

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, March 10, 2020 at 6:00 p.m.

MINUTES

PRESENT:

Lori Boyd
Kevin Healy, Vice Chair
Kameliya Hristova, Architect
Allan Molyneaux
Marian Wilkins

ABSENT:

Christopher Wilkinson, Chair

GUESTS:

Steven Petersson, Cascadia Green Development
Farzad Mazarei, Cascadia Green Development
Melanie Greenaway, Double Dare Design

STAFF:

Sean Galloway, Manager, Planning
Edytha Barker, Committee Clerk

Quorum = 4

The meeting was called to order at 6:03 p.m. by the Vice-Chair.

1. ADOPTION OF MINUTES

The meeting minutes of February 11, 2020 were adopted as circulated.

2. DELEGATION

a) 402 – 438 East 3rd Street / 341 St. Davids Avenue
Cascadia Green Development

The City has received a development application for 402 – 438 East 3rd Street and 341 St. Davids Avenue in the Moodyville area. The proposed development is for a four to five storey building across all sites. The applicant is requesting an amendment to the Official Community Plan to Mixed-Use 2. There are two heritage resources on the site, both ranked “B” in the City’s 2013 Heritage Register.

The two heritage buildings have been deemed incompatible with the redevelopment plan for the site. The applicant is proposing to offer the heritage buildings, at no charge, to someone who wishes to preserve the structures, if they can pay for moving the houses to an appropriate site. If an a new owner is not found for the heritage buildings, Cascadia Green proposes to celebrate neighbourhood heritage and contribute to neighbourhood identity through a public art plan that includes the past and the future of the Moodyville neighbourhood.

Questions/Comments from HAC:

- An image of the tall ships that come into the harbour could be used on the corner of the building that faces St Davids and 3rd Street.
- What is the budget for public art?
 - It is 1% of construction value.
- To ensure attempts are made to relocate the heritage homes, is there any additional incentives being offered to someone willing to pick these up? The applicant would be saving \$20,000 in demolition costs if the homes were saved.
- As at the Shipyards, some elements of the public art could be part of the architectural elements of the building.
- You could marry ancient with modern, perhaps tree stumps could be used with colour or glass added.

It was moved and seconded:

THAT the Heritage Advisory Commission, having received and reviewed presentation from Cascadia Green Development and Double Dare Design, regarding 402 – 438 East 3rd Street / 341 St. Davids Avenue, supports the project subject to the resolution of the following items to the satisfaction of City staff:

- a) Where possible, attempts are made to relocate the heritage “B” homes, located at 424 East 3rd Street and 428 East 3rd Street, to the satisfaction of staff and that the applicant consider a contribution to the cost of relocation, in scale with the saved demolition cost, to incentivize relocation occurring;
- b) The scale of the proposed public art is appropriate to the site as it reflects the entire historical context of the Moodyville neighbourhood;
- c) The recognition of the heritage buildings along the East 3rd Street frontage occurs, either through heritage plaques, history of ownership and/or naming opportunities within the development;
- d) The resources of the North Vancouver Museum & Archives continue to be used;
- e) The possibility of incorporating heritage components in the tenant improvement design guidelines be considered.

FURTHER, the Heritage Advisory Commission requests that the North Vancouver Public Art Advisory Committee include the Heritage Advisory Commission in its review of the public art application.


CARRIED UNANIMOUSLY

4. UPDATES

- a) 109-115 East 1st Street – Mount Crown Block
Received third reading March 2, currently waiting for final adoption March 30.
Working on encroachment agreements.
- b) 532 East 10th Street – Temporary Use Permit
Council approved the relocation of the James Residence to this site. Now working with applicant on a Heritage Revitalization Agreement and and designate the James Residence. 532 East 10th can be recognized as a coach house through the HRA. .

5. ADJOURNMENT

There being no further business, the meeting was adjourned at 7:37 p.m.



Chair

September 13, 2022

Date