

**DISTRICT OF NORTH VANCOUVER  
PUBLIC HEARING**

REPORT of the Public Hearing held in the Council Chambers of the Municipal Hall, 355 West Queens Road, North Vancouver, B.C. on Tuesday, September 13, 2016 commencing at 7:00 p.m.

**Present:** Mayor R. Walton  
Councillor R. Bassam  
Councillor J. Hanson  
Councillor R. Hicks  
Councillor D. MacKay-Dunn  
Councillor L. Muri (7:02 pm)

**Absent:** Councillor M. Bond

**Staff:** Ms. J. Paton, Manager – Development Planning  
Ms. L. Brick, Deputy Municipal Clerk  
Ms. K. Larsen, Planner  
Ms. S. Vukelic, Confidential Council Clerk

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**Heritage Revitalization Authorization Agreement Bylaw 8187 – Green Gables**

*Purpose of Bylaw:*

Bylaw 8187 authorizes entry into a Heritage Revitalization Agreement which will secure the permanent protection of Green Gables and permit subdivision into four lots.

**Heritage Designation Bylaw 8188, 2016 (114 West Windsor Road – Green Gables)**

*Purpose of Bylaw:*

Bylaw 8188 proposes to designate Green Gables as a protected heritage property.

**1. OPENING BY THE MAYOR**

Mayor Walton welcomed everyone and advised that the purpose of the Public Hearing was to receive input from the community and staff on the proposed bylaws as outlined in the Notice of Public Hearing.

In Mayor Walton's preamble he addressed the following:

- All persons who believe that their interest in property is affected by the proposed bylaws will be afforded a reasonable opportunity to be heard and to present written submissions;
- Use of the established speakers list. At the end of the speakers list, the Chair may call on speakers from the audience;
- Speakers will have five minutes to address Council for a first time. Begin your remarks to Council by stating your name and address;
- After everyone who wishes to speak has spoken once, speakers will then be allowed one additional five minute presentation;

- Any additional presentations will only be allowed at the discretion of the Chair;
- All members of the audience are asked to refrain from applause or other expressions of emotion. Council wishes to hear everyone's views in an open and impartial forum;
- Council is here to listen to the public, not to debate the merits of the bylaw;
- At the conclusion of the public input Council may request further information from staff which may or may not require an extension of the hearing, or Council may close the hearing after which Council should not receive further new information from the public; and,
- Everyone at the Hearing will be provided an opportunity to speak. If necessary, the Hearing will continue on a second night.

Councillor MURI arrived at this point in the proceedings.

Ms. Linda Brick, Deputy Municipal Clerk stated that:

- The binder containing documents and submissions related to this bylaw is available on the side table to be viewed; and,
- The Public Hearing is being streamed live over the internet and recorded in accordance with the *Freedom of Information and Protection of Privacy Act*.

## 2. INTRODUCTION OF BYLAW BY CLERK

Ms. Linda Brick, Deputy Municipal Clerk, introduced the proposed bylaws stating that Bylaw 8187 authorizes entry into a Heritage Revitalization Agreement which will secure the permanent protection of Green Gables and permit subdivision into four lots. She further advised that Bylaw 8188 proposes to designate Green Gables as a protected heritage property.

## 3. PRESENTATION BY STAFF

Ms. Kathleen Larsen, Planner, provided an overview of the proposal elaborating on the Clerk's introduction:

- The Green Gables House is a Colonial Revival style house constructed in 1915 and is on the District's Heritage Register;
- The distinctive profile of the house includes tall chimneys, jerkin-headed roofs, bell cast detailing of the porches and iconic columns marking the front entry;
- The original owner was a Scottish-born printer named Robert Gibson;
- A Heritage Revitalization Agreement (HRA) is a formal voluntary agreement negotiated between the municipality and the owners of a heritage property requiring approval from Council. Through this type of an agreement, Part 15 – Heritage Conservation of the *Local Government Act* establishes a number of ways a municipality can protect its heritage resources using a variety of temporary and permanent protection measures including the Heritage Revitalization Agreements such as proposed for Green Gables;
- The primary objective of an HRA and an accompanying Designation Bylaw is to legally protect a heritage building;
- The current application includes two existing lots that are located in the Upper Lonsdale area and are designated as Detached Residential in the Official

