

The Corporation of the City of North Vancouver
Regular Meeting of the Heritage Advisory Commission
Via WebEx
Tuesday, July 13, 2021 at 6:00 p.m.

MINUTES

PRESENT:

Chris Wilkinson, Chair
Kevin Healy, Vice Chair
Kameliya Hristova, Architect
Allan Molyneaux
Ali Nayeri
Catherine O'Donnell
Councillor Tony Valente

PRESENTER:

Mike Friesen, Manager, Strategic Initiatives

STAFF:

Annie Dempster, Planning Technician 2
Yan Zeng, Manager, Development Planning
Tanis Huckell, Committee Clerk

REGRETS:

The meeting was called to order at 6:03 p.m. by the Chair.

1. ADOPTION OF MINUTES

- a) The meeting minutes of March 9, 2021 were adopted as circulated.
- b) New member Catherine (Kate) O'Donnell was welcomed.
- c) Yan Zeng, Manager of Development Planning, introduced herself.

2. ELECTION

- A. Dempster assumed the role of Chair for the duration of the election.
- C. Wilkinson was nominated for the role of Chair and won by acclamation.
- K. Healy was nominated for the role of Vice Chair and won by acclamation.
- C. Wilkinson resumed the role of Chair for the remainder of the meeting.

3. DELEGATION

- a) Allen Residence – 204 East 1st Street

Staff/Applicant Presentation

The City is initiating an Official Community Plan (OCP) amendment, Zoning Bylaw amendment, and park boundary adjustment for the redevelopment of the North Shore Neighbourhood House and Derek Inman Park site. In order to accommodate the proposed redevelopment, the Allen Residence must be moved. As the Allen Residence is City-owned, the City is the applicant in this instance.

Staff will be presenting this project to Council in early fall; should it be reviewed favourably, design and construction of the first phase would begin and staff would look into the relocation of the Allen Residence in more detail. At this early stage staff are seeking the Commission's input on:

- commentary on the heritage value and significance of the Allen Residence;
- ideas and options to support to relocation of the Allen Residence; and
- endorsement of the proposal to relocate the Allen Residence.

Questions/Comments from the Commission:

- Can you clarify the proposed plan for the house?
 - Hoping to get feedback from the Commission. As the site redevelopment will be presented to Council in the fall, ideally tonight we can obtain some guidance for a potential relocation strategy that we could undertake if approved by Council.
- As a B ranked building, if it was in another location and owned by a private entity, it could be demolished. So the City is going above and beyond in coming to HAC?
 - Yes.
- How is it that it came under City ownership?
 - The City acquired many properties during the Great Depression; assume that is how we came to own it. Don't believe it was purchased recently with the intent to preserve it as a heritage asset.
- Any City lands available that could accommodate the building?
 - At this point we don't have a relocation strategy or an intended location, nor a full assessment of the condition of the building. The feasibility of either keeping it in situ or moving it away has not been fully explored. At this early stage we are gathering what key elements we should be considering.
- The Donald Luxton Statement of Significance is a good overview. Is there any intention of completing a further assessment of the building?
 - If approved by Council, yes. We would gather more detail and then re-engage with HAC.
- What is the structure currently being used for?
 - It is being rented out. Discussion of future uses will depend on the condition of the building. Would undertake further exploration based on Council's response.
- Has any condition assessment been done in prior years?
 - Not in the recent past. To the best of my knowledge there are no major renovations or repairs.
- Consider asbestos concerns if moved. Obviously would like to keep it as a historical building but worst-case scenario, could commemorate it by installing a plaque in the new park. Ideal scenario would be to keep and move it to another location.
- Would like to see it preserved as a North Shore heritage asset, even if it has to be moved. Potentially used in some community capacity. Would like to see some investigation into how we could retain it.
- It looks like the building is in poor shape. If it is retained/moved, any building code concerns will need to be considered. Would like to see some actions to preserve the building or integrate it into a new structure.
- Would it be possible to report back how much the City has invested in maintenance and repairs over the past 10 years?
 - Yes, can investigate that.
- Can you please also report back on the Falcioni and Matraia Residences at 168 and 174 East 1st Street? Believe that these are also City owned. Potential to keep these assets together.
 - Yes; staff will investigate.

