is scored between A and D where A is an excellent example, B is a very good example, C is a good example and D is an obscure example. The property would be recommended for designation if the evaluation results in i) two scores of A ii) one score of A, plus two scores of B and not more than one score of D; or iii) four scores of B.

(CANADA) FEDERAL HERITAGE BUILDINGS

The Federal Heritage Buildings Committee (FHBRO) evaluates all federal buildings using the criteria below. Numerical scoring takes place for each sub criteria and different sub criteria are weighted for importance. The overall points score determines the level of designation, either Classified, Recognized or not designated.

- *Historical Associations - Thematic, Person/Event, Local Development*
- *Architecture - Aesthetic Design, Functional Design, Craftsmanship and Material, Designer*
- *Environment – Site, Setting, Landmark*

PROVINCE OF ALBERTA

To guide municipalities in the selection of resources for inclusion in a Municipal Heritage Inventory or designation as Municipal Historic Resources, the Government of Alberta's Historic Resources Management Branch has developed a standardized, three-part evaluation process. This process is currently used by the branch's Designation Committee to evaluate sites for designation as Provincial Historic Resources:

Part 1 – Assess eligibility:

- *Describe the resource*
- *Is the resource an excluded type?*
- *Does the resource qualify for an exception?*

Part 2- Assess significance?

- *What significance criteria apply?*
- *What is the context of the resource?*
- *Does the resource have municipal significance?*

Part 3- Assess integrity

- *Identify the resource's character defining elements and determine whether they are visible enough to convey their significance*
- *Determine which aspects of integrity are applicable to the criterion the resource is being evaluated under and if the resource retains those aspects of integrity*
- *Determine whether the resource has integrity*

The significance criteria that are used are:

- *Theme/Activity/Cultural practice/Event*
- *Institution/Person*
- *Design/Style/Construction*
- *Information Potential*
- *Landmark/Symbolic Value*

CITY OF VICTORIA

The City of Victoria maintains a heritage register of properties that are deemed to possess architectural, historical, or cultural value. There is currently one list with no differentiation of resources (other than those which are designated). The current criteria the City of Victoria is using have been in use since the 1990s. To reconnect the City of Victoria's heritage program to a values-based approach, a citywide Historic Context Statement and Thematic Framework were developed to identify the key civic historic themes. This framework functions as a means to organize and define historical events, to identify representative historic places, and to place sites, persons and events in an overall context. The main themes of the Parks Canada System Plan framework have been used as an overarching organizing element for the development of Victoria subthemes and for the crafting of neighbourhood Statements of Significance. The thematic framework recognizes a broad range of values under which Citywide themes can be articulated, and has assisted in the development of criteria for the inclusion of fifty additional sites on the Heritage Register.

A thematic framework for Victoria has been produced by Donald Luxton & Associates Inc. which provides the context for any future update of the current register evaluation criteria. The criteria that are currently used are:

- *Architectural Criteria - Style/Type, Design, Construction, Design/Builder*
- *Historical Criteria - Historical Association, Historical Pattern*
- *Integrity*

DISTRICT OF WEST VANCOUVER

West Vancouver has two heritage inventories (one with pre-1950's properties and a 1945-75 mid-century list) and a heritage landscape inventory. Resources from these inventories were brought forward to the Community Heritage Register when this was developed in 2007. Part of the process involved the development of a thematic framework, which provides the context for the register. This framework now informs the development of Statements of Significance for the register sites.

The register includes landscape features such as important trees and parks, and is a one-list system. Selection criteria for additions to the register are values-based and self-sufficient. Intangible heritage values are encompassed by the values-based approach but where these cannot be linked to real property, they are instead recognized through other approaches e.g. commemorative and educational programs. West Vancouver Staff affirm that the selection criteria are working well; the criteria are:

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

CITY OF EDMONTON

In Edmonton there is a broad heritage inventory and also a register that just includes designated properties. The format of the inventory changed between 2005 and 2008 and the A and B differentiation of resources was removed. All resources are now given equal value. The previous category-based system caused some confusion and the single list has provided more clarity and helped with public communication. There is a three-stage process to be assessed for inclusion on the inventory, which mirrors the provincial program. The resource must be an eligible resource type, be significant to Edmonton's past (assessed using five criteria) and possess integrity.

Stage two is assessed using the criteria below, which are evaluated non-numerically. A site needs to have just one of the significance criteria below to merit being considered for inclusion on the inventory. The 'Theme' criterion has been found to be particularly useful when carrying out evaluations, and this links to the Alberta Thematic Framework. Post war buildings now form quite a significant part of the Edmonton inventory.

- *Activity/Theme,*
- *Event/Cultural Practice,*
- *Institution/Person,*
- *Design/Style/Construction,*
- *Landmark/Symbolic Value*

CITY OF CALGARY

Calgary's heritage register was based on the 1979 Evaluation of Historic Buildings by Harold Kalman. Since then Calgary embarked on its own review program and updated its evaluation system to one that is value-based and non-numerical. To be listed on the Inventory a resource must meet one or more of these nine Criteria of Significance:

- *Activity*
- *Event*
- *Institution*
- *Person/people*
- *Style*
- *Design*
- *Construction*
- *Landmark*
- *Symbolic value*

An inventory site is determined to have value as either a Citywide Historic Resource or Community Historic Resource, meaning that the property has value to the entire city, or it has value at a more specific neighbourhood / community level. A property must have Citywide value associated with at least one of the nine criteria of significance to be listed as a 'Citywide Historic Resource'. In addition to possessing significance, a property must possess integrity to be placed on the Inventory.

'Symbolic value' has been found to be a particularly useful criterion. However, the heritage planner for the City noted that there are ways that the existing system could be improved. In particular the need to differentiate resources on different levels (citywide and community significance) has caused confusion, and has not been found to bring any real benefits. In fact for some criteria, such as *person/people*, it has been difficult to determine if someone is important on a citywide or community basis. The existing evaluation could also better contemplate natural areas/features and archaeological resources.

3. CONTEMPORARY HERITAGE MANAGEMENT TOOLS

HISTORIC CONTEXT STATEMENTS

Historic contexts define the historical patterns and trends that produced individual properties, and serve as the foundation for decisions about the identification, evaluation, registration, and treatment of historic properties. An historic context statement provides the basis for evaluating historic significance and integrity. It answers questions such as:

- What aspects of geography, history and culture shaped a community's built environment?
- What property types were associated with those developments?
- Why are certain properties important?
- What level of integrity is needed for properties to qualify as historic resources?

Historic contexts are those patterns or trends in history by which a specific occurrence, property, or site is understood and its meaning (an ultimately its significance) within prehistory or history is made clear. Historians, architectural historians, folklorists, archeologists, and anthropologists use different words to describe these phenomena such as trend, pattern, theme, or cultural affiliation, but the concept is the same. Its core premise is that resources, properties, or happenings in history do not occur in a vacuum but rather are part of larger trends or patterns.

The historic context statement must be developed in sufficient depth to support the relevance, the relationships, and the importance of the properties to be considered. This provides for a standardized means of describing and explaining the significance of a wide variety of properties.

Historic context may emphasize economic, social, and political forces, such as certain industries, arts, and literature, and military subjects. An historic context may be associated with the life of a person or groups of persons that influenced the destiny and character of a region. The historical development characterizing the theme or themes on which the historic contexts are based can include: major stages of growth, pivotal events, significant cultural traditions or personal associations, and political or legislative decisions; principal dates, events, activities, persons, associations, and developmental forces related to the contexts; and the relationship of cultural and environmental influences such as transportation, immigration, politics, commerce, industry, technology, communications, access to natural resources, climatic and soil conditions, and topography to the course of events related to the historic contexts.

THEMATIC FRAMEWORKS

Thematic frameworks use a set of interlocking themes based around activities rather than chronology. All Frameworks are designed to facilitate a more inclusive telling of history. The intention for each of these frameworks was that sites would be interpreted from a range of different historical perspectives, including those of indigenous people, minorities and women, rather than just from the traditional perspective of 'great men and events.' Frameworks were designed to allow more groups to be represented in the story of a place, and to enable heritage planners to decide how representative the range of managed historic sites is. One of the aims of the frameworks was to connect historic sites to broader historic stories, so it would be clear which stories were being told or neglected through the management and interpretation of historic sites.

The following are considered important for the effective use of thematic frameworks:

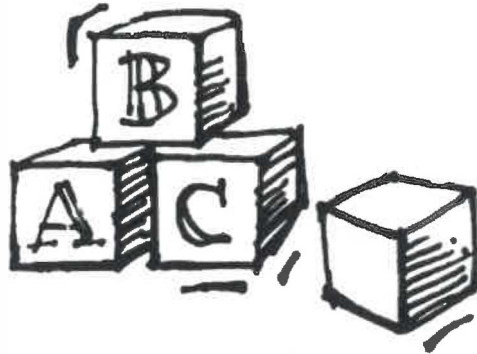
- Any thematic framework must be subject to regular review. As ideas about history change, so do the meanings societies give to historic artifacts. Regular and continual reviews of the thematic frameworks in use will accommodate changing views of the past and allow the systems in place to be improved in the light of new research.

- Thematic frameworks should be based on an inventory of the resource as well as on written history

The best starting point for selecting representative heritage is to compile as comprehensive an inventory as possible of the heritage that survives. The framework should cover all aspects of the surviving material heritage and help in prioritizing the heritage items to be conserved. Thematic frameworks should be combined with other selection criteria. A thematic framework should not be an exclusive tool but should be used in conjunction with evaluation of factors such as the aspects of history represented by a site; the physical integrity of the fabric in question; and the contemporary cultural value placed on the site by members of communities. Sites that are grouped together under particular thematic headings can be evaluated within such a grouping for their historical, physical and cultural values.

HERITAGE CONSERVATION INCENTIVES REVIEW

1. INTRODUCTION



This report will assist the District of North Vancouver in the utilization of realistic and effective heritage incentives, regulations and heritage procedures that will promote the conservation of historic resources throughout the community. This report outlines a broad range of incentive and regulation-based heritage tools, and forms an important step in the proactive management of the District's significant resources.

The potential range of heritage conservation incentives was prepared as part of the District of North Vancouver Heritage Strategic Planning process in 2018. This report assesses the full range of potential heritage conservation tools and techniques available to the District. In order to fully understand the implementation process involved with utilizing heritage incentives, an illustrated flow chart has been prepared, which shows the stages of negotiation, approval and implementation for heritage projects (See **"Section 7: Heritage Application Process"**).

Heritage can be defined as anything of a physical, cultural or social nature that is unique to, and valued by, a community, and can be passed from generation to generation. Heritage is important for a number of reasons. Each community's heritage is distinctive, and therefore can help instill a sense of community identity and resident pride. It promotes a sense of continuity for residents, an understanding of where we have been and where we are today. As such, key resources should be conserved for future generations to enjoy and benefit from. Heritage conservation is also important economically; it can increase property value and provide opportunities for business, property owners and tourism.

The value of conserving a community's heritage is not always immediately recognized, especially if there are perceived financial benefits from redevelopment. Municipal heritage programs are usually a balance of regulations and incentives based on owner cooperation; in virtually all cases, heritage protection is achieved on a voluntary basis. Where there are external pressures threatening heritage assets, it has been recognized that more effective conservation will be achieved through incentives rather than by stringent regulation.

Compensation may be required for loss of economic value when continuing protection is enacted; in lieu of compensation, an incentives package that is acceptable to the property owner can be offered. This is the primary means by which continuing protection is secured for heritage sites. Incentives also help ensure long-term conservation, by ensuring that each project is, and remains, financially viable.

It is in the best interest of both the public and the municipality to avoid the stigma of “unfriendly designation” and the negative impacts (financial and otherwise) that accompany the use of rigid controls to conserve heritage sites. An extreme example of an unfriendly designation occurred in Victoria when the City designated the interior of the Rogers’ Chocolates building in 2009 against the wishes of the owner; an arbitration ruling found the City liable for compensation and legal costs. This has reinforced the reluctance of municipalities to enact any form of protection against an owner’s wishes.



Instead, incentives-based, voluntary and cooperative Heritage Programs are the norm in British Columbia. Regulations are not imposed on owners; rather, heritage projects are negotiated to ensure that there are benefits for the applicant. This approach is supported by offering incentives that result in renewed investment in heritage properties, plus satisfaction and benefits on all sides. A number of recent heritage projects indicate that the District of North Vancouver has been successful in negotiating appropriate incentives packages for these owners.

In order to conserve significant heritage sites for future generations, the District will need to work cooperatively with owners to achieve the public goal of heritage conservation. As outlined in this report, there are a number of procedures, techniques and tools available to achieve this goal.

2. COMMUNITY BENEFITS OF HERITAGE CONSERVATION



Heritage conservation has many potential cultural, social and economic benefits. Conserving and celebrating heritage allows a community to retain and convey a sense of its history, and provides aesthetic enrichment as well as educational opportunities. Heritage resources help us understand where we have come from so that we can appreciate the continuity in our community from past to present to future. Historic sites become physical landmarks and touchstones, and many other intangible heritage features - such as traditions, events and personal histories - add to the District's vibrancy and character. This broad range of heritage resources represents a legacy that weaves a rich and unique community tapestry.

Cultural and heritage-based tourism, including visits to historic sites, is now the fastest growing segment of the burgeoning tourism industry¹. Other benefits of strong heritage policies include maintaining distinctive neighbourhoods, conserving cultural heritage, strengthening community identity and promoting civic pride. Heritage conservation is also inherently sustainable, and supports initiatives such as landfill reduction and conservation of embodied energy. It reinvests in existing infrastructure and promotes avoided impacts through reduced GHG emissions. These are all important considerations in the long-term management of our built environment.

The benefits of a well-managed heritage conservation program include:

- encouraging retention of unique community heritage
- celebrations of historical events and traditions
- partnership opportunities with senior levels of government
- engagement of the broader community including the private and volunteer sectors
- conservation of a broad range of historical sites that supports other public objectives such as sustainability initiatives, tourism development and education
- flexible heritage planning that assists private owners in retaining historic resources
- investment in heritage sites through community partnerships
- generation of employment opportunities and other economic benefits

¹ Bonn, Mark A., Sacha M. Joseph-Mathews, Mo Dai, Steve Hayes, and Jenny Cave. "Heritage/Cultural Attraction Atmospherics: Creating the Right Environment for the Heritage/Cultural Visitor." *Journal of Travel Research* 45, no. 3 (February 1, 2007): 345-54. <http://journals.sagepub.com/doi/abs/10.1177/0047287506295947>.

Heritage initiatives provide many tangible and intangible benefits, and have a strong positive impact on the development of a complete community and the emergence of a vibrant culture of creativity and innovation. There is, however, a widely-held perception that protecting heritage property reduces property values or inhibits development. Studies have shown that this is not so; Professor Robert Shipley of the University of Waterloo looked at almost 3,000 properties in 24 communities across Ontario between 1998 and 2000. His study concluded that heritage designation could not be shown to have a negative impact on property values.

In fact, there appears to be a distinct and generally robust market in protected heritage properties. Generally, these properties perform well, with 74% of them maintaining their value at average or better than average market value. The rate of sale among designated properties is also as good, or better than, average market trends. Moreover, the values of heritage properties tend to be resistant to downturns in the general market.

The Vancouver Heritage Foundation undertook a research project to determine whether there were positive or negative impacts to heritage designation, through a comparison of the assessed values of heritage and non-heritage properties in four Vancouver neighbourhoods (Strathcona, Kitsilano, Mount Pleasant & Hastings Sunrise). The study found that between 1999 and 2005, Heritage Register and designated heritage houses increased in value by 42%, while non-heritage houses increased in value at a slightly lower rate of 39%. ²

The Victoria Heritage Foundation tracked the market values and assessments of 142 heritage houses designated prior to 1988. Between 1988 and 1999 the tax assessments for these individual designated (and well-maintained) heritage houses increased at a rate 26% higher than the average tax assessments for residences throughout for the City. This resulted in an increased tax return to the City as a result of the heritage incentives that were provided. ³

The experience of these two heritage foundations, and others in the province, is that when incentives are available, the property values of heritage houses rise at a higher rate than normal building stock, therefore providing higher assessments and ultimately increased property taxes. This is a desirable outcome for the municipality, which reaps the downstream benefits of this investment in heritage conservation. The same is true for tax incentives, which can be used to stimulate investment in under-utilized properties that will ultimately pay higher property taxes. Heritage conservation initiatives provide stability in the marketplace and helps protect property values. This is especially true when conservation incentives are offered, creating a category of prestigious properties that are highly valued in the marketplace.

Other grant programs offered by the City of Victoria, including Building Incentive Program grants for commercial and institutional designated buildings through the Victoria Civic Heritage Trust, and a Tax Incentive Program for designated commercial, industrial, and institutional properties, have also been very successful in provoking investments in heritage projects.

In general, heritage incentives leverage many times their original value in owner investment, construction and job creation. In addition to being a sound community investment, they are a sound financial investment for the District.

² <http://www.vancouverheritagefoundation.org/research.html>

³ Research information provided by the Victoria Heritage Foundation

3. ENABLING LEGISLATION

Prior to 1994, there were two provincial Acts that most directly enabled municipal heritage conservation initiatives: the Heritage Conservation Act and the Municipal Act. These two Acts, and a number of others, were amended by the Heritage Conservation Statutes Amendment Act 1994, which allowed municipalities to comprehensively integrate heritage conservation activities into the mainstream of development and community planning. The Act enabled procedures for more powerful regulations (Heritage Conservation Areas, Community Heritage Commissions, heritage site maintenance standards, tree protection, etc.) and heritage incentives (negotiated agreements, tax exemptions, an expanded legal protection toolkit, consolidated approvals for heritage rehabilitation work, etc.).

