



Our Erickson.

▶ Spring 2026



Public Information Meeting
Arthur Erickson - Perry Estate

3526 Everglade Place
North Vancouver

Steven Bailey & Katie Johnson



Purpose of the Meeting

This Public Information Meeting is being held as part of the District of North Vancouver's review of a development application for a Heritage Revitalization Agreement and Subdivision at 3526 Everglade Place.

Purpose of this meeting:

- ▶ Introduce the proposed approach
- ▶ Share context and rationale
- ▶ Provide an overview of the plan
- ▶ Invite feedback from the community

A statutory Public Hearing will be held later in the application process





Heritage Significance

The Perry Residence was designed by Arthur Erickson in 1963 and is recognized as an early example of West Coast Modern architecture. The home is listed on the District of North Vancouver's Community Heritage Register.

A Statement of Significance prepared by Schueck Heritage Consulting identifies the following character-defining elements:

- The low-slung horizontal form and integration with the natural landscape
- Extensive use of exposed cedar, concrete, and natural materials
- Floor-to-ceiling glazing and strong visual connection to the surrounding forest
- Open-plan interior organization and carefully framed views
- Built-in millwork and original interior detailing
- The carved front door created by Bill Reid

If approved, the proposal would permanently protect the home through a Heritage Designation Bylaw, securing these character-defining elements in the long term.



Arthur Erickson



Current Condition

The home is experiencing ongoing deterioration

- ▶ Water ingress is affecting multiple areas of the structure
- ▶ Continued exposure to weather contributes to ongoing deterioration

