

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, June 11th, 2014**

---

**MINUTES**

---

- Present:** J. Jensen (Chair)  
D. Farley  
D. Marshall  
P. McCann  
B. Phillips  
M. Rahbar  
C. Sacre  
B. Watt  
Councillor Bell  
Councillor Buchanan
- Staff:** N. LaMontagne, Manager, Long Range and Community Planning,  
Community Development  
M. Epp, Planner 2, Community Development  
S. Smith, Planner 2, Community Development  
S. Kimm-Jones, Committee Clerk
- Guests:** **141-147 East 21<sup>st</sup> Street (Rezoning Application)**  
Zora Katic, Rafii Architects Inc.  
Randy Sharp, Sharp & Diamond Landscape Architecture  
Pirooz Pourdard, 21 Holdings Ltd.  
Kevin Jardine, 21 Holdings Ltd.  
Mehran Mohtadi, 21 Holdings Ltd.  
John McCann, Resident Manager, 21 Holdings Ltd.
- Absent:** A. Jamieson  
M. Robinson
- 

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

**1. Minutes of Meeting of the Advisory Planning Commission held April 9<sup>th</sup>, 2014**

It was regularly moved and seconded

**THAT** the minutes of the meeting of the Advisory Planning Commission held April 9<sup>th</sup>, 2014 be adopted.

**Carried Unanimously**

## 2. Business Arising

None.

## 3. Staff Update

S. Smith reviewed relevant planning development, project and policy items from the April 14<sup>th</sup>, 28<sup>th</sup>, May 5<sup>th</sup>, 12<sup>th</sup>, 26<sup>th</sup>, and June 9<sup>th</sup> Council meetings.

*Don Farley entered the meeting at 6:05 p.m.*

## 4. 141-147 East 21<sup>st</sup> Street (Rezoning Application)

Staff introduced the project which is an application to consolidate and rezone the subject properties from their existing RM-1 Residential Medium Density apartment zoning to a site-specific Comprehensive Development Zone to permit a single six storey market rental building of 108 units. The proposal would require the demolition of two three-storey 50 year old rental apartment buildings with 34 units, resulting in a net increase of 74 rental apartment units.

The City uses a variety of tools to support affordable and rental housing, including density bonusing. The proposed density bonusing policy has not yet been endorsed by Council but it contains policy on rental housing. The proposed policy states that sites with existing rental housing can apply for up to 1.0 FSR over the current density in consideration of rental renewal; the applicant is requesting a bonus of 0.93 FSR. Staff would be interested in the Commission's guidance on the project's benefits to the community, the density bonus and neighbourhood context.

Zora Ratic, Rarii Architects Inc, outlined the project to the Commission:

- The proposal is for the two existing buildings on the site to be replaced with one new building.
- The unit mix will be studios up to three bedroom units.
- The design is a modern architectural expression.
- There is an amenity room and courtyard area on the lane for the residents.

*Councillor Bell entered the meeting at 6:35 p.m.*

Randy Sharp, Sharp and Diamond Landscape Architecture Inc., reviewed the landscape plan:

- The plan is to work with the architect to minimize energy costs by cooling the building using tall canopy trees in the centre and decorative gravel on the roof to cool the ambient temperature.
- There will be a series of rain gardens stepping down around the perimeter of the site to collect storm water.
- The design follows the Lonsdale Streetscape Guidelines.
- It is a community-oriented development with an outdoor space with bbqs and a play area for small children, and raised plots for urban agriculture.
- There are play areas at Harry Jerome Recreation Centre for older children.

- The landscaping is an easy-to-maintain modular design.
- The outside parking court could be used for special events.
- The current site is completely paved; the new design has more permeability.

Kevin Jardine, 21 Holdings Ltd., spoke on behalf of the owners:

- The intent is to own the project for a long time as an investment.
- It is their fifth rental project in North Vancouver.
- They are taking 34 substandard units, adding an additional 74 units and creating a more beautiful building and more positive living environment.
- It will be energy efficient, connected to LEC, has bike storage, and is environmentally friendly. The proposed density is below the new proposed OCP recommendation.

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

- Can you elaborate on the affordability component? **A:** It is a market rental project; we have created different sizes for different price points.
- What are the existing rents compared to the future rents? **A:** It is very difficult to compare as the rents will be set in two to three years. The current residents are living in a building built in 1957 that is badly maintained and has asbestos. The new building will be state-of-the-art compared to the present building.
- What are they paying now? **A:** They are currently paying \$900 for a 700 sq. ft. one bedroom unit. Jr. suites will be approximately \$1,000. The cost will be about \$2 per square foot; it is difficult to make rental buildings work.
- The people occupying the current building can only afford \$900 so probably will not be able to move back. What is the plan for those people? You are taking 34 low quality units and the new building will appeal to a different demographic. **A:** We will work with the current residents to help them find other opportunities. We have spaces in our other rental buildings. We will help contribute to moving costs. We are trying to make it as seamless as possible.
- How many bike lockers are there? **A:** 177; 162 are required.
- How many parking spots? **A:** 93 including outside visitor parking.
- Are there washroom facilities and a food preparation area in the amenity area? **A:** There will be washrooms.
- Is it necessary to have the outside parking? **A:** It is meant for visitor parking to secure the underground parking and can be used by seniors to be picked up.
- Has there been any discussion with the town houses to the north east? Any public input? **A:** A neighbourhood meeting will be scheduled.
- Was there any thought about individual ground level entry off 21<sup>st</sup> Street? **A:** The main lobby is off 21<sup>st</sup>; there are no entries for individual units for security reasons.
- Does it increase the cost significantly? **A:** No, there is landscaping in front of the units and no fence. The units have a sliding door to access the patio.
- To Staff: What will happen to the current renters? **Staff:** The city requires a Tenant Relocation Plan. We have discussed what should be done e.g. six months' notice, providing relocation assistance, potentially covering costs. We do not have the written plan yet. We are asking them to use a consultant.
- To Staff: Is there a policy for new rental projects to contain more affordable units? What happens to the marginalized people in the building? **Staff:** We seek it as an amenity in projects; it is the market units that subsidize the rental units. This is totally rental so it is difficult to have affordable rental in it.

