

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

**Meeting of the Advisory Planning Commission  
Held at City Hall, 141 West 14th Street, North Vancouver, B.C.  
in Conference Room A on Wednesday, January 13th, 2016**

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**MINUTES**

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Present: M. Clark  
D. Farley  
M. Higgins  
A. Jamieson  
D. Marshall  
M. Robinson  
T. Valente  
B. Watt  
Councillor Back

Staff: S. Smith, Planner 2, Community Development  
S. Kimm-Jones, Committee Clerk

Guests: 362-368 East 3<sup>rd</sup> Street  
Carman Kwan, Hearth Architectural Inc.  
Jonathan Losee, Jonathan Losee Ltd. Landscape Architecture  
Nevin Sangha, Carrera Management Corp./Magnolia Holdings

Absent: P. McCann  
M. Rahbar  
Councillor Bell

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A quorum being present, the meeting was called to order at 6:05 p.m.

**1. Minutes of the Meeting of the Advisory Planning Commission held December 9<sup>th</sup>, 2015**

It was regularly moved and seconded

**THAT** the minutes of the meeting of the Advisory Planning Commission held December 9<sup>th</sup>, 2015 be adopted.

**Carried Unanimously**

**2. Business Arising**

In their absence, staff thanked outgoing members P. McCann and M. Rahbar for their contribution to the Planning Commission.

The new term of the Planning Commission starts in February. Elections for Chair and Vice Chair, and a review of Commission procedures will take place on February 10<sup>th</sup>.

### 3. Staff Update

S. Smith reviewed relevant planning development, project and policy items from the previous Council meeting.

A. Jamieson entered the meeting at 6:10 p.m.

### 4. 362-368 East 3rd Street (Rezoning Application)

This application was previously reviewed at the October 14<sup>th</sup> meeting of the Commission. The previous resolution was read out to the Commission.

Staff asked for the Commission's input on the revised plans and the applicant's response to the motion passed at the October 14<sup>th</sup> Commission meeting.

Carman Kwan, Hearth Architectural Inc., outlined the response to the motion:

- **Number of non mkt rental units:** The proposal still has total of 40 units, of which five will be secured non-market rental units.
- **Parking ratio:** More stalls have been added. Parking is now included on the main ground floor level. The two residential units have been removed. There are nine additional inside parking stalls entering from the laneway for a total of 16 stalls. There is a 10 car credit for bike lockers. The car share stall gives a credit of four stalls. The Integrated Transportation Committee (ITC) agreed with a 4 to 1 car ratio for the car share. The car share will be on East 3<sup>rd</sup> Street or St. Patrick's Avenue.
- **Location access to garbage:** The garbage facilities have been relocated to the west side for better access.
- **Space for moving trucks:** A loading stall will likely be located on East 3<sup>rd</sup> Street which will also be available to the building east of the current proposal. The Engineering Department will make the final decision.
- **Overhangs:** The entrance area has been redesigned; there is now a significant overhang.
- **Landscaping on the north side of the building:** BC Hydro has confirmed the location of the pad mounted transfer station; all other areas on the north side are occupied by surface parking stalls, the ramp to the ground floor parking and garbage access for maintenance; so there will be no room for more landscaping.
- There are openings in the parking garage on the west and north sides for CPTED.
- The design has been simplified and setbacks have been increased.
- The amenity space has been reduced due to the increase in parking. The individual spaces will be programmed. There will also be a common roof deck.
- Adaptable units have been removed as they are not required but there are still generous clearances in the units.
- There are 17 studios, 10 one-bedrooms, 6 two bedrooms and 7 three bedrooms.

Jonathan Losee, Jonathan Losee Ltd, Landscape Architecture, reviewed the changes to the landscape plan:

- There will be a porous paving system around the building.
- There is no room on the north side of the building for much greenery. Vertical planting may be tried.
- There will be a trellis over the garbage areas.
- The planting will be a robust native planting with deciduous trees, with a magnolia theme, and seasonal variety along the street.
- The existing conifer will be removed as it is already pruned right back.

