

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, February 10, 2015 at 5:30 p.m.

MINUTES

PRESENT:

Larissa Grierson, Chair
Margaret Herman, Vice Chair
Dave Gosse
Kevin Healy
Allan Molyneaux

GUESTS:

Sean Parr, Director of Special Projects,
Vancouver Coastal Health
Andre Kroeger, Director, Strategic Planning,
Vancouver Coastal Health
Larry Harder, Director, Capital Projects,
Vancouver Coastal Health
Laura Arpiainen, Capital Project Planner,
Vancouver Coastal Health

ABSENT:

Jordan Levine, Architect
Linda Buchanan, Councillor

STAFF:

Christopher Wilkinson, Planner
Edytha Barker, Committee Clerk

Quorum = 4

The meeting was called to order at 5:31 p.m. by the Chair.

1. DELEGATION

Vancouver Coastal Health – Lions Gate Hospital Activation Building

Andre Kroeger, Director, Strategic Planning, Vancouver Coastal Health presented a PowerPoint presentation on the Lions Gate Hospital Activation Building. He pointed out that this is a preliminary dialogue as they are still in development with the government regarding the future of this site.

Key points included:

- The activation building was the first building on the hospital site in the spring of 1929. The building grew over time and the north wing was added in the 1960's.
- A condition assessment of the building was done in 2014 and it was determined to have a Facility Condition Index (FCI) of 0.86 which is among the poorest within VCH. Any FCI over 0.4, it is deemed less costly to replace the building.
- The building does not meet current seismic safety requirements and contains significant hazardous materials.
- The current key issues are:
 - The building is beyond its useful life.
 - There is no business case to maintain or renew the building.
 - It presents an ongoing liability.

- VCH is now looking at ways to recognize the building in the context of site renewal. They would also like to introduce green space to the Lions Gate Campus.
- The next steps may involve having an assessment done by a heritage consultant.

The Commission was asked to comment on ideas for commemorating the heritage value the story of the Activation Building.

Comments/Questions from HAC:

- Has there been any thought given to salvaging and reusing parts of the façade?
 - That is part of what is being looked at; VCH could explore conservation options.
- What plans do you have to replace this building?
 - All patients have been moved to the new HOpe Centre. The site won't be needed for 20-30 years.
- Is VCH under pressure to add more parking to the site?
 - Yes but there is also a lot of interest in creating a park or some sort of green space.
- What are the operational costs associated with maintaining the Activation Building in its current lock-down mode?
 - \$50,000 - \$60,000 per year.
- The foundation of the building could be used as a wall for a park.
- The history of Lions Gate hospital and this building could be commemorated with a photographic display in the HOpe Centre.
- The entry way and part of the ground floor could be made into a gazebo that could be an entrance to the park/green space.

After further discussion, it was moved and seconded:

THAT the Heritage Advisory Commission, having reviewed the presentation from Vancouver Coastal Health regarding the Lions Gate Hospital Activation Building are in agreement that, due to the present condition of the building (which is not compatible with current design standards) and the high cost to repurpose, the building cannot be retained in its present form.

The Heritage Advisory Commission recommends the commemoration of the Activation Building include:

- A photo collection detailing the history of the North Vancouver General Hospital;
- Integration of the feasible character defining elements into the commemoration while maintaining the sense of arrival, including the driveway and mature trees;
- Preservation of parts of the façade in an entry way.

Further, the Commission would like Vancouver Coastal Health to report back with commemoration options including those recommended by the Commission.

CARRIED UNANIMOUSLY

2. ELECTION OF CHAIR AND VICE-CHAIR

C. Wilkinson took over as Chair. He summarized the Commission's Terms of Reference and the Advisory Body Procedures Bylaw.

It was decided unanimously that the election would be conducted via show of hands. Nominations were called for from the floor. L. Grierson was nominated for Chair and she accepted the nomination. There were no other nominations and Ms. Grierson was declared Chair by acclamation.

M. Herman was nominated for the position of Vice-Chair and she accepted the nomination. Being no further nominations, Ms. Herman was declared Vice-Chair by acclamation.

L. Grierson then assumed the role of Chair for the remainder of the meeting.

3. ADOPTION OF MINUTES

The meeting minutes of January 13, 2015 were adopted as circulated.

4. UPDATES

a) **COUNCILLOR – n/a**

b) **STAFF**

- PGE Building -The former site has been de-designated by Council. The building remains legally protected and in the temporary location on Alder Street. It is being monitored for graffiti and vandalism.
- 910 Grand Boulevard - Haswell Residence – This house has recently been sold to a developer. The City has not yet received a development application, but is hopeful it will include the retention of the Haswell Residence.
- 214 West 6th Street – Staff are awaiting revised plans for this three unit development in the Ottawa Gardens Heritage Conservation Area.
- Heritage Award Nomination Process – Forthcoming at next meeting.

5. OTHER BUSINESS

K. Healy reported that he is somewhat involved in the Hollyburn Lodge reconstruction. The head of the Hollyburn Heritage Association would like to make a presentation to all North Shore heritage committees. K. Healy was advised to have that person email C. Wilkinson to make arrangements for CNV.

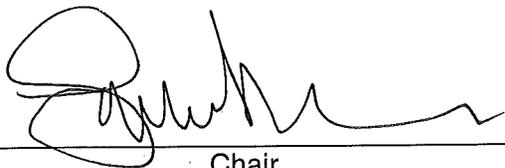
6. INFORMATION

- Queen Mary Elementary School's Centennial Celebration will be held May 22, 2015. There will be opportunities for the public to volunteer at the celebration. Commission members were encouraged to do so and to get in touch with Queen Mary School if they wish to be involved.

- The annual Volunteer Appreciation Reception is coming up Thursday, April 30th in the Atrium at City Hall. Please save the date!

7. **ADJOURNMENT**

There being no further business, the meeting was adjourned at 7:26 p.m.



Chair

April 14 12015

Date