
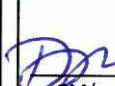


AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: <u>May 31, 2021</u>
<input type="checkbox"/> Other:	Date: _____


Dept.
Manager


GM/
Director


CAO

The District of North Vancouver REPORT TO COUNCIL

May 10, 2021
Case: PLN2021-00002
File: 08.3060.20/002.21

AUTHOR: Holly Adams, Planning Assistant

SUBJECT: Development Permit 2.21 - 3729 Edgemont Blvd.

RECOMMENDATION:

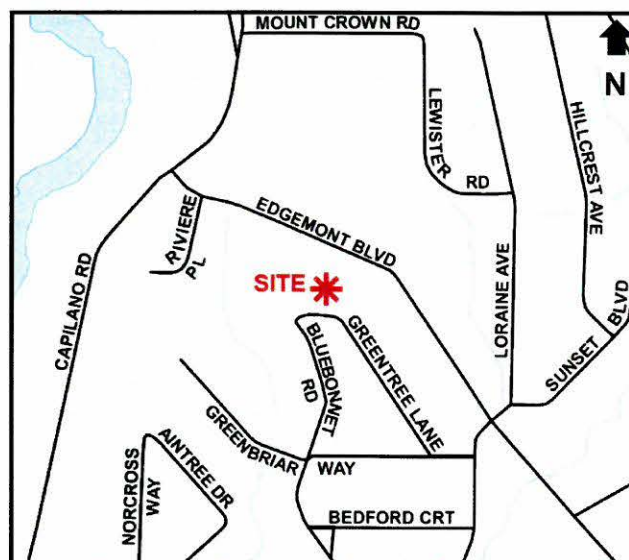
THAT Development Permit 2.21 (Attachment 1), be issued to accommodate an addition to a multi-family building at 3729 Edgemont Blvd.

REASON FOR REPORT:

The addition and renovations to 3729 Edgemont Blvd. require a Development Permit with variances to proceed, and Council consideration of the application is required.

SUMMARY:

Ms. Parvin Ramen and Mr. Hassan Moayeri, owners of 3729 Edgemont Blvd., have applied for a development permit with variances to accommodate an addition and renovations to the unit at 3729 Edgemont Blvd., part of a fourplex multi-family building. The work was partially completed in the winter of 2020 without the necessary District approvals and was subsequently issued a stop work order in July of 2020. The owners are now applying to retroactively permit the completed work, and to undertake the remainder of the renovations.



As the unit is part of a multi-family building, any exterior work is subject to the requirements of the Development Permit Area for Form and Character of Multi-family Development. The building is also on the District's Heritage Register.

SUBJECT PROPERTY:

Zoning

The site plan illustrates the proposed building footprint and its relationship to the existing siting area. Key features include:

- Proposed siting area boundary:** Indicated by a blue line.
- Existing siting area boundary:** Indicated by a red line.
- Building Eaves:** Labeled at various points along the perimeter, including 296.9, 297.0, 296.8, 296.5, 296.4, 297.2, 297.1, 297.3, 297.0, 296.8, and 296.9.
- Roof ELEV= 317.6'**
- FLOOR ELEV=297.6'**
- Dimensions:** Various dimensions are provided, such as 16.50, 14.51, 14.89, 19.73, 8.06, 2.35, 7.91, 5.27, 5.89, 5.71, 11.43, 0.91, 5.81, 7.95, and 5.39.
- Orientation:** A north arrow is located in the upper right corner.

Document: 4780620

Official Community Plan (OCP) and Development Permit Areas

The property is designated “Residential Level 3 (Attached Residential)” (RES3) in the Official Community Plan (OCP) and is subject to the Development Permit Area for Form and Character of Multi-family Development. The proposal has been measured against the development permit guidelines in Schedule B of the OCP.

Heritage Register

The fourplex building is included in the District’s Heritage Register and the proposed changes to the building have been reviewed with respect to heritage issues.

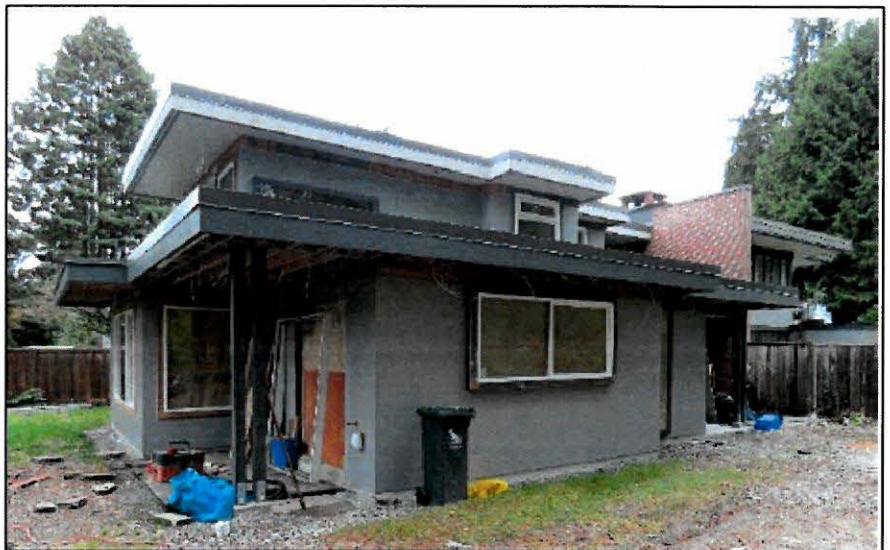
The building’s listing in the Heritage Register references its inclusion as part of the larger “Shalal Gardens” series, which includes three other similar buildings nearby, all designed by architect Fred Hollingsworth. The subject building was designed and constructed in 1950/51.

The District’s Heritage Register allows formal recognition of heritage value and character of certain properties in the District, but inclusion in the Heritage Register does not offer legal protection. It does allow the District to withhold a Building Permit or Demolition Permit for a specific period of time and the District may require that a heritage assessment be completed.

ANALYSIS:

The project consists of a modest expansion to the building footprint and renovations to the subject unit. The applicants have indicated that the unit was in a severe state of disrepair, and in need of extensive renovations. Some aspects of the work were intended to address accessibility issues and to allow for occupancy by a multi-generational household. Renovations commenced in the winter of 2020 and as the work began without appropriate permits,

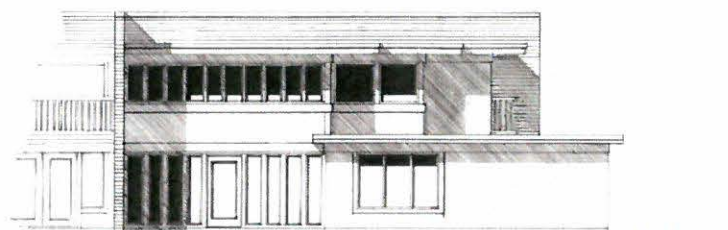
the District’s Building Department issued a stop-work-order in July of 2020. Since that time, the applicants have been working with staff to prepare their application for Council consideration. Additional photos of the unit, in its current state following partial renovation, are included in the Heritage Consultant Report (Attachment 3).



Photograph showing partially-completed renovations to unit from within the property (building not visible from road)

Heritage Review

The “Shalal Gardens” buildings each contain four units, arranged in a pinwheel fashion, with each unit being separated by tall flange walls made of brick. The buildings provided an alternative form of housing, which at the time was considered progressive in a suburban neighbourhood. More information on the heritage aspects of the building and the intentions behind Mr. Hollingsworth’s design are included in the attached Heritage Consultant Report (Attachment 3).



ORIGINAL
EAST ELEVATION



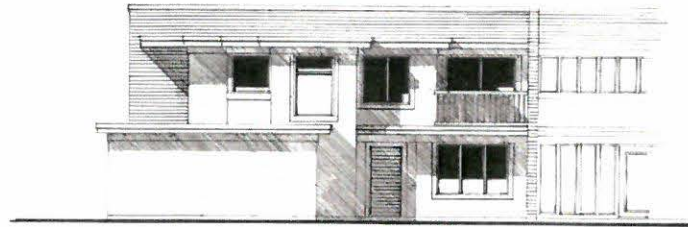
PROPOSED
EAST ELEVATION

The District’s Community Heritage Advisory Committee (HAC) reviewed the proposal on September 30, 2020 and subsequently conducted a site visit in October of 2020. The minutes from the HAC meeting are included with this report as Attachment 2. Through its review and site visit the HAC noted some concerns with the proposal and made several specific recommendations as outlined in the minutes.

There is no Statement of Significance (SOS) for the subject building, however, a SOS exists for a neighbouring building, 3704-3718 Edgemont Blvd. (also part of the “Shalal Gardens” series). This document has been used to aid review of the subject proposal.

The Heritage Consultant retained by the applicants reviewed the completed and proposed work to the unit, the HAC meeting minutes, and the SOS for the similar building located at 3704-3718 Edgemont Blvd. The Heritage Consultant’s Report outlines the merits of the application from a heritage perspective based on “The Standards and Guidelines for the Conservation of Historic Places in Canada,” and responds to specific suggestions made by the HAC.

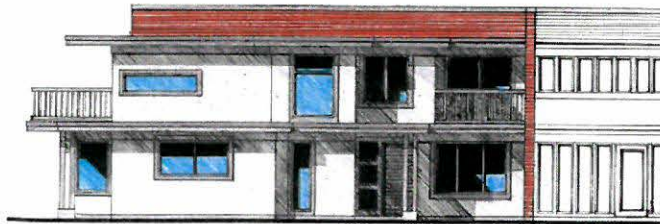
The District's Urban Design Planner reviewed the proposal and provided input on proposed design elements of the project which are reflected in the Heritage Consultant's recommendations.



ORIGINAL
NORTH ELEVATION

The Heritage Consultant's report concludes that the changes to the building are compatible with the original design and the intentions of architect Fred Hollingsworth.

Development Permit 2.21 reflects all of the recommendations in the Heritage Consultant's report.



PROPOSED
NORTH ELEVATION

Parking

There are no proposed or required changes to off-street parking.

CONCURRENCE:

Staff

The project has been reviewed by staff from the District Building Department, Community Planning Department, and the District's Urban Design Planner.

Public Input

Staff sent a mail-out with information regarding the application to owners and occupants of neighbouring properties and to the Edgemont and Upper Capilano Community Association. Ten responses were received, including one from the community association. Responses in a redacted format are attached (Attachment 4). The applicant submitted additional information following this neighbourhood circulation, which is also included in the attachment.

