

The Corporation of the City of North Vancouver
Regular Meeting of the Heritage Advisory Commission
Via WebEx
Tuesday, August 24, 2021 at 6:00 p.m.

MINUTES

PRESENT:

Chris Wilkinson, Chair
Kevin Healy, Vice Chair
Allan Molyneaux
Ali Nayeri
Kate O'Donnell
Councillor Tony Valente

STAFF:

Annie Dempster, Planning Technician 2
Heather Reinhold, Deputy Director, Strategic and
Corporate Services
Emma Chow, Planner 2
Coreen Alexander, Planner 1
Edytha Barker, Admin Coordinator II

REGRETS:

Kameliya Hristova, Architect

The meeting was called to order at 6:05 p.m. by the Chair.

1. ADOPTION OF MINUTES

- a) The meeting minutes of July 13, 2021 were adopted as circulated.

2. DELEGATION

- a) North Shore Neighbourhood House Hub – The Allen Residence

As part of early and ongoing consultation, details of a planning application for the North Shore Neighbourhood Hub (NSNH) were presented to the Commission for review and comment at the July 13, 2021 meeting. The proposed NSNH site currently contains the Allen Residence, a heritage 'B' building.

The Allen Residence is located at 204 East 1st Street. It was built in 1905 and represents one of the oldest homes constructed in North Vancouver. It is currently owned by the City of North Vancouver and is listed as a "Heritage B" building in the City's *Heritage Registry*. A *Statement of Significance* has been prepared by a heritage professional describing its heritage value. The Allen Residence is situated on a proposed development site. In order to accommodate the proposed development, the Allen Residence must be moved. As a valuable heritage building, the City seeks to understand the feasibility of potential relocation.

E. Chow, Planner 2, gave a PowerPoint presentation:

Key points included:

- Staff is committed to bringing this application to HAC as early as possible for meaningful feedback.

- At this point in time, the project is not looking at detailed design, but rather at high level rezoning for land use and density and development framework. Through the rezoning process a development covenant with design guidelines and heritage conservation provisions will be entered into. The applicant will then come back to HAC before issuance of building permits.
- As Commission members are aware, the Allen Residence is ranked Heritage B. A conditions assessment as yet to be completed. If the condition permits, a relocation Term of Reference will be created.

H Reinhold, Deputy Director, Strategic & Corporate Initiatives, gave a PowerPoint presentation on behalf of the City as applicant.

Key points included:

- The majority of the North Shore Neighbourhood House site was acquired via tax sale during the depression. Other parts were purchased in the 1970's for land assembly purposes.
- As requested by the Commission, the City owned heritage buildings in the area are:
 - 131 East 2nd Street (Administration Building)
 - 168 East 1st Street (Falcioni Residence)
 - 174 East 1st Street (Matraia Residence)
 - 364 East 1st Street (Hamersley Cottage)
- A summary of the City's maintenance and investment of these properties as well as the Allen Residence was shown.
- A site visit to the Allen Residence has been done and a condition assessment is being prepared.
- The residence is generally in good shape; it has no real lasting heritage features in the interior, the exterior original cladding and windows are in good condition.
- It is an ideal candidate for relocation as it is logistically in a good location (close to the water).
- Integration into the North Shore Neighbourhood House Hub could be considered however, it is challenging in terms of the amount and kinds of programming that are planned on site.

Questions/Comments from the Commission:

- Great presentations; as we move through we'll find out more and looking forward to condition assessment.
- Will the condition assessment include heritage conservation recommendations?
 - The condition assessment will include reference to the Statement of Significance, with identification of significant features, and will include opportunities for relocation and commemoration.
- Thanks for coming back and going through the process. Would prefer to have the house remain onsite in some capacity.
- Would like to see it incorporated into the NSNH development; would be nice to see it used for the community, last resort would be to move it away from the North Shore.
- Two of the buildings are vacant – is that strategic or are there other reasons?
 - There are a few reasons; some would require a significant investment to be habitable, abated and kept as a resource.

- Did any of the proposals for NSNH include the other two heritage homes?
 - Not for this proposal. Over the years, there have been several proposals for these buildings, none of which are currently in process or are moving forward.
- In terms of timing, how long before you bring this back to HAC?
 - We will start to look at Phase 2 overall site planning at the end of this year and into 2022. It will be a lengthy process but we will come back as early on in the process as we can; likely end of 2022, beginning of 2023.
- Thanks for all the work; we recognize this is early days and a large, multiphase project. When reading the draft TOR for the Heritage Relocation Strategy, it seems to adequately set out what would come back as part of Phase 2. Is that the strategy?
 - From an applicant perspective, we would be looking for input on the TOR and if there was support we would action those and would come back in Phase 2 based on the terms of reference.
- When coming up with a criteria for a new location for the Allen Residence, would like to see a prioritization, i.e. onsite number 1, relocation within lower Lonsdale, followed by location within CNV, then the North Shore, elsewhere after that. Prioritizing where the ideal relocation would be should be included in the project scope.

The following was moved and seconded:

BE IT RESOLVED THAT the Heritage Advisory Commission, having reviewed the presentation from the City of North Vancouver regarding the Allen Residence in relation to the North Shore Neighbourhood House Hub project, thanks the applicant for thoroughly addressing the concerns raised at the Commission's July meeting and supports the phased strategy for the project and further investigation of the future of the Allen Residence.

AND FURTHER, the Commission supports the draft "Allen Residence Relocation Strategy Terms of Reference" with the following revisions:

- Rename the "Allen Residence Relocation Strategy Terms of Reference" to replace the word "Relocation" with "Heritage Conservation Strategy";
- Reframe the Terms of Reference around a more fulsome range of conservation options, including retention in-situ;
- Include a recommended criteria for a potential location of the Allen Residence in order of priority:
 - a) Retain the Allen Residence in situ;
 - b) Retain the Allen Residence within the eastern half of the site as part of the redesign of Derek Inman Park;
 - c) Relocate the Allen Residence within the Lower Lonsdale area;
 - d) Relocate the Allen Residence within the City of North Vancouver;
 - e) Relocate the Allen Residence within the North Shore;
 - f) As a last option, relocate the Allen Residence outside of the North Shore.
- During the heritage assessment, further explore and include the character defining elements of the Residence that could be preserved or commemorated.

CARRIED UNANIMOUSLY

3. UPDATES

a) Past Projects

- 341, 348 St. David's Avenue – The developer has advised Planning that:
 - an agreement is in process for the Cook Residence, ranked as a Heritage "B" building in the City's Heritage Register, located at 424 East 3rd Street, be to moved to Saltspring Island; and that
 - an assessment of the logistics is underway for the Schiplo Residence, ranked as a Heritage "B" building in the City's Heritage Register, located at 428 East 3rd Street be to moved to Bowen Island.

4. DATE OF NEXT MEETING - TBD

5. ADJOURNMENT

There being no further business, the meeting was adjourned at 7:24 p.m.

"Kevin Healy"

Acting Chair

"October 21, 2021"

Date