

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, July 11th, 2012

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**MINUTES**

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Present: B. Curtis (Chair)  
J. Jensen  
P. McCann  
B. Phillips  
J. Plato  
M. Rahbar  
M. Robinson  
C. Sacre  
Councillor Bell

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

Guests: None

Absent: H. Goodland  
D. Olson  
Councillor Buchanan

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

1. Minutes of Meeting of the Advisory Planning Commission held June 13<sup>th</sup>, 2012

It was regularly moved and seconded

THAT the minutes of the meeting of the Advisory Planning Commission held June 13th, 2012 be adopted.

**Carried Unanimously**

2. Business Arising

Waterfront Workshop Update: Paul McCann gave his impressions of the workshop. There was good representation from a number of different groups e.g. Presentation House, Seaspan, Pinnacle Group, and advisory bodies. It was interesting that prior to the workshop, there were misunderstandings of what groups were looking for e.g. Presentation House, and where a water park would be etc. The children's water park would not be at the foot of Lonsdale Avenue due to safety concerns. Capilano University are very interested in having a multi-use facility for theatre/public art

programs but have no capital to contribute. There seemed to be agreement among participants to get more use out of the different spaces by facilitating different groups.

Councillor Bell was also at the workshop and reported that there was excitement about the different possibilities. The function of some areas e.g. the Pipe Shop has been decided (North Vancouver Museum); Council recently voted to provide \$75,000 to the museum to create a business plan for it. The traditional museum format does not have drawing power so there will also be visiting exhibits included in the plan. The cost of the museum will probably be \$9,000,000. Some concepts for Lot 5 include having Capilano University there, but they have no capital to build so the City would have to lease to them. The hotel is also looking for additional meeting rooms and banquet space. There was consensus that any development on Lot 5 should be multi-use and multi-seasonal.

### **3. Staff Update**

#### ***Projects***

Low Level Road: Approval to proceed was deferred to June 18<sup>th</sup>. A motion submitted by a Councillor to extend the June 30<sup>th</sup> deadline to consider alternative designs: the City to provide enough land to accommodate one not two rail lines to create multi-modal path on the south side of the Lower Level Road, and to remove the proposed suspension bridge and 3<sup>rd</sup> Street overpass from the agreement was defeated 5-2 at the June 18<sup>th</sup> Council Meeting. Approval to proceed was carried 5-2 with the added requirement of a new noise study being commissioned by port Metro Vancouver. Council directed staff to get agreements together to protect interests.

730 Marine Drive: This project had First Reading on May 28<sup>th</sup>. A Public Hearing was scheduled for June 18<sup>th</sup>, 2012. The project had final adoption on July 9<sup>th</sup>.

972 Marine Drive: This project received First Reading at the July 9<sup>th</sup> Council Meeting. A Public Hearing will be held on September 17<sup>th</sup>.

211-217 West 1<sup>st</sup> Street: This project had First Reading on May 28<sup>th</sup>. A Public Hearing was held on June 18<sup>th</sup>, 2012 and the project given 2<sup>nd</sup> and 3<sup>rd</sup> readings. The project had final adoption on July 9<sup>th</sup>.

Harbourside OCP Amendment: The Public Hearing was held on June 25<sup>th</sup>. There were 35 speakers. The OCP Amendment received Third Reading on June 25<sup>th</sup>. The amendment will allow for a density up to 2.05 times the lot area. Four buildings will be permitted to have a maximum height of 90.5 feet with the remaining buildings having a maximum height of 70 feet. A subsequent rezoning with a separate Public Hearing process will be required before any residential use is actually permitted.

244,248, 252 East 5<sup>th</sup> Street: This Heritage Designation and Strata Conversion had First Reading on June 25<sup>th</sup>. A Public Hearing was scheduled for July 16<sup>th</sup>.

North Vancouver Museum – New Museum Feasibility Study: On July 9<sup>th</sup> Council approved in principle the design concept for a new North Vancouver Museum in the Pipe Shop on Lot 4 of the Pier Development. Museum staff were directed to report

back with the results of a business plan identifying operating costs and revenues for the new museum, preliminary exhibit design work, follow-up architectural work, and a preliminary fundraising plan.

***Policies:***

Zoning ByLaw Comprehensive Review Phase 1 (General Housekeeping): Final Adoption on June 25<sup>th</sup>. A Public Hearing is scheduled for July 16<sup>th</sup>. This is the first phase of a four phase process.