Community Plan and are zoned Residential Single-Family Norwood Queens (RSNQ);

- Green Gables, the heritage house to be protected under the proposed bylaws, straddles the centre lot line of the two properties;
- The west lot is 66 ft. in width and 8,179 sq. ft. in area while the east lot is slightly larger at 69.7 ft. in width and 8631 sq. ft. in area;
- Under the RSNQ zoning, each lot would allow for the construction of two new single-family houses ranging from 3,200 sq. ft. to 3300 sq. ft. plus a basement area;
- The subject site is located in Small Lot Infill Area 10, which could allow for the subdivision of the property into four 10 m. wide lots similar to other properties to the west along the 100 Block of West Windsor Road;
- As an alternative to the subdivision of the property into four 10 m. lots and demolition of the heritage house, the HRA proposes a four lot subdivision that would retain the heritage house and move it to Lot 4 where it would receive maximum exposure;
- Access to Lots 1 and 2 would be from two separate driveways on West Windsor Road;
- Access to Lots 3 and 4 would have a shared driveway from West Windsor Road;
- The proposed subdivision will not include:
  - Access to the rear laneway to the north of the property;
  - Any removal or disruption of trees in the laneway; nor,
  - Allowance of secondary suites in any of the dwellings on the properties.
- Houses on Lots 1 and 2 will continue with the small lot pattern to the west along West Windsor Road and be subject to a covenant for a unique house design and house three will have reduced front and rear setbacks with the landscape buffer to provide separation and privacy from Lot 4;
- The design of the Lot 3 house will be reviewed by the General Manager of Planning to ensure compatibility with the heritage house prior to subdivision;
- Green Gables will be moved to the proposed Lot 4 and will require reduced front and rear setbacks as well as exceeding the permitted floorspace permitted on the lot by 653 sq. ft. and the permitted house height by 2.2 ft.;
- Lots 1, 2 and 3 will comply with the house sizes permitted under the RSNQ zoning requirements;
- The revised site plan proposes three driveways placed to allow more on-street parking;
- The on-street parking will be allowed for anyone parking in the neighbourhood, in addition the applicant has also amended the site plan to allow for three parking stalls on Lots 3 and 4 although no secondary suites are proposed nor permitted;
- A neighbourhood meeting was held on July 13, 2016 and questions were addressed regarding the impact of on-street parking from the development and the retention of trees on the property;
- Residents' concerns were reviewed and District staff have advised that an existing "No Parking" area in front of 111 West Windsor Road can be amended to allow at least one additional on-street parking space;
- In response to questions about tree retention at the meeting, the applicant has submitted a landscape plan developed in consultation with neighbours;
- A final landscape plan will be submitted prior to subdivision;
- The proposed HRA to allow for subdivision of the property into four lots will achieve the heritage designation and legal protection for "Green Gables"; and,

- To ensure the on-going maintenance of the designated Green Gables, a Statement of Significance and Conservation and Maintenance Plan has been prepared and submitted by a qualified Heritage Consultant.

#### **4. PRESENTATION BY APPLICANT**

##### **Mr. Ryan Deakin, 800 Block, East 3<sup>rd</sup> Street:**

- Noted the extensive community consultation that has taken place and that he has worked with the community to address their concerns regarding the landscaping and parking concerns;
- Advised family's eagerness to restore the Green Gables house and move into the neighbourhood;
- Thanked Council for their time and consideration; and,
- Advised that the inside of the house is in better condition than the outside in response to a question regarding relocation of the house.

#### **5. REPRESENTATIONS FROM THE PUBLIC**

##### **5.1. Ms. Margo Hurren, 400 Block East Keith Road: IN FAVOUR**

- Advised that she is related to the owner of the subject property;
- Expressed concerned regarding the safety of the heritage house and the garbage being left on the lot; and,
- Asked that Council consider expediting the process by giving the Bylaws second and third reading together.

