



MEETING MINUTES

Minutes of the meeting held at City Hall in Conference Room A,
141 West 14th Street, North Vancouver, BC on September 12, 2023 at 6:00p.m.

The City of North Vancouver respectfully acknowledges that this meeting is held on the traditional and unceded territories of the Skwxwú7mesh (Squamish) and Səlilwətał (Tsleil-Waututh) Nations.

<p><u>Members Present</u> Chris Wilkinson, Chair Michaela Balkova, Architect Chris Carnovale Ali Nayeri Christine Wilson Councillor S. Shahriari <u>Absent</u> Kate O'Donnell</p>	<p><u>Staff Present</u> Shreeya Tandon, Committee Clerk Emma Chow, Planner 2 <u>Guest</u> Erin Smith- Owner of Cream Pony</p>
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The meeting was called to order at 6:00pm.

1. **ADOPTION OF AGENDA**

The Agenda for September 12, 2023 was adopted as circulated.

2. **ADOPTION OF MINUTES**

Minutes of the meeting held on June 13, 2023 were approved as circulated.

3. **BUSINESS ARISING FROM THE MINUTES**

None

4. **HERITAGE ALTERATION PERMIT APPLICATION FOR MOUNT CROWN BLOCK**

111 East 1st Street

E. Smith, Owner of Cream Pony joined the meeting at 6:08pm

C. Wilkinson explained the purpose of the Heritage Advisory Commission regarding the Commissions role and procedure.

P. Askarian introduced the application with the following highlights:

- Mrs. E. Smith, the Owner of Cream Pony Restaurant, has submitted a Heritage Alteration Permit to get the City's approval for the installed mural in the alleyway of 111 East 1st Street which is known as the Mount Crown Block constructed back in 1911
- It's a Heritage Class A property and protected by a HRA which states that:
 - No demolition or alterations or any changes to the exterior can occur without a Heritage Alteration Permit from the City.
 - Owner should maintain the Heritage Building in accordance with the Standards and Guidelines for the Conservation of Historic Places in Canada and the City's Heritage Conservation Procedures Bylaw.
- The standards mentioned that any new additions should be designed in a way that preserves the distinctive character of the exterior walls and if it is a concrete structure it should be protected by different methods.
- Also, on the one hand it says the walls shouldn't be painted or coated just to look the same everywhere. And on the other hand it mentioned that it's better not to remove old paint from concrete. If it needs to be painted, the owner should pick something that works well with what's already there and looks good with the heritage components
- Staff would appreciate the Panel's input regarding two matters:
 1. Recommendations on how to make sure the heritage building isn't harmed, either by keeping the mural (if the Commission agrees) or taking it down safely (if deemed necessary).
 2. Any other conservation recommendations related to this proposal.

E. Smith, Owner of Cream Pony, presented the following points:

- The idea of Mural was with an intention to beautify the space, the space earlier was dirty due to it being a stable, and having maintenance apartments.
- Did check on council's website for any documents, guidelines, prohibitions or rules for the same, but nothing was available about the mural.
- Hired a professional artist from Vancouver who participated in the Vancouver Mural Festival, invested their own resources.
- It is not an advertisement, but a dedication to what that heritage space stands for- horses.
- Received a lot of positive attention from the mural as it adds to the glamour of lower Lonsdale.
- The Mural has also had a positive impact by preventing graffiti artists from defacing the wall.

Members presented the following notable questions and comments:

- The future of the mural once the current occupants vacate.
- Whether neighboring businesses have altered their storefronts similarly, and the impact this mural may have on encouraging other businesses to change their store fronts.

