

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

**Meeting of the Advisory Planning Commission
Held via Webex on Wednesday, April 14th, 2021**

MINUTES

Present:	Y. Al-Nakeeb K. Balcom A. Rahbar S. Tornes M. Mathieson A. Wilson C. Castro M. McCorkindale M. Tasi Baker Councillor Hu Councillor McIlroy
Staff:	R. de St. Croix, Manager R. Fish, Committee Clerk M. Friesen, Manager Y. Zeng, Manager C. Alexander, Planner B. Ocampo, Environment Sustainability Specialist
Guests:	Robert Brown, Catalyst Community Developments Society Lisa Hubbard, North Shore Neighbourhood House Inge Schamborzki, Health and Home Care Society of BC Joy Hayden, Hollyburn Family Services Society
Absent:	S. Huber

A quorum being present, the meeting was called to order at 6:02PM.

1. Acknowledgement of Unceded Territory

2. Approval of Agenda

The agenda of April 14th, 2021 was adopted as circulated.

3. Adoption of Minutes of Meeting of February 10, 2021

It was regularly moved and seconded

THAT the minutes of the meeting of the Advisory Planning Commission held February 10th, 2021 be adopted.

Carried Unanimously

4. Business Arising

The Commission will have a regularly scheduled meeting on Wednesday, May 12th, 2021.

5. Staff Update

R. de St. Croix reviewed relevant planning development, project and policy items from the previous Council meetings and items that will be upcoming.

6. NSNH Site Redevelopment (OCP Amendment & Rezoning Application)

The City is initiating an Official Community Plan (OCP) amendment, Zoning Bylaw amendment and park boundary adjustment for the redevelopment of the North Shore Neighbourhood House (NSNH) / Derek Inman Park site. The subject property is City-owned land located at St. Georges Avenue between East 1st Street and East 2nd Street.

Staff seek the Commission's guidance on the following aspects of this project:

- The general merits of the proposed project;
- The proposed land use designation amendments;
- Design alignment with the Site Development Principles;
- Proposed building height and massing.

Staff and partners presented the following, the main points included but were not limited to:

- The site is not currently vacant, however we are hoping to better utilize the City's land.
- Project partners include Catalyst, Health and Home Care Society of BC, North Shore Neighbourhood House and Hollyburn Family Services Society.
- Background information was provided on the project partners and their involvement in the project.
- Six storey building (Phase 1) includes underground parking for Care BC staff.
- Anticipating 89 below market rental units including studios to three bedroom.
- Catalyst will be leading the delivery of Phase 1 of the project (northwest building).
- After completion, Care BC will take over operation of the respite care space.
- Still exploring the form of the residential component for Phase 2.
- A tower form can provide a significant amount of below market housing.
- Unique opportunity to bring community organizations into a vibrant and integrated hub in Lower Lonsdale.
- Undertaking official OCP amendment to Mixed Use Level 4A.
- The Zoning Bylaw Amendment will allow the built form on the site.
- No loss of dedicated park space.

- Site development principles include; contribute to neighbourhood, a distinct identity for the emerging community hub and equitable, inclusive and sustainable design.
- Project will be completed in three phases:
 - Phase 1 – Northwest building
 - Phase 2 – Southwest building
 - Phase 3 – Derek Inman Park
- Engagement is anticipated in spring 2021, seeking Council approval in summer 2021 and construction phases estimated to begin in 2022.

Questions from the Commission included but were not limited to:

