

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 12, 2016 at 5:30 p.m.

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**MINUTES**

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**PRESENT:**

Larissa Grierson, Chair  
Harvinder Johal  
Allan Molyneaux  
Ali Shakarchi, Architect  
Marian Wilkins

Linda Buchanan, Councillor

**GUESTS:**

C. Moorhead, Architect  
L. Burke, Owner of 308 East 18<sup>th</sup> Street

**STAFF:**

Christopher Wilkinson, Planner  
Edytha Barker, Committee Clerk

**ABSENT:**

Kevin Healy, Vice Chair

**Quorum = 4**

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The meeting was called to order at 5:32 p.m. by C. Wilkinson.

**1. ELECTION OF CHAIR AND VICE-CHAIR**

C. Wilkinson began as Chair of the meeting and showed a short presentation on the roles of the Commission. He then commenced the elections for Chair and Vice-Chair.

The Commission agreed by acclamation that voting should occur by a show of hands. Nominations for the position of Chair were called for. L. Grierson was nominated and accepted the nomination. There being no further nominations, L. Grierson was declared Chair by acclamation.

Nominations for the position of Vice Chair were called for. K. Healy was nominated in absentia. There were no further nominations and Mr. Healy was declared Vice Chair by acclamation. Staff will confirm with Mr. Healy that he accepts the position.

L. Grierson then assumed the role of Chair for the remainder of the meeting.

**2. ADOPTION OF MINUTES**

The meeting minutes of February 9, 2016 were adopted as circulated.

**3. NEW BUSINESS**

a) Heritage Program Update

C. Wilkinson presented the report entitled "Heritage Program Update and Non-Monetary Incentives for Heritage Protection" that went to Council April 11, 2016.

H. Johal joined the meeting at 5:40 p.m.

Key points included:

- The City's Heritage Program includes HAC and other program goals including the maintenance of heritage register.
- This report is responding to a direction from Council from May 2013 for staff to report back on the feasibility of offering financial incentives to heritage property owners.
- Since 2013, 3 buildings have been legally protected, 3 'A' ranked and 2 'B' ranked buildings have been demolished or approved for demolition.
- Some non-monetary incentives that are being explored are:
  - stratification of single family heritage homes into 2 unit dwellings
  - permitting coach houses with cellars on lots with heritage homes
  - stratification of coach houses
  - small lot subdivision
  - increasing permitted uses on lots with heritage homes
  - vehicle parking reductions
  - excluding floor area in basements with new foundations, and
  - density bonuses for dedication and restoration.
- Next steps may include holding a Policy Committee meeting to further discuss options and conducting additional public consultations.

Questions/Comments from the Commission:

- Are there any restrictions in the City on heritage houses being used as Air B & B's?
  - The City prohibits short term rentals. Short term rentals, such as "Air B & B" are only permitted in zones that allow for a Tourist Accommodation Use.
- Is there a time limit on legal protection?
  - No, it is in perpetuity.
- Restored buildings age more quickly; some of them may not last longer than 10 or 15 years. What motivates an owner to keep restoring it? What happens if an earthquake or other disaster happens?
  - Regarding maintenance, we rely on people's good will to maintain their property as proud owners. We also have a Standards of Maintenance Bylaw not specific to heritage. But we haven't had many recent problems. Adding new uses and/or density on heritage lots, may result in the market valuing heritage lots differently than other non-heritage lots.
  - In the event of a disaster, owners would be able to rebuild an 'A' ranked heritage house back to the state that it was. A 'B' ranked building could be demolished or could be restored depending on what the owner wants to do. That said, Staff would work with heritage home owners to find a solution which will vary depending on the property and the scale of the disaster.
- This brings up the condition of each asset in the heritage register. Is something worthwhile leaving as heritage if 90% are in poor condition? Perhaps the condition of the site needs to be specified. The Heritage Register is a flat data base of heritage buildings without a rating of conditions.

- For any building on the register considering legal protection, a Statement of Significance is required that will include a list of character defining elements. The value based assessment accounts for the: age of the building, maintenance/condition, previous owners, original architect, locations, etc. Buildings on the registry do not have a heritage score per se. We agree it is unwise to negotiate for new siding when the foundation is structurally weak. This is something to contemplate.
- This raises a good point, someone who has a heritage house but doesn't have the means to maintain it, may put them in a position to not be able to sell it; also more liable to be demolished.
- The list of incentives is preliminary. In our next steps we will survey other municipalities throughout the Province for best practices.
- Did property values plummet in Vancouver on heritage properties?
  - In First Shaughnessy, City of Vancouver at the time said they would not issue demolition permits for buildings prior to 1940. Some argue this had a negative effect on property values while others disagreed.
- Are incentives local? Is the density bonus limited to one site or can be carried over?
  - The Density Bonus Policy supports density transfers through the rezoning process which is a public process requiring approval by Council. Density bonusing and density transfer work best for heritage sites that have higher land use designation in the OCP.

#### 4. DELEGATION

a) 308 East 18<sup>th</sup> Street, Charles Moorhead, Architect

C. Wilkinson advised that the owners and architect of 308 East 18<sup>th</sup> Street are appearing before HAC voluntarily as part of their design process. This is a single family house which is not on the 2013 CNV Heritage Register; it has not been on any previous CNV heritage registers. The house was built in 1912 and the proposal is to rehabilitate and restore the house to its original condition.

