

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, October 8, 2013 at 5:30 p.m.

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**MINUTES**

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**PRESENT:**

Larissa Grierson, Chair  
Kerry Kukucha, Vice Chair  
Dave Gosse  
Margaret Herman  
Sharon Peters  
Pam Bookham, Councillor

**GUESTS:**

Jennifer Randall, Fairborne Homes Ltd.  
Cam Halkier, Shift Architecture  
Peter Buchanan, Shift Architecture  
Nicole Howell, Donald Luxton & Associates  
Christopher Philips, Fairborne Homes Ltd.

**ABSENT:**

Brad McTavish

**STAFF:**

Christopher Wilkinson, Planner  
Edytha Barker, Committee Clerk

**Quorum = 4**

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The meeting was called to order at 5:34 pm by the Chair.

**1. ADOPTION OF MINUTES**

The minutes of September 10, 2013 were adopted as circulated.

**2. DELEGATION**

a) 117 West 1<sup>st</sup> Street – The BC Tel Building

This development site is located on the south side of the 100 block of West 1<sup>st</sup> Street. The site encompasses the BC Telephone Commercial Building at the east end of the site, which is an 'A' ranked heritage building in the CNV's 2013 Heritage Registry.

N. Howell of Luxton & Associates presented the Initial Condition Heritage Review of the heritage building. The BC Telephone Building was built in 1926 as commercial office space for BC Tel. Luxton & Associates were asked to do an Initial Condition Review in July of this year. Donald Luxton & Associates' next step will be to create a Conservation Plan.

The BC Tel building is in its original location with its original form, scale and massing retained. The interior features have been maintained in good condition with evidence of normal wear and tear. The building has not undergone any rehabilitations or renovations. It mainly needs a mild upgrade with minimal intervention.

C. Halkier and P. Buchanan of Shift Architecture next presented the new building portion proposed with the development. They stressed that their main focus is to allow the heritage building to stand on its own and to keep it set away from the rest of the development. On the roof there will be quite an expansive roof garden with urban

agriculture plots and a sitting area with fabulous views; a public amenity for the community at large and inhabitants of the building.

Fairborne agrees to legally protect the heritage building.

**HAC Comments/Questions:**

- What is the condition of the floors?
  - The wood floor in front is in mostly good condition. There is a crack through the mosaic tiles due to settlement.
- The building seems to be in good condition structurally for its age. Any idea what would happen in the event of a disaster?
  - Our intent is to treat it with care. It is a wood frame building with a brick veneer so the brick may shed in spots but the wood frame should be fairly ductile.
- Are you anticipating that the building will continue to be used as commercial space?
  - Yes, in fact we are hoping to keep the same tenant throughout construction and after.
- What is the darker grey element behind the building?
  - Commercial steel cladding.
- The whole design approach is very appropriate.
- HAC had no concerns.

It was moved and seconded:

**THAT** the Heritage Advisory Commission, having reviewed the presentation from Fairborne Homes Ltd., Donald Luxton & Associates Inc. and Shift Architecture, for 117-135 West 1<sup>st</sup> Street, commends the applicant on the quality of the proposal. The Commission recommends approval of the application.

**FURTHER**, the Commission requests that, once the Conservation Plan for the BC Tel Building from Donald Luxton & Associates Inc. is complete, that the applicant come back to HAC to present the Conservation Plan.

**CARRIED UNANIMOUSLY**

**3. UPDATES**

a) STAFF

- i. 107 Carrie Cates Court – PGE Building  
Heather Reinhold, CNV's Manager, Waterfront Project will be coming to HAC next month with a presentation.
- ii. 229 East 19<sup>th</sup> Street  
The owners have submitted applications for a building permit and a demolition permit and these are currently under review. Staff are encouraging the architect to voluntarily present the building permit to HAC.

b) COUNCILLOR

- Council received a recommended retail strategy from Colliers for the waterfront. CNV has received certificates of compliance for the buildings; the next step will

be to prepare the lease. There has been a significant response from the public stressing that they expect more public space and less retail.

- It will be useful to Council to hear from HAC with respect to the heritage value of the PGE building.
- The stern of the Flamborough Head is being dismantled. Staff came to Council with urgency that it was unstable. CNV will retain the propeller.
- Council has requested a report on what has been spent on Parcel 5 so far.

**4. OTHER BUSINESS**

a) Potential Heritage Awards

A list has been prepared of projects that have come to HAC since 2010. C. Wilkinson will update and this list will be distributed to HAC members for visits and consideration.

b) Queen Mary Tour/Meeting – Update

Heritage Week in February would be an appropriate time to summarize the heritage program and update Council. E. Barker will coordinate with the School District to find out if we can hold our February meeting at Queen Mary Elementary School.

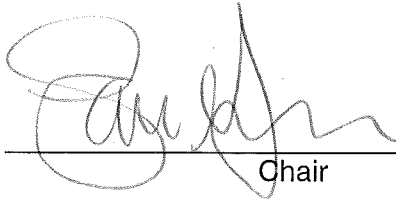
**5. INFORMATION**

a) Mid Block Rezoning Open House – October 22, 2013

This is being held in the Atrium at City Hall from 4:30 – 7:00 pm on Tuesday, October 22, 2013. This forms part of the four phase comprehensive zoning bylaw review; this is related to the second phase, zoning amendments to support affordable housing. The City's proposal is to rezone all lots in the Area from RS-1 "Single Family" to RT-1 "Duplex". Staff are also developing Duplex Development Permit guidelines; a preliminary draft will be presented for discussion and input. Anyone is welcome to attend. Notices were sent to homeowners the week of Sept. 17.

**6. ADJOURNMENT – 7:00 p.m.**

**DATE OF NEXT MEETING – November 12, 2013**

  
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Chair

NOV 12 / 2013  
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Date