

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, September 10, 2013 at 5:30 p.m.

MINUTES

PRESENT:

Larissa Grierson, Chair
Kerry Kukucha, Vice Chair
Dave Gosse
Margaret Herman

GUESTS:

Don Luxton, Donald Luxton & Associates
Norm Huey, Rositch Hemphill Architects
Alex Wren, Staburn
Steve Henderson, Staburn

ABSENT:

Brad McTavish
Sharon Peters
Pam Bookham, Councillor

STAFF:

Christopher Wilkinson, Planner
Edytha Barker, Committee Clerk

Quorum = 4

The meeting was called to order at 5:33 pm by the Chair.

1. ADOPTION OF MINUTES

The minutes of August 13, 2013 were adopted as circulated.

2. DELEGATION

a) 101-149 Lonsdale Avenue – The McDowell Block

This is an application to rezone the properties from their existing Lower Lonsdale Zone to a site specific Comprehensive Development Zone to permit a total of 70 residential units, 11,428 sq. ft. of commercial office space and 13,553 sq. ft. of retail space within a 6 storey built form. The development site encompasses the entire west side of the 100 Block of Lonsdale Avenue and includes the 'A' ranked building located at 101-109 Lonsdale Avenue, called the Beasley Block in the CNV's Heritage Register. It is also referred to as the McDowell Block for Marcus McDowell who operated "McDowell's Drugs" on the main level of the building from its completion in 1904 until 1973. This building currently houses the "Moodyville Café".

N. Huey from Rositch Hemphill Architects was the first presenter. He referred to the package that the HAC members had received and advised that it has since been updated with the main changes related to the laneway and the front of the building. Some refinements were also made to the lane side elevation.

D. Luxton, of Donald Luxton & Associates Inc. (Heritage Consultants) presented the Conservation Plan for the McDowell Block. He noted that the McDowell Block is an important survivor of the City of North Vancouver's early commercial buildings and that it has survived reasonably intact. The intent of the Conservation Plan is to capture as

much of the early historical appearance as possible by conserving the building, preserving and rehabilitating original elements and restoring missing elements.

He noted that, until actual construction starts to take place, there are still a few unknowns as to how things will be treated. He then went through the Conservation Plan with the Committee, pointing out several important points:

- The original form of the building will be restored.
- May remove later addition in rear to allow functional upgrades.
- Unsure of roofing material at this point as cedar is combustible.
- The original siding has been covered with stucco and this will be removed. Unsure if original wood siding is intact below the stucco.
- Intention is to restore the appearance of double hung windows.
- Hope to restore storefront to original proportions
- The entrance is original and will be retained. Barrier free access will be added as well.
- Structural updated will be to the interior of the building.

HAC Comments/Questions:

- HAC commends the applicant on a great overall package.
- Concerns were expressed over the massing of the building right beside the McDowell Block. The arched windows and horizontal cornices somewhat overwhelm the heritage building.
- HAC would like to see the building directly beside the McDowell Block softened somewhat.
- How many parking stalls will there be?
 - 45 stalls mixed between commercial and visitor. Parking management is an important part of this plan.
- What is the applicant considering in the absence of cedar shingle roofing?
 - Has to be a non-combustible material. Not sure at this stage. May use a concrete that can replicate the look of cedar.
- C. Wilkinson pointed out that, once construction is underway, a Heritage Alteration Permit will have to be applied for and materials, etc. would be reviewed in greater detail at that time.

The Heritage Advisory Commission moved and seconded the following resolution:

THAT the Heritage Advisory Commission, having reviewed the presentation from Rositch Hemphill Architects, Staburn Property Group and Donald Luxton, for 101-149 Lonsdale Avenue, commends the applicant for the quality of the proposal. The Commission wholeheartedly endorses the Conservation Plan for the Beasley Block.

FURTHER, the Commission supports the project subject to the approval, by the Development Planner, of the following:

- Further design development be considered in relation to the façade expression of the new construction adjacent to the heritage building with a view to softening the massing, in particular the horizontal cornicing, so as to respect the McDowell Block.

AND THAT, the Commission is in support of the applicant's desire to name the heritage building the McDowell Block (rather than the Beasley Block, to which it is also referred).

The Commission is in support of density bonusing in exchange for legal heritage designation.

CARRIED UNANIMOUSLY

3. UPDATES

a) STAFF

- i. 107 Carrie Cates Court – PGE Building
Council has authorized a Heritage Alternation for the temporary relocation of the PGE building to 449 Alder Street. This is so that City can do subsoil work and restoration efforts to the land as well as design work and landscaping. Once there is a design plan in place, the application will come before HAC for consideration as to how the PGE building would be integrated back into the landscape.
- ii. St. Paul's Indian Residential School Memorial
Council supported \$10,000 from the Heritage Reserve Fund for this memorial.
- iii. 117 West 1st Street – BC Tel Building
HAC will see this soon as part of the Fairborn Homes application to redevelop the south side of 1st street from the BC Tel building all the way to Rogers Court (outside JBCC)..
- iv. 229 East 19th Street
A building permit application has not been received by the City as yet.
- v. Heritage List Serve
For all future applications that include a heritage building on the Council agenda, C. Wilkinson will send an email to the List Serve for information.
- vi. Flamborough Head
Council resolved that the Maritime Museum is no longer an option. Therefore, the stern will be dismantled and recycled or sold. The propeller will be retained and maybe the engine.

4. OTHER BUSINESS

a) Potential Heritage Awards

Design panel has a standing item on their agenda for design awards as a way to flag projects of merit and to signal to staff to keep a list to warrant consideration in future. HAC agreed that this was a good idea for Heritage Awards and would support doing this.

b) Heritage Program – Moving Forward

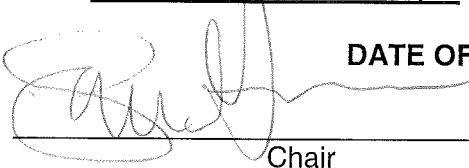
C. Wilkinson will be talking to G. Penway in the near future about the City's Heritage Program. A report will be going to Council in the next few months on the Heritage Program and C. Wilkinson will update HAC before then.

b) Queen Mary Tour


As this project is nearing completion, would HAC members be interested in a tour or in having a meeting there? C. Wilkinson will contact the school board to set this up.

5. ADJOURNMENT – 7:17 pm

DATE OF NEXT MEETING – October 8, 2013



Chair



Date