

The Corporation of the **City of North Vancouver**
Regular Meeting of the Heritage Advisory Commission
Via WebEx
Tuesday, March 9, 2021 at 6:00 p.m.

MINUTES

PRESENT:

Kevin Healy, Acting Chair
Kameliya Hristova, Architect
Allan Molyneaux
Ali Nayeri
Councillor Tony Valente

GUESTS:

Tony and Yvonne Perrault, Building Owners

STAFF:

Annie Dempster, Planning Technician
Tim Ryce, Chief Building Official
Tanis Huckell, Committee Clerk

REGRETS:

Chris Wilkinson, Chair

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

1. ADOPTION OF MINUTES

a) The meeting minutes of December 8, 2020 were adopted as circulated.

By unanimous consent members agreed to add item 1c), Annual HAC Orientation.

b) New members Ali Nayeri and Councillor Tony Valente were welcomed.

c) A. Dempster provided an annual orientation. Pertinent points included:

- The Commission includes 6 voting members and one Council liaison (non-voting).
- All voting members in the room when the vote is called must vote; a member who is present but does not participate in the vote is assumed to have voted in the affirmative.
- If a resolution results in a tied vote, it is considered defeated.
- Members of the public may attend meetings in a strictly observational role. The Chair may entertain a motion to receive input from an observer, but the Commission is under no obligation to consider such requests.

2. DELEGATION

a) 532 East 10th Street
Tony and Yvonne Perrault

Staff Presentation

The applicants are seeking to enter into a Heritage Revitalization Agreement (HRA) to legally protect the Heritage B James Residence (which moved to the lot from 336 East 9th Street under a Temporary Use Permit in 2020) and to regularize the approximately 1,300 square feet existing principal dwelling, built adjacent to the lane in approximately 1916, as an accessory coach house.

532 East 10th Street is zoned RS-1 within Zoning Bylaw No 6700 and is designated Residential Level 1 (which allows a maximum density of 0.5 times the lot area) in the City's Official Community Plan. The RS-1 zoning permits a one-unit residential dwelling, with an accessory secondary suite, and a 1,000 square feet accessory coach house on the property. In 1916 a one-unit residential dwelling was built at the rear (north) of the property where it stands to this day. Although old, this approximately 1,300 square foot home is not listed in the City's Heritage Registry.

Saving the James Residence from demolition was facilitated through the issuance of a Temporary Use Permit (PLN2020-00003) that allowed the dwelling to be moved onto 532 East 10th Street while also allowing the existing dwelling to remain on the property for up to three years (until February 23rd, 2023).

The Temporary Use Permit specified that the James Residence shall be protected through means of a bylaw and/or a Heritage Revitalization Agreement (HRA). The applicants are seeking to enter into an HRA to legally protect the James Residence and to regularize the approximately 1,300 square feet existing principal dwelling as an accessory coach house. If the HRA is adopted, the applicants have advised they intend to apply for a Building Permit to renovate the accessory coach house.

Section 509(2)(c) of Zoning Bylaw No. 6700 would be varied through the HRA to allow maximum size for an accessory coach house to not exceed 121 square metres (1,302 square feet).

Staff would appreciate the Commission's input regarding the following:

- Support of the proposed Heritage Revitalization Agreement to legally protect the James Residence on 532 East 10th Street, in accordance with the Heritage Conservation Plan, and to vary Zoning Bylaw No. 6700 regulations to the extent necessary to legalize the approximately 1,300 square foot existing principal dwelling, built adjacent to the lane in approximately 1916, as an accessory coach house.

Applicant Presentation

- The applicants showcased the work done to date via a video presentation (<https://vimeo.com/510892539>). Key points included:
 - The subject house was saved from demolition by the move from 336 East 9th to 532 East 10th on March 13, 2020. The applicants have spent the ensuing year working on the restoration and it is almost complete. They have saved as much of the original structure as possible.
 - A heritage colour palette has been used.
 - All interior trim and doors have been refinished. Double paned period correct wood windows have been installed.
 - An eco-friendly composite cedar look roofing has been used.
 - An oak tree that had to be felled to accommodate the move was used in the restoration. It was harvested and milled and components were repurposed as a picture frame, finishing on the stairs, live edge shelves in the kitchen, and a live edge oak plank table.
 - Additionally, numerous mature plants and shrubs were also saved from the East 9th location and are being restored at the East 10th location.
 - Original front door as well as original internal doors maintained.
 - Baseboards, door and window trim refurbished. Original plaster mouldings retained. Original brass grates maintained.

- Applicants are concerned about increasing the height of the guard rails on the front balcony; the current height is a key architectural feature.