The majority of neighbour responses (seven) were in support or noted no objection to the renovations. Two responses noted concerns. The local community association noted no specific objection to the application.

Items of concern noted by neighbours referenced the work that has been done without permits (including whether the renovations are being done to code) and that the rest of

the work should be carried out under District supervision and with appropriate permits. Several additional items were noted which are not directly related to the subject application. Should Council issue Development Permit 2.21, required Building Permits will be processed for issuance, and appropriate inspections will be undertaken to ensure compliance with Building Code.

Staff have responded to neighbour input where clarifications on District policy and procedures have been requested.

CONCLUSION:

Renovations to the subject building require issuance of a development permit with variances to accommodate exterior changes and an adjustment to the siting area for this property. As the building is included in the District's Heritage Register, a Heritage Consultant has provided recommendations to respond to input from the Community Heritage Advisory Committee and to assist in ensuring the heritage value of the building is maintained. The recommendations of the Heritage Consultant have been incorporated into the development permit.

Development Permit 2.21 is now ready for Council's consideration and staff recommend that Development Permit 2.21 be issued to accommodate the renovations to the building, as proposed.

Options:

The following options are available for Council's consideration:

1. Issue Development Permit 2.21 (Attachment 1) to allow for the proposed construction (staff recommendation); or
2. Deny Development Permit 2.21 and provide direction to staff.

Respectfully submitted,



Holly Adams
Planning Assistant

Attachments:

- Attachment 1: Development Permit 2.21
- Attachment 2: Minutes from the September 30, 2020 HAC meeting
- Attachment 3: Heritage Consultant Report
- Attachment 4: Neighbour input (redacted)

REVIEWED WITH:					
<input type="checkbox"/> Community Planning	_____	<input type="checkbox"/> Clerk's Office	_____	External Agencies:	
<input type="checkbox"/> Development Planning	_____	<input type="checkbox"/> Communications	_____	<input type="checkbox"/> Library Board	_____
<input type="checkbox"/> Development Engineering	_____	<input type="checkbox"/> Finance	_____	<input type="checkbox"/> NS Health	_____
<input type="checkbox"/> Utilities	_____	<input type="checkbox"/> Fire Services	_____	<input type="checkbox"/> RCMP	_____
<input type="checkbox"/> Engineering Operations	_____	<input type="checkbox"/> ITS	_____	<input type="checkbox"/> NVRC	_____
<input type="checkbox"/> Parks	_____	<input type="checkbox"/> Solicitor	_____	<input type="checkbox"/> Museum & Arch.	_____
<input type="checkbox"/> Environment	_____	<input type="checkbox"/> GIS	_____	<input type="checkbox"/> Other:	_____
<input type="checkbox"/> Facilities	_____	<input type="checkbox"/> Real Estate	_____		
<input type="checkbox"/> Human Resources	_____	<input type="checkbox"/> Bylaw Services	_____		
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THE CORPORATION OF THE DISTRICT OF NORTH VANCOUVER

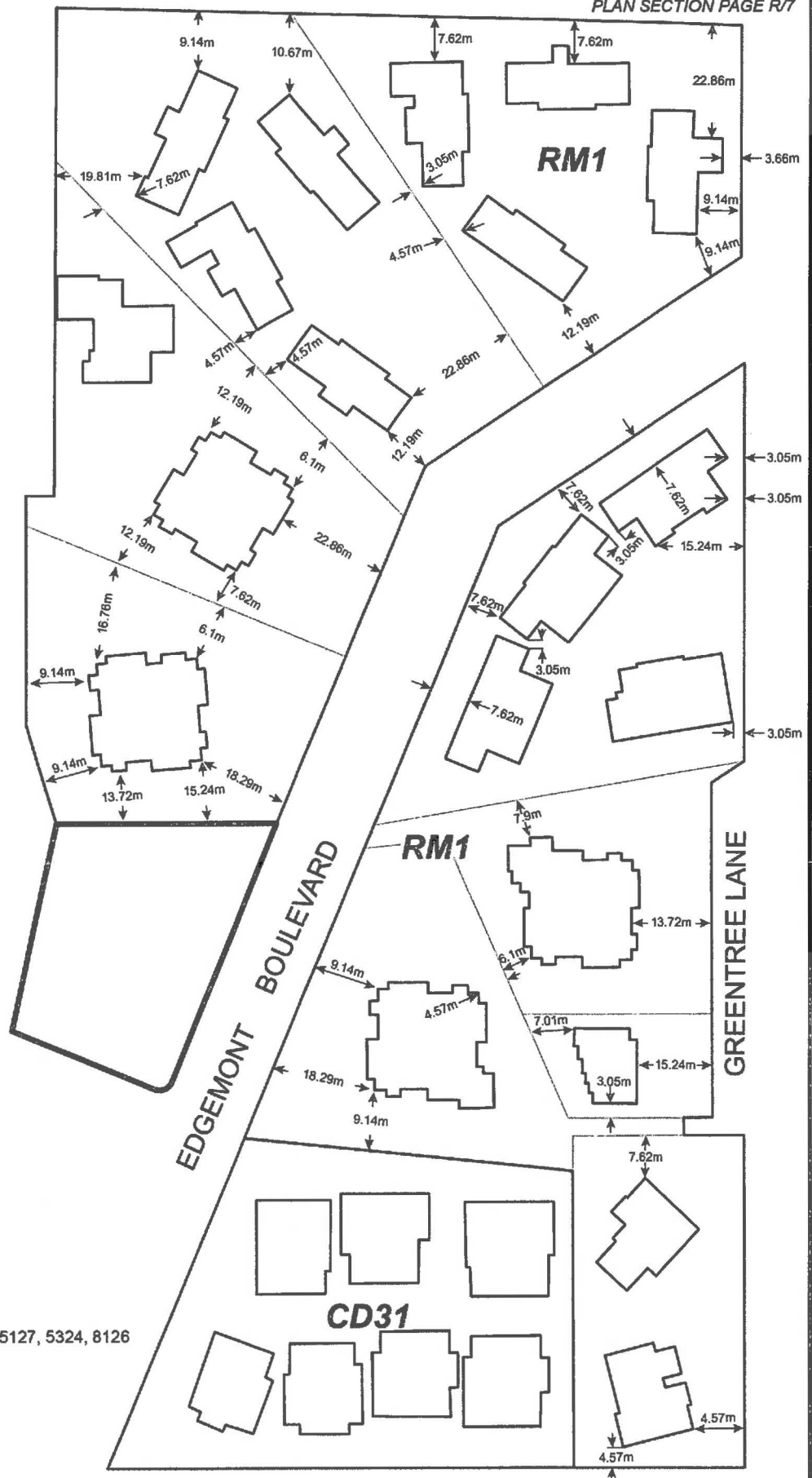
DEVELOPMENT PERMIT 2.21

This Development Permit 2.21 is hereby issued by The Corporation of the District of North Vancouver to the registered owner(s) for the development of an addition to the property located at 3729 Edgemont Blvd., legally described as Amended Lot B (Explanatory Plan 4764) Except Part In Plan 19664, Block 78, District Lot 601, Plan 8767, (PID: 009-930-752) subject to the following terms and conditions:

- A. The following Zoning Bylaw regulations are varied under Part 14, Division 7, Subsection 490 (1) (a) of the Local Government Act:
1. The plan section Page R/7 setbacks are varied to permit the building footprint as illustrated in the attached plan DP 2.21 - A, and to permit the construction of the building as illustrated on attachments DP 2.21 A – F.
- B. The following requirement is imposed under Subsection 490 (1) (c) of the Local Government Act:
1. Prior to issuance of a Building Permit, payment of a fee to reflect the cost of a Minor Development Permit application as per District Fees and Charges Bylaw 8401 – Development Conducted without a Permit.
 2. Substantial construction as determined by the Manager of Permits and Licenses shall commence within two years of the date of this permit or the permit shall lapse.
- C. The following requirements are imposed under Subsections 491 (7) and (8) of the Local Government Act:
1. The site shall be developed in accordance with the attached plans DP 2.21 A – F.
 2. The site shall be developed in accordance with the recommendations of the Heritage Report prepared by Schueck Heritage Consulting dated December 2020.