**Questions from the Commission included but were not limited to:**

- Where are the recycling facilities? **A:** With the garbage on the west side.
- Why did you change the garbage location? **A:** It is much more direct access.
- Is the ratio of parking normal? **A:** ITC has agreed on the ratio. **Staff:** There are different ratios for different types of development e.g. 1.2 for strata, .75 for rental as a starting point. This can be reduced for secured bike stalls, plus potential credit for the car share.
- How will the stalls be assigned? **A:** Based on tenant mix; the larger units will probably get the stalls. We are not expecting the five subsidized units to have cars. As most small units will not have cars, there will be enough for one stall per unit for the rest. We do meet the bylaw. We listened to the committees and increased the parking. We think there is more parking than needed. In the West End we have a building with nine parking stalls for 65 units; it is very successful.
- Is there storage? **A:** There is storage in units and on top of the bike lockers.
- Is there in-suite laundry and a laundry room? **A:** We wanted to do a social laundry area. Laundry is on the third floor in the amenity room; it will be taken out of the studios. There is also provision for laundry facilities in the two and three bedroom units.
- To Staff: Do they have to follow the Active Design Guidelines? **Staff:** No. The Guidelines were passed when this project was already in process. **Applicant:** We have made the staircase larger and visible so that people will use it and have hidden the elevator around the corner. The stair well is really inviting with a lot of natural light; the front will be fully glazed facing the street. We wanted to create a more social, inviting building. We would be interested to review the guidelines.

**Action:** Staff to send a copy of the Active Design Guidelines to the applicant.

- Can you explain the setbacks? **A:** There will be a 10 foot Right Of Way (ROW) on East 3<sup>rd</sup> Street. The western neighbour has a zero lot line on all sides with an overhang. It is measured from the old property line. We cannot do substantial landscaping on the ROW. **Staff:** It will be taken as a dedication not a ROW for future road widening.
- You should plant vines on the trellis over the garbage. **A:** Vines cause a lot of issues, landscaping on the north side dies. We will be planting really nice magnolias in other areas.
- You have added the parking and lost two units, would there be more non-market rental if the parking had remained the same? **A:** We still have 40 units. We reconfigured the units and reduced the footprint due to not having to have

adaptable units. We would have to sacrifice the three-bedrooms and amenity space for more units.

**Comments from the Commission included but were not limited to:**

- I really like the social aspect of the amenity rooms. I am sorry we lost some of it but it is still strong. I like the access to the bike storage; am really supportive of it.
- I am happy with the project.
- It is great. You have looked at all the points of the resolution except the landscaping; perhaps plant vines and extend the trellis right to the lane.
- The other plan was nice with two ground floor units; you lost some aspects due to the parking. It is a clear trade-off between parking and places for people to live. I do not agree with the anxiety about parking but know it was a tough sell. It is a nice compromise.
- You are doing the right thing. Applaud you for doing it.
- I am happy you kept the amenity space.
- I love the stairwell. You have addressed the six issues well.
- You have done a great job. The presentation was very good.

It was regularly moved and seconded

**THAT** the Advisory Planning Commission has reviewed the proposed Rezoning application for 362-368 East 3<sup>rd</sup> Street and recommends approval of the project. The Commission commends the applicant for a thorough presentation.

**Carried Unanimously**

**5. Information Items**

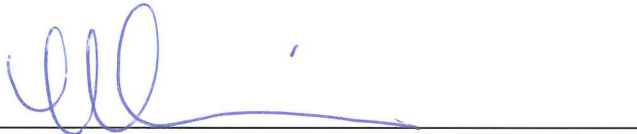
None.

**6. Other Business**

All members to bring ideas for the 2016 workplan to the next meeting.

There being no further business, the meeting adjourned at 7:05 p.m.

The next regular meeting of the Advisory Planning Commission will be held on Wednesday, February 10th, 2016.



Chair