

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, December 3, 2019 at 6:00 p.m.

MINUTES

PRESENT:

Christopher Wilkinson, Chair
Kevin Hanvey, Architect
Allan Molyneaux
Marian Wilkins

ABSENT:

Lori Boyd
Kevin Healy, Vice Chair

GUESTS:

Thomas Grimwood, Architect
Doug Scott, Architect
April Green, Owners' Group Representative
Hilary Monfared, Daycare Provider
Karl Wein, Karl Wein & Associates
Robert Bradbury, Bradbury Architecture

STAFF:

Mike Friesen, Planner
Meg Wray, Planner
Edytha Barker, Committee Clerk

Quorum = 4

The meeting was called to order at 6:10 p.m. by the Chair.

1. ADOPTION OF MINUTES

The meeting minutes of October 8, 2019 were approved as circulated.

2. DELEGATIONS

a) 350 East 2nd Street, Hamersley House

The subject property is known as Hamersley House, is a Designed Municipal Heritage Site and is currently ranked "A" in the City's 2013 Heritage Register. The current proposal seeks to convert the heritage resource from a single family residential dwelling (with secondary suites in the basement) to a full scale child care facility. As part of this application there is a requirement to undertake both Official Community Plan and Zoning Bylaw amendments.

The applicant is proposing minor changes to the resource, which are to occur on the newer addition. These changes include railings on the second floor rear deck and a door to access that deck. No changes will be visible from the public realm. The original house will not be augmented on its exterior.

Questions/Comments from HAC:

- Please describe construction for the stairs.

- It will be timber to fit in with the existing decks and painted existing colours.
- In changing the use, did you consider doing a highest and best use study?
 - We have a commercial real estate appraiser as part of owners' group; we believe we have achieved a good use.
- Have you looked at patterns and movements of traffic and had input?
 - As part of the process, a mini transportation study was required. We will be widening the driveway by a few feet to accommodate 2 way traffic.
- Is the coach house remaining as a rental unit?
 - The intention is that once the day care takes possession, it will be vacant. It is not our intention for it to remain tenanted. Same for the suites in the basement.

It was moved and seconded:

THAT, the Heritage Advisory Commission, having reviewed the presentation from Thomas Grimwood and Doug Scott, Architects on 350 East 2nd Street (Hamersley House), supports the project. The Commission commends the applicant for a thorough presentation.

CARRIED UNANIMOUSLY

6:40 p.m. - *M. Wray left the meeting.*

6:40 p.m. - *T. Grimwood, D. Scott, H. Monfared and A. Green left the meeting.*

6:40 p.m. – 6:50 p.m. - *Break*

b) 364 East 14th Street, MacLeod Residence

The applicant is seeking to enter into a Heritage Revitalization Agreement in order to permit the development of a duplex on the same lot as the existing A ranked heritage building located at 364 East 14th Street (The MacLeod Residence). The site is designated Residential Level 2 (FSR not to exceed 0.5 times the lot area) in the Official Community Plan.

The proposal is to retain the existing heritage dwelling, make several alterations to the existing dwelling – in particular a large new deck on the west side of the heritage structure – and to develop a new duplex development that is sympathetic to the character of the Craftsman style heritage home.

Questions/Comments from HAC:

- What are the extent of alterations to the heritage building?
 - The house has not been maltreated so there is very little that needs to be done to the building. The foundation needs to be shored up and we will be removing the deck on the west side of the building that is not sympathetic the heritage nature.
 - The infill building is different but they are complementary, maybe too complementary as they seem to be in the same colour palette. I would support being more adventurous and exploring a new colour palette all together.
- What is the material used for the four parking spaces off the lane?
 - It will be a permeable paving.

- Will there be any other alterations to the rear or side?
 - The door on the north side of the house going out under the deck from the basement level will be closed and replaced with a window. We will be reusing a window from the garage.
- Please describe the material, design and colour of the new deck on the west side of the heritage house?
 - It will be the same design as the main deck. It will be a closed decking as opposed to open.
- The project as a whole would benefit from further exploration of colour for the infill building; a subtle change within the same chromatic intensity.
- The application has been well handled, the density sensitively places; appreciate the effort to retain the mature trees.
- Would ask that the application include the full detailed design of any alternations to the heritage building, as well as the deck design plus the relocation of the existing window to the heritage house. If it doesn't work, would encourage you to install a wood window to match the proportions of the existing building.
- Encourage application to explore the possibility of expanding the separation between the two buildings as much as possible. Consider planters and other elements within the parking area that might be able to be shortened up, encourage you to look at ways to move the infill farther north to provide enhanced privacy between bedrooms.
- For staff's benefit, encourage a complete integration and coordination between all material submitted for Council's review. If staff is considering an application of this scale, the legal protection of the house through a Heritage Revitalization Agreement would be encouraged.

It was moved and seconded:

THAT, the Heritage Advisory Commission, having reviewed the presentation from Karl Wein and Robert Bradbury on 364 East 14th Street (MacLeod Residence), supports the project subject to the resolution of the following items to the satisfaction of City staff:

- a. Coordination of the Heritage Conversation Plan, Landscape Plan and architectural plans;
- b. Confirmation that there is adequate privacy achieved between the upper story bedrooms of each building;
- c. Further exploration of the colour palette for the infill building, perhaps by referring to the Benjamin Moore colour palette, so that a lighter palette and complementary colour for the infill building can be achieved.

FURTHER, the Commission wishes to note that their support is subject to the legal protection of the heritage house, following the recommendations of the Heritage Conversation Plan.

CARRIED UNANIMOUSLY

3. UPDATES

- a) North Shore Heritage Society's Christmas Party – December 12

The Committee Clerk will forward information to the Commission.

b) Heritage Award Nominations

We have received two nominations for the 2020 Heritage Awards. These will be discussed in further detail at the January meeting.

c) Joint Heritage Meeting with DNV and DWV

There is interest in meeting with the heritage committees from the District of North Vancouver and the District of West Vancouver. The Manager, Planning will be meeting with the heritage planners from both and will report back to the Commission.

5. ADJOURNMENT

There being no further business, the meeting was adjourned at 7:48 p.m.



Chair

February 11, 2020
Date