

The Corporation of the City of North Vancouver
Regular Meeting of the Heritage Advisory Commission
Via WebEx
Tuesday, October 21, 2021 at 6:00 p.m.

MINUTES

PRESENT:

Kevin Healy, Vice Chair
Allan Molyneux
Ali Nayeri
Kameliya Hristova, Architect

REGRETS:

Chris Wilkinson, Chair
Kate O'Donnell
Councillor Tony Valente

STAFF:

Annie Dempster, Planning Technician 2
David Johnson, Development Planner
Tanis Huckell, Committee Clerk

GUESTS:

Jason-Emery Groen, Design Lead, HDR
Kristal Stevenot, Architect Lead, HDR
Mike Doiel, Architect Lead, HDR
Veronica Gillies, Managing Principal, Western
Canada, HDR
Breanna Mitchell, Landscape Architect Lead,
Hapa Collaborative
Gary Thomas, Design-Build Project Director,
PCL
Donogh O'Connor, D-B Design Lead, PCL
Travis Prystai, D-B Construction Manager, PCL
Chris Arthur, Chief Project Officer, VCH
Jill Brimacombe, Project Director, VCH

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

1. ADOPTION OF MINUTES

- a) The meeting minutes of August 24, 2021 were adopted as circulated.

2. DELEGATION

- a) Lions Gate Hospital Activation Building (North Vancouver General Hospital)

D. Johnson, Development Planner, provided background on the project.

The City has received a Development Variance Permit application from PCL Construction on behalf of Vancouver Coastal Health (VCH) for the construction of a new Acute Care Facility on the Lions Gate Hospital Campus. The location of the proposal within the campus is the old Activation Building which was demolished in 2017. Prior to demolition, VCH submitted a salvage plan to remove and store key façade materials from the Activation Building with the intent of reusing them in the new building as a commemoration. Staff is now bringing forward the applicant's proposal, highlighting the efforts they have made in reusing the salvaged materials.

Staff are requesting the Commission's input on the following:

- How the presentation of the salvaged materials on both the building and elsewhere that identifies and features the historical significance of the Activation Building; and
- How the materials are incorporated into the appearance of the proposed new building and the immediate area

T. Prystai, PCL Construction, introduced his team who proceeded to present the project.

Key points included:

- The Activation Building at Lions Gate Hospital was originally building in 1929 at 230 East 13th Street. Preserving the building was not deemed feasible but key elements of the façade were identified and saved. The design team was asked to rescue the following:
 - Bronze cartouche and stone/masonry inlay from building entry
 - Six downspouts from the southern façade
 - Minimum of 500 bricks, consistent in colour and texture
 - All seven steps of granite slabs plus supporting granite pieces from front entry stairs
 - Two stone/masonry inlays (matching the inlay which houses the central bronze cartouche) that sit atop the brick clad bays
 - Two art deco fanned window eyebrows from the brick bays
- Rather than incorporate the salvaged items into the interior space as display objects, the design team took an approach to integrate them into exterior design features. The historical fragments are used as they were intended in some regard, in an external garden courtyard, with an intent to commemorate the history of Lions Gate Hospital.

Questions/Comments from the Commission:

- Are there any photos of the old activation building presented in the lobby of the new building? **A:** The design team is working with the interior group right now; could be the potential to add some of that type of imagery in the front area, yes.
- Will there be some sort of indication in the garden describing where the downspouts came from? Also, for passersby, will there be something to draw interest? **A:** This is still under development, good suggestion. We do intend to make the area a focal point. Will invite people into the courtyard but it will also be buffered to internalize the plaza.
- Agree that it's a good use of the commemorative features that were available. Think the courtyard is a good tie-in to the original courtyard of the hospital.
- Like the way you're tying the waterspouts back to their original use. Can we assume they've got the structural integrity to survive in the public realm? **A:** We are imagining ways to keep the space quiet and contemplative, to help maintain the structure.
- Is there any intention to have plaques/identification? **A:** The team is working on some didactic elements. There will be an educational component.
- Submitted comment from Chris Wilkinson who was unable to attend: Recommendation that all elements are in the public realm (visible to everyone) and that there is a large informational board (rather than a standard CNV plaque) installed near 13th Street.
- Curious about the end date? **A:** We're hoping to complete in the spring of 2024.
- Feel the granite steps have lost their sense. They were initially integral to that entryway; now are spread across the landscape.

- Images in the garden, to tell the story of the steps, would be a good idea. Trust the design team to decide how to bring people’s attention to these elements. **A:** Hearing your concerns; understand that sharing the history in a visible way is necessary.

After discussion the following was moved and seconded:

THAT the Heritage Advisory Commission, having reviewed the presentation from PCL Construction on behalf of Vancouver Coastal Health for the commemoration of the Original 1929 North Vancouver General Hospital (more recently known as the Lions Gate Hospital Activation Building) through the integration of salvaged building elements within the construction of a new Acute Care Facility on the Lions Gate Hospital Campus, supports the project subject to the resolution of the following items to the satisfaction of City Staff:

- Presentation and location of documentation explaining the commemorative significance of the preserved elements;
- That the elements of both the eyebrow and granite blocks be revisited to determine if there is a more prominent presentation available on site;
- And that the possibility of an overall site information board close to the 13th Street entrance be investigated to commemorate the entire site.

CARRIED UNANIMOUSLY

3. UPDATES

a) Past Projects

- 341-348 St. David’s Avenue – Heritage ranked B building that the Commission reviewed some time ago. Development had been approved by Council with a covenant in place to have the developer try to relocate the buildings. One is looking to be moved to Saltspring Island, one to Bowen Island. Moving permits have to be approved (additionally by the receiving jurisdiction) with a plan. Not a straightforward process.

A. Dempster also thanked the Commission for their time and patience in rescheduling this meeting. The City sincerely appreciates you volunteering your time.

4. DATE OF NEXT MEETING – TBD

5. ADJOURNMENT

There being no further business, the meeting was adjourned at 6:55 p.m.

“Chris Wilkinson”

Chair

“January 11, 2022”

Date