

AGENDA ADDENDUM

REGULAR MEETING OF COUNCIL

Monday, July 20, 2015

7:00 p.m.

Council Chamber, Municipal Hall

355 West Queens Road,

North Vancouver, BC

Council Members:

Mayor Richard Walton

Councillor Roger Bassam

Councillor Mathew Bond

Councillor Jim Hanson

Councillor Robin Hicks

Councillor Doug MacKay-Dunn

Councillor Lisa Muri



NORTH VANCOUVER
DISTRICT

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7:00 p.m.
Monday, July 20, 2015
Council Chamber, Municipal Hall
355 West Queens Road, North Vancouver

AGENDA ADDENDUM

THE FOLLOWING LATE ITEMS ARE ADDED TO THE PUBLISHED AGENDA

8. REPORTS FROM COUNCIL OR STAFF

8.1.2 Names for Lower Capilano Village Centre, Lower Lynn Town Centre and the New Community Recreation Facility in Delbrook

File No. 01.0380.20/074.000

Recommendation:

THAT “Lions Gate” as the new name for the Lower Capilano Village Centre is endorsed.

THAT “Lynn Creek” as the new name for Lower Lynn Town Centre is endorsed.

THAT the discussion regarding the naming of the new community recreation centre in Delbrook be referred to a Regular meeting of Council.

9.3 Development Variance Permit 53.14 – 170 East Osborne Road

File No. 08. 3060.20/053.14

Recommendation:

THAT the report of the Community Planner dated July 16, 2015 entitled Neighbourhood Response to Development Variance Permit Being Considered July 20, 2015 be received for information.

9.9 3075 Fromme Road – Temporary Protection Order

File No. 08.3060.10/012.15

Recommendation:




THAT Council considers that the property at 3075 Fromme Road and the house located thereon may have sufficient heritage value and character to justify its protection;

AND THAT Council orders that said property is subject to temporary protection for a period of 60 days from the date of this order, pursuant to Section 926 of the Local Government Act.

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AGENDA INFORMATION	
<input type="checkbox"/> Regular Meeting	Date: _____
<input type="checkbox"/> Workshop (open to public)	Date: _____
<input checked="" type="checkbox"/> Addendum	Date: <u>July 20, 2015</u>

9.3

 Dept. Manager	 GM/ Director	 CAO
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**The Corporation of the District of North Vancouver
REPORT TO COUNCIL**

File: 3060.20/053.14

July 16, 2015

AUTHOR: Erik Wilhelm, Community Planner

SUBJECT: NEIGHBOURHOOD RESPONSE TO DEVELOPMENT VARIANCE PERMIT BEING CONSIDERED JULY 20, 2015

RECOMMENDATION: That Council receive this report for information.

REASON FOR REPORT:

In accordance with Council's request to receive an indication as to the number of residents receiving notification, being in support or in opposition, the following information is submitted for the development variance permit being considered on July 20, 2015.

DISCUSSION:

As of 10:00 a.m. on July 16, 2015.

Development Variance Permit 53.14 –170 East Osborne Road:

Notices were sent out to 40 civic addressees within a 75 metre radius of the subject property. No input from surrounding owners/occupants was received.



Erik Wilhelm
Community Planner

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AGENDA INFORMATION

Regular Meeting Date: July 20, 2015
 Workshop (open to public) Date: _____



The District of North Vancouver REPORT TO COUNCIL

July 25, 2015
File: 3060.10/012.15

AUTHOR: Lilian Arishenkoff, Development Planner

SUBJECT: 3075 Fromme – Temporary Protection Order

RECOMMENDATION:

THAT Council considers that the property at 3075 Fromme and the house located thereon may have sufficient heritage value and character to justify its protection; and

