

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, October 10th, 2012**

MINUTES

Present: B. Curtis (Chair)
J. Jensen
P. McCann
D. Olson
B. Phillips
M. Rahbar
C. Sacre
Councillor Bell
Councillor Buchanan

Staff: S. Smith, Planner, Community Development
F. Ducote, Assistant City Planner, Community Development
P. Penner, Community Planner, Community Development
G. Penway, Director, Community Development
S. Kimm-Jones, Committee Clerk

Guests: None

Absent: H. Goodland
J. Plato
M. Robinson

A quorum being present, the Chair called the meeting to order at 6:05 p.m.

1. Minutes of Meeting of the Advisory Planning Commission held September 12th, 2012

It was regularly moved and seconded

THAT the minutes of the meeting of the Advisory Planning Commission held September 12th, 2012 be adopted.

Carried Unanimously

2. Business Arising

The Sustainable City Award will be discussed later in the meeting.

3. **Staff Update**

Projects

972 Marine Drive: Five storey mixed use building (67 units above commercial at grade) accessed off Hamilton. The project had its Public Hearing on September 17th, as well as Second and Third Readings.

320 Tempe Crescent, Bow Residence: This DVP request to realign the property line was reviewed at the September 17th Council meeting. The Bow Residence, a heritage building, will be preserved and relocated on the lot. The Public Meeting was waived.

420 Tempe Crescent: This application is for a coach house on a property with a two bedroom bed and breakfast business in the principal dwelling. It was referred to a Public Hearing on October 22nd.

Harry Jerome: On October 1st Council directed staff to present three options for Harry Jerome to the community. The options include approximately 350,000 sq. ft. of private development to assist in paying for the project.

Canadian Downtowns Project: On October 1st Council directed staff to proceed with the Downtowns Project. Undertaken by Canadian Urban Institute, a Toronto based non-profit organization focussed on improving urban regions. It will highlight trends, changes and attitudes towards Canadian downtowns overtime and establish benchmarks to assess performance.

Policies:

CityShaping Stage II – Critical Issues: Staff wrote an Information Report for Council highlighting the engagement effort and giving an executive summary of input to date. The CityShaping webpages have been updated to include the summary of activities/input to-date and the activities planned for Stage Three.

CityShaping Stage III – Proposed Expanded Process: On September 17th Council directed staff to proceed with the revised CityShaping Stage III – Proposed Expanded Process. A phase focussing on growth and land use scenarios has been inserted in the process. This phase, which will take place from September to January 2013, will consist of Council and public workshops, open houses and web input. The expanded process has had the effect of extending the OCP timeline into fall 2013.

Small Creatures Amendment Bylaw: On September 17th Council approved changes to the bylaw allowing residents to keep up to eight hens for their personal use.

Controlled Substance Bylaw: On October 1st Council were asked to waive the inspection fee if no controlled substance property is identified.

Mechanical Insulation and Passive Design Best Practices: On October 1st the Deputy Director, Community Development submitted a report to Council recommending that mechanical insulation best practices continued to be encouraged for all construction projects in the City, and that the Sustainable Development Guidelines be revised to encourage mechanical insulation and passive design best

practices, and that a North Shore passive Design Users Guide be developed if outside funding was secured.

Council Activity

North Van City Voices: A Delegation from North Van City Voices spoke at the September 17th Council meeting on community development issues, campaign donations and tax increases.

Seniors Taking Action: On October 1st, a Delegation from Seniors Taking Action and the Lionsview Seniors Planning Society presented the key findings from the North Shore Seniors Today Survey. Council directed staff to include a section on age-friendly planning in the draft OCP and provided some goals and objectives – and requested staff report back to Council.

Food System Design and Implementation Plan for SW BC: On October 1st a Delegation presented the Food System Design and Implementation Plan for SW BC. Council directed staff to work with them and approved the appropriation of \$12,000 from the Council Contingency Fund to support the Plan.

NV Aquatics Users Group: On October 1st a Delegation from the NV Aquatic Users Group presented their business case for a 50 metre pool at the Harry Jerome Recreation Complex. Staff were directed to explore this option and report back to Council, with the incremental capital and operating cost of a 50 metre pool versus 25 metres; the difference to be funded by non-City sources.

