



# NORTH SHORE HERITAGE PRESERVATION SOCIETY

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## CITY OF NORTH VANCOUVER

### ELECTION QUESTIONNAIRE 2005: COUNCIL

1. What is your position on the value of heritage buildings in North Vancouver?
2. What might you do to help better preserve heritage buildings in North Vancouver?
3. Would you support increased funding for heritage preservation, for example through grant, tax or other incentive programs?
4. What is your position on preserving historic school buildings in North Vancouver, such as Ridgeway Elementary and Queen Mary Elementary?

#### 1. MAYOR

##### **Darrell Mussatto**

*1. What is your position on the value of heritage buildings in North Vancouver?*

I think the preservation of heritage buildings in the City of North Vancouver is of critical importance to the telling of our story and to the future development of our city. Respectfully preserving our past makes for a solid foundation to building our future.

*2. What might you do to help better preserve heritage buildings in North Vancouver?*

Use all the tools we have available now including heritage protection bylaws as well as incentives such as density bonusing and density transfers to preserve and protect existing heritage structures. We must give financial incentives to heritage property owners to make their efforts worthwhile pursuing.

*3. Would you support increased funding for heritage preservation, for example through grant, tax or other incentive programs?*

Yes. I have no trouble investigating such incentives and looking for ways in which heritage preservation makes financial sense for both the owner and the public. As well, making better access of provincial and federal government programs and funding by city staff would be a priority. Even private industry programs such as that offered by Benjamin Moore Paints should be pursued.

*4. What is your position on preserving historic school buildings in North Vancouver, such as Ridgeway Elementary and Queen Mary Elementary?*

Both historic buildings must be preserved, and the city must play a role in their protection and eventual restoration. I would also add the recently closed Lonsdale Elementary School to this list.

## **2. COUNCILLOR**

### **Pam Bookham**

*1. What is your position on the value of heritage buildings in North Vancouver?*

Heritage buildings serve an important role in our collective identity. They remind us of what our city has been as we envision what it might become.

*2. What might you do to help better preserve heritage buildings in North Vancouver?*

I am just beginning to think about heritage from a policy point of view. I think education is the key. There are some in our community who do not see heritage preservation as a high priority, especially now that the City is facing financial pressures. The City can play a role here particularly with possibility of relocating the museum to the Lower Lonsdale waterfront. I loved Paine Hardware and was heartsick when it was gutted. I would have to know the total costs for preserving the façade before deciding whether that was the right decision. There is no question that it serves to remind us of what Lower Lonsdale was like years ago. With respect to heritage homes, I have said on more than one occasion that coach house development might be a way to allow a revenue stream while preserving the structural integrity of the home. That discussion should be part of the next OCP revision.

*3. Would you support increased funding for heritage preservation, for example, through tax or other incentive programs?*

It will be difficult to argue for increased funding for any program under the current financial constraints. The Director of Finance recently addressed a budget shortfall of \$718,000 dollars, the equivalent of a 2.6% tax increase. Most of the factors contributing to this shortfall will be ongoing. I have not been able to locate detailed information on your current funding and how you are using it, so I cannot make a commitment to increased funding at this time.

*4. What is your position on preserving historic school buildings in North Vancouver such as Ridgeway Elementary and Queen Mary Community?*

Ridgeway Elementary and Queen Mary are landmark buildings in the City. Every effort should be made to preserve them if they are structurally sound, if preservation is economically feasible and if they can meet the educational needs of students today or serve some other purpose in the community.

Thank you for the work you are doing to support heritage preservation in North Vancouver. Your efforts have been a real success.

## **Bob Fearnley**

*1. What is your position on the value of heritage buildings in North Vancouver?*

We need to preserve and maintain significant heritage building as a living link to our past and to promote variety in our inventory of buildings.

*2. What might you do to help better preserve heritage buildings in North Vancouver?*

We have a plan already in place to identify and preserve heritage buildings but it is clear that work is needed to update and strengthen those policies.

*3. Would you support increased funding for heritage preservation, for example through grant, tax or other incentive programs?*

Yes, as long as it is practical and financially responsible.

