

The Corporation of the **City of North Vancouver**
Regular meeting of the Heritage Advisory Commission
Electronically from City Hall, 141 West 14th Street, North Vancouver, B.C.
Tuesday, October 13, 2020 at 6:00 p.m.

MINUTES

PRESENT:

Christopher Wilkinson, Chair
Kevin Healy, Vice Chair
Kameliya Hristova, Architect
Allan Molyneaux (arrived at 6:07 pm)
Marian Wilkins

ABSENT:

Lori Boyd

GUESTS:

Linda Cheung, Homeowner
Randolph Rigets, Karl Wein and Associates
Karl Wein, Karl Wein and Associates

STAFF:

Annie Dempster, Planning Technician 2
Linda Brick, Committee Clerk

The meeting was called to order at 6:02 p.m. by the Chair.

1. **ADOPTION OF MINUTES**

The meeting minutes of March 10, 2020 were adopted as circulated.

2. **DELEGATION**

a) 620 Jones Avenue
Karl Wein Associates

The City has received a development application for 620 Jones Avenue. The proposed development seeks to rezone the 2065 square foot lot from RT-1 to a Comprehensive Zone to permit a two level single family residential dwelling above a basement level secondary suite. The subject site consists of a single family, one level dwelling over a cellar. The house was built in 1912 and is not listed in the heritage register. The site is designated Residential Level 3 in the Official Community Plan which permits a density of 0.75 times the lot area. The lot is also located in the Ottawa Gardens Heritage Conservation Area, which permits 0.6 FSR above grade per site. The existing zoning permits two strata units with secondary suites on the lot.

The structure would be built to accommodate extended family and designed to be wheelchair accessible. The proposal includes one accessible parking space with level 2 vehicle charging capacity and two secure bicycle parking spaces at the rear of the home. The required variances include an increase to FSR, lot coverage, setbacks for the rear and exterior side-yards and parking. The proposed FSR density bonus from 0.5 to 0.75 FSR would suggest a contribution of \$12,900, as per the City's Density Bonus and Community Benefit Contribution policy.

Karl Wein reviewed the scope of work and design rationale; highlighting the heritage features which will be incorporated into the proposed building.

Questions/Comments from HAC:

- Was a highest and best use study conducted in conjunction with neighbouring properties?
 - Adjacent property is a heritage building which will remain. The proposal seeks an increase in the lot area from 0.5 to 0.75, as identified in the OCP.
- The proposal calls for one extra-wide parking spot, is this in compliance with City regulations? Concern expressed that there may not be enough parking on the property to meet the needs of future owners.
 - City regulations require two parking spots for a development such as this; the proposal is for one extra-wide accessible parking spot which would tie into the accessibility of the unit and require a variance.
 - The owners propose to park additional vehicles on a property across the lane, which they also own.
 - Additional parking could be provided adjacent to the lane.
- Are the colours and the columns original?
 - The colours are not connected to the original building; they are in keeping with the Ottawa Gardens Heritage Conservation Area concept.
 - There is no photographic evidence of the original columns; the existing columns are not original.
 - Proportions on the columns and brackets could be investigated further.
 - Craftsman style materials have been incorporated into the outside of the building to maintain the heritage image of home.
- The proposed building shades the adjacent heritage building from a street view, can it be scaled back?
 - The current house is lower and was originally an accessory building to the Walden Residence.
 - The Bylaw permits new development on small lots if the lot existed before the Bylaw effective date in 1995; it is within the allowable height.
 - While the mass may appear heavy the proposal is consistent with OCP and density.
 - The proposed height is compliant with zoning and the OCP.
 - The proposed building is higher in relation to the existing building on the site; the plans seem to be out of scale to the lot and compared to the heritage building fills in the lot completely.
 - Applicant advised that they can look at revising elevation details.
- Is the proposed wooden siding the same width as the old wooden siding?
 - It will be the same size, but hardy-board will be used as the siding material.
 - Width of the proposed siding is 4 inch but could make it 6 inch. Siding could be investigated further for a scale that is appropriate for the building.
- What material and size will be used for the trim on the windows and doors?
 - The trim on the upper floor windows and sliding glass door will be 5 inch wood trim all around. There is an error on the proposal which will be corrected.
 - The porch balustrade will also be made of wood.
- What is the existing building height verses the proposed building height and how does it compare to the neighbouring building?
 - The existing building is 18.27 feet and the proposed building is 217.47 feet; the height of the Walden Residence is unavailable at this time.
 - The existing building has a steeper pitched roof than the proposed building. The proposed roof is estimated to be 5 ½ in 12 pitch shingle material.

- House is oriented in a different direction than the neighbouring property.
- What will be retained of the front yard landscaping following construction?
 - The English character landscaping is intended to be kept through the maintenance of the laurel hedge at the property line which will help to maintain privacy.
 - Privacy has further been maintained through the positioning of the deck and location of windows.
- Where will bike parking and recycling be located?
 - Two bike parking spaces will be provided next to the garbage and recycling area which will be housed in the south east corner of the lot, in front of the accessible parking stall.

The following was moved and seconded:

THAT the Heritage Advisory Commission, having received and reviewed presentation from Karl Wein and Associates, regarding 620 Jones Avenue, supports the project subject to the resolution of the following items to the satisfaction of City staff:

- a) The applicant work with staff to document and confirm that the proposed height is sympathetic to, and less than, the Walden Residence.
- b) The applicant work with the City to confirm and document that the balustrades, railings, columns, doors and windows are wood and that the exterior cladding dimensions are sympathetic to the massing of the building.

CARRIED UNANIMOUSLY

4. INFORMATION

- a) Electronic agenda package

The Committee members indicated support for receiving digital agenda packages.

3. UPDATES

- a) 402 – 438 East 3rd Street / 341 St. Davids Avenue – Staff are preparing a report for Council which will include the Heritage Advisory Commission recommendations.
- b) 109 – 115 East 1st Street – Approved by Council on March 30, 2020 and a Heritage Revitalization Agreement is in place. A separate application may be brought to Council to address new uses within the building.
- c) Copper Cottage 532 East 10th Street – The heritage home has been relocated. It is anticipated that the owners will apply for a Heritage Revitalization Agreement to protect the Copper Cottage and regularize the existing laneway house (currently permitted to remain through the Temporary Use Permit).
- d) Hamersley House 350 E. 2nd Street – Zoning Bylaw was adopted on October 5, 2020. A Heritage Alteration Permit (HAP) will be required for the exterior works, which are primarily limited to the non-heritage facade of the building. As the scope of work has not changed since HAC's Dec 3rd, 2019 review, it is anticipated that staff will process the HAP without further referral.

e) MacCleod Residence 364 E 14th Street – Project is under review. No Council meeting date has been set.

5. **ADJOURNMENT**

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



Chair

September 13, 2022

Date