- Public feedback and reactions to the mural.
- The duration for which the windows have been painted, and the involvement of a professional in painting the windows.
- Any assessment conducted by the mural artist.
- The concern over potential repeated sanding and repainting of windows in the coming years.
- The mural's visual impact and enhancement of the building's patio area and its contribution to a fun and vibrant alleyway atmosphere while preserving heritage elements.
- The perception that the mural primarily promotes the Cream Pony brand rather than North Vancouver as a whole, and regarding the association of tag line "Giddy Up" with the Cream Pony brand.
- Clarification on the approval process for murals within the city.
- Acknowledgment of the positive intent to contribute to the local community's vibrancy and history.
- The need to balance the desire for vibrancy with potential disruptions to the heritage character of the building, and setting wrong precedents for other businesses.
- Considerations relating to security deposits, the effort, resources the City will have to undertake, and the impact on future buyers.
- The potential long-term consequences of allowing alterations to heritage buildings.
- Suggesting the incorporation of heritage conservation information in business licenses.
- The placement of heritage plaques on both the north and south facades.
- Proposing that the City notifies all heritage building owners about Heritage Revitalization Agreements (HRAs) and the associated conservation plans.
- Exploring methods to streamline information on heritage status and business licenses and ensuring council involvement.

HERITAGE ALTERATION PERMIT APPLICATION FOR MOUNT CROWN BLOCK-CONTINUED

At 8:13pm it was moved and seconded that:

THAT the Heritage Advisory Commission, having heard E. Smith, Owner of Cream Pony, requesting a Heritage Alteration Permit for Mount Crown Block, approves the application with conditions:

WHEREAS

- The changes to the southern façade have been in place for over a year and the mural on the western façade was installed in July 2023. Both alterations were completed without a Heritage Alteration Permit as required by the HRA for the subject property.
- The mural is located on a secondary facade of the building and adds to the character of the Lower Lonsdale heritage character area.

THAT the Heritage Advisory Commission having reviewed the presentation from the applicant, supports the Heritage Alteration Permit application for Mount Crown Block subject to the resolution of the following items to the satisfaction of City Staff:

South façade:

- That the alterations to the south façade, including changes to the paint scheme of the historic windows, doors, and walls, as well as the business name above the windows, to remain as is and that the property owner is responsible to restore the colour scheme as approved in the HRA through future major repairs and restoration using appropriate heritage conservation guidelines.
- Allowance is made for minor repairs and touch-ups to maintain the altered scheme while the applicant continues to operate the business.

West façade

- That the alteration to the west façade, namely the mural, to remain as is and to be maintained.
- That staff review and approve specifications and application methodology as recommended by a registered professional or association such as Master Painters & Decorators Association in BC (MPDA) for any proposed anti-graffiti coatings for the mural to ensure that the coating does not have deleterious effects on the heritage fabric.

General conditions

- That any further alterations to the subject property requires a Heritage Alteration Permit
- That notice is provided to the property owner to remind them of their responsibilities and commitments under the HRA.
- That staff further explore the history of the property and install a heritage plaque, if possible to both north and south facades.

Carried Unanimously

E. Smith, Owner of Cream Pony, left the meeting 8:28pm

5. STAFF UPDATES- Continued

- North Vancouver Lawn Bowling Club (NVLBC): There have been impediments in being able to recognize the heritage of that organization. The LGA requires the heritage plaque to go to the Council for final approval. But staff, ultimately, did not bring the proposal to Council for reasons similar to those raised at the last HAC meeting. There was a lot of discussion at the last meeting regarding the lack of a formal framework for recognizing intangible heritage and the issue of setting a precedent with a colonial cultural practice. The City will be issuing a standard plaque to the new NVLBC clubhouse to acknowledge that it was built with City funds. Wording will be incorporated into the plaque to recognize some key elements of the Club's historic contributions to the community.

Jennifer of North Shore Heritage is coordinating a tour of McNair House. It is a brilliant example of heritage redevelopment. It is for the benefit of Planning staff to showcase a successful heritage conservation project. We are extending an invitation to HAC members. We're going to take a quick poll because it is planned for some time between October 16th to the 25th.

C. Wilson mentioned an upcoming event on the former North Vancouver streetcar system.

A. Nayeri mentioned the BC Professionals of Heritage Committee is having their annual meeting; if anyone is interested, it is a full-day event.

6. DATE OF NEXT MEETING

The next regular meeting is scheduled for October 10, 2023

7. ADJOURN:

The Chair adjourned the meeting at 8:45pm

Chris Wilkinson, Chair