Mayor

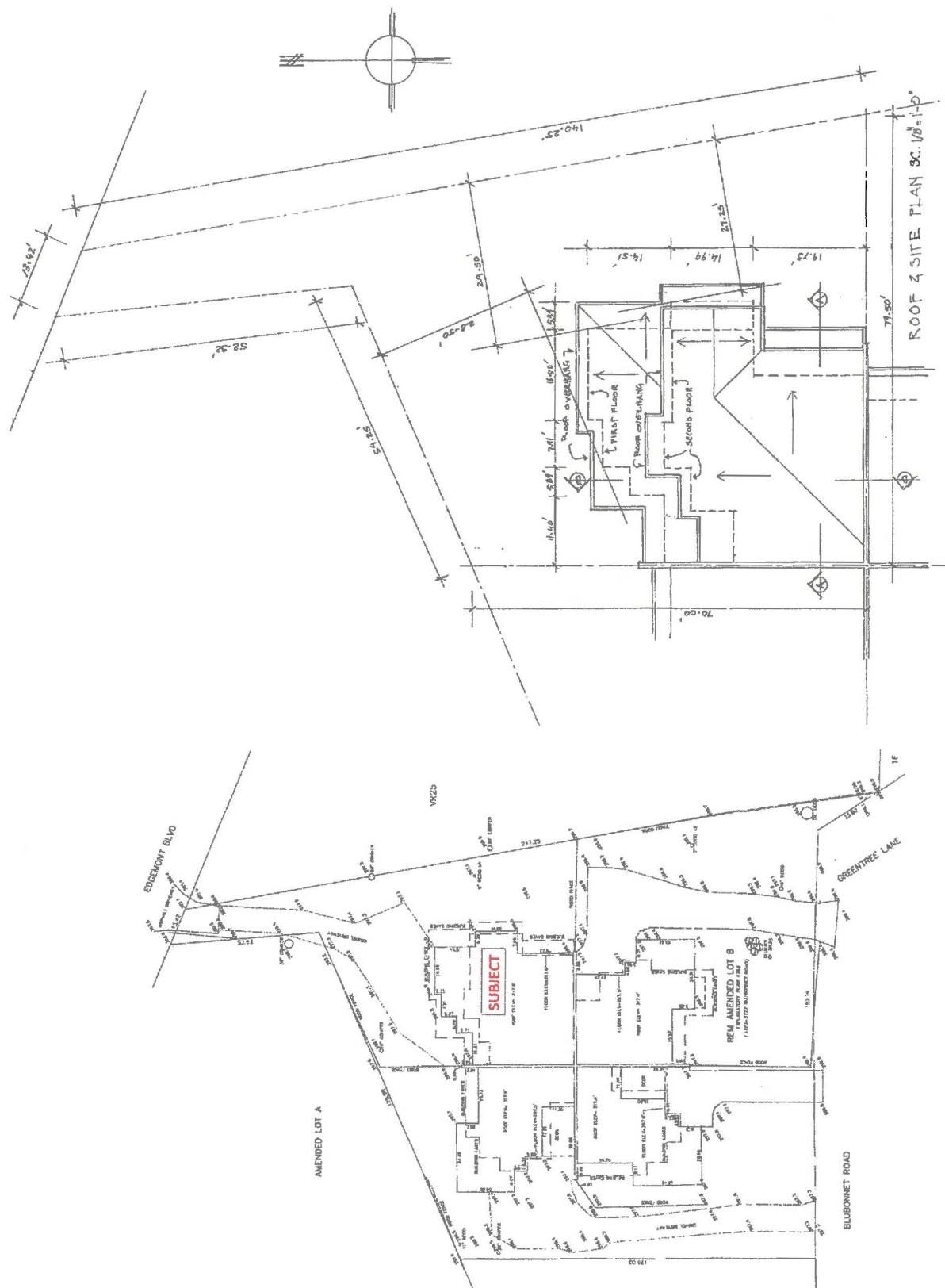
Municipal Clerk

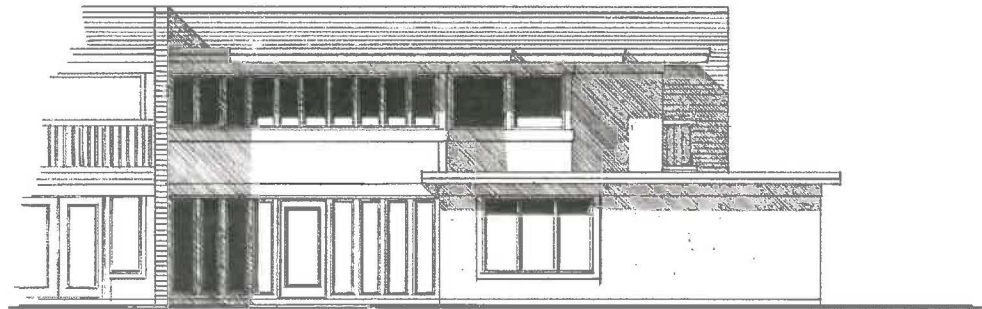


1 in = 100 ft
BYLAWS 4710, 5102, 5127, 5324, 8126

Client:
PARVIN RAMIN

PROJECT NO. 20-41
DATE. 1/5/54
1/16/54
A-09





ORIGINAL
EAST ELEVATION



PROPOSED
EAST ELEVATION

H A S S A N M O A Y E R I
M A R C H M A I S C M A I C A A
670 MONTROYAL BLVD. NORTH VANCOUVER, B.C. CANADA V7P 2C3 TEL: 604-985-2472
Copyright © 2014 Hassan Moayeri Architect. All rights reserved. This drawing is the property of Hassan Moayeri Architect and is not to be reproduced or used in any way without the written consent of Hassan Moayeri Architect. The client is responsible for obtaining all necessary permits and approvals from the appropriate authorities.

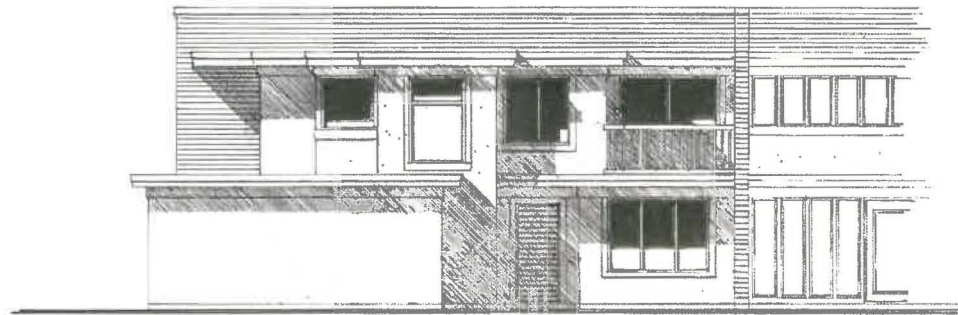
Project Address:
3729 EDMONTON
BLVD.
NORTH
VANCOUVER

Issued for:
DEVELOPMENT
PERMIT

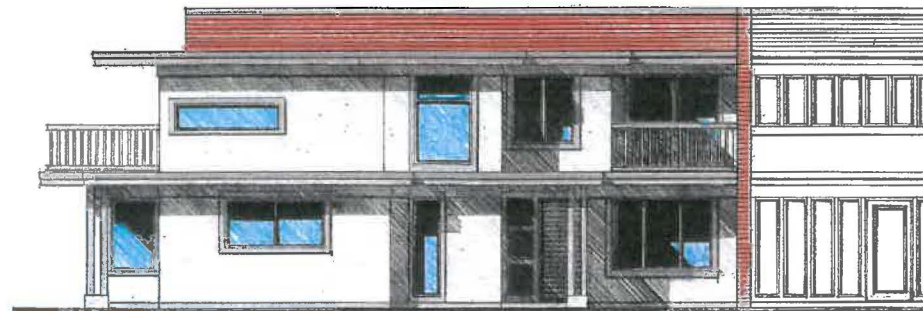
Drawing:
EXISTING, AND
PROPOSED
EAST ELEVATION

Client:
PARVIN RAMIN

Project No: 20-47
Scale: 1/4" = 1'-0"
A-07



ORIGINAL
NORTH ELEVATION



PROPOSED
NORTH ELEVATION

H A R S A N H I M O A Y E R T
M A R C H M A E N G M A I S C M A I C A I A
570 MONTEVAL BLVD. NORTH VANCOUVER B.C. CANADA V7R 2G3 TEL: 604-985-2472
This drawing is the property of the architect and is not to be used for any other purpose without the written consent of the architect.
Not for construction and construction shall be subject to the approval of the City of Vancouver.

Project Address:
3729 EDMONT
BLVD.
NORTH
VANCOUVER

Issued for:
DEVELOPMENT
PERMIT

Drawing:
EXISTING, AND
PROPOSED
NORTH ELEVATION

Client:
PARVIN RAMIN

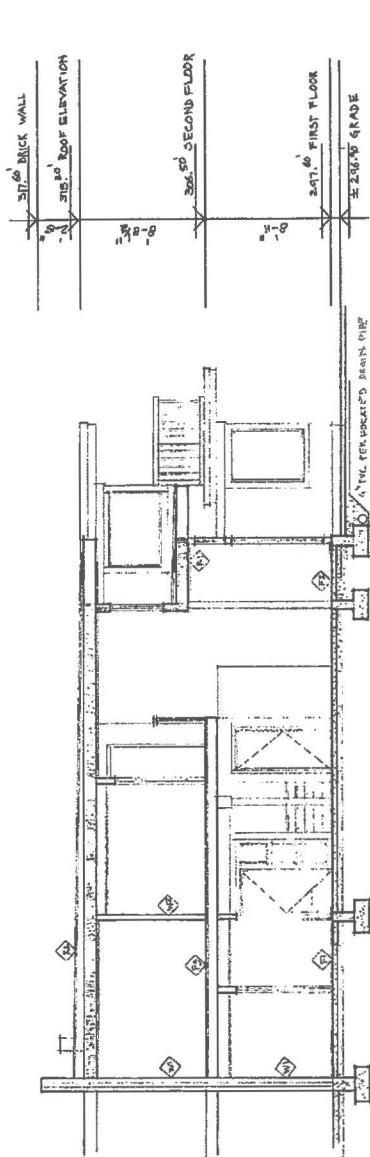
Project No. 20-47
Scale: 1/4" = 1'-0"
A-08

**Issued for:
DEVELOPMENT
PERMIT**

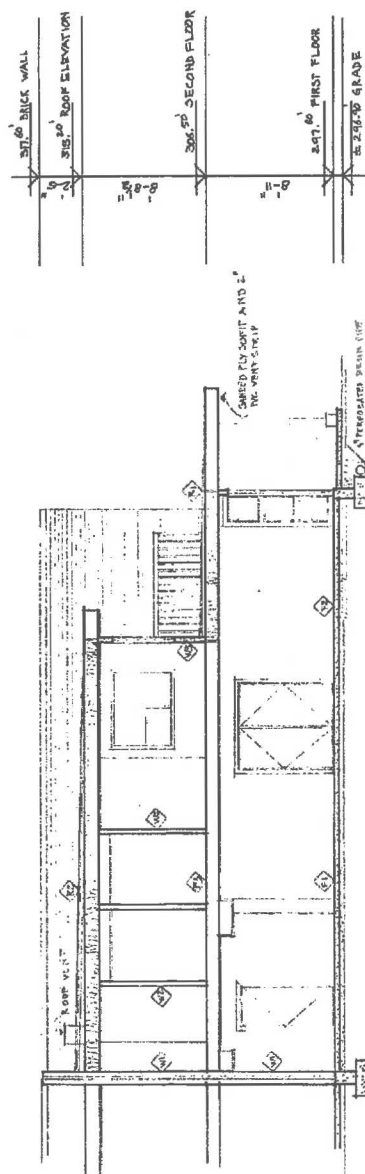
Drawing:
BUILDING SECTIONS

Client:
PARVIN RAMIN

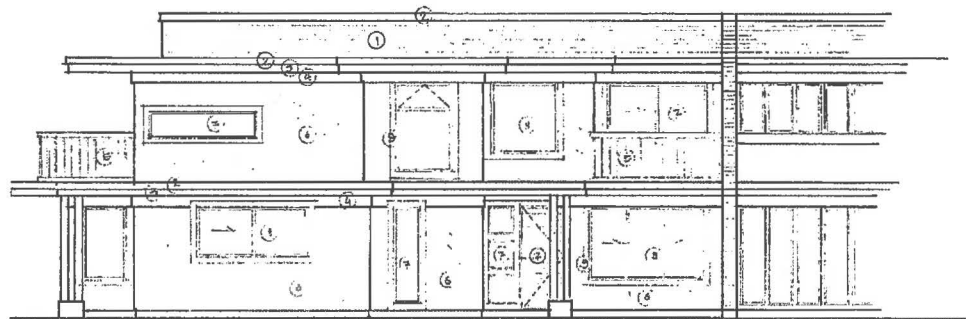
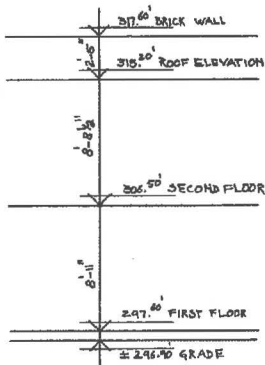
Project No. 30-47
Scale: 1/4" = 1'-0"
A-12



