

The Corporation of the City of North Vancouver
Regular Meeting of the Heritage Advisory Commission
City Hall, 141 West 14th Street, North Vancouver
Conference Room A
Tuesday, July 12, 2022 at 6:00 p.m.

MINUTES

PRESENT:

Ali Nayeri, Acting Chair
Michaela Balkova, Architect
Chris Carnovale
Kate O'Donnell
Christine Wilson

STAFF:

Emma Chow, Planner 2
Parinaz Askarian, Planning Assistant
Tanis Huckell, Committee Clerk

GUESTS:

Mathew and Yui Ishida, Owners

REGRETS:

Chris Wilkinson

The meeting was called to order at 6:00pm. It was agreed by unanimous consent to add a discussion item to the agenda after Staff Updates.

1. ADOPTION OF MINUTES

The minutes of May 10, 2022 were adopted as circulated.

2. DELEGATION

203-108 West Esplanade (Heritage Alteration Permit)

P. Askarian, Planning Assistant, introduced the proposed Heritage Alteration Permit (HAP) for Unit 203 at 108 West Esplanade. The HAP would permit the installation of a mini-split AC/Heat pump onto a lower level rooftop with two penetration holes through the outside envelope for the refrigerant lines and additional 208V power. The property is located within the Syndicate Block at the intersection of Lonsdale Avenue and Esplanade. It was reconstructed in the 1990s as part of a modern redevelopment but the historic form and scale and wooden structural elements were retained. The application is for one of the residential strata units in this development.

Staff would appreciate the Commission's input regarding the following:

- The proposed design of the heat pump installation and its responsiveness and respect for the existing heritage asset;
- The siting of the proposed heat pump and high-voltage box;
- If the proposal were to proceed, what mitigation measures should be undertaken to ensure the existing heritage structure is properly preserved for future generations;
- Recommendations for alternative options/locations of similar locations in order to support the original character of the site; and
- Acceptable solutions for maintaining liveability and comfort of heritage homes with consideration to climate change, more specifically increasing temperatures in the summer.

Mathew and Yui Ishida, Owners, reviewed the project for the Commission:

- Are requesting permission to add a heat pump to the non-heritage component of the building, which would dramatically increase the comfort level of the residence during both summer and winter months.
- The way the modern building has been built on top of the Heritage A building means that no part of the heritage structure would be penetrated. Penetration of the modern component of the building is required for the electrical and refrigeration lines.
- The heat pump would rest on Dura-Blok rooftop supports, which are anti-vibration and UV resistant.

Questions/Comments from the Commission:

- What is the potential for leaks? **A:** Very unlikely, as the fridge lines are a vacuum system. Would evaporate into the atmosphere. Drain lines would drain onto the rooftop and into the building's drainage system.
- What is the noise impact to the neighbours? **A:** One neighbour on top, this would be right by her deck and living room. We anticipate low sound with this ultra-high efficiency unit, and we will be using double anti-vibration padding. Have spoken with the neighbour above and she is okay with this addition.
- If additional owners want to do something similar, where would they put their units? **A:** Most likely would be on top of the roof. We are proposing that ours is on this level because the site is so convenient and allows minimal penetration of the building.
- What is the plan for the finishing of the covers? **A:** PVC, and will be screwed into the wall. The lower half would be mounted on the stucco and the upper half gets stuck onto the lower half. Can then paint the PVC.
- Where are you in the permitting sequence? **A:** This is the final permit. Plumbing and electrical have been completed.
- When the heritage component of the building was reconstructed, were there any conditions set as part of that build that restricted what would be allowed on this portion of the roof? **A:** Any changes required application for a Heritage Alteration Permit, which is the process they are currently in the midst of. In the agreement itself, there were no specific restrictions regarding the rooftop.
- You mentioned other mechanical alterations have been done to the modern addition by other owners? **A:** Yes, on the rooftop. In that instance that was closer to his unit.
- Don't see any problem with the proposal per se; any finishing colour of the coverings should match.
- Would like to ensure a maximum height is complied with so it is below the line of the façade.
- Would like to ensure the relationship between the new building, built on top of the heritage component, is fully understood. Should be clear for future applications that any structure is not irreversibly attached to the heritage component.

It was regularly moved and seconded

WHEREAS staff have confirmed there are no restrictions for the installation of mechanical equipment on the proposed location of the property, other than the requirement for a Heritage Alteration Permit;

AND WHEREAS this particular residential unit has an opportune location for a heating / air conditioning system that is not visible from the public street with minimal impact to the exterior of this building, which may not be the case in other units in the building;

Continued...

RESOLUTION – Continued

THEREFORE BE IT RESOLVED THAT the Heritage Advisory Commission, having reviewed the presentation from Mathew Ishida, supports the project subject to the resolution of the following items to the satisfaction of City Staff:

- That all fixtures attached to the building, including but not limited to the enclosures for refrigerant lines and electrical boxes, shall be colour matched to the existing colour scheme; and
- That the top of the unit be placed a minimum of 10 inches below the top surface of the lowest existing parapet wall;

AND THAT the Commission thanks the applicant for their presentation.

Carried Unanimously

Mathew and Yui Ishida left the meeting at 7:04pm.

3. UPDATES

- In response to a previous inquiry about the Lions Gate Hospital original entrance, staff confirmed that a significant amount of salvaged material is intended to be incorporated into the new building. It is currently stored on the site adjacent to the hospital. We have yet to receive a building application from Vancouver Coastal Health, so we don't have a timeline for future works. They will be working with staff to incorporate those materials.
- We recently had a Public Hearing for a heritage property at 328 West 14th Street. Previously members had requested a heritage "case study" to show an example of a successful application. This property is a good candidate to illustrate such an example.
- We have been working with our Communications team to restructure the heritage pages of our website. We are hoping to make it more intuitive as well as take an opportunity to acknowledge the colonial nature of the City's heritage properties to date. Hopefully the bulk of this work will occur over the summer.

4. DATE OF NEXT MEETING – August 9, 2022

5. CALGARY HERITAGE TAX INCENTIVE

An article published by The Globe and Mail on July 1, 2022 was shared with the Commission members. The article, "Calgary Learning to Appreciate Heritage Homes", by Ximena Gonzalez, compared tax credits to Heritage Revitalization Agreements as incentives for homeowners.

Discussion ensued regarding the incentive tools a municipality can employ to encourage heritage retention and restoration.

6. ADJOURN

There being no further business, the meeting was adjourned at 7:40pm.

"Chris Wilkinson"

Chair

"September 13, 2022"

Date