

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, October 10, 2017 at 5:30 p.m.

MINUTES

PRESENT:

Larissa Grierson, Chair
Kevin Healy, Vice Chair (arrived 5:50
pm)
Lori Boyd
Allan Molyneaux
Ali Shakarchi, Architect
Marian Wilkins

STAFF:

Annie Dempster, Planning Technician
Edytha Barker, Committee Clerk

Linda Buchanan, Councillor

ABSENT:

Quorum = 4

The meeting was called to order at 5:42 p.m. by the Chair.

1. **ADOPTION OF MINUTES**

The meeting minutes of July 18, 2017 were adopted as circulated.

2. **DISCUSSION ITEMS**

a) City of North Vancouver Heritage Awards – 2017/18

The nomination deadline for the 2017/18 City Heritage Awards is Friday, January 5th, 2018. As in previous years, there are four general award categories:

- Residential Conservation
- Commercial Conservation
- Heritage Project Recognition
- Heritage Awareness

The North Shore Heritage Preservation Society are planning on submitting 3 or 4 applications. The Commission was reminded that we now have two different nomination forms; Nominate a Neighbour and a general nomination form. These can be found on the City's website at: www.cnv.org/property-and-development/building-and-development/heritage-sites/heritage-awards. Members were asked to think about potential nominees and we will discuss again at the next meeting.

Councillor Buchanan mentioned that perhaps Wallace & McDowell should be considered for a nomination for their project that includes the Beasley Block.

b) Heritage BC Awards – 2018

The nomination deadline for the 2018 Heritage BC Awards is Friday, November 17th, 2017. There are four award categories:

- Heritage Conservation
- Heritage Education and Awareness
- Heritage Planning and Management
- Distinguished Service Award

A. Dempster has confirmed that we can re-submit the nomination for Dick Lazenby. A. Molyneaux mentioned that last year's was a joint nomination with the District of North Vancouver. A. Dempster will check with DNV if they wish to submit with us again.

L. Boyd asked if there are ever opportunities to tour the heritage homes once the projects are completed. A. Dempster advised that this does sometimes happen and she will be open to organizing these if the opportunities arise.

5:50 pm - K. Healey arrived.

c) Update on Research – Non-Monetary and Monetary Incentives for Heritage Preservation

A. Dempster gave an update on heritage incentives. In response to Council's direction, staff are conducting research on how BC municipalities are using monetary incentives to incentivize the legal protection and conservation of heritage homes.

The next steps for CNV are to follow up on non-monetary and to create a plan for which monetary rewards would be best. Some ideas for non-monetary incentives are

- Stratification of single family heritage homes into two dwellings;
- Permit coach houses with cellars on lots with heritage homes;
- Stratification of a coach house accessory to a single family heritage home;
- Small lot subdivision to create one lot with a heritage home and one lot with a small infill unit;
- Increase permitted uses on lots with heritage homes, such as bed & breakfast use in a coach house;
- Vehicle parking reductions;
- Providing density bonus for dedication & restoration of heritage buildings (we already do this but we could do it more formally).

It has also been mentioned that a public consultation on heritage incentives might be helpful. Do members have any ideas for what type of public consultation would work? Some ideas/comments/questions included:

- Send a survey to all owners of homes on the Heritage Register.
- It is kind of an open-ended conversation which may make it difficult. You could talk to the groups (delegations) that have come or come in to present to HAC. We are lucky that the CNV seems to have a good amount of developers that value heritage.
- Would any recommendations we put forward require an amendment to the OCP?
- Will be interesting to see how some of these ideas, if implemented, would affect the City's Housing Action Plan.
- We could do some of these, such as cellars in coach houses, as a pilot project through heritage.

Staff has started and will be continuing research into what other municipalities are doing regarding monetary heritage incentives. The District of North Vancouver has a new program called Community Heritage Grants; they are currently receiving applications for grants of up to \$500 to owners of heritage properties who are interested in improving or maintaining their properties' exteriors. There has been some feedback that the value is too low to warrant the work of applying. The information and application can be found at: <https://www.dnv.org/news/community-heritage-grant-applications-now-being-accepted>. The District is also considering tax exemptions for heritage property owners.

Some ideas/comments/questions on monetary incentives included:

- A member suggested that the City could set the mill rates differently for heritage property owners.
- It is difficult to quantify preservation of heritage. Perhaps the City should have a checklist for conservation so they public can see how to negotiate their incentive. The Commission's job is really a lower level of detail.
- Concerned that an incentive program could lead to subpar building. Developers could get all kinds of perks for doing something very aggressive. It would be better to give a guideline so that they know in advance what kind of compromise they need to make. This would help both parties.

L. Grierson asked the status of the Heritage Plaque Program. A. Dempster advises it is still on the work plan and it will be coming back soon. L. Boyd would like to receive information on the plaque program in relation to her home.

A. Dempster will report back at the next HAC meeting.

3. UPDATES

a) COUNCILLOR

- Council recently passed the BC Energy Step Code. The CNV are the first in the province to do this. This is a long term effort to get ready for net zero buildings by 2032.
- The City recently received a Climate and Energy Action Award from the Community Energy Association for our Safe and Active School Travel

Program. The use of cars driving children to school has been reduced by 25% at some schools.

- Council approved a new purpose built rental building at 1441 St. Georges. The Royal George will be redone and a new 23 story residential purpose rental will be built on the same block. This is a partnership with the YWCA; there will 14 units that the Y will operate with BC Housing and there will be 4 extra units below market.
- The 10 units in Centreview that are in partnership with YWCA have officially been opened. These units are for single parent families.
- A new public art piece has unveiled at the corner of 13th and Lonsdale.

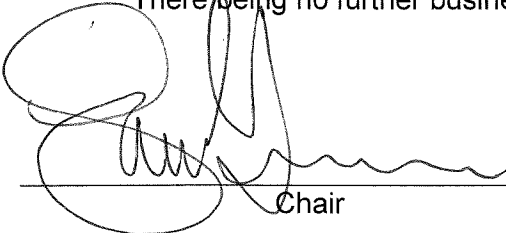
b) **STAFF**

- 910 Grand Boulevard – A minor bylaw error is being reconsidered. It will go to 3rd reading Oct. 23.
- 242 West 6th Street – This is still at the staff review level.
- 736 East 3rd Street – At 3rd reading again, working on final legal agreements.
- Shipyards Lot 5 – Have finished removing contaminated soil, working on parking surface for underground parkade, expect to be working above grade in November.
- Heritage Alteration permits – no new ones.


4. **ANY OTHER BUSINESS**

5. **ADJOURNMENT**

There being no further business, the meeting was adjourned at 7:10 p.m.



Chair



Date