SECTION A A



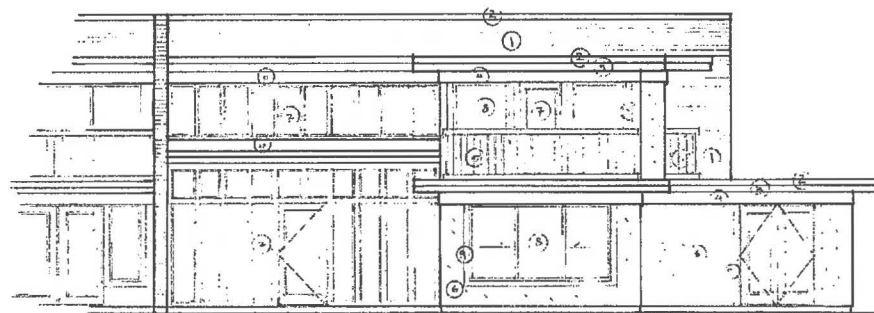
SECTION BB



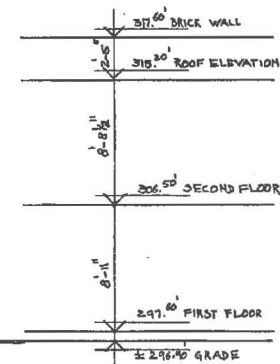
NORTH ELEVATION

EXTERIOR FINISHES:

- 1 EXISTING BRICK WALL
- 2 6" CAP FLASHING CHARCOAL TO MATCH EXISTING
- 3 2X10 FACIA BOARD CHARCOAL TO MATCH
- 4 1X6 EXISTING UNDER SOFFIT CEDAR BAND
- 5 42" HIGH DECK RAILING
- 6 FIBRE CEMENT GRAY TO MATCH BUILDING
- 7 EXISTING DOOR & WINDOWS, REPAIRED, AND SINGLE PANE GLASS REPLACED WITH DBL SEALED
- 8 NEW WINDOW WITH DBL SEALED GLAZING
- 9 EXISTING 1X6 CEDAR WINDOW TRIM



EAST ELEVATION



H A R S A N H I M O A Y E R I
M A R C H M A E R G M A I B C M R A I C A I A
407 MONROVIA BLVD. NORTH VANCOUVER, B.C. CANADA V7S 2E3 TEL: 604-985-2472
FAX: 604-985-2473
www.harsanhiimoyaeri.com
We warrant our work to be in accordance with the applicable building codes and standards. Construction of any work not shown on the drawings is to be in accordance with the applicable building codes and standards. Construction of any work not shown on the drawings is to be in accordance with the applicable building codes and standards.

Project Address:
3729 EDMONTON
BLVD.
NORTH
VANCOUVER

Issued for:
DEVELOPMENT
PERMIT

Drawing:
BUILDING ELEVATIONS
& EXTERIOR FINISHES

Client:
PARVIN RAMIN

Project No. 20-47
Scale 1/4" = 1'-0"
A-13

COMMUNITY HERITAGE COMMITTEE MEETING



Wednesday, September 30, 2020

3:00 – 5:00 pm

Via MS TEAMS

MINUTES

Present: Jennifer Clay
Philip Baynton
Daniel Francis
Rob Griesdale
Mel Montgomery
Jim Paul (Vice-Chair)
Anne Savill (Chair)
Cllr. Matthew Bond

Regrets: Alastair Moore

Guest: Sara Moayeri (applicant)

Staff: Nicole Foth, Community Planner
Mary Jukich, Community Service Clerk

1. Call to Order

The Chair called the meeting to order at 3:04 pm.

2. Adoption of the Agenda

MOVED by Daniel Francis and seconded by Mel Montgomery
To adopt the agenda.

CARRIED

3. Adoption of the Minutes

Some typographical errors were noted.

MOVED by Daniel Francis and seconded by Mel Montgomery
To adopt the revised June 24, 2020 minutes.

CARRIED

4. Virtual Meeting Check

Check-in around the functioning of the virtual meeting technology.

5. 3729 Edgemont Blvd / 3723-2727 Bluebonnet Rd

As background, the property is on the heritage register, and designed by Hollingsworth. The development permit areas are for Form and Character, and Energy, Water and Greenhouse gas emissions. These development permit areas apply because it is a multi-family building. The application is for development permit with variances (Council decision). The variance is for siting area on this property, i.e. the footprint area of the building. The Committee was informed that work without permits started on the property, there was a Stop Work Order put on the building, and now the applicant is seeking permits for that work.

The applicant provided an overview of the project and the following items were noted:

- The proposed changes include:
 - Enlarge the living room, and family room by five feet
 - Enlarge the entrance to allow a wheelchair in the downstairs
 - The addition of a bedroom upstairs
 - New siding (fibre cement) to replace the original stucco
 - Some wood frame windows preserved, some wood frame windows replaced with white vinyl windows, and some new white vinyl windows added in building additions
 - New roofing material to be same as original
 - Keep paint colour same as other units (grey)
- Preserved:
 - The brick wall that runs through the building
 - Some of the wood frame windows (living room)
 - Exterior doors re-used
 - Interior flooring salvaged
 - Fireplace

The following questions and comments were presented to the applicant:

- The Committee encourages preserving or restoring the original wood frame windows as part of the design, instead of introducing new vinyl windows (Drawing A6 refers to new vinyl windows). The applicant indicated that most of the windows had rotted and new wood windows would be more costly. The applicant indicated that some of the wood windows would be preserved (living room area).
- A question was asked whether the proposed renovations were sympathetic to the Hollingsworth design and if an architect or designer was brought in to consult. The applicant responded that her father is an experienced architect. The applicant also indicated that there was an article in the North Shore News that discussed Mr. Hollingsworth's design vision; the article will be forwarded to the Committee.

- Although outside the scope of heritage, a comment was made that if the applicant was looking to make the unit accessible as the applicant indicated, there should be a two foot space allowance for wheelchair accessibility from the bathroom door.
- A question was asked if installing an elevator is proposed, and how that would work with the style of the building. The applicant noted that the elevator is not being installed now, though they are considering it for the future.

The applicant left the meeting. The following comments were made during the Committee discussion:

- Concern was raised that renovations were undertaken without permits.
- The Committee questioned their role since work without permits had already been done. They discussed that their role in this case is to provide comments on the work as if the work is being proposed for permit. The Committee's comments should be related to the heritage aspect to the materials, colour, shape or design particularly of the exterior.
- A question was raised whether the property has enough density within current zoning to allow the square footage of the additions. Information was provided that the work would need a variance to the siting area to permit the additions, and a plan checker would check if there are any other variances resulting from the design. The applicant would be seeking a variance which is a Council decision. If the variance is not approved, the applicant would need to bring the building back to the original footprint/undo the work that was done.
- Concern was noted that this is a challenging application for the Committee to comment on where renovations have already taken place. For example, it appeared that some wood frame windows have already been removed and discarded, and replaced by new vinyl windows that change some of the character of the building. This makes it difficult in the heritage sense because if the applicant discarded old windows, they will not be able to put them back.
- A question was raised about how they could find out if work was being done without permits. The Committee was informed that there is a permit search on the District's website to look up properties and whether permits have been issued.
- Appreciation for keeping some of the original wood frame windows. Comments were made that replacing wood window frames, as the originals, are preferred. Alternatively, a fibreglass window could work with sympathetic profile and trim to help the windows to fit the original Hollingsworth character.
- One member noted there may be a stream on one side of the property and questioned if there are stream setback requirements. The Committee was encouraged to review within the scope of heritage aspects.

- The original fourplex design had symmetry in a pinwheel design. An addition could alter the symmetry.
- A suggestion was made for some Committee members to visit the site, given this circumstance where work was partially completed. Nicole will follow-up on this request.
- A question was raised whether there is a penalty for doing renovations without permits.
- Members were reminded that the building is not legally protected and is on the heritage register and as such the owner has the ability to alter or do renovations. The Committee's review is to make suggestions to the owner, and it is the owner's decision as to what they wish to include in their application for Council consideration.

Addendum – October 7, 2020

- Some Committee members visited the site on October 7, 2020, with the owner's permission, to better understand the work that had been done.
- The following comments and suggestions were made by the members:
 - Replicate the original roof system that used a sloped roof and embedded drains. Avoid adding new standard gutters to the leading edge of the roof, which changes the exterior look and drainage pattern.
 - The new white vinyl windows do not appear to be in keeping with the look of a Hollingsworth house. The applicant is encouraged to retain original wood frame window or replace with wood frame windows. If an owner does not want to use wood frame windows, then select window frame colour, material and size that best matches the original windows.
 - It is suggested to make a best effort to line up the windows and door heights in the same plane, as some appear to be different sizes and orientations. The narrow, repeated vertical windows by the living room would benefit the original style to be lined up on the same plane.
 - Suggest to use the traditional stucco finish for the siding, as it was the original material. Hardie siding is not a material in keeping with this heritage character.
 - Interest to see if there is a proposed railing system for the upper decks (where some upper windows have been replaced with sliding balcony doors). The proposed railing system should complement the overall heritage house look.

6. Heritage Grants Program Update

Nicole Foth provided the Committee with a presentation and overview of the first draft of the revised grants program. Before 2020, funds were received from the North Shore Community Foundation account for the grant program. This year, Council added \$50,000 to the budget which was part of Heritage Strategic Plan implementation.