##### **5.2. Mr. Donato D'amici, 300 Block East Windsor Road: IN FAVOUR**

- Spoke in favour of the preservation of heritage homes and the establishment of Heritage Revitalization Agreements (HRA's).

##### **5.3. Mr. Aslaam Allodina, 100 Block West Windsor Road: IN FAVOUR**

- Spoke in Support of the proposed development and the benefits of HRA's; and,
- Requested that Lots 1 and 2 have a unique design covenant to ensure they do not mirror each other and look aesthetically different from the heritage house; and,
- Indicated his support for the tree retention plan submitted by the applicant.

Staff advised that the Approving Officer follows Best Practice Guidelines and that it is standard to require a unique design covenant for all subdivisions. It was noted that it is standard for the applicant and staff to engage and work with neighbours throughout a subdivision process.

##### **5.4. Ms. Jennifer Clay, 700 Block East 8th Street: IN FAVOUR**

- Spoke on behalf of the North Shore Heritage Society in support of the proposed development;
- Noted the unique features on the heritage house; and,
- Expressed appreciation for the early public consultation that was held regarding the application.



**5.5. Ms. Leanne Sexton, 100 Block West Windsor Road: IN FAVOUR**

- Spoke in support of the proposed application;
- Commented on the notification process and requested that the HRA notification range be expanded to include a whole subject block;
- Expressed concerns regarding traffic management during construction; and,
- Queried the state of the application if the heritage house is damaged in the move.

In response to a question from Council, staff advised that a condition of the agreement would be that the heritage house would have to be moved prior to subdivision approval; however, the subject property currently is zoned for a four lot subdivision subject to the Approving Officer's approval.

Staff advised that construction management is part of the building permit and construction process.

It was also noted that the District Inspectors monitor construction sites for conflicts in regards to concerns with traffic.

**5.6. Mr. Rodney Brickle, 200 Block West Windsor Road: IN FAVOUR**

- Spoke in support of the application;
- Requested the notification range be expanded for new developments; and,
- Expressed concern with the state of the heritage house after the relocation process.

**5.7. Mr. Bill Hudson, 100 Block West St. James Road: IN FAVOUR**

- Expressed gratitude for the extensive public consultation put forth by the applicant; and,
- Spoke in support of the proposed development.

**5.8. Mr. Alec Caluck, 100 Block West Windsor Road: IN FAVOUR**

- Spoke in support of the proposed development; and,
- Requested that staff reconsider optimizing the parking situation on the south side of West Windsor Road.

**6. QUESTIONS FROM COUNCIL**

Staff advised that a jerk headed cross gable refers to the way the top of the shape of the roof sits at the front of the house.

Council queried the condition of the heritage house and whether it could be moved. The applicant advised that the inside of the house is in better condition than the outside and that the move is a short distance which will minimize any negative impact.

Staff advised that the Heritage Conservation Plan will provide guidelines for any re-building concerns.

Staff confirmed that SLIA designation came into effect in the 1980's. It is common for many homes in the District to straddle two lot lines. The zoning was adopted in the 1990's and sub division patterns, on a broad based scale were considered when

establishing neighbourhood zoning regulations for SLIA's. It was noted that the application is located in a SLIA and that there are three designated SLIA's in the RSNQ zone.

**7. COUNCIL RESOLUTION**

**MOVED by Councillor BASSAM**

**SECONDED by Councillor MURI**

THAT the September 13, 2016 Public Hearing be closed;

AND THAT "Heritage Revitalization Authorization Agreement Bylaw 8187 – Green Gables" and "Heritage Designation Bylaw 8188, 2016 (114 West Windsor Road – Green Gables)" be returned to Council for further consideration.

**CARRIED**  
(7:47 p.m.)

**CERTIFIED CORRECT:**

  
Confidential Council Clerk