



COMMUNITY HERITAGE COMMITTEE MEETING

Wednesday, January 22nd, 2020

7:00 – 9:00 pm

District of North Vancouver Municipal Hall

Committee Room

MINUTES

Present: Anne Savill (Vice-Chair)
Jennifer Clay
Alastair Moore
Rob Griesdale
Daniel Francis
Philip Baynton
Cllr. Matthew Bond

Regrets: Jim Paul (Chair)
Melanie Montgomery

Guests: Ryan Deakin (3700-3718 Edgemont Blvd Applicant)
Don Luxton (3700-3718 Edgemont Blvd Heritage Consultant)

Staff: Nicole Foth, Community Planner
Arielle Dalley, Planning Assistant
Kim Go, Community Service Clerk

1. Call to Order

The meeting was called to order at 7:00 pm.

Ryan Deakin and Don Luxton were introduced as the applicants of 3700-3718 Edgemont Blvd (Hollingsworth fourplex Heritage Revitalization project).

2. Election of Chair / Vice-Chair

Members nominated Anne Savill and Jim Paul for the role of Chair. As Jim was absent for the meeting, Nicole will follow up with Jim regarding the nomination.

Election of the Vice-Chair was not discussed and was deferred to the next meeting.

Action: Nicole to discuss nominations with Anne and Jim, and revisit the election at the next meeting as needed.

3. Adoption of Agenda

MOVED by Jennifer Clay and seconded by Daniel Francis
To adopt the agenda.

CARRIED

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4. Adoption of the November 27th, 2019 Minutes

MOVED by Jennifer Clay and seconded by Alastair Moore
To adopt the November 27th, 2019 minutes.

CARRIED

5. 3700-3718 Edgemont Blvd (applicant) – preliminary application

Applicant for developing 3700-3718 Edgemont Blvd, Ryan Deakin, and the applicant's heritage consultant, Don Luxton, presented plans to the Committee. It is a preliminary application for a Heritage Revitalization Agreement. The following information was presented:

- Two existing fourplexes designed by Fred Hollingsworth, both on the Heritage Register. One building is in better condition.
- The second fourplex would be salvaged for materials.
- The proposal is to preserve one of the two fourplexes, and relocate the fourplex to the centre of either a 37-unit townhouse development, or a 29-unit duplex development, over an underground parkade.

There was an opportunity for Committee members to ask the applicant questions. In response to questions, the applicant provided the following information:

- The heritage building is proposed to be moved and placed in the middle of the site, creating a focal point of the project. Heritage building was not placed closer to the street because of the parkade structure underneath, though it is to be visible from the street.
- Inspections still need to be done to determine the condition of the two buildings.
- The fourplexes are not on slabs, there are crawlspaces underneath, so easier to move.
- If the heritage building is damaged during relocation, the applicant would have insurance to mitigate the damage.
- The interior plans are intended to keep spatial organization. Plans on how to restore to come later.
- Four units intended for low to moderate income rental.

On discussion, the Committee made the following comments about the application:

- Appreciates the applicant's previous experience with a Heritage Revitalization Agreement in the District (114 W. Windsor Rd.).
- Appreciates that the applicant retained Russell Hollingsworth, son of Fred Hollingsworth, as the project architect.
- Concerns raised that proposal would retain only one of the two fourplexes, while it was noted that neither of the fourplexes is legally protected.
- Duplex option presented is more sympathetic to the fourplex than the townhouse option.
- Scale, style, materials, and details will be important as the proposal is developed further.
- More information about the materials and finishes and how they may help to enhance/be sympathetic to the heritage building.

- Appreciates proposed four rental units for low to moderate income rental, and electric vehicle charging stations.

Further information at the detailed application stage was requested by the Committee on the following:

- Landscaping plans,
- Details about how the heritage elements will be rehabilitated or conserved, the materials, and the proposed finishes.

6. Heritage Register – update on draft revisions

Arielle Dalley, Planning Assistant, presented proposed updates to the Heritage Register. The Heritage Register was adopted by Council in 2012. The proposed updates include housekeeping updates (e.g. formatting, updating photos, updating and correcting text), removal of two properties where the buildings have been demolished, removal of one property that was significantly altered since it was added to the Register, and adding the listing of one property that had already been formally added to the Register by Council in 2015.

MOVED by Jennifer Clay and seconded by Daniel Francis
To support the proposed changes to the Heritage Register.

CARRIED

7. 2357 Riverside Drive

A demolition permit application has been received for the carport on the unaddressed lot adjacent to 2357 Riverside, which is mentioned in the Heritage Register entry for 2357 Riverside Drive. A report will be sent to Council requesting direction on whether to continue to withhold the demolition permit for the carport and order a heritage inspection of the carport, per the Heritage Procedures Bylaw. On discussion, the Committee requested more information about the carport including clarification on whether the “garage” in the Heritage Register is the same structure as the carport, questioned if there were photos of the carport, and questioned the possible heritage value of the carport.

Action: Nicole to share photos of the carport on Basecamp.

8. Workplan – review draft workplan for 2020

This item was not discussed and will be moved to the next meeting.

9. Heritage Awards – selection of awardees

There was a discussion on the public nominations and the Committee nominations for heritage awards, and the following were recommended by the Committee as awardees:

- David Cook – heritage advocacy,
- Nancy Kirkpatrick – heritage advocacy,
- Blue Cabin – maintenance and restoration of residential/commercial/public use structures, and

- 2357 Riverside Drive – maintenance and restoration of residential/commercial/public use structures.

10. Heritage Tour 2020 – tour sites

The heritage tour will take place on Tuesday, February 25th, before the awards. The two sites scheduled to be visited are 585 Shannon Cres, and site of old growth trees near Arborlynn Drive and Lynn Creek.

11. Any Other Business

a) Joint North Shore heritage committees meeting
A tentative date has been scheduled in April for the meeting.

b) OCP Targeted Review – stakeholder workshop & representative
Melanie Montgomery will be representing the Committee on February 14.

Action: Members to indicate on Basecamp what they wish to be brought forward at the workshop.

12. Adjournment

The meeting was adjourned at 9:10pm.

13. Next meeting: Wednesday, February 26th, 2020