Heritage tools are referenced in a number of provincial acts, such as the Community Charter (permissive tax exemptions) and the Land Titles Act (which enables covenants to be registered on land titles), but the majority of the tools the District is liable to use in the conservation of heritage resources are now enabled under the revised Local Government Act. Other provincial acts and policies can have adverse impacts on heritage sites unless specific exemptions or equivalencies apply; the B.C. Building Code, the Energy Efficiency Act and the Homeowner Protection Act now specifically reference heritage buildings.

3.1 LOCAL GOVERNMENT ACT

Under the Local Government Act (LGA), a legal framework is provided for the establishment and continuation of local governments to represent the interests and respond to the needs of their communities. Local governments are enabled with the powers, duties and functions necessary for fulfilling their purposes, including stewardship of public assets, and the flexibility to respond to the different needs and changing circumstances of their communities. The District of North Vancouver is empowered to regulate land development through zoning, subdivision control, building bylaws, maintenance and occupancy bylaws, and a number of other regulatory mechanisms, based on an Official Community Plan. Most of the tools that the District will use to provide incentives and regulations for the heritage program are enabled under Part 15 of the LGA.



One of the tools commonly used as the basis of a municipal heritage program is a Community Heritage Register, an official listing of properties having heritage value, passed by resolution of local government. The District of North Vancouver has already established an official Heritage Register. In addition to the tracking and regulatory powers implied by a Heritage Register listing, there are also important incentives that can be offered to assist owners with conservation. Properties on a Register are eligible for special provisions, including equivalencies under the B.C. Building Code and exemptions and alternative compliance under the *Energy Efficiency Act* and the *Homeowner Protection Act*.

The District can legally protect heritage sites through heritage designation or through a Heritage Revitalization Agreement, a voluntary negotiated agreement that may vary bylaw and permit conditions (the District has already undertaken several HRAs). The District has already established a Community Heritage Advisory Committee to advise Council on heritage matters. Further information on provincial enabling legislation is available in a publication, *"Heritage Conservation: A Community Guide"* that is available online.

3.2 HERITAGE CONSERVATION ACT

The purpose of this Act is to encourage and facilitate the protection and conservation of heritage property in British Columbia. This Act is most relevant when dealing with archaeological issues, the management of which remains a provincial jurisdiction. The province may enter into a formal agreement with a First Nation, with respect to the conservation and protection of heritage sites and heritage objects that represent the cultural heritage of the aboriginal people who are represented by that First Nation. Owners of identified archaeological sites are required to conform to provincial requirements.

3.3 COMMUNITY CHARTER

The Community Charter came into effect in 2004, and provides municipalities with a framework for local activities and services. This legislation applies to all municipalities whose core powers were previously found in the Local Government Act, and replaces the tradition of prescriptive legislation with enabling legislation that allows municipalities to be innovative in meeting the needs of their communities. The Charter gives municipalities broad powers, including permissive tax exemptions, to regulate activities. The Permissive Tax Exemption provisions in the Community Charter that can be used for facade improvement and heritage conservation projects are listed below:

- *Section 225:* Permissive tax exemptions can be offered to "eligible property", as defined by heritage protection. A rebate on municipal and provincial taxes can be provided. There is no specified time limit to the exemption that can be negotiated. These provisions require a 2/3 supporting vote of Council for enactment.
- *Section 226:* Permissive tax exemptions can be offered to revitalization projects. A rebate can only be provided on municipal taxes, and can be offered to any property. There is a 10-year time limit to this exemption, however it requires only a simple majority vote of Council for enactment.

3.4 B.C. BUILDING CODE

Building Code upgrading is the most important aspect of heritage building rehabilitation, as it ensures life safety as well as long-term protection for the resource. It is essential to consider heritage buildings on a case-by-case basis, as the blanket application of Code requirements does not recognize the individual requirements and inherent strengths of each building. Over the past few years, a number of Code equivalencies have been added to the British Columbia Building Code, which facilitate heritage building upgrades. For example, the use of sprinklers in a heritage structure helps to satisfy fire separation and exiting requirements.

Given that Code upgrading is a significant factor in the conservation of heritage buildings, it is important to provide viable alternative methods of compliance that protect heritage value and are economically feasible. The District should explore the full range of potential heritage building code equivalencies in order to provide consistent review and knowledgeable advice to building owners.

On individual projects, the District can also accept the report of a Building Code Engineer as to acceptable levels of code performance.

Please note that under the current Code, equivalencies are offered for interior rehabilitation. The one exception is for windows; the wording of the code requires “two sheets of glass” rather than double-glazing (as it is usually interpreted) and therefore Code requirements can be met through the use of interior or exterior storm windows, or exempted under the heritage definitions of the Energy Efficiency Act.



3.5 ENERGY EFFICIENCY ACT

Both heritage conservation and sustainability aim to conserve. In the case of heritage buildings, this includes considering the inherent performance and durability of their character-defining assemblies, systems and materials, and the minimal interventions required to achieve the most effective sustainability improvements. The *Energy Efficiency Act (Energy Efficiency Standards Regulation)* was amended in 2009 to include the following definition:

"designated heritage building" means a building that is
(b) protected through heritage designation or included in a community heritage register by a local government under the *Local Government Act*,

Under this new definition, Energy Efficiency standards do not apply to windows, glazing products, door slabs or other products installed in heritage buildings. This means that the District, as an incentive to listing a site on a Heritage Register or as part of a negotiated agreement, can allow exemptions to energy upgrading measures that would otherwise 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 to alternative compliance and a higher degree of retained integrity. Increased energy performance can be provided through non-intrusive methods such as attic insulation, improved mechanical systems, and storm windows. Please refer to *Standards & Guidelines for the Conservation of Historic Places in Canada* for further information.

3.6 HOMEOWNER PROTECTION ACT

Amendments to the *Homeowner Protection Act Regulation* (HPA) were made in 2010 to allow for exemptions for heritage sites from the need to fully conform to the B.C. Building Code under certain conditions, thus removing some of the barriers to compliance that previously conflicted with heritage conservation standards and guidelines. The changes involved:

1. An amendment to the Homeowner Protection Act Regulation, B.C. Reg. 29/99 that allows a warranty provider, in the case of a commercial to residential conversion, to exclude components of the building that have heritage value from the requirement for a warranty; and
2. Clarification of the definition of 'substantial reconstruction.' This explains that 75% of a home must be reconstructed for it to be considered a 'new home' under the HPA, thus enabling single-family to multi-family conversions (and strata conversions) without triggering the Act.

The definition of a heritage building under the HPA is consistent with that under the B.C. Building Code and the *Energy Efficiency Act*.

4. HERITAGE REGULATIONS

Under the provincial enabling legislation, there are a number of regulatory tools that the District can use in the management of heritage sites. Some of these tools, although regulatory, offer the possibility of providing a negotiated incentive, especially through the use of a Heritage Revitalization Agreement. The primary regulatory tools that the District will use in heritage management are mostly enabled under Part 15 of the *Local Government Act (LGA)*:

PLANNING TOOLS

- *Official Community Plan (LGA)*: Sets out the District's intent for development. States overall goals for heritage conservation and can also include heritage area designations.
- *Development Permit Controls (LGA)*: Provides specific requirements for areas designated as Development Permit Areas.
- *Zoning and Development Bylaws (LGA)*: Outlines the general requirements for site development. An appropriate zoning schedule can be tailored to conserve the character of a heritage site or area.
- *Heritage Conservation Areas (LGA)*: The District can define special areas in the Official Community Plan to provide long-term protection to distinct heritage areas.
- *Community Heritage Register (LGA)*: The District can establish an official listing of properties defined as having heritage character or heritage value; this can act as the basis for offering incentives.



ASSESSMENT TOOLS

- *Heritage Inspection (LGA)*: The District can order heritage inspections to assess heritage value and conservation needs.
- *Heritage Impact Assessment (LGA)*: The District can order an assessment to be prepared at either the expense of the owner or the municipality in order to predict the impact of a proposed development on adjacent heritage resources.



PROTECTION TOOLS

There is one temporary way and four permanent ways in which legal protection can be provided:

- *Temporary Heritage Protection (LGA)*: A heritage resource can be temporarily protected through the withholding of permits and approvals, or the adoption of protection orders and bylaws. The resource must be listed on a Heritage Register. Specific time periods apply, and this protection cannot be indefinitely extended.
- *Heritage Designation (LGA)*: This tool provides continuing protection and demolition control. Designation is generally negotiated in exchange for development incentives. This is considered a form of continuing protection.
- *Heritage Conservation Covenants (Land Titles Act)*: Allows for the negotiation of a contractual agreement with the owner, which is then registered on the Land Title. This may not vary siting, use or density. This is considered a form of continuing protection.
- *Heritage Revitalization Agreements (LGA)*: This is potentially the most useful conservation tool, and has been widely used by other local governments. It allows for a voluntary negotiated agreement, which may vary bylaw and permit conditions. If use and density are not varied, a Public Hearing is not required. This is considered a form of continuing protection.
- *Heritage Conservation Area (LGA)*: Scheduled properties in a Heritage Conservation Area are considered protected, but their development potential under existing zoning cannot be superseded through the use of this tool.

HERITAGE MANAGEMENT TOOLS

- *Heritage Procedures Bylaw (LGA)*: The District has enacted a bylaw that establishes civic procedures and guidelines for heritage conservation.
- *Heritage Alteration Permits (LGA)*: HAPs are used to allow changes to legally protected heritage property. If a Heritage Conservation Area is established, HAPs may be used for subdivision, additions, new construction or alteration to an existing building.
- *Heritage Site Maintenance Standards (LGA)*: The District can enact a 'Heritage Site Maintenance Standards Bylaw,' that establishes minimum requirements for the care and maintenance of legally protected heritage properties.



4.1 HERITAGE CONSERVATION AREA

The District can define special areas in the Official Community Plan under LGA Section 614 to provide long-term protection for a distinctive heritage area. A Heritage Conservation Area (HCA) is intended to provide long-term protection to a distinctive area that contains resources with special heritage value and/or heritage character, and can provide protection to all or some of the properties in the area. Properties that are to be protected must be specifically identified in the bylaw. In the HCA, a property owner may not do any of the following without a Heritage Alteration Permit:

- subdivision of a property;
- addition of a structure;
- addition to an existing structure;
- construction of a new building; or
- alterations to a building, structure, land, or feature.

Implementation of the HCA involves:

- A process of planning and research, through which a community identifies a distinctive area that it determines should be managed by long-term heritage protection.
- In consultation with the area property owners, the District agrees that an HCA is the best tool to provide long-term protection.
- Consultation with area property owners regarding the control mechanisms (including design controls) that may be included in the bylaw.
- Preparation of a bylaw to amend the Official Community Plan to identify the HCA. The bylaw must include:
 - a description of the special features or characteristics which justify the establishment of the HCA;
 - the objectives of the HCA; and
 - guidelines for how the objectives will be achieved.
- The bylaw may also:
 - identify circumstances for which a permit is not required; and
 - include a schedule listing the protected properties in the area, and identify features or characteristics that contribute to the heritage value or heritage character of the area.
- At least ten days before a public hearing is held to discuss the amendment, The District must notify all owners of property listed on the HCA schedule.
- The District adopts the HCA bylaw.
- The District notifies the Land Title Office and the minister responsible for the Heritage Conservation Act of the adoption of the HCA bylaw, as well as any additions or deletions that may be made to the HCA schedule.

IMPLICATIONS:

- The HCA provides overall control, including design control, which is similar in intent to development permit controls but with the specific intent of conserving heritage character.
- HCAs are generally less successful if used for very small areas, as has been undertaken by the Corporation of Delta (where as little as three properties have been listed as an HCA).
- HCA guidelines need to be specifically tailored to the individual circumstance of the area covered. Applications for scheduled properties can be assessed based on the *Standards and Guidelines*. In the experience of other municipalities (e.g. Township of

Langley, City of North Vancouver) HCA guidelines for non-scheduled residential properties are difficult to interpret and enforce.

- Scheduled properties in an HCA are considered to be legally protected, but their development potential under existing zoning cannot be superseded through the use of this tool. In order to be successful, HCA heritage and design guidelines must recognize and be aligned with the existing zoning, or the zoning must be revised to recognize heritage character retention objectives.

4.2 HERITAGE REVITALIZATION AGREEMENT

A Heritage Revitalization Agreement (HRA) is a formal voluntary written agreement negotiated by a local government and an owner of heritage property. An HRA outlines the duties, obligations, and benefits negotiated by both parties to the agreement. An HRA may:

- detail the timing of the agreement terms;
- vary or supplement the provisions of a bylaw that concerns land use designation, development cost recovery, subdivision and development requirements;
- vary or supplement a permit under Part 14 of the *Local Government Act* (Planning and Land Use Management);
- vary or supplement a bylaw or Heritage Alteration Permit under Part 15 of the *Local Government Act* (Heritage Conservation); and/or
- include other terms agreed to by the District and the property owner.



HRAs are intended to provide a powerful and flexible tool that enables agreements to be specifically written to suit unique properties and situations. They may be used to set out the conditions that apply to a particular property. This tool is suited to unique conservation situations that demand creative solutions. The terms of the HRA supersede local government zoning regulations, and may vary use, density, and siting regulations. This can also be used to provide incentives that the owner can accept in lieu of compensation for continuing protection (please refer to **Section 5.2.1** and **5.2.3**).

An HRA application requires the following process:

1. The District identifies the need for the use of an HRA. The need may arise from the unusual siting of a building, a unique lot configuration or other unique circumstances.
2. The District and the property owner negotiate the terms of the HRA, including the obligations, duties, and benefits of the agreement.
3. The District seeks legal advice and drafts the HRA bylaw.
4. If the use or density of the property are proposed to be changed, a public hearing must be held.
5. Council adopts the HRA bylaw.
6. Within 30 days of adoption of the bylaw, The District files a notice in the Land Title Office

to register the HRA on the property title. The District must also notify the minister responsible for the *Heritage Conservation Act*.

7. The HRA may only be altered with the consent of the property owner and the District. The District must adopt a bylaw to amend the HRA. Amendments to legally protected property are enabled through a Heritage Alteration Permit.

Other ways in which HRAs can be used to conserve heritage resources and their heritage value is to:

- enable relocation of a threatened resource;
- create or transfer density; and/or
- permit uses not allowed by existing zoning

The requirements of the HRA can be changed through consultation with the District, and if approved the changes can be authorized by the issuance of a Heritage Alteration Permit (HAP). An HAP provides the flexibility to respond to the requests and needs of owners over time. The requirements for HAPs must be established in the HRA bylaw, which can provide exemptions for minor repairs and maintenance, repainting in the same colours, etc. A HAP cannot vary use or density provisions, which would require a revised HRA bylaw.

IMPLICATIONS:

- The HRA supersedes local government zoning regulations and provides continuing protection. Therefore the issue of zoning is moot as each HRA is site specific.
- The application needs to conform generally to the intent of District policies, zoning and bylaws, while making certain exceptions for the conservation of heritage property.
- HRAs are NOT precedent setting. They are always site specific. Any concerns about setting precedents are based on how policy is applied.
- HRAs are generally used to regularize non-conforming situations and provide conservation incentives. They should not be used as a tool for relocation except as a last resort.
- As an HRA specifies development potential, including on any newly-subdivided lots, rezoning is not required.
- If the heritage resource is damaged or destroyed, the owner is obligated to obtain a Heritage Alteration Permit and restore and repair to the same condition and appearance as before the damage. If the resource is considered completely destroyed, the building is required to be constructed in a heritage style acceptable to the District and substantially similar in design.
- An HRA can include minimum site maintenance requirements.
- An HRA can outline the owner's obligations to protect, conserve, maintain and rebuild the resource. This may include penalties for lack of protection until completion of the HRA, including compensating the District in the event the heritage improvements or features on the site are moved or destroyed other than through natural causes, or allow additional penalties if the resource has to be replicated.⁴

The primary reason for the use of a Heritage Revitalization Agreement should be to ensure conservation of an identified heritage resource. The proposed conservation interventions should protect the heritage value of the resource, and should conform to the requirements outlined in the *Standards & Guidelines for the Conservation of Historic Places in Canada*.

⁴ City of Surrey Bylaw No.16993: George Lawrence House, 6945 185 Street.

4.2.1 NEW WESTMINSTER HERITAGE REVITALIZATION AGREEMENT POLICY

In 2011, the City of New Westminster defined a process for the use of HRAs, as follows:

Guiding Principle and Objectives for the Use of Heritage Revitalization Agreements

Principle: Preserve and encourage the rehabilitation of valued heritage resources using a clear Heritage Revitalization Agreement policy.

Objectives:

- 1) Ensure that the HRA policy is integrated with other important City policies. This includes the *Official Community Plan*, the *Affordable Housing Strategy* and the *Livable City Strategy*.
- 2) Ensure that HRAs are used appropriately, and that they balance both public and private benefits.
- 3) Create an application process that is clear.
- 4) Establish a follow-up procedure to ensure that heritage conservation work is completed as promised.

