

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 11th, 2012

MINUTES

Present: B. Curtis (Chair)
H. Goodland
D. Olson
B. Phillips
J. Plato
M. Rahbar
M. Robinson
C. Sacre
Councillor Bell
Councillor Buchanan

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

Guests: **244-252 East 5th Street (Townhouse Development)**
Presenters: Duane Siegrist, Integra Architecture Inc.
David Rose, PD Group Landscape Architecture Ltd.
Michael Saii, Anna Developments

Absent: J. Jensen
P. McCann

A quorum being present, the Chair called the meeting to order at 6:00 p.m.

1. Minutes of Meeting of the Advisory Planning Commission held December 7th 2011

It was regularly moved and seconded

THAT the minutes of the meeting of the Advisory Planning Commission held December 7th, 2011 be adopted.

Carried Unanimously

2. Business Arising

S. Smith introduced visiting staff member Carl Purvis, the new Development Planner, to the Commission members.

The Chair welcomed Christie Sacre, the new school trustee appointee, to the Commission.

There was a question on when the staff report on the resolution to re-establish the Economic Development Committee could be expected? Staff: I will update the group with the information on when the report is expected to go to Council.

There was a question on the status of the Harbourside development. A: A report will be submitted to Council in January.

3. **Staff Update**

S. Smith gave the staff update.

252/254 East 19th Street, 313 East 8th Street and 351 East 9th Street: All received Final Adoption on November 28th

332 East 10th Street: Received First Reading on December 12th but was referred back to the Heritage Advisory Commission prior to the January Public Hearing. HAC were requested to pass a motion on the heritage property, which they were unable to do at their previous review of the project. On January 10th, 2012 HAC passed a motion strongly opposed to the demolition of the heritage building. It will be going back to Council on January 16th.

Foreign Trade Zones and Comprehensive Economic and Trade Agreement (CETA): A delegation to Council on December 12th spoke on a possible free trade zone on the North Shore. Staff were asked to investigate the potential impact and report back.

Wood First Policy: A delegation appeared before the December 12th Council asking for the City's commitment to the social, environmental, economic and health benefits of building with wood-based products. Staff were directed to report back to Council on purchasing policy implications and financial impacts on City capital projects.

Shipbuilders' Square 2011 Activities: Council supported the continuation of the 2011 pilot project at Shipbuilders' Square into 2012 with funding to support the programming of urban plazas.

Arts Office: Project Grant Recommendations for 2012: \$69,500 in grants was approved to support 12 arts-based projects, community celebrations and cultural events in 2012. The City will pay 50% with the District paying 50% of the total.

Grant Application for Pedestrian and Cycling Improvements at Third and Forbes: Council approved the submission of an application for provincial funds for the implementation of the proposed improvements.

Appointment to APC: Brad Phillips was reappointed for a second three-year term on APC.

BC Hydro Smart Meters: Delegations to the January 9th Council meeting spoke in support and against the installation of smart meters.

M4 Commercial Zoning Bylaw: This bylaw was introduced and had first reading at the January 9th Council meeting. This was to respond to a request from owners in the 200 block of Esplanade looking for an increase in the permitted retail area and to be allowed to sell household items. The bylaw broadens the permitted uses but does not include the sale of household goods.

4. **244, 246, 252 East 5th Street (Rezoning application and Heritage Designation)**

Staff Context: The property is in a Level 4 area and falls under Garden Apartment Guidelines. The current zoning is RT-1 (duplex). There are two heritage buildings currently on the site; it is proposed to retain one of the heritage buildings with two units in it and to add 15 townhouse units in two other buildings on the lot.

It was noted that the Advisory Design Panel recommended approval of the project, although they would have liked to keep the second heritage house, but modifications to the second building did not justify retaining it.

Duane Siegrist, Integra Architecture Inc., reviewed the project:

- The neighbourhood consists predominately of duplexes, townhouses to the west and townhouses to the south and on the corner.
- The site has a good slope: higher at the back and lower at the front allowing access for parking off East 5th Street.
- The building at 244 East 5th Street will be retained but will need a lot of work to bring it back to its original form e.g. on the eaves, refurbishing the siding, basement etc. It will be relocated to fit the site and brought forward to give it prominence and visual impact. The bottom storey will be reconstructed when the building is relocated. It is proposed to use stone on the bottom storey to connect with the materials used in the new buildings.
- The townhouse design avoids a long mundane facade with the use of horizontal and vertical elements and bay windows, and does not copy the architecture of the heritage building. The colour palette of the new building is in the same proportions as in the heritage building.
- There is a relaxed corner condition with a seating area and an entrance node to the central courtyard
- All units are directly accessible from the underground parking with the exception of Unit B2.
- Level 2 adaptability will be achieved for the units fronting on to East 5th Street.
- The view corridor is maintained for the north units looking south by modifying the roof shape.
- The courtyard is larger than most courtyards and will have good solar access.
- The townhouse design uses the stack effect for natural ventilation.

