

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, January 12, 2016 at 5:30 p.m.

MINUTES

PRESENT:

Larissa Grierson, Chair
Jordan Levine, Architect
Allan Molyneaux
Marian Wilkins

STAFF:

Christopher Wilkinson, Planner
Edytha Barker, Committee Clerk
Courtney Miller, Planner

Linda Buchanan, Councillor

ABSENT:

Harvinder Johal
Kevin Healy, Vice Chair

Quorum = 4

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

1. ADOPTION OF MINUTES

The meeting minutes of November 10, 2015 were adopted as circulated.

2. DELEGATION

(a) Moodyville Design Guidelines - Courtney Miller, Planner

C. Miller, Planner presented the proposed Moodyville Development Guidelines. The City is now in final stages of developing the guidelines before revisions and a report to Council.

Key points:

- In developing the guidelines, focus has been on the 5 guiding principles: contribute to Moodyville identify, create neighbourly streetscapes, improve mobility, promote housing diversity and advance sustainability.
- Specific development commitments will be expected through rezoning such as East 3rd Street dedication, density bonus provision, energy efficiency, noise reduction, adaptable design and pedestrian connections.
- Focus will be on three ground oriented forms: townhouse; stacked townhouse; and low-rise apartment.

- Place making will focus on: First Nations; sloped topography; industrial waterfront; centred on transit; narrow residential streets; and, interrupted views.
- There are 12 buildings listed on the 2013 Heritage Register in Moodyville, five of which are either protected by bylaw or covenant, will not be rezoned due to an existing Comprehensive Development zone or are located on a lot with no anticipated change of use. Of the remaining seven, three wartime houses on the south side of East 3rd Street may be at particular risk.

Questions/Comments from HAC:

- Are the 3 wartime houses already owned by a developer?
 - Developers have brought land assemblies to staff's attention that include the three wartime houses.
- Could you explain multi-family parking ratios in relation to the parking studies?
 - The proposed minimum requirement is 1.2 stalls per unit which is the current multi-family parking ratio in the Zoning Bylaw. This minimum is lower than the standard applied in recent years to applications for ground-oriented housing proposing to rezone to Comprehensive Development zones. A lower minimum requirement provides more flexibility to retain heritage registered and heritage character houses by allowing less efficient provision of parking that sometimes results. This standard is not in conflict with the parking study currently under review.
- Has there been any thought to moving the 3 wartime houses and putting them together on a large lot?
 - Moving the houses would result in some costs and complications. Staff is considering a range of possible responses: including the homes as part of a development; moving them each to an existing single-family home as an accessory dwelling unit; and, creating a single strata condition with all three homes relocated to an appropriate site.
- It is very important to keep the existing place maker storyboards on the Spirit Trail that tell the Moodyville story. This is consistent with the City's promotion of walkability and we want people to understand the context and history of the community and see art along their walk.

After discussion, it was moved and seconded:

THAT the Heritage Advisory Commission, having received the presentation from Courtney Miller, Planner on the Moodyville Design Guidelines, supports the Guidelines subject to the resolution of the following items to the satisfaction of City staff:

1. Existing place making signage is retained and updated to speak to the history of Moodyville;
2. All possible efforts are made to retain the East 3rd Street wartime houses.

CARRIED UNANIMOUSLY

3. **NEW BUSINESS**

(a) **Heritage Awards 2016 Nominations**

Two nominations have been received. C. Wilkinson showed a short PowerPoint presentation outlining the two nominations.

After discussion, the following was moved and seconded:

THAT the Heritage Advisory Commission recommends the two nominations for 2016 Heritage Awards and that the Heritage Awards be presented at Council on Monday, February 15, 2016.

CARRIED UNANIMOUSLY

(b) **Heritage Advisory Commission – Terms of Reference**

C. Wilkinson asked that the Commission keep the Terms of Reference in mind when considering applications and presentations from developers. There are other committees such as the Advisory Design Panel and the Advisory Planning Commission that review the other aspects of applications.

Commission members should focus on the aspects of the development related to heritage.

(c) **Heritage Plaques – Update**

Six heritage plaques are being produced and will be ready within the next week. Staff will then contact the owners and have them come to a HAC meeting to receive their plaque.

Staff and the NVMA are working with representatives from School District #44 to create a larger plaque for Queen Mary School.

Counsellor Buchanan asked if the six plaques could be presented to the owners at Council on the same night as the Heritage Awards. C. Wilkinson will look into this.

4. **UPDATES**

a) **COUNCILLOR**

- Council's first meeting back after the holiday break was last night.
- The first reading for 1753 Grand Boulevard occurred and will be presented at a public hearing on January 25th.

b) **STAFF**

- 1753 Grand Boulevard – as above.
- 910 Grand Boulevard – Developers' open house was held in early December. The architects and owners were in attendance. Will be coming to HAC next meeting. They have hired Don Luxton to do the Heritage Conservation Plan.
- 214 West 6th Street – This is the former show home in Ottawa Gardens; the plans have been modified and we are currently awaiting the applicants' response on staff comments.

5. **ANY OTHER BUSINESS**

(a) **Joint Meeting with DNV Heritage Committee**

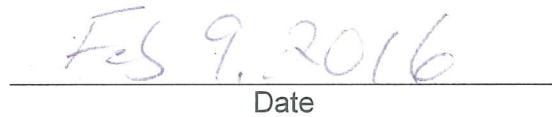
A joint meeting with DNV's Heritage Committee is being scheduled for late spring or early summer. We will have a speaker once again; HAC's suggestions or specific areas of interest are welcomed.

6. **ADJOURNMENT**

There being no further business, the meeting was adjourned at 7:25 p.m.



Chair



Date