- Can you speak more to the environmental performance targets? **A:** There is a certain amount of money to go towards this, we are trying to strike a balance. The City is reviewing their building policy and expect it will be moving forward as a zero carbon building but need additional funding to deliver that. Minimum will be Step 3 on the Phase 1 building.
- We are also undertaking a pilot project to use embodied carbon.
- Were there any considerations for shadow impacts of the 18 storey building on the property behind and how they connect/affect each other? **A:** The site has been planned to mitigate that and create space as much as possible. The six storey to the north is more contextual with what is happening across the street, there are other towers on St. Georges.
- Have you considered transportation and delivery service needs for Care BC? **A:** We are looking at maybe four or five cars during the day and only two during the evening shift. We tried to accommodate for that in underground parking but there won't be many cars overnight. About eight spaces would accommodate the coming and going.
- Is there an opportunity to have community gardening on the site? **A:** A Community Gardening Site Identification and Public Consultation project will aim to identify spots throughout the City. There is intended to be outdoor spaces attached to the residential development on a private basis for the users of the spaces. There may be an opportunity to investigate gardening in those areas as well.
- With losing outdoor space will the increase in density put more pressure on the outdoor area? **A:** There won't be a net loss in dedicated park space. The intent is to change the orientation of the existing park. In addition to this, the outdoor space is a key component. We are looking for other ways we could find different space or provide upgrades or enhancements. There are policy options to address the park space component through a long term planning lens.
- Was there discussion about the potential to add a retail space for a small super market to help new residents? **A:** No, this was not considered, as it would reduce space for community services. Additionally, the site is one block from a retail/commercial core.
- Is three storeys sufficient to accommodate future need of the NSNH facility? **A:** The proposed 30,000 sq. ft. is nearly double the space of the existing NSNH facility, and will be able to accommodate current and future programming.
- To what extent will the locals be engaged on the community garden aspect? **A:** We are currently finalizing engagement materials to bring to the public. We will integrate questions and concerns from the community into the design.

- Can you speak to tree retention? **A:** We will explore all options with the trees on site.
- Was there a consideration for mirroring the site to have the park on the opposite end to reduce intensity along St. Georges? **A:** This was explored, however flipping it would necessitate the closure of NSNH and delay of Care BC which is not a feasible option.
- Could the building height be lowered? **A:** That is a possible option. We are seeking engagement with the community. Every storey we go down, we would lose approximately 13 units of below market rental housing. A lower, wider form can also have a greater impact on the shadowing of the park.
- Would designing the south building in an 'L' shape create a more internal courtyard area and help with adjusting the density? **A:** We can further explore that for synergy with the north and south parcel.
- Was Passive House considered for this project? **A:** This level of detail hasn't been finalized for Phase 2. We would investigate net zero which is equivalent to Passive House.
- Will the building be part of the LEC network? **A:** Yes.
- Have you considered a car share program as part of rental building? **A:** Yes.
- How will the below market rental be managed long term and how will eligibility be considered? **A:** It will be funded through the BC Housing Community Housing Fund. 20% of units will be for deep subsidy, 50% rent geared to income and 30% below market rental. There will be several tenant liaisons and property managers.
- Have you considered a green rooftop or rooftop garden? **A:** That level of detail has not been completed yet.
- Are there other sites in Lower Lonsdale zoned for school? **A:** We will work with the school board to review school sites. We provide population projections and would further look at this as a part of a future OCP update.
- There are many users of NSNH, how will the community see themselves in the imagery that's being presented? **A:** We will be conscious of this, that people see themselves in the space, a place they can go to for well being.
- There will be 180 units of affordable housing? **A:** Detailed design has not taken place yet but there's a possibility for 89 units in the first phase and 180 in the tower, totaling approximately 269 units.
- Can you speak to the daycare? **A:** It has not been designed but we are looking at 37 full-time day daycare, 20 preschool or part-time and 20 special needs.
- Is a Rapid Bus stop at St. Andrews and East 3rd being looked at along with this project? **A:** Can't speak to that in detail.
- Is the 2.6 FSR including the park? **A:** It's based on the entirety of the site.
- Is the lane dedication 100% coming from the subject property? **A:** The lane already exists on the site. We would be formalizing the lane and moving it north-south to the edge of the site.
- Was there any consideration to move the high rise up to the northern parcel? **A:** There was some consideration but the direction was to move forward with the tower on the south to mitigate height. In addition, moving the tower portion to the north would change the nature of the partnerships and disrupt the requirements for the various partners.
- Are the below market rental units a form of vacancy control? **A:** If homes are rented at below the maximum level of rent that is agreed on in the housing agreement, there's the option to put rent up to the maximum amount. For our

existing tenants, we are bound by rental increase limits. Rent will be well below the maximums to deliver more affordability.

- By removing the lane, has any consideration been given for back of house staging areas and servicing? **A:** That can be accommodated in the parkade.