This HRA process defines a seven-step HRA Application Process:

- Step #1 – Preliminary Inquiry
- Step #2 – Application
- Step #3 - Departmental Review
- Step #4 - Community Consultation
- Step #5 – Heritage Revitalization Agreement and Bylaw Readings
- Step #6 - Project Phase
- Step #7 - Project Completion Phase

The HRA Heritage Policy states: “Finally, for heritage conservation to be successful, it must meet a community standard of reasonableness. A heritage building owner should be given the opportunity to upgrade or add to the building, especially when the zoning allows it, and provided the proposed changes do not impair the identified character-defining elements of the building.”

Overall, the City of New Westminster’s HRA policy framework is generally applicable to other municipalities, and forms a reasonable basis for the assessment of similar applications in the District of North Vancouver.



4.3 ZONING AND DEVELOPMENT GUIDELINES

Zoning and Development outline the general requirements for site development are enabled under the Local Government Act; they are enacted by bylaws that specify the use, density, siting and subdivision of land, buildings or structures permitted in a community. In order to protect heritage character, a zoning schedule can be tailored to appropriately conserve the character of a heritage area or neighbourhood, in conjunction with appropriate development guidelines.

Examples of zoning that have been tailored to facilitate the retention of existing buildings and neighbourhood character may be found in the City of Vancouver:

Kitsilano: RT-7 and RT-8 District Schedules have been adopted for the Kitsilano neighbourhood. The intent of the District Schedules is:

“to encourage the retention and renovation of existing buildings which maintain an architectural style and building form consistent with the historical character of the area. Redevelopment will be encouraged on sites where existing buildings are smaller, or do not contribute to this character. For renovations and additions, emphasis is placed on maintaining existing external architectural character; for new development, on compatibility in external character. In all cases, neighbourly building scale and placement is emphasized.”

Supplementary RT-7 and RT-8 Guidelines have also been adopted. The intent of the guidelines is to:

- (a) encourage retention and renovation of existing buildings, ensuring they maintain an architectural style and form consistent with their original character;
- (b) ensure that new development is compatible with the traditional character of surrounding street and area;
- (c) ensure neighbourliness;
- (d) maintain high quality design; and
- (e) maintain a range of choice of housing.

The guidelines are used to:

- (a) assist owners and applicants in designing developments; and
- (b) provide a basis on which City staff evaluate projects for approval of conditional uses and discretionary variations in regulations.

Discretionary increases in permitted floor space ratio are considered, based on meeting the expectation of the Guidelines regarding architectural design and exterior finishes. Additional density may also be allowed for heritage projects.

Mount Pleasant: RT-4, RT-4A, RT-4N and RT-4AN District Schedules have been adopted for the Mount Pleasant neighbourhood, to encourage the retention of existing residential structures. Similar to RT-7 and RT-8, supplementary Guidelines direct the expectations for architectural expression.

5. HERITAGE INCENTIVES

The most effective way to encourage heritage resource owners or potential owners to conserve and invest in the rehabilitation of their properties is by offering incentives. Incentives refer to programs or measures administered by the District or other community-based agencies to encourage the protection and retention of historic resources. Unlike regulatory measures, these tools usually offer something to the owner or developer in return for undertaking rehabilitation work or legal protection. Often they work hand-in-hand with the regulatory policies referred to above, in order to offer tangible advantages to heritage property owners. Examples of incentives include grant programs, tax incentives, technical assistance, or negotiated agreements that waive or vary standard requirements..

All properties on the District of North Vancouver Heritage Register, or eligible for the Register, should be considered for financial incentives. A program of effective incentives appropriate to North Vancouver, should be created that will strategically encourage authentic conservation and rehabilitation, by encouraging owners to invest in their properties.

After a community decides to adopt an incentives program to encourage the retention, rehabilitation and protection of its heritage resources, there are a number of steps that should be taken in the program development.

A community recognizes the benefits of support to owners of heritage properties when:

- The needs of heritage property owners are identified;
- Support mechanisms are explored and the most appropriate methods are selected.
- The support program is designed, including eligibility criteria, program management, staff coordination and budgeting. The incentive program may include a variety of components that provide both financial and non-financial support.
- The terms and conditions of receiving incentives are determined (level of protection) based on the owner applying accepted conservation standards or principles and guidelines.
- The incentive program is implemented, monitored, and modified periodically to respect the changing needs of property owners and the community.

The District of North Vancouver has the authority, based on existing enabling provincial legislation, to provide a broad range of conservation incentives to heritage property owners, including financial and non-financial (developmental and administrative) incentives. These incentives can be provided as an incentives package (including more than one type of incentive) that can be offered in exchange for conservation of the resource and legal protection. The incentives package is generally negotiated as part of the terms of a Heritage Revitalization Agreement. There may also be other sources of incentives for which the property owner may also be eligible.



5.1 FINANCIAL INCENTIVES

Heritage conservation incentives can be provided through financial support. Each project needs to be individually assessed to determine which incentives may apply, as different levels of assistance may be required to ensure financial viability.

5.1.1 District Financial Incentives

There are a number of financial incentives that the District can offer to encourage heritage conservation. Generally these can be considered to be of five types, including: (1) direct grants ("out-of-pocket"), from either the District or a Heritage Foundation; (2) tax incentives ("tax holiday"); (3) permissive tax exemptions; (4) interest-free / low-interest loans; and/or (5) reduced permit fees.

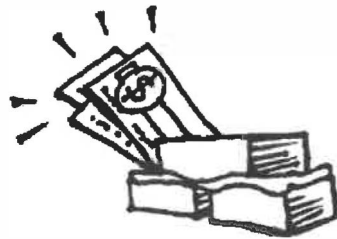
5.1.1.1 Direct Grants

One of the most motivating incentives, especially for homeowners, can be direct financial assistance. Modest financial grants are sometimes extremely effective in promoting conservation, especially in the residential context. These are often only seed money or a show of support, rather than reflecting a large share of restoration costs. Grants sometimes "top up" a project so that the specific heritage character-defining elements (e.g., porches) can be restored. Sometimes relatively small projects can have a dramatic impact on the appearance of a heritage building exterior (e.g., opening of an enclosed verandah, heritage paint colours, or re-installation of wood windows and doors). The District of North Vancouver could consider allocating a budget amount for heritage restoration grants that could be directed towards the conservation of properties, similar to what occurs in the City of Surrey and the Township of Langley. The City of Kelowna offers a grant program that is administered by an outside agency (the Central Okanagan Heritage Society).

There are a number of municipalities throughout the province that offer programs through municipally-funded foundations that provide direct financial assistance to the owners of residential heritage properties. These include Vancouver, New Westminster, Oak Bay and Saanich; Victoria has separate heritage foundations for residential and commercial properties. The District may wish to consider the feasibility of establishing a similar heritage foundation, which in addition to administering grant programs, could also serve an education and awareness function. A heritage foundation would also be able to actively

fundraise to fulfill its mandate and establish an identity distinct from the municipal government. Matching funding could be sought for potential grant programs through corporate sponsorship, private foundations and other sources. Potential steps in the establishment of a District of North Vancouver Heritage Foundation could include:

- **Step One:** Confirm feasibility of a North Vancouver Heritage Foundation that would provide financial incentives for the restoration of heritage buildings.
- **Step Two:** Formally establish the Foundation through a resolution of Council.
- **Step Three:** Through Council, appoint a Board of Directors and identify an annual budget.
- **Step Four:** Initiate a Fund Development Program that could include building an endowment, planned giving, patronage (Honourary and Active), 'Friends of the Heritage Foundation,' and Corporate Sponsors.



5.1.1.2 Property Tax Incentives

Currently, if a property owner undertakes a rehabilitation of a heritage building, they usually encounter an increased property tax assessment due to an increase in market value. This, combined with the high cost of meeting building code requirements, can make the upgrade of heritage properties a marginal economic proposition. The assessment and taxation process is governed by provincial legislation and is very inflexible.

Municipalities may choose to forgive all or part of the municipal portion of the property tax on a heritage property as long as the property is legally protected. In these cases, the tax relaxation may be calculated based on the extent and cost of the rehabilitation.

Experience in the United States has demonstrated that incentives tied to income tax are amongst the most effective mechanisms for the preservation of heritage buildings. In Canada, federal income tax incentives for conservation do not currently exist, but municipal tax-based heritage grants have been proven to be successful in many cities including Vancouver and Victoria, notably for commercial projects. Permissive tax exemptions tend to be less successful for residential (homeowner) projects, and generally do not work for institutional, ecclesiastical and strata-titled projects. As the majority of the heritage building stock in the District of North Vancouver is residential, tax incentives may only be effective in a limited number of situations.

5.1.1.3 Permissive Tax Incentives (City of Port Moody as example)

Permissive tax exemptions are enabled under Section 226 of the *Community Charter*. The City of Port Moody has enacted a Heritage Revitalization Tax Exemption Bylaw, 2011, No.2913 under these provisions. This is expected to encourage revitalization by lowering costs for property owners in the initial years after a major capital investment.

The purposes of Port Moody's tax exemption program are to:

- support conservation of heritage properties;
- foster revitalization through heritage and cultural awareness;
- increase the economic viability of the Heritage Conservation Area and Heritage Character Areas of Moody Centre; and,
- enhance quality of life in the city.

The program is intended to accomplish these objectives by:

- lowering costs for heritage property owners to invest in the restoration, rehabilitation and repair of heritage properties;
- establishing a financial incentive for redevelopment that meets heritage and sustainability guidelines;
- cultivating a heritage precinct for business attraction and cultural tourism; and,
- promoting a heritage aesthetic that improves the sense of place and promotes vitality in the identified historic area of the city.

Eligible properties must be listed on the City's Heritage Register or located within the Moody Centre Heritage Conservation and Character Areas. To qualify, a project must be either 1) heritage conservation projects of \$15,000 or above in eligible costs, or 2) projects that retain the existing principal building with a construction value of \$100,000 or greater, as follows:

- i. Wherein the land use is consistent with the Official Community Plan land use designation, as amended from time to time; and
- ii. That involves preservation of the heritage significance of a building on the City's Heritage Register and results in qualifying project costs of \$15,000 or greater (Type I); or
- iii. Improvements on a Lot which result in a construction value of \$100,000 or greater as determined by the building permit(s) issued where (Type II):
 - (a) the existing principal building is retained; and
 - (b) the Project is exemplary of the Moody Centre Heritage Conservation Area Guidelines as determined by the Director of Development Services; and
 - (c) green building elements are included such as reused materials, and/or conservation of water and energy as demonstrated through the completion of the City's Checklist for Community Sustainability; or
 - (d) a heritage Statement of Significance is prepared to direct the Project and, upon completion of the heritage conservation works as per the *Standards and Guidelines for the Conservation of Historic Places in Canada*, the Lot is added to the Heritage Register.
- iv. In the case of a Type I project as described in this bylaw, qualifying project costs shall include any of the following:
 - (e) conservation and repair of significant original architectural elements, including doors, windows, roofing, or other significant features as identified in the Statement of Significance documented in the Heritage Register;
 - (f) reconstruction of significant historical features, using materials that replicate the original;
 - (g) work to restore a building to structural soundness as per the *Standards and Guidelines for the Conservation of Historic Places in Canada*, with reference to the B.C. Building Code;
 - (h) the conservation of interior elements will be eligible if it is necessary for a building's structural integrity;
 - (i) interior services including plumbing, electrical and heating are eligible if necessary

- to ensure the continued use of the building and the replacement technology is consistent with a recognized Canadian green building standard;
- (j) professional design and engineering reports, drawings, cost estimates, and specifications as required by the City for the project.

Notably, the tax provisions are tied to recognized heritage conservation *Standards and Guidelines*. Notably, there has been very little uptake of this program, as it is cumbersome to apply to residential projects.

5.1.1.4 Interest-Free / Low-Interest Loans

Although not yet used in British Columbia, interest-free or low-interest loans have been used in other jurisdictions to promote conservation. An example is the Town of Markham, Ontario, which established a Heritage Loan Fund in 1981. The intent of this fund is to offer low-interest loans (5 points below prime, minimum of 5%), but in this current environment of low interest rates, even 5% may not be attractive. American jurisdictions have also explored the idea of similar revolving funds that can be repaid over time.

5.1.1.5 Reduced Permit Fees

The District should review its current permit application procedures to ensure that there are no financial disincentives to heritage conservation. In addition, permit fees could be reduced or waived for heritage projects; this would not be a large incentive but would send a message of administrative support. Heritage Revitalization Agreements can also be a cost-effective alternative to rezonings.

5.1.2 Provincial Financial Incentives

Under its Heritage Conservation Program, The Heritage Legacy Fund provides financial contributions of up to \$25,000 for projects involving the preservation, rehabilitation and/or restoration of a built community heritage resource. Eligible applicants include the District, registered non-profit societies and registered federal charities.

5.1.3 Federal Financial Incentives

The Residential Rehabilitation Assistance Program (RRAP), offered through the Canada Mortgage and Housing Corporation, helps low-income Canadians, people with disabilities and First Nations people live in decent, affordable homes. These programs also support renovations to rooming houses and rental units to increase the availability of housing for those in need. Depending on the individual situation for each resource, one of the following programs may apply:

- **Homeowner RRAP:** Financial assistance to repair substandard housing to a minimum level of health and safety
- **Rental RRAP:** Assistance for landlords of affordable housing to pay for mandatory repairs to self-contained units occupied by low-income tenants
- **Secondary/Garden Suite RRAP:** Financial assistance for the creation of a Secondary or Garden Suite for a low-income senior or adult with a disability, making it possible for them to live independently in their community, close to family and friends.
- **RRAP for Persons with Disabilities:** Assistance for homeowners and landlords to improve accessibility for persons with disabilities
- **RRAP for Conversions:** Assistance for converting non-residential buildings into affordable housing

It is recommended that there be further exploration of other available funding sources, especially for non-profit organizations. Additional funding assistance may be available from a wide variety

of other government and private programs. Private foundations may also be willing to support local heritage conservation efforts.

5.2 NON-FINANCIAL INCENTIVES

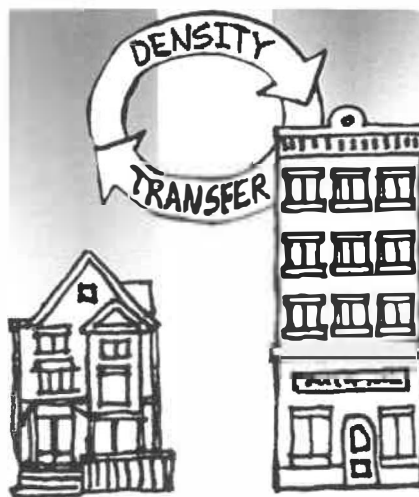
Heritage conservation incentives may also be provided through non-monetary support. In addition to the measures listed below, the District should examine the entire permit application and approval process, to ensure the removal of any disincentives to heritage conservation.

5.2.1 Heritage Revitalization Agreements

As discussed in Section 5.2, Heritage Revitalization Agreements provide a powerful and flexible tool that enable agreements to be specifically written to suit unique properties and situations. This formal written agreement can be negotiated by the District and an owner to protect a heritage property, and may be used to set out the conditions that apply to a particular property. A Heritage Revitalization Agreement (HRA) is a contractual agreement between a property owner and the District. The terms of the agreement supersede local government zoning regulations, and may vary use, density, and siting regulations. Through an HRA, heritage projects can be designed with special conditions that promote financial viability for projects that could not otherwise proceed.

5.2.2 Relaxations/Variances

When approving Development Permit applications, the District has discretionary powers and may relax some requirements, especially when other amenities are being offered. In return for the conservation and rehabilitation of a heritage building, the District may be able to relax requirements related to parking, setbacks and access. Similarly, some requirements could be relaxed in order to prevent conservation principles and guidelines from being compromised. One example would be a lot with an existing heritage home that is zoned for duplex use. In this case, an infill house could be built on the property instead, and perhaps a slight increase in allowable density could also be allowed. Each situation will be unique and will require special consideration.



5.2.3 Density Bonus and Transfer Procedures

One of the most effective heritage incentives that can be offered is the redistribution of density or an increase in allowable density. Density refers to the ratio of floor area to the lot size. Sometimes there is an option to increase the allowable onsite density without compromising the context of the heritage building. In other cases, a heritage building may be located on a property that has much higher development potential than currently occupied by the building, meaning that there is residual density that is not being utilized. In this situation, the residual density can be transferred or sold to another property, negating the need to achieve the allowable density onsite. In other cases, a conservation incentive – usually used to offset the costs of rehabilitation – may be offered through the creation of an additional bonus density that can be sold to a receiver site, with the resulting financial benefits being considered part of the incentives (compensation) package. Each of these situations require careful study of the potential impact on the heritage site, and an understanding of appropriate receiver sites for transferred density. The transfer of density can be accomplished either through the use of a Heritage Revitalization Agreement (for individual sites) or the creation of a municipal density bank process.

5.2.4 Heritage Register Equivalencies and Exemptions

As discussed in Sections 3.4, 3.5 and 3.6, equivalencies and exemptions are offered to Heritage Register or Protected Heritage Sites under the B.C. Building Code, the *Energy Efficiency Act (Energy Efficiency Standards Regulation)* and the *Homeowner Protection Act Regulation*. The definition of a heritage building is consistent under all three pieces of legislation. These equivalencies and exemptions are offered on a case-by-case basis, and must be individually applied in each circumstance.

5.2.5 Administrative Support

Streamlining the development and building permit application processes for heritage properties is a very desirable objective (also known as a “Green Door” policy). Heritage property owners will object to a complicated procedure if they are already concerned about costs. Heritage projects are sometimes more complex and can require additional review. Time equals money, therefore it is recommended that the permit review procedure be simplified as much as possible, and that every consideration be given to expediting processing procedures.