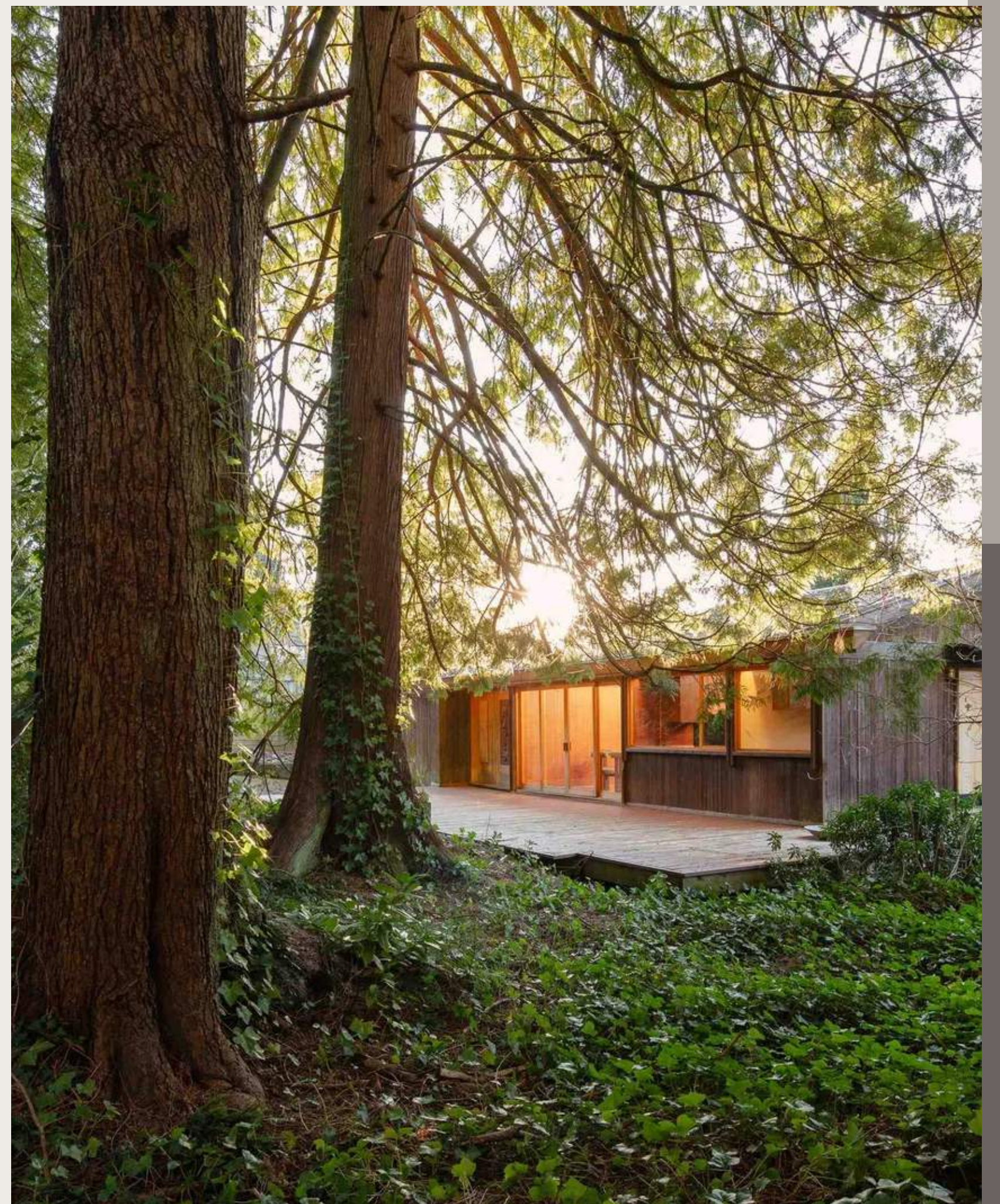




Rationale for Proposed Approach

Our rationale for advancing this proposal is informed by the following:

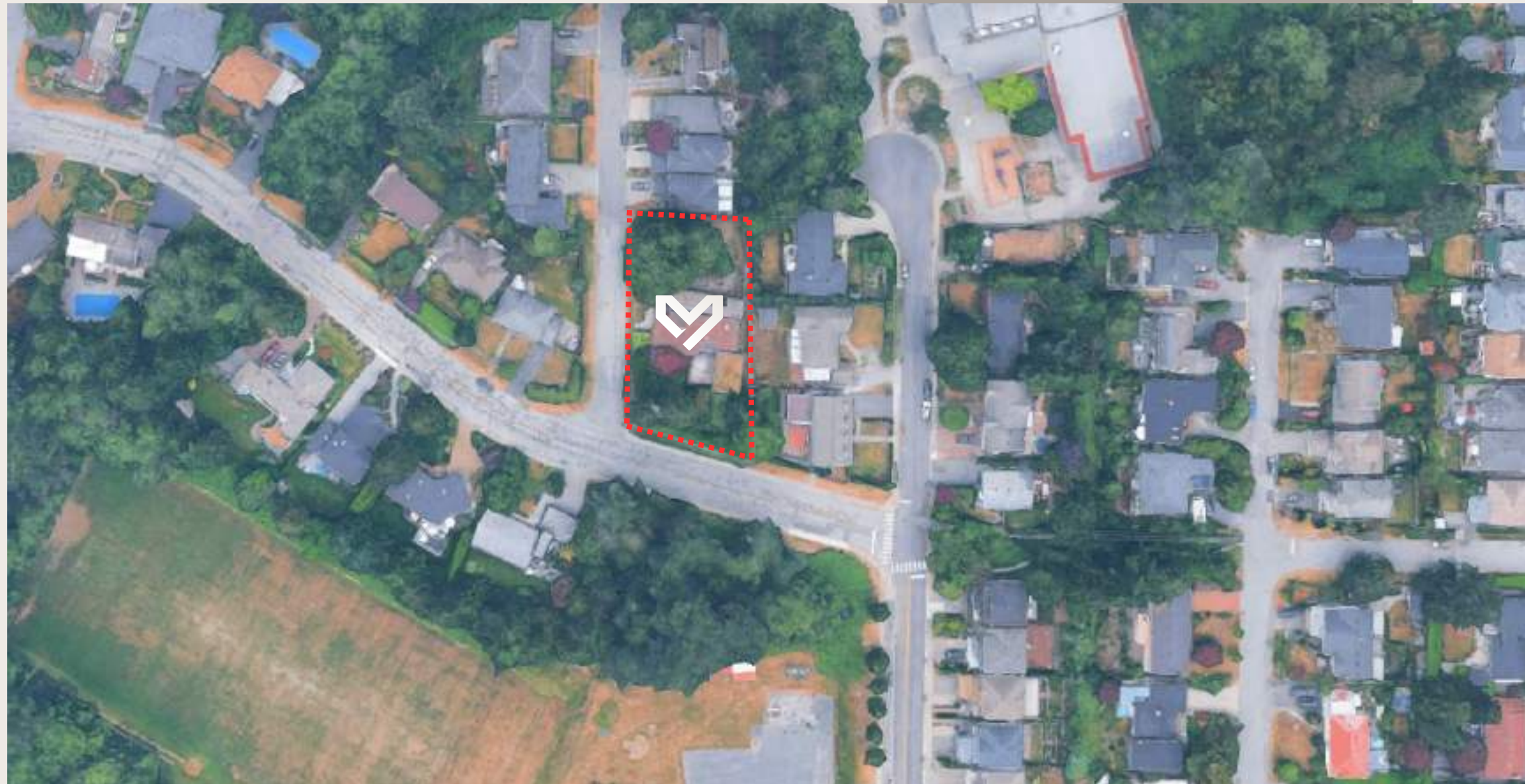
- ▶ Ongoing deterioration will continue without intervention
- ▶ Exposure to future weather cycles will accelerate decline
- ▶ A timely, viable solution is required to protect the home
- ▶ Restoration becomes more complex the longer the structure remains in deteriorating condition





