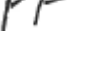


AGENDA INFORMATION	
☒ Regular Meeting	Date: June 15, 2026
☐ Other:	Date: _____


Dept.
Manager


GM/
Director


CAO

The District of North Vancouver REPORT TO COUNCIL

May 28, 2026

AUTHOR: Jessica Lee, Acting Staff Liaison

SUBJECT: Community Heritage Advisory Committee Motion to Council

RECOMMENDATION:

THAT the May 28, 2026, report entitled Community Heritage Advisory Committee Motion to Council of the Acting Staff Liaison is received for information.

REASON FOR REPORT:

At the April 22, 2026, Community Heritage Advisory Committee (the “Committee”) meeting, the Committee passed the following resolution:

That the following motion be brought to Council:

Whereas the Community Heritage Advisory Committee recommends that Council consider incentives for owners of heritage buildings to retain and maintain these buildings based on the following criteria:

- *Fast track building permits and Heritage Revitalization Agreements (HRAs) to reward owners for completing essential maintenance and retaining heritage buildings.*
- *Extend the building permit expiry date to compensate owners for the added costs and timelines needed to complete permitted heritage building work.*
- *Reduce or eliminate permit fees for heritage buildings.*

The purpose of this report is to bring forward the resolution, on behalf of the Committee, for Council consideration and direction.

BACKGROUND:

The Community Heritage Advisory Committee advises on heritage conservation matters and provides support for associated activities that benefit and provide for the advancement of the District’s built, natural, and cultural heritage. As outlined in the Committee’s [Terms of Reference](#), the Committee is comprised of nine members of the public. The Committee is also supported by a Council liaison, a District staff liaison, and a District clerk. Councillor Hanson is the current Council liaison.

EXISTING POLICY:

Official Community Plan (2011)

The heritage objective stated in the Official Community Plan is to ensure a clear sense of identity and place that link the past with present and future development.

Heritage Strategic Plan (2019)

A key goal of the Heritage Strategic Plan is to increase protection of built heritage, as well as natural and cultural heritage resources.

DISCUSSION:

The Committee's motion is in response to ongoing concerns and challenges with the preservation, restoration, and maintenance of heritage buildings in the community. Some of their identified concerns and issues – as expressed by the Committee at the March 16, 2026, annual update presentation to Council (presentation included as **Attachment 1**) and the April 22, 2026, Committee meeting (excerpt of draft meeting minutes included as **Attachment 2**) – are summarized below.

- Heritage buildings typically have unique built conditions that differ from modern standards, which can increase the complexity of renovations and ongoing maintenance, including the potential for unforeseen timelines and additional costs;
- Heritage buildings can be vulnerable to deterioration and potential demolition when regular maintenance is deferred or insufficient;
- Major repairs to heritage buildings occasionally require permits that may deter or result in delays to completing essential repairs;
- The Heritage Revitalization Agreement (HRA) process, which enables flexibility to support the preservation of heritage assets, can be complex and time-intensive, with inherent uncertainty for applicants. This uncertainty is a result of its discretionary nature, the requirement for Council approval, and the need to proceed through a Public Hearing process;
- Recent provincial housing legislation (Bills 44 and 25), if implemented in the District, may increase the risk of demolition of unprotected heritage buildings to accommodate small-scale multi-unit housing (SSMUH) on the property. More specifically, SSMUH redevelopment would not require Council approval or a Public Hearing and therefore may be considered as a more attractive option than a Heritage Revitalization Agreement process that preserves the heritage asset. Although the District's response to the legislation in April 2026 was to not implement SSMUH across the community, it is uncertain whether the Province will take future action; and
- The Community Heritage Grant Program, which provides grants up to \$10,000 based on 50% of project costs, supports repairs and maintenance to heritage buildings but are often relatively small compared to the full extent of works undertaken.

The Committee passed a motion recommending that Council consider a range of targeted incentives related to costs and timelines for HRA and permit processes to support the retention and maintenance of heritage buildings. If Council directs staff to explore these incentives, staff will report back on options and potential resource, cost, and other implications for each incentive. Some potential implications include legislated procedural requirements for HRAs, the current Development Approval Process Review program, as well as processing of other types of applications prioritized by Council, such as social and supportive housing projects.

Financial Impacts:

If Council directs staff to report back on the incentives identified by the Committee, staff will explore the financial and resourcing implications of implementation of potential options.

Liability/Risk:

The options in this report have no legal or risk implications at this time. If Council directs staff to report back on the incentives identified by the Committee, staff will explore the legal and risk implications of implementation.