5.2.6 Heritage Support Programs

The municipality can also provide support through:

- the provision of technical advice;
- complementary public works projects in defined heritage character areas (e.g., street improvements such as pedestrian lighting, paving, street furniture and way-finding signage); and/or
- referral to other agencies or organizations for further assistance.

6. CONCLUSION AND IMPLEMENTATION STRATEGIES

A considerable amount of building activity has occurred across the District of North Vancouver over the past few years, and without a strong program of heritage conservation incentives, it could be difficult to achieve good conservation practices. This will increase the risk of continued erosion of the remaining authentic aspects of the District, which include buildings, structures, natural features and sites, cultural landscapes and street fabric. The most effective way to encourage heritage resource owners or potential owners to conserve and invest in the rehabilitation of their properties is by offering incentives.

Implementation of the procedures recommended in this document should be undertaken in stages. Depending on time, resources, and the levels of community support and political will, these steps may be followed sequentially or adapted and integrated into municipal processes as prioritized by staff and District Council.

6.1 HERITAGE REGULATIONS

The District has the ability to enact regulations as required. Regulations in themselves will not ensure conservation, but can provide the framework for the appropriate assessment and evaluation of heritage applications. The District should consider the following:

NEXT STEPS

- Adopt the *Standards and Guidelines for the Conservation of Historic Places in Canada* as the basis for the review of heritage permit applications, the determination of maintenance standards and the granting of heritage incentives.
- Build support throughout the civic administration for the provision of heritage regulations.
- Develop and implement a Heritage Site Maintenance Standards (LGA).
- In order to provide area-wide control, undertake review of the implications of Heritage Conservation Area bylaw or Heritage Zoning on historic areas.

6.2 HERITAGE INCENTIVES

A program of effective incentives appropriate to the local situation should be created that will strategically encourage authentic conservation, and encourage heritage property owners to invest in their properties. The District of North Vancouver has the authority, based on enabling provincial legislation, to provide a broad range of conservation incentives, including financial and non-financial (developmental and administrative) incentives. These incentives can be provided as an incentives package (including more than one type of incentive) that can be offered in exchange for conservation and legal protection. There may also be other sources of incentives for which the property owner may also be eligible.

The District can take a number of steps that will help in the development of more effective conservation incentives:

- Identify the needs of heritage property owners.
- Explore support mechanisms and select the most appropriate methods.

- Design the incentive program, including eligibility criteria, program management, staff coordination and budgeting. The program may include a variety of components that provide both financial and non-financial support.
- Determine the terms and conditions of receiving incentives (level of required protection) based on the application of conservation *Standards and Guidelines*.
- Implement, monitor and modify the incentive program periodically, based on the changing needs of property owners and the community.

Property owners likely to benefit directly from heritage conservation incentives may be individuals, businesses, corporations or organizations, including the following broad categories of ownership:

- Commercial (revenue-generating)
- Residential (revenue-generating)
- Residential (owner-occupied)
- Religious, Governmental, Institutional

Each of these categories has different requirements for incentives, and the program should recognize different that different types and levels of incentives will need to be offered. For example, religious buildings will not benefit from tax incentives. Similarly, developers of strata-titled residential property will not benefit from tax holidays, as the intent is to sell the property upon completion. The incentives program will need to consider the broad range of property owner requirements.

The application of an incentive should be subject to the following conditions:

- All properties on the District of North Vancouver Heritage Register, or eligible for the Register, should be considered for financial incentives.
- The amount of incentives should be directly related to the level of conservation.
- The proposed work on the site would be compatible with, and sympathetic to, the character and context of the heritage site, according to the Standards and Guidelines for the Conservation of Historic Places in Canada.
- The heritage character-defining elements of the site should be maintained at a minimum defined level.
- For larger incentives or those seeking development incentives, proof of financial necessity may be required through a *pro forma* economic analysis.
- Legal protection should be a pre-requisite for any municipal heritage incentive. This can include the use of overlapping protection, such as HRA and designation procedures, and will be registered on Land Title.

When negotiating incentives, it is also necessary to understand the outcome of the process. It may be difficult to achieve an appropriate balance. Although it may be an incentive to increase the number of allowable dwelling units, this can “crowd” the site and harm the historic context. Aggressive application of building envelope upgrading can require the removal of the exterior building envelope and the installation of rain-screen claddings and double-glazed windows. It is important that the District’s expectations for the level of conservation be determined at the stage of negotiation and agreement, including exemption from *Energy Efficiency Act* and *Homeowner Protection Act* requirements.

Therefore, in order to achieve meaningful conservation, the incentives that are being offered should not result in radical alterations or loss of context. Consideration should be given to the following process:

- A Statement of Significance should be prepared for each site being considered for incentives, in order to determine the heritage value and the heritage character-defining elements that need to be protected.
- All work being considered for heritage sites should be reviewed using the Standards and Guidelines for the Conservation of Historic Places in Canada.
- Except in minor cases, consideration should be given to requiring the involvement of a heritage professional (defined as a member of the Canadian Association of Heritage Professionals) that can properly assess the project, provide a Conservation Plan, and monitor and provide final sign-off on the implementation of the work.
- The Conservation Plan should include a maintenance schedule, and any negotiated agreement should include minimum maintenance standards.

This process will help protect the District's investment in heritage incentives, by ensuring the highest possible levels of heritage conservation. The costs of this heritage consultation should generally be paid by the applicant, but should be included as part of the total project costs when a *pro forma* analysis is undertaken.

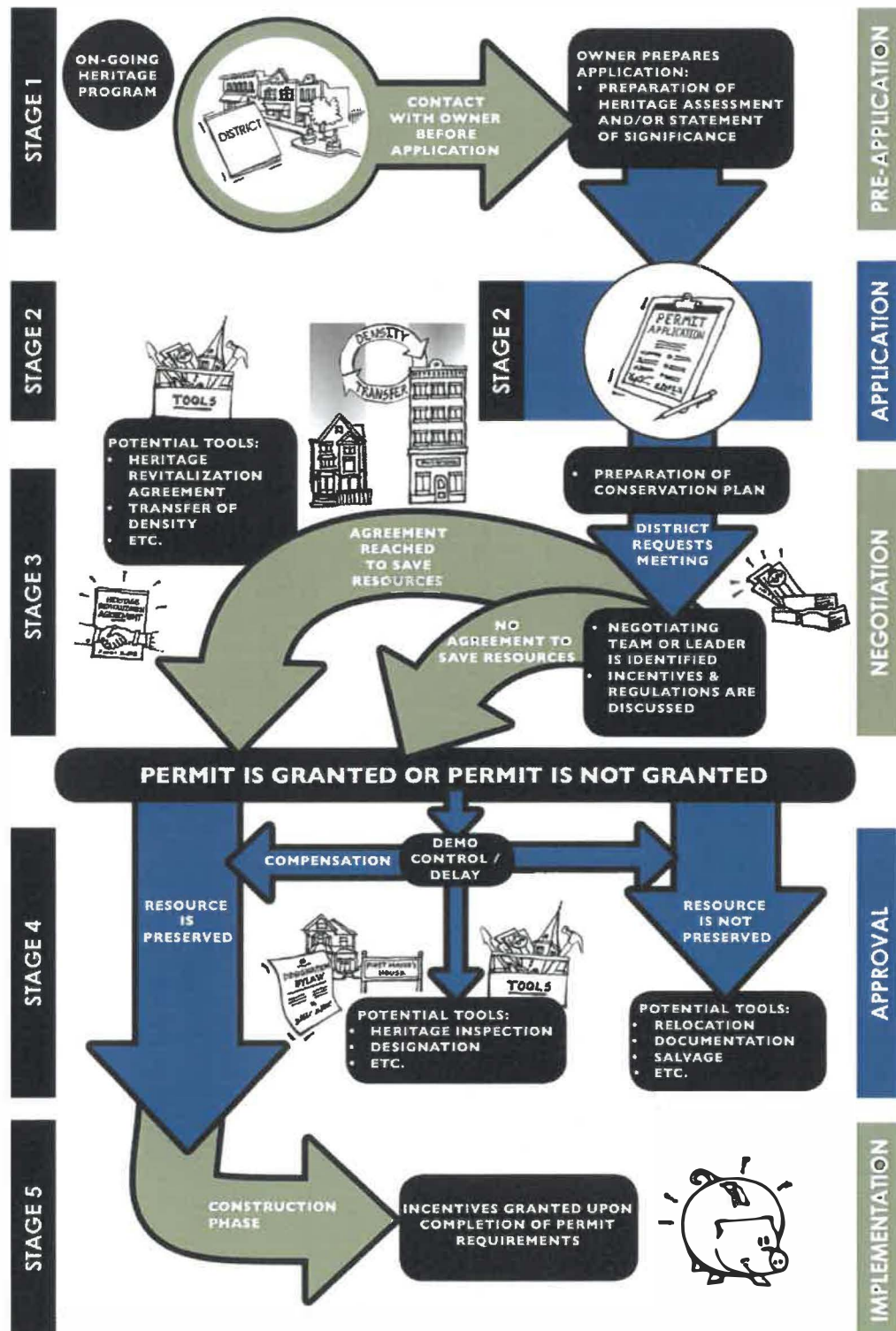


NEXT STEPS

- Establish a revised process for reviewing heritage applications (see next page).
- Build support throughout the civic administration for the provision of heritage conservation incentives. Ensure that staff has an understanding of the application and negotiation process, and has a good technical understanding of the requirements of heritage conservation (e.g., Standards and Guidelines for the Conservation of Historic Places in Canada).
- Establish the order of magnitude of the District's heritage conservation incentives. An initial step would be a preliminary study that would review the:
 - number and location of sites targeted for incentives
 - lot size, existing zoning and potential for redevelopment
 - current property tax assessments
- This will help identify the most appropriate incentives and support mechanisms, and will also provide estimates for what level of municipal resourcing may be necessary. Some of these may be relatively simple to implement or already underway, such as negotiated agreements, building code equivalencies and the streamlining of application procedures. Others may take more time to research, administer, and adopt (e.g., grant programs, tax incentives).
- Confirm the appropriate delivery model for financial heritage incentives.
- Promote and market the range of incentives available to owners of heritage properties. This may be done by holding meetings with heritage property owners, distributing brochures, and posting information on the District's website.
- Once updated policies, procedures and regulations are established, monitor the Heritage Program to ensure its ongoing effectiveness. A cyclical re-examination should be initiated, to review results, effectiveness and direction on a regular basis, and ensure that the Heritage Program remains relevant and useful.



7. HERITAGE APPLICATION PROCESS



8. HERITAGE CONSERVATION TOOLKIT

The Heritage Conservation Toolkit lists the legislative tools available before, during and after a permit application is made. For further information please refer directly to the relevant legislation (Revised Statutes and Consolidated Regulations of British Columbia: Web Site: <http://www.bclaws.ca/>).



TOOLS THAT INFORM NEGOTIATION:

- **Official Community Plan (Local Government Act)**
 - Sets out the District's intent for development. States overall goals for heritage conservation and can also include heritage area designations.
- **Zoning and Development Bylaws (Local Government Act)**
 - Outlines the existing general requirements for site development.
- **Development Permit Controls (Local Government Act)**
 - Provides specific requirements for areas designated as Development Permit Areas.
- **Heritage Conservation Areas (Local Government Act)**
 - The District can define special areas in the Official Community Plan to provide long-term protection to distinct heritage areas.
- **Community Heritage Register (Local Government Act)**
 - The District can establish an official listing of properties defined as having heritage character or heritage value; this can act as the basis for offering incentives.
- **Heritage Zoning (Local Government Act)**
 - An appropriate zoning schedule can be tailored to conserve the character of a heritage site or area.
- **Community Heritage Commission (Local Government Act)**
 - Enables the establishment of a Community Heritage Commission, which may have a municipality-wide mandate or be limited to a specific area or purpose.
- **Heritage Procedures Bylaw (Local Government Act)**
 - The District can enact a bylaw that establishes civic procedures and guidelines for heritage conservation. This bylaw may also delegate authority to an officer or authority for the negotiation of heritage issues.
- **Heritage Site Maintenance Standards (Local Government Act)**
 - The District can enact a 'Heritage Site Maintenance Standards Bylaw,' that establishes minimum requirements for the care and maintenance of legally protected heritage properties.
- **Reservation and Dedication of Municipal Property (Local Government Act)**
 - The District can commit to the long-term protection of public property. Although previously enabled, there is new scope added to this tool.

- **Administrative Procedures**

- *Priority Routing*
The District can institute a policy of expediting applications involving identified heritage resources.
- *Heritage Awareness Programs*
The District can continue to make the public aware of the importance of heritage resources through education programs.
- *Commemoration and Interpretation*
The District can provide for commemoration and/or interpretation of historic sites or buildings. This is not the equivalent of designation.
- *Complementary Public Works*
The District may commit to public works that complement the character of heritage sites or areas.

TOOLS AVAILABLE DURING NEGOTIATION:

- **Financial Incentives**

- *Financial Assistance (Local Government Act)*
Direct monetary grants can be offered in exchange for heritage conservation.
- *Tax Incentives/Exemption (Local Government Act)*
Full or partial tax exemptions for up to ten years can be offered.
- *Permissive Tax Exemption (Community Charter)*
Full or partial tax exemptions can be offered for eligible property and revitalization projects.

- **Development/Zoning Incentives**

- *Heritage Revitalization Agreements (Local Government Act)*
This is potentially the most useful conservation tool, and has been widely used by other local governments. It allows for a voluntary negotiated agreement, which may vary bylaw and permit conditions. If use and density are not varied, a Public Hearing is not required. This is considered a form of continuing protection.
- *Heritage Conservation Covenants (Land Titles Act)*
Allows for the negotiation of a contractual agreement with the owner, which is registered on the Land Title. This may not vary siting, use or density, and is considered a form of continuing protection.
- *Equivalencies and Exemptions*
Buildings identified on a Heritage Register or legally protected are eligible for building code equivalencies under the *British Columbia Building Code*, the *Energy Efficiency Act* and the *Homeowners Protection Act*.

- ***Heritage Density Bonuses* (Local Government Act)**
Increases in density, although previously available, may now be achieved more easily through a Heritage Revitalization Agreement.
- ***Transfer of Density* (Local Government Act)**
Although previously enabled, transfers may now be expedited through negotiated agreements.
- ***Development Variance Permits* (Local Government Act)**
Allow for development requirements to be varied or waived.
- **Heritage Designation (Local Government Act)**
 - This tool is now enabled under the Local Government Act, and provides long-term protection and demolition control. Designation is generally negotiated in exchange for development incentives. This is considered a form of continuing protection.
- **Heritage Alteration Permits (Local Government Act)**
 - Once a Heritage Conservation Area is established, HAPs may be required for subdivision, additions, new construction or alteration of an existing building. HAPs may also be used to allow changes to legally protected heritage property.
- **Tree Protection (Local Government Act)**
 - Although previously enabled, there are now procedures that streamline the ways in which the District can protect and maintain significant identified trees.

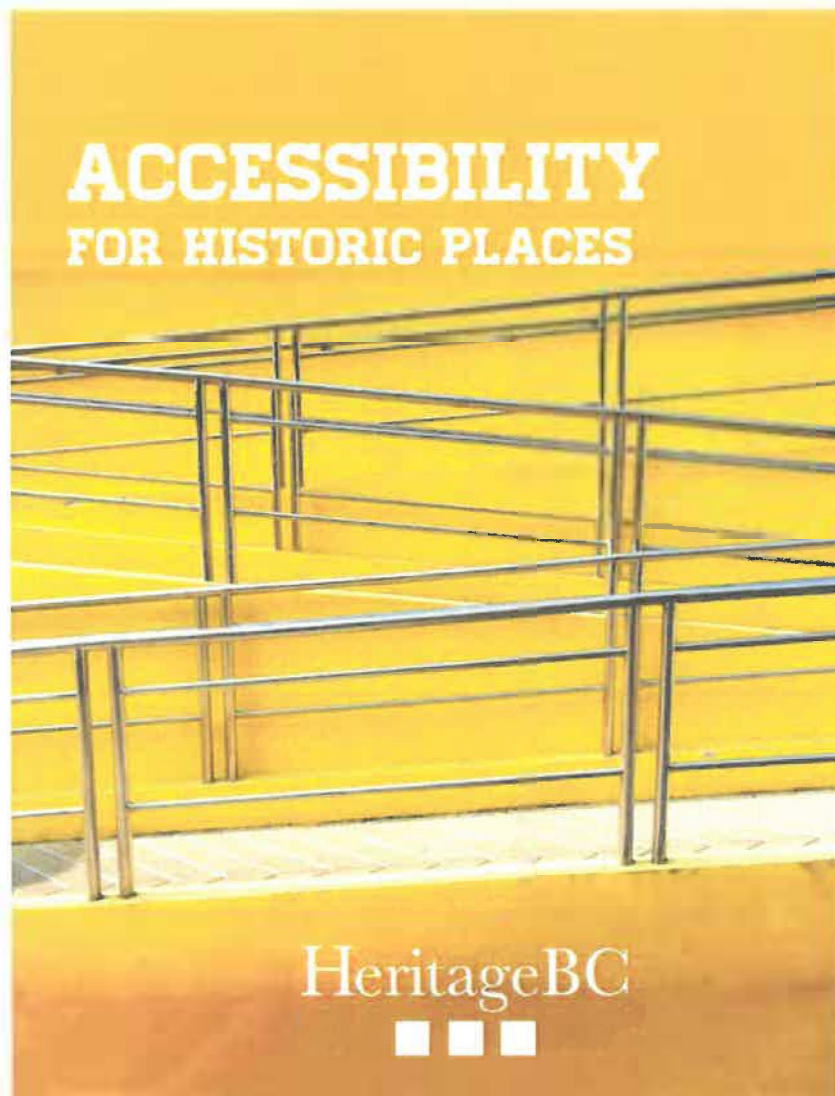
TOOLS AVAILABLE IF NEGOTIATION BREAKS DOWN:

- **Temporary Heritage Protection (Local Government Act)**
 - A heritage resource can be temporarily protected through the withholding of permits and approvals, or adopting protection orders and bylaws. The resource must be listed on a Heritage Register, and a Heritage Procedures Bylaw should be in place. Specific time periods apply, and this protection cannot be indefinitely extended.
- **Heritage Designation (Local Government Act)**
 - See above for details; if the resource is of sufficient community value, the District may enact an involuntary designation. However, doing so will make the District liable for financial compensation.
- **Heritage Inspection (Local Government Act)**
 - The District can order heritage inspections to assess heritage value and conservation needs.
- **Heritage Impact Assessment (Local Government Act)**
 - The District can order an assessment to be prepared at either the expense of the owner or the municipality in order to predict the impact of a proposed development on adjacent heritage resources.

