

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, November 14th, 2012**

MINUTES

Present: H. Goodland
J. Jensen (Chair)
P. McCann
D. Olson
M. Rahbar
C. Sacre
Councillor Bell
Councillor Buchanan

Staff: S. Smith, Planner, Community Development
F. Ducote, Assistant City Planner, Community Development
L. Orr, Manager, Lands & Business Services, Community Development
S. Kimm-Jones, Committee Clerk

Guests: None

Absent: B. Curtis
B. Phillips
M. Robinson
J. Plato

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

1. Minutes of Meeting of the Advisory Planning Commission held October 10th 2012

It was regularly moved and seconded

THAT the minutes of the meeting of the Advisory Planning Commission held October 10th, 2012 be adopted.

Carried Unanimously

2. Business Arising

There was a discussion on the Harbourside presentation to Advisory Bodies planned for December 12th including members' availability, and whether it should replace the Commission meeting scheduled for December 5th.

Action: The Chair will send an email to Commission members asking if there are any objections to moving the meeting scheduled for December 5th to December 12th.

3. Economic Development Strategy

Larry Orr, Manager Lands and Business Services, Community Development, reviewed the status of the City's economic development strategy. The City's former Economic Development Officer retired in 2009 and has not been replaced. The City is in the process of determining next steps based on available resources.

The Economic Strategy was adopted by Council in 2008 and is ready for review and updating.

The Strategy is available on the City website and has four main goals:

- Sustaining a strong economic development function;
- Creating an attractive environment for economic development;
- Providing high quality infrastructure to support economic development;
- Adopting a targeted approach to economic development.

Due to the lack of resources specific to economic development some actions have been implemented, while many remain; the business guide "I think" was published and a website "Investment North Vancouver" was launched. Both will be updated in the near future.

The North Shore-wide business licence program has also been initiated whereby a business can purchase one business licence for all three North Shore municipalities; other municipalities in the region are reviewing the program.

The City supported Capilano College's efforts to become a university as well as their efforts to expand their film program.

Staff are currently working on reviewing the annual contract with the Chamber of Commerce which presently focusses on providing visitor information for tourists; there may be an opportunity to purchase more services from the Chamber.

The City also provides varying amounts of funding for Lower Lonsdale community events: The Christmas Tree Festival at Shipyards Square, The Party at the Pier, summer concerts, and markets, as well as for the Business Excellence Awards. The summer concerts were attended by about 10,000 people

Council recently gave a grant to the Lower Lonsdale Business Association to assist them in their goal of establishing a Business Improvement Area in Lower Lonsdale which would result in them generating their own source of revenue.

Councillor Buchanan joined the meeting at 6:15 p.m.

The City also participates on the board of the NS Tourist Association and sits on the Port Metro Waterfront Liaison Committee.

Future opportunities include a focus on existing businesses to support and retain them as businesses grow and address issues such as businesses outgrowing their space and leaving the North Shore. Another opportunity may include the large medical community in the City.

Comments from the APC included, but were not limited to:

- Any changes made to the tax structure to retain businesses? A: The intent is to shift some of the tax burden from the business community to residential properties. 1% per year is being shifted from business to residential.
- What is the ratio of business vs residential tax compared to other municipalities? A: We do not have that information. Municipalities have different issues. The City will be participating in the Canadian Urban downtown project. It will give the city a database over 10 years and will measure how the city is changing over time.
- What are the important issues? A: We need to ask two questions "What do you like about doing business in the City of North Vancouver? and What don't you like about doing business in the City of North Vancouver? It comes down to relationships and support from City staff.
- The Business Excellence Awards through the Chamber recently highlighted businesses on the leading edge of technology and green businesses. The type of businesses and their scope was impressive.
- We should do an "exit survey" with businesses leaving the City but we normally do not know businesses are leaving until they are gone. Is there any way to get a follow up? Staff believe building relationships over time, before they leave, will help better understand and, hopefully, deter.
- It is important to have a relationship with commercial real estate agents who can provide some of this connection. Trends Electronics will be leaving the City this month due to high lease rates.
- I understand the Lower Lonsdale Business Association has expressed concern the Chamber is not well-connected with small businesses.
- Why are Economic Development Officers not being replaced at the District or City? A: It could be budget pressures; the City may not need a fulltime person but does need to have relationships with businesses.
- The Chamber of Commerce tends to over-represent locally-focussed businesses; there is no incentive for businesses which have an international focus.
- When I set up a business in Bellevue, I had a phone call from a Councillor welcoming me to the area and giving me contact information. This could be considered.
- Businesses here mainly see the fire inspector. Perhaps the City could consider providing him/her with a simple brochure or other material regarding economic development of interest to businesses. That could help initiate relationships with new businesses in the area. A: We need to explore how to have better relationships with businesses; it all takes time.
- Montreal in the 90's decided to become the entertainment centre of Canada to attract people and has festivals year round. What will the City focus on? A: The Canadian Urban Downtown Project will help the City to focus. This includes commercial and retail, and the benefits for office space as it is not being built. Central Waterfront is huge in terms of creating activities to draw people to the community. The City is close to hiring a retail consultant with a focus on destination type activities.