Discussion ensued regarding the PGE (Pacific Great Eastern) Railway Station Building, and balancing the preservation of heritage versus use of space for other needs of the community. It was generally agreed that the current submissions are high level histories and a more in-depth condition assessment from a heritage consultant is needed.

The following was moved and seconded:

BE IT RESOLVED THAT the Heritage Advisory Commission has reviewed the presentation from the City of North Vancouver regarding the Allen Residence, and commends the overall project goals and recognizes the valuable resource the North Shore Neighbourhood House has been, and looks forward to its contributions continuing and growing with the implementation of this project;

AND FURTHER REQUESTS THAT the applicant return to the Commission prior to consideration of first reading and at that time provide the following information:

- That the history of City ownership of the property and adjoining lands, and any heritage related condition or related intent of transfer, be documented;
- That the City's investment in this and other adjacent heritage sites be documented;
- That the Commission's concern is noted pertaining to the lack of maintenance invested in this property to preserve its existing heritage value;
- That it be noted that a further level of assessment is recommended to document the area of the building, as well as a condition assessment, and further details of heritage values and characteristics;
- That an investigation be completed regarding the opportunity for relocation, including the possibility of the City providing a stimulus package to incentivize other parties such as private developers taking on the project, including fast tracking of approvals, variance on setbacks or other relaxations, possible waiving of fees, or consideration of integrating this asset on City lands, preferably in the Lower Lonsdale area, preferably acknowledging and coordinating with adjoining properties at 168 and 174 East 1st Street;
- That the City also investigate an opportunity to integrate the asset into the park element, as either a heritage element or to be used for short-term accommodation in conjunction with the North Shore Neighbourhood House, or for clerical or administrative purposes;
- Detailed information on the building's size, specifically the floor area, so that if presented to the market individuals would have the necessary information to work with the City to determine what approvals would be required to move the building;
- That the City consider if the building is moved off site, that a commemoration of the historical asset be recognized either through a plaque or integration of some of the architectural elements of the home.

CARRIED UNANIMOUSLY

Mike Friesen left the meeting at 7:48pm.

3. UPDATES

a) Heritage Program Discussion

Y. Zeng initiated a discussion regarding the scope of the Commission. Open to suggestions in terms of process, incentives, how to treat buildings with heritage value in the redevelopment process. Discussion further ensued regarding the definition of

heritage (e.g. indigenous assets and marginalized communities versus the settler experience). Agreed a more fulsome discussion in the future would be beneficial.

b) Updates on Past Projects

- i) 532 East 10th Street – Copper Cottage. Council issued a Heritage Revitalization Agreement. At the building stage now.
- ii) 341, 348 St. David’s Avenue. Currently being marketed, have partnered with the Nickel Brothers. Not sure how close they are partnership with the NS Heritage Society. Have been able to give tenants notice so the homes will be vacated within a number of months (increase marketability).
- iii) 350 East 2nd Street – Hammersley House. Went through rezoning for childcare exclusive use. Subsequently a heritage alteration permit was issued. Building permit has been issued and work is being undertaken to modify to the building.
- iv) 346 East 14th and 620 Jones are in various stages of resubmission and review in preparation for going to Council (are minor rezonings).

4. DATE OF NEXT MEETING

Discussion of a possible meeting in August to allow staff to return to the Commission with some responses prior to presenting to Council in September. The Committee Clerk will canvas members for dates and arrange a meeting.

5. ADJOURNMENT

There being no further business, the meeting was adjourned at 8:13 p.m.

“Chris Wilkinson”

Chair

“August 24, 2021”

Date