



NORTH SHORE HERITAGE PRESERVATION SOCIETY

2695 Nelson Avenue, West Vancouver, BC, V7V 2R8
(604) 926-6096
info@northshoreheritage.org

www.northshoreheritage.org

BC Society Registration No. S-49292

CITY OF NORTH VANCOUVER

ELECTION QUESTIONNAIRE: NOVEMBER 2008

RESPONSES

1. MAYOR

Darrell Mussatto

1. Do you view heritage preservation as a priority for council?

I believe heritage preservation is and will continue to be a priority for the City. It is in our Official Community Plan and continues to be an area of active discussion by council. The Heritage preservation of both Ridgeway and Queen Mary Schools is one example.

2. Why are heritage buildings important for the community?

Heritage buildings are a great way of recalling the past, allowing people that follow us to understand different times and for us all to learn from and to reflect upon to ensure a brighter future.

3. What are the main challenges facing heritage preservation in our district?

I think the main obstacle facing heritage preservation is the willingness of the public to accept the changes needed that will allow heritage preservation to proceed. We as the city must provide incentives that make heritage preservation financially viable and we must be creative in this regard. Heritage preservation can be costly, especially for the ones doing the preservation and we must continually look for creative solutions to allow this to happen. The rezoning of the former Lonsdale elementary school is one example where there will be funds generated from one site that will contribute to another.

4. What are the best responses to these challenges?

The best response to this is for all parties involved being creative and looking for win-win solutions. There have been many heritage dwellings preserved and successfully renovated with the tool kit the City has at its ready. Density bonusing, floor space exclusions, cash in lieu, partnerships and the use of City funds have all been used to preserve heritage structures

5. *How might municipalities work more closely with others -- the community, organizations and senior government -- for heritage preservation?*

Again, it is going to be partnerships that allow many more structures to be retained than would otherwise be able. All the parties must work together for this to happen. It will mean some change, but in almost all cases it will be positive change we all can believe in.

2. COUNCIL

Pam Bookham – No Response

Rod Clark

1. *Do you view heritage preservation as a priority for council?*

Yes, wherever possible!

2. *Why are heritage buildings important for the community?*

They impart an important sense of time & place.

3. *What are the main challenges facing heritage preservation in our district?*

Lack of funds.

4. *What are the best responses to these challenges?*

Tax incentives for Heritage Preservation from Local, Provincial & Federal Governments.

5. *How might municipalities work more closely with others -- the community, organizations and senior government -- for heritage preservation?*

Tax incentives for Heritage Preservation from Local, Provincial & Federal Governments.

Bob Fearnley

1. *Do you view heritage preservation as a priority for council?*

Heritage preservation and commemoration is an important task of Council. I believe you need to know where you have come from before you can plan for the future.

2. *Why are heritage buildings important for the community?*

Good examples of heritage architecture contribute an atmosphere and a sense of continuity between the past and the present. They are often nice to look at too.

3. *What are the main challenges facing heritage preservation in our City?*

Developers want to maximize profits and upgrading heritage buildings to modern standards can be far more expensive than demolishing a building and starting a new.

4. *What are the best responses to these challenges?*

Council needs to be flexible in providing incentives for preserving heritage and when all else fails Council needs to be strong in saying no to potential developers who do not respect heritage.

5. *How might municipalities work more closely with others -- the community, organizations, and senior government -- for heritage preservation?*

I think our City has already done the three most important things to protect heritage:

- we have established a Heritage Committee
- we developed a listing of all our heritage buildings
- we have developed a policy framework for preserving heritage buildings

Now what is required is the strength to follow through with heritage preservation. This is our current weakness.

Joe Heilman

1. *Do you view heritage preservation as a priority for council?*

Definitely.

2. *Why are heritage buildings important for the community?*

They give us a sense of where we've come from.

3. *What are the main challenges facing heritage preservation in our district?*

The cost of renovating heritage buildings as compared to building new.

4. *What are the best responses to these challenges?*

Working with the Federal Government to receive Grants.

5. *How might municipalities work more closely with others -- the community, organizations and senior government -- for heritage preservation?*

Take a greater role in community heritage award events.

Guy Heywood

1. *Do you view heritage preservation as a priority for council?*

Yes!

2. *Why are heritage buildings important for the community?*

Heritage buildings – and the stories about them – are critical to understanding how we became the society that we are today. People like to know and understand their roots – communities do as well. Dick Lazenby is one particularly rich storehouse of information on the development of our heritage buildings – and has been particularly helpful to my father in tracing the connections between the Heywood family and some of the original development of North Vancouver.

