

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, April 14, 2015 at 5:30 p.m.

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**MINUTES**

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**PRESENT:**

Larissa Grierson, Chair  
Kevin Healy, Vice Chair  
Dave Gosse  
Harvey Johal  
Allan Molyneaux  
Linda Buchanan, Councillor

**GUESTS:**

Donald Grant, Hollyburn Heritage Society  
Grant Gardner, Realtor  
Kyla Gardner, Realtor

**STAFF:**

Christopher Wilkinson, Planner  
Edytha Barker, Committee Clerk

**ABSENT:**

Jordan Levine, Architect

**Quorum = 4**

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The meeting was called to order at 5:40 p.m. by the Chair.

1. **DELEGATION**

Hollyburn Heritage Society – Donald Grant

Donald Grant, President of the Hollyburn Heritage Society, gave a presentation on the Hollyburn Lodge. He is also the Chairman of the 2015 Hollyburn Lodge Renewal Project committee.

He showed a 4 minute video telling the historical significance and heritage value of the lodge. The lodge is located on First Lake in Cypress Mountain Park. It is the only surviving commercial ski lodge built on Vancouver's North Shore mountains. All other earlier ski lodges have been dismantled or destroyed by fire.

The Hollyburn Heritage Society was formed in 1998 with a mandate to save the ski lodge. They have learned many lessons since then. By November 2015, the Society anticipates a renewed lodge built in the image of the old lodge to open. The new lodge will have the potential to be open all four seasons and have the look and feel of the old lodge. The Society is hoping to include some elements of the old lodge while adhering to the current building code.

Other key points included:

- This will be a renewal rather than a restoration.
- In 2006, Donald Luxton & Association did a restoration feasibility study.
- Current annual attendance at the Hollyburn Lodge is approximately 80,000.
- Once completed, Cypress Park will be looking after the management of the lodge.

- To date, \$1 million, \$100 thousand has been raised. The Society is still looking for donations and is hoping that the City's Heritage Advisory Commission could make a small donation.

Comments/Questions from HAC:

- What did you find most challenging in doing this project?
  - Having the story allowed us to create more visibility for the Lodge.
  - Compromise when necessary – renewal not restoration.
  - Be patient!
- Of the 80,000 visitors per year, how many are handicapped? As it is rough walking for able-bodied persons, how realistic is it to think that wheelchair ramps will be needed?
  - The Society is in discussions with the District of West Vancouver as to how this work. Vancouver Adaptive Snow Sports have requested to use Hollyburn Lodge and this would assist them as well. It will be a challenge but will be doable.
- A Commission member suggested that the Hollyburn Lodge Renewal Project consider starting a Kickstarter Campaign (or something similar) to raise the rest of the funds they require.

*A. Molyneaux joined the meeting at 6:10 p.m.*

*D. Grant left the meeting at 6:20 p.m.*

**2. ADOPTION OF MINUTES OF LAST MEETING**

The meeting minutes of February 10, 2015 were adopted as circulated.

**3. NEW MEMBER INTRODUCTIONS AND ELECTION**

a) Introductions

M. Herman has resigned from the Commission. H. Johal has joined HAC and was introduced to the Commission.

b) Election of Vice Chair

Nominations were called for from the floor. K. Healy was nominated and accepted the nomination. There were no other nominations and Mr. Healy was declared Vice-Chair by acclamation.

**4. NEW BUSINESS**

a) Heritage Awards – Frequency and Format

C. Wilkinson showed a short Powerpoint presentation, explaining that this is in response to previous discussion regarding the Heritage Awards. At a previous meeting, the Commission expressed interest in looking at the program and ways to improve and expand it.

Currently the City's Heritage Awards are granted on an annual basis. One change proposed would be to grant them biennially.

Other changes could include:

- Listing all past recipients on a separate page on the CNV website.

- Changing the nomination to process to include:
  - Updating the current form to make it more user friendly and straight forward. This would become a “Nominate Your Neighbour” form.
  - Having a second form which would be more of a formal nomination and could be given to developers at the completion of their project.

HAC's Questions and Comments included:

- Great idea to make the form easier. People can be hesitant to self-nominate.
- Categories can be hard for people to choose. Form should indicate that committee will categorize if nominators don't wish to.
- The language on the form should be more general.
- The Commission agreed that going to every 2 years would work, unless a project of significant worth is brought forward.

b) Future Delegation Requests

C. Wilkinson asked what sort of groups or individuals would the commission be interested in hearing from? Some ideas are windows companies, architects / designers, home owners and energy consultants.

