

The Corporation of the **City of North Vancouver**  
Regular meeting of the **Heritage Advisory Commission**  
Conference Room 'A', City Hall, 141 West 14<sup>th</sup> Street, North Vancouver, B.C.  
Tuesday, January 8, 2013 at 5:30 p.m.

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**MINUTES**

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**PRESENT:**

Kerry Kukucha, Chair  
Dave Gosse  
Larissa Grierson  
Margaret Herman

Pam Bookham, Councillor

**GUESTS:**

M. Rahbar, Vernacular Designs Inc.

**STAFF:**

Jocelyne Piercey, Planning Technician II  
Edytha Barker, Committee Clerk

**ABSENT:**

Brad McTavish

Quorum = 4

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The meeting was called to order at 5:45 p.m. by the Chair.

1. **ADOPTION OF MINUTES**

The minutes of September 11, 2012 were adopted as circulated.

2. **UPDATES**

a) **STAFF**

i. **Advisory Body Reorganization**

J. Piercey advised that, as has been communicated to CNV Committees, Council has referred the Advisory Body back to staff. Staff have been asked to organize a "shirtsleeve" presentation to Council. Therefore, the Committees will move forward with "business as usual" for the foreseeable future. In February, the usual Committee appointments and reappointments will occur. We currently have 2 vacancies on HAC and are hoping they will be filled in time for our February meeting.

M. Herman advised that she would like to rescind her resignation from HAC and will stay on the committee for another year.

A Chair and Vice-Chair will be appointed at the February meeting, as per usual.

ii. **2013 Draft Heritage Register**

J. Piercey circulated the draft Council report for HAC's perusal. This report and the updated Register will be going to the January 21 Council meeting. She advised that there have been some demolitions since the draft register

was created in 2010. The City's hope is that having an official updated register will have more weight in regard to maintaining heritage buildings. It was noted that 4% of the homes in the City of North Vancouver are listed in the heritage register, which translates to approximately 317 heritage buildings.

Councillor Bookham requested that the number of demolitions and the importance of this list to developers/applicants as well as the percentage of heritage homes in the City be added to the Council report.

J. Piercey also pointed out that the report to Council will be recommending new maintenance standards for designated heritage buildings and will reference the national *Standards and Guidelines for the Conservation of Historic Places in Canada*.

The following was moved and seconded:

**THAT** the Heritage Advisory Commission, having reviewed the draft report from Jocelyne Piercey, Planning Technician II, entitled "2013 Heritage Register", supports adoption of the 2013 Heritage Register and Heritage Conservation Bylaw as presented.

Further, the Commission requests that Council reaffirm its commitment to heritage conservation, preservation, restoration and adaptive re-use of heritage assets in the City of North Vancouver.

**CARRIED UNANIMOUSLY**

iii. 243 East 19<sup>th</sup> Street (H. Vickery Residence) - Update

J. Piercey advised that this is the house that was presented at the September HAC meeting. Noort Homes was originally planning to save the heritage home, however, at the Development Information Session, the neighbours were almost unanimous in stating their desire to have the home demolished and a duplex built instead, as per the zoning currently in place. A second Development Information Session was held but the outcome did not change.

b) **COUNCILLOR**

Councillor Bookham had no updates at this time.

3. **DISCUSSION TOPICS**

a) 275 West 6<sup>th</sup> Street – Duplex Rezoning, Ottawa Gardens  
Mehrdad Rahbar – Vernacular Designs Inc.

J. Piercey introduced this project. This is a rezoning application to change the zoning from RT-1 to a site specific CD zoning, based on a level 3 low density density designation in the Official Community Plan which allows an FSR up to 0.75. This home is located in Ottawa Gardens and is subject to the *Ottawa Gardens Heritage Conservation Area Guidelines*.

M. Rahbar presented. Tony Testini, the owner was unable to attend. The owner purchased this property a few years ago and has been renting it out. The owners are intending to live in one half of the duplex and have been involved in the interior design.

He emphasized that they had analyzed other houses in the neighbourhood to keep their design somewhat consistent, although there are a variety of styles on West 6<sup>th</sup> Street. They tried to capture details that make Ottawa Gardens distinct.