Comments from the Commission included but were not limited to:

- There's a potential to be innovative in terms of shaping peoples habits.
- Encourage focus on wooden design as it's more environmentally friendly and adds to neighbourhood character.
- Focus on tree canopies in the park to help the communities be more resilient in terms of heat.
- Consider how parking will shape our choices and how to reduce parking and promote alternative forms of transportation.
- Consider creative methods to have rented vehicle spaces.
- Addressing sustainability at the beginning of the project will avoid money down the line with having to repair the building.
- Including sub metering of water and energy in all suites will significantly impact behaviour and usage of energy.
- Focus on reducing carbon emissions.
- Ensure a clear strategy of vulnerability to climate change being addressed.
- Minimize embodied carbon and encourage sustainable behaviours.
- Consider involving BC Housing in terms of design from a logistics perspective. Consider physical disabilities, BC Housing has a lot of experience and knows how low income buildings have impacts on managing solid waste.
- Further refinement of tower massing and park into a holistic feel, consider flipping the site.
- Involve the community early on with the loss of the community garden.
- It is important to keep the spirit of the NSNH.
- A flexible approach to the rezoning is refreshing to see.
- There will be a lot of competing interests with traffic with so many units loading and unloading from 1st street when there could be a more logical parkade access from St. Georges.
- There will be challenges to resolve if you want all services underground.

It was regularly moved and seconded

THAT the Advisory Planning Commission has reviewed the OCP Amendment and Rezoning Application for the North Shore Neighbourhood House Site Redevelopment and recommends approval subject to resolution of the following to staff's satisfaction:

- Consider sustainability options in all facets of development from an early stage;
- Consider long term operation viability and sustainability objectives;
- Consider how parking will shape transportation choices;
- Early input from the community is recommended; and
- Keep the spirit of the NSNH through development and recognize support in the community.

AND THAT the Commission wishes to thank the applicant for their presentation.

Carried Unanimously

7. 2021 Living City Grants

B. Ocampo presented and reviewed the Living City Grants with Committee members.

1) **Organization:** Creekside Housing Co-operative

Project: Creekside Community Gardens

Amount Requested: \$3750

Project Description:

Creekside Housing Co-op is a 42-unit affordable housing complex built in 1985. Co-op members include seniors, persons with disabilities, families and single persons with low-medium incomes and housing charges are based on a percentage of the members' gross income. They are proposing a community garden project to promote community wellness, alleviate pandemic-induced social isolation, neighbourhood beautification, and to contribute to the City's environmental goals. The garden will be located at the Co-op's north bank, at 15th Street West. They plan to plant native plants to benefit local wildlife and pollinators, and to provide environmental stewardship education to participants. This will also be a multi-generational project which will provide an opportunity for co-op members of different ages to work together - from seniors to teenagers. The project will teach youth basic gardening techniques while learning about environmental stewardship with the co-benefit of older generations being able to share their skills and connect with their neighbours.

Funds requested would be used to pay for contract fees for local vendors, plants, planter boxes, and signage. Remaining costs will be covered by Creekside Housing.

2) **Organization:** Fresh Air Learning Society Vancouver

Project: Place, Parks, and Play

Amount Requested: \$1,687

Project Description:

Fresh Air Learning was founded in 2010 and offers play-based nature programs for over 350 children ages 2-13 every year. Their mandate is to connect children to nature through play and hands-on learning. They are seeking grant funding to provide a free, nature-based playgroup program for parents and young children ages 2-6. The program would focus on natural environments in and around Heywood Park and would provide the opportunity for children to be social and learn about the environments within the park. They would run three sessions of the class comprised of up to 12 children and their families which would serve 36 families in the neighbourhood over the course of the summer. The purpose of the sessions would be to provide community and environmental connection after a year in which families have been socially isolated and to contribute to the stewardship of the park by having each class engage in restoration activities.

Funds requested would be used for salaries for a staff of two that are experienced in facilitating similar programs throughout the school year. Remaining costs will be covered by Fresh Air Learning.

