

The Corporation of the **City of North Vancouver**  
**Regular meeting of the Heritage Advisory Commission**  
Conference Room 'A', City Hall, 141 West 14<sup>th</sup> Street, North Vancouver, B.C.  
Tuesday, November 10, 2015 at 5:30 p.m.

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**MINUTES**

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**PRESENT:**

Larissa Grierson, Chair  
Kevin Healy, Vice Chair  
Harvinder Johal  
Marian Wilkins

Linda Buchanan, Councillor

**ABSENT:**

Jordan Levine, Architect  
Allan Molyneaux

**GUESTS:**

Satendra Mann, ArchiType Design  
Ram Sahota, Applicant Representative  
Amy McDonald, Resident

**STAFF:**

Christopher Wilkinson, Planner  
Edytha Barker, Committee Clerk

Quorum = 4

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

**1. ADOPTION OF MINUTES**

The meeting minutes of October 13, 2015 were approved with the following addition under 3 A) questions & comments:

- There has been a history of single family and duplex housing in the area for 100 years.

**2. DELEGATION**

a) 319 East 10<sup>th</sup> Street - Satendra Mann, ArchiType Design

S. Mann from ArchiType design gave a presentation. The proposal for this redevelopment includes a 3,570 square foot duplex; both units will have secondary suites accessed from the front yard. It includes prominent north-south gables from the second floor presenting onto the East 10<sup>th</sup> Street frontage and east-west gables oriented towards the side yards. Two unenclosed and two open parking spaces are provided with access from the rear lane.

The property is zoned RT-1A which permits a duplex subject to compliance with the Duplex Development Permit Guidelines. East 10<sup>th</sup> Street is a part of the City which contains a significant cluster of prominent heritage building and it is the intent of the East 10<sup>th</sup> Heritage Character Area Guidelines to retain this historic character as parcels are redeveloped. While 319 East 10<sup>th</sup> Street is not on the CNV Heritage Register, the East 10<sup>th</sup> Heritage Character Area guidelines do apply. The applicant

is seeking the Commission's input on form, character, materials and overall context with the existing streetscape.

Key points of the presentation:

- This home is located mid-block on East 10<sup>th</sup> Street.
- There are seven homes on CNV's 2013 Heritage Register on East 10<sup>th</sup> Street.
- The designer tried to pick up on aspects of other homes on East 10<sup>th</sup> when developing this project. They tried to keep the character of a single family home by creating a building that looked like one house with a strong sense of entry.
- Both units will have elevators.
- The colours proposed are a greenish-gray and yellow for the doors.
- The designers have responded to some feedback from the City's Planning Department, specifically:
  - A balcony included in the original plans has now been removed.
  - The wider profile for the siding was reduced and narrowed.
  - The stone columns were extended around the front and sides of the building.

*5:50 p.m. - Councillor Buchanan joined the meeting.*

Questions/Comments from HAC:

- On the roof type, is there a profile to the asphalt shingles?
  - No.
- On back, have the windows on the garage been reoriented compared to the house?
  - This was an oversight in the plans; we will be changing the garage windows to match the ones on the house.
- Are the east and west windows on the back recessed as well?
  - No, just the ones on the front elevation.
- What material will the garage doors be?
  - Painted metal; the grids on the windows will be taken out.
- Are there any mature trees on the site?
  - No, the ones that were there were considered unhealthy by an arborist and were removed.
- The white railings look out of place in the front of the house, is there another colour you could use?
  - We could develop the design of the railings and paint them the body colour of the house.
- How many parking stalls are provided?
  - 4 parking stalls are planned; one for each unit.
- A Commission member suggested double checking regarding the noise of the elevator mechanism in terms of decibel levels and soundproofing.
- It was noted that the paint colours chosen are not heritage colours and are inconsistent with the neighbourhood.
- Do you feel that the windows you have chosen are in keeping with a heritage design?
  - We looked at other houses in area; the ones chosen are related to proportion and width of a couple of the neighbourhood heritage houses.

It was moved and seconded:

**THAT** the Heritage Advisory Commission, having reviewed the presentation from ArchiType design for a new duplex at 319 East 10<sup>th</sup> Street, supports the project. The Commission commends the applicant for a thorough presentation.

