

The Corporation of the City of North Vancouver  
**Regular Meeting of the Heritage Advisory Commission**  
City Hall, 141 West 14<sup>th</sup> Street, North Vancouver  
Conference Room A  
Tuesday, September 13, 2022 at 6:00 p.m.

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**MINUTES**

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**PRESENT:**

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

**STAFF:**

Emma Chow, Planner 2  
Huy Dang, Planner 1  
Tanis Huckell, Committee Clerk  
Christa Bulman, Committee & Records Clerk

**GUESTS:**

Jonathan Grumble, Carrera Management Corporation

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The meeting was called to order at 6:00pm.

**1. ADOPTION OF MINUTES**

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

**2. DELEGATION**

910 Grand Boulevard (Heritage Alteration Permit)

The City has received a Heritage Alteration permit (HAP) application from Nevin Sangha of Watercrest Properties Inc., to alter the exterior of the Haswell Residence, a Heritage-A ranked building on the City's Heritage Registry. The proposal is to swap the location of the approved third-floor balcony addition from the north face to the south face of the building.

J. Grumble, Carrera Management Corporation, introduced the requested variance application to the Commission for review, noting the following:

- The original plan for this project involved moving the structure forward on the property. In doing so, we realized this would mean that the balcony on the north side would directly overlook the neighbouring property, generating this request to move the balcony from the north side to the south side of the building.
- Not asking for any significant changes to the form, massing, or roof pitch. Still staying with one balcony on the same level.

**Questions/Comments from the Commission:**

- Has there been a discussion with heritage consultants regarding the proposed changes? **A:** We contacted Donald Luxton but have not heard a reply yet.
- Suggest you consider repeating the original detail after the move to the south side; it was elegant and could be maintained while integrating the balcony in its new location.

- Your submission mentioned the north side would have an extensive impact on heritage components; can you elaborate? **A:** The interior side of the structure would have had to change quite a bit, and would have required penetration to get under the balcony. There would have been more impact on the original structure.
- Understand revisions come up in these projects after commencing; think moving the balcony to the south side makes sense in terms of mitigating the overlook issue.
- The consultant's report is clear that the jerkinhead roof is a defining element. Would like to ensure the applicant stays true to the conservation plan. Would be helpful to have the original consultant's comments, and confirm their opinion on whether the issues identified warrant a change in design.
- To the south, East 9<sup>th</sup> Street is the prominent façade. Would appreciate it if the consultant could confirm/comment as to whether moving the balcony to the south is appropriate in their opinion.
- This property has generated a lot of interest with the Commission and in the community; would appreciate a tour after the restoration is complete.

It was regularly moved and seconded

THAT the Heritage Advisory Commission, having reviewed the presentation from Watercrest Properties Inc. regarding the Haswell Residence, located at 910 Grand Boulevard, supports the project subject to the resolution of the following items to the satisfaction of City Staff:

- Engagement of the heritage consultant to confirm the alteration is consistent with the Heritage Conservation Plan as deemed appropriate by staff; and
- Replication of the original roof proportions from the original balcony and roof design into the design of the proposed alteration on the south side of the building;

AND THAT the Commission thanks the applicant for their presentation.

**Carried Unanimously**

*J. Grimble left the meeting at 6:31pm.*

**3. CASE STUDY**

E. Chow, Planner 2, gave a presentation on Heritage Development in the City and answered questions from Commission members.

**4. UPDATES**

The City's Heritage websites have been overhauled and are more user-friendly; encourage members to view at their convenience:

<https://www.cnv.org/Property-and-Development/Building-and-Development/Heritage>

**5. DATE OF NEXT MEETING – December 2022**

**6. ADJOURN**

There being no further business, the meeting was adjourned at 7:21pm.

*"Chris Wilkinson"*

Chair

*"November 8, 2022"*

Date