Feedback was requested on the grant program purpose, grant categories, funding amounts, and sliding scale. The following comments were provided:

- Clarification was requested on how the designation grant would work. Information was provided that the idea for a designation grant is to give someone a financial incentive/grant to have their house designated, meaning on-going legal protection. It is up for discussion what form the incentive could take.
- In terms of heritage designated properties, consider a way to increase the property value so that there would be some sort of percentage above market for the property and insulate the owner's investment. The property could have a higher assessed value and whatever the percentage will always remain higher than a typical house, and BC Assessment would have to be involved. The value could be leveraged when renovations are required.
- Consider a lower or 50% tax rate for heritage properties, and require owners of such properties to maintain a certain amount of repairs/updates/paint and submit the paperwork in order to keep those incentives.
- Donald Luxton, consultant for the Heritage Strategic Plan, had said from his experience that providing a tax rebate to heritage properties does not necessarily translate into the property's longevity or that repairs to the property are done, or whether the property is preserved. He had said grants for conservation work are more successful in realizing conservation.
- Suggestion to fast track heritage permits to incentivize keeping and conserving heritage properties.
- Information was requested with respect to whether a future owner of a designated property could go to Council and request that the property be undesignated.

Action: Nicole will follow-up on the question about un-designating a property.

- In terms of incentives for owners to designate properties, clarification was provided that the purpose of the program is to have people conserve their property by offering something to the homeowner. The value of the heritage designation as part of the goal is to have properties legally protected. If a cash incentive to designate a property is an effective way, this should be explored and a dollar amount determined.

- Members were reminded that although grants may be awarded to properties that are on the Heritage Register, there is no security whether or not properties without legal protection would be demolished by the owner.
- A question was raised as to how much of the total sum is given to each of the three proposed grant categories and whether they are meant to be comparable. Information was provided that the money is not divided up for each grant category, but the Committee would evaluate the received applications as a whole and determine which are the best applications and balance against the available funds.
- Feedback was provided that \$1,000 may not be sufficient for extensive renovation of a heritage property.
- Concern was raised that if the grants are only for projects retroactive of one year, the Committee could have a lot of good applications from previous years. There should be some leeway in being able to go back three years or something more than one year.
- Concern was raised that a large designation grant has the potential to “eat up” the grant funds and have less funds available for conservation grants.
- A suggestion was made that the designation grant should not be a one-time cash incentive and the Committee consider tax incentives so that the buyer continues to get the benefit. If this were a tax rebate, a member questioned whether the tax rebate would take money from the grant fund or the District would just take a lower tax rate for that property and not take from the grant fund.
- A tax relief may be a larger incentive than the grant program and would probably be more impactful and easier to understand and obtain.
- The conservation grant mentions smaller items can bundle together for a larger renovation. An extensive renovation should be sufficiently rewarded.
- If a tax rebate for a heritage register or inventory house is granted where the property is not protected, it is based on hope that conservation would happen, where in fact it may or may not happen. However, a tax rebate in exchange of designation could be considered because the designation provides legal protection and would require maintenance as part of designation.
- A question was raised on why permit fees are excluded from the eligible costs. Information was provided that the idea of the grant is to directly support the labour and materials of a conservation project undertaken.

- Concern was expressed about giving a designation grant and then leaving it to Council to decide to designate. The homeowner would have to go through a lot of work and Council may decide against the designation. There should be some preliminary consultation with the District to know even before whether it will be viable. Information was provided that since designation is done by bylaw, it has to be a Council decision. If someone applies for a designation grant, they would need a Statement of Significant and the building would need to be in good condition.

Action: Committee members to post additional comments on Basecamp by October 6, 2020.

7. Recruitment

Members were informed that Daniel Francis will be finishing his term on the Committee as of December 2020.

In terms of recruitment, the Committee will be seeking to fill two vacancies, one for a landscape architect and the second for a historian.

8. Any Other Business

No other business was presented.

9. Adjournment

The meeting adjourned at 4:51 pm.

10. Next Meeting

Members were requested to hold Wednesday, October 28th, 2020, 3:00 – 5:00 pm for a possible meeting.

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**Heritage Report
3729 Edgemont Boulevard
District of North Vancouver, BC**



December 2020

Introduction

The following report is an assessment of changes made to one unit of a fourplex building, located at 3729 Edgemont Boulevard, which is listed on the District of North Vancouver's Heritage Register. The assessment is based on the "The Standards and Guidelines for the Conservation of Historic Places in Canada".¹



Background

Interior renovations on this unit, which did not require a Building Permit, began in the winter of 2020. The renovations unexpectedly expanded into the need for a new roof and the decision to shift exterior walls outwards. A Building Permit was not requested for this new scope of work and subsequently a Stop-Work-Order was placed on the property on July 24, 2020. Listed on the District of North Vancouver's Heritage Register, some heritage overview was required, related to the exterior changes. Subsequently, some members of the Community Heritage Advisory Committee conducted a site visit on October 7, 2020 and made a series of recommendations.

The property also lies within a Development Permit Area, which gives the District the right to comment on the form and character proposed for alterations to an existing building or on the design of a new building.² In the case of 3729 Edgemont Boulevard, the increase to the unit footprint has also triggered the requirement for a Development Permit application with a variance component in order to request an adjustment to the Siting Area Map.

The applicants were advised by the District to retain a Heritage Professional to assess if the renovations have impacted the heritage value of the building.

¹ "The Standards and Guidelines for the Conservation of Historic Places in Canada", Second Edition, 2010. www.historicplaces.ca/en/pages/standards-normes.aspx

² For more detailed information, consult directly with the District of North Vancouver.

Heritage Value

The subject property is one-quarter of a fourplex designed by renowned architect Fred Hollingsworth and constructed in 1950/51. It is listed on the District of North Vancouver's Heritage Register but does not have a Statement of Significance³. However, across the street at 3704-18 Edgemont Boulevard, there is a fourplex of the same design, also by Fred Hollingsworth, for which a Statement of Significance has been written. On the suggestion of the District of North Vancouver Planning staff, that document will be used as a basis for part of this assessment.

The Statement of Significance for 3704-18 Edgemont Boulevard, written by Donald Luxton & Associates⁴ in September 2019, identifies the heritage value of that fourplex as follows:

- Its association with architect Fred Hollingsworth
- Its representation of new modern architecture during post-World-War-Two optimism and growth
- Being part of the new and progressive suburban community called Capilano Highlands
- Its innovative design

The Character-defining Elements of 3704-18 Edgemont Boulevard, as noted in the Statement of Significance are:

- Location on Edgemont Boulevard, part of the Highlands neighbourhood of the District of North Vancouver
- Continuous residential use
- Residential form, scale and massing as expressed by its two-storey height, flat roofs and symmetrical pinwheel plan with four separate entries and individual walled gardens
- Wood-frame and brick construction with concrete foundations
- West Coast Modern design features, including its: light-coloured planar stucco walls, high Roman brick walls and chimneys, dark encircling beltcourses and multipaned ribbon windows
- Wood-sash casement ribbon and corner windows
- Original wooden front doors with three-part glazed insets and eight applied raised square blocks

As noted above, the subject property is listed on the District's Heritage Register, which is an official list of properties that have been identified by a local government as having heritage value. It allows the local government, in this case the District, to notify owners of the heritage value and to review Building Permit applications for the property. Typically, these proposed changes are reviewed by City staff and may be sent to a Heritage Advisory Committee for comment. The District may withhold a Building or

³ A Statement of Significance is a concise document that describes the heritage value of a place and identifies the character-defining elements that represent that heritage value. The heritage value is determined by assessing the property for aesthetic, cultural, historic, scientific, social, and/or spiritual importance or significance for past, present and future generations.

⁴ The District of North Vancouver Report to Committee, "3700-3718 Edgemont Boulevard – Council Early Input for a Heritage Revitalization Agreement and associated Multi-Family Development (Preliminary Application)", March 6, 2020, p. 17.

Demolition Permit for a specified period of time and may also require a heritage assessment be conducted.

It is important to note that being listed on a Heritage Register does not provide legal protection to a property, nor does it impose any legal obligations on either the District or the owner.

Committee Comments and Responses

On October 7, 2020, a few members of the Community Heritage Advisory Committee conducted a site visit and made the following draft comments (taken verbatim from the Addendum to the Minutes). These are followed by responses from this author.

- A. *“Replicate the original roof system that used a sloped roof and embedded drains. Avoid adding new standard gutters to the leading edge of the roof, which changes the exterior look and drainage pattern.”*

- According to the Statement of Significance for the duplicate building across the street, the roof was originally designed flat. Repair of the existing roof on this unit exposed many layers of roofing over the original roof. The roof layers and one of the embedded drains were failing and there were a number of leaks into the interior of the unit which caused substantial damage to the flooring, walls, etc. The practical decision was made to remove all of the old roofing material and replace it with a new, flat roof, in keeping with the original character of the building. Flat roofs are often difficult to properly drain and are therefore subject to leaks. Installing a new standard gutter system, in addition to retaining (and repairing where needed) the existing embedded drains, was a practical response to this issue.

The standard gutter system added to the building was an appropriate response and does not negatively impact the heritage value of the building. The new gutters and downspouts can be finished or painted in a colour that closely matches the body of the house so that they visually “disappear”, which would be more reflective of the original historic condition.



- B. *“The new white vinyl windows do not appear to be in keeping with the look of a Hollingsworth house. The applicant is encouraged to retain original wood frame windows or replace with wood frame windows. If an owner does not want to use wood frame windows, then select window frame colour, material and size that best matches the original windows.”*

- Ideally the original, but failing, wood-frame windows would have been repaired where possible and/or replaced with new replica wood-frame windows. However, given that the building is not protected heritage property, there is an expectation of some leniency with regard to heritage restoration. Vinyl-frame windows have a clear financial advantage. Additionally, removing the

newly installed windows would be environmentally irresponsible. The new windows are in keeping with the original fenestration pattern, size and style of the originals.

The applicants will paint the white window frames a dark grey and have added a wood frame surround in order to give an appearance similar to the original windows' design. The wood used for these frames was salvaged from the building.



- C. *"It is suggested to make a best effort to line up the windows and door heights in the same plane, as some appear to be different sizes and orientations. The narrow, repeated vertical windows by the living room would benefit the original style to be lined up on the same plane."*

- The side door off the living room, which is not visible from the street, can be replaced with a custom door that lines up with the fenestration pattern.



The main entry door is the original and will be retained.

- D. *"Suggest to use [sic] the traditional stucco finish for the siding, as it was the original material. Hardie siding is not a material in keeping with this heritage character."*

- It would be environmentally irresponsible to remove the Hardie siding that has been installed as exterior cladding. However, the applicants would be willing to apply a textured finish that resembles stucco, which would be similar to the other fourplex units in texture and colour - if directed to do so. Consideration should be given to retaining a smooth texture, as it is a visual clue that this is a contemporary addition. The colour currently matches that of the other three units, which is appropriate. (See comments from Standard 11 below.)