The Following Site Considerations Are Relevant to the Proposed Approach

- ▶ The existing heritage home is centrally located on the property.
- ▶ Significant investment is required to relocate, restore, and maintain the structure.
- ▶ In our assessment, restoration alone does not provide a viable long-term solution given the level of investment required.
- ▶ The size and configuration of the property provide an opportunity to explore a coordinated heritage and subdivision approach.
- ▶ We are proposing relocation, subdivision, and restoration as a coordinated approach to address these considerations.

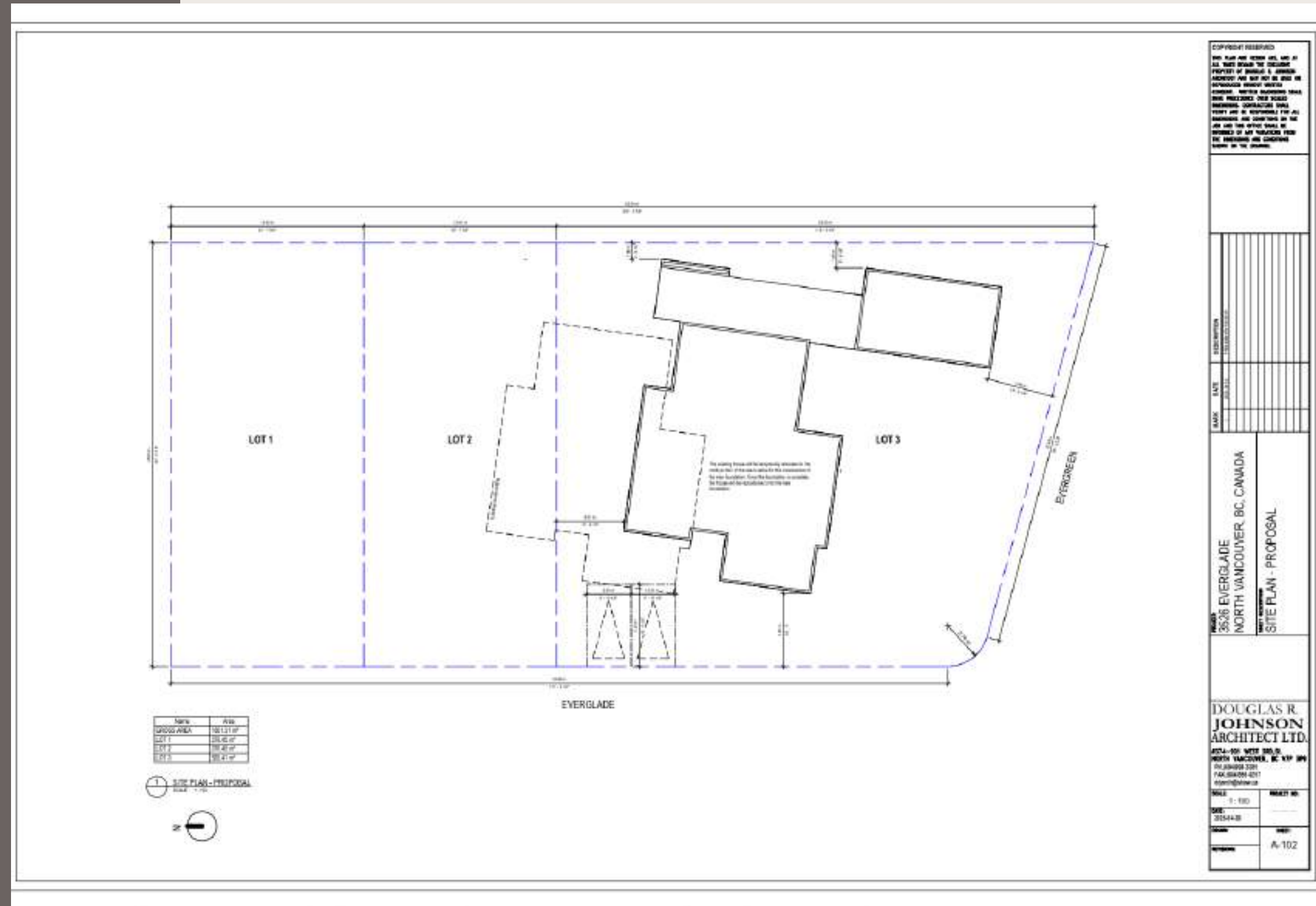




The Proposed Approach

A thoughtful approach to enable restoration while protecting the long-term future of the home