3. *What are the main challenges facing heritage preservation in our district?*

The main challenges are the cost of upkeep of some of these buildings – particularly where that cost is borne by individuals who may have limited means. Another pressure is development when the property that the heritage building occupies could be more profitable with new development replacing the heritage building.

4. *What are the best responses to these challenges?*

The best responses will likely be tailored to the specific situation. Hopefully for most cases it will be a response that is not too heavy a cost to the taxpayers of the city.

5. *How might municipalities work more closely with others -- the community, organizations and senior government -- for heritage preservation?*

The first step is identification and careful archival organization of the materials related to the properties. Then it is being alert to access senior government funding as and when it becomes available or proposing joint ventures with responsible private partners who are creative enough to weave the preservation of heritage into their development proposals.

Craig Keating

1. *Do you view heritage preservation as a priority for council?*

Yes.

2. *Why are heritage buildings important for the community?*

Heritage buildings provide an important sense of place in a community that is being rapidly changed by new development. We must strive to find a way for older buildings to be showcased even as we move forward with new construction.

3. *What are the main challenges facing heritage preservation in our district?*

The main challenge for heritage preservation is the steep costs of heritage preservation/renovation for the individual owner. Labour and material costs are at historic highs and renovation in heritage form is often already more costly.

A related challenge is the fact that individual landowners can also now attract far higher prices than ever before (even with the latest "correction" in land values). Coupled with rising renovation costs there are powerful incentives to demolish and build new.

4. *What are the best responses to these challenges?*

The best response is for City to work in partnership with owners (be the individuals or other levels of government) to seek creative ways of making heritage preservation workable. As we've seen over the last few years, heritage preservation becomes affordable for individuals owners when increased density on site (for in-fill housing and adaptive re-use – as in the case of the Mickey McDougall house at 116 W 23rd St) or density bonus/transfer (as we saw with the transfer of value from the Lonsdale School site to Ridgeway) are facilitated by Council. I supported these initiatives in the past and see them as successful models for future action.

5. *How might municipalities work more closely with others -- the community, organizations and senior government -- for heritage preservation?*

Council needs to use the newly revised heritage inventory to raise awareness of the heritage structures in the City and it needs to work just as hard to raise awareness of the options available to individuals, organizations, or other levels of government to preserve heritage.

Cheryl Leia

1. *Do you view heritage preservation as a priority for council?*

Yes.

2. *Why are heritage buildings important for the community?*

They help to provide the historical consistency of the area, give the cities history, its backbone. Heritage buildings can give people a feeling of belonging and permanency.

3. *What are the main challenges facing heritage preservation in our district?*

The cost of maintaining and restoring heritage buildings is the biggest challenge. A second challenge would be the shortage of land.

4. *What are the best responses to these challenges?*

Education regarding the historical significance of buildings. Showcasing buildings in a variety of ways.

5. *How might municipalities work more closely with others -- the community, organizations and senior government -- for heritage preservation?*

Rezoning, partnerships (government, private), infill housing.

Ivan Leonard

1. *Do you view heritage preservation as a priority for council?*

I certainly do. They must be protected. Time is running out.

2. *Why are heritage buildings important for the community?*

I view these buildings the same way I view Museums and Art Galleries
They are the roots that tie us to our past.. They provide us with the knowledge and source of our skills and artisanship.

3. *What are the main challenges facing heritage preservation in our district?*

The costs and the lack of awareness by the public of the need to protect our past connections.

4. *What are the best responses to these challenges?*

Public consultation, we need to involve the community, organizations such as Foundations, governments, if the Lottery can provide funds for sports, why not Heritage? We must remind governments that the largest money maker is tourism to view historic sites in Europe.

5. *How might municipalities work more closely with others -- the community, organizations and senior government -- for heritage preservation?*

Publicity, create an awareness and incentives of the need with the public and Governments.

Ron McIntyre

1. *Do you view heritage preservation as a priority for council?*

I consider heritage preservation important for both the City of North Vancouver and its residents. I attended the Public Hearing on January 14, 2008 when demolition of the Wallace/Burrard/Versatile shipyards was under debate. At that hearing, I spoke on behalf of saving the blacksmith shop and incorporating it into the proposed National Maritime Museum, a view also shared by Peter Miller, your President. I have attached a copy of that speech for your information.

