

The Corporation of the **City of North Vancouver**
Regular meeting of the **Heritage Advisory Commission**
Conference Room 'A', City Hall, 141 West 14th Street, North Vancouver, B.C.
Tuesday, September 8, 2015 at 5:30 p.m.

MINUTES

PRESENT:

Larissa Grierson, Chair
Kevin Healy, Vice Chair
Harvinder Johal
Jordan Levine, Architect
Allan Molyneaux

Linda Buchanan, Councillor

GUESTS:

Derek Porter, Owner, 1753 Grand Boulevard
Charles Moorhead, Architect

STAFF:

Christopher Wilkinson, Planner
Edytha Barker, Committee Clerk

ABSENT:

Quorum = 4

The meeting was called to order at 5:35 p.m. by the Chair.

1. **ADOPTION OF MINUTES (This item was moved and discussion took place after the Delegation.)**

The meeting minutes of July 14, 2015 discussed and amendments were made to sections 2 a), 2 b) and 3 b).

The minutes were then adopted as amended.

2. **DELEGATION**

- a) 1753 Grand Boulevard – Subdivision & New Single Family Dwelling
Derek Porter (owner) & Charles Moorhead (architect)

The applicant team appeared before the Heritage Advisory Commission at the July 14, 2015 meeting. At that time they presented the proposed alterations to the heritage home at 1753 Grand Boulevard. They are now presenting the application to rezone the site at the same address which would facilitate the parcel re-alignment to create a new 54 foot wide lot fronting East 18th Street. The new lot would total approximately 5,616 square feet and would accommodate a new single family house with a secondary suite.

D. Porter showed a PowerPoint presentation.

Key points included:

- The new house will be 2,783 square feet over two stories with a full basement.

- The front yard setback variance will maintain the existing dominance of the heritage house.
- The rear yard will be set back to conform with the zoning bylaw and to provide a buffer to the neighbour to the south.
- The steep pitch roof lines are similar to existing houses to the north, east and south.
- The windows will be black framed and not trimmed and will be recessed from the building face.
- There will be a separate suite entry from the west off of the lane.
- The driveway will be made of a pervious surface to allow natural infiltration.
- Rhododendrons at the front of the heritage house may be removed as they are growing up over the front window. They would be replaced with something smaller. There would also be a row of screen trees to protect the privacy of the neighbours to the south.

Questions/Comments from HAC:

- Is that a skylight at the ridge of the roof?
 - Yes.
- Have you made any headway with regarding the sidewalk/curb issue?
 - It is under review. It would be a variance applied for.
 - C. Wilkinson – This will be reviewed during rezoning.
- Suggest that a special area for recycling be added in the garage.
- The heritage house is painted; what is the logic behind using a semi-transparent stain on the new house?
 - This is an attempt to make it fit in more, downplay it and let the heritage house stand out.
- Has any thought been given to renewable sources of energy?
 - We have committed to meeting the requirements for an Energuide rating of 80. We are planning to pre-wire the garage for an electric vehicle charging station and pre-wire the roof for solar panels.
- To clarify, this is not an infill or a coach house; it is a new single family home with a secondary suite?
 - Yes, that is correct.
- Who makes the decision regarding the sidewalk and the trees?
 - C. Wilkinson – Sidewalk upgrades will be reviewed interdepartmentally considering the context and the minimum bylaw requirements. Any variances to minimum bylaw requirements require Council approval.

After further discussion, the following motion was moved and seconded:

THAT the Heritage Advisory Commission, having reviewed the rezoning application for the subdivision and new single family home at 1753 Grand Boulevard, commends the applicant for the quality of the proposal. The Commission recommends approval of the subdivision and the new single family home.

FURTHER, the Commission recommends that, the existing driveway, East 18th Street and Grand Boulevard frontages, and the historic context of the site including the legally protected Copper Beech trees be taken into careful consideration when future off-site works such as curbs and sidewalks are considered.

CARRIED UNANIMOUSLY

3. **UPDATES**

a) **COUNCILLOR**

- Glad to be back after the summer break. Fall is going to be busy.
- It's great to see the Green Necklace progressing. This was part of the original vision for the City going back to 1907.

b) **STAFF**

- **214 West 6th Street**
Staff are continuing conversations with the applicant to find a proposal that considers Council's direction at 1st reading. Will not be presented to HAC again.
- **1337 Jones Avenue**
Going to public hearing on September 28.
- **LGH Activation Building**
Staff will be meeting with Vancouver Coastal Health in the coming month to talk about how to proceed with the site in regard to Council's resolution.
- **340/344 East Keith Road**
This is a proposal to divide 2 existing lots into 4, included as part of that is a road dedication on the eastern end of the boulevard. This will allow the City to do improvements for the Green Necklace.

4. **ANY OTHER BUSINESS**

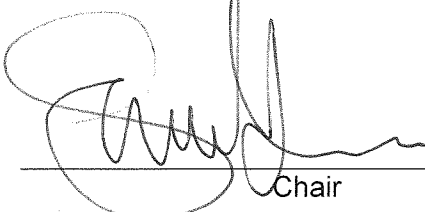
a) **Heritage BC Webinar**

C. Wilkinson listened to a webinar this morning by Karen Deerlove, Capacity Planner at Heritage BC. He will send around a PowerPoint presentation to HAC members. It described various tools and methods used at the provincial level to support heritage.

5. **DATE OF NEXT MEETING** – October 13, 2015

6. **ADJOURNMENT**

There being no further business, the meeting was adjourned at 7:02 p.m.



Chair

NOV 10 12 015

Date