Social Policy Implications:

The retention and conservation of the community's built, natural, and cultural heritage resources contribute to community identity and sense of place.

Environmental Impact:

The options in this report have no environmental implications at this time.

Conclusion:

At the April 22, 2026, Community Heritage Advisory Committee meeting, the Committee passed a resolution to Council which recommends consideration of specific incentives for homeowners to retain and maintain heritage buildings. The purpose of this report is to bring forward the resolution, on behalf of the Committee, for Council consideration and direction.

Options:

1. THAT the May 28, 2026, report entitled Community Heritage Advisory Committee Motion to Council of the Acting Staff Liaison is received for information;

OR

2. THAT staff are directed to explore potential incentives for the retention and maintenance of heritage buildings, as identified in the resolution passed by the Community Heritage Advisory Committee at the April 22, 2026, meeting, including:

- a. Fast-tracking building permits and Heritage Revitalization Agreements;
- b. Extending the building permit expiration date; and
- c. Reducing or eliminating permit fees for heritage buildings;

AND THAT staff report back to Council with implications of implementation and options for consideration **[Committee recommendation];**

OR

3. THAT other direction is provided to staff.

Respectfully submitted,



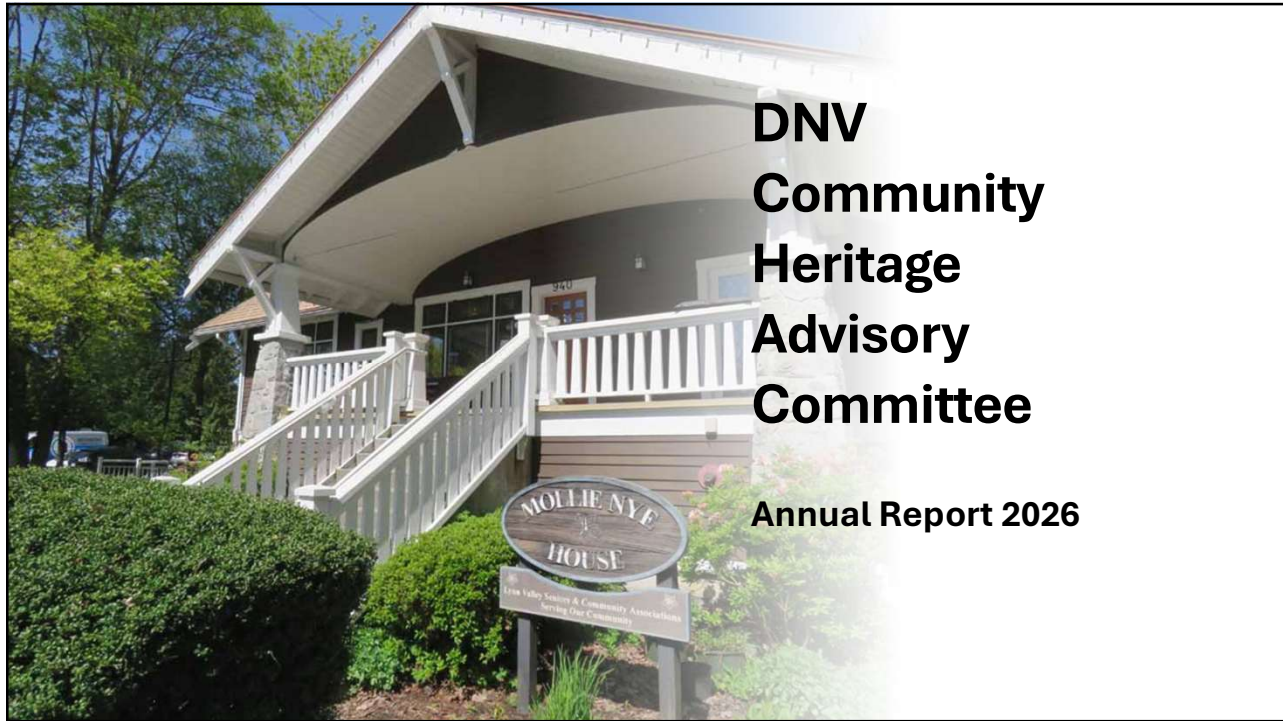
Jessica Lee

Acting Staff Liaison, Community Heritage Advisory Committee

Attachment 1: Community Heritage Advisory Committee Annual Update Presentation to Council on March 16, 2026

