

The Corporation of the City of North Vancouver

**Tri-Municipal Meeting of the
City of North Vancouver Heritage Advisory Commission
District of North Vancouver Heritage Advisory Committee
District of West Vancouver Heritage Advisory Committee**

**Held at North Vancouver City Hall
141 West 14th Street, North Vancouver
Council Chamber / Conference Room A & B
Tuesday, January 17, 2023**

MINUTES

MEMBERS PRESENT

City of North Vancouver

Michaela Balkova
Chris Carnovale
Shervin Shahriari, Councillor
Chris Wilkinson
Christine Wilson

District of North Vancouver

Phillip Baynton
Jennifer Clay
Rob Griesdale
Jim Hanson, Councillor
Mel Montgomery
Alastair Moore
James Paul
Anne Savill

District of West Vancouver

Christine Cassidy, Councillor
Brenda Clark
Michael Geller
Paula Grossman
Adam Hatch
Paul Hundal
Julien Leger
John Mawson
Hakan Telenius

STAFF PRESENT

City of North Vancouver

Christa Bulman, Committee and Records Clerk
Emma Chow, Planner

District of North Vancouver

Isabelle Kim, Planner
Shannon Lambie, Planner

District of West Vancouver

Erika Syvokas, Planner

The meeting was called to order at 5:34 pm.

1. INTRODUCTIONS

Members and staff introduced themselves.

2. **PRESENTATIONS**

2.1 **City of North Vancouver (CNV)**

Emma Chow presented an update regarding the City's heritage program.

Highlights included:

- Heritage in the City – Heritage and Reconciliation;
- Heritage Program – Heritage Values: Registry, Protection, Celebration;
- Heritage Conservation Incentives; and
- Draft Incentives Policy: Eligibility, Density, Variance, Subdivision, Process.

2.2 **District of North Vancouver (DNV)**

Shannon Lambie presented an update regarding Tri-Municipal heritage matters.

Highlights included:

- The District's Official Community Plan and Heritage Strategic Plan;
- Vision, Goals, Implementation;
- Highlights of 2019-2022;
- What's on the horizon for 2023;
- The District's Heritage Advisory Committee; and
- Heritage resources and supports in the District.

2.3 **District of West Vancouver (DWV)**

Erika Syvokas presented an update regarding heritage conservation in West Vancouver.

Highlights included:

- An overview of the District's heritage policies and programs;
- District of West Vancouver heritage sites;
- Challenges and recent projects; and
- 2023 District Heritage Advisory Committee priorities.

3. **DINNER**

The meeting recessed at 6:00 pm and reconvened at 6:45 pm.

2. **PRESENTATIONS – Continued**

Comments/Questions from members to staff:

- There was mention of 15 temporary orders of protection from demolition, 9 of which were demolished, what happened to the other 6? **A:** (DWV) Some have been cancelled and some are still in process.
- Is there an update on funding for the Navy Jack House? **A:** (DWV) Fundraising for the project is underway. The District issued a Request for Expressions of Interest (RFEOI) for experienced firms to restore and operate the Navy Jack House, which includes construction and operation (after restoration) of a food and beverage establishment. The RFEOI closed in January. The HAC will review the proposal once the restoration plans move further along.

