

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, February 12, 2013 at 5:30 p.m.

MINUTES

PRESENT:

Larissa Grierson, Chair
Kerry Kukucha, Vice-Chair
Margaret Herman
Brad McTavish
Sharon Peters

GUESTS:

Gary Penway, Director, Community Development
Mehrdad Rahbar, Vernacular Design
Roya Changizi, Vernacular Design
Tony Testini, Owner 275 West 6th Street

ABSENT:

Dave Gosse
Pam Bookham, Councillor

STAFF:

Jocelyne Piercey, Planning Technician II
Edytha Barker, Committee Clerk

Quorum = 4

The meeting was called to order at 5:37 p.m. by the Planning Technician.

1. ELECTION OF CHAIR AND VICE-CHAIR

J. Piercey took over as Chair and commenced the meeting with the elections for Chair and Vice-Chair.

It was decided unanimously that the election would be conducted via show of hands. Nominations were called for from the floor. L. Grierson was nominated for Chair and she accepted the nomination. There were no other nominations and Ms. Grierson was declared Chair by acclamation.

Kerry Kukucha was nominated for the position of Vice-Chair and he accepted the nomination. Being no further nominations, Mr. Kukucha was declared Vice-Chair by acclamation.

2. ADOPTION OF MINUTES

The minutes of January 8, 2013 were adopted with one change. It was noted that M. Rahbar did not leave the meeting until after the resolution was moved and seconded.

1. UPDATES

a) STAFF

- i. Welcome to New Member – Sharon Peters was welcomed and introduced to the Committee.
- ii. 2013 Heritage Register – Public Meeting – February 18 – The public meeting regarding the updated Heritage Register is coming up on February 18. HAC

- members were asked to attend if possible. J. Piercey will be doing a short presentation showing some examples and giving a short history of the register.
- iii. Joint Heritage Meeting with DNV – May be March or April.
 - iv. 2013 Heritage Awards – Update – These will also be presented at Council Monday, February 18. HAC members were asked to be attendance if possible Two awards will be presented. We will work on awarding the Hosereel next year

b) COUNCILLOR

2. DISCUSSION TOPICS

a) **Central Waterfront Project – Gary Penway**

G. Penway gave a Powerpoint presentation on the Central Waterfront Project, standing in for F. Ducote, who was on holidays.

Key Points:

- Council has heard many different proposals for this area over the last few years.
- Lot 5 is the large vacant area behind the ship's helm and Lot 3 is the Coppersmith shop and Lot 4 is the Pipe Shop.
- The Spirit Trail will soon be through Carrie Cates Court.
- Council is anxious to get work going on the remediation/replacement of the deck at the foot of Lonsdale.
- The City has possession of these buildings for 50 years as soon as we receive the Ministry of Environment approval.
- The intention is to integrate this area into Lower Lonsdale, build on the maritime memories, make this a unique North Vancouver entity. Many ideas are being looked at incorporating a covered space, public seating, coffee shop, museum/art gallery, etc.
- The City has a restored streetcar in storage and has been thinking of making this into some form of public art.
- The PGE building needs to be repositioned somewhere and there have been some thoughts of putting it on piles over the water.
- The next steps in this process: once all the advisory bodies have seen this presentation, it will go to the public, stakeholders and community associations for feedback.
- Would like HAC's preferences on options for the PGE building, machine shop.

Questions/Comments from HAC:

- What are the heritage aspects of Lot 5?
 - The full length of Lot 5 is where the machine shop used to sit. Two buildings alongside it were demolished, the machine shop was disassembled and will be re-assembled as part of this process. All the buildings that are still there are protected, primary rank heritage buildings. The Flamborough Head is historic and will be part of this project but is not officially protected.
- How will all this work be paid for?
 - Not entirely sure at this time. The Art Gallery will be doing significant fund raising. There is a hope that the revenue from the commercial use of the buildings will help.
- The PGE building should be on land, not water.

- The heritage significance of the building, particularly the machine shop, should not be lost.
- It is important to keep the Flamborough Head as it is iconic of what the shipyards meant during the war and it has become a fixture in the Lower Lonsdale area.
- HAC would prefer to see the restored streetcar as part of an historic exhibit where people can access it, not as part of building art where it is on stilts.

IT WAS MOVED AND SECONDED:

THAT the Heritage Advisory Commission, having reviewed the presentation on the Central Waterfront Project from Gary Penway, Director of Community Development, supports this project.

The Commission wishes to note its' preferences as follows:

- a) That the PGE building remain on land (as opposed to raised on a deck);
- b) That the PGE building remain at the foot of Lonsdale as a focal point;
- c) That as large a portion of the Machine Shop as possible be retained so as to recognize the scale and historical significance;
- d) That the Flamborough Head be retained.
- e) That the restored streetcar NOT be used as public art but rather be made into a protected exhibit or part of a larger structure where it could be displayed.

CARRIED UNANIMOUSLY

Gary Penway left the meeting – 7:00 p.m.
Brad McTavish left the meeting – 7:12 p.m.

- b) **275 West 6th Street (Duplex Rezoning, Ottawa Gardens) – Mehrdad Rahbar**
J. Piercey explained that this is a duplex rezoning that was first presented to HAC last month. The designer and the owner are back to speak to the changes that HAC requested.

R. Changizi presented, pointing out the new veranda, wooden railings, glass guard rails (changed from wood). To accommodate the porch, the front yard had to be lowered by 6 inches. The French doors were removed from the design and the main entrance is now a Dutch door style. Fig trees were introduced into the landscaping. Sustainability has been addressed and a skylight removed.

Questions/Comments from HAC:

- Happy with some improvements, ie: colours are better, windows are improved
- Applicant did not provide a line by line analysis of conformation to the Ottawa Gardens Guidelines, as requested.
- See 5 different roof elements on current design, there are too many things going on – suggest that applicant look at how the interior design is driving the outside look. The Guidelines are explicit that 2 elements only should be used.
- How has the window design been changed?

- It is a pre-painted vinyl as the Guidelines encourage use of wood but does not enforce it. The owner was not interested in using wood because of long term maintenance issues.
- The glass used for the partial wall at the opening to the roof garden is against Section 2.6.4 of the Guidelines. Use of metal or glass rails is prohibited.

IT WAS MOVED AND SECONDED:

THAT the Heritage Advisory Commission, having reviewed the presentation from Mehrdad Rahbar and Roya Chingizi of Vernacular Designs Inc. for 275 West 6th Street, thanks the applicant for the resubmission. The Commission feels that the following concerns have not been adequately resolved or explained:

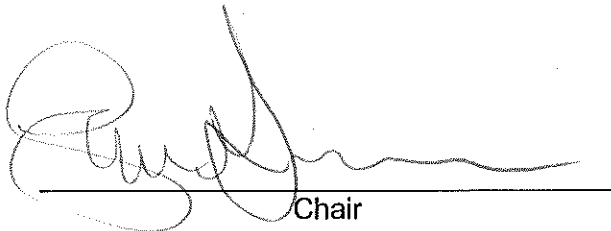
- a) Adherence to Section 2.63 of the *Ottawa Gardens Heritage Conservation Area Guidelines*;

The Commission recommends that the applicant resubmit revised plans that have been generated in collaboration with a Heritage Architectural consultant/designer to demonstrate conformity.

CARRIED UNANIMOUSLY

3. ADJOURNMENT – 8:20 p.m.

DATE OF NEXT MEETING – March 12, 2013



Chair

March 12 / 2013
Date