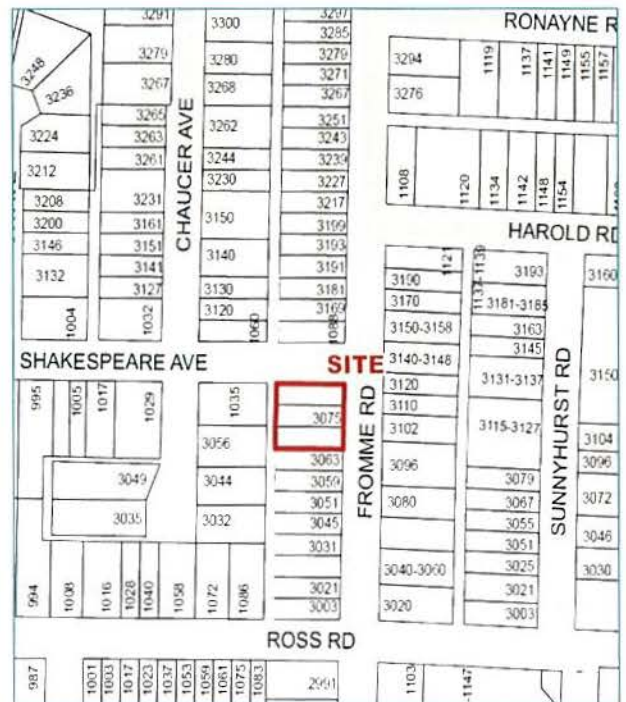
THAT Council orders that said property is subject to temporary protection for a period of 60 days from the date of this order, pursuant to Section 926 of the *Local Government Act*.

SUMMARY:

The Gillett House, located on 3 existing lots and addressed as 3075 Fromme, is on the District's Heritage Inventory Secondary list. The owners have submitted a preliminary planning application for retention of the home involving 9 units on the 3 lots. A temporary protection order will allow Staff time to respond to the current proposal and explore other options for heritage conservation.

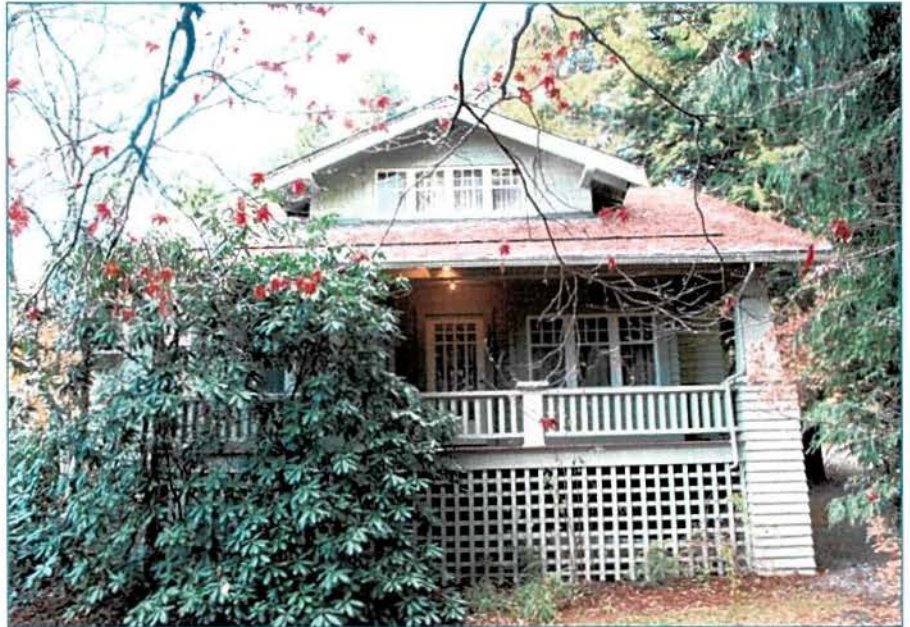
BACKGROUND:

The Gillett House is a Craftsman style home built in 1922 by local carpenter and longstanding owner Thomas Gillett. The house sits on two of the three single family lots located at 3075 Fromme Road. It is characterized by its full width front verandah as well as its one and on-half storey height, side-gabled roof, gabled dormer on the front elevation, tapered columns and shed-roof bays on the side elevation.



The Gillett House is an example of residential development built during the interwar period and is listed on the secondary list of the DNV's Heritage Inventory. The Gillett House was recommended to be on the District's Heritage Register, but it was not placed on this list at the previous owner's request. A Statement of Significance has been prepared by Donald Luxton (Attachment A).