North Shore Seniors Today Survey: Key Findings Regarding City Seniors: On July 9<sup>th</sup> Council approved the distribution of the "Seniors today Key Findings" document to all City departments and seniors' related community agencies for their information and putting it on the City website. Representatives of the Seniors Today project will be invited to present an update regarding the implementation phase of the Seniors Today initiative. Staff provided a few excerpts from the report and advised members the report is available online for review in further detail.

**Action:** S. Smith to forward the link to the report to Commission members.

Child Care Policy Options: On July 9<sup>th</sup> Council approved (4-3) a staff led approval process for Child Care uses. Staff were directed to prepare amendments to the Zoning Bylaw provisions for child care uses in residential zones with 8 or fewer spaces such that the Bylaw conforms to the Province's *Community Care Facilities Act*. The Zoning Business License Bylaws will be amended to return to an enhanced version of the City's previous approval process with respect to the establishment of child care facilities with 8 or more spaces in residential zones. First Reading will be in September.

**Action:** S. Smith to send the link to the report to Commission members.

Culinary Education Society of BC Proposal for Mahon Park Concession: On July 9<sup>th</sup> Council authorized staff to spend up to \$15,000 to upgrade services and part of the equipment costs in support of the Culinary Society of BC proposal for the Mahon Park Concession. Staff were directed to finalize a Community Facility Lease with the Society for the Mahon Park Concession for the purposes of establishing a culinary training program for youth and adults with employability challenges.

2012 Community Services Grants Recommendations: On June 25<sup>th</sup> Council approved a total of \$100,000 in Community Grants for approximately 56 local organizations.

Lower Lonsdale Legacy Funds: on June 18<sup>th</sup> Council approved the first round of Lower Lonsdale Legacy Funds in the amount of \$27,300 to five local groups.

**Council Activity**

Councillor Bell provided his observations from the Town Hall Meeting for 1308 Lonsdale Avenue on July 10th. There were 51 speakers predominately in favour of the project.

127 East 3<sup>rd</sup>: Since being presented to the Commission, modifications have been made to the design as the developer is not allowed to have the loading zone in front; it has been moved to the rear and will replace the proposed children's room and outdoor area. There will be a smaller amenity room with no outdoor area. Following comments from neighbours the rental suites may be moved to face 3<sup>rd</sup> Street; those facing the lane would then be owner occupied.

Metro Vancouver Rental Housing report: This will be going to Council on July 16<sup>th</sup>. The report includes findings from six municipalities, including the City, where rental housing stock is disappearing, being turned to strata or torn down. There will be a ten minute presentation by the consultant to Council on July 16<sup>th</sup>. The report asks for Council's approval that regional study policy options, including redevelopment levies and rental replacement policies, be included on the agenda of the upcoming Council Workshop on rental housing.

There was a question to staff regarding the city's approach to density bonussing for rental accommodation. Staff briefly discussed Section 5.12 of the Official Community Plan which outlines the City's policy regarding density bonussing. A further comment was made by an APC member regarding the City receiving money for a housing fund instead of apartments themselves e.g.: is it better to have four \$500,000 apartments or the money?

#### **4. Advisory Body Reorganization – APC Terms of Reference**

S. Smith reviewed the timeline to date and rationale behind the Advisory Body Reorganization and the proposed changes. Some of the City's advisory bodies were created for very specific purposes i.e.: Joint Bicycle Advisory Committee. This effort to reorganize committees seeks to better align city advisory groups with the City's integrated approach to sustainability. Among other changes, the creation of the Integrated Transportation Committee ensures that APC will not be as focussed on transportation issues but will inherit social issues from the Social Planning Advisory Committee as well as economic issues which previously did not have a standing committee to provide input. Changes to other committees, some morphing into new committees were also reviewed.

S. Smith then reviewed the proposed draft Terms of Reference for the Advisory Planning Commission. To date the APC has been focussed, broadly, on key policy issues and development review with a mind to land use, transportation, energy efficiency in buildings and overall sustainability. Proposed changes to the ToR would see the Commission review only development applications involving OCP amendments or projects that do not comply with applicable guidelines per type of development. The APC would then continue to focus on land use, energy efficiency in buildings, while adding an element of the connection of health and the built environment, social planning issues which the commission has previously commented on fairly often (e.g. housing, seniors, childcare), economic development related issues and sustainability as a key integrating thread.