- I would like to meet people who serve international markets. Outside the City I attend good meetings for digital businesses and businesses with a green agenda.

4. Central Waterfront Study

Frank Ducote, Assistant City Planner, presented the Central Waterfront Concept Plan Options; the options are the result of the July Stakeholders workshop.

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

- How is the soil stabilization being handled? A: We are trying to make it one project to stabilize it in conjunction with other affected owners in the immediate area. There are concerns about the deck sagging.
- There is no mention of quality and resiliency, structures aging gracefully. It is important to have developers build with the long term in mind, not just for sale.
- What impact will redoing the bus terminal have on the plan? A: If it improves the Spirit Trail, it will be good. There is a desire to provide for tourist buses on the south side of Carrie Cates court.
- Transportation will play an important role in connecting the waterfront to Central Lonsdale; what about shuttles bringing people up and down Lonsdale Avenue?
- The agreement with Pinnacle allows for another hotel? A: The hotel wants another 100 rooms, more residential units and to expand the banquet facilities.
- A break/pedestrian access midway through the Coppersmith Shop is a good idea.
- Can we develop or enhance opportunities for accessing the water and shoreline? The options seem to be focussed on the land.
- Rising tide levels need to be considered; it is a big issue.
- There needs to be a vehicle u-turn at the bottom of Lonsdale Avenue, however this may interfere with the raised streetcar. The streetcar idea is good. It is iconic; but you do not get a close up experience if it is elevated.
- Will a u-turn cause conflict between buses, pedestrians, Spirit Trail users, cars? A: The Spirit Trail will cross over the City parking lot, not at the intersection.
- The whole loop from Esplanade down and along Carrie Cates Court serves the buses; is there not a way to terminate the street at Esplanade?
- A water park at the bottom of Lonsdale Avenue would need effective barriers from traffic.
- There should be cafes around the proposed skating rink.

The Chair read the resolution from the Integrated Transportation Committee.

It was regularly moved and seconded

THAT the Advisory Planning Commission has reviewed the Central Waterfront Concept Plan and supports the idea of developing the area subject to the following considerations:

- To continue to emphasize and respect the history of the area;
- To look carefully at the multiple types of vehicle use in the area particularly the interconnection of the Spirit Trail with transit and private vehicles including the potential turnaround at Carrie Cates Court;
- To differentiate the feel and character of the Lot 5 open space from the open space at the foot of Lonsdale Avenue; the former to be more activity focussed with potentially a children's water play park, and the latter a more formal gestural space as the gateway to the City of North Vancouver;
- To consider the expansion of the existing hotel as a potential use so that it complements the area rather than dominating it, and offers opportunities for public interaction at the pedestrian level;
- The concept of additional residential on the Lot 5 area westwards is not considered an appropriate use for the area;
- The public areas in the development should offer opportunities for covered spaces for a variety of outdoor activities;
- The location of the PGE station should complement its ultimate use and the location out on the pier is not considered an effective location;
- Any development should maximize public access to the full extent of the waterfront and optimize opportunities for interaction with the water;
- The Commission supports celebrating the street car at the foot of Lonsdale but it may require weather protection and would be more interesting for visitors to see it at ground level;
- Opportunities for public art should be maximized;
- The Commission recommends enhancing the Spirit Trail through the entire Central Waterfront area;
- The main entrance for the Media Centre should be oriented east towards the plaza, with views from the Centre to celebrate the views to the water.

Carried unanimously

5. CityShaping Update

S. Smith asked members for their feedback on the Housing Workshop held on October 20th and the Density Bonussing Workshop held on October 29th.