On May 15, 2015, the District received a preliminary application from Ankenman Marchand Architects for the subject site (Attachment B). This application would see retention of the house with a total of 9 units as follows: the heritage house with two units; 4 townhouses; and 3 laneway homes. The proposed density is 0.98 FSR and the proposal would require a Heritage Revitalization Agreement bylaw. The site is designated "Residential Level 2: Detached Residential" (single family) in the OCP which allows up to approximately 0.55 FSR. The block across Fromme Road to the east is designated "Residential Level 3: Attached Residential" which allows up to approximately 0.8 FSR and for reference the Lynn Valley Local Plan supports ground oriented multifamily housing up to 0.65 FSR.



ANALYSIS:

The proposal for 9 units has been reviewed by the community, staff and the Heritage Committee and the response on this project has been consistent. Specifically:

a) Community:

An open house was held by the architect on December 11th, 2014. Twenty five people attended and while the majority favoured retaining the Gillett House, concern was raised about the density and form of infill.

b) Staff:

Staff feels that the proposal is too dense in terms of FSR and number of units and that the design is monotonous and lacks sufficient open space. Further, it does not meet DNV's parking requirements.

c) Heritage Committee:

The Heritage Committee reviewed the proposal on June 25th, 2015. The Committee felt that it was too dense with too many units situated on the site. They felt that the Gillett House needs

to be made more prominent in the residential landscape and that there needs to be more open space, particularly framing the House to emphasize its importance to the community.

The Official Community Plan, Section 6.5.4 states:

Encourage the protection and enhancement of buildings and sites which have historic significance to the community by exploring opportunities to use the tools and incentives available under the Local Government Act.

In response to this, and in response to the potential heritage significance that the Gillette House may have to the community, Staff recommend temporary protection to allow time to explore options available to retain the house.

These options include:

1. Encourage retention and relocation of the Gillett House and allow the extra floor space which the existing home (approximately 2650 sq ft existing) has over what would otherwise be permitted on a 33 foot lot (2250 sq ft);
2. Amend the OCP to designate the 3 existing parcels as a heritage conservation area. This approach would allow for the Gillett House to be moved to one of the three lots and to be preserved while freeing up the remaining two lots for development as single family homes under the existing zoning.
3. Explore financial incentives for the applicant such as waiving fees associated with preservation of the house in order to retain the house on one of the lots.
4. Explore options for limited additional density (acknowledging the 9 units is not supportable).
5. Some combination of the options above or other options not yet identified.

A temporary protection order would give Staff 60 days from the date of the order to investigate these options and potentially bring forward either a Heritage Revitalization Agreement bylaw or a heritage conservation OCP amendment bylaw for the property.

CONCLUSION:

Staff recommend a temporary protection order to allow time to explore options to retain the Gillett House and Staff will report those options to Council in September.

OPTIONS:

- 1) Council pass the recommended resolution; or
- 2) Do nothing at this time.



Lilian Arishenkoff
Development Planner

Attachments:

- A – Statement of Significance
- B – Development Proposal

REVIEWED WITH:		
<input type="checkbox"/> Sustainable Community Dev. _____	<input type="checkbox"/> Clerk's Office _____	External Agencies:
<input type="checkbox"/> Development Services _____	<input type="checkbox"/> Communications _____	<input type="checkbox"/> Library Board _____
<input type="checkbox"/> Utilities _____	<input type="checkbox"/> Finance _____	<input type="checkbox"/> NS Health _____
<input type="checkbox"/> Engineering Operations _____	<input type="checkbox"/> Fire Services _____	<input type="checkbox"/> RCMP _____
<input type="checkbox"/> Parks & Environment _____	<input type="checkbox"/> ITS _____	<input type="checkbox"/> Recreation Com. _____
<input type="checkbox"/> Economic Development _____	<input type="checkbox"/> Solicitor _____	<input type="checkbox"/> Museum & Arch. _____
<input type="checkbox"/> Human resources _____	<input type="checkbox"/> GIS _____	<input type="checkbox"/> Other: _____

3075 FROMME ROAD STATEMENT OF SIGNIFICANCE

DRAFT DECEMBER 2014



DONALD LUXTON 
AND ASSOCIATES INC

DONALD LUXTON AND ASSOCIATES INC.
1030 - 470 GRANVILLE STEET VANCOUVER BC V6C 1V5
info@donaldluxton.com 604 688 1216 www.donaldluxton.com

STATEMENT OF SIGNIFICANCE



Address: 3075 Fromme Road, North Vancouver, British Columbia

Name of Historic Place: Gillett Residence

Original Owners: Thomas and Margaret Gillett

Date of Construction: 1922

Description of Historic Place

The Gillett Residence, located at 3075 Fromme Road in North Vancouver, is a Craftsman style, one and one-half storey wood-frame house that is characterized by its full-width front verandah.

