

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, April 9th, 2014**

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**MINUTES**

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- Present:** J. Jensen (Chair)  
D. Farley  
A. Jamieson  
D. Marshall  
B. Phillips  
M. Rahbar  
M. Robinson  
C. Sacre  
B. Watt  
Councillor Bell
- Staff:** N. LaMontagne, Manager, Long Range and Community Planning,  
Community Development  
M. Lynch, Manager, Development Planning, Community Planning  
S. Kimm-Jones, Committee Clerk
- Guests:** **955 Harbourside Drive (Bodwell School Expansion)  
(Rezoning Application)**  
Doug Scott, Scott Architecture  
Rod Maruyama, Maruyama & Associates  
Paul Yuen, founder of Bodwell High School  
Stephen Goobie, Director of Residence, Bodwell High School
- Absent:** P. McCann  
Councillor Buchanan
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A quorum being present, the meeting was called to order at 6:00 p.m.

**1. Minutes of Meetings of the Advisory Planning Commission held March 12<sup>th</sup>, 2014**

It was regularly moved and seconded

**THAT** the minutes of the meetings of the Advisory Planning Commission held March 12<sup>th</sup>, 2014 be adopted.

**Carried Unanimously**

## **2. Business Arising**

None.

## **3. Staff Update**

N. LaMontagne reviewed relevant planning development, project and policy items from the March 31<sup>st</sup> and April 7<sup>th</sup> meetings, and the Harbourside Public Hearing on April 1<sup>st</sup>.

The Queensbury area will be a Special Study Area in the draft OCP following a delegation to Council.

The Town Hall meeting of April 3<sup>rd</sup> had over 300 attendees. There are two more meetings to come.

## **4. Bodwell School – 955 Harbourside Drive (Rezoning Application)**

Staff introduced the project which is a proposal for a phased addition to the existing Bodwell School located in the Harbourside Business Park. The proposal is for a total floor area of 2.05 FSR which is in keeping with the floor area permitted for the Harbourside Waterfront properties to the east. The school is part of the Harbourside Business Park which was rezoned in the 1990's to 1.0 FSR. The school was built in 2002 and has built additions and increased the number of students and the number of dormitories in the past, without exceeding the 1.0 FSR of density. Now the applicant is requesting to double the permitted commercial floor space at this location.

Paul Yuen, the founder of Bodwell High School, outlined the history of Bodwell School. The school has international students from 40 countries; 262 of them live onsite. There is a waitlist to be in the dormitory program. The proposal will increase dormitory spaces to 540.

They are now considering community contributions. The school currently employs 120 full time staff and 40-50 part time staff including tutors and hobby tutors. The addition will result in 80 new full time equivalent positions, mostly for evenings and weekends in the dormitories. There will be a piece of public art in Phase 3 and a mural on the wall of the Phase 4 building. The new lobby may be turned into an art gallery for public use. The gym and swimming pool are currently rented to community groups, subject to availability.

Stephen Goobie, Director of Residence, Bodwell High School, described the dormitory program which enriches the living situation of young students living far from their families. The program strengthens life skills and fosters a safe and inclusive environment. The biggest challenge is there are more students than dorm spaces; some students have to move to the off-site dormitory or a homestay family. Some new students are placed with homestay families. Some parents do not enrol their children in the school due to the lack of dormitory spaces.

*Councillor Bell entered the meeting at 6:20 p.m.*

Doug Scott, Scott Architecture, outlined the project to the Panel:

- Phase 3 will consist of seven stories with a cafeteria and gym plus dormitories and would be built in the short term. Phase 4 will be four storeys on top of the gym and would be built later.
- The entrance to the underground parking is on the north east corner.
- The design uses the same materials used in the original school building.
- They are committed to achieving LEED Gold.
- The development plan increases the number of students who can board on site which is expected to reduce traffic.
- The dormitories will be designed to meet the acoustical design criteria normally used by the City of North Vancouver. The site will be designed to avoid sleep disturbance.

Rod Maruyama, Maruyama & Associates Landscape Architects, reviewed the landscape plan:

- They have created a subtle stepped entrance at the main entrance with low steps and plantings.
- Permeable paving will be used in the front parking lot.
- They are in discussions with the City to relocate the bioswale offsite.
- The east side of the site has an eight foot wide landscape strip to soften the impact on the public open space.
- The south side has an existing cedar hedge which will be removed and then replaced after construction.
- The artificial turf area will be expanded.
- There will be some trees in moveable planter boxes.