3) Organization: Larson Elementary School

Project: Larson's Garden Project

Amount Requested: \$2,000

Project Description:

Larson is a public elementary school providing instruction to approximately 490 students from Kindergarten through Grade 7. The project managers for the school garden project recently installed four garden beds on school property – they are also the Co-Chairs of the Parents Association of Larson School (PALS). Both Co-Chairs are working with The Edible Garden Project which is a hands-on, interactive educational program that brings students out of the classroom and into the garden. Students from all grades will participate in lessons from September to June that teach the cycles of food production from seed to soil. Gardening can provide students with hands-on learning opportunities while increasing environmental awareness and vital experience in problem-solving.

Funds requested would be used for paying staff from the Edible Garden Project to deliver lessons, tools, and materials for gardening. Remaining costs for the project will be supplemented by school fundraisers, donations, and garden grants.

4) Organization: North Shore Rain Garden Project

Project: The Story of Wagg Creek: A Video Exploration of a History and Future

Amount Requested: \$4,000

Project Description:

The North Shore Rain Garden Project is an initiative in SFU's Faculty of Environment. Launched in 2017, the North Shore Rain Garden Project aims to promote and expand the use of green infrastructure such as rain gardens in urban and residential environments. They are proposing a video project that will bring attention to a fragile creek in the City and encourage a community conversation on what citizens can do to support the restoration of this creek. According to the North Shore Streamkeepers, Wagg Creek (lower Wagg) is one of the most polluted watersheds on the North Shore and restoration measures, including the installation of rain gardens in the watershed, are needed to benefit the creek and the ecosystems it supports. Some of the questions the film will explore include: What has led to this decline; what can be done to restore the creek; could rain gardens and other forms of green infrastructure play a role in this process; what can the community do? Can the fish return? The project also aims to bring the community together to form a positive vision of the future.

Funds requested would be used for a videographer, editor, and hosting a community screening of the film with a facilitated conversation about restoring the creek. Other revenue for the project includes contributions from the North Shore Rain Garden Project and in-kind contributions from the North Shore Streamkeepers Society.

5) Organization: Ocean Ambassadors Canada

Project: Zero Waste Coaching for Small Businesses

Amount Requested: \$5,000

Project Description:

Ocean Ambassadors Canada is a registered charity that connects people with the ocean and engages them on the issue of plastic pollution. They are seeking support to offer a Zero Waste Coaching for Small Businesses program in the City of North Vancouver. The coaching program will support small businesses to decrease their use of single-use items, determine which single-use products are most sustainable for their businesses given the recycling systems in the City, increase recycling and food scraps diversion and move towards zero waste. Ocean Ambassadors has created a three page Single-use Item Toolkit for small businesses and will meet with businesses owners to complete an informal audit of their recycling systems and single-use items. They will then suggest improvements, assist with purchasing options, and offer staff and customer training if a business is interested. Their goal is to help 20 small businesses in the City to move towards zero waste in 2021.

Funds requested would be used towards salaries, promotional materials, and transportation (mileage). They have received funding from Vancity Credit Union to provide coaching for 20 businesses in the City of North Vancouver. This grant would allow Ocean Ambassadors to provide coaching for an additional 20 businesses.

6) Organization: Roundabout Urban Gardens

Project: Roundabout Urban Gardens

Amount Requested: \$1000

Project Description:

Ruth and Erika lead the Roundabout Urban Gardens Project. They met in May of 2020 over their shared love of gardening, sustainability and nature. Ruth is a co-founder of Cascadia Society for Social Working and has managed three roundabout gardens on Mahon for seven years. Erika runs a successful graphic design business, working mainly in the area of climate justice with environmental NGOs. Through the conversion of unused public boulevard grass in Central Lonsdale to pollinator-friendly gardens, they plan to support local vulnerable populations with food donations in partnership with a non-profit, combat social isolation by enabling neighbours to connect through volunteering, inspire others to grow and share food, provide gardening skills development, and enhance biodiversity in the area by providing habitat to pollinators and sequestering carbon in the soil. Through this project, they want to inspire others to

emulate their model and to connect with each other to grow more food, be it on boulevards, one's own yard or others' yards for those that don't have one.

Funds requested would be used for gardening tools, plants, manure, and seeds. Other sources of revenue include donations from community members via a crowdfunding platform.