David Rose, PD Group Landscape Architecture Ltd., presented the landscape plan:

- New street trees will be planted on East 5th Street.

- There are no significant trees on the site but they will try to maintain trees around the heritage house.
- The front of the building is treated in a formal way with an evergreen hedge.
- The courtyard will have open, flexible space with benches and trellises providing shade, lawn and larger paved areas; there is space to install play equipment if necessary.
- The planting will consist largely of native species.
- There will be screening along the side yards

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

- I am in favour of retaining the existing heritage house but wonder about the other? A: We did think about saving the second heritage building, but it has become a financial issue. We are saving the better house of the two; fitting both of them in the development would lead to less liveability and is not financially viable. We understand that proceeding with one building would be acceptable. The heritage house will be converted into a duplex. The Planning and Engineering Departments suggested that it would be good if the main house was saved. The second house only has a heritage elevation on the front; the other sides have been changed with different windows, and additions. The inside was changed to be a duplex.
- What are the differences between no heritage house and doing the same development vis-a-vis the site coverage? Staff: The heritage house floor area is exempted.
- Describe the buffering strategy for the lower patios on the lane side. A: The grade difference is about four feet; there is a one foot curb foot with an evergreen hedge behind it.
- Explain your energy efficiency strategies. A: The use of the stack effect for ventilation, a goal of Energuide 83, a connection to LEC if possible (the City may or may not connect; if there is no connection it will be radiant heating).
- How does the setback fit with the neighbourhood? A: Quite well, the heritage home is given prominence and the facade of the building fronting East 5th has a 10 foot undulating setback.
- There are a lot of three-bedroom units. You will have about 50 people living in the building. What kind of amenities can we give them? A: The project has been designed to have an animated street front; there are roof decks and the courtyard. It is very connected to area parks. It is a good neighbourhood; we are doing more than a similarly-sized apartment building. Three of the units are adaptable. The units are desirable; people like the liveability.
- What is your target market? A: Seniors, families, empty nesters, younger couples.
- Have you thought about how to provide for the different demographics and reduce conflict? A: That is main reason there is no fixed play equipment so that children play near their home; we wanted flexible outdoor space for different groups of people.
- Have you considered solar panels? A: No.
- What is the number of parking stalls per unit? A: 1.4. Is that the maximum or minimum number? A: 1.5 is the standard ratio.
- Have you identified the energy efficiency challenges in keeping the original features of the heritage house? A: The insulation especially the roof insulation,

and the windows which have to be single pane. We have to make it conform to HBO; the challenges are going to be refurbishing from the inside with insulation; vapour barriers and the windows will be the hardest. We will probably take out the windows and deal with the outside or have the windows copied. What is the impact of copying the windows? A: There are good firms who copy windows; they have to be code compliant.

- Are there benches in the courtyard? A: There are four.
- What is the slope in the parking? A: 5%. Will that create a problem? A: There is a minimum requirement of 2%; 5% is the maximum under the building code.
- Is there bicycle parking? A: Yes.
- I have an issue with the relationship off the back units to the lane; is the eight foot buffer between the back of the unit and the lane too short? Sitting in the back units, you will feel like you are sitting in a hole. There are very small outdoor areas for each of the units. A: The patios did have direct access from the lane but it reduced the liveability of the patios so we put the pathway around the side of the units. We reduced the wall height around the patio to three feet or less; residents will be looking out on greenery and there will be some morning and afternoon sunshine. It is a secondary space as they have roof decks.
- Is it permeable paving? A: No, because it is on slab. We may put in a rain garden.
- Is there a covered area in the entry node to protect people from the rain? A: We are still considering it.
- To Staff: Is the exemption of the floor area of the heritage house usual? A: If we are trying to retain a heritage home; this is in keeping with precedent.
- Are there guidelines for adaptable units? Staff: In tower developments 20% of the units have to be adaptable. Applicant: Townhouses have stairs so there are not usually many adaptable units but we are providing some here.
- What is the strategy for dispersing the parking spots? A: Each owner has one parking space. The rest of the spaces will be for purchase.
- How many bicycle spaces? A: 10 or 12.

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

- I compliment the applicant on the project. I like the mix but conflict between different demographics will be an issue. So think more about the programming of the courtyard. Solar energy could be considered because of your roof surfaces.
- It is good not to have fixed play equipment so that children move around.
- I like the design and the retention of the heritage home. I understand the cost of refurbishing neglected houses is high. To retain the second building will change the character. I like the fact that it is close to the street and encourages people to go out of their homes and interact with each other.
- The treatment of the base of the heritage home is appropriate.
- It is an interesting project and I appreciate what you are trying to do. The mix of units will help families in the area. The inner courtyard is good and should be as open as possible.
- I would like to see something on solar energy.
- You are targeting Energuide 83 for the major development. There should be an overall average for the whole development.
- I like the idea that each unit has several outside decks, patios etc. The more outside space the better.

