

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, July 18, 2017 at 5:30 p.m.

MINUTES

PRESENT:

Kevin Healy, Vice Chair/Acting Chair
Lori Boyd
Allan Molyneaux
Ali Shakarchi, Architect
Marian Wilkins

Linda Buchanan, Councillor

ABSENT:

Larissa Grierson, Chair

GUESTS:

Hugh Cochlin, Proscenium Architecture
Sara Theuerkauf, Proscenium Architecture
Donald Luxton, Heritage Consultant
Peter Kurke, Landscape Architect, Durante Kreuk
Hassan Sayed, Chard Development
Byron Chard, Chard Development

STAFF:

Annie Dempster, Planning Technician
Brendan Hurley, Planner
Edytha Barker, Committee Clerk

Quorum = 4

The meeting was called to order at 5:30 p.m. by the Vice-Chair.

1. ADOPTION OF MINUTES

The meeting minutes of June 13, 2017 were adopted as circulated.

2. DELEGATION

a) 242 West 6th Street

The Witton Residence at 242 West 6th Street is an 'A' ranked heritage building in the City's 2013 Heritage Register. Located in the Ottawa Gardens Heritage Conservation Area and built in 1914, the house is located in the general centre of the property.

The applicant is seeking to rezone the 6,001 square foot lot from its current RT-1 (Two-Unit Residential 1) Zone to a Comprehensive Development Zone to permit a three-unit development. The project consists of converting the heritage house into a two-unit building fronting West 6th Street and adding a single unit infill building in the rear yard. The site is designated Level 3 in the Official Community Plan.

Key Points of Presentation:

- This building has suffered a number of alternations over the years.

- It was one of the very early buildings in this area, built in 1914 and as such there is not a lot of information available about it. The condition is a bit rundown and the front windows are asymmetrical.
- The applicant's intent is to undertake a conservation project to preserve the existing historic structure while rehabilitating and upgrading for residential use.
- The work being proposed was reviewed against two sets of guidelines and is in conformance of both: "*Standards & Guidelines for the Conservation of Historic Places in Canada*" and the City's "*Ottawa Gardens Heritage Conservation Area Guidelines*".
- The house is not being moved but will be lifted and a new foundation will be built under it. The overall form, scale and massing will be preserved. From the street, it will appear much as it does now.
- The exterior wood frame walls will be preserved and will conform to building code.
- The new parts of the house will be distinctly compatible with the heritage aspects. We plan to maintain the hipped roof, the rafter tails and the bay windows. The south side of the house will be pushed out to create a rental lock-off suite.
- The new elements will have a heritage colour treatment. We explored past paint colours and chose heritage colours that would be compatible.
- The infill will be respectful of the heritage building; it will have the same angles. It will have black anodized metal windows.
- Any windows on the heritage house that can be restored will be and others will be replaced with wood.
- The landscaping will include a terraced front yard in keeping with others in the neighbourhood. We will create patio spaces at grade which will be an extension of the basement. There will be plantings to separate the back terraces from the parking pad.
- To keep in context with the rest of the neighbourhood, the laneway house will not line up directly behind the heritage house.

Questions/Comments from HAC Members:

- Will the windows on the heritage house be single or double:
 - They will be single; we will get an exemption through the Energy Act.
- Why not use the same material on the roof of the infill as is used on the heritage house?
 - We want it to stand out as distinctly separate from the heritage house and don't want it to look like a "mini" version.
 - According to the *Standards & Guidelines for the Conservation of Historic Places in Canada*, the infill building should be distinguishable from the heritage building and not mimic it.
- How much parking will there be?
 - Three parking stalls and one flat roof carport.
- Are you keeping the chimney? Is it in use?
 - Yes, we are keeping the chimney as it is a character defining element but it is not functional.
- Is there a tie-in to the original doors?

- The original doors are not being retained as the original entry point is being changed. Porch is being glazed in as living space; all side porch elements are being maintained.
- What are the view lines across the front porches?
 - To the east, the main components are at a different level; we don't believe critical view lines are being blocked.
- The green colour being used seems quite dark.
 - A very saturated green was often used in the original time period. The actual shingles were brown but green or red was often substituted.
- Where is the project in terms of sustainability?
 - The new building will meet all requirements.
 - As far as the heritage building, you have to accept some sustainability performance issues to maintain heritage components. It is difficult to measure what requirements we can meet but it is important to note that we are not throwing everything in the landfill either which is the start of sustainability discussions.
 - There are alternative measures we can do to upgrade sustainability for the heritage house such as replacing boilers and other minimal upgrades that greatly improve energy performance.
- What about the exterior wall siding? Is it just going to be painted?
 - We are working on the old elements on a case by case basis; if all is okay, it will be painted, we will do shingle work if needed.
- Is there asbestos?
 - No, we have had testing done and there is no asbestos.
- We appreciate the applicant's thorough presentation.

After further discussion, the following was moved and seconded:

THAT the Heritage Advisory Commission, having reviewed the presentation from the delegation regarding 242 West 6th Street (Witton Residence), supports the project subject to the resolution of the following items to the satisfaction of City staff:

1. The proponent demonstrate more details to specifically highlight detail and extents of the elements of the heritage building and its heritage neighbourhood contexts beyond the general statements contained within this submission;
2. Legal designation of the heritage building is committed to as a condition of rezoning;
3. A Heritage Conservation Agreement be produced that lists the detail and extent of the heritage elements of the building, both interior and exterior, that will be removed, retained or repurposed;
4. Reconsideration of doors on the heritage building with an attempt to reference, reuse or replicate existing doors in new locations as well as a differentiation of the doors of both the heritage and infill buildings;
5. Further consideration given and details supplied regarding proposed doors on the front bay windows of the heritage building in order to better reference the original windows;
6. Review of colour palette and materials as well as the consistency of their application for better unification of heritage and new elements.

CARRIED UNANIMOUSLY

4. **UPDATES**

a) **COUNCILLOR**

- 736 East 3rd – This application passed at Council last night with the amendment that the rooftop decks be removed from the back of the townhouse development. Several neighbours came out and wrote in opposition to roof top decks.
- The Harry Jerome project is moving forward; staff is now to put out an RFP for a developer for the south side lands to generate revenue to build on the north side. Option E has been chosen; this includes a 50 metre pool and a curling rink. What is committed to at this point in time is staff moving forward on high level schematics and to report back to Council sooner than later.
- The Foot of Lonsdale is almost done and should be open in the fall. The Shipyards is moving along as well.
- The Moodyville Park Master Plan was passed at Council last night. It is now online; staff did an amazing job.

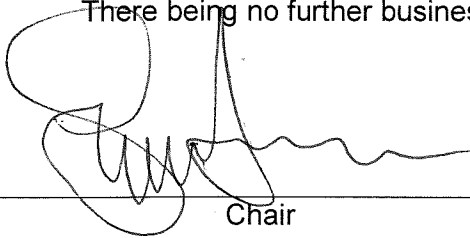
8:00 pm – Councillor Buchanan left the meeting.

b) **STAFF**

- 910 Grand Boulevard – The rezoning has now been adopted.
- 736 East 3rd Street – As Councillor's report.
- Heritage Alteration Permits – Currently no new ones.

6. **ADJOURNMENT**

There being no further business, the meeting was adjourned at 8:20 p.m.



Chair

OCT 10 2017
Date