D. Gosse mentioned that he has spoken to the owner of the house at 320 Tempe Crescent and they would be willing to come speak to HAC about some of the challenges they have experienced.

HAC confirmed interest in all ideas discussed.

*Grant Gardner and Kyla Gardner joined the meeting at 7:05 pm.*

G. Gardner and K. Gardner are realtors working with the owners of 1753 Grand Boulevard. They will be listing this property and are attending HAC as spokespersons for the owners.

C. Wilkinson explained that 1753 Grand Boulevard is an 'A' ranked heritage house on the CNV Heritage Register. The owners would like to facilitate protection of the house before taking it to market. The house currently straddles the lot line and includes two legal parcels of land. The original garage is attached to the house. The proposal is to seek a covenant that would legally protect the house; the second phase would be to move the lot line to create the potential for lot realignment.

The house is currently called the Young Residence in the 2013 Heritage Register but C. Wilkinson advised that the City will be referring to it as the Young / Henderson Residence to respect the history and work of the Henderson family.

After further discussion, the following resolution was passed:

**THAT** the Heritage Advisory Commission, having received and considered the information regarding 1753 Grand Boulevard, recommends approval of the owners' request to legally protect the Young / Henderson Residence and to retain the two copper beech trees and the rock wall to facilitate a future lot line realignment.

**FURTHER**, the Commission wishes to thank the owners for voluntarily protecting this heritage house.

**CARRIED UNANIMOUSLY**

*Grant Gardner and Kyla Gardner left the meeting at 7:26 pm.*

c) Meeting Times

C. Wilkinson asked if members were pleased with the 5:30 start time of HAC meetings or if the Commission wished to change it. It was unanimously agreed to leave the start time at 5:30 p.m.

**4. UPDATES**

- a) **COUNCILLOR** – Councillor Buchanan will be leading a Jane’s Walk on May 2 at 10:00 am. It will start at Ray Sergeant Park near the statutes. She has entitled it “Walk, Share, Learn” and it will encompass art, culture and heritage.

*7:32 pm – Councillor Buchanan left the meeting.*

b) **STAFF**

- Official Community Plan – Final adoption by Council occurred March 23, 2015. Members were provided with the new Land Use map. The new OCP in its entirety can be found online; the City will be printing a limited number. Staff will be reporting to Council in May on the Density Bonusing and Community Amenity policy.
- Lions Gate Hospital Activation Building – Staff have been working with VCH on the next steps. VCH has put the initiative on hold for a bit. Staff will continue to update the Commission.
- PGE Building – There has been no change. The building is alarmed, and is monitored weekly. It will continue to be well cared for until its next location is decided through the Waterfront Park Master Plan.
- 1337 Jones Avenue – This is an active development application; staff are working with the applicant. They are now pursuing a proposal which will include demolition of the ‘B’ ranked house.
- 1753 Grand Boulevard – As above.
- 214 West 6<sup>th</sup> Street – Staff have received revised plans from the applicants and are reviewing those; the proposal will proceed to Council with Advisory Body Input.
- Ward Residence story on Global News, etc. - “Free” home clarification; 1994 inventory classed it as “supplemental”, next door is King Residence which was primary then A ranked. Sites were rezoned a few years ago and as part of that rezoning the developer agreed to a Heritage Designation Bylaw for the King Residence. The Ward Residence will not be included as part of the developer’s development.

5. **OTHER BUSINESS**

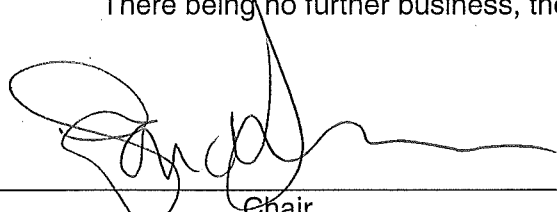
D. Gosse advised that he has done some research and found a connection between Hollyburn Lodge and Edward Mahon. Edward Mahon (the well-known pioneer for whom Mahon Park and Mahon Avenue are named) financed the building of the West Lake Lodge on Hollyburn Ridge in 1932.

6. **INFORMATION**

- Queen Mary Elementary School's Centennial Celebration – May 22, 2015.
- The annual Volunteer Appreciation Reception is coming up Thursday, April 30<sup>th</sup> in the Atrium at City Hall. Email invitations have gone out, please remember to RSVP!
- Jane's Walks – the Committee Clerk will send the Commission an email with more information.

7. **ADJOURNMENT**

There being no further business, the meeting was adjourned at 8:00 p.m.

  
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Chair

  
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Date