- You should have more bicycle parking.
- It would be good to have a perspective from the lane. We do not get to see the project in its urban context. What future development will be going on the other side of the lane for instance? Staff: Some parts of the City have been identified as view sensitive. We do rely on the garden apartment guideline.

It was regularly moved and seconded

THAT the Advisory Planning Commission has reviewed the Rezoning Application and Heritage Designation for 244, 246, 252 East 5th Street and recommends approval subject to consideration of the following:

THAT every effort be made to achieve Energuide 83 as demonstrated by an energy model and final submission of an Energuide blower door test;

THAT the existing heritage house at 244 East 5th be energy tested before work is started to show demonstrative progress upon project completion;

THAT the project be made solar ready;

THAT the bicycle parking be increased; and,

THAT provision of weather protection be considered at the main entrance to the complex;

FURTHER, the Advisory Planning Commission is supportive of the unit mix, the flexible design and use for the courtyard area, and supports the setback as shown to East 5th Street;

The Advisory Planning Commission supports the restoration of the heritage building at 244 East 5th Street and accepts the rationale for not keeping the second heritage building at 246 East 5th Street; and,

The Commission commends the applicant for a thorough presentation.

Carried Unanimously

*There was a short break at 7:50 pm.
The meeting recommenced at 8:00 pm.*

5. The Bicycle Master Plan

S. Smith gave a brief overview of the bicycle master plan and read the motion passed by PEAC; she asked APC for a motion on the plan.

It was regularly moved and seconded

That the Advisory Planning Commission supports the direction of the Bicycle Master Plan.

Carried unanimously

6. CityShaping Workshop – Healthy Neighbourhoods

After some discussion regarding time left on the agenda, it was agreed to move the healthy neighbourhoods workshop to the April 11th APC meeting. S. Smith will invite a speaker to the April meeting, perhaps Dr. Connor. Comments were made on topics missing from the Healthy Neighbourhoods discussion paper for example should a walkable community be addressed as an issue more directly?

S. Smith then updated the Commission on the progress of the CityShaping process and the top issues raised by the community questionnaires. Workshops were held with staff to decide on critical issues to be addressed in Phase 2.

Critical Issues have been grouped into three topic areas:

Achieving Environmental and Financial Security addressing climate mitigation, the environment, natural capital and financial sustainability, infrastructure, energy and waste;

Integrating Transportation and Land Use Planning addressing land use/density/ population, transportation, housing for all, economic development/employment;

Achieving a healthy and liveable community addressing social well-being, health, public safety, culture, community amenities, and food security.

The report will go to Council on January 16th asking for direction and feedback.

Stage 2 of the CityShaping process, including broad and targeted community engagement, will continue through the end of March.

Discussion ensued and the following comments were made:

- The Phase 2 workbook could be in a form that could be used by high school teachers with the higher grade pupils.
- It was noted that the School District has adopted a 10 year Strategic Plan; the City should think of how to tie Phase 2 into the Strategic Plan and formally connect with the school district, and informally with Parent Advisory Councils.
- Preschools, sports groups, faith-based groups should be included.
- Liveable lanes could be a good, cheap, inexpensive solution to some of our issues; have projects improve the lanes with more natural play areas than structured. Give bonuses to encourage developers to do something to the lane.
- There should be broader scope of what a public amenity is.
- The Iranian community will be holding several events for Norouz which is from March 19th – 21st; it would be a good time to be involved.

S. Smith mentioned that she would welcome any support from APC members attending the three events and helping with the breakout groups.

7. Other

H. Goodland handed out materials and told Commission members about a new business in the City of Vancouver which designs community condos in shipping

containers that can be leased for five years; the condos operate under a Temporary Land Use permit. The owner would be happy to speak to the Commission.

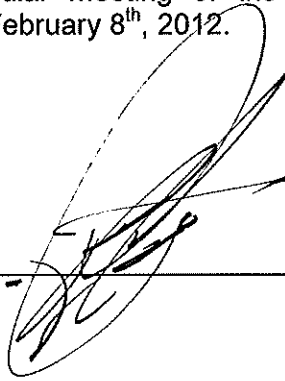
H. Goodland informed the group of a new E bike campaign: Swiss E bikes may be leased through the North Shore Credit Union.

S. Kimm-Jones asked members to book their calendars for the Volunteer Appreciation Reception which will take place on May 2nd at 6:30 p.m. at the Pinnacle Hotel.

There being no further business, the meeting adjourned at 8:55 p.m.

The next regular meeting of the Advisory Planning Commission will be held on Wednesday, February 8th, 2012.

Chair

A handwritten signature in black ink, consisting of several overlapping loops and strokes, positioned above a horizontal line.