L. Burke, owner, introduced herself and explained her background. She and her husband has purchased and rehabilitated 2 other older houses, one in Ontario and one on East 24<sup>th</sup> Street. They enjoy fixing them up and returning the homes to their former glory. Their approach is to draw heritage features out and keep heritage qualities combining with interior modern touches.

Highlights of the presentation included:

- The addition of gables on the top of the house and the addition of a suite in part of the basement.
- The dormers are original; they want to add another dormer to allow for a larger master bedroom.
- A large wrap-around, enclosed porch has recently been removed from the house.
- Looking for HAC's support regarding the second dormer that they wish to add. This does not fit within the height envelope; it would be 32' rather than 30'. Will have to go to the Board of Variance but would appreciate a statement from HAC if HAC is in agreement.

Questions / Comments:

- Would the addition of space change the total area of the house? Would it be in conflict with the grandfathered density of the house?
  - Yes, it will add to the total area. Excluding the basement, the upper part is less than the maximum density permitted in the Zoning Bylaw requirement.
  - Staff: We went through the calculations and confirmed that the basement is excluded area in accordance with the Zoning Bylaw.
- What is your restoration plan for the windows?
  - We plan to restore what is there and we do want to change a few. They are all single pane and in poor condition. We will need some guidance on what is energy efficient but keeps the look of the home.
- Will the window on the eastern side of the front be maintained?
  - We are proposing to replace it and make a window into the suite.
- The walls were built in 1912; has further insulation been added?
  - We don't think anything is insulated.
- You should see if there is thermal and moisture leakage to make it a liveable house before investing in other aspects. Moisture could ruin work you do later on. Would recommend having a complete evaluation done before work commences. Infrared technology is not that costly these days.
- How is the foundation?
  - We need to redo the foundation and lift it up for support.
- It's great that you have taken this on. We recognize that it is an incredible amount of work but worth it and from a City perspective, we appreciate it.

It was moved and seconded:

**THAT** the Heritage Advisory Commission having reviewed the voluntary presentation from C. Moorhead on 308 East 18<sup>th</sup> Street, supports the project. The Commission commends the applicant for the presentation and the Conceptual Heritage Conservation plan.

**FURTHER**, the Commission supports the addition of a second dormer on the west side of the house, duplicating the existing dormer as proposed in the draft drawings and illustrations.

**CARRIED UNANIMOUSLY**

**5. UPDATES**

a) **COUNCILLOR**

- Take a look at the McDonald residence at 442 East Keith. It was sold recently and the new owners have done exterior landscaping and painted the exterior of the house; it looks really good.
- Two weeks ago, Council approved \$3.1 million for the final component of the Spirit Trail to get through the Marina & Squamish Nation.
- Hawker's Market will open at Harbourside this summer.

b) **STAFF**

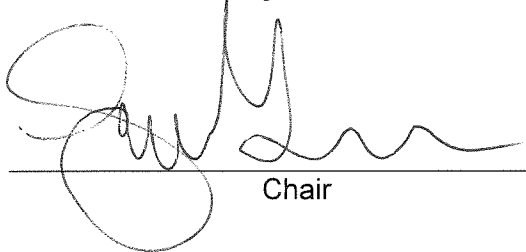
- **Shipyards Lot 5** - The plan for the Shipyards Lot 5 has been approved by Council. An RFP went out and Quay Properties was chosen as the partner in development. Details include an outdoor public skating rink, water play area for use in the summer, a retractable covering over the open space, a public stage, underground parking and a commercial component which will include a restaurant, retail and possibly a hotel. The most significant part for HAC is that significant heritage elements of the 'Machine Shop' will be incorporated into the building. Remediation work will begin soon and the project is expected to be completed by the fall of 2018.
- **214 West 6<sup>th</sup> Street** – The property has been sold and the new owner is making changes to the application. They have retained the same design team and are committed to responding to Council's direction. Will report back in May or June.
- **910 Grand Boulevard** – CNV staff were onsite today looking at the landscaping and health of trees. Input from the public has been received and there are concerns about the scale of the project. The applicant is reconsidering coach house, parking schemes, etc. Staff are expecting revised plans in the near future.
- **Moodyville/East 3<sup>rd</sup>** – There is a tentative public hearing date in May. This would be the biggest land consolidation the City has seen in a long time.

6. **NEW BUSINESS**

- The Volunteer appreciation reception is coming up Tuesday, April 19<sup>th</sup>. Invitations have gone out to Committee members. Please RSVP.
- A joint meeting with the DNV heritage committee is being planned for May 25<sup>th</sup>. We are hoping to get the capacity planner from Heritage BC to come and present. It will be held at either the District Hall or Mollie Nye House. Will confirm within next 2 weeks. The HAC meeting on May 10 will be cancelled.
- Councillor Buchanan has a Jane's Walk coming up on May 7. It will be focused on looking at how children use space within the city and how they perceive it.

7. **ADJOURNMENT**

There being no further business, the meeting was adjourned at 7:43 p.m.

  
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Chair

AUG 9 / 2016  
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Date