- E. *"Interest to see if there is a proposed railing system for the upper decks (where some upper windows have been replaced with sliding balcony doors). The proposed railing system should complement the overall heritage house look."*⁵

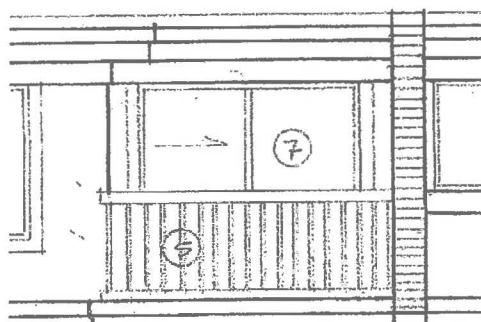
- A window on the upper level of the east side (not visible from the street) has been replaced with a French door that leads out onto a new, small deck. The existing deck on the upper level

⁵ District of North Vancouver Community Heritage Advisory Committee Minutes – Draft - Wednesday September 30, 2020 Addendum October 7, 2020.

of the north elevation has been slightly enlarged. The railing systems will be appropriate and respectful of the overall design of the unit. The design of the railings will match the design and material of the railing systems on the other units of the building.



Existing railing from another unit of this building. Photo provided by the applicant team.



Proposed railing. Drawing provided by the architect/applicant.

Heritage Conservation Standards

Heritage conservation in Canada is guided by the “Standards and Guidelines for the Conservation of Historic Places in Canada”⁶ (Standards and Guidelines), which is a consistent, pan-Canadian set of conservation principles and guidelines that provides sound, practical guidance to achieve good conservation practice.

Properties identified as having heritage value and that are legally protected or that are part of a Heritage Revitalization Agreement, are expected to achieve the highest levels of heritage conservation. Those, like the subject property, which are listed on a Heritage Register, but which are not legally protected, are allowed some leeway as to the level of heritage conservation implemented. Of importance is that, unlike a public building, a privately-owned house (whether protected or listed) must work for the family that lives in it. This often means that there is going to be some compromise between the ideals of heritage conservation and the realities of day-to-day life. This application has achieved an excellent balance between the two.

The Standards and Guidelines has a list of fourteen standards which are general guides for heritage conservation projects. There are eleven standards for restoration projects (returning a place to its original appearance); and three for rehabilitation projects like this one (making changes that allow for a continuing or compatible contemporary use).⁷

The following identifies how this project has responded to the standards that are the most relevant to it:

Standard 4 states that it is important to “recognize each historic place as a physical record of its time, place and use” and that it is important to avoid creating a “false sense of historical development by

⁶ *The Standards and Guidelines for the Conservation of Historic Places in Canada*, Second Edition, 2010
www.historicplaces.ca

⁷ Ibid.

adding elements from other historic places or other properties, or by combining features of the same property that never coexisted”⁸.

- This Standard has been met by this project. The addition has been done in a compatible and respectful manner without adding elements that are jarring or out of place with the original design intent. It does not create a false sense of historical development.

Standard 7 states that it is important to evaluate the existing condition of character-defining elements and then decide on an appropriate intervention. It further states that it is important to respect the heritage value as part of the work.⁹

- The project team evaluated the materials and components of the unit and found that much needed replacing. These elements were replaced in a thoughtful manner.

Standard 10 states that ideally character-defining elements can be repaired rather than replaced; but that if these elements are too deteriorated to repair, that they may be replaced with new provided that the new matches the original in terms of form, material, and design¹⁰.

- This Standard acknowledges that sometimes character-defining elements are too damaged for repair and need to be replaced. Ideally, at the highest level of heritage conservation, these elements are replaced with the same material as well as the same design and form. As noted above, at the level of rehabilitation related to a private home listed on the Heritage Register (but not protected) it is acceptable to make more economical and/or practical replacements of features, provided the general design and form are reflected in the new components.

Standard 11 states that it is important to conserve the heritage value and character-defining elements of a building when constructing new additions. The new work should be “physically and visually compatible with, subordinate to and distinguishable from the historic place”. The distinguishability does not have to be obvious. If more suitable to the project, the distinguishability need only be obvious on close inspection¹¹.

- This is the most difficult Standard to achieve. Making an addition subordinate to the original building does not necessarily mean that it must be physically smaller. It might be subordinate by using a simpler design, smoother texture, fewer decorative elements, etc. Making something physically and visually compatible without mimicking the original is an especially difficult balance to achieve. In the case of this project, the applicants have achieved that balance admirably by ensuring that the horizontal orientation of the design elements, the strong beltcourses, and the deep roof overhangs have all been retained. The addition has been made so that it blends seamlessly with the original portion of the unit, but it is also clear that this construction is contemporary. This balance would be better achieved if the exterior cladding could remain smooth, as it is currently, rather than be covered with a layer of stucco or stucco-like finish in an attempt to match it to the other units on the building.

Hollingsworth

The architect of the building, Fred Thornton Hollingsworth (1917 – 2015), is known as a pioneer in the West Coast Modern movement, having worked with renowned local architects, Barry Downs, W.H.

⁸ Ibid.

⁹ Ibid.

¹⁰ Ibid.

¹¹ Ibid.

Birmingham, Ron Thom, among others. This report will not go into the depth of Mr. Hollingsworth architectural contributions to West Coast architecture, nor provide a thesis on his architectural style, as there are books and articles that can provide this information. However, it is important to identify some of the principal intentions of his work as they pertain to this building.

From a social point of view, Mr. Hollingsworth believed in designing houses that were simple and low-cost in order to make them affordable for 'regular people'.¹² While inexpensive to build, these homes were simple and elegant, using a post-and-beam construction, plywood for the walls, open floor plans, French doors to the outside, built-in cabinets, etc.¹³

In the Statement of Significance written for the identical building across the street, Donald Luxton & Associates identified that four sets of fourplexes (two on either side of Edgemont Boulevard) were designed by Mr. Hollingsworth and were constructed in 1951 (of which the subject property is one). At the time, these four buildings were considered to be a "demonstration of an alternative form of housing."¹⁴ Each building was designed in a pinwheel and the four units in each building are separated from each other by substantial brick walls and with a fenestration pattern that ensures privacy between the units. The housing type was called "neoteric" and they were intended to be customized for each owner.¹⁵

Conclusions

After careful analysis of the work that has been carried out on the unit at 3729 Edgemont Boulevard, it is the opinion of this Heritage Professional that the work is in keeping with the original design and the original intentions of architect Fred Hollingsworth.

The increase in size of the main floor rooms is subtle and has been designed and constructed in a respectful manner that seamlessly fits in with the remainder of the building. It is a context-sensitive renovation and follows Mr. Hollingsworth's own expectations that each family will customize their unit to suit their situation and lifestyle.

A key principal in heritage conservation is that any new work done to a heritage building should not create a false sense of historical development, nor should it mimic the original or pretend to be the original. The renovation to this unit is identifiable as new - while at the same time it avoids any negative impacts on the character-defining elements that give the building its heritage value. It is for these reasons that this report recommends leaving the exterior cladding as a smooth surface rather than covering it with stucco or a stucco-like finish, provided the colour scheme matches the rest of the building.

¹² John Mackle. "Architect Fred Hollingsworth – An icon of west coast modernism." The Vancouver Sun. 20 April 2015.

¹³ Ibid.

¹⁴ The District of North Vancouver Report to Committee, "3700-3718 Edgemont Boulevard – Council Early Input for a Heritage Revitalization Agreement and associated Multi-Family Development (Preliminary Application)", March 6, 2020, p. 18.

¹⁵ Adele Weder. "Fred Hollingsworth: Canada's answer to Frank Lloyd Wright" The Globe and Mail. 5 May 2015.

To summarize, the conclusions and recommendations of this author are as follows:

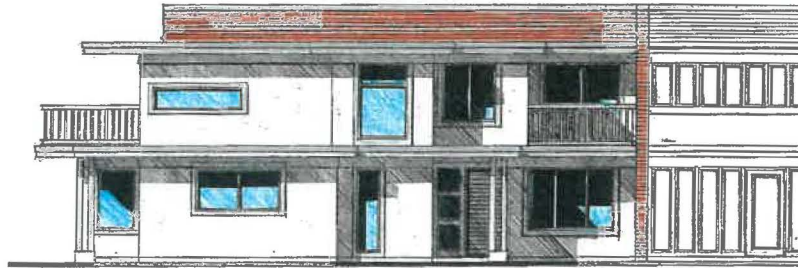
- Retain the new flat roof, the embedded drains and the new standard gutter system. Paint the gutters and downspouts to closely match the colour of the underlying cladding.
- Ideally the new windows would have been wood frame but given that this building is listed on the Heritage Register and not legally protected, it is reasonable to use vinyl frame windows. The frames should be painted a dark grey to match those on the rest of the building. Adding wood frame surrounds to the windows is a good way to resolve the issue of the vinyl windows having narrower frames.
- The side door should be custom made to fit in with the existing fenestration pattern of that elevation.
- The Hardie siding should remain smooth so that it is obvious, on close inspection, that this is a new addition. The cladding has been painted the same colour as the rest of the building and this is appropriate.
- The new railing systems proposed for the upper decks are appropriate and respectful of the historic design of the house.

The owners, without any formal comments from a heritage professional, instinctively designed an addition to this Hollingsworth neoteric house that is respectful of, compatible with, subordinate to and distinguishable from the heritage values identified for this house design.

Julie Schueck

Julie Schueck - CAHP Professional Member
Schueck Heritage Consulting - Principal
Mobile: 778-838-7440
julie@schueckconsulting.com

Elevation Drawings Provided by Architect (and Applicant) Hassan Moayeri.



NORTH ELEVATION (Front)



EAST ELEVATION (Side)

References

Bengtson, Ben. "Fred Hollingsworth took holistic approach to design." North Shore News. 23 November 2018.

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Mackie, John. "Architect Fred Hollingsworth – An icon of west coast modernism." The Vancouver Sun. 20 April 2015.

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The District of North Vancouver Report to Committee, "3700-3718 Edgemont Boulevard – Council Early Input for a Heritage Revitalization Agreement and associated Multi-Family Development (Preliminary Application)", March 6, 2020.

The District of North Vancouver Community Heritage Advisory Committee Minutes – Wednesday September 30, 2020 Addendum October 7, 2020.