The workshop was a good educational tool, helping the public to understand the complexities and issues. The staff presentations were excellent and different points of view were presented.

One member attended the Density Bonussing Workshop and thought it was good but could have benefitted from a broader comparison of what other cities are doing e.g. Victoria. Feedback at the workshop was that more clarity and transparency on bonussing was needed.

S. Smith advised the Commission that the Land Use Workshop was moved to January 19th, 2013.

Christie Sacre informed the Commission that the public meeting for the presentation of the RFP's for Ridgeway Annex was scheduled for November 20th. Three developers and one daycare had submitted proposals.

6. Staff Update

Projects

320 Tempe Crescent, Bow Residence: This DVP request to realign the property line to retain the Bow Residence, a heritage building, was adopted on October 15th, 2012.

420 Tempe Crescent: This application for a coach house added to a property with a two bedroom bed and breakfast in the principal dwelling (1912) was adopted on October 22nd.

127-133 East 3rd Street: This had its Public Hearing on October 15th and had Second and Third Readings.

243 East 18th Street: On October 15th a staff report requesting guidance on how to proceed was reviewed by Council. The original Rezoning Application was to retain the Vickery Residence Supplemental Heritage Building and add a new infill building. The applicant now wishes to demolish the Vickery Residence and build a duplex per the existing RT-1 zone. Council directed staff to continue processing the original Rezoning Application.

263-269 East 8th Street: This project had First Reading on November 5th and was referred to a Public Hearing on December 10th.

Capilano Business Park – Opus: On November 5th Council gave First Reading to a Zoning Text Amendment to allow Opus to operate a retail store as part of their warehouse space in Capilano Business Park.

Municipal WiFi Vision and Shaw Exo Proposal: On October 15th Council directed staff to negotiate an agreement with Shaw Communications to allow the Shaw EXO service to be implemented on City infrastructure, and that staff develop a long term Municipal WiFi Vision for consideration by Council.

Funding Appropriations: On October 15th Council did not approve the appropriation of \$140,000 from the General Reserve Fund to fund the construction of beach volleyball courts on Lot 5, and funds for the review of RFPs for the business case and exhibit design work for the ongoing study on the concept of a new museum at Site 8. Fund appropriations were approved for a project engineer to work on the Low Level Road and Foot of Lonsdale projects, and funds to complete the design and commence remediation of the Foot of Lonsdale Deck.

Councillor Buchanan left the meeting at 8:00 p.m.

Richardson Grain Elevator Expansion: On October 22nd a delegation of residents from East 1st Street appeared before Council to express their concerns on the

expansion of the grain elevator. Council supported a staff report which recommended sending a letter to Port Metro Vancouver outlining the City's concerns and requesting consideration of alternate designs.

1308 Lonsdale Avenue (Rezoning Application and OCP amendment): This project had First Reading and was referred to a Public Hearing on November 19th.

Council Activity

2012 Climate and Energy Action Award: The Public Sector Collaboration award was presented to the City at the October 15th Council meeting. This award was for the LEC and School District 44 Education Service Centre/Arts for Kids project, which showcases a geothermal heat pump system and recycling of surplus heat. . The City also was awarded an Honorable mention for its energy efficient buildings density bonussing initiative. This is the first time a municipality has won two awards in the same year.

Local Business and Early Childhood Development: Councillor Buchanan put a motion to the October 22nd Council meeting proposing that the NV Chamber of Commerce be invited to become partners in the children and families initiative being pursued by NS municipalities.

Loutet Farm: The 2012 Sustainable City Award was given to representatives of Loutet Farm at the November 5th Council meeting.

Accessory Dwelling Units in Duplex Buildings: A Council workshop was held on November 5th. The workshop identified the key challenges of accessory units in duplex buildings and sought Council input and guidance with respect to accessory units in duplexes.

North Vancouver Bicycle Master Plan: Council approved the plan on November 5th.

Car Share Program: On November 5th Council amended the Street and Traffic Bylaw to approve the creation of reserved on-street parking spots for car share programs.

Christie Sacre left the meeting at 8:20 p.m.

7. Other

The Commission members were invited to the Annual Christmas festival on Saturday December 1st at Shipbuilders Square.

There being no further business, the meeting adjourned at 8:30 p.m.

The next regular meeting of the Advisory Planning Commission will be held on Wednesday, January 9th, 2013.

Chair