*4. What is your position on preserving historic school buildings in North Vancouver, such as Ridgeway Elementary and Queen Mary Elementary?*

I support preserving and maintain those structures as working schools where possible. We also need to look at something innovative to retain the old Lonsdale Elementary School building if possible. Maybe we can retain and strengthen the shell while upgrading the interior for use as an apartment building.

## **Bob Heywood**

*1. What is your position on the value of heritage buildings in North Vancouver?*

As a general statement, it is important to preserve significant and representative pieces of our heritage. I am generally aware of the definitions of heritage as it applies to buildings. I wonder about the heritage quality of the frameworks we are left with at the Burrard Dry dock. I wonder if it would not be better to build replicas, equipped with heritage artifacts. I would be interested to hear some of your views on these issues.

*2. What might you do to help better preserve heritage buildings in North Vancouver?*

What would you expect Council to do? The Heritage inventories are well developed. There is an awareness on council of the importance of heritage buildings. Should all buildings on the heritage inventory be protected at all costs? What are the limits to this thinking. This would require consideration in each case, depending on all the circumstances.

*3. Would you support increased funding for heritage preservation, for example through grant, tax or other incentive programs?*

Is more funding the issue? How much are you talking about? What kind of guidelines would you apply to additional funding? Are you talking about municipal funding? If so, I would certainly be willing to consider proposals in this area, but before being aware of the amounts involved and for what purpose, it is difficult to say in advance what outcome I would support. I am certain there are times when funding is available, but looking forward from today, I see some funding difficulties in the City that is going to put pressure on new funding needs. It is certainly an issue to be considered.

*4. What is your position on preserving historic school buildings in North Vancouver, such as Ridgeway Elementary and Queen Mary Elementary?*

Both Queen Mary and Ridgeway are great examples of heritage buildings. I think they should be preserved and I would suspect this is possible as long as they are maintained in their current use, which will likely continue into the future. These are very quick and top of mind answers to questions that require much more extensive discussion to make meaningful comments. I would want to have more information and discussion before stating a view that I would consider a binding commitment. Perhaps there could be an opportunity for an appropriate discussion at some future date. I could benefit from that.

## **Craig Keating**

*1. What is your position on the value of heritage buildings in North Vancouver?*

Heritage buildings are very valuable to any community. In the built form of the urban landscape they are a reminder of the heritage of our community. As well, to the extent that our streets continue to find expressions of historic forms of architecture, heritage buildings inform contemporary design of new residences (witness the renaissance of Craftsman style construction in single family dwellings). These modern buildings built in historic fashions to conform to the vernacular of given streets often result in better built structures and in more interesting street scapes.

*2. What might you do to help better preserve heritage buildings in North Vancouver?*

I have supported our heritage inventory in the past and continue to do so. I will have more to say about specific incentive measures in my response to the next question (both questions seem tied together) but I think we certainly need to begin the process of heritage preservation with a more vigorous program of heritage identification and mechanisms to celebrate heritage and heritage preservation (tours, awareness programs, local history initiatives).

*3. Would you support increased funding for heritage preservation, for example through grant, tax or other incentive programs?*

As we heard at a recent all candidates meeting, the preservation of heritage buildings is an expensive undertaking especially for single family owners. I am prepared to look at tax incentives and grants as a way of supporting heritage preservation and restoration. However, such programs can too easily find themselves on the chopping block of municipal budgets. I believe, though, that there is a useful way to put the resources necessary for heritage preservation in the hands of individual homeowners through our land use regulations by allowing for greater flexibility as regards such things as suites, in-fill housing, subdivision and other land use tools that Council can regulate by policy. As we've seen in the past, tools like these have been used to support the preservation and restoration of such sites as the McNair House, Hamersley House, and the old Paine Hardware building. Such tools are highly effective and fiscally sustainable regardless of other pressures on municipal budgets.

*4. What is your position on preserving historic school buildings in North Vancouver, such as Ridgeway Elementary and Queen Mary Community?*

I am a great believer in the preservation of heritage public buildings. As noted above, I was a supporter of the density transfer that allowed for the retention of the Paine Hardware building. I would be very pleased not only to see the retention of Ridgeway and Queen Mary Schools, but their retention in their current use.