- ▶ Total site area: Approximately 18,000 sq ft
- ▶ Number of lots proposed: 3
- ▶ Number of dwelling units proposed: 3 (one per lot)
- ▶ Floor Space Ratio (FSR):
 - Lot 1 (new infill home): 0.78
 - Lot 2 (new infill home): 0.78
 - Lot 3 (relocated heritage home): 0.36
 - Overall site FSR: 0.54





Why This Approach



- ▶ Allows for a single-family home on each of the three lots, consistent with the surrounding neighbourhood.
- ▶ Relocation of the home enables a viable path for restoration.
- ▶ The Heritage Designation Bylaw provides permanent protection for the Erickson home.
- ▶ The subdivision creates a financial framework necessary to fund the restoration and long-term maintenance of the heritage home.



Community Considerations

► Siting

- Two new single-family homes are proposed on Lots 1 and 2 at the northern portion of the property.
- The relocated heritage home will be situated on Lot 3 at the southern portion of the site.
- Building siting and setbacks have been configured to respond to the lot geometry and surrounding residential context.

► Massing and Height

- The proposed homes are designed as two-storey single-family residences.
- Building heights and massing have been developed to be consistent with neighbouring homes in the area.

► Landscape Treatment

- The landscape design includes tree retention where feasible, along with new planting and screening to enhance privacy and soften the streetscape.





Community Considerations

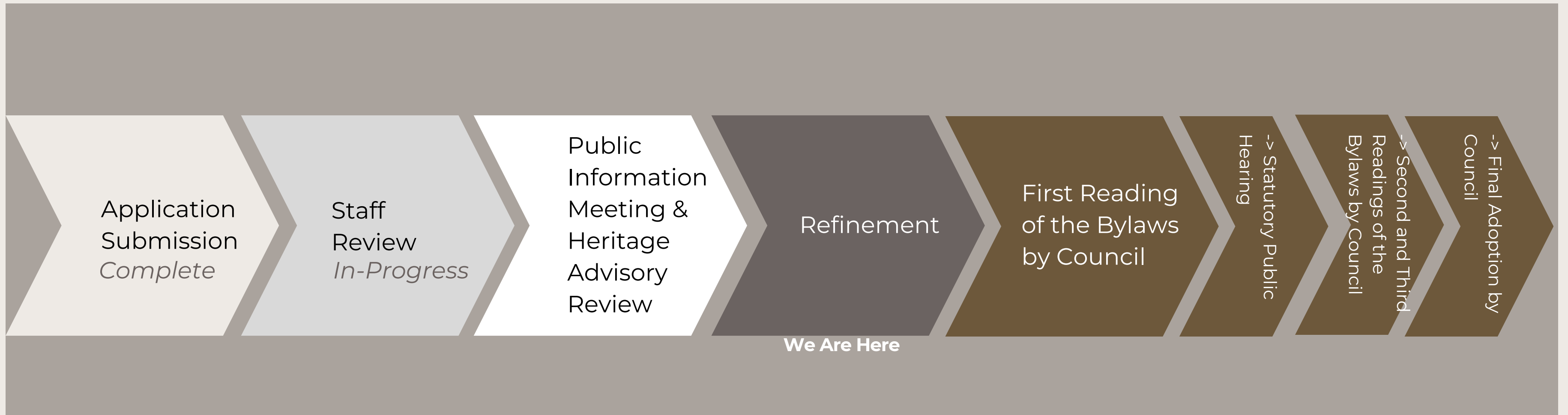
- ▶ Vehicle Access
 - Each lot will be accessed directly from Everglade Place.
 - Off-street parking is provided on each lot in accordance with District requirements.
- ▶ Tree Management
 - Tree retention and removal have been assessed by a certified arborist.
 - Tree protection and replacement measures are outlined in the arborist report and tree management plan submitted with the application.





Process & Timeline

The proposal is currently under review as part of the District's planning process





Thank You.

**We appreciate your time and
welcome your feedback**

Please visit the District's Public
Information Meeting webpage
to learn more and share your
comments.