"The Standards and Guidelines for the Conservation of Historic Places in Canada", Second Edition, 2010. www.historicplaces.ca/en/pages/standards-normes.aspx

Weder, Adele. "Fred Hollingsworth: Canada's answer to Frank Lloyd Wright" The Globe and Mail. 5 May 2015.

<https://www.theglobeandmail.com/news/national/fred-hollingsworth-canadas-answer-to-frank-lloyd-wright/article24265119/>

All photographs in this report are by the author, Julie Schueck, unless otherwise indicated.

Memo

3729 Edgemont Boulevard, District of North Vancouver, BC

April 15, 2021

The District of North Vancouver's Urban Designer has identified two aspects of the building permit application for which a professional heritage evaluation has been requested.

1) *"The introduction of a horizontal new window with different proportions on the 2nd floor."* - The Statement of Significance identifies that multipaned ribbon windows (i.e. horizontal) are one of the character-defining elements of this style of building designed by architect Fred Hollingsworth. This new window is respectful of and follows the design intent without mimicking the original fenestration elements and without implying that it is original to the building. It meets one of the first principles of heritage conservation which states that changes to a building with historic value must be "visually compatible with, subordinate to and distinguishable from the historic place"¹.

2) *"The introduction of double posts to support the extended roof and reframe the new shaped entrance to the unit."* - The double posts are completely in keeping with the design of the house, as are deep overhangs. These two aspects are classic elements of West Coast Modern architecture. As with the introduction of the new window, these elements are compatible with, subordinate to and distinguishable from the original design.

Regarding the comment that the renovations to this unit might influence future renovations to one of the other units, the following is repeated from the Heritage Report:

In the Statement of Significance written for the identical building across the street, Donald Luxton & Associates identified that four sets of fourplexes (two on either side of Edgemont Boulevard) were designed by Mr. Hollingsworth and were constructed in 1951 (of which the subject property is one). At the time, these four buildings were considered to be a "demonstration of an alternative form of housing."² Each building was designed in a pinwheel and the four units in each building are separated from each other by substantial brick walls and with a fenestration pattern that ensures privacy between the units. The housing type was called "neoteric" and they were intended to be customized for each owner.³

As noted in the Heritage Report, this building is listed on the District's Heritage Register, which is an official list of properties that have been identified by a local government as having heritage value. It allows the local government to notify owners of the heritage value and to review Building Permit applications for the property. Being listed on a Heritage Register does not provide legal protection to a

¹ *The Standards and Guidelines for the Conservation of Historic Places in Canada*, Second Edition, 2010, p. 23. www.historicplaces.ca

² The District of North Vancouver Report to Committee, "3700-3718 Edgemont Boulevard – Council Early Input for a Heritage Revitalization Agreement and associated Multi-Family Development (Preliminary Application)", March 6, 2020, p. 18.

³ Adele Weder. "Fred Hollingsworth: Canada's answer to Frank Lloyd Wright" *The Globe and Mail*. 5 May 2015.

property, nor does it impose any legal obligations on either the District or the owner. Being listed on the Heritage Register does not require the building to be retained as – or to be restored to - its original design. The highest standards of heritage conservation that is associated with legally protected heritage property is not expected, nor should it be required, on a private family home that is only listed on the Heritage Register. A home must work for the family that lives there, while at the same time, it is hoped that any changes to it will respect the heritage value of the building. The renovation work for this building is a context-sensitive renovation that follows Mr. Hollingsworth's own expectations that each family will customize their unit to suit their situation and lifestyle. The changes to the building respect the original design; they are distinguishable from and compatible with the original design. In conclusion, the renovation work meets the first principles of heritage conservation to a higher degree than expected for a building listed on a Heritage Register.

If you have any questions regarding this memo, please do not hesitate to contact me.

Thank you.

JSchueck

Julie Schueck, Professional CAHP Member

Principal, Schueck Heritage Consulting

Email: julie@schueckconsulting.com / Mobile: 778-838-7440

From: [REDACTED]
To: [Holly Adams](#)
Cc: [REDACTED]
Subject: 3729 Edgemont Blvd - Development Permit
Date: March 03, 2021 2:48:40 PM
Attachments: [IMG_3581.jpg](#)

Hi Holly,

We received the development permit today for 3729 Edgemont Blvd by mail. We are the owners of [REDACTED].

Our immediate concern we have with the application is located on the site plan, attached below. The drawings show [REDACTED]. Can you confirm if this is an error, or if the application is proposing [REDACTED] the new layout?

The reason this is an immediate concern for us is that [REDACTED] the districts policies and bylaws for construction. Can you please clarify the intentions of the driveway rendering at your earliest convenience?

Thanks for your assistance with this.

[REDACTED]

[REDACTED]

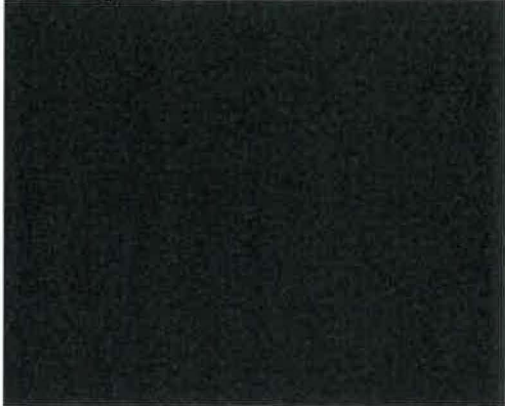
From: [REDACTED]
To: [Holly Adams](#)
Subject: 3729 Edgemont Blvd
Date: March 08, 2021 12:50:15 PM

Hello Holly,

This is [REDACTED].

I am in support of the proposed alterations of 3729 Edgemont Blvd. If all of the proper permits are taken out and approved after the work is done.

Thank you,



From: [REDACTED]
To: [Holly Adams](#)
Subject: Proposed Subdivision 3729 Edgemont Boulevard
Date: March 10, 2021 11:19:28 AM

Hello. We received the letter from the district regarding the renovations on the house [REDACTED]
[REDACTED] before renovations began and frankly, it needed renovation. The property hadn't been touched in decades, and time, in tandem with North Vancouver weather, definitely made an impact on its integrity.

According to the letter we received, it sounds like the applicants have followed all the necessary steps to allow them to rejuvenate the property. Given the districts propensity to allow houses to be torn down regardless of how new or well built they were, it seems these applicants have gone above and beyond to gain the privilege of being allowed to restore a great property back to its former glory. We have no problems with it, in fact we encourage it. We want Hollingsworth builds to be in the right hands and treated with respect. We implore the district to allow the applicants to see through their rejuvenation of what is an important part of North Vancouver history.

Thank you.

[REDACTED]

From: [REDACTED]
To: [Holly Adams](#)
Subject: Development Variance Permit - 3729 Edgemont Blvd.
Date: March 26, 2021 4:35:55 PM

Dear Holly,

In response to your neighbour notification letter re: 3729 Edgemont Blvd., the Executive Committee of the *Edgemont & Upper Capilano Community Association* has no particular concerns with the requested Development Variance Permit. This is not to suggest that we support or oppose the application, but we recognize that the additional building footprint appears to be minor and the exterior renovation is mostly aesthetic. But as with all DVPs, the adjacent neighbours of 3729 Edgemont Blvd. may have specific concerns of which we are not aware and that we trust will be addressed.

Regards,

[REDACTED]
Edgemont & Upper Capilano Community Association
[REDACTED]

From: [REDACTED]
To: [Holly Adams](#)
Subject: Development Permit with Variances - 3729 Edgemont Blvd case# PLN2021-00002
Date: March 28, 2021 5:12:14 PM

Dear Ms. Adams,

I am writing in reference to your letter dated February 26, 2021 regarding the proposed subdivision at 3729 Edgemont Blvd. I am a resident of [REDACTED]. I have reviewed your letter and the attached drawings. I understand that the subject property is considered heritage and that the applicants have retained a heritage consultant. As a [REDACTED] of the subject property, I fully support this application. I believe that the applicants have exercised due diligence in ensuring that any addition or alteration to the property preserves the building's heritage status. As a resident of North Vancouver, I thank you and the Council for the opportunity to comment. You can reach me at [REDACTED].

[REDACTED]

From: [REDACTED]
To: [Holly Adams](#)
Subject: Re. 3729 edgemont blvd
Date: March 29, 2021 8:56:40 AM

Dear Ms. Adams,

Please accept this email as my support for the proposed Development Permit Application with Variances for 3729 Edgemont Blvd.

[REDACTED] the applicant unit. [REDACTED]
[REDACTED] However, the application for variance is not a significant change of footprint, with minimal land use. The variance does not impact or encroach on neighbouring properties.

The changes blend well with the rest of the building and are consistent with the Hollingsworth style - much more so than many of the other Hollingsworth multi-family buildings in the neighbourhood which have been altered and renovated in a variety of ways and styles over the years.

The architect who designed these changes really respected the Hollingsworth style, while making the necessary changes to restore the building which was in need of repairs and making it suitable for [REDACTED]

I fully support this application. Please feel free to share my support of this application with Council.

Yours truly,

[REDACTED]

From: [REDACTED]
To: [Holly Adams](#)
Subject: Development Permit with Variances - 3729 Edgemont Blvd
Date: March 29, 2021 10:40:23 AM

Dear Holly,

I am responding to the letter from the District regarding the property development application at 3729 Edgemont Blvd.

I have no specific objection to any homeowner undertaking renovations or improvements to their home, but I must admit that I was surprised to receive this letter and discover that the homeowner was seeking a permit for renovations/development that have already taken place and were all but finished last year prior to being presented with a stop work action.

The homeowner built an entire half-width second floor, extended the garage, extended the upstairs over the garage, closed in the courtyard and turned it into living space, and rejigged several aspects of the upper outside walls/windows numerous times. The inside of the home was completely gutted, it appears that internal walls were removed, and over the months of building last year I had assumed that everything was finished when the drywall arrived and was installed, and then the stop work order appeared on their fence.

I am honestly shocked that such extensive building/rebuilding was carried out without permits or inspections and would be concerned about future owners should any of the works be completed below code requirements; including but not limited to electrical wiring and internal wall supports, all of which were altered as evidenced by the various contractors that could be seen over the months of construction. I hope that all internal works will be inspected by District approved inspectors to ensure that electrical and supportive installations meet current safety standards.