2. PRESENTATIONS – Continued

- There was mention of challenges with insurance issues, can this be further explained? **A:** (DWV) The HAC met with a representative from the insurance industry who provided an overview of the challenges related to obtaining insurance for older homes. Through discussion, it was identified that there was some misinformation about heritage terms (i.e. properties listed on the Heritage Register vs. designated properties). A memo was sent to clarify terminology and requirements from a municipal perspective. This issue is also being raised at the Provincial and Federal levels and District staff are awaiting solutions to address the issues identified. Further, staff will be looking into how Heritage Revitalization Agreements are written to see if there are changes that can be made, which would make them more insurance friendly.
- Will there be signs for HRA properties? **A:** (DWV) An informational heritage sign was a requirement for a recently approved Heritage Revitalization Agreement project and our committee reviewed the proposed sign. The committee recommended creating a template to use for future HRA projects. An idea is to create walking tours around these signs and projects to draw awareness. Suggestion to have two templates, one pre-1945 and another post-1945 to draw differences between traditional homes and West Coast Modern homes.
- At the last tri-municipal meeting there was discussion of fast-tracking permits. Is there an update on this? **A:** (DWV) There is currently no program to fast-track heritage permits but we do try to prioritize these permits through the planning process. Currently, building permit reviews are taking a long time and there are not the resources to offer a fast-tracking option, however, this is something that could be looked at in the future. At this point we don't have the capacity. (CNV) CNV is working on system improvements to improve processing times for all applications soon.
- Regarding the city's approach to handling building permits, is it still required that anyone thinking about development, whether renovation or new, must have a discussion with city planners and be advised by the city that this is what is being proposed and the city will then provide a list of everything they need to get? **A:** (CNV) Yes, if the city receives an application for a heritage property, the applicant will be contacted by staff to discuss heritage implications.
- When a property sells, the developer sometimes leaves the windows and doors open on purpose so that the building isn't worth saving, is there another way to greater incentivize developers not to do this? **A:** (CNV) I have not heard of this before. Ultimately, it is the sellers and buyers that have the end decision of what takes place on a property. A conservation plan is required to provide incentives, if this is to be taken advantage of, there must be a plan provided outlining how they can restore the Heritage property and how it can be maintained over time. Unless the intent was for the property to be demolished, it's in the best interest not to degrade the property. Any damage to the property just means the developer needs to spend money restoring it.
- I have restored 2 heritage houses, I went through the process and would do it again but from a developer's perspective, the incentives and process need to be more attractive to peak interest in conservation rather than to demolish and build a new building. It's an interesting balance to offer enough incentive that people don't want to see a heritage house demolished, because the property has been neglected, while at the same time not giving away so much density to upset the public in the development.

4. BC HERITAGE WEEK (FEBRUARY 20-26)

4.1 Walking Tours

4.2 Awards

4.3 MONOVA

Comments/Questions and Discussion Highlights Included:

- District of North Vancouver Monova: Museum and Archives of North Vancouver, able to have walking tours.
- District of West Vancouver has a community awards program, which includes heritage as an award category, which recognizes the achievement of community volunteers, however, there is not an awards program which recognizes specific heritage projects.
- Speaker series on February 22nd can build on the theme of heritage week: "Always in All Ways". Monova does a shipyards heritage walk throughout the year, happy to schedule one during heritage week. Any volunteers who are interested in guiding heritage walks and we can list together on the website? Also, North Vancouver Arts Culture compass and all graphic photos of then and now, heritage resources across the North Shore can see old pictures then new pictures. Main idea here is to resurrect some heritage walks.
- Idea to invite developers and realtors to share information and to aid in the education process.
- Create an information article in the North Shore news for public awareness of upcoming events.
- North Shore Heritage members passionate about walks, will be happy to plan one or two next year. Format envisioned- archival photo of old building stand in front and tell story to spread awareness and interest to the public.
- District does well with awards, would be great to see the City of North Van go back to yearly awards because it aligns to a better timeline when the project was actually finished. Would love to see District of West Van heritage awards not be tied to community awards but to represent their own standing.
- For heritage week, idea to have a greater inclusion of long-term education pieces to get into the schools. Each District or City can put together something that can be used to educate students in the schools of North Shore heritage. The North Shore has a rich history that connects all of these stories. I learned a lot through the North Van education system including First Nations. Parents will learn by way of their kids and kids will become interested in heritage. Good thought to invest in that legacy long term.
- Vancouver has heritage home tours and it's been very successful, there has been a lot of interest and tickets sold. The difficult aspect is convincing the home owner to allow people to tour their home but if the home owner is passionate about heritage it's a great event. The first step is to secure the home then organize the event.
- Last year during the District of West Vancouver's Heritage week, the public engaged in activities of identifying unidentified heritage assets. It was a great idea to engage the public and have them thinking about heritage. Participation is very important. A walking tour is nice because that's a kinda of participation but if people actually have to think about Heritage, especially if it's North Shore wide, with good promotion it could be very popular, useful and engaging for the public.
- A bike tour using e-bikes is another great idea to spread the awareness and the promotion of heritage.