## **Barbara Perrault**

*1. What is your position on the value of heritage buildings in North Vancouver?*

Heritage buildings that are of value should be saved.

*2. What might you do to help better preserve heritage buildings in North Vancouver?*

Preserving heritage buildings can be very costly. Remuneration, either by a grant or tax relief, may help in some measure to preserve heritage buildings of value.

*3. Would you support increased funding for heritage preservation, for example through grant, tax or other incentive programs?*

Yes, I believe these are some of the ways the City may help in the preservation of buildings of historical and heritage value.

*4. What is your position on preserving historic school buildings in North Vancouver, such as Ridgeway Elementary and Queen Mary Community?*

I served for the past three years on the City's Heritage Advisory Committee. Ridgeway and Queen Mary School have played a very significant historical part in the development of our city. I believe we should do all that is possible to save and restore these buildings.

## **Sam Schechter**

*1. What is your position on the value of heritage buildings in North Vancouver?*

Heritage is the history and culture that is built and woven into our communities, and while a monetary value is difficult to assess, I equate its value as being on par with public works of art, parks and green spaces, and other landmarks and artifacts of cultural, historical, and social importance to our community. Further, I believe that we need to ensure the sustainability of our heritage buildings now and into the future.

*2. What might you do to help better preserve heritage buildings in North Vancouver?*

Improving support and incentive based programs to encourage the affordability of owning and maintaining heritage buildings needs to be a part of a broad program aimed at preserving both privately owned and publicly owned heritage.

*3. Would you support increased funding for heritage preservation, for example through grant, tax or other incentive programs?*

Yes, and I would hope that members of the community, council and staff could work together to prepare a proposal to bring together the program that we would need to reach our mutual goals regarding heritage preservation.

*4. What is your position on preserving historic school buildings in North Vancouver, such as Ridgeway Elementary and Queen Mary Elementary?*

I encourage members of the community to work with the North Vancouver School Board, City, and District to encourage the continued preservation of public heritage sites.

My answers are built around my three key themes of sustainability, affordability, and livability, and trust that my answer reflects those values.

## ELECTION QUESTIONNAIRE 2005: SCHOOL BOARD

1. What is your position on the value of heritage buildings in North Vancouver?
2. What is your position on preserving historic school buildings in North Vancouver, such as Ridgeway Elementary, Queen Mary Elementary and Lonsdale Elementary?
3. Specifically, would you support efforts to preserve Ridgeway Elementary, a "primary" building on the City of North Vancouver's Heritage Register, over replacement in the provincial seismic upgrading program?

### 3. SCHOOL TRUSTEE

#### Chris Dorais

- 1. What is your position on the value of heritage buildings in North Vancouver?*

I am very supportive of preserving the heritage of North Vancouver including significant heritage buildings throughout the City of North Vancouver. Coming from a family who has lived here for a few generations and a family who developed community activities and worked on the North Shore through those generations, I have strong ties to many aspects of North Vancouver including important structures.

- 2. What is your position on preserving historic school buildings in North Vancouver, such as Ridgeway Elementary, Queen Mary Elementary and Lonsdale Elementary?*

Ridgeway, Queen Mary, and Lonsdale Elementary are cornerstone buildings in our community. The School District is currently conducting a canvass of options for the Ridgeway site in order to move on to a feasibility study. The Lonsdale site will be prominent over the next couple of years as it is no longer utilized as an elementary school and the School Board will be considering its use. Queen Mary has had some seismic upgrading but also is a building that is being looked at closely in the context of the School District's overall capital requirements.

I'm supportive of retaining the heritage of these three buildings. We need to have an open and frank discussion amongst all stakeholders including the North Shore Heritage Preservation Society to consider the School District's needs for children and the financial constraints the School District will face in addressing the capital needs at these three sites. I believe if we have that discussion with an open dialogue for timelines for each site that there can be a creative approach with the City of North Van, the School District, and other stakeholders to ensure we address and preserve the heritage value to the community.

- 3. Specifically, would you support efforts to preserve Ridgeway Elementary, a "primary" building on the City of North Vancouver's Heritage Register, over replacement in the provincial seismic upgrading program?*

I prefer preservation of Ridgeway. What that will look like, depends on the discussion I mentioned in question #2.

