

The Corporation of the **City of North Vancouver**
Regular meeting of the Heritage Advisory Commission
Conference Room 'A', City Hall, 141 West 14th Street, North Vancouver, B.C.
Tuesday, February 14, 2012 at 5:30 p.m.

MINUTES

PRESENT:

Kerry Kukucha, Chair
David Shirlaw, Vice-Chair
Dave Gosse
Larissa Grierson
Brad McTavish

Pam Bookham, Councillor

ABSENT:

Margaret Herman

GUESTS:

Duane Siegrist, Integra Architecture
Michael Saii, Owner/Developer

STAFF:

Jocelyne Piercey, Planner
Edytha Barker, Committee Clerk

Quorum = 4

1. ELECTION OF CHAIR AND VICE-CHAIR

J. Piercey took over as Chair and commenced the meeting with the elections for Chair and Vice-Chair.

It was decided unanimously that the election would be conducted via show of hands. Nominations were called for from the floor. Kerry Kukucha was nominated for Chair and he accepted the nomination. There were no other nominations and Mr. Kukucha was declared Chair by acclamation.

Dave Shirlaw was nominated for the position of Vice-Chair and he accepted the nomination. Being no further nominations, Mr. Shirlaw was declared Vice-Chair by acclamation.

The meeting was then called to order at 5:35 p.m. by the Chair.

2. ADOPTION OF MINUTES

The minutes of January 10, 2012 were adopted with the removal of the word "was" at the bottom of page 2.

3. DELEGATION

- a) Duane Siegrist, Integra Architecture & Michael Saii, Owner
244, 246-248, 252 East 5th Street

J. Piercey informed HAC of the background on this application. This property currently has 3 lots, each of which contain an older home. Two of these homes are in the heritage inventory. The applicant is proposing that 2 of the homes be

demolished, one of which is listed in the supplemental heritage inventory. She noted that this issue was complicated by an error in the draft heritage inventory. The Ward house should have been shown as a "B" designation but was incorrectly shown as "A". She also stated that the applicant is asking for an exemption for the King residence.

This rezoning application was previously presented to HAC in December 2011. At that time HAC passed a resolution requesting that two of the homes on the property (the King and Ward residences) be retained. After the December HAC meeting, J. Piercey and G. Penway toured the site and recommendations were made to the application.

D. Siegrist and M. Saii joined the meeting at 5:55 p.m.

D. Siegrist was introduced and explained that this is a 17 unit townhouse development which will include restoration of the King residence. He went through the diagrams in the Feasibility Report (provided to HAC members in their agenda packages) which provide details on the various options.

M. Saii noted that he included a Developer Cost Information sheet and is available and willing to answer any further questions HAC may have regarding costs of the project.

HAC Questions/Comments:

- HAC questioned if Mr. Benjafield (who provided a letter stating that only the King residence should be maintained) is a code or cost consultant. It was confirmed that Mr. Benjafield is a real estate agent.
- HAC asked if the trees on the site were inventoried as heritage trees. It was clarified that they are not and attempts to save them would be for aesthetic reasons.
- B. McTavish suggested that HAC should request that the applicant give further detail on how the King residence will be restored and that there will not be a material shift.
- J. Piercey clarified that, in these types of rezoning applications, a deposit is taken from the applicant as assurance that the restoration is done according to heritage specifications.

The following motion was moved and seconded:

THAT the Heritage Advisory Commission (HAC), having reviewed the presentation from Duane Siegrist of Integra Architecture Inc. and Michael Saii, for 244, 246-248, 252 East 5th Street, considers the design has not been significantly improved upon since its previous presentation and now recommends rejection.

DEFEATED: 1 - 4

After further discussion, the following motion was moved and seconded:

THAT the Heritage Advisory Commission (HAC), having reviewed the presentation from Integra Architecture Inc. and Michael Sali for 244, 246-248, 252 East 5th Street, although supporting the site development concept, feels the following have not been adequately resolved:

- a) The detail for the retention and preservation of the King residence;
- b) The material nature of the King residence and how it will be restored.

The Commission further recommends that staff be empowered to receive the following information for the residence to be retained (King residence, 244 East 5th Street), prior to the approval of a rezoning application:

- a) A detailed inventory of the current conditions;
- b) Plans of the existing building;
- c) How additions will be removed floor by floor; and
- d) Detailed final elevations noting all materials, colours and finishes with supporting specifications and how new materials may deviate from the current.

The Commission also wishes to express its' disappointment regarding the demolition of the Ward residence.

CARRIED, 4 -1

4. BUSINESS ARISING

- a) Heritage Awards Council Presentation – Monday February 20, 2012
J. Piercey reminded HAC members that the Heritage Awards presentation is coming up on Monday, February 20, 2012. It is requested that all HAC members attend. Ms. Piercey will do a Powerpoint presentation and Councillor Bookham and Mayor Mussatto will present the awards.

5. NEW BUSINESS

- a) Possible Joint Meeting with DNV Heritage Commission
J. Piercey informed HAC that the District of North Vancouver would like to have a joint meeting of our Heritage Commission and theirs for the purpose of sharing ideas and updating one another. Some dates that they suggested are March 6, 7 or 8.

It was decided that some HAC members will be out of town in March, it would be better to do this in April. J. Piercey will contact the District and coordinate this. K. Kukucha will speak to the Chair of the DNV committee beforehand to discuss the agenda.

6. UPDATES

- a) **Councillor's Update –**
 - Council rejected effort to save 506 East 19th Street, preferring to retain 2 50 foot lots.
 - OCP launch this Thursday – any members of HAC that could attend should. Good to get involved at this stage of the discussion and put

emphasis on heritage preservation. Council should be encouraged to write heritage preservation/retention into the new OCP.

- The importance of coach houses in relation to heritage properties should put on a future agenda.

b) **Staff Update -**

- 230 West Keith Road – Queen Mary, building permits issued, groundbreaking ceremony a few weeks ago.
- 721 Chesterfield Avenue – school board offices, residential buildings, rezoned as part of QM site, density bonusing.
- 615 Mahon Avenue – end of Ottawa Gardens, building permit applications now in.
- 320 Tempe Crescent – Bow Residence - has been sold, subjects removed, owner in discussions with staff regarding options.
- 506 East 1^{9th} Street – building permit in for one house on one of the lots.
- 332 East 10th Street – no further developments, house being demolished.
- 106 West 1st Street (old Empire Theatre) – preliminary discussions with developer, developer wants to restore to its original look, commercial space with live/work space above.

7. **ANY OTHER BUSINESS**

- a) 2012 HAC Meeting Schedule – attached to package for members' information.
- b) D. Shirlaw has spoken to the owner of the coffee shop that is going in at the Turquoise building. They would be amenable to us have a meeting there at some point in the future.
- c) Welcome to new members!! K. Kukucha apologized for leaving this to the end of the meeting and welcomed our two new members, Dave Gosse and Brad McTavish. This will be the first time on a City committee for both of them. Brad will be acting as our architect.

8. **DATE OF NEXT MEETING** – March 13, 2012

10. **ADJOURNMENT**


Chair

March 13, 2012
Date