5. INCENTIVES FOR HERITAGE CONSERVATION

5.1 City of North Vancouver

5.2 District of North Vancouver

5.3 District of West Vancouver

Comments/Questions and Discussion Highlights Included:

- City of North Vancouver has contemplated a grant program and should be looking at getting one this year. We have also thought of the idea of tax incentives as a later idea.
- CNV has discussed replacing 1 HRA document with 3: Zoning Bylaw (holds incentives), Designation Bylaw and Conservation Covenant.
- People only see 1 HRA application and are told what the 3 different agreement components are and that it's not an additional application, to them its only one application.
- Are there any changes on title for an HRA to be registered? **A:** HRA is not a charge, it's a notice on title. A copy of the HRA should be kept with the municipality.
- Will you convert past HRA's to the three documents? **A:** No because they have already been legally adopted.
- DWV incentives- The District's heritage incentives are focused on development incentives through the HRA agreement. One of the recently approved HRA projects also permitted the heritage building to be used for short-term rental as an incentive. The committee has also been discussing incentives that could be offered to heritage homes outside of an HRA as making secondary suites easier to add to older homes.
- What about older homes that aren't on the registry? Are there any incentives for that type of home? Because there are a lot of homes that are worthy but not necessarily listed. **A:** This can be discussed, we want to make it so that people can put their homes on the register to be eligible for these incentives and so that they can also be tracked.
- Are other municipalities talking about incentives? **A:** DNV is working on the HRA guide and right now only have 3 properties. There use to be 4 but one was illegally demolished, so looking at what an HRA is and how people can use it. This guide will give insight into what the process might be but as far as development incentives, we don't have that. Hoping to develop a plaque program that gives recognition. We don't have a development incentives policy like the CNV has talked about.
- The city has protected homes more through incentives. As policies and incentives are developed, it's the right time for officials to ask themselves if they are doing it the right way or if there's a better way. Often times the important aspect is the steps we are taking and how we are managing it. If people get frustrated with the process they are inclined to walk away from the stress. Policy, clarity and support of council are three critical impacts to success.
- If you have an HRA that qualifies in terms of land size, you can have 3 suites. Therefore, yes having clarity and building on that, interdepartmental buy-in is also very important to get a home completed. The key is greater uptake with more certainty, such as with the coach house property examples.
- Idea to target home owners and how we can interest them into incentives, rather than how it is right now that's focused on the builders.
- Tax incentives is a great idea to interest home owners.
- What incentives is Vancouver offering that is so attractive? **A:** Density is the most significant incentive.

5. INCENTIVES FOR HERITAGE CONSERVATION – Continued

- In the DWV, the FAR permitted for single-family homes was reduced from 0.35 to 0.3 but a bonus of 800 sq. ft or 0.1 FAR (whichever is less) can then be applied for a coach house provided that the floor area of the site does not exceed 0.30 FAR. This has crossover with heritage objectives as the bonus is applied on top of the 0.35 FAR previously permitted for homes built prior to incentivize retention of older homes versus demolition.
- Bareland stratification very valuable for redevelopment.
- Character house incentive program. Lane way house can be rental or infill and it can be stratified but if it is stratified, it has building implications on the main house and just because you have infill doesn't mean you have to stratify it.
- Idea to study the entire lower mainland on what all the jurisdictions are doing regarding incentives then to look at the statistics regarding what comes in for which incentives to pull best practices.

6. MUNICIPAL PROGRAMS

6.1 Plaque Program

6.2 Grant Program

Comments and Discussion Highlights Included:

- CNV homeowners of Heritage properties will be contacted to take part in the City's Heritage Plaque Program over Heritage Week.
- District of North Vancouver, 14 applications around 44 thousand, granted 10 applications around 33 thousand so still more room for it to grow. This highlights a growing and learning program.
- District of West Vancouver does not currently have a plaque program, however a signage program for Heritage Revitalization Agreement projects is in development.
- District of West Vancouver community heritage organizations are eligible to apply for funding through the District's community grants program. However, the District does not have a grants program for heritage restoration projects.

7. ANY OTHER BUSINESS

Nil.

8. ADJOURN

There being no further business, the meeting was adjourned at 8:27pm.

"Chris Wilkinson"

Chair

"February 21, 2023"

Date