

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, September 9, 2014 at 5:30 p.m.

MINUTES

PRESENT:

Larissa Grierson, Chair
Margaret Herman, Vice Chair
Dave Gosse
Jordan Levine (Architect)
Allan Molyneaux
Pam Bookham, Councillor

STAFF:

Christopher Wilkinson, Planner
Edytha Barker, Committee Clerk

GUESTS:

Karl Wein, Designer
Bert Chase, Architect
Carson Kubrick, Owner
Cory Kubrick, Owner

ABSENT:

Kevin Healy

Quorum = 4

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

1. ADOPTION OF MINUTES

The minutes of the July 7, 2014 meeting were adopted as circulated.

2. NEW BUSINESS

- a) Heritage BC Conservation Award – Queen Mary Elementary School
Heritage BC has nominated Queen Mary Elementary School for a provincial heritage award. C. Wilkinson and Councillor Bookham will, on behalf of the City, be attending the Awards Gala on September 26th in Cloverdale.
- b) Review Delegation Presentation & Resolution Procedures
C. Wilkinson referred to the draft “Steps to Consider” provided. He recommended that the Commission adopt a standard process when considering applications.

3. DELEGATION

- a) 214 West 6th Street (Rezoning Application) – Bert Chase, Architect & Karl Wein, Designer

This application is seeking to rezone a 7,685 square foot (64 ft. x 120 ft.) lot from the current RT-1 (Two-Unit Residential 1) Zone to a Comprehensive Development Zone to permit a three-unit development. This site is designated Level 3 (FSR not to exceed 0.75 times the Lot Area) in the Official Community Plan (OCP). The existing ‘A’ ranked heritage home constructed in 1907 was one of the show homes in the Ottawa Gardens Heritage Conservation Area.

The proposal is to relocate the existing heritage building closer to West 6th Street. The heritage building would include an accessory dwelling unit and would be legally

protected with a heritage designation. A new, two-unit building is proposed closer to the lane. It would include parking for four vehicles, accessed from the lane.

5:40 p.m. – Councillor Bookham joined the meeting.

B. Chase presented. This was the first house built in this development to bring money to the North Shore and the only Italian revival house in the area known of. It is in remarkable shape for its age. The building itself has had very few changes over the years. They are not looking to make many changes to the interior aside from refurbishing. The house has visually been pushed back on the street and the proposal is to bring it forward to give it prominence on the street face. Currently the lower level of the existing house is undeveloped, they propose to develop the lower level and open up the ground floor a little. No changes to the exterior are proposed except the porch around the tower.

Regarding the new structure, they have tried to pick up the main massing elements and designed a formal yet simple form with a tower, picking up the primary elements from the heritage house. The garage is lifted up and extends to have a raised roof element to reflect the tower design. To create a foil between old and new there will be a row of deciduous trees which will create a background for the heritage building. To accommodate 4 parking spaces, they will be using a mechanical tilting system which will keep the footprint of 2 cars.

Questions/Comments from HAC:

- The new garage is for 4 cars? What about parking for the original building?
 - Presently there is no parking for the original building; the new parking will have 2 spaces allocated to the front building.
- How many feet is the heritage house being moved from its present location?
 - It will be moved forward 20 feet; this is only 3 feet ahead of the house next door.
- How much space will there be between the old and new units?
 - About 25 feet.
- Supportive of moving the house forward; this is the right strategy. When the building is moved forward, it will come down a little, are finished grades going to be relatively the same?
 - Yes, they will be carefully blended in; the idea is to have a terrace or something to create a transition. Presently the house is 8 or 9 feet above street level.
- How did you apply some of the asymmetries and massing of the heritage house to the duplex?
 - The overall form of the heritage building is made up of two forms put together; we've tried to work with that. It could be emphasized more; the challenge is fitting within height restrictions, it would be nice if it could be more accentuated.
- The front porch on the heritage building, while serving a purpose, seems to take away from the height of the column; could it be done with some other type of material – something see through?
- The parking solution is very unique, other people might be looking at this as well. Do you think the parking spaces will function as planned? Is it noisy?
 - One of the bonuses of this parking system is that it is more difficult to turn the garage into a gym or a storage locker.
 - The equipment is below ground and hydraulic so should be quiet.

- Are you going to be refurbishing the wood windows or putting in something new? Refurbished would be preferable to the Commission as this is an important heritage element.
 - Wouldn't want to commit at this point.

After further discussion, it was moved and seconded:

THAT the Heritage Advisory Commission, having reviewed the preliminary presentation from Karl Wein & Associates and H.S. Chase Architect Inc., commends the applicant on their presentation and on the retention of the heritage building.

The Commission supports the project, subject to the approval by the Manager, Development Planning, of the following:

- a) Further development of the porch design in relation to the tower which is a character defining element of the heritage building;
- b) Further development of the fenestration details including doors and windows;
- c) Further rationale on the parking solutions.

CARRIED UNANIMOUSLY

4. UPDATES

- a) Councillor
Councillor Bookham did not have an update but discussed the draft OCP in relation to incentives for heritage home owners.

After further discussion by the Commission, it was moved and seconded:

THAT the Heritage Advisory Commission directs the Chair to write a letter to Mayor and Council suggesting that the consideration of adding to the draft Official Community Plan (OCP) a relaxation of the policy that limits RS-1 properties to a coach house or a secondary suite to include both possibilities for heritage properties which are legally designated.

CARRIED UNANIMOUSLY

- b) Staff
 - 117-135 West 1st Street (BC Telephone Building)
 - Approved and legally protected by a Heritage Designation Bylaw. Plans will be coming shortly.
 - 275 West 6th Street (Ottawa Gardens)
 - The rezoning application is going to Council for Public Hearing on September 15.
 - Lions Gate Hospital
 - Vancouver Coastal Health are planning to decommission the building on the site that is listed on CNV's Heritage Register and going to consider further options. They have a heritage professional on their design group. CNV staff will continue to work with them.
 - Plaque Program (Sample provided)
 - Staff has prepared a list of designated homes and buildings and passed it along to North Vancouver Museum & Archives to get plaques. There are currently approximately 30 designated homes that

don't have a plaque. 100% of the cost of plaques for designated properties is born by CNV. In the future, we will be asking owners to come to a Heritage Advisory Commission meeting to receive their plaques. After we have notified all designated owners, we will move to the A ranked buildings; the City splits the cost of these 50/50 with owners.

- St. Paul's Residential School Monument
 - This has now been raised and photos of the monument were circulated to the Commission.

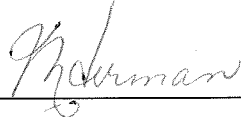
5. **ANY OTHER BUSINESS**

a) Update to Member Binders

Members were asked to bring their binders and leave them with the Committee Clerk. Staff will go through all the binder and update them to ensure they all contain the same information.

6. **ADJOURNMENT – 8:10 pm**

DATE OF NEXT MEETING – September 17, 2014 (DNV), October 7, 2014



Chair

October 14 2014

Date