- **Relocation**
 - When it is not possible to save a structure on its original site, it may be desirable to move it to another location to ensure its conservation. Costs may be borne either by the developer or the District.
- **Documentation**
 - When it is not possible to save a structure, it may be desirable to document it before demolition. Costs may be borne either by the developer or the District.
- **Salvage**
 - When it is not possible to save a structure, it may be desirable to salvage artifacts or portions of the structure before demolition.

ACCESSIBILITY FOR HISTORIC PLACES (HERITAGE BC, NOVEMBER 2018)

Please see <https://heritagebc.ca/resources/accessibility/> or click on the image below to access the *Accessibility for Historic Places* document.



DISTRICT HERITAGE PROPERTIES

(HERITAGE REGISTER, HERITAGE INVENTORY, AND HERITAGE MODERN INVENTORY)

This inventory is a reproduction of the original District of North Vancouver Heritage Inventory (1993), the Modern Architecture of North Vancouver 1930-1965 (1997), and the District's Heritage Register (2012) prepared for the District of North Vancouver by Commonwealth Historic Resource Management Ltd., Philips Wuori Long Inc. and Tera Planning Ltd., and the District of North Vancouver staff, respectively. Some minor errors have been corrected in this copy. This inventory represents the best information known at time of publication.

Address	Property Name	Neighbourhood	Year Built	Heritage Category			Demolished
				Inventory	Register	Legally Protected	
1311 1st Street West	BC Rail Passenger Station	Capilano	1956	x			x
732 8th Street East	Bull House	Lynn timer	1924	x	x		
732 8th Street East	Garling House	Lynn timer	1911	x	x		
780 8th Street East	Franklin House	Lynn timer	1912	x	x		
740 9th Street East	Tappan House	Lynn timer	Circa 1911	x	x		
771 9th Street East	Christie House	Lynn timer	Circa 1911	x			
850 10th Street East		Lynn timer	1922	x			
763 13th Street East	Farquharson House	Lynn timer	Circa 1910	x			
798 13th Street East	Mussel House	Lynn timer	1910	x			
1139 15th Street East	Moebes Residence	Lynn Valley		x			
1020 22nd Street West		Capilano		x			x
1029 23rd Street West	Polonis House	Capilano	1914	x	x		
1182 23rd Street West		Capilano	1918	x			
1491 29th Street East (formerly 1458 East 29th Street)	Allan House	Lynn Valley	Circa 1905	x	x		
3355 Aintree Drive	The Sky Bungalow	Capilano	1950	x	x		
3092 Allan Road	Machin House/ Cameron Residence	Lynn Valley	Circa 1918	x	x		
712 Baycrest Drive	Watts Residence	Seymour/Deep Cove		x			
518 Beachview Drive	Dollar Mill Office	Seymour/Deep Cove	1916-1920	x			
1050 Belvedere Drive		Capilano	1951		x		
1886 Berkeley Road	Pollock Residence	Seymour/ Deep Cove	1960	x			
3405 Bluebonnet Road	Challier Residence "Neoteric: House	Capilano	1950-1951	x	x		
1727 Bowser Avenue	Grant House	Capilano	1924	x			x
107 Braemar Road East	Sumpton Residence	North Lonsdale/ Delbrook	1958	x	x		
258 Braemar Road West	Ross Residence	North Lonsdale/ Delbrook	1925		x		

DISTRICT OF NORTH VANCOUVER HERITAGE STRATEGIC PLAN: SUPPORTING DOCUMENTATION

Address	Property Name	Neighbourhood	Year Built	Heritage Category			Demolished
				Inventory	Register	Legally Protected	
281 Braemar Road West (formerly 3650 Norwood Avenue)	Tor Y Mar	North Lonsdale/ Delbrook	1920	x	x		
2927 Brookridge Drive	Woodruff Residence	Capilano		x			
2063 Burns Avenue		Seymour/Deep Cove	1931	x			
3665 Campbell Avenue		Lynn Valley	Circa 1900- 1908	x			
970 Canyon Boulevard	Wilson Residence	Capilano		x			
974 Canyon Boulevard	Frisby Residence	Capilano		x			
3650 Capilano Road	MacEacheran House	Capilano	1934	x	x		
3735 Capilano Road	The Teahouse (now part of Capilano Trading Post)	Capilano	1911	x	x		
3735 Capilano Road	The Thunderbird Room (now part of Capilano Trading Post)	Capilano	1953	x	x		
3910 Capilano Road	Russell Residence	Capilano	1922	x	x		
4152 Capilano Road	Emerson Residence	Capilano	1958	x			
4217 Capilano Road	Norman Residence	Capilano	1957		x		
4670 Capilano Road	Early Residence	Capilano		x			x
116 Carisbrooke Road East	Eaton House	North Lonsdale/ Delbrook	Circa 1911	x	x		
172 Carisbrooke Road East	Blackadder House	North Lonsdale/ Delbrook	Circa 1911	x			x
177 Carisbrooke Road East	Loutet House	North Lonsdale/ Delbrook	1911	x	x		
190 Carisbrooke Road East	Ames House	North Lonsdale/ Delbrook	1925	x	x		
4360 Carolyn Drive	Dorman Residence	Capilano		x			
3371 Chesterfield Avenue	Chesterfield House	North Lonsdale/ Delbrook	1913	x	x	x	
3339 Church Street		Lynn Valley		x			
3490 Church Street	Bogue House	Lynn Valley	1912	x			
3491 Church Street	Hustwait House	Lynn Valley	1913	x			
1043 Clements Avenue	Mann Residence	Capilano	1958	x			
1628 Coleman Street	Holden Residence	Lynn Valley	Circa 1956	x			x
2790 Colwood Drive	Crofton Residence	North Lonsdale/ Delbrook	1953	x			
2795 Colwood Drive	Barker Residence	North Lonsdale/ Delbrook	1958	x			x
2800 Colwood Drive	McNichol Residence "Neoteric" House	North Lonsdale/ Delbrook	1950	x			
3207 Colwood Drive	Gardiner Residence	North Lonsdale/ Delbrook		x			

DISTRICT OF NORTH VANCOUVER HERITAGE STRATEGIC PLAN: SUPPORTING DOCUMENTATION

Address	Property Name	Neighbourhood	Year Built	Heritage Category			Demolished
				Inventory	Register	Legally Protected	
3097 Connaught Avenue	Craighead Residence	North Lonsdale/Delbrook	1949	x	x		
1005 Cortell Street	Loughnan Residence	Capilano	Unknown	x			
4568 Cove Cliff Road	Shorty' Rielboldt Residence	Seymour/Deep Cove	1947	x			
1815 Crawford Road	Crawford House	Lynn Valley	Circa 1907-1909	x			x
2725 Crescentview Drive	Brooks Residence "Neoteric" House	North Lonsdale/Delbrook	1950	x	x		
2915 Crescentview Drive	Hempsall Residence	North Lonsdale/Delbrook	1949	x			
495 Crestwood Avenue	Glavin Residence	North Lonsdale/Delbrook		x			
662 Crystal Court	Baron Residence	Capilano	1956	x			x
777 Crystal Court	Woolcox Residence	Capilano	1956	x			
3185 Del Rio Drive	Ross Residence	North Lonsdale/Delbrook		x			
4012 Delbrook Avenue	Cowan Residence	North Lonsdale/Delbrook	1959	x			
1400 Dempsey Road	Mulcalhy House	Lynn Valley	Circa 1909	x			x
1401 Dempsey Road	Homeacre	Lynn Valley	1913	x	x		
1405 Doran Road	Roberts House	Lynn Valley	Circa 1911	x	x	x	
1570 Dovercourt Road	Bryan House	Lynn Valley	1922	x			
3545 Dowsley Court	T.S. Nye House	North Lonsdale/Delbrook	1912	x	x	x	
2310 Duchess Avenue	Bone House	Lynn Valley	1926	x	x		
3031 Duchess Avenue	Logan Residence	North Lonsdale/Delbrook	Circa 1914	x			x
2576 Edgemont Boulevard	Moon Residence	Capilano	1950	x	x		
3255 Edgemont Boulevard	Highlands United Church	Capilano	1957-1958	x	x		
3704-3710 Edgemont Boulevard (formerly 3700-3796 Edgemont Boulevard)	Shalal Gardens, Four-Plex Apartments	Capilano	1951	x	x		
3712-3718 Edgemont Boulevard	Shalal Gardens, Four-Plex Apartments	Capilano	1951	x	x		
3743-3749 Edgemont Boulevard	Shalal Gardens, Four-Plex Apartments	Capilano	1951	x	x		
3727-3729 Edgemont Boulevard, 3723-3725 Bluebonnet Road	Shalal Gardens, Four-Plex Apartments	Capilano	1951	x	x		
795 Edgewood Road	Germyn Residence	Capilano	1958	x			
3526 Everglade Place	Perry Residence	North Lonsdale/Delbrook	1963	x	x		

DISTRICT OF NORTH VANCOUVER HERITAGE STRATEGIC PLAN: SUPPORTING DOCUMENTATION

Address	Property Name	Neighbourhood	Year Built	Heritage Category			Demolished
				Inventory	Register	Legally Protected	
3647 Everglade Place	Crawford House	North Lonsdale/ Delbrook	1956	x			
2142 Floralynnn Crescent	Welsh Residence	Lynn Valley		x			
805 Forest Hills Drive	Atkins Residence "Flying Arrow House"	Capilano	1950	x	x		
1299 Frederick Road	Whipps Residence	Lynn Valley	Circa 1928	x			
1506 Frederick Road	Hill House	Lynn Valley	Circa 1911	x	x		
1550 Frederick Road	MacLeod Residence	Lynn Valley	1923	x			
2925 Fromme Road	Burrows House	Lynn Valley	Circa 1912	x			
3075 Fromme Road	Gillette House	Lynn Valley	1922-1923	x	x		
3096 Fromme Road	Davidson House	Lynn Valley	Circa 1907	x	x	x	
3321 Fromme Road	Hamilton House	Lynn Valley	1911-1912	x	x		
3761 Fromme Road	Hilton House	Lynn Valley		x			
4342-4344 Gallant Avenue	Suburban Farms	Seymour/Deep Cove	1930s	x	x		
3600 Glenview Crescent	Thom House	Capilano	1952	x			
3636 Glenview Crescent	Tendmaker House	Capilano	1949	x			x
3698 Glenview Crescent	Carter Residence	Capilano		x			x
4104 Grace Crescent	Peterson Residence	Capilano	1952	x			x
4113 Grace Crescent	Bradner Residence	Capilano	1952	x			x
4117 Grace Crescent	Champ Residence	Capilano	1952	x			x
1362 Greenbriar Way	Skelcher Residence	Capilano	1956	x			
1120 Harold Road	Cross House	Lynn Valley	Circa 1908	x			
1210 Harold Road	Kobitxsch Residence	Lynn Valley	1956	x			x
1442 Harold Road	Logan Residence	Lynn Valley	1915		x		
1207 Harris Avenue	Gillis Homestead	Seymour/Deep Cove	1926	x	x		
3676 Henderson Avenue		Lynn Valley		x			
4501 Highland Boulevard	Canyon Heights Elementary School	Capilano	1955	x	x		
5690 Indian River Road (formerly 5711 Indian River Drive)	"Paradise"	Seymour/Deep Cove		x	x		
3203 Institute Road (formerly 3250C Mountain Highway)	Lynn Valley Heritage Museum and Archives (formerly Lynn Valley Elementary School)	Lynn Valley	1920	x	x	x	
3400 Institute Road	St. Clement's Anglican Church	Lynn Valley		x			
1014 Keith Road West	Anderson Residence	Capilano		x			
1260 Keith Road West	Howse Residence	Capilano	1938	x			
1279 Keith Road West	Walters Residence	Capilano	1946	x	x		

DISTRICT OF NORTH VANCOUVER HERITAGE STRATEGIC PLAN: SUPPORTING DOCUMENTATION

Address	Property Name	Neighbourhood	Year Built	Heritage Category			Demolished
				Inventory	Register	Legally Protected	
222 Kensington Crescent	Lancaster Residence	North Lonsdale/ Delbrook	1956	x			x
123 Kensington Road East	Lancaster Residence	North Lonsdale/ Delbrook	1921	x	x		
1131 Kilmer Road	Sciotti Residence	Lynn Valley	1927	x			
1553 Kilmer Road		Lynn Valley		x			x
131 Kings Road East	First Baptist Church/Bethel Methodist Church	North Lonsdale/ Delbrook	1915	x	x		
145 Kings Road East	Eva House	North Lonsdale/ Delbrook	Circa 1908	x	x		
299 Kings Road East	Davidson House	North Lonsdale/ Delbrook	1914	x			
360 Kings Road East	Humphreys House	North Lonsdale/ Delbrook	Circa 1911	x	x		
361 Kings Road East	Leslie House	North Lonsdale/ Delbrook	1921	x	x		
390 Kings Road East	Ward House	North Lonsdale/ Delbrook	Circa 1910	x	x	x	
416 Kings Road East	Nicholson House	North Lonsdale/ Delbrook	1925	x	x		
461 Kings Road East	Stonehaven	North Lonsdale/ Delbrook	Completed 1932	x	x		
122 Kings Road West	Dickinson House	North Lonsdale/ Delbrook	1913	x	x		
187 Kings Road West		North Lonsdale/ Delbrook	1922	x			
193 Kings Road West		North Lonsdale/ Delbrook	1924	x			x
194 Kings Road West	Dench House	North Lonsdale/ Delbrook	1919	x	x		
380 Kings Road West	Old North Star School	North Lonsdale/ Delbrook	1910	x		x	
432 Kings Road West	Wainwright House	North Lonsdale/ Delbrook	Circa 1912	x			x
439 Kings Road West	Plowman House	North Lonsdale/ Delbrook	1912	x			x
1621 Langworthy Street		Lynn Valley	1922	x			
4553 Lions Avenue	Barnes Residence	Capilano	1960	x			
3311 Lonsdale Avenue	Nye Office	North Lonsdale/ Delbrook	Circa 1909	x			
940 Lynn Valley Road	A.J. Nye House	Lynn Valley	1913	x	x	x	
1564 Lynn Valley Road	McClure House	Lynn Valley	Circa 1910	x			
1606 Lynn Valley Road	Dovercourt Hotel	Lynn Valley	1909-1912	x	x		
1560 MacGowan Avenue	Wilkins House	Capilano	Circa 1917	x	x		
3668 Maginnis Avenue	Maginnis House	Lynn Valley	Circa 1930	x	x		
3600 Mahon Avenue	Braemar Elementary School	North Lonsdale/ Delbrook	1960	x			

DISTRICT OF NORTH VANCOUVER HERITAGE STRATEGIC PLAN: SUPPORTING DOCUMENTATION

Address	Property Name	Neighbourhood	Year Built	Heritage Category			Demolished
				Inventory	Register	Legally Protected	
4509 Marineview Crescent	McMillian Residence	Capilano		x			
4573 Marineview Crescent	Purdue Residence	Capilano		x			
4742 Marineview Crescent	Fagerlund Residence	Capilano		x			x
2779 Masefield Road	Murray Residence	Lynn Valley		x			
2865 Masefield Road	Horwell Residence	Lynn Valley		x			
1509 Merlynn Crescent	Tessler Residence	Lynn Valley		x			
1555 Merlynn Crescent	Nordin Residence	Lynn Valley		x			
427 Monteray Avenue	Loney Residence	North Lonsdale/ Delbrook	1960-1961	x	x		
986 Montroyal Boulevard	Wiseman Residence	Capilano	Circa 1955	x			
3066-3096 Mountain Highway, 1303-05 Lynn Valley Road	Fromme Block	Lynn Valley	1912	x	x		
3220 Mountain Highway (formerly 3250A Mountain Highway)	Lynn Valley Preschool	Lynn Valley	1908	x	x		
3250B Mountain Highway	Lynn Valley School II	Lynn Valley		x			x
3355 Mountain Highway	Former Methodist Church	Lynn Valley	1912	x	x		
3391 Mountain Highway	McIntyre House	Lynn Valley	Circa 1911	x	x		
3615 Mountain Highway		Lynn Valley		x			
3693 Mountain Highway		Lynn Valley	1910 or earlier	x			
4245 Mt. Seymour Parkway		Seymour/Deep Cove	1956	x			
6400 Nancy Green Way	Grouse Mountain Chalet	Capilano	Circa 1961	x			
386 Newdale Court	Corbett Residence	North Lonsdale/ Delbrook		x			
2732 Newmarket Drive	Whalley Residence	North Lonsdale/ Delbrook	1958	x	x		
2895 Newmarket Drive	Lucas Residence "Neoteric" House	North Lonsdale/ Delbrook	1950	x	x		x
2263 Old Dollarton Highway	Log Residence	Seymour/Deep Cove	Circa 1935	x	x		
173 Osborne Road East	Steels House	North Lonsdale/ Delbrook	1921	x	x		
177 Osborne Road East (formerly 3381 St. Georges Avenue)		North Lonsdale/ Delbrook	Circa 1913	x			x
310 Osborne Road East	Dunnell House	North Lonsdale/ Delbrook	1926	x	x		
133 Osborne Road West		North Lonsdale/ Delbrook	1924	x	x		
165 Osborne Road West	Green Armytage House	North Lonsdale/ Delbrook	1920	x	x		