The members provided comments on the overall re-organization, including the following:

- I am supportive of this. I think it is appropriate and important for the APC to focus on policy. How many development projects would not be seen by APC? A: APC would see projects that involved amendments to OCP or did not comply with approved guidelines. The selection criteria can always be revisited.
- I like the term "sense of place."
- I strongly agree that sections 13 and 14 regarding all meetings being held in camera should be amended. The meetings should not be in camera; openness should be reinforced. Councillor Bell: Historically they were closed meetings so that members were not subjected to lobbying. The Advisory Planning Commission was created under the Municipal Act. The concept of closed meetings was challenged and so it was changed.
- The Terms of Reference for the Integrated Transportation Committee make no reference to automobiles; it sounds anti-car. Staff: We will ensure the diagram includes it in future reports.
- I support it (division of PEAC into Sense of Place Committee and other committees) at a high level. I remember that the Parks and Environment Advisory Committee had a lack of agenda content but the content was important. I would encourage joint meetings among all advisory bodies once a year. I am not crazy about "sense of place" name; perhaps connected community?
- How many should quorum be?
- Why is the APC a Commission not a Committee? A: The Commission used to be required under the Municipal Act. The District of North Vancouver no longer has one.

**Action:** Staff to report back with specifics on the distinction between a Committee and a Commission and to ensure the reference (section 13, 14) to all meetings being held 'in camera' is removed.

- There should be a better definition of voting and non-voting members.
- When you lose a critical amenity, such as a grocery store, impacting seniors and their sense of community, as happened recently with Safeway closing in West Vancouver, is that something the Commission would discuss? A: Yes, the APC deals with land use. Member: What about liveability? The Commission only reacts when the development is presented, not at a higher level. A: The Commission is the key policy related advisory body. Under the new Terms of Reference it would be adding social issues, health and the built environment, local economic development and potentially local food which are all connected and all relate to livability.
- We should be looking at issues from a higher level and trying to solve them at a policy level.
- With reference to the two developments at 17<sup>th</sup> Street and Lonsdale Avenue and 1308 Lonsdale, the concern was the timing of the closing the grocery stores. The Local will be open in a year's time; the Safeway store will not be closed before then.
- It is good (Sense of Place Committee) that the people interested in heritage and existing buildings and the connectiveness of the natural environment will also consider public art.

- We will need some cross over between APC and the Sense of Place Committee. An APC member should attend the Sense of Place Committee meetings. A: staff advised that the Terms of Reference for APC would see a rep from Sense of Place Committee to ensure that crossover occurs.
- There has been an evolution of lobby groups e.g. NV Forum, NV City Voices. Groups are getting organized especially those not in favour of developments/policies.
- The strongest link is between the APC and Design Panel; there is an overlap between design and planning issues.

**Action:** Staff to change Item #4 to what it was before: two Council Members.

- APC is almost an umbrella over all the committees; we should have a general meeting of representatives from all the committees once or twice a month. Staff: Sometimes we have reps from each group for a specific topic/workshop.
- There are enough things happening for a meeting every two months. Staff: Perhaps once or twice a year but the meetings would have to be structured with a purpose.
- We should encourage people to go and attend other meetings. Formally scheduling regular meetings would put pressure on staff.
- Councillor: The regional district model is the Council of Councils which happens once a year; big issues are discussed and all members are invited to come. There is now a sub-regional Council of Councils for the North Shore. If you schedule meetings too often, people will not come, but once a year, perhaps on a Saturday, with topics submitted by each Committee, it might work.
- It is good to cross-pollinate.

The topic of "in camera" meetings was clarified by referring to the Advisory Body Procedures dated March 17, 2011.

Staff outlined the purpose of the Sense of Place Committee. Comments included:

- Is it necessary to have a separate environment committee?
- We have to balance infrastructure, including parks and natural spaces, as density increases.
- Balance may be lost if the Sense of Place Committee is too broad in its scope with advocates for different points of view.
- The purpose of having this type of committee is to give balanced input to Council. It is positive to have one single group with a variety of interests and maybe more than one person with an interest. It could be seeded to start with but eventually it would get its own identity. Would like to see maybe two reps for each area as may not get a balanced parks view from one parks rep. Will also need general citizens. Staff: That is the idea; it may end up one of the larger groups.

It was regularly moved and seconded

**THAT** the Advisory Planning Commission has reviewed the proposed Terms of Reference for the Advisory Planning Commission and approves them in principle as presented.