**FURTHER**, the Commission notes the following points for the applicant's consideration:

1. Consider matching the garage window style and orientation with the windows on the main house;
2. Paint the guard rails around the cellar entry light grey ("Moonshine" as per the material colour board);
3. Consider recessing the side windows to be consistent with the front windows of the house.

**CARRIED UNANIMOUSLY**

### **3. UPDATES**

#### **a) COUNCILLOR**

- The proposed temporary ice service at Shipyards Square will not happen.
- The City will be going ahead with a feasibility study for a bike lift on Lonsdale Avenue.
- There will be a Public Meeting for the Active Design Guidelines.
- Council attended a workshop on the Housing Action Plan. The HAP will now be going to public consultation.
- There will be a family friendly event in City Hall on Saturday, November 21 called "Kids in the Hall". The focus of this event is on building happy, healthy families in an urban environment.
- The Green Necklace Open House went well. A lot of feedback was received.
- Attended Walk 21 conference in Vienna in October.

#### **b) STAFF**

- 1753 Grand Boulevard
  - Held the Developer Information Session October 29; hope to have first reading to Council in December.
  - In the process of preparing a heritage plaque for the site.
- 910 Grand Boulevard
  - New application received last week.
  - Corner of 9<sup>th</sup> and Grand Blvd.
  - The City is negotiating for legal protection.
  - The current plan is to pick the house up and move it forward, then rezone to allow for 3 lots.
- 551 East 9<sup>th</sup> Street
  - New owners have demolished the 1912 character house that was not on the Heritage Registry.
  - The building permit applications for 2 new homes on the lot are being processed.
  - The building permit is currently under review.

- 214 West 6<sup>th</sup> Street
  - Applicants have recently resubmitted updated plans which are under review.
  - Hope to report to Council in early 2016.

#### 4. NEW BUSINESS

##### a) Application Consideration – Draft Process

C. Wilkinson presented. This was discussed last month. We are hoping to improve the structure in which delegations are received and commented on. This process may help the Commission to formulate thoughts and come to a resolution easier. This is a proposal for what might work; looking for HAC's input.

##### Discussion/Comments:

- This is very helpful; will make new resolutions much easier. The Chair's introductory statement is great.
- It is a good way to let the delegation know what they can expect.
- C. Wilkinson will be adding in that the staff person will introduce the project and give background information.
- A framework helps as the committee changes; this makes it easier for new members.
- The idea of a commission member acting as a 'recorder' would be for detailed design comments; that person would be noting comments and whether they are being repeated; this helps to form the resolution.
- The Commission agreed that this process should be adding to the green folder containing the suggested resolutions.

##### b) Work of Dick Lazenby

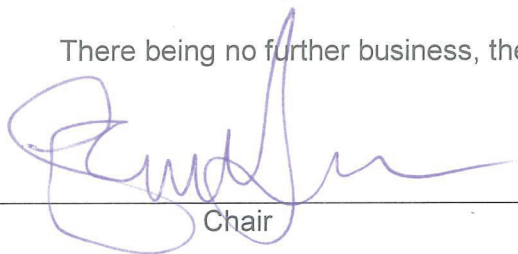
C. Wilkinson spoke about Dick Lazenby. Dick is a well-recognized member of the heritage community. The District of North Vancouver gave him a heritage award in 2014. C. Wilkinson suggested that commission members have a look at the North Vancouver Museum and Archives at Mr. Lazenby's work and notes. There are many binders there which have led to a Moodyville "booklet", which is searchable at the archives. Mr. Lazenby has donated his notes to the NVMA.

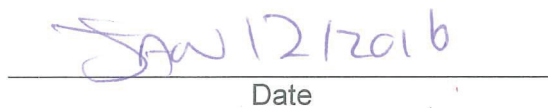
#### 5. ANY OTHER BUSINESS

- Heritage Awards – The Commission had agreed that the awards would be moved to every 2 years unless there are extraordinary nominees. The nomination forms have been redone and will be added to the CNV website. C. Wilkinson suggested that Dick Lazenby and the Henderson sisters (re: Young/Henderson Residence) may be good candidates and would warrant awards in early 2016.
- Staff have received 9 responses to the mail-out regarding heritage plaques for legally protected homes. These plaques, as well as one for 745 Grand Boulevard, will be produced in early 2016.

6. ADJOURNMENT

There being no further business, the meeting was adjourned at 7:30 pm.

  
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Chair

  
\_\_\_\_\_  
Date