As stated, I have no objections to home improvements, but the works that have been completed at this location and by this owner are concerning, particularly since this is not a first offence where failure to obtain permits is concerned. In an earlier year this same homeowner removed large trees without permits and their driveway currently encroaches on a neighbouring property, leaving concern for another large conifer tree that borders their property, but is not legally on it. I have been told that this homeowner has removed the property line pin in years past, necessitating the neighbouring property to retain a surveyor to replace the pin more deeply so that it could not be removed again, leaving neighbours with concerns regarding trust. The neighbouring unit on the backside of the fourplex was also been extensively renovated roughly two-three years ago, presumably also without any permitting in place. [REDACTED]

Given the collective concerns, I would only be comfortable with this permit being granted so long as every aspect of this construction is closely inspected with a highly critical eye to detail, and so long as assurances are provided that the owner clearly acknowledges where the boundaries between properties lie and does not further encroach.

Regards,
[REDACTED]

From: [REDACTED]
To: [Holly Adams](#)
Subject: Comments for Development Permit with Variances - 3729 Edgemont Blvd.
Date: March 29, 2021 2:17:51 PM

Dear Holly,

I am writing to give my support for the Development Permit with Variances at 3729 Edgemont Blvd.

This is a unit in a four-plex and I am the owner/resident of [REDACTED] of this four-plex. [REDACTED]. I am fully aware of the circumstances of this renovation.

This is a 70-year old structure. This unit had been neglected for many years by previous owners and renters. It was in desperate need for repair and restoration work.

[REDACTED]

The renovation idea started with kitchen cabinets, new bathroom fixtures and new double glass windows, as well some other adjustments to make the place more suitable [REDACTED]. There were 10 leaks in the roof and after several failed attempts at repairing the roof, the entire roof was removed so that all parts could be replace. Meanwhile while the roof was off, there were several heavy rainfall days. So this work grew from a small repair and renovation job to a big repair and restoration work.

[REDACTED] is an experienced architect and has done restoration work on heritage buildings in the past. At all times, he considered the Fred Hollingsworth style and carried it through to the altered parts. Those altered parts are so well done that once completed, it will be difficult to see a difference in the style.

I fully support this application for several reasons.

Firstly, the renovation alters the footprint on the building very minimally, not using too much more land. It is not impacting neighbours in any way. [REDACTED] To us, all impact is positive and it ameliorates the building.

Secondly, the architect took into consideration the Hollingsworth style and the heritage character, therefore restored and altered accordingly.

Lastly, there is a community benefit to an application like this one - [REDACTED] from the community trying [REDACTED] during a pandemic for support. The District of North Vancouver and Council should do everything possible to foster that and to fast-track the process in these types of situations. This pandemic has disproportionately impacted [REDACTED] and being [REDACTED] minimizes the risk for them. If people in

the community can support one another during a pandemic, [REDACTED]
[REDACTED], then they will rely less on limited social services and
resources in the community. Allowing and expediting such an application is
in the best interests of the entire community.

Thank you for hearing my comments. I hope that Council takes them into
consideration as they review this application.

Yours truly,

[REDACTED]

From: [REDACTED]
To: [Holly Adams](#)
Subject: Proposed subdivision - 3729 Edgemont Blvd
Date: March 30, 2021 10:48:25 AM

Hi Holly,

Sorry for the one day late response.

I am in favour of the application for an addition to ONE of the four units.

In addition, I am glad that the property will be redeveloped with the mid century modern design of the former Fred Hollingsworth Heritage

property. [REDACTED]

[REDACTED]

[REDACTED]

Neighbour input- summary of telephone call

March 30, 2021

3729 Edgemont Blvd.

PLN2021-00002

[REDACTED] express concern with application [REDACTED]

Summary of concern:

- Concerned that the work has been done without permits and called to clarify what will or could happen if enough neighbours complain considering the work has already been done
- A creek running through subject property [REDACTED]
- Wants staff/District to ensure that the rest of the work is being done under supervision
- Another unit on the 4-plex has had work done without permits previously

Additional Information Submitted by Applicants

From: Louise Simkin
To: Louise Simkin
Subject: FW: Revised email from: 3729 Edgemont Blvd.
Date: May 13, 2021 11:50:56 AM

From: Pari Ramin [REDACTED] >
Sent: May 13, 2021 10:11 AM
To: Holly Adams <AdamsH@dnv.org>
Cc: Hassan Moayeri [REDACTED]
Subject: Revised response with only 3 pictures attached

Dear Holly,

Thank you for the response.

We have a few things to add to the material to Council.

This fourplex operates as 4 individual and separate units. The various owners have by contract assigned ownership of units to specific owners. My husband Hassan and I are the owners of 3729 Edgemont Blvd. and 3727 Bluebonnet Road. [REDACTED] resides at and is the owner of [REDACTED] [REDACTED] resides at and is the owner of [REDACTED]. We are completely separate units, with separate driveways and fencing separating each unit. Each owner is responsible for interior and exterior expenses for their own unit, including repairs, restoration, renovations, taxes, insurance and all other matters.

So for the purposes of this application, my husband and I are solely responsible for this application and renovation. We have paid for all work, fees to DNV and consultants. [REDACTED] have made no decisions. They did not participate in the planning, did not pay for any of the work and are not the beneficiaries of any improvements to our unit. Everyone is responsible for their own unit only.

We are not blending our application with allegations about other units because we are not the owners of those units. But I can verify that there have been no recent exterior renovations to other units - certainly none to our knowledge in the last 10+ years. Any recent works were interior - reparative and restorative in nature. It is a 70 year old structure which has needed tremendous upkeep with water damage in a variety of areas as the original roof structure has a variety of problems so there is obviously work that has to be done to save this building. You will recall that our project started due to roof leaks which could not be repaired and extensive water damage. In any event, you can address your inquiries about other units directly with those owners.

Regarding the driveway encroachment, as previously stated, the encroachment has been there for more than 70 years with no complaints to our knowledge, and was not in any way caused or impacted by our renovation. So we do not see validity in connecting it to our application. But as we have told [REDACTED] and advised DNV, we are prepared to resolve it. But we will not agree to absorb the entire cost of the survey. It's a fairness issue. We cannot be expected to resolve the 70-year old encroachment that the [REDACTED] want resolved now and be forced to absorb the entire cost of the survey. We are committed to resolving the encroachment as per a survey that [REDACTED] obtain or they can split the cost of our survey. The choice is theirs.

Regarding neighbour input, it is imperative that DNV highlights that the vast majority of neighbour comments were supportive.

Regarding the two unsupportive ones, I appreciate that [REDACTED] can say what they want but their comments should be related to the application and they cannot just bring up false and unrelated allegations. [REDACTED] brings up removal of multiple trees which is false and has "heard" that we removed a property line pin is just trying to smear our application with the cover of anonymity. We have never heard this allegation about the property line pin and neither has any other neighbour that we know of. It's basically gossip. It's alleging that we are thieves. We are [REDACTED] in our [REDACTED] with [REDACTED] [REDACTED] has an axe to grind unrelated to this application and is using this anonymous commentary to do so, with motivations [REDACTED]. There has to be limits to what a neighbour can say, especially if it's unrelated to the application. DNV should not foster this type of commentary as it disrupts the cohesive functioning of a community.

Regarding the [REDACTED] concerns about quality of the work, I can confirm that all work was done by qualified and licensed tradespersons, under the supervision of a qualified and registered architect with consultation with a qualified and licensed structural engineer. There simply are not any issues regarding safety or substandard work regarding this application.

An issue came up on April 28, 2021 with respect to this unit. A very large and old RV that was falling apart was parked in the driveway of 3729 Edgemont Blvd. The RV had no plates, looked abandoned, windows were all covered up and frankly looked scary. We called the police who attended the property. The vehicle was uninsured, had no visible V N number and it appeared that people were living in it, although no people were inside at the time that police attended. Police had to search inside the unit as there were concerns that there were potential squatters inside. Police were also concerned that it may be a drug lab inside the RV. We were later informed by [REDACTED] that some drug-addicted, homeless people lived in it and that they would let them know to remove it. The RV was ultimately removed in the middle of the night but took out an entire fence while backing the huge vehicle out of the very narrow driveway. I have provided you with photos of the RV and the damaged fence. There is a police report (file #21-11301). The entire neighbourhood knows about the incident as the police attending got a lot of attention.

The fact that [REDACTED] as we go through this very slow process with DNV (with DNV forcing us to put a stop work order sign on the fence at the end of the driveway instead of at the front door which we wanted to do - basically advertising to the world [REDACTED]) has now created a situation where people feel invited to use the property, potentially squat in the property and create an unsafe situation in the neighbourhood. This heritage property could be at risk of damage and destruction by people who see this place [REDACTED]. [REDACTED] is now scared to let [REDACTED] play outside because we don't know if these people will come back and what their true intentions were. They could have intended to gain access inside the unit but we discovered the RV and called police so they left for now. Nobody knows if they will come back. The whole situation is unsettling for us [REDACTED] are now scared when we go to check on the unit. It has rattled our neighbours as well.

Lastly, I want to share with you pictures which we took with consent of the sister building across the street from 3729 Edgemont Blvd at [REDACTED]. It is identical to our four-plex or it was 70 years ago. You can see its current condition from these pictures. It is also a Hollingsworth and supposedly a heritage building. It is basically destroyed, with major damage to the distinctive brick walls, various colours on the outside, including graffiti, original doors have been changed and the changes in no way reflect the Hollingsworth style or the heritage value of the building. The building has been left to disintegrate. This is similar to the condition of our unit when we started with it. We took on the huge task of fixing and restoring the unit. But we also made necessary changes to make it livable [REDACTED]. We would not have been able to take on the restoration work if we didn't also make the changes for us to live in it. [REDACTED]. It was only because we planned to move into the unit [REDACTED]. Either we would have left it as it was, left to disintegrate which DNV couldn't force us to do anything about - like the building across the street or we had to make necessary adjustments to make it livable for [REDACTED] as well as restoring it. [REDACTED]. DNV and Council have to factor that in their assessment of our application.

I should also be noted that there are a number of other sister buildings in the neighbourhood. Most units of those building have been extensively renovated and enlarged even in recent years. Many do not reflect the Hollingsworth style at all. Some hardly look like the same building anymore. We have seen a number of them as we can clearly see some from our property and others we have seen over the years as they have come up for sale. There is simply no uniformity to these buildings or units anymore and we shouldn't be held to a different standard. We can provide you with photos if needed but I'm sure that DNV is well aware.

Thank you for your time.

Sincerely,
Parvin Ramin







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