Questions/Comments from the Commission:

- Has the structure of the 1916 residence (the original principal dwelling at 532 East 10th) changed substantially?
 - Believe circa 1960, half of the original full veranda was enclosed.
- Will you be adopting a similar heritage conservation rehabilitation approach to that building?
 - Yes; hope to open the interior a bit, increase accessibility.
- With respect to the vinyl windows on the original 1916 residence, will you go with a wood trim, consistent with what's there now?
 - Yes.
- Will the original 1916 residence have protection after this process?
 - Staff confirmed that the potential Heritage Revitalization Agreement would legally protect the James Residence (building constructed in 1907). The original 1916 residence would be retained and act as a coach house, with the HRA specifying any variances required to allow it to exist, however it would not have heritage protection.

Acting Chair K. Healy read out comments of full support from the Chair C. Wilkinson, who was unable to attend.

Discussion ensued regarding the original guard rails, which are 28.5 inches high, and do not currently meet the BC Building Code requirement for height. There was general concern that an alternative will compromise the historic appearance of the house. Staff confirmed that a potential Heritage Revitalization Agreement cannot vary the BC Building Code, which states that new, or newly relocated, buildings are to be evaluated against current Code requirements and brought into, or closer to, minimum compliance on a case by case basis. Staff recommended the applicants engage an engineer or architect to consider ways to address non-compliance.

The Commission expressed they were impressed by the quality and extensive amount of work completed to date, and offered their congratulations to the applicants.

The following was moved and seconded:

BE IT RESOLVED THAT the Heritage Advisory Commission, having reviewed the presentation from Tony and Yvonne Perrault for a Heritage Revitalization Agreement to protect the James Residence, now located at 532 East 10th Street, and to legalize the existing principal dwelling as an accessory coach house; supports the project proposal and commends the applicant for the significant effort invested in the project;

THAT the Heritage Advisory Commission is in support of the Heritage Revitalization Agreement to legally protect the James Residence at 532 East 10th Street, in accordance with the Heritage Conservation Plan, and to vary "Zoning Bylaw, 1995, No. 6700" regulations to the extent necessary to legalize the approximately 1,300 square foot existing principal dwelling, built adjacent to the lane in approximately 1916, as an accessory coach house;

THAT the Heritage Advisory Commission supports staff working with the applicant to achieve any available relaxations of permits and fees, where applicable;

THAT the Heritage Advisory Commission supports staff investigating the use of any available heritage funds;

AND THAT the Heritage Advisory Commission encourages staff to work with the proponent on identifying and approving an alternate solution to meet the requirements of the handrail that mitigates or eliminates any negative impact on the overall architectural quality of the home, that doesn't compromise the historic appearance of the house, and is consistent with the recommendations and observations of the Heritage Conservation Plan by maintaining a rail height as a character-defining element as referenced in the Heritage Conservation Plan.

CARRIED UNANIMOUSLY

3. UPDATES

Status of projects recently reviewed by the Commission:

- a) 341-348 St. Davids Avenue – Finalization of legal agreements is ongoing; once concluded the bylaw will be taken to Council for final consideration.
- b) 109 East 1st Street – Mount Crown Block – Permitted uses of this legally protected Heritage A building now include a cannabis retailer.
- c) 350 East 2nd Street – Hamersley House – A Heritage Alteration Permit has been issued, allowing works associated with proposed daycare to occur in accordance with the Heritage Conservation Plan. The scope of work remained the same as reviewed by the Commission.
- d) 364 East 14th Street – Consideration of an infill duplex located behind property; resubmission pending.
- e) 620 Jones Avenue – Revision under review.

Status of Heritage Accounts:

- a) Heritage Reserve Fund: a non-replenishing fund created from targeted contributions by project developers to assist with heritage related activities. The estimated fund balance is \$90,000. From this amount, the 2021-2030 Capital Plan has a planned expenditure of \$46,800 on the Pacific Great Eastern Railway Station, a City-owned heritage asset. That will leave the reserve fund with an estimated \$43,200 balance. Any expenditure from the Heritage Reserve Fund needs to be authorized by Council.
- b) Heritage Program Account: an allocation of \$5,250 was approved in 2021 for ongoing programs such as heritage awards, heritage plaques, and workshop / conference fees.
- c) Heritage Advisory Commission Account: an allocation of \$3,637 was approved in 2021 to support the Commission and its meetings.

4. **DATE OF NEXT MEETING**

To be determined.

5. **ADJOURNMENT**

There being no further business, the meeting was adjourned at 8:15 p.m.

“Kevin Healy”

Acting Chair

“July 13, 2021”

Date