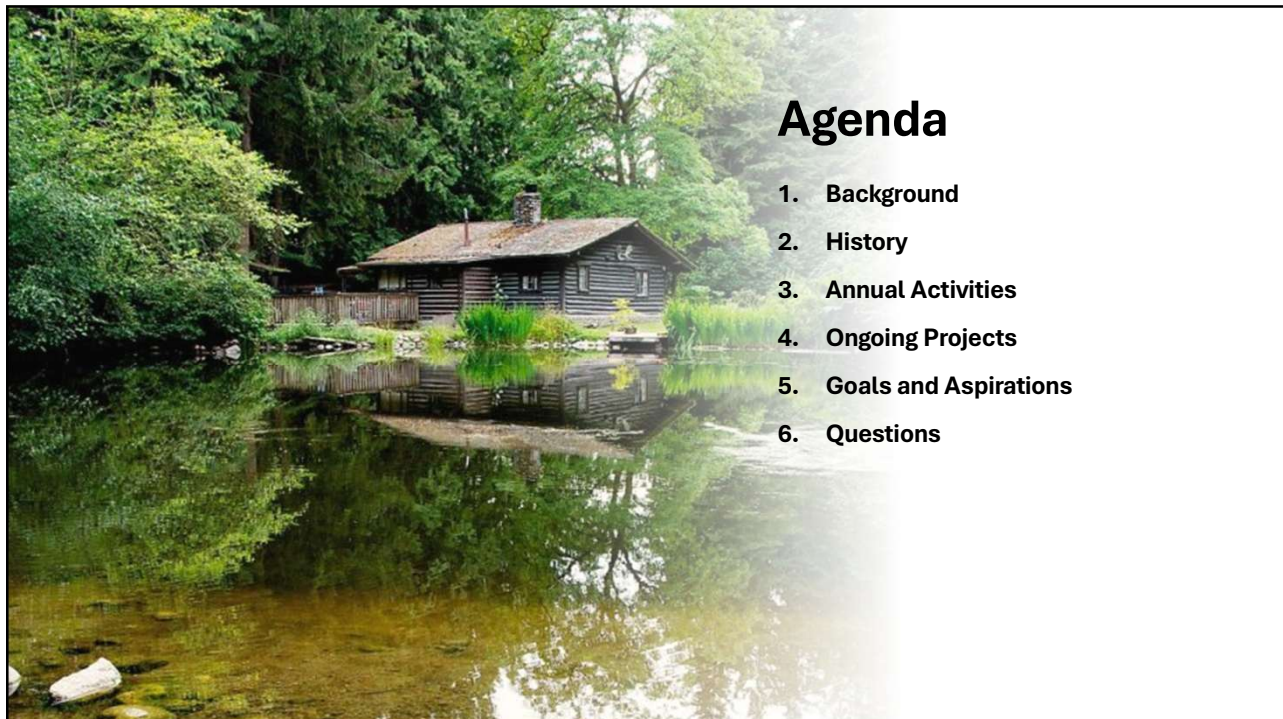
Attachment 2: Excerpt of April 22, 2026, Community Heritage Advisory Committee Draft Meeting Minutes

REVIEWED WITH:		
☐ Business and Economic _____	☐ Finance _____	External Agencies: ☐ Library Board _____ ☐ Museum and Archives _____ ☐ NSEM _____ ☐ NS Health _____ ☐ NVRC _____ ☐ RCMP _____ ☐ Other: _____
☐ Bylaw Services _____	☐ Fire Services _____	
☐ Clerk's Office _____	☐ Golf _____	
☐ Climate and Biodiversity _____	☒ Housing <u>TA</u>	
☐ Communications _____	☐ Human Resources _____	
☐ Community Planning _____	☐ Integrated Planning _____	
☐ Development Engineering _____	☐ ITS _____	
☐ Development Services _____	☐ Parks _____	
☐ Engineering Infrastructure _____	☐ Real Estate _____	
☐ Engineering Public Works _____	☐ Solicitor _____	
☐ Environment _____	☐ Transportation _____	
☐ Facilities _____	_____	



