

The Corporation of the City of North Vancouver  
**Regular Meeting of the Heritage Advisory Commission**  
**Via Webex**  
**Tuesday, May 10, 2022 at 6:00 p.m.**

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**MINUTES**

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**PRESENT:**

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

**REGRETS:**

Chris Carnovale

**STAFF:**

Emma Chow, Planner 2  
Bram van der Heijden, Planner 1  
Tanis Huckell, Committee Clerk

**GUESTS:**

James Stobie, Synthesis Design  
Curtis Krahn, Synthesis Design  
Kevin Li, Synthesis Design  
John Dickie, Owner

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The meeting was called to order at 6:02pm.

**1. ADOPTION OF MINUTES**

The minutes of April 12, 2022 were adopted as circulated.

**2. DELEGATIONS**

245 East 10<sup>th</sup> Street (Gowan Residence)

B. van der Heijden, Planner 1, introduced the proposed Heritage Revitalization Agreement (HRA) for 245 East 10<sup>th</sup> Street. The HRA would permit the development of a duplex on the same lot as the existing A ranked building at 245 East 10<sup>th</sup> Street (the Gowan Residence). The proposal doesn't seek any major changes to the heritage building except the rear deck, which is not original. A parking variance has been requested to better accommodate the infill building at the rear of the heritage building.

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

- What revitalization elements should be undertaken to ensure the existing heritage structure is properly renovated and preserved for future generations;
- The proposed design of the infill building and its responsiveness and respect of the existing heritage asset;
- The siting of the proposed infill buildings; and
- Recommendations for landscape elements, specifically to the front of the infill building to support the original character of the site.

John Dickie, Owner, and James Stobie, Synthesis Design, reviewed the project for the Commission:

- The proposal creates an opportunity for multigenerational living and allows for the protection and restoration of this heritage asset.
- Design of the infill building will be sympathetic to the heritage home, without duplicating the foursquare style.

Questions/Comments from the Commission:

- The plans show a little fenced box directly behind the heritage house; can you speak to what that is? **A:** A garbage enclosure. Required because technically a 3-unit development.
- Pleased that this will enable a multigenerational family living environment, rather than redevelopment for profit.
- Is the colour scheme / materials showing in your documents final? **A:** The colour scheme shown is our preference, particularly for the duplex. In terms of the colour scheme for the heritage home, we are open to any suggestions to emphasize the heritage feel.

*Councillor Valente jointed the meeting at 6:25pm.*

- What was the reasoning behind the choice to go with a craftsman style for the infill building? **A:** An ultramodern look wouldn't look right. The streetscape has been important to us; feel craftsman supports heritage better.
- Appreciate what you've done with landscaping on the site plan, pulling the front gate back for the infill unit is a great strategy. Is the intention that both infill homes would access through that side? **A:** Yes; gates will be replaced with new landscaping after the infill buildings are put in. The gate on the east will be for the principal residence.
- Like the simplicity of the colour scheme.
- Great work done on the property. Wondering about the possibility of the conservation plan being extended; I think the intent of the plan and strategy really captures the work that has already been done, and the family's intentions. But given that we're talking about the future of the building, feel like there could be more guidance in the agreement / conservation plan to help potential future owners to know what is expected of them. These comments don't take anything away from the work that has been done so far.
- Would be great to work with staff and develop a detailed list of what upgrades will be done. Want to ensure the commitments we've heard in this report are followed through with and that there is no ambiguity.
- Appreciate what you've done so far, there is obviously a lot of "sweat equity".

It was regularly moved and seconded

THAT the Heritage Advisory Commission, having reviewed the presentation from Synthesis Design for a Heritage Designation Bylaw and Heritage Conservation Covenant for the Gowan Residence located at 245 East 10<sup>th</sup> Street, North Vancouver, supports the project subject to the resolution of the following items to the satisfaction of City staff:

*Continued...*

245 East 10<sup>th</sup> Street (Gowan Residence) Resolution – Continued

- Preparation of a detailed conservation plan by a registered heritage professional, expanding upon the recommendations / restoration works presented to thoroughly document the heritage resource and provide guidance for maintenance and preservation of the building in the future; and
- Assurance that the alteration to the rear of the property, specifically the rear deck, is sympathetic to the heritage fabric and ensure as much as possible that the alterations are reversible;

AND THAT the Commission thanks the owners and applicant for a thorough presentation and years of upkeep.

**Carried Unanimously**

*The delegation for 245 East 10<sup>th</sup> Street left the meeting at 6:58pm.*

**3. UPDATES**

- The McLeod Residence at 364 East 14<sup>th</sup> Street (a Heritage A building) was initially brought to Council in 2019 for an infill redevelopment application. It was rejected by Council on April 25, 2022. There was neighbour concern / opposition, citing density and privacy concerns. There may be a resubmission in which case it may be considered as a new application.
- Have received an inquiry from North Shore Heritage, regarding a home at 168 East 1<sup>st</sup> Street; the house is abated, meaning it is vacant and closed off from access. It is part of a larger parcel of City land, which is being held for future development. The plans for this building remain to be determined.

**4. DATE OF NEXT MEETING – June 14, 2022**

**5. ADJOURN**

There being no further business, the meeting was adjourned at 7:20pm.

“Ali Nayeri”  
Acting Chair

“July 12, 2022”  
Date