The main massing of the house was inspired by other houses on the street, while trying to incorporate the function of a duplex. The units will be symmetrical as they wish to present the look of 1 house from the street. They also felt the landscape design was as important as the architecture and picked up features of the street here as well. The duplex will have 2 enclosed garages, 1 per unit plus 1 carport per unit.

#### HAC Questions/Comments/Concerns:

- The front unit appears to adhere to the guidelines but the back unit does not. 20 feet across to 45?
- What are the main points from the Guidelines adhered to? A: Massing was the main focus and tried to pick up features from other houses on the street. Wanted to tie the new house to the street but also wanted to introduce new features reflecting this era.
- Why is there no porch on the front unit? A: The building had to be lifted up so we created a covered patio to look like a porch.
- Why is the back unit to be painted red? A: Red is used to distinguish it as a separate unit and is also a heritage colour.
- Is there a floor to ceiling window at the front of the house? A: There will be 8 foot French doors, the balcony will be 6 x 4.
- Aren't French doors usually used on the rear of a house? A: French doors are more practical and more heritage than sliding doors or patio doors.
- Wouldn't it be more appropriate to have traditional double hung windows and allow access to the patio from the main door? It would be better to have a porch with a railing. There seems to be a conflict between modern and traditional.
- Would like to see more symmetry of the windows on the ground level.
- Would like to see more traditional windows treatment and all one colour so it presents as a single family home.
- The back of the building does not take the design of the area into consideration.
- Fig trees are not recommended.
- Use of vinyl and metal is not consistent with a heritage area.
- The livability in the structure is good in terms of flipping the floor plans for the two units but ask that applicant consider changes to the design that are in line with the distinct community.
- Overall, HAC felt that this design was not in keeping with the *Ottawa Gardens Heritage Conservation Area Guidelines*.

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

THAT the Heritage Advisory Commission, having reviewed the presentation from Mehrdad Rahbar of Vernacular Designs Inc. for 275 West 6<sup>th</sup> Street does not recommend approval of the submission and requests that the applicant reconsider fundamental building design elements, particularly regarding the following:

1. Simplification of roof design
2. Window proportions and materials
3. Doors
4. Porches
5. Building color scheme
6. Removal of elements that are contrary to the *Ottawa Gardens Heritage Conservation Area Guidelines*

The Commission further requests that:

1. The applicant resubmit the application and include a line by line analysis demonstrating how the revised design scheme adheres to the *Ottawa Gardens Heritage Conservation Area Guidelines*, Section 2.6.1 – 2.6.9 (New Construction).
2. Sustainability elements be addressed in the resubmission.
3. The applicant present a landscape plan that is consistent with Section 2.6.9 of the *Ottawa Gardens Heritage Conservation Area Guidelines*.

**CARRIED UNANIMOUSLY**

The applicant left the meeting.

b) 2012 Heritage Awards

J. Piercey advised that we have one nomination so far. Our deadline was January 3 but we will still accept nominations for a few weeks. Another suggestion for a nomination is the Hose Reel at the Fire Hall. Marg Herman volunteered to take pictures and fill out the nomination form for this.

HAC had some other suggestions for nominations and Marg Herman will follow up and fill out nomination forms for these as well.

The awards will be presented at Council on the Monday of Heritage Week – February 18.

c) Potential Joint Meeting with DNV Heritage Committee

J. Piercey advised that the District of North Vancouver's Heritage Committee would like to have a joint Heritage meeting in the near future. The purpose of this would be to exchange ideas, talk about what each municipality is doing and update one other.

It was suggested that Peter Millar of the North Shore Heritage Preservation Society also be invited to this meeting.

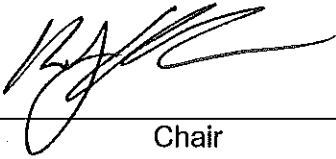
4. OTHER BUSINESS

5. INFORMATION ITEMS

a) Heritage Week (February 18 – 24)

6. ADJOURNMENT

DATE OF NEXT MEETING – February 12, 2013



A handwritten signature in black ink, appearing to be 'B. J. ...', written over a horizontal line.

Chair

3 - 12 - 13

Date