It was regularly moved and seconded

THAT the Advisory Planning Commission has reviewed the 2021 Living City Grant applications and recommends that 2021 grants be awarded as follows:

Name of Applicant	Amount Recommended
Creekside Housing Co-operative	\$3,750.00
Fresh Air Learning Society Vancouver	\$1,687.00
Larson Elementary School	\$2,000.00
North Shore Rain Garden Project	\$3,563.00
Ocean Ambassadors Canada	\$3,000.00
Roundabout Urban Gardens	\$1,000.00
TOTAL	\$15,000.00

Carried Unanimously

8. 2021 Living City Awards

B. Ocampo presented and reviewed the Living City Award nominees with Committee members.

Three nominations were received this year.

The Living City Award Program recognizes the efforts of individuals, schools, community groups and businesses within the City of North Vancouver that demonstrate outstanding leadership in environmental sustainability. The awards are an important part of the City's environmental sustainability program and provide a means of supporting and fostering environmental leadership in the City of North Vancouver.

This year the three nominations are as follows:

1. David Hancock, David Hancock Foundation

David Hancock established the David Hancock Foundation in 2006 with a vision to promote the appreciation and conservation of wildlife and their habitats through science, education, and stewardship. He is an expert in bald eagle adaptations to the urban environment and is involved with a variety of bald eagle projects including the live streaming of eagles' nests and consulting on bald eagle mitigation programs. This

work includes eagle nest relocations on the North Shore. In 2020, David consulted on a project to successfully relocate an active eagles' nest that was located near the Spirit Trail to accommodate a new development. The Province agreed to the removal request from the developer if a mitigation plan was developed for the relocation of the nest. David was instrumental in providing guidance for the project which was used to create a relocation plan in partnership with the City of North Vancouver, Squamish Nation, and the North Shore Eagle Network. The nest was relocated nearby and the pair of eagles have since successfully returned and began rebuilding.

2. Paul Berlinguette, North Shore Wetland Partners Society

This nomination is in memory of Paul Berlinguette who ran the North Shore Wetlands Partner Society with his partner Fiona Wright. It is with a heavy heart that we note he recently passed away since his initial nomination. He established the North Shore Wetlands Partner Society in 2004, an organization self-described as, “a small group of dedicated volunteers networking with as many stakeholders as they can to educate about, protect, enhance and restore north shore wetland ecosystems, from estuaries to mountain tarns.” They monitor a number of wetlands on the North Shore, run technical workshops, bring together environmental organizations to collaborate, and spend countless hours organizing volunteers and carrying out restoration work. Recently, they have been involved in the MacKay Creek restoration project in which they worked to revitalize the urban waterway. Paul was a relentless advocate for nature and has been involved with many aspects of environmental protection and enhancement work through his leadership at the North Shore Wetland Partners Society. His passion will be remembered by many and his impact on our community will not be forgotten.

3. Bean Around the World – 5th and Chesterfield

The Bean on 5th coffee shop is located on Chesterfield Avenue at 5th Street in the City. In 2020, they began working towards their goal of becoming the first zero waste coffee shop in North Vancouver. They successfully implemented a discount program for customers who bring their own mugs to decrease the number of disposable cups distributed, which they were able to safely implement during the pandemic. They have also undertaken a number of actions to divert waste in their store such as providing zero waste stations at their front and back of house, working with a local company specializing in recycling coffee shop waste, and proactively seeking out coaching to further reduce their waste through the City's Zero Waste Coach program and Ocean Ambassadors Canada. By implementing these initiatives, they now produce less than a quarter of an 89 cm x 127 cm garbage bag per day which is a 95% reduction in the waste they produced prior to these programs. They also communicate about their zero waste initiatives through their social media platforms in an effort to educate customers and the local community.

It was regularly moved and seconded

THAT the Advisory Planning Commission has reviewed the 2021 Living City Awards and recommends all three nominees receive awards.

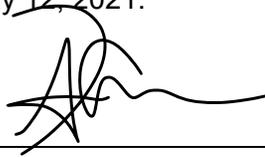
Carried Unanimously

It was suggested by the Commission that the Living City Awards TOR be reviewed to potentially separate businesses into their own award category.

4. Adjournment

There being no further business, the meeting adjourned at 8:47 p.m.

The next regular meeting of the Advisory Planning Commission will be held on Wednesday, May 12, 2021.



Chair