

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 14, 2015 at 5:30 p.m.

MINUTES

PRESENT:

Larissa Grierson, Chair
Kevin Healy, Vice Chair
Dave Gosse
Harvinder Johal
Jordan Levine, Architect
Allan Molyneaux

GUESTS:

Derek Porter, Owner, 1753 Grand Boulevard
Charles Moorhead, Architect

STAFF:

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

ABSENT:

Linda Buchanan, Councillor

Quorum = 4

The meeting was called to order at 5:32 p.m. by the Chair.

1. ADOPTION OF MINUTES

The meeting minutes of June 9, 2015 were adopted as circulated.

2. NEW BUSINESS

- a) 1753 Grand Boulevard – Derek Porter, Owner and Charles Moorhead, Architect
The Young Henderson Residence is an A ranked heritage building on the 2015 Heritage Register. D. Porter has recently purchased this house. He presented Phase 1 - a building permit and Heritage Alternation Permit for a new secondary suite, interior alterations and conservation of the exterior. Phase 2, which will be an application to reorient the lot line and build a new single family house in the back, will be referred to HAC at a future date.

Details of the presentation included:

- The house has been protected by a Covenant by the previous owner.
- Siding and trims will be restored and painted.
- A complete new asphalt roof will be added.
- All windows will be restored.
- New windows are being proposed on the west elevation for the kitchen and mud/laundry room only. The new windows will be in keeping with the current design.

- In the backyard, the changes include relocating the back door and replacing it with French doors to match existing to new walk out terrace; a new terrace will be added.
- A new one bedroom suite with a separate entrance will be added in the basement.
- The rest of the basement will be made into a guest bedroom, bathroom, recreation room and storage with access to the original house.
- Kitchen will be remodelled to bring it up to today's standards with state of the art appliances.
- Kitchen and dining room will be combined to create more space.
- Wood floors will be restored and kept original; the wood fireplace in living room will be restored to original.

5:45 p.m. - D. Gosse left the meeting, H. Johal joined the meeting.

The applicant is concerned about the Copper Beech trees which are also protected by Covenant. If the applicant is required to install a sidewalk, as part of the future subdivision, the root system of the trees as well as the integrity wall could be jeopardized.

Questions/Comments from HAC:

- What is the square footage of the basement suite?
 - About 500 square feet.
- Are you planning to make any changes to the vehicle access for the heritage house?
 - Not at this time.
- How far around the property does the rock wall extend?
 - It tapers off at the pathway that leads to the front door.
- What are you planning to do about the fence in the backyard?
 - It will need to be replaced with something more solid; we will honour the original character of the fence and will retain an "H" that we have found in one of the pickets.
- What was originally on the roof?
 - It appears to be wood shingles.
- What is the rationale behind the use of asphalt shingles?
 - The house has had asphalt shingles for the last 60 years or so, over half of its life. The neighbourhood remembers the house this way and we want to honour that look.

The following motion was moved and seconded:

THAT the Heritage Advisory Commission, having reviewed the proposed alterations to the Young Henderson Residence (1753 Grand Boulevard), supports the proposal. In particular, the Commission commends the proponent for the:

- sensitive selection of replacement and addition of windows,
- placement of terracing;
- general site plan.

AND THAT the Commission supports the proposal to reroof with asphalt shingles subject to consideration of a style, profile, and texture complementary to the building.

FURTHER, the Commission recommends that the historic context of the site and the heritage value of the legally protected Copper Beech trees be taken into careful consideration when future off-site works such as the curb and sidewalks are considered.

The Commission commends the applicant for a thorough presentation.

CARRIED UNANIMOUSLY

b) East 3rd Street / Moodyville Community Design Process

C. Miller, Planner, gave a presentation on the 3rd Street/Moodyville Design Process. The new Official Community Plan that was adopted in March 2015 includes changes to the land use designation in the East 3rd Street/Moodyville area as a result of the input and discussions that occurred throughout the CityShaping process. Council has identified the creation of design guidelines and new zoning regulations to guide future developments in this area as a priority for 2015.

City staff have now started a process to incorporate input from the community which will run through to early 2016. A Guiding Principles Open House was held on June 29, the draft design guidelines are being developed over the summer and design guideline workshops and open houses will be held in the fall.

Key elements of the presentation included:

- The first sawmill was built in the mid-19th century near where the Richardson grain terminal now stands; the company town of Moodyville was established. This was one of the earliest settlements on the North Shore. The mill closed in 1901 and the last of the Moodyville lands were incorporated into the City by 1925.
- There are a range of residential uses in this area:
 - Residential Level 4A - Ground Oriented (Medium Density)
 - Residential Level 4B - Ground Oriented (Medium Density)
 - Residential Level 5 – Mid-rise Residential (Medium Density)
- As this process relates to heritage, there are approximately a dozen properties in this area on the 2013 Heritage Register. New housing should respect but not imitate the heritage qualities of these buildings.
- There are no buildings or structures remaining that formally mark the significance of the Moodyville settlement. This process could offer new opportunities for commemoration.

Questions/Comments from HAC:

- What is the intention regarding the transit corridor? Will the road be widened?
 - The City does not have much say in the decisions that TransLink makes but we are looking at rapid bus options. The intention is that our land use works in concert with the transit plans for the region.
- Is the intent of this process to change the zoning or would that be done as applications come forward?

- The direction from Council is to rezone the land as part of this process and to adopt a set of guidelines that would be exercised. We anticipate consolidations coming forward and a significant potential volume of applications. Having zoning in place creates more certainty for the future for owners, applicants and neighbours.
- Is this information online?
 - Yes, it can be found at www.cnv.org/E3rdStreet.
- How is heritage referenced in the density bonusing policy and how would it be considered in this context?
 - The recently adopted Density Bonus and Community Amenity policy will be considered in the development of the Community Design process to address the specific heritage buildings.

3. **UPDATES**

a) **COUNCILLOR**

b) **STAFF**

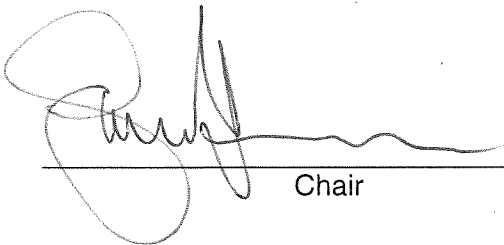
- **214 West 6th Street** – There is no update at this time. The applicant is contemplating the feedback received from Council. The application is still active, but on hold.
- **1337 Jones Avenue** – This is a site just north of Keith Road; the application is to rezone an 8,400 sq. foot lot and take down a B ranked heritage home. Council will consider this proposal at their July 20 meeting. The Wilson Residence has been offered for relocation.
- **LGH Activation Building** – A report went to Council last night; members of the heritage community came out and spoke in support of retaining elements of the building. Council adopted a resolution stating that consideration of a demolition permit be deferred until a long term plan is received from the Province. Council also supported retaining the façade of the building.

4. **ANY OTHER BUSINESS**

5. **INFORMATION**

6. **ADJOURNMENT**

There being no further business, the meeting was adjourned at 7:55 p.m.



 Chair

OCT 13 / 2015

 Date