

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, July 8, 2014 at 5:30 p.m.

MINUTES

PRESENT:

Margaret Herman, Vice Chair
Dave Gosse
Jordan Levine
Allan Molyneaux

STAFF:

Christopher Wilkinson, Planner
Jean Hnachuk, Committee Clerk

ABSENT:

Larissa Grierson, Chair
Kevin Healy
Pam Bookham, Councillor

Quorum = 4

The meeting was called to order at 5:30 p.m. by the Vice Chair.

1. ADOPTION OF MINUTES

The minutes of the April 8, 2014 meeting were adopted as circulated.

2. DISCUSSION ITEMS

To become more familiar with heritage in terms of vocabulary, terms, types, plans, the right questions to ask, etc., a good resource is Mark Fram's Manual, *"Well-Preserved – A Manual of Principles and Practice for Architectural Conservation."* A few chapters were reviewed:

a) "Introduction" and "The Inheritance"

The "Introduction" chapter is general, high level reading. The "Inheritance" Chapter outlines variety and importance of resources, chronology, types and varieties (Page 15-19), elements and styles (Page 23-31), regional variation and evaluation and decision-making (asking the right questions). Also Page 21 is a useful resource which shows the character of the elements of the building.

Should a future delegation presenting to the Heritage Advisory Commission refer to a particular heritage style, this chapter would be helpful.

b) "Careful Conservation"

This chapter includes conservation activities and principles. In looking at creating an alternate use for an existing heritage building, the "Modernization" section touches on life safety, comfort, lighting, temperature, health – not conservation treatments, but rather treatments requiring conservation responses.

c) “Good Practice, Assessment, Archaeology, Environment

This chapter includes putting the principles to work, assessment, archaeology, environment, design, project management, building site, structural systems, exterior features, interior features, utilities, energy conservation, new construction, maintenance. There is a good table on Page 60-61. A visual assessment of a building, which can also be helpful, is a two-stage process where you identify the architectural character of a building from afar, and then go up close to it and assess the conditions of those elements.

Questions and comments included, but were not limited to:

- Consider the story of a heritage building and how it changes over time. Is restoring a building back to its original state always the ultimate goal? Or is it finding something that works with the needs of the building and its owners?
- What is the mandate of the Commission? Is heritage style important or are we to look at how to integrate new design with old? Do we make recommendations?

The standard process of an application is as follows:

- Staff receives an application for a rezoning proposal. It is reviewed and referred to advisory bodies (development proposals for heritage would come before the HAC) for review.
 - There are instances where advisory bodies request consultants to their projects. Applications are of different scales. The Commission would need to consider the requests of the applicant vs. the value of the end result.
 - Projects are also presented to the public through development information sessions and Council meetings. Staff works with the applicant to find the best sequence of the process.
 - With each application, a memo is prepared for the advisory bodies describing the application, where the application is in the process, and now the memo will also include a statement referring to relevant pages from Mark Fram's Manual.
 - When the applicant comes before the HAC, the proposal is reviewed and the HAC make a recommendation.
 - Staff asks the applicant to respond to everything in the recommendation.
- Two good examples of updating past uses to accommodate common needs were the Queen Mary Elementary School and Ridgeway Elementary School – two buildings that were renovated and updated for teaching requirements.
 - The City maintains a file for each heritage building that is listed in the Heritage Registry. If HAC members are interested in seeing any of the files, please let C. Wilkinson know.

d) Best Practices in Metro Vancouver – Incentives for Heritage Retention

C. Wilkinson reported that he has been working on some ideas that could encourage heritage conservation at the City and has been trying to find out what heritage incentives are offered in other municipalities. Some ideas for the City were discussed. C. Wilkinson would like to get more ideas in the Fall, and create a draft report for the Commission's review prior to taking the report to Council.