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

- Will the acoustics design address the SeaSpan noise? **A:** Yes.
- Did you get recommendations on what acoustic materials to use? **A:** We are in discussions about it; windows will be double glazed with laminated glass, air conditioning in case they cannot open the windows.
- You only have 1.25 parking spots per classroom; what about weekend activities? **A:** We use a lot of school buses. Students are not permitted to drive. There are very few parents to help.
- What parking do you have now? **A:** We are required to have 75 and have 78 spaces. The addition is an additional 86 stalls. We will be reducing surface parking to eight visitor stalls and parking for the school buses.
- Do any of the existing staff park on the street? **A:** No, they all park on site.
- Are you addressing sea level rise? **A:** The new building will be at an elevation of 4.5 metres; the existing building is at 4.0 metres.
- You are seeking 73 feet height plus the amenity room? **A:** At one point we did put a small amenity space on the roof, but have decided that it is not appropriate for students due to supervision and safety issues. There will just be two small private roof decks for dormitory supervisors.
- Re storm water retention, has anything been discussed about providing a pond as a retention area on the south side? **A:** It does become a pond when it rains.

- Will all the roof water and perimeter water go into the retention facility? You could make a statement with the storm water. **A:** We are open to talking to the City about that. They have proposed allowing us to put a bioswale to the north. There is an issue with drainage there due to the height of the water table and nature of the soil. We have to have something that makes sense.
- Is there an area in the parking area to clean bikes or cars so that the water can be collected?
- How do the homestay students get to school? **A:** There are 175; they usually take public transit. Very few are dropped off.
- You are increasing the number of students in the long term to 650; do you not need more classrooms? **A:** Some are included in phase 4 on the third floor.
- Will the urban agriculture happen? **A:** No, just the private decks.
- Have you considered having the parking accessible to people in Harbourside area? **A:** We have neighbours asking for extra parking but do not rent it out. We help each other in the neighbourhood for special events.
- I am concerned about the numbers. **A:** We are growing our population by 20% but doubling the dormitory space. Older students will go to homestay families.
- Have you asked the neighbours what they think? **A:** There is an Open House next week. Our staff visited the neighbouring businesses. In general they are not very interested. Some look on it positively. A couple talked about blocking the view.
- Do you have solar panels on the roof? They are not shown. **A:** When we get closer to targeting our LEED points we will be looking at solar panels.
- When you first planned the building, did you plan for more construction? **A:** 13 years ago, we did show a dotted line in the plans for future expansion.
- Can you give us an idea of the average tuition fee? **A:** About \$1200 month for the dormitory program; there is a one staff to three student ratio. What is the average tuition fee? **A:** About \$17,000 per year for tuition.
- Is there a shower facility for bikers? **A:** Yes, for the staff.
- Are there sun shading devices on the south façade? **A:** There are sunscreens on the windows and a canopy on the cafeteria.

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

- I like the articulation of the building.
- Congratulations on a job well done. It is a great project; I am very supportive of it.
- I would like more amenities coming to the City. Perhaps you could do something about the lake between your building and the dog park.
- The shadow studies showing 10 a.m. to 2 p.m. are almost useless. There was a large shadow at 5:30 p.m.
- I have a couple of concerns; parking is a big issue in Harbourside, maybe there is an opportunity to address some of the parking issues. I am not pleased with the treatment of the roof which is fully exposed to sun. I am sorry to see it unused. Solar panels would be positive.
- It would be good for the students, teachers and public to enhance the Spirit Trail.
- I do wonder if it is sufficient parking with the lack of public transit.
- I reiterate the need to deal with the storm water in the south side of the site. There is a huge opportunity for some public amenity in terms of a contribution to improving the south side of the park area.
- I encourage an area in the parkade for bike and car cleaning.

- It seems isolated. It is a nice facility that serves the children. Bus service is poor.
- It makes sense to have students on site.
- It is an environmentally sensitive area; anything you do on your site should look at that and enhance the park.
- You could plant trees and native material instead of replacing the cedar hedge.
- Why not real turf instead of artificial turf? It would retain more water.
- I would support a green roof; you can still keep the kids off.
- You should be handling storm water on your own property rather than moving the bioswale to City property.
- I am pleased to support it. It is a cultural success for the City.
- Pleased to see certified LEED Gold.

It was regularly moved and seconded

**THAT** the Advisory Planning Commission has reviewed the Rezoning Application for Bodwell School, 955 Harbourside Drive, and recommends approval, subject to the approval of City staff, of the following:

- Being more environmentally-friendly in terms of the bioswale, retaining storm water on the site and having a better relationship with the park including more natural landscaping;
- A green roof treatment;
- That the project follows the City bylaws in terms of parking spaces; and
- Working in concert with the City to upgrade the Spirit Trail to the west of the building and working with the City to upgrade the drainage to the south of the building;

The Commission commends the applicant for the goal of achieving LEED Gold certification.

**Carried Unanimously**

## **5. Other Business**

The next public meetings for Lucas Centre and Cloverley School sites will be on April 16<sup>th</sup> from 5-8 pm.

Members were reminded about the Volunteer Appreciation Reception on May 1<sup>st</sup>.

There being no further business, the meeting adjourned at 7:55 p.m.

The next regular meeting of the Advisory Planning Commission will be held on Wednesday, May 14<sup>th</sup>, 2014.

Chair