4. Harry Jerome Update

F. Ducote gave an overview of four development options for the redevelopment of the Harry Jerome complex. Three acres of built form in different configurations on the 15 acre parcel is proposed. Stakeholder perspectives are reflected in the four options.

The current Harry Jerome operation is inefficient with several access control points requiring extra staff; many users enter through the back door for example. Parts of the complex are old and need replacing. 21% of corporate emissions for the City are generated by the rink and pool.

Any residential buildings would be located away from the freeway due to noise concerns.

Questions and Comments from APC included:

- What do you mean by efficient operations? A: How far the entry is from activities. Staffing needs to be small. Access and control is very important for the Recreation Commission; there should not be 2-3 control points.
- What is the leisure tank? A: There are a variety of configurations but generally it will have warmer water and be shallower. There would not be a deep end for a diving board. It could contain a "lazy" river for example.
- Is the District a partner in this? A: The model shares the operating cost; the capital cost is borne by the City.

- How much influence will the District have? A: There is an Executive Committee to work on the indoor recommendations to facilitate a coordinated response.
- Nothing is happening at the Courthouse? A: No; it serves the whole North Shore.
- Crickmay Park is untouched? A: It is a dedicated park but it can be made better; it is not comfortable at night. It can be animated.
- What percentage of the cost is the 350,000 sq. ft. of development? A: About 50% of the capital costs depending on how much is built new.
- I am disappointed that the fourth option was removed.
- Where will the parking be? A: Perhaps under the new facilities e.g. under Norseman Field using the natural grades.
- Is it off limits to change the location of the lawn bowling? A: Option 4 was using roofs of the buildings for lawn bowling. The lawn bowling club has a sentimental attachment to the site; they do not want to be far away from Lonsdale Avenue.
- The bridge in Option 2 should be wider and have less of a footprint on the ground. A: It probably needs to be raised; trucks hit it on a regular basis.
- In light of the letter from Silver Harbour and the Lawn Bowling Club, seniors housing should be included in the development to accommodate area residents.
- Why are there three pocket parks on the corners of that block? A: Crickmay is the most recent; a skateboard park was recommended for that location but public opposition led to the park being dedicated. Rodger Burnes Park is not dedicated but has been there a long time. Rey Sergeant has just been redone.
- The current parking is not sufficient. There were negotiations with the School Board to share parking.
- The prominence of the light sculpture on the north wall of the Centennial Theatre needs to be maintained, and not overshadowed by buildings next to it.
- The scale of the buildings on the options is a little scary. You should fine tune the scale of the residential development.
- Will there be lights on Norseman Field? A: They are not planned.
- The drop-off and pickup area for the theatre needs to be maintained.
- Options 2 and 3 do not have good street presence.
- Should Capilano University have a presence? A: The waterfront is a better fit for the University' as their arts programs will fit the planned art precinct; their presence will help energise the waterfront. They have no building capital fund.
- They are good options to show the community.
- Programming for the site should be multipurpose not reserved for a single use i.e. lawn bowling.
- The new recreation centre should not look as though it belongs to the surrounding condominiums.

Paul Penner discussed the public process and the different ways the City will be seeking community input e.g. a survey, open house type format, displays at Harry Jerome which would be staffed some times. There will be a Town Hall meeting towards the end of November. The process needs to wrap up by November 30th. The objective is to get comments from the whole community on the options, not only from stakeholders..

5. CityShaping – Land Use Scenario Development Workshop

G. Penway, P. Penner and S. Smith reviewed the proposed land use scenario development workshop which will be on November 24th. It will start with a panel of

speakers and finish with a hands-on workshop with land use scenarios. The outcome of this event will form the basis of an event in January 2013.

Land use scenarios were discussed on page 19 of the critical issues paper. The Official Community Plan has to indicate how the City will respond to Metro growth targets.