DISTRICT OF NORTH VANCOUVER HERITAGE STRATEGIC PLAN: SUPPORTING DOCUMENTATION

Address	Property Name	Neighbourhood	Year Built	Heritage Category			Demolished
				Inventory	Register	Legally Protected	
244 Osborne Road West	Keir Residence	North Lonsdale/ Delbrook	1913	x	x		
2006 Panorama Drive	Levi Residence	Seymour/Deep Cove		x			
2211 Panorama Drive	Panorama Market	Seymour/Deep Cove	1920	x	x		
Park Road, Lynn Headwaters Park	Pybus Residence/BC Mills House	Lynn Valley	1908		x		
2720 Pemberton Avenue	Caretaker's Residence Murdo Frazer Park	Capilano	1950	x	x		
1798 Peters Road East	Hirst Residence	Lynn Valley	1949	x	x		
4727 Pheasant Place	Allenstein Residence	Capilano	1958	x			
1228 - 1232 Plateau Drive	Duplex Residence	Capilano	1947	x			x
1008 Prospect Road	Butcher Residence	Capilano		x			
4121 Prospect Road	O'Boyle House	North Lonsdale/ Delbrook	1936	x	x	x	
4220 Prospect Road	Godfrey House	North Lonsdale/ Delbrook	1929-1930	x	x		
192 Queens Road East	Williamson Residence	North Lonsdale/ Delbrook	1919	x	x		
606 Queens Road East		North Lonsdale/ Delbrook	1924	x			
124 Queens Road West		North Lonsdale/ Delbrook	1918	x			
134 Queens Road West	Ronald House	North Lonsdale/ Delbrook	1913	x			
144 Queens Road West	Bent House	North Lonsdale/ Delbrook	1912	x	x		
156 Queens Road West	Rodgers House	North Lonsdale/ Delbrook	1923	x	x		
174 Queens Road West	Willcox House	North Lonsdale/ Delbrook	1923	x			
229 Queens Road West	Walker House	North Lonsdale/ Delbrook	1909	x			
267 Queens Road West	Christie House	North Lonsdale/ Delbrook	1911	x	x	x	
404 Queens Road West	Turner House	North Lonsdale/ Delbrook	1914	x	x		
875 Queens Road West	McCarley Residence	North Lonsdale/ Delbrook	1956	x	x		
903 Queens Road West	Hoffman Residence	North Lonsdale/ Delbrook	1951	x	x		
4181 Ranger Crescent	Hanna Residence	Capilano	1953	x	x		
3219 Regent Avenue	Pool Residence	North Lonsdale/ Delbrook	1956	x	x		
1032 Ridgewood Drive	Ritchie Residence	Capilano	1950	x	x		

DISTRICT OF NORTH VANCOUVER HERITAGE STRATEGIC PLAN: SUPPORTING DOCUMENTATION

Address	Property Name	Neighbourhood	Year Built	Heritage Category			Demolished
				Inventory	Register	Legally Protected	
1058 Ridgewood Drive	St. Catherine's Capilano Anglican Church	Capilano	1962	x	x		
1160 Ridgewood Drive	Forster Residence	Capilano	1950	x	x	x	
1205 Ridgewood Drive	Hollingsworth Residence	Capilano	1946	x	x		
1255 Ridgewood Drive	Ingram Residence	Capilano	1946	x	x		
1319 Riverside Drive	Chow Residence	Seymour/Deep Cove	1960	x	x		
2357 Riverside Drive	Kovach Residence	Seymour/Deep Cove	Circa 1963	x	x		
571 Roslyn Boulevard	Dollar Mill House	Seymour/Deep Cove	1920-1924	x	x		
1202 Ross Road	Card House	Lynn Valley	1913	x	x		
1380 Ross Road		Lynn Valley	1910	x			x
1396 Ross Road	Munro House	Lynn Valley	Circa 1910	x	x		
1466 Ross Road	Fromme Block	Lynn Valley	1900	x	x		
1509 Ross Road	Roussea House	Lynn Valley	1911	x	x		
1005 Shakespeare Avenue	Breadsall	Lynn Valley	1926	x			
1029 Shakespeare Avenue	Modin House	Lynn Valley	1923	x	x		
585 Shannon Crescent	West Residence	North Lonsdale/Delbrook	1956	x	x		
1290 Shavington Street	Keith-Lynn School	Lynn timer	1914	x			x
4342 Skyline Drive	Trend House'	Capilano	1954	x	x		
4374 Skyline Drive	Pollack Residence	Capilano	1956	x			
4432 Skyline Drive	Adler Residence	Capilano	1954	x			x
4448 Skyline Drive	D.W. Lichtensteiger Residence	Capilano	1957	x	x		
4590 Skyline Drive	Wilson Residence	Capilano	1950-1951	x			
5053 Skyline Drive	Bavarian Arms Café	Capilano	1948	x	x		x
5310 Sonora Drive	Montroyal Elementary School	Capilano	1963	x			
3620 St. Andrews Avenue	Boe House	North Lonsdale/Delbrook	Circa 1912	x			
2950 St. Georges Avenue	Hampton House	North Lonsdale/Delbrook	1920	x	x		
3039 St. Georges Avenue	Mair House	North Lonsdale/Delbrook	1912	x	x		
3040 St. Georges Avenue	Strobel Residence	North Lonsdale/Delbrook	1919	x	x		
3086 St. Georges Avenue		North Lonsdale/Delbrook		x			x
3190 St. Georges Avenue	Cornish House	North Lonsdale/Delbrook	1911	x	x		
3290 St. Georges Avenue		North Lonsdale/Delbrook		x			x

DISTRICT OF NORTH VANCOUVER HERITAGE STRATEGIC PLAN: SUPPORTING DOCUMENTATION

Address	Property Name	Neighbourhood	Year Built	Heritage Category			Demolished
				Inventory	Register	Legally Protected	
3444 St. Georges Avenue		North Lonsdale/Delbrook	1912	x			
3494 St. Georges Avenue		North Lonsdale/Delbrook		x			x
3508 St. Georges Avenue	Residence	North Lonsdale/Delbrook		x			
3550 St. Georges Avenue	Residence	North Lonsdale/Delbrook		x			
3594 St. Georges Avenue	Residence	North Lonsdale/Delbrook		x			
3771 St. Georges Avenue	Smith Residence	Capilano		x			x
4195 St. Georges Avenue	Pearson Anderson Mill Manager's House	North Lonsdale/Delbrook	Circa 1909	x			
167 St. James Road East	Wismer Residence	North Lonsdale/Delbrook	1919		x		
294 St. James Road East	Duff House	North Lonsdale/Delbrook	1914	x			x
310 St. James Road East		North Lonsdale/Delbrook	Circa 1915-1920	x			
361 St. James Road East	Robertson House "Marecottes"	North Lonsdale/Delbrook	1912	x			x
382 St. James Road East	Brown House	North Lonsdale/Delbrook	1914	x	x		
389 St. James Road East	Morcom Residence	North Lonsdale/Delbrook	1919		x		
414 St. James Road East	Wakely House	North Lonsdale/Delbrook	1914	x	x		
672 St. James Road East	McGinn Residence	North Lonsdale/Delbrook	1962	x			
124 St. James Road West	Ford House	North Lonsdale/Delbrook	1914	x	x		
154 St. James Road West	G.G. Nye House	North Lonsdale/Delbrook	1912	x	x		
284 St. James Road West		North Lonsdale/Delbrook	1929	x			
404 St. James Road West	Rae House	North Lonsdale/Delbrook	Circa 1909	x			
2905 St. Kilda Avenue	Lennox Residence	North Lonsdale/Delbrook	1930		x		
3802 St. Pauls Avenue	Stackhouse House	North Lonsdale/Delbrook	1922	x			
2631 Standish Drive	Webber Residence	Seymour/Deep Cove		x			
3623 Sunnycrest Drive	Mitchell Residence	Capilano	1965-1966	x	x		
3635 Sunnycrest Drive	Watts Residence	Capilano	1951-1952	x			x
3021 Sunnyside Road	Cross House	Lynn Valley	1913	x	x		
1324 Sunnyside Drive		Capilano		x			
3470 Sunset Boulevard	Forster Residence	Capilano	1950	x			

DISTRICT OF NORTH VANCOUVER HERITAGE STRATEGIC PLAN: SUPPORTING DOCUMENTATION

Address	Property Name	Neighbourhood	Year Built	Heritage Category			Demolished
				Inventory	Register	Legally Protected	
3965 Sunset Boulevard	Buttedahl Residence	Capilano	1956	x			
4065 Sunset Boulevard	Paxton Residence	Capilano	1952	x			
5748 Sunshine Falls (formerly Fire Lane No. 84, Sunshine)	Kent's	Seymour/Deep Cove	1908-1912	x	x		
5766 Sunshine Falls (formerly Fire Lane No. 88, Sunshine)	Dun Romin	Seymour/Deep Cove	1908-1912	x	x		
750 Sutherland Avenue		Lynnmour	Circa 1910	x			x
1191 Tall Tree Lane	Residence	Capilano	1958	x			
251 Tamarack Road	Wall Residence	North Lonsdale/ Delbrook	1957-1958	x			
609 The Del	McLaren Residence	North Lonsdale/ Delbrook	1955-1956	x			
4425 Valencia Avenue	Arnaud Residence	North Lonsdale/ Delbrook		x			
4065 Virginia Crescent	Dunlop Residence	Capilano	Circa 1952	x			
4092 Virginia Crescent	Stevenson Residence "Neoteric" House	Capilano	1950	x			
4155 Virginia Crescent	MacKenzie Residence	Capilano	1954	x			
4165 Virginia Crescent	Hill Residence	Capilano	1952	x	x		
388 Wellington Drive	Monteith House	North Lonsdale/ Delbrook	1914	x			
1191 Wellington Drive	Bobak Residence	North Lonsdale/ Delbrook	1953-55	x			x
716 Westhyde Place	Bartlett Residence	North Lonsdale/ Delbrook		x			
1820 Westover Road	Carey Residence	Lynn Valley	1963	x			
2353 Windridge Drive	Panabode Residence	Seymour/Deep Cove		x			
138 Windsor Road East		North Lonsdale/ Delbrook	1911	x	x		
145 Windsor Road East	France House	North Lonsdale/ Delbrook	1913	x	x	x	
146 Windsor Road East	Brown House	North Lonsdale/ Delbrook	1913	x	x		
154 Windsor Road East	Biddlecombe Residence	North Lonsdale/ Delbrook	1914	x	x		
180 Windsor Road East	Stevens House	North Lonsdale/ Delbrook	1913	x	x		
195 Windsor Road East	St. Martin's Anglican Church	North Lonsdale/ Delbrook	1922	x	x		
220 Windsor Road East	Dalton House	North Lonsdale/ Delbrook	1928	x	x		
281 Windsor Road East	Coburn Residence	North Lonsdale/ Delbrook	1924	x			
360 Windsor Road East	Thomas House	North Lonsdale/ Delbrook	1913	x	x		

DISTRICT OF NORTH VANCOUVER HERITAGE STRATEGIC PLAN: SUPPORTING DOCUMENTATION

Address	Property Name	Neighbourhood	Year Built	Heritage Category			Demolished
				Inventory	Register	Legally Protected	
361 Windsor Road East	Brown House	North Lonsdale/ Delbrook	1913	x	x		
389 Windsor Road East	Stabler House	North Lonsdale/ Delbrook	1911	x	x		
461 Windsor Road East	Stanmore	North Lonsdale/ Delbrook	1927	x	x		
494 Windsor Road East	Mackenzie House	North Lonsdale/ Delbrook	1913	x	x		
606 Windsor Road East	Kerr House	North Lonsdale/ Delbrook	1912-1913	x	x		
114 Windsor Road West	Green Gables	North Lonsdale/ Delbrook	1915	x	x	x	
125 Windsor Road West	McCannel House	North Lonsdale/ Delbrook	Circa 1909	x	x		
219 Windsor Road West		North Lonsdale/ Delbrook		x			x
234 Windsor Road West	Burgess House	North Lonsdale/ Delbrook	1912	x			
245 Windsor Road West	Whiting Residence	North Lonsdale/ Delbrook	1928	x			x
255 Windsor Road West	Swanson House	North Lonsdale/ Delbrook	Circa 1910	x			
413 Windsor Road West	Galoze House	North Lonsdale/ Delbrook	Circa 1913	x			
451 Windsor Road West		North Lonsdale/ Delbrook	1924	x			x
582 Windsor Road West	Nelson Residence	North Lonsdale/ Delbrook	1956-1957	x			
593 Windsor Road West	Waehlti Residence	North Lonsdale/ Delbrook	1940	x			x
2950 Woodbine Drive	Rasmussen Residence	North Lonsdale/ Delbrook	1949	x	x		
233 Wooddale Road East	Selwyn Pullan Studio and Carport	North Lonsdale/ Delbrook	1960-1961	x	x		

DISTRICT HERITAGE LANDSCAPE INVENTORY SITES

This inventory is a reproduction of the original District of North Vancouver Heritage Landscape Inventory prepared by Phillips Wuori Long Inc. and Tera Planning Ltd. for the District of North Vancouver. This inventory was last updated in March, 1996. Some minor errors have been corrected in this copy.

DISTRICT OF NORTH VANCOUVER DISTRICT WIDE HERITAGE LANDSCAPE DATABASE								
Code				Year	Item	Significance	Location	Condition
AA	1	N	f,t		Grouse Mountain	Regional Landmark; mountain; forest	North DNV border	Excellent views of region
AA	2	C	D,K,R	1924	Grouse Mountain Highway and Chalet	Destination; route	Top of Mountain Highway	Hiking route
AA	3	C	D,K	1948	Grouse Mountain Chairlift	Destination; ski	South Face	Visible cut line
AA	4	C	D,K	1965	Grouse Mountain air tram/76 Supersky Ride	Destination; ski	West Face	Private ownership; highly visible cutline, clear-cut
AA	5	C	D	1906	Capilano Hotel	First Resort at Capilano Canyon	4.8 km north of Cleveland Dam	Beneath Reservoir
AA	6	N/C	N:f,a,h, l,r/ C:W	1922	Capilano Watershed	Regional water supply	North DNV border	Watershed protection by GWWD
AA	7	N	f,t		Mount Seymour	Regional Landmark; mountain; forest	North DNV border	Protection by BC Parks; excellent regional views; named for BC Lieutenant Governor
AA	8	C	D,K,P	1936	Mt. Seymour Provincial Park	Original 274 ha park dedication; park now 3509 ha	Mount Seymour Road	BC Parks Protection; trails, roads, interpretation
AA	9	C	D,K,R	1942	Mt. Seymour Road	Mountain access; built by WW2 Conscientious objectors	Current road location	Paved, with lookouts and parking
AA	10	C	D,K	1949	Mt. Seymour ski area opens	Regional Destination	End of road; south face	Alpine and cross country facilities; old cabins exist
AA	11	N/C	N:f,a,h, l,r/ C:W	1928	Seymour Watershed	Forest, Wilderness area; watershed closed to public	North DNV border	Protected by GWWD
AA	12	C	D,L,P	1987	Seymour Demonstration Forest	Wilderness area opened to public	End of Lillooet Road	Protected by GVRD; roads, rails, interpretation
AA	13	N/C	N:l/ C:D,P, W	1954	Capilano Lake/Cleveland Dam	Regional water supply reservoir	End of Capilano Road	Protected by GVRD; viewpoint; destination
AA	14	N/C	N:f,a,h, l,r/ C:W	1940's	Lynn Headwaters	Forest, Wilderness; watershed	End of Lynn Valley Road	GWWD protection