2. *Why are heritage buildings important for the community?*

Heritage buildings are extremely important to our City. They represent the legacy left by our predecessors that helped to shape the City we are today. They should be valued for past contributions as well as honored for the legacy they impart on future generations.

3. *What are the main challenges facing heritage preservation in our district?*

I believe the main challenge facing heritage preservation lies in the blending of historic value with the need to move forward in terms of development and modernization within the City. It is a balancing act that must be carefully weighed when making major decisions.

4. *What are the best responses to these challenges?*

Public consultation is the best response to the challenge facing heritage preservation.

5. *How might municipalities work more closely with others -- the community, organizations and senior government -- for heritage preservation?*

Municipalities must be willing to regularly liaise with organizations and other levels of government to find common agreement regarding heritage issues.

Kelly Nielson – No Response

Behgam Rabbani – No Response

Sam Schechter

1. *Do you view heritage preservation as a priority for council?*

Yes, I support taking an active approach to retaining key and landmark heritage buildings both as opportunities arise and in an ongoing manner.

2. *Why are heritage buildings important for the community?*

Heritage buildings are important for three key reasons: 1. Historical preservation, 2. Cultural richness, 3. Tourist appeal (economic benefit)

3. *What are the main challenges facing heritage preservation in our district?*

The cost of upkeep and preservation of heritage structures is the main challenge.

4. *What are the best responses to these challenges?*

Pursuing partnerships to generate investment in heritage preservation, fundraising for key preservation initiatives, and heritage designations.

5. *How might municipalities work more closely with others -- the community, organizations and senior government -- for heritage preservation?*

Partnerships are an important tool for moving forward and preserving heritage in the community. With the support of activists, government, and funds through partnerships, including with the private sector offer opportunities for preservation.

Ron Sostad

1. *Do you view heritage preservation as a priority for council?*

Yes.

2. *Why are heritage buildings important for the community?*

They preserve a feeling of community.

3. *What are the main challenges facing heritage preservation in our district?*

Land use.

4. *What are the best responses to these challenges?*

Change the attitude of Greed & development "Just for Profit."

5. *How might municipalities work more closely with others -- the community, organizations and senior government -- for heritage preservation?*

See Above.

Mary Trentadue

1. *Do you view heritage preservation as a priority for council?*

Yes, I am a very big fan of heritage preservation in our community and I believe it's council's duty to support this in our City.

2. *Why are heritage buildings important for the community?*

Heritage buildings reflect who we are and where we've come from. I don't want to live in a community where we ignore the importance of our past.

3. *What are the main challenges facing heritage preservation in our district?*

Cost and education of others to the importance of heritage preservation.

4. *What are the best responses to these challenges?*

Incentive and awards to home owners and education to the community as a whole.

5. *How might municipalities work more closely with others -- the community, organizations and senior government -- for heritage preservation?*

Perhaps to reflect a stand that is unanimous- something that we ALL believe in and contribute to. Again, education to all groups.

Richard Vickery – No Response

3. SCHOOL TRUSTEES

Linda Buchanan

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

The heritage buildings in North Vancouver are extremely important. They provide a context to the past and provide character and aesthetic value to our neighborhoods. Historic buildings were often part of grand municipal plans and were architectural statements at key locations. Our historic schools were built as a testimony to universal education and today remind us of the value and importance of public education. Heritage buildings are an asset to the entire community.

2. What is your position on preserving historic school buildings in North Vancouver?

As one of the key members of the Ridgeway Heritage Committee (RHC) I am in total favor of preserving our historic school buildings. Although we lost a historic school in this process, from the presentation that I gave, on behalf of the RHC, to City Council on July 7, 2008 I stated "although we don't condone the loss of Lonsdale School, we believe that it was the best compromise to secure the long-term future of our two most valued assets. During our conversations, it became clear that this was the best available in adverse circumstances."

3. How can North Vancouver best work to protect these buildings in the context of provincial spending programs?

The report put out by your society "Financial Incentives for Heritage Preservation on the North Shore" appears to be an extensive review of programs and policies that have successfully worked in other municipalities throughout the province. It may be beneficial to once again review this document and work with our local municipalities to see if expanding our policies and programs would now be viable in North Vancouver. I believe the partnership formed between the City, the school district and the RHC was extremely successful. RHC didn't necessarily get everything we wanted but we were successful in achieving heritage preservation for Ridgeway School and retaining both the 1911 core and 1926 wings. I believe our partnership will be viewed throughout the province as a model for solving difficult dilemmas in regards to heritage when others are faced with the challenge created by the need for seismic upgrade and inflexible funding from the province.