Different tools will be used for the scenarios; a GIS-based application allows changes to be made to the FSR in different zonings to show what the changes would mean in terms of GSF, population growth etc. The public will be asked for their reaction to the impacts on greenhouse gases, energy use, infrastructure etc.

The Commission was asked for their opinion on the nodes and boundaries:

- The Mahon node is currently RS-1 but may be appropriate for family housing.
- Central Lonsdale is probably the area where more density makes the most sense by extending the Town Centre and/or changing the FSR.
- The 3rd Street node could have more density to encourage more frequent public transit. Southerly properties will be impacted by the Low Level Road Expansion.

Are the FSRs in Levels 5 and 6 appropriate; should they be more?

Does the Town Centre designation reflect current development?

An Urban Corridor designation could see some higher density.

Comments and Questions from APC included, but were not limited to:

- There are opportunities in areas where there is some acceptance of higher density e.g. on the 3rd Street corridor where there are a lot of aging structures and older single family homes.
- There will be increasing pressure from Lower Lonsdale on extending the Town Centre designation, perhaps to the West e.g. 260 West Esplanade. A: Our industrial lands will remain industrial under the new Regional Growth Strategy.
- How would you reconsider the Town Centre designation? A: It could go north of 17th; density could be increased from 2.6 to 3.00 or 3.5.
- Most of the zoning on Central Lonsdale does not seem to be used? A: There has been high density potential since the 1960's. It takes time for communities to build out. Some property owners have no interest in developing. There is an issue that the land and construction costs make it difficult to be viable.
- Look at residential, institutional, commercial and small scale and large scale nodes. The pink areas are spread out. Increase the density by building commercial and institutional into residential areas. Form little neighbourhoods based on natural components. Link green spaces and small satellite commercial areas like Queensbury. We need walkable communities. A: Sometimes neighbourhoods do not want more development. There has to be some buy in for the little nodes.
- Harry Jerome would be ideal for density.
- North of the Transcanada Highway seems to be neglected. A: The City is not looking at growth above the highway; because of the age of the pipes in the ground; it would be more expensive. Some of the residents above the highway do not want to change e.g. on Chesterfield Avenue, however, higher density

might help the residents of Westview Gardens. Some other niche properties might need niche changes

- What is the use of the bus depot when it goes? A: It will be a special study area; it could go to four storey apartments. It is difficult to know what to do with the depot site due to the hydro substation; what is an appropriate adjacent use? Will the OCP hint at what growth will be in the next version? A: There is the question of how far to look beyond the 10 years of the OCP. There is capacity to handle growth for 30 years.
- I agree with increased density on 3rd Street and the port. Maybe there are ways other than density to encourage development on Lonsdale Avenue.
- The Mahon Park node seems to be a bigger change. A: It is a little pocket between Marine Drive and Lonsdale Avenue.
- Staff: The workshop will talk about the affordability of units. Concrete high-rises are more expensive than wood frame townhouses, four storey buildings. We need to consider the needs of the community.
- Towers would not work on 3rd Street.
- Alder Street residents may be interested in higher density so that they can afford to move. A: Some of the area is a study area.
- Does it make sense to expand the orange sections further north of 3rd Street by a few blocks e.g. mixed use would need to be supported by increased density.
- In the Mahon node there should be units that are affordable; perhaps different sized units. The community would not accept height all the way up Lonsdale Avenue; it would feel like a canyon.
- We cannot concentrate on concrete high-rises; we need a variety of housing forms.
- There needs to be a behavioural shift to cope with the traffic issue.
- High rises around Victoria Park work because there is lots of green space.
- District plans especially Lynn Valley will affect the City.
- There is already quite a lot of flexibility with existing housing stock by allowing duplexes, triplexes, and four-plexes to create some density.

6. The Sustainable City Awards

Four projects had been submitted for consideration. Following discussion, Loutet Farm was chosen unanimously to be the recipient of the Sustainable City Award.

The award will be given on November 5th at the Council meeting at 6 pm.

7. Other Business: None.

There being no further business, the meeting adjourned at 8: 50 p.m.

The next regular meeting of the Advisory Planning Commission will be held on Wednesday, November 14th, 2012.

Vice Chair 