Thank you again for your efforts and allowing me the opportunity to respond to these questions.

## **Susan Skinner**

### *1. What is your position on the value of heritage buildings in North Vancouver?*

I place a very high value on heritage buildings in North Vancouver. These buildings are irreplaceable and therefore are priceless landmarks. I believe in making it a

priority to ensure the heritage buildings in North Vancouver are protected and every effort should be made at the preservation of these tangible connections to our history.

### *2. What is your position on preserving historic school buildings in North Vancouver, such as Ridgeway Elementary, Queen Mary Elementary and Lonsdale Elementary?*

I think it would be excellent if money could be found to preserve all three of those buildings. Lonsdale should be seismically upgraded and could possibly be incorporated into the undertakings of the Centennial Theatre and the Rec Center complex that is on the east side of Lonsdale. Lonsdale could also be a good home for a magnet school as it has a central location on a bus line. I understand the priority of preserving these buildings. However, I also understand the funding shortfalls facing our school district. With declining enrolment posing a challenge for our school district we will need to rely more on joint use of space to maximize the space utilization of some of these buildings. I would advocate for financial support for the preservation of these buildings from the provincial government as well as the District and City of North Vancouver. Community groups and corporate sponsorship could also help provide input on the financial commitment and the utilization of these buildings and specifically the Lonsdale building. We can work together in preserving these historic landmarks. With school buildings that pose a high seismic threat to children I would advocate the provincial government to make it a financial priority to seismically upgrade these buildings rather than replace them.

### *3. Specifically, would you support efforts to preserve Ridgeway Elementary, a "primary" building on the City of North Vancouver's Heritage Register, over replacement in the provincial seismic upgrading program?*

I support efforts to preserve Ridgeway Elementary. The provincial government and the school district must work together in the seismic upgrading of this building. I believe Ridgeway Elementary is a beautiful building that adds much to the aesthetic value of our city.

## **Vickie Vinaric**

### *1. What is your position on the value of heritage buildings in North Vancouver?*

I studied architecture at McGill University and have always had an affinity for all buildings. I believe the value of heritage buildings is very high. Heritage buildings speak to us of a time passed, reflect the materials, styles and craftsmanship of the time they were built, and remind neighborhoods of their roots. And many heritage buildings are extremely beautiful -- the level of detail and care with which they were built is not often matched today.

*2. What is your position on preserving historic school buildings in North Vancouver, such as Ridgeway Elementary, Queen Mary Elementary and Lonsdale Elementary?*

I am very much in favour of preserving buildings which have intrinsic heritage value. Queen Mary Elementary and Ridgeway Elementary are both examples of schools which were built carefully and well. Lonsdale Elementary has a wonderful facade but the building behind the facade does not have any elements that would give it architectural heritage value. In fact, the building itself was not used for classrooms for students for several years. When the issue of development of the Lonsdale site arises, which I believe will happen in the next one or two years, it will be interesting to receive feedback from the City of North Vancouver, as well as Heritage societies like yours, to receive input on how to proceed. I believe in consultation with the community and gathering as much information as possible before making any decision.

*3. Specifically, would you support efforts to preserve Ridgeway Elementary, a "primary" building on the City of North Vancouver's Heritage Register, over replacement in the provincial seismic upgrading program?*

I do support efforts to preserve Ridgeway Elementary. The school board received a presentation by the architect engaged by the school district, Mark Ehman of Downs Archambault and Partners on Stage 1 of the Feasibility Study. He has outlined all possible options for the school board in Ridgeway's renovation and seismic upgrading along with the requirements of the City of North Vancouver and the requirements of the City's Heritage Inventory. I believe we can come up with a solution that balances the Heritage requirements and that fits into the Capital budget the School Board has received from the province (which is only \$11,000,000 as opposed to the full upgrade cost which is in the order of \$21,000,000). Also, we have to renovate to a degree that meets the National Building Code.

This is going to be a very challenging project. As above, I believe in consultation with all stakeholders prior to a decision. I am confident we will succeed in balancing the needs of our students and staff for a safe, seismically upgraded school, along with the preservation of Ridgeway Elementary. I am committed to open and cordial dialogue and working towards an acceptable solution for the whole community.