

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, January 10, 2012 at 5:30 p.m.

MINUTES

PRESENT:

Kerry Kukucha, Vice-Chair
Larissa Grierson
Margaret Herman
David Shirlaw

Pam Bookham, Councillor

ABSENT:

Glen Miller, Chair

GUESTS:

Carmen Kwan, Hearth Architectural Inc.
Joe Muego, Hearth Architectural Inc.
Amrik Thand, City Line Developments
Peter Miller, North Shore Heritage Preservation Society
Nancy Smith, North Shore Heritage Preservation Society
Maxine Schleger, North Shore Heritage Preservation Society

STAFF:

Jocelyne Piercey, Planner
Edytha Barker, Committee Clerk

Quorum = 4

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

1. ADOPTION OF MINUTES

The minutes of December 13, 2011 were adopted as circulated.

The Vice-Chair advised the committee that reps from the North Shore Heritage Preservation Society will be attending the meeting as a delegation. As per the City's Advisory Body regulations, the HAC committee is not mandated to receive delegations from the public. However, the chair may entertain a motion to receive input from them. Participation in discussion by the delegation may not be appropriate.

The following motion was moved and seconded:

THAT the Heritage Advisory Commission receive a delegation from, and accept input and information from, representatives from the North Shore Heritage Preservation Society.

CARRIED UNANIMOUSLY

2. DELEGATION

- a) Carmen Kwan – Hearth Architectural Inc.
332 East 10th Street

This project was previously presented to HAC in September 2011 where a motion to reject the proposal was defeated by a tie vote. City Council has now

requested that the project be presented to HAC again and that HAC provide a more definitive motion.

Since September, the developer has responded to some of the comments made by HAC at the September meeting and have included the following:

- The front entrance has now been revised to reflect a more complementary design.
- The condition of the existing building and the consequent additions over time have now been documented.
- A building inspector's report has been done and was sent to HAC members in their agenda packages.

J. Piercey advised that this application will be going to a Public Hearing on January 16 and that HAC's resolution tonight will be included in an information package to Council on January 16. She also clarified that this residence is in the draft Heritage Registry and is supplemental.

C. Kwan presented a short Powerpoint presentation. She highlighted items which were not covered in the last presentation to HAC. There have been many additions over many decades. The rear addition is not part of the original house. She pointed out that the current state of the home is very poor – there are cracks in the foundation wall and the building envelope is exposed, among many other things.

She also emphasized another component which they added this second round. The neighbourhood was canvassed (100 metre radius around project site was requested by City staff and they went a bit beyond) and the outcome was that a large majority were supportive of a duplex.

b) Peter Miller – North Shore Heritage Preservation Society
332 East 10th Street

Mr. Miller expressed the Society's concern regarding the plans to redevelop this property. The Society believes that Council and staff should make every effort to preserve remaining heritage houses in this particular Heritage Character Area. The Society also wished to note that, although 332 East 10th was not previously included in the City's Heritage Register, its value is evident in the plan to include it in the updated version with a category "A".

Mr. Miller and the Society wish to see the applicant explore other options which would allow for the retention of this heritage home.

Questions & Comments:

- HAC asked if the applicant had requested or received any quotes on what it would cost to restore/repair the original home. The applicant replied that they have not requested any quotes on this.
- HAC asked if the actual core building and structural integrity of the house had been reviewed. The applicant replied that this has not been done as it would be an invasive inspection.

- Councillor Bookham asked if the applicant had had any discussions with City staff or given any thought to a secondary suite and an in-fill. A. Thand advised that the immediate neighbours are very much against an in-fill on this property.
- Several HAC members felt that there are no compelling arguments to demolish this house.
- K. Kukucha stated that he feels that the concept of adaptive reuse is still a valid option and the applicant should look further into other options such as moving the house on the site.