- Is there an impact from reducing the outside parking and increasing the outdoor amenity space? **A:** We reduced the parking spaces by six stalls. The building will only have six three-bedroom units so we do not expect many large families. It is not fair to the tenants to cut more parking.
- Are there storage lockers? **A:** There is public storage on every floor.
- Why are you doing rental? **A:** Most developers move from project to project. We all have different occupations. We take the long term view. We do not need the profits from this project for the next one. This is a better investment; we have control over the asset we are building so are ahead in the long run.
- What is the rationale for the .93 FSR density bonus? **A:** We are leaving a little bit on the table. We collaborated with the City; this creates a more optimal result.
- Is your last project fully rented? **A:** Yes; all 28 units. Lots of people are choosing to rent rather than buy. The tenants are a mix of downsizing seniors, families with new babies, young professionals, single people.
- I have a problem with the lack of storage. **A:** Renters are often in transit and do not have a lot of stuff to store.

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

- I like the variety of floor plans.
- I really like the project and support it. I appreciate the long term view.
- A study commissioned by the Metro Vancouver Housing Committee showed that over 22% of purpose built rental housing will be lost in the near future.
- I really appreciate the policy around tenant relocation; any support you give to the current tenants is important. I would like them to be able to stay in the community.
- Is there sufficient parking? Is there a way to add more underground parking and storage so that the visitor parking could be underground to add more green space to the outdoor amenity area?
- I really like the project. I like how it will help transition from the City Centre especially with the possibility of future redevelopment in the area as well as at Harry Jerome Recreation Centre.
- I like the design elements; the colours add vibrancy to the neighbourhood.
- Having easy access to the bike parking is good. It is often are buried in parkades or off a dark alley.
- It is a critical project; the first one asking for specific density bonusing for rental. It represents what we could be doing with apartments as they die. It could be a really good model to see how the policy works. The first one has to be good.
- I am concerned about the transition to the lower residential buildings to the east.
- The treatment of the landscape area and parking area will work; kids will play in the parking area. Anything you can do to bring the residents together is great. A community amenity space with a kitchen would be good.
- I support the project, I like it; I like the rental. My earlier concerns were directed to City policies; the City could set policies. It will not be any cheaper than condos.
- I am not concerned about the lack of storage; there are changing demographic trends, younger people are not accumulating as much stuff.
- It would be nice to see permeable surfaces in the parking.
- I have no problem with density bonusing for rental housing. The City needs to allocate bonusing. The site is perfect for the market rental bonus; it is close to transit, the rec centre. I will support it. It does bother me that we will be seeing

more of these over the years. It is unfortunate that the federal and provincial governments' incentive programs do not exist anymore.

It was regularly moved and seconded

**THAT** the Advisory Planning Commission has reviewed the Rezoning Application for 141-147 East 21<sup>st</sup> Street and recommends approval, subject to the approval of City staff, of the following:

- Consideration of a permeable surface for the outside parking area;
- Consideration of a storm water management plan;
- A more detailed design of the amenity space, specifically showing kitchen and washroom facilities;
- Consideration of additional storage areas;

**AND THAT** the applicant work with staff to provide a larger outdoor amenity space including reducing the number of visitor parking stalls if needed.

The Commission supports the proposed density bonus for the provision of market rental units.

The Commission supports the form of the building as it relates to the neighbourhood.

The Commission would like the applicant to provide a detailed tenant relocation plan for review by Council.

**Carried  
One Opposed, Six in Favour**

*M. Epp left the meeting at 8:00 p.m.*

#### **5. OCP CityShaping Stage Four Input and Proposed Amendments**

N. LaMontagne and S. Smith updated members on the CityShaping Stage Four Input and proposed amendments. A Public Meeting will be held on June 18<sup>th</sup>; a report will then go to Council on July 7<sup>th</sup> for Council direction on the Final OCP before returning to Council on July 21<sup>st</sup> for First Reading and referral to a Public Hearing at the end of September. Discussion ensued.

#### **6. Other Business**

There being no further business, the meeting adjourned at 9:15 p.m.

The next regular meeting of the Advisory Planning Commission will be held on Wednesday, July 9<sup>th</sup>, 2014.

Chair



