

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 22, 2016 at 5:30 p.m.

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**MINUTES**

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**PRESENT:**

Larissa Grierson, Chair  
Kevin Healy, Vice Chair  
Allan Molyneaux  
Ali Shakarchi, Architect  
Marian Wilkins  
Linda Buchanan, Councillor

**GUESTS:**

Tina Hubert, Architect, Design Studio 8  
John Atkin, Heritage Consultant  
Greg Cormier, Owner, One Raven Developments  
Ltd.

**STAFF:**

Christopher Wilkinson, Planner  
Heather Evans, Community Planner  
Tanis Huckell, Committee Clerk

**Quorum = 4**

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The meeting was called to order at 5:30 p.m. by the Chair.

C. Wilkinson informed the Commission that Harvey (Harvinder Johal) has resigned.

**1. ADOPTION OF MINUTES**

The meeting minutes of October 11, 2016 were adopted as circulated.

**2. DELEGATION – 736 East 3<sup>rd</sup> Street**

H. Evans welcomed the delegation to the meeting. The application is being presented to the Commission for review as a Heritage Revitalization and New Infill Development. The application proposes to retain the existing Peers Residence (formerly known as the Clapham House) originally built in 1912. The applicant is also requesting an amendment to the Moodyville Design Guidelines with regards to height and building depth to allow for the construction of two new side-by-side townhouse units behind the existing house.

Questions and comments from the Commission included, but weren't limited to, the following:

- What year did you do your upgrades?
  - Purchased the property in June 2007; started restoring/replacing the foundation right away.
- For the new right of way, will you have to alter the stairs at the front?
  - Not sure yet – under discussion. It would be a widening, but we are confident that we can make it work.

- Will the back of the solar panels be attractive from across the lane?
  - The intention would be to place them as far south as possible. As the slope rises, the view of them would be minor.
- How will the strata aspect work?
  - The house would be one of the strata units, the townhouses would represent two, for a total of three. Each townhouse has the capacity for a rental unit; fully self-contained, as the owner wishes to use it.
- Parking?
  - 3.75 parking spots are required. It is a challenge, but it has been well addressed.
- The proposal brings the house pretty close to the right of way.
  - Part of the proposal is not to have that right of way; we have proposed a design around that pinch point in the boulevard. Would encircle the heritage buildings that remain. Would be a fairly natural piece.
- Where will the service access (garbage, etc.) be?
  - All via the lane. Containers incorporated in a shared space.
- What is the height variance being requested?
  - We need about 14 inches. The extra “ask” is essentially because we’re hiding the roof deck behind solar panels. It is a larger development with parking underneath the building. Other developments are turning courtyards into vehicle access; that’s the trade-off. This proposal will provide a nice community space.

The following resolution was regularly moved and considered:

**THAT** the Heritage Advisory Commission, having reviewed the presentation from the delegation regarding 736 East 3<sup>rd</sup> Street (Clapham Residence), supports the project.

Further, the Commission:

- Supports the applicant working with CNV’s Engineering Department to reduce the need for a Right of Way encroachment on to the house;
- Is in favour of reconsidering a name change of the house to the “Peers Residence (formerly known as the Clapham Residence)”;
- Supports the conservation measures including the heritage designation bylaw and heritage covenant being commensurate with the requested bonus density of 0.5 FSR and the requested height variance;
- Commends the applicant for an exemplary Heritage Conservation Plan and development plan.

**CARRIED UNANIMOUSLY**

The delegation thanked the Commission for their time and left the meeting at 6:50pm.

### 3. **OTHER BUSINESS**

- a) 424 East 3<sup>rd</sup> Street

The Commission discussed K. Healy’s draft letter to Mayor and Council regarding the heritage covenant recently discharged at this address. C. Wilkinson suggested that

circulating the letter to Council via the weekly Information Package, with a companion report, might be the most expeditious way to move the issue forward. In this case the letter would be addressed directly to staff as opposed to Mayor and Council.