The following motion was moved and seconded:

THAT the Heritage Advisory Commission (HAC), having received and considered the application and presentation from Hearth Architectural Inc. and CityLine Developments Ltd. ,as well as the submission by the North Shore Heritage Preservation Society, for 332 East 10th Street, recommends rejection. The Commission identifies the following as being its major concerns:

- 1) HAC is strongly opposed to the demolition of the heritage asset at 332 East 10th Street.
- 2) HAC feels the Visual Property Inspection report, as submitted by the Applicant, deals with cosmetic and superficial issues and is incomplete, in particular given that it fails to address structural condition or recognize the potential of adaptively conserving the original 1907 building.
- 3) HAC does not support the application as submitted, and in particular is strongly opposed to the design direction and inclusion of architectural elements from the existing heritage house as part of the new building proposed. HAC considers the design as presented to be contrary to appropriate design practice when dealing in a heritage environment.
- 4) HAC recommends that Council reject this rezoning application.

Alternatively, HAC encourages the Applicant, City staff and Council to give consideration to a new design and scheme. HAC would strongly support:

- a) The adaptive re-use of the original heritage structure and key architectural elements (excluding later additions).
- b) As part of the Applicant's design team, retention of a consultant experienced in heritage preservation and adaptive re-use.
- c) The relocation of the house on the subject property and design of a complimentary in-fill house.
- d) Zoning relaxations and/or incentives to encourage preservation of the heritage asset.

CARRIED UNANIMOUSLY.

3. BUSINESS ARISING OUT OF THE MINUTES

- a) Heritage Award Nominations –
J. Piercey presented 3 nominations for Heritage Awards, one which was previously discussed at HAC and two new ones. She gave some background on each of the heritage properties. There is one nomination for a commercial

heritage conservation award and two nominations for residential heritage conservation awards.

The following motion was moved and seconded:

THAT the Heritage Advisory Commission approve the 3 nominations for Heritage Awards, as presented.

CARRIED UNANIMOUSLY

Councillor Bookham suggested that when the awards are presented at the February 20th Council meeting, an opportunity be taken to educate the public on heritage conservation and preservation.

4. NEW BUSINESS

- a) 2012 Volunteer Appreciation Reception – May 2, 2012
A formal invitation will be sent out soon. Please save the date.
- b) Heritage Week – February 20-26, 2012
The theme will be “Energy in B.C., A Powerful Past, A Sustainable Future”.
- a) Heritage Plaques
J. Piercey advised that the latest batch is done and will be going out soon. She has had two inquiries for the next “run” and the McLeod residence will be redone as well.

5. UPDATES

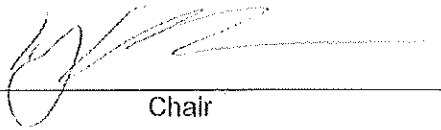
- a) **Councillor’s Update** – The first Council meeting of 2012 was short. As the OCP goes into the second phase, advisory bodies will need to be geared up.
- b) **Staff Update** –
 - **250-252 East 10th Street** – Covenant being finalized, building permit will be issued soon
 - **230 West Keith Road** – Queen Mary school – held a ground breaking ceremony yesterday, close to getting permits
 - **615 Mahon Avenue** – Final adoption received, building permits issued soon
 - **320 Tempe Crescent** – Property for sale, offer been made and accepted, JP has met with potential owner to go over various options, subjects removed Feb. 15th
 - **244 East 5th Street** – Developer is considering option to keep 2nd house. Hoping to come back to HAC in Feb.
 - **506 East 19th** – Moorehead/Gentile application – currently on 2 lots, proposal to subdivide to 3 30’ lots, 3 options going forward to Council, 2nd option will be recommended.
 - **277 East 8th (Commercial)** – Turquoise building - Valley Estates moving in February 1.

6. **ANY OTHER BUSINESS**

- a) We are still having trouble finding an architect for HAC. K. Kuchuck has spoken with the City Clerk's office and suggested they call the Vancouver Heritage Society.
- b) E. Barker to call Vancouver Heritage Society to inquire about courses in heritage preservation/conservation that it might be appropriate for staff, commission members and/or Council members to attend.

7. **ADJOURNMENT** - 7:07 pm

8. **DATE OF NEXT MEETING** – February 14, 2012



Chair

2/14/12

Date