

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, June 13, 2017 at 5:30 p.m.

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**MINUTES**

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**PRESENT:**

Larissa Grierson, Chair  
Lori Boyd  
Allan Molyneaux  
Ali Shakarchi, Architect  
Marian Wilkins

**ABSENT:**

Kevin Healy, Vice Chair  
Linda Buchanan, Councillor

**GUESTS:**

Gary Penway, Director, Community Development  
Heather Reinhold, Manager, Strategic Initiatives  
Shane Oleksiuk, Architect, Dialog Design

**STAFF:**

Annie Dempster, Planning Technician  
Edytha Barker, Committee Clerk

Quorum = 4

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The meeting was called to order at 5:34 p.m. by A. Dempster.

**1. OVERVIEW OF HERITAGE ADVISORY COMMISSION**

A. Dempster began as Chair of the meeting and showed a short PowerPoint presentation on the role of the Heritage Advisory Commission.

**2. ELECTION OF CHAIR AND VICE CHAIR**

A. Dempster called for nominations for Chair. L. Grierson was nominated and accepted the nomination. There being no further nominations, L. Grierson was declared Chair by acclamation.

A. Dempster then called for nominations for the position of Vice Chair. K. Healy was nominated in absentia. The Committee Clerk confirmed that Mr. Healy accepted the nomination by email. There being no further nominations, K. Healy was declared Vice Chair by acclamation.

L. Grierson assumed the role of Chair.

**3. ADOPTION OF MINUTES OF LAST MEETING**

The meeting minutes of February 14, 2017 were accepted as presented.

#### 4. PRESENTATIONS

a) Heritage Program Overview

Gary Penway, Director, Community Development

G. Penway gave a PowerPoint presentation on the Heritage Program. A. Dempster handed out C. Wilkinson's report on Heritage Incentives that was approved by Council in April 2016.

Key points of the presentation:

- The heritage effort started in the 60's and 70's but there was not much legislation at first supporting it.
- The North Vancouver Community Arts council had the first heritage committee in the 70's-80's. They did their own heritage inventory but it didn't get a lot of credibility as it came from outside of City Hall.
- In 1987, heritage consultant, Don Luxton was contracted and produced the City's first heritage inventory. This was the genesis for the heritage program. The first heritage committee started in 1987 as well.
- There were originally three categories of heritage buildings (Primary, Secondary and Supplemental) in the first two Heritage Registers (1988 and 1994). This was changed to two (A and B) for the 2013 Heritage Register.
- An inventory of the Versatile Shipyards site was done in 1991, about a year before they closed.
- New provincial legislation came in in 1994; the heritage committee became the heritage commission. Prior to that, we had no obligation to compensate heritage owners but the new legislation stated that we had to. Other tools for heritage conservation were also introduced.
- Around that time, the federal government came out with the National Heritage Registry. Most of the City's Heritage Register is on the National Heritage Registry. However, the Canadian national registry comes with nothing in the way of protection or support. It is more of an honorary list.
- One of the most important components of the Heritage Program is Heritage Awareness. This is the story of the City and how the buildings, artefacts and landscape tell it. The best thing is to have heritage owners that love their building!
- As an incentive for heritage preservation in the City, heritage is the only category in the OCP where density is not capped. Density transfer or selling density can make a heritage building viable to save. The money from selling density then goes to revitalize the heritage building.
- We have three main ways to protect buildings; a designation bylaw which (requires public hearing, may have to compensate owner), a Heritage Revitalization Agreement (a zoning bylaw and covenant all in one) or a covenant alone.

Questions from the Commission:

- Has the idea of density transfer for commercial use been looked at for residential?
  - Yes, we have done it.
- Is the concept of stratifying coach houses for heritage designated properties been used in any other jurisdictions?

- Not that we know of. Some are chatting about it. It is also a good environmental solution.
- In general is the Heritage Register particular to buildings?
  - No and that's a great question. It brings up the question "What is heritage?" We do include structures, an air raid siren, landscaping and trees. The Heritage Register needs to be part of the narrative of North Vancouver's history

5 minute break – 7:00 – 7:05 pm

- b) Update on Shipyards Lot 5  
 Heather Reinhold, Manager, Strategic Initiatives  
Shane Oleksuik, Architect, Dialog Design  
 H. Reinhold presented an updated on the Lot 5 development project.

Key points of the presentation:

- In April 2016 the development partnership began; June 2016 was the rezoning for hotel use; December 2016 – present we have been undertaking site preparation. The contaminated soil has been removed and remediation monitoring is occurring right now. Detailed design work carrying on now; we hope that will be complete by the end of summer of this year when will construction begin. We are still aiming for opening in December 2018.
- There are going to be two commercial buildings, one north and one east, all will have retail components. The north building will have community amenity use on the second level.
- The genesis of the project was to take the form and character of the Machine Shop and re-erect it. We had as-built drawings to help us lay out the grid of the old shop.
- When Dialog Design joined the process, the majority of the steel from the Machine Shop was on site wrapped up. It was tested to see if it could be used. Some has been corroded; we were unable to re-use it but have retained the profile. We could not use the old steel as it did not meet code today and it could not be welded into.
- The Machine Shop will span both the commercial and the public space.
- The south end will be grey corrugated steel; the north end will be glazed glass.
- We will be integrating the artefacts into the landscape features; they will be pro-formative instead of decorative.

Questions from the Commission:

- How long does remediation take?
  - Things are going well; we are on track to submit to the Ministry of Environment in October.
- Why will there not be window glazing on the south side?
  - That will be the exterior space and ice rink in the winter; we need some level of weather protection and shading.
- Is the public space open 24 hours?
  - Yes, it will be like Shipbuilders square, no fence / no gate but there will be specific hours for ice skating.
- Is there going to be signage on the artefacts?

- We plan for them to be more of an active discovery around them.
- Will there be parking?
  - Yes, there will be 1 level of pay parking; about 145 parking stalls (120 guaranteed public). The entry will be on the north side off of Victory Ship Way.

5. **UPDATES**

a) **COUNCILLOR** – Unavailable to attend

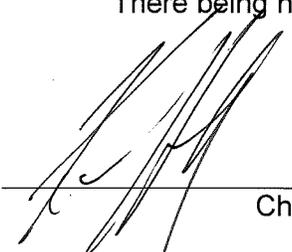
b) **STAFF**

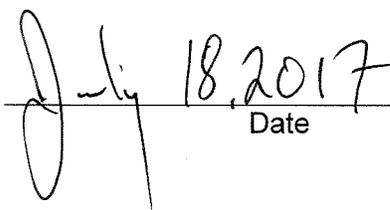
- 910 Grand Boulevard – The legal agreements are being finalized now; this includes a covenant for legal heritage protection. We anticipate this going to Council on June 19 for final adoption.
- 736 East 3<sup>rd</sup> Street – We anticipate this going to Council in the next couple of months. This one is being legally designated through a Heritage Revitalization Agreement.
- Heritage Alteration Permits – We are currently processing one for the Pipe Shop for a small internal renovation
- Heritage Incentives – We have started work on looking at what other municipalities are doing. Hope to report back to Council in late fall.

6. **DATE OF NEXT MEETING – July 18, 2017 (Tentative)**

7. **ADJOURNMENT**

There being no further business, the meeting was adjourned at 7:55 p.m.

  
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Chair

  
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Date