Issues that arose during the discussion included the following:

- This is a convenient time to re-examine this Commission's Terms of Reference.
- There was frustration that the Commission was not given the opportunity to comment on the heritage covenant discharge.
- The covenant was removed to result in a greater house value; the Commission is concerned that a precedent has been set in removing a covenant simply by appealing to Council.
- Optics are such that this could set an example that weakens the conservation efforts of the City, and weakens incentives such as heritage covenants.
- The Commission might fully agree that a covenant should be removed; but were not given the opportunity to comment.
- Can a procedure be set up for future cases?

It was regularly moved and seconded that K. Healy will edit the letter to direct it to the Director of Community Development, to be submitted in an upcoming Information Package to Council with an accompanying staff report.

*Heather Evans left the meeting at 7:35pm.*

#### 4. UPDATES

##### a) **COUNCILLOR**

- Moodyville Park had an Open House on November 9; this went well. The City has ensured that the composition of the Moodyville Park Master Plan Task Force covered a broad spectrum of demographics.
- The second annual "Kids in the Hall" open house was held in City Hall on November 19; hundreds of families attended.
- The CNV4ME Committee is submitting a proposal to host the Cities Fit for Children Summit in 1.5 years (spring of 2018).
- The Hollyburn proposal at Lonsdale and 13<sup>th</sup> has passed; this will be a purpose built rental.
- The new Housing Action Plan (HAP) is supported by this proposal, as well as one on East 18<sup>th</sup> Street.

**ACTION:** *C. Wilkinson to circulate the Housing Action Plan.*

##### b) **STAFF**

- **Heritage Alteration Permits**  
No New permits.
- **East 3<sup>rd</sup> Street Wartime Houses**  
These are buildings on the south side of the 700 block. Staff are following up with the commitment the applicant originally made to Council, trying to find a way to see them relocated. No information beyond this.

- **910 Grand Boulevard**

The Public Hearing for this address was held last night (November 21). Although a second Open House was not well attended, and had received signatures of support, last night a petition opposing the development with over 90 signatures was received by the City Clerk. The petition cited concerns about density, parking, number of units, the process, setbacks, retention of greenery, and a sense of openness. Ultimately there was unanimous support from Council to refer the issue back to staff, to work further with the applicant, engage more with the community, and then return to Council for another Public Hearing. Staff will be working with the developer as quickly as possible to make changes in response to last night's conversation.

**ACTION:** C. Wilkinson to inform the Commission when the next Open House is scheduled.

5. **ANY OTHER BUSINESS**

a) Heritage BC Nomination

C. Wilkinson informed the Commission that we have submitted a nomination for Dick Lazenby, and offered special thanks to Allan Molyneaux and Marian Wilkins for working with the Archives. The Heritage Advisory Commission at the District co-nominated Mr. Lazenby, as did the Archives, which will hopefully add weight to the nomination.

As Heritage BC accepts projects completed within three years, by this time next year the development adjacent to 1753 Grand Boulevard could be submitted.

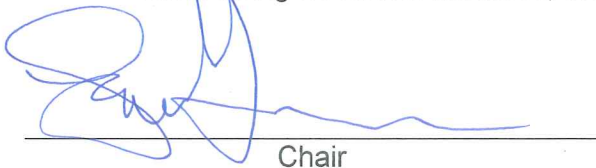
C. Wilkinson also reminded the group that the City's own nomination period will open soon, with two categories: one for developers, and one for homeowners and neighbours. At the next meeting staff will present all the projects to the Commission, as well as those under heritage alteration permits that perhaps did not come to this Commission.

6. **DATE OF NEXT MEETING – December 13, 2016**

Discussion revealed that there won't be quorum on December 13. The next meeting will likely be January 10, 2017.

7. **ADJOURNMENT**

There being no further business, the meeting was adjourned at 8:30 p.m.

  
Chair

FEB 14 / 2017  
Date