DNV Community Heritage Advisory Committee

Annual Report 2026



Agenda

1. Background
2. History
3. Annual Activities
4. Ongoing Projects
5. Goals and Aspirations
6. Questions

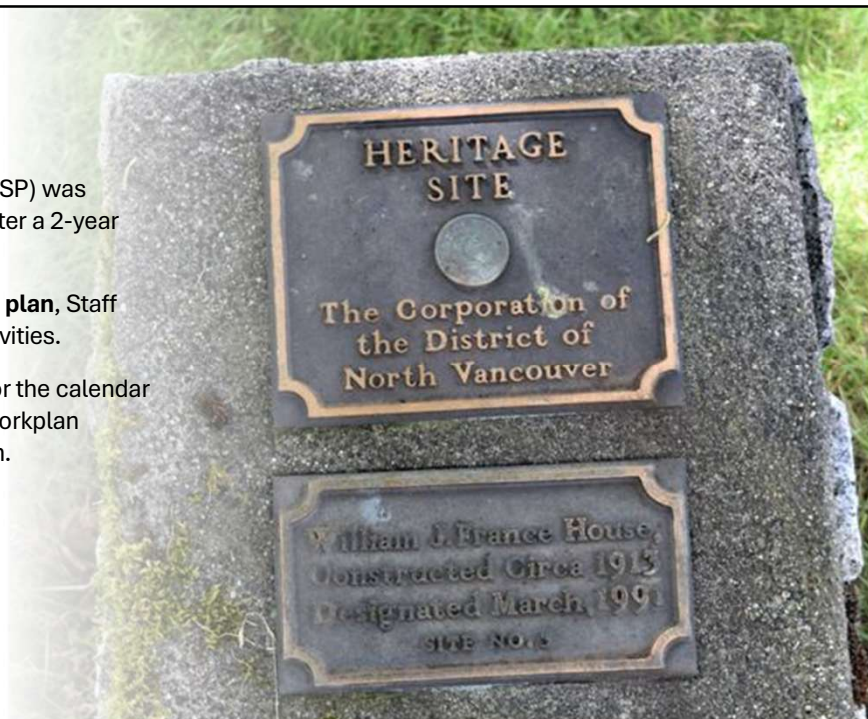


Background

- **Membership:** There are 9 committee members including 6 newcomers beginning 2026.
- **Meetings:** The committee meets monthly except August and December.
- **Mandate:** HAC is guided by,
 - Terms of Reference
 - Heritage Strategic Plan (HSP)
 - Staff Liaison
 - Council
- **Workplan:** HAC sets annual Workplan based on the HSP.

History

- The **Heritage Strategic Plan (HSP)** was finalized in September 2019, after a 2-year consultation process.
- The CHAC is guided by **10-year plan**, Staff Liaison and Council in their activities.
- The CHAC sets **annual goals** for the calendar year based on the HSP and a Workplan administered by the staff liaison.



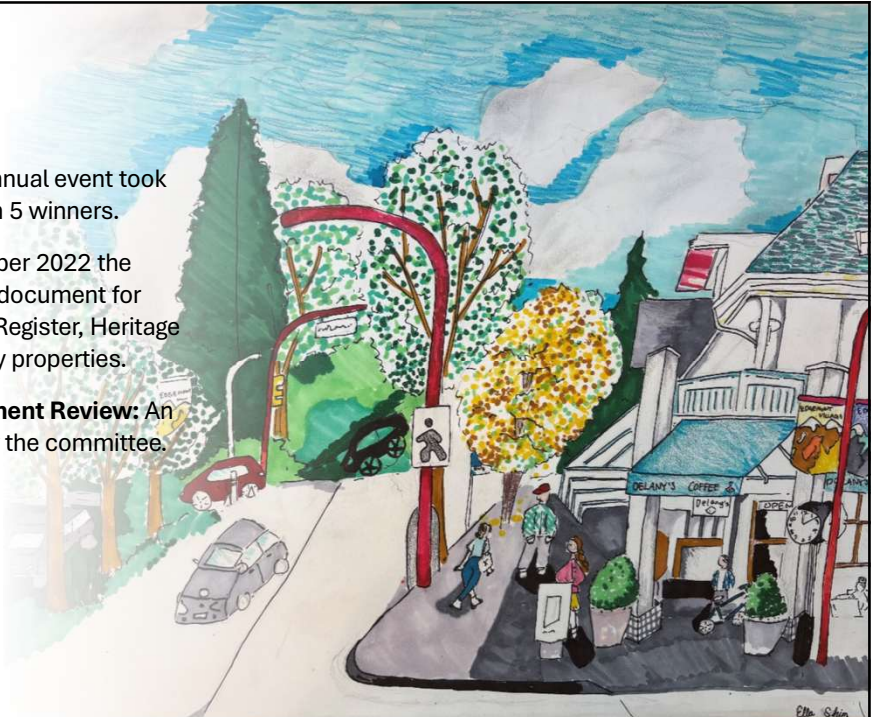
2025 Activities

- **Heritage Awards:** The committee did not recommend any awards for 2024 as there were no suitable candidates.
- **Heritage Grants:** These cover restoration/renovation projects, advocacy projects and Statement of Significance projects. 15 approved applications; funding total \$55,375.
- **Heritage Walking Tour:** Scheduled for September and deferred due to inclement weather.