The Commission supports additional high level meetings as required by all five of the new committees and also supports the idea of committee members being encouraged to observe other committee meetings.

The Commission supports the words "community character" to be used in lieu of a 'Sense of Place' or 'Public Spaces' Committee.

And that the alternate proposed Natural Environment and Climate Committee be incorporated within the other five committees.

**Carried unanimously**

*M. Rahbar left the meeting at 8:05 p.m.*

#### **5. Sustainability Award – Evaluation Criteria and Next Steps**

S. Smith spoke to the Commission members to remind them about the upcoming inaugural Sustainability Award Program and to discuss evaluation criteria. The City's Sustainable Development Guidelines and checklist of economic, environmental and social aspects were provided to help generate ideas.

#### **Questions from the APC included, but were not limited to:**

- Are the evaluation criteria to be subjective measures? A: It is up to the group. They are subjective but there is room for objective measurements.
- Who decides on the measurements? A: The Advisory Planning Commission.
- I think Helen Goodland has some good criteria. Perhaps she can share with the group.

**Action:** Staff to ask Helen Goodland for any criteria she has that may be helpful to the group.

- The Sustainable Development Guidelines are a good starting point but there are some things which may prohibit some institutions from participating e.g. a connection to the Lonsdale Energy Corporation. The guidelines will require some filtering and adjustment. Staff: these guidelines will not be applicable in all cases.
- It is hard to see how an individual versus a non-profit organization might qualify for an award like this. Staff: It might be helpful for us to come up with some scenarios or examples.
- The development industry is well-served by existing awards. I am not opposed to giving sustainability awards to good development but hope the award can be broad enough to recognize individuals and non-profit organizations. Staff: It might encourage developers to try harder e.g. by providing childcare facilities. The program also has a category for individuals and non-profit organizations.

- There will be zero, one or more than one award per year depending on who meets the criteria. The award could be a way of evaluating individuals, community developments, what people have done.
- The Sustainable Development Guidelines are too development-focussed; there would have to be categories.
- We need clear criteria; otherwise they will have overlap with other awards e.g. The Environmental Stewardship Awards. Staff: applicants will need to address social and economic issues as well as environmental issues. We can do a workshop on criteria next month which will give Helen a chance to provide her examples. Other examples are welcome too.

## 6. 2012 APC Workplan

S. Smith reviewed the proposed 2012 APC Workplan which had previously been distributed to members.

The following comments were made:

- Waterfront planning and Harbourside will be an important topic for the group in 2012. Can we go back and pull up our previous discussion on the waterfront? Staff: We can keep this on as an item for 2012, sure, however I am not sure how future discussions will tie into the timeline of the Central Waterfront process given where it is at.
- The Sense of place item could be a mapping exercise or mini charette.
- How do we get cross pollination across the advisory bodies?
- School district properties are going out to RFP for temporary leases. The RFPs will be coming back in September. There will probably a charette in the future for Lucas Centre and Cloverly which are currently occupied.
- There is more than enough work to fill up the five remaining meetings.
- What about Harry Jerome? Councillor: Council has a workshop in the fall.
- Harry Jerome will be important for the workplan; there is residential potential to set off the cost. Council is split on whether to renovate or replace the centre.
- We need a discussion on rental buildings; if there is a suite in a house the owner has to occupy one of the levels: basement or main house. At the Vancouver Urban Forum it was suggested that it is better for the market to allow both basement suites and coach houses on the same property. This would turn a single family property into a triplex. The implications in terms of parking are significant.
- The 13<sup>th</sup> Street and Lonsdale Avenue development brings up the issue of the viability and sustainability of maintaining a diverse commercial area to the fore. What will happen to smaller merchants when redevelopment happens? Rents will be too high. What makes Lonsdale interesting is the mix of merchants; this will change as development comes in. Will it be "smart" like Robson Street?

## 7. CityShaping Update

S. Smith gave a CityShaping update to the group. More information will be available at the next meeting.

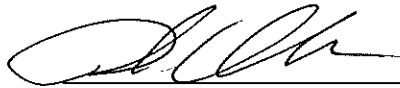


8. Other

No other business.

There being no further business, the meeting adjourned at 9 p.m.

The next regular meeting of the Advisory Planning Commission will be held on Wednesday, August 8<sup>th</sup>, 2012.



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Chair