DISTRICT OF NORTH VANCOUVER HERITAGE STRATEGIC PLAN: SUPPORTING DOCUMENTATION

DISTRICT OF NORTH VANCOUVER DISTRICT WIDE HERITAGE LANDSCAPE DATABASE								
Code				Year	Item	Significance	Location	Condition
AA	15	C	I,L	1890's?	Lynn Headwaters industry	Copper, zinc mining; logging	End of Lynn Valley Road	GVRD protection; interpretation, relics, trails
AA	16	C	D,P	1985	Lynn Headwaters Park	Creation of 4687 ha regional park	End of Lynn Valley Road	GVRD protection; trails, interpretation
AA	17	C	R	1873-1877	Lillooet Trail	Cattle Drive route from Lillooet to Burrard Inlet	Old Lillooet Road route	Cairn in Seyllynn Park; may be traces in Seymour Demonstration Forest
AA	18	C	W	1888	First Capilano Dam	First Vancouver water supply from North Shore	Upper third of Capilano Lake	Under water
AA	19	C	R	1967-1971	Baden Powell Centennial Trail	Approx. 42 km mountain trail built by Scouts to commemorate Canadian Centennial	Horseshoe Bay to Deep Cove	Preserved in sections, variable conditions
AA	20	N/C	N:t,c,r/ C:P		Capilano Canyon/Capilano River Regional Park	160 ha native forest, river canyon	West DNV border	GVRD park protection; trails; interpretation
AA	21	C	L,R,X	1917-1933	Capilano Timber Co. Railway	25.7 km of track, 10 bridges	Pemberton Avenue Mill to Capilano River headwaters	Right of way visible in Capilano River Regional Park
AA	22	C	W	1905	Crib dam on Capilano	Origin of GVWD	10.5 km upstream from the mouth of the Capilano River	No trace
AA	23	N	c,f,r		Mosquito Creek	Major creek corridor	DNV to CNV	Municipal Park open space protection, trails
AA	24	N/C	N:r/ C:P,W	1981	Lynn Creek Channel	Shift of creek channel significantly impacted use of area for water supply	Lynn Headwaters dedication; Lynn Headwaters Park	Park Status
AA	25	N/C	N:l,r/ C:W	1908	Seymour River/Kennedy Lake	East region water supply, allowed settlement	Kennedy Lake	
AA	26	N	a,f,h,t, w		Indian Arm	North Arm of Burrard Inlet		
AA	27	N/C	N:t/ C:L		Fir and Cedar old growth	Standing and fallen old growth trees; skid roads and old bridges	Above Mosquito Creek Dam	Protected in Alpine Area
AA	28	C	W	1920's	Log crib dam and waterworks	Early water supply for City of North Vancouver	Mosquito Creek, 500 m. North of Prospect Road end	Some traces of woodstove pipe and foundation
AA	29	N	f		Significant forest	251+ years of age		MoF 333FH(C)9617

DISTRICT OF NORTH VANCOUVER HERITAGE STRATEGIC PLAN: SUPPORTING DOCUMENTATION

DISTRICT OF NORTH VANCOUVER DISTRICT WIDE HERITAGE LANDSCAPE DATABASE									
Code				Year	Item	Significance	Location	Condition	
AA	30	N	f		Significant forest	121-140 years of age Douglas Fir, Hemlock		MoF	331HF(C)7416
AA	31	N	f		Significant forest	141-250 years of age Douglas Fir, Hemlock		MoF	329FH(C)8516
AA	32	N	f		Significant forest	251+ years of age Douglas Fir, Hemlock		MoF	325HF(C)9416
AA	33	N	f		Significant forest	121-140 years of age Douglas Fir, Hemlock, Western Red Cedar		MoF	328FHC7517
AA	34	N	f		Significant forest	251+ years of age Douglas Fir, Hemlock, Western Red Cedar		MoF	339FHC9616
AA	35	N	f		Significant forest	251+ years of age Douglas Fir, Hemlock, Western Red Cedar		MoF	250HFC9617
AA	36	N	f		Significant forest	101-120 years of age Douglas Fir, Hemlock, Western Red Cedar		MoF	354H(FC)6506
AA	37	N	l,v		Rice Lake	Original water reservoir			
AA	38	N	f		Significant forest	121-140 years of age Douglas Fir, Hemlock		MoF	165FH7416
AA	39	N	f		Significant forest	141-250 years of age Douglas Fir, Hemlock		MoF	159F(H)8617
AA	40	N	f		Significant forest	141-250 years of age Douglas Fir, Hemlock, Western Red Cedar		MoF	188FHC8516
CI	1	C	R	1873-1877	Lillooet Trail	see AA:17 (Cattle Drive route from Lillooet to Burrard Inlet)	Seylynn Park cairn		
CI	2	N/C	N:h,f,r/ C:P		Inter River Park	Natural forest, habitat area and District sports oriented park; North Vancouver Landfill site	End of Premier St.		
CI	3	C	U		Cemetery	Western side pioneer cemetery operated by City of North Vancouver	Lillooet Road	Protected by legislation	
DC	1	N	a,f,h,t, w		Indian Arm	Unique (fjord) waterfront	East of DNV border	Vancouver Port Corporation/Partial DFO protection	
DC	2	N/C	N:w,f/C :P,V	1926	Deep Cove Park and Panorama Park	Natural forest along waterfront; beach; District Park	Deep Cove Village	Park status	
DC	3	C	H,S	1905	Deep Cove Village	Early residential settlement associated with area logging and quarry	Gallant Avenue	Recent streetscape and civic developments	
DC	4	C	L	1885	Deep Cove Area Logged	First economic activity in the area	Deep Cove Dollarton area	Forest regeneration; park dedications (Myrtle, Wickendon)	

DISTRICT OF NORTH VANCOUVER HERITAGE STRATEGIC PLAN: SUPPORTING DOCUMENTATION

DISTRICT OF NORTH VANCOUVER DISTRICT WIDE HERITAGE LANDSCAPE DATABASE								
Code				Year	Item	Significance	Location	Condition
DC	5	C	R,X	1910	Keith Road to Deep Cove completed	Fixed link to area allowed development and subdivision	Mt. Seymour Parkway vicinity	
DC	6	N/C	N:g,v/C:D,I	1895-1917	Quarries Rock and Granite Quarries Ltd.	Natural landmark and site of early industry; bunkhouse turned into Granite Quarries Lodge	From Deep Cove viewpoint large rock & grounds	Visible; traces
DC	7	N/C	N:t/C:V		Mountain back-drop to Deep Cove	Landscape character	Deep Cove view from area	
DC	8	C	D,R	1967-1971	Baden Powell Centennial Trail	Regional trail developed by Scouts Canada	North DNV border	Natural forest trail; condition varies
DNV	1	C	X	1925	Original Second Narrows Bridge	First fixed road and rail crossing of Burrard Inlet	Second Narrows	Not acknowledged; modified, but still in use
DNV	2	C	E,O,X	1930	Pacific Gatherer' damages Second Narrows Bridge	Loss of fixed link to North Shore (until 1934) causes an economic slowdown	Second Narrows	Not acknowledged
DNV	3	C	X	1938	Lions Gate Bridge	Second Fixed Link to North Shore spurs on development the western portion of the district	First Narrows	Acknowledged
DNV	4	C	R,X	1892	Keith Road	First major east-west road built by the District of North Vancouver	From North Arm (Indian Arm) to Eagle Harbor	Not acknowledged; sections still in use; East section now Mt. Seymour Parkway
DNV	5	C	V,X	1960	Upper Levels Highway (Trans Canada Highway)	Shaped development via access; National highway; Notable cut in natural landscape; verge forest and views	Bisects District from Second Narrows to Capilano	Bridge dates marked; in use
DNV	6	C	X	1960	Present Second Narrows Bridge	Improved access to the North Shore; 18 workers die during construction	Second Narrows	Acknowledged with Ironworkers Memorial
LC	1	C	X	1906	Introduction of Streetcars	Development of areas along routes	Marine Drive - Keith Road	
LC	2	C	L,R,X	1917-1933	Capilano Timber Co. Railway	Logging railroad from Pemberton Avenue mill to Capilano River headwaters; see AA:21	Bowser Trail - Shaw Road is part of this route	
LD	1	C	P,T,U	1959	Carisbrooke Park Arboretum	First Arboretum in District	North Lonsdale	Park status
LD	2	N	c,f,h,r		Mosquito Creek	Major creek corridor/natural landscape system	Spans District areas and City of Vancouver	Park status in large sections; trail development
LD	3	C	I,L,R		Delbrook Skid Road/Sawmill	Source of Employment; logging of forest	Northwest corner of Delbrook and Queens	Not acknowledged

DISTRICT OF NORTH VANCOUVER HERITAGE STRATEGIC PLAN: SUPPORTING DOCUMENTATION

DISTRICT OF NORTH VANCOUVER DISTRICT WIDE HERITAGE LANDSCAPE DATABASE									
Code				Year	Item	Significance	Location	Condition	
LD	4	N/C	N:f/C:L, P	1895- 1921	Princess Park	Logging industry	System of sluice gates and shingle bolt ponds	Not acknowledged	
LM	1	C	Z	1869	John Linn Homestead/ Harbourview Park	First white settler; Lynn Creek toponym	East shore Lynn Creek at mouth	Park status; unacknowledged	
LV	1	N	c,f,h,r		Lynn Creek	Major creek corridor/natural landscape system	Spans District north-south	Park dedication in long sections	
LV	2	C	R,X	25- Mar-09	Streetcar Line to Lynn Canyon	Sparked land development	Lynn Valley Road	Unacknowledged, no trace	
LV	3	N	c,f,g,h,r		Lynn Canyon	Diverse natural landscape area	Lynn Valley	Park status	
LV	4	C	T,U,V	19__	Lynn Canyon Park	Park dedication; regional destination; natural history public education	Lynn Valley at Peters Road	Park status	
LV	5	C	Z	1932- 1937	Frederick Varley	Group of Seven artist, created many paintings of Rice Lake area	Lynn Valley Road and Rice Lake Road	Unacknowledged	
LV	6	C	I,L	1903	Shingle bolt mill	Early industry, increased settlement	Lynn Valley Road and West Side of Mountain Highway	Unacknowledged	
LV	7	N/C	N:f,l,r/C :l,L,P		Hunter Park pond	Early industry; replica of shingle bolt pond	Part of Hastings Creek System	Replica	
LV	8	C	H,S		Shaketown	Original center of Lynn Valley community		Unacknowledged	
LV	9	C	D,P,U	1912	Lynn Canyon Suspension Bridge	Regional destination	Lynn Canyon Park	Park status; maintenance; interpretation	
LV	10	C	I,L	1903	First Mill/Upper Nill [sic]	First mill built by McNair brothers; industrial activity led to settlement	East bank of Thames Creek, 4375 Ruth Crescent	Unacknowledged; no trace	
LV	11	C	I,X		Hastings Creek system	Creek system used to transport cut logs from mill at higher elevation		Unacknowledged; no trace	
LV	12	N/C	N:l/C:l		9 acre pond	Collecting pond for mill; early industrial activity		Unacknowledged	
LV	13	N/C	N:l/C:D	1913	30 foot pond	District recreation destination	Lynn Canyon Park	Park status	
LV	14	N/C	N:g/C:l	1908	Gravel deposit/pit	Gravel used to upgrade skid roads; contributed to early settlement	West end of Dempsey Road	Unacknowledged; trace exists	
LV	15	N/C	N:g/C:l	1908	Gravel deposit/pit	Beach of ice age lake; Gravel used for construction of Center Road (now Mountain Highway)	Peters Road at Lynn Canyon	Unacknowledged; no trace	

DISTRICT OF NORTH VANCOUVER HERITAGE STRATEGIC PLAN: SUPPORTING DOCUMENTATION

DISTRICT OF NORTH VANCOUVER DISTRICT WIDE HERITAGE LANDSCAPE DATABASE									
Code				Year	Item	Significance	Location	Condition	
LV	16	C	H,T	1911-1913	First District Hall	Early District settlement	Bounded by Ross, Allan, and Harold Roads	Unacknowledged; Stone Wall remnant, 1 Monkey Puzzle Tree good condition	
LV	17	N	c,v,t		Twin Falls	Waterfalls	Lynn Creek at Baden Powell Trail	Park status	
LV	18	N	h,v		Hastings Creek	Significant trout and salmon stream	1475 Coleman Road and 1470 Mill	Protection under Ministry of Environment, Department of Fish and Oceans	
LV	19	N	f		Significant forest	101-120 years of age Douglas Fir, Western Red Cedar		MoF 180FC6406	
LV	20	N	f		Significant forest	121-140 years of age Douglas Fir, Western Red Cedar		MoF 169FC7517	
MW	1	N	e,h,r,w		Seymour River course change/ flood	Significant changes to channel landscape and surrounding areas	Seymour River estuary	Unacknowledged	
MW	2	N	f,v		McCartney Creek Bank	Significant second growth conifers	West bank of creek	Protection status sought	
MW	3	N	h,r		McCartney Creek	Significant trout stream	Seymour to Maplewood	Protection by Ministry of Environment	
MW	4	C	R,X	1930	Dollarton Highway	Direct Road to Dollarton and Deep Cove led to development	Current road right of way along waterfront		
MW	5	C	X	1895-1909	Seymour River Bridges	Important link, frequently washed out	Seymour River	Location abandoned in favour of Graham [sic] Bridge location	
MW	6	C	D,E,P,U,Z	1914-1946	Maplewood Heritage Farm	Farmstead, first children's farm/park	East shore Seymour River ⁵	Park status; heritage interpretation; Dirk Oostindie (Parks Superintendent) plaque ⁵	
MW	7	C	Z	1889	Burr Farmstead	First farm and dairy on North Shore	Seymour River, east of Indian Reserve ⁵	Unacknowledged ⁵	

⁵ In the original copy of the Heritage Landscape Inventory, the information found in the District Wide Heritage Landscape Database for this item differed from the information found in the Maplewood Area Heritage Landscape Database. The information found in the Maplewood Area Heritage Landscape Database is thought to be accurate, and has been replicated here. For the original contents of this section, please contact the Community Planning Department at the District of North Vancouver.

DISTRICT OF NORTH VANCOUVER DISTRICT WIDE HERITAGE LANDSCAPE DATABASE								
Code				Year	Item	Significance	Location	Condition
MW	8	N	h,m,w		Maplewood Flats	Last remaining saltwater marsh on North Shore	East of Seymour River along Dollarton ⁵	Protected status sought; natural history interpretation ⁵
MW	9	C	I,O		Allied Shipyard	Last remaining shipyard on Inlet	East of Seymour River ⁵	Currently in production ⁵
MW	10	N	e,t,g,w		Seymour River alluvial forest	Last remaining alluvial forest and cottonwood stand	Seymour estuary at Maplewood Creek ⁵	Protection status sought ⁵
SR	1	C	A		Homulchesun Settlement	Native settlement	Burrard Indian Reservation #3	Burrard Band
SR	2	N	f,t		Forest	121-140 years old; MoF #516	South of Mt. Seymour Parkway	Burrard Band
SR	3	C	M,V	early (19)30's	Blair Rifle Range	Military Training Site; Long standing clearcut in forest	North of Mt. Seymour Parkway	Remnants; not acknowledged
SR	4	C	I	1916	Dollar Mill opens	Major source of employment. Led to settlement; company townsite.	Dollar Road and Beachwood Drive	Acknowledged, remnant
SR	5	C	Z	1940-1955	Malcolm Lowry	Famous author whose best known work was written while a member of DNV	Cates Park, Roche Point	Acknowledged, no trace
SR	6	C	I,L	1885	Dollarton and Cove Cliff areas logged	First economic activity in the area	Dollarton	Residential area
SR	7	C	X	1910	Keith Road connected to Deep Cove	Sparked development further east	Mt. Seymour vicinity	
SR	8	C	X	1914	McCartney Creek Bridge Complete	Opened up reliable access to Deep Cove area		
SR	9	C	U	1939	Mennonite Camp	WWII conscientious objectors; aided in construction of Mt. Seymour Parkway	Mt. Seymour Golf Course vicinity	
SR	10	N	f,r		Seymour Heritage Park	Natural shoreline, cottonwood trees		
SR	11	N	c		Seymour Canyon			
SR	12	C	R	1873-1877	Lillooet Trail	Section of Cattle Trail from Interior of province to Burrard Inlet	See AA:17	
SR	13	C	R	1930	Dollarton Highway	Direct road link to Native reservation and Dollar Mill; Sparked land speculation and development	Existing ROW & vicinity	
SR	14	C	R	1917	Deep Cove - Woodlands Road complete	Land link sparking development		

DISTRICT OF NORTH VANCOUVER HERITAGE STRATEGIC PLAN: SUPPORTING DOCUMENTATION

DISTRICT OF NORTH VANCOUVER DISTRICT WIDE HERITAGE LANDSCAPE DATABASE								
Code				Year	Item	Significance	Location	Condition
SR	15	C	Z	1901	A.E. McCartney C.E.	District Councillor and engineer. Prepared map of municipality; McCartney Creek		
SR	16	C	Z	1919-1965	Percy Cummings	Pioneer, farmer, lumber inspector, General Store owner, Post Master	Percy Cummings Garage, Roche Point/Dollarton Highway	
SR	17	C	I,L	1915-1940's	Burner Base from Vancouver Cedar Mills	Last remnant item from all lumber mills in the area	1 mile south of Dollar Mill Site	Acknowledged, visible, deteriorated
SR	18	N	r		McCartney Ravine			
SR	19	C	D,R	1967-1971	Baden Powell Centennial Trail	Regional trail developed by Scouts Canada	North DNV border	Natural forest trail; condition varies
SR	20	N/C	N:f/C:T		Taylor Creek	Heritage stumps		
SR	21	C	A		Old Canoe Shack	Remnant historical building/use	Born at Homulchesun settlement	Buried at Burrard Reserve cemetery
SR	22	C	A,Z	1889-1981	Chief Dan George	Chief, native rights activist and actor, active in North Shore Development	Seymour estuary at Maplewood Creek	Protection status sought
SR	23	N	f		Significant Second Growth on bank			
SR	24	N	f		Significant forest	101-120 years of age Hemlock, Douglas Fir		MoF 165HF6507
SR	25	N	f		Significant forest	101-120 years of age Hemlock, Big Leaf Maple, Douglas Fir, Western Red Cedar		MoF 423HMBf(C)7516
SR	26	N	f		Significant forest	101-120 years of age Hemlock, Big Leaf Maple, Douglas Fir, Western Red Cedar		MoF 443HMB(FC)6506
SR	27	N	f		Significant forest	101-120 years of age Hemlock, Douglas Fir, Red Alder, Big Leaf Maple		MoF 439HFD(Mb)6507
SR	28	N	f		Significant forest	121-140 years of age Douglas Fir, Western Red Cedar		MoF 437HFD(Mb)6507
UC	1	C	D	1889	1st Capilano Suspension Bridge - wood	Sparked land speculation and development	Capilano Canyon, 200ft south of present bridge	
UC	2	C	D	1903	2nd Capilano Suspension Bridge - steel	Sparked land speculation and development		
UC	3	C	D,X	1914	Streetcar Line to Capilano Canyon	Sparked land speculation and development	Capilano Road	Unacknowledged, no trace