The City has a Heritage Reserve Fund, which is not replenished annually. The balance is about \$80,000. There was a \$10,000 grant approved from the Fund that went to the

cost of an assessment report of the structural and restoration requirements of an “A” listed heritage building on Finlay’s Row.

e) Heritage Awards

C. Wilkinson reported that the HAC Committee Clerk is maintaining a list of projects that have been considered for a heritage award by the Commission. C. Wilkinson suggested adding the following projects to the list:

- Queen Mary School
- 101 – 149 Lonsdale Avenue
- The Beasley Block (Moodyville Café)
- BC Tel Building
- Coronation Block (105-111 West Esplanade Avenue/previously Bella Candella);

to which the Commission members agreed.

3. STAFF UPDATE

101-149 Lonsdale Avenue – The Heritage Designation Bylaw was adopted by Council.

117-135 West 1st Street (Fairborne Development) – The designation of the existing BC Tel Building is being proposed. Legal agreements are still being worked out.

275 West 6th Street – The application is to demolish the existing home and build a new duplex on the site, in keeping with the heritage conservation guidelines. The existing home is not on the Registry. The bylaw received First Reading last night at Council.

214 West 6th Street – Ottawa Gardens Show Home and the first single-family home in the Ottawa Gardens; the style is Italian-renaissance. A proposal has been received to move the home forward on the lot and build a two-bedroom building at the rear of the property, and put in a secondary suite in the heritage house. The current zoning designation is RT-1 (duplex), the land use designation is Level 3, which is consistent with the OCP and consistent with the Low Density Guidelines. They are looking at providing four parking stalls with a mechanical parking system. Staff would be seeking heritage protection.

PGE Land (original site) – There was a proposal to de-designate the heritage site at the foot of Lonsdale and relocate the PGE Station to the Waterfront Park. Council chose not to de-designate the site at this time until it can be confirmed that the Presentation House Gallery will be located on the site. The PGE Building has been temporarily relocated to Alder Street while the deck removal and replacement takes place. M. Herman reported that she received a copy of a letter from the Director of the North Vancouver Museum & Archives to one of the Councillors suggesting that the PGE Station be offered to the Railroad Museum in Squamish.

Central Waterfront Vision – Roger Brooks was hired by the City to come up with a vision for the Central Waterfront. A report will be circulated to Council on Friday to include the outcome of his work.

Heritage Plaque Program – The Commission receives a \$5,000 budget annually for the production of plaques. The HAC Committee Clerk has created a complete list of the heritage homes that have been designated, including which have already received plaques. The budget can also be used for walking tours, speakers, etc.

Official Community Plan – Council met last night to review the OCP. A number of items were changed in the draft plan, including the removal of a coach house and a secondary suite in a single family zone. The OCP will go to a public hearing in September.

1337 Jones Avenue – This is a “B” listed home on the Heritage Registry. Staff are exploring development options with the owner.

St. Paul’s Residential School Memorial – The art piece has been installed. C. Wilkinson will provide a photo of it for the next meeting and will report if there will be a ceremony for it.

Action: C. Wilkinson

4. INFORMATION ITEMS

Sea to Sky Heritage Fair – Thank you letter from NVMA was provided to members in their HAC packages. The Fair was well-attended, and the kids had a great time.

5. OTHER

Handouts of the “Vancouver Heritage Foundation’s Lexicon of Heritage Conservation Terms” will be provided at the next meeting.

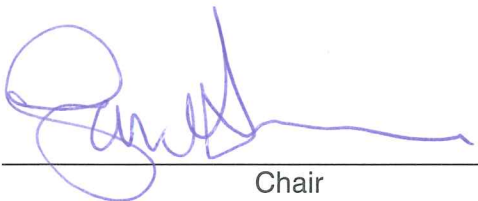
Action: Committee Clerk

6. ADJOURNMENT

DATE OF NEXT MEETING – August 12, 2014 & September 17, 2014 (DNV)

August 12, 2014 – Meeting to be confirmed.

September 17, 2014 – Meeting will take place at the District of North Vancouver’s Office. Don Luxton has confirmed he will give a presentation, in a joint meeting with the DNV.



Chair

SEPT 9/2014

Date