2025 Activities

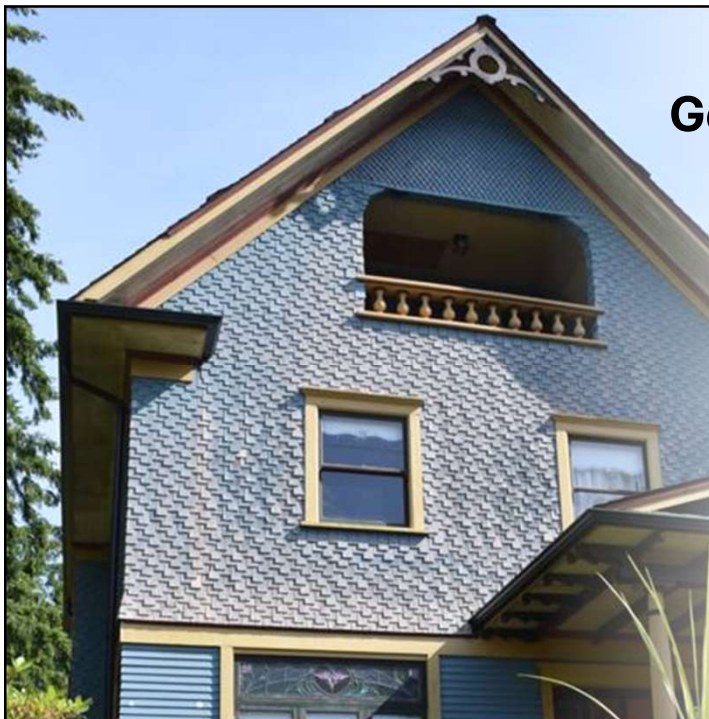
- **Youth Art Contest:** This first annual event took place in the Spring of 2025 with 5 winners.
- **Properties Tracker:** In September 2022 the committee developed a digital document for tracking the status of Heritage Register, Heritage Inventory and Modern Inventory properties.
- **Heritage Properties Development Review:** An ongoing process undertaken by the committee.





Ongoing Projects

- **Bill 44 & Bill 25:** Uncertainty and impact of the provincial housing legislation.
- **Heritage Plaques:** Design of plaques and Installation proposals are ongoing.
- **Heritage Revitalization Agreement (HRA):** HRA terms update has been stalled owing to the Bill 44 requirements.
- **Heritage Walking Tours / Story Mapping:** StoryMaps developed by DNV staff are underway with three maps are completed and two more proposed.



Goals and Aspirations

- **Heritage Inventory Additions:** Identify unrecorded heritage properties.
- **Community Engagement:** New activity program for school children.
- **Heritage Advocacy:** Engaging and supporting West Coast Modern home owners.
- **Heritage Retention:** Exploring additional tools, beyond HRA's and Grants.
- **Maintenance Enforcement:** Deterrence of demolition by neglect.



Questions?

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COMMUNITY HERITAGE ADVISORY COMMITTEE MINUTES (EXCERPT)

Wednesday, April 22, 2026
Hybrid (In Person and MS Teams)
7:00 – 9:00 pm

Present:	Jim Paul Matthew Cusanelli Trisha McCarthy Greg Warner Claudio Soligon Catherine Rose	James Mitchell Tanja Scott
Regrets:	Mitchell Baker Cllr Jim Hanson	
Staff:	Jessica Lee, Community Planner Mary Jukich, Committee Clerk	

9. Any Other Business

(c) Council Motion

Heritage buildings require building permits that adhere to different rules because of grandfathered existing conditions and increased complexity. This complexity adds additional costs and time to complete the permitted work. Often these additional cost and time constraints are unforeseen. Additionally, heritage buildings are frequently under duress due to a lack of maintenance. Major repairs occasionally require a permit; delaying these repairs may further compromise the building's integrity.

Moved by Jim Paul and seconded by Greg Warner:

That the following motion be brought to Council:

Whereas the Community Heritage Advisory Committee recommends that Council consider incentives for owners of heritage buildings to retain and maintain these buildings based on the following criteria:

- Fast track building permits and Heritage Revitalization Agreements (HRAs) to reward owners for completing essential maintenance and retaining heritage buildings.
- Extend the building permit expiry date to compensate owners for the added costs and timelines needed to complete permitted heritage building work.
- Reduce or eliminate permit fees for heritage buildings.

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