Heritage Value of Historic Place

The Gillett House is valued as an example of the residential development of North Vancouver during the interwar period and for its Craftsman style architecture, as constructed by local carpenter and longstanding owner, Thomas Gillett.

Constructed in 1922, the Gillett Residence represents the interwar development of North Vancouver. After an intense period of economic growth throughout the Lower Mainland during the Edwardian era, the pace of development dramatically slowed due to a financial recession in 1913 and the subsequent outbreak of the First World War. Development activity gradually

returned through the 1920s and houses such as the Gillett Residence reflect the relatively brief return to normalcy before another, deeper financial recession would effectively halt growth.

The Gillett Residence is also valued for its Craftsman style architecture. Developed as a more simplified version of the Arts and Crafts movement, the Craftsman style typically combines traditional designs, such as gabled roofs and pointed bargeboards, with natural materials, such as cedar shingles, that were easily and locally sourced. Built by carpenter Thomas Gillett in two phases, which allowed the family to live on the site while construction continued, the residence features the characteristically Craftsman full-width front verandah that is supported by only two tapered corner columns. The Gillett family resided in the house from its completion until the 1950s.

Character-Defining Elements

The elements that define the heritage character of the Gillett Residence are its:

- location along Fromme Road in North Vancouver;
- continuous residential use since 1922;
- residential form, scale and massing, as expressed by its one and one-half storey height; side-gabled roof; gabled dormer on the front elevation and shed-roof bays on the side elevations;
- wood-frame construction;
- Craftsman style features, including: cedar shingle cladding in the gable ends and foundation level, and lapped wooden siding on the main body; pointed bargeboards; linear brackets; full-width front verandah supported by two tapered square columns and open wooden balustrade with square newel posts; exposed raftertails; and
- original wooden frame windows including single, paired, tripartite, and quadripartite casement assemblies with multi-paned upper sashes.

RESEARCH SUMMARY

CIVIC ADDRESS: 3075 Fromme Road, North Vancouver, British Columbia

NAME OF HISTORIC PLACE: Gillett Residence

ORIGINAL OWNERS: Thomas and Margaret Gillett

CONSTRUCTION DATE: 1922

BUILDING PERMIT APPLICATIONS:

- #56: December 15, 1922 for T. Gillette (sic); \$500 residence; Lots 28-29, Block 4/5, DL 2003 S1/2
- #84: June 13, 1923 for T. Gillette (sic); \$900 (addition); Lot 38 (sic), Block 4/5

BRITISH COLUMBIA VITAL EVENTS:

- Marriage Registration: Gillett, Thomas and Wight, Margaret McQueen; Date: 1912/03/06; Event Place: Vancouver; Registration Number: 1912-09-067104
- Death Registration: Gillett, Thomas; Gender: Male; Age: 91; Date: 1974/06/15; Event Place: North Vancouver; Registration Number: 1974-09-009299
- Death Registration: Gillett, Margaret McQueen; Gender: Female; Age: 80; Date: 1969/04/15; Event Place: Coquitlam; Registration Number: 1969-09-006319

DIRECTORIES

- 1925: Gillette bldr 3075 Fromme N Van
- 1930: Gillett, Thos carp h 3075 Fromme N Van
- 1935: Gillett, Thos (Margt M) lab h 3075 Fromme N Van
- 1940: Gillett, Thos (Margt M) lab h 3075 Fromme N Van
- 1945: Gillett, Thos (Margt M) lab N Van District h 3075 Fromme N Van
- 1950: Gillett, Thos (Margt M) carp h 3075 Fromme N Van
- 1955: Gillett, Thos (Margt M) carp h 3075 Fromme N Van

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