Chris Dorais

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

We have a collective responsibility as community members and in all levels of government to plan in a manner that preserves the heritage and history of our community. The preservation of heritage buildings should be a natural part of that planning process.

2. What is your position on preserving historic school buildings in North Vancouver?

The Board of Education receives no funding for the preservation of historic buildings.

In the North Vancouver School District, we have done an admirable job in exploring and finding creative solutions to preserve landmark heritage buildings; specifically Ridgeway Elementary and Queen Mary Elementary. While we had to find a compromise which results in the loss of the

Lonsdale Elementary building, we have worked with the City of North Vancouver to ensure funds flowing from the Lonsdale and Chesterfield projects will go directly into heritage preservation at the two elementary schools. In previous years, we were able to donate the historic Lynn Valley Elementary to the District of North Vancouver for renovation and restoration to house the archives.

I would like to see more investment from community and heritage groups, business organizations, and the province with respect to meeting the challenges of the costly maintenance and refurbishing of our historic buildings.

3. How can North Vancouver best work to protect these buildings in the context of provincial spending programs?

A collaborative community approach would be effective with the Provincial Government. We need to respond to new government initiatives that may not be seen to be directed toward heritage preservation. Examples would include the new "Neighbourhoods of Learning" initiative and "Climate Action Change". How can we put forth community proposals for funds that may be available through these programs to address the communities needs in these areas and tackle the preservation of our historic buildings at the same time.

John Harvey – No Response

Susan Skinner

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

Heritage buildings are a link to our past, they ensure that our communities convey a landscape that is rich in history and character and tells a story about this wonderful place called North Vancouver.

2. What is your position on preserving historic school buildings in North Vancouver?

I support preserving historic school buildings in North Vancouver. Last night I had the privilege of Chairing the School Board's Finance and Facilities meeting where it was announced that the provincial government is requesting that the school district move forward with signed project agreements by December 2008 for seismic upgrading at Queen Mary Elementary and the renovation of Ridgeway Elementary. This is a significant step in moving forward with the preservation of both of these schools. I am very pleased that Linda Buchanan has put her name forward as a candidate for School Trustee in the City of North Vancouver. I am supportive of the commitment and hard work Linda has put forth in the preservation of Ridgeway Elementary and her voice will be an asset to the Board as we continue to move forward with our commitment to renovate and preserve Ridgeway Elementary for the community's great benefit

3. How can North Vancouver best work to protect these buildings in the context of provincial spending programs?

The first step is having a solid commitment to preserving these buildings – which due to the hard work and commitment of many in the City of North Vancouver is now the reality for both Ridgeway and Queen Mary Elementary Schools. We are requesting that staff research every possible funding source to help pay for the renovation of Ridgeway and we have not exhausted this search. We have looked into the new "Neighbourhoods of Learning" model and we will continue to push forward in looking at every available option. I believe we need a strong, talented Board of Education capable of building productive relationships with the Ministry of Education, our MLA's, other Ministries and Treasury Board to advocate for the recognition of the importance of heritage buildings for the rich

learning opportunities they provide to students and our community. School district staff and the Board of Education have solid working relationships with the City of North Vancouver, Vancouver Coastal Health and the Recreation Commission and I believe that working towards a community school model will be of assistance in meeting the communities' needs and for the Ministry of Education to look favourably at supporting these renovations.

Mary Tasi

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

I am a long time advocate of heritage preservation. My husband Wade Baker and I won a heritage award for our 1911 heritage home in North Vancouver "the Walden Residence" this year.

2. What is your position on preserving historic school buildings in North Vancouver?

I have 25 years experience as a City Planner, and will use my knowledge, contacts, and expertise to advocate for the preservation of historic school buildings in North Vancouver

3. How can North Vancouver best work to protect these buildings in the context of provincial spending programs?

My first step would be to create a Master Plan for all schools in the City of North Vancouver, with emphasis on heritage and environmental features mapping, and the surrounding neighbourhood contexts looking at community and mixed use partnerships. I would also ensure that the Heritage Preservation Society was included in the Master Plan consultations, and that important British Columbia historical and heritage information was part of any package presented to the Ministry of Education for funding.