DISTRICT OF NORTH VANCOUVER DISTRICT WIDE HERITAGE LANDSCAPE DATABASE

Code				Year	Item	Significance	Location	Condition
UC	4	C	D	1910	Capilano View Hotel	Early development to attract streetcar	East Side Capilano Road near Cleveland Dam	
UC	5	C	D	1911	Third Capilano Suspension Bridge			
UC	6	C	D		The Canyon View Hotel (Grand Canyon Hotel)	Center of activity along the Capilano River	Just east of Cleveland Dam	
UC	7	C	D	1928	Sunset Holding's 2nd Canyon Suspension Bridge	Recreation	Canyon View Hotel, Cleveland Dam	Unacknowledged, no trace
UC	8	C	X	1888	Capilano Road (Pipeline Road, Government Road)	Access road to first dam on Capilano	"Wagon Road" of privately owned Van. Water Works	Unacknowledged, no trace
UC	9	C	D,U	1971	Capilano Fish Hatchery	Provides access to spawning grounds above Capilano Dam	Cleveland Dam	
UC	10	N/C	N:f/C:T		Giant Douglas Firs			
UC	11	C	S		Edgemont Village	Excellent example of "Village" planning unique to DNV	Edgemont Village	
UC	12	N	f		Significant forest	121-140 years of age Douglas Fir, Hemlock, Western Red Cedar		MoF 328FHC7517
UC	13	N	f		Significant forest	251+ years of age Douglas Fir, Western Red Cedar		MoF 339FHC9616

MAPLEWOOD AREA HERITAGE LANDSCAPE DATABASE

Code				Year	Item	Significance	Location	Condition
MW	1	N	e,h,r,w		Seymour River course change/flood	Significant changes to channel landscape and surrounding areas	Seymour River estuary	Unacknowledged
MW	2	N	f,v		McCartney Creek Bank	Significant second growth conifers	West bank of creek	Protection status sought
MW	3	N	h,r		McCartney Creek	Significant trout stream	Seymour to Maplewood	Protected by Ministry of Environment
MW	4	C	R,X	1930	Dollarton Highway	Direct Road to Dollarton and Deep Cove led to development	Current road right of way along waterfront	

MAPLEWOOD AREA HERITAGE LANDSCAPE DATABASE

Code				Year	Item	Significance	Location	Condition
MW	5	C	X	1895-1909	Seymour River Bridge	Important link, frequently washed out	Seymour River	Location abandoned in favour of Grantham Place crossing
MW	6	C	D,E,P,U,Z	1914-1946	Maplewood Heritage Farm	Farmstead, first children's farm/park	East shore Seymour River	Park status; heritage interpretation; Dirk Oostindie (Parks Superintendent) plaque
MW	7	C	Z	1889	Burr Farmstead	First farm and dairy on North Shore	Seymour River, east of Indian Reserve	Unacknowledged
MW	8	N	h,m,w		Maplewood Flats	Last remaining saltwater marsh on North Shore	East of Seymour River along Dollarton	Protected status sought; natural history interpretation
MW	9	C	I,O		Allied Shipyard	Last remaining shipyard on Inlet	East of Seymour River	Currently in production
MW	10	N	e,t,g,w		Seymour River alluvial forest	Last remaining alluvial forest and cottonwood stand	Seymour estuary at Maplewood Creek	Protection status sought
MW	11	C	Z,A	1891	Phibbs	First Reeve	District lot 611	
MW	12	C	R,X	1907	Extension of Keith Road up Snake Hill	Pushed development further east	Snake Hill, Mt. Seymour Parkway vicinity	Unacknowledged, portion visible in use

DISTRICT OF NORTH VANCOUVER DISTRICT SPECIFIC AREA HERITAGE LANDSCAPE DATABASE

Code				Year	Item	Significance	Location	Condition
AA	41	C	B,U		Woodlands Dock	Significant dock for Postal and Supply boats before road	Foot of Indian River Drive on Indian Arm	
AA	42	N	t		Hatfield (Lone) Island		Foot of Indian River Drive on Indian Arm	
AA	43	C	U,V	1921	Munday Cabin	Phyllis and Don Munday. First woman to reach summit of Mt. Robson. Order of Canada, 1975	Grouse Mountain	Unacknowledged, visible, deteriorated
AA	44	C	I		Moodyville Flume Route			
AA	45	N	r,t,v		Sunshine Falls			
AA	46	C	I	1886	Rainey's mine	Gold, silver, and ore rush in early 1900's	Just north of Sunshine	Trace, deteriorated. Deep Cove Heritage Association
AA	47	C	U,X		Airplane Crash Site	Loss of life	Seymour Watershed	

DISTRICT OF NORTH VANCOUVER HERITAGE STRATEGIC PLAN: SUPPORTING DOCUMENTATION

DISTRICT OF NORTH VANCOUVER DISTRICT SPECIFIC AREA HERITAGE LANDSCAPE DATABASE								
Code				Year	Item	Significance	Location	Condition
CI	4	C	R		Footpath from Lynn Creek to Keith Road			Roy Pallant ⁶
DC	9	C	V		Deep Cove Lookout			
DC	10	N	w		Deep Cove Beaches			
DC	11	C	P		Wickenden Park			
DC	12	C	P		North Wickendon			
DNV	7	C	E,X		Ferry service commences to North Shore	Sparked land speculation and development	Moodyville	
DNV	8	C	E,X	1972	BC Transit resumes Ferry service to North Shore	Improved access	Lonsdale	City of North Vancouver
LC	3	C	W	1933	Pipeline Bridge	Bridge supplying Vancouver with water		
LC	4	C	R		Aubrey Road	Now Capilano Road; Originally named after farmer at end of road		
LC	6	C	U,V		Bowser Avenue/Old Steps	Old steps and Oak trees with significant views		
LC	7	C	U	1917	Chicken Walk	To Bowser Trail	Steps from Gravely End	Preserved, visible, excellent. Roy Pallant ⁶
LC	8	C	U	1917	Zigzag on Bowser Trail	Zigzag Steps, 110 steps with 11 landings	North end of Pemberton	Preserved, visible, excellent. Roy Pallant ⁶
LC	9	C	G	1928	Bell House and Garden	Garden once known as Butchard Gardens of North Lonsdale	3298 Mahon Avenue	
LC	10	C	I,L,R,X	1930	Bower Trail/Shaw Road	Route of Capilano Timber Company Railway		No trace. Roy Pallant ⁶
LC	11	N	h		Wild Ginger	Rare	East side of Capilano Road, south of Trans Canada Highway	
LC	12	N	f		Cottonwood stand	Landmark scale; seasonal sensory experience	South of Marine Drive at Capilano Road	Squamish Nation Capilano Reserve
LD	5	C	I		Quarry		North end of Quarry Court	Roy Pallant ⁶
LD	6	C	Z	1913	William Anderson/High Hoos	Retired Scottish Logger William Anderson (Anderson Rock)	Mission Creek, Evergreen Driveway	

⁶ Roy Pallant: Past District of North Vancouver resident and heritage advocate; contributed to the creation of the inventory

DISTRICT OF NORTH VANCOUVER HERITAGE STRATEGIC PLAN: SUPPORTING DOCUMENTATION

DISTRICT OF NORTH VANCOUVER DISTRICT SPECIFIC AREA HERITAGE LANDSCAPE DATABASE								
Code				Year	Item	Significance	Location	Condition
LD	7	C	P	1908	Carisbrooke Park Bandshell	Donated by Thomas Nye, installed by BC Electric Railway	Carisbrooke Park	Unacknowledged, no trace, deteriorated. Roy Pallant ⁶
LD	8	C	I,R	1870-1880	Old skid road	Oxen Road, former Mill on Tennis Courts	NW corner Queens and Westview	
LD	9	N	g	1913	Anderson's Boulder	Part of High Hoos	Near High Hoos. See LD:6:C:Z	Unacknowledged, visible, excellent
LD	10	N	g		Rock Outcrop	Granite outcrop - old play area for children	St. James and Chesterfield	Visible. Roy Pallant ⁶
LD	11	C	G,U,Z		Tom Turner's Ranch	District formed at Turner's Ranch	200 yards West of Lonsdale	Roy Pallant ⁶
LD	12	C	H		Village in Heywood Estates			
LD	13	C	U	1906	Chesterfield School Boundary Walls	Old retaining wall for gymnasium and swimming pool, now boundary wall for houses		Visible. Roy Pallant ⁶
LD	14	C	I,L	1921	Twin Lakes		Princess & Wellington	
LD	15	C	G	1927	Garden	Adjacent to "Stanmore" on Primary List of heritage inventory	461 East Windsor Road	Visible, excellent
LD	16	C	T		Beech Tree	Large specimen	190 East Carisbrooke	Visible, excellent
LD	17	C	T		2 Been Trees	Large specimens	415 East St. James	Visible, excellent
LD	18	C	T		Arbutus Tree	Rare in this area	4525 Prospect and Skyline	Visible, excellent
LD	19	C	G	1919	Old Apple Orchard	Remnant cultural landscape	3009 St. Andrews residential garden	Visible, deteriorated
LD	20	C	G		Garden	Old garden with excellent heritage shrub specimens	NW corner St. Georges and Kensington	Visible, deteriorated
LD	21	C	T		Two Dogwood Trees	Large specimens	4042 Prospect	Visible, excellent
LD	22	C	T	1910?	Horse Chestnut Tree	Large specimen	3550 St. Georges	Visible, excellent
LD	23	C	G		Garden	Older garden with perennials and shrubs	424 East St. James	Visible, excellent
LD	24	C	G		Garden	Older established garden with a variety of perennials	389 East St. James	
LD	25	C	G		Garden	Garden designed around a Brook by a Master Gardener	4107 St. Mary's Avenue	Visible, excellent
LD	26	C	T		Arbutus Tree	Rare in this area	530 East Queens	Visible, excellent
LD	27	C	T	1910	Horse Chestnut Tree		434 East St. James	Visible, fair

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Code				Year	Item	Significance	Location	Condition
LD	28	C	G		Garden	Contemporary garden containing many choice specimens	177 West Carisbrooke	Visible, excellent
LD	39 [sic]	C	T	1914	Beech Tree	Large tree outside Monteith House; Secondary list, DNV Heritage Inventory	388 Wellington	Visible, excellent. Christine Mullins ⁷
LM	2	C	P		Swedish Park		West bank of Seymour River	Unacknowledged, visible
LM	3	C	I,L		Moodyville Flume Route		Mountainview Highway - Heywood Street	
LM	4	C	A	1879	Cutter Island Indian Village		West of Seymour River to approximately Orwell Street	
LM	5	C	I,X	1895-1921	100ft high bridge	Carried Flume and Catwalk	Upper Levels and Keith Lynn	No trace. Roy Pallant ⁶
LV	21	N	r	1981	Shift of Lynn Creek Channel	Significant impact on use of area as watershed/resulted in park dedication		Freeman
LV	22	C	U		Centennial Cairn/Pioneer Square		Lynn Valley Pioneer Park, Mountain Highway and Ross Road	
LV	24	C	T		PRO	Heritage site and trees	Lynn Valley Road and 27th	
LV	25	C	T		Kirkstone Park	Heritage cedar trees and stumps		
LV	26	C	B,T	1911	Monkey Puzzle Trees	Probably planted when District Hall was built (now demolished) in 1911	27th and Lynn Valley Road, behind wall	Preserved, unacknowledged, visible, existing
LV	27	C	U	1912	Lynn Valley Horse Trough	Concrete trough and drinking fountain cast by DNV Works Department	North end Fromme Building. Awaiting re-installation	
LV	28	C	B	1910	Cornerstone		Dempsey and Lynn	Existing
LV	29	N	r		Natural Spring	Enabled brewing of good coffee and tea by the Chinese	1475 Coleman Road and 1470 Mill	Roy Pallant ⁶
LV	30	C	I	1903	First Mill/Upper Mill	First Mill built by McNair brothers	East bank of Thames Creek onto driveway of 4375 Ruth	Unacknowledged, no trace, deteriorated. Roy Pallant ⁶

⁷ Christine Mullins: Past member of the District of North Vancouver Heritage Advisory Committee; contributed to the creation of the inventory

DISTRICT OF NORTH VANCOUVER DISTRICT SPECIFIC AREA HERITAGE LANDSCAPE DATABASE								
Code				Year	Item	Significance	Location	Condition
LV	31	C	R		Bridge Heads		16th and Lynn; 27th up cut	Unacknowledged, no trace, deteriorated. Roy Pallant ⁶
LV	32	C	P		Draycott Park	Park named after Walter Draycott. See LV:23:C;Z		
LV	33	C		1956	Laurel Lynn Estates			
LV	34	C	I,L	1895- 1904	Lynn Valley Lumber Company Flume			Documented by Roy Pallant ⁶
LV	35	C	Z	1954- 1978	Arthur Smith Park	Named in memory of North Vancouver Youth Band Director	Corner of Lynn Valley Road and 29th Street	
MW	11	C	Z/A	1891	Phibbs	First Reeve	District lot 611	
MW	12	C	R,X	1907	Extension of Keith Road up Snake Hill	Pushed development further east	Snake Hill, Mt. Seymour Parkway vicinity	Unacknowledged, portion visible in use
SR	29	N/C	N:I/C: W	1908	Seymour River/ Kennedy Lake	Used for municipal water supply	Kennedy Lake	
SR	30	N	r		Hogans Pools	Old Swimming hole	Corner of Mt. Seymour Parkway and Riverside	
SR	31	N	w		Roche Point Beach			
SR	32	C	P		South Windsor Park			
SR	33	N	f		Blueridge Forest			
SR	34	C	U,X		Twin Bridges	Seymour River		
SR	35	C	U		Pool 88			Des Smith ⁸
SR	36	C	U		Pool 98			Des Smith ⁸
SR	37	N	h,f		Forest Swamp	Significant fish habitat and swamp	Headwaters of Maplewood Creek	Protected; Debris slide scars
SR	38	C	U		Burrard Cemetery			
UC	15	C	V		Second Canyon Viewpoint	Downstream view of water at Cleveland Dam Spillway	West side Capilano River. 700m upstream of hatchery	
UC	16	C	Z	1859- 1907	Dr. John Thomas Carroll	Logging and land use player in Capilano Valley area		
UC	17	C	U,W	1942	Chlorination House	Capilano Watershed Chlorination house instigated under War Measures Act	Just South of Cleveland Dam on East Bank	

⁸ Des Smith: Past employee of the Planning Department at the District of North Vancouver; contributed to the creation of the inventory

DISTRICT OF NORTH VANCOUVER DISTRICT SPECIFIC AREA HERITAGE LANDSCAPE DATABASE								
Code				Year	Item	Significance	Location	Condition
UC	18	C	L,R,X	1917-1933	Capilano Railway	Logging railroad from Pemberton Avenue mill to Capilano River headwaters; see AA:21, LC:2	Bowser Trail - Shaw Road is part of this route	
UC	19	C	R		Aubrey Road	Now Capilano Road; Originally named after farmer at end of road		
UC	20	C	I,R		Edgebaston Road	Now Edgewood Road. Settled by Capilano Timber Co. employees		
UC	21	C	U	1992	Fountain	Award winning urban landscape feature traffic island by George Norris	Capilano Road and Ridgewood Drive	Existing
UC	22	C	R,X	1959	Road cut	Former dangerous hairpin turn eliminated at considerable expense and effort	Capilano Road South of Ridgewood Drive	Existing
UC	23	N	r	1961	Mosquito Creek Flood	Wiped out West Queens Road	West Queens and Mosquito Creek	Old bridge sections salvaged and located elsewhere in the District
UC	24	C	G,U	1930	Cook's Mill	Private Hydro Source for Cook's Farm; Old fishing pond; Pond and cabin set in woods	Murdo Fraser Park	Acknowledged, visible, excellent. Roy Pallant ⁶ , Margot Long ⁹
UC	25	C	B	1960?	Murdo Fraser Pitch and Putt	Old leisure area and gathering point for District	Murdo Fraser Park	Preserved, visible, excellent. Dirk Oostindie ¹⁰

⁹ Margot Long: Consultant from Philips Wuori Long Inc. on the Heritage Landscape Inventory Study

¹⁰ Dirk Oostindie: Past Parks Superintendent and District resident; contributed to the creation of this inventory