

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, February 8, 2006**

MINUTES

Present:	D. Poskitt M. Marchand J. Ramsay W. McIntyre K. Anthony S. Skinner, NVSD #44 H. Najian Councillor P. Bookham Councillor S. Schechter
Staff:	G. Penway, City Planner E. Maillie, Committee Secretary S. Smith, Planner
Guests:	G. Crockart – Architect J. O'Donnell – Developer B. Rositch – Architect R. Huey – Architect N. Couttie – Developer
Absent:	D. Goodman R. Arthurs

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

1. Council Appointments

The City Planner welcomed Susan Skinner to the APC. Ms. Skinner is the APC representative appointed by the NVSD #44. Since there is another member appointment to be made, the review of advisory body procedures was deferred until February.

2. Election of Officers

Since this was an inaugural meeting for 2006, Mr. Penway opened the meeting for elections for Chair and Vice Chair for the coming year. The duties of the Chair and Vice Chair were outlined.

Nominations for Chair were requested.

D. Poskitt was nominated for the position of Chair and accepted the nomination.

No other nominations being received, D. Poskitt was elected Chair by acclamation.

Nominations were then opened for the position of Vice Chair.

M. Marchand was nominated for the position of Vice Chair and accepted the nomination.

No other nominations being received, M. Marchand was elected Vice Chair by acclamation.

D. Poskitt took over as Chair at 6:40 p.m.

3. Minutes of Meeting of the Advisory Planning Commission held January 11, 2006

There was discussion and clarification around the comment on “expropriation zones” on page 3 of the Minutes.

It was regularly moved and seconded

THAT the minutes of the meeting of the Advisory Planning Commission held January 11, 2006 be adopted.

Unanimously Carried

4. Business Arising

(a) LEED Reference Guide

The City Planner advised that the City has purchased a copy of the LEED Reference Guide which includes a copy of the rating guide. Members may borrow this document on a short term basis.

The Chair referred to the **REAP** Programme at UBC. A project being presented later in the meeting proposes to apply these sustainability standards. This programme has been developed to encourage sustainable residential projects and is claimed to be more user friendly than LEED. The reference material is available on a link on the UBC website.

5. Staff Update

(a) Public Opinion Poll

This was carried out by Ipsos Reid at Council’s request and the results are available on the City web site. Some of the topics will be of particular interest to APC.

(b) 170 West 3rd Street

This proposal went to Public Hearing earlier this week and received third reading.

(c) 970 Marine Drive

This project is scheduled for the Public Hearing on February 20th.

(d) National Maritime Centre

The City is now talking with Pinnacle on the possibility of additional lands in the Pier development being available for the proposed Maritime Centre.

(e) Block 62 Design Charrette

An Open House was held last week and the results of the public session were presented to Council this week.

(f) Community Development Work Program and East of Lonsdale Project

The proposed Work Program will be going forward to Council for prioritization in the next few weeks. The status of the East of Lonsdale project will be dependent on Council's direction at that time.

The location of the existing bus depot on 3rd Street is designated as a Special Study area and Council will consider when to commence this item in the 2006 Planning Work Program if the proposed relocation of the bus depot to the District of North Vancouver is confirmed.

6. Riparian Areas Study – Implementation Process

S. Smith, Planner - Engineering, Parks & Environment, was introduced and referred to the report of January 10, 2006. The APC also received a copy of the "Riparian Areas Strategy" prepared to provide information to owners of affected properties of the need for protection of fish habitat and how they can comply. The federal Department of Fisheries and Oceans is the controlling authority and have approved the process presented.

Questions:

- Changes from previous process
- Designation of staff member to coordinate this process
- Responsibility for clean-up in the event of storm damage
- Future role of the province or DFO if this process proceeds
- Inventory of number of properties affected
- Requirement for buffer zone in the riparian area to be defined and separated during construction
- Control of site sedimentation on adjacent property.

The Riparian Area Regulations will take effect April 1, 2006.

It was moved and seconded

THAT the Advisory Planning Commission has considered the draft Riparian Area Strategy and endorses the process.

Unanimously Carried

7. Parks Master Plan – 2005

Ms. Smith referred to the Draft Master Parks Plan – 2005 and asked APC members to complete and return the Review Form by February 17th. Members were also invited to include general comments in their response.

It is anticipated that the Parks Master Plan will come to APC for review in April.

S. Smith left the meeting at 7:05 p.m.

8. 980 Marine Drive – OCP Amendment & Rezoning

The City Planner gave an overview of the location of the site and designation under the OCP and advised that the developer has held a Town Hall Meeting since last presentation.

The Chair read the resolutions passed by the APC on November 30th, and by the ADP on January 18, 2006.

Mr. O'Donnell reported on results of Town Hall meeting held in late January, and noted the design revisions in response to APC points of November 30th, 2005 which included, but not limited to:

- Deletion of one unit by the lobby and addition of exercise room and meeting room;
- Provision of lockers for each unit;
- Treatment of façade along Marine Drive;
- Feature at the corner of MacKay Road and Marine to signal the entry to the City;
- Walkway and podium treatment at MacKay Avenue;
- Additional landscape along MacKay Avenue;
- Reduction of units to 121.

In discussion with staff, \$1.00 per square foot is being considered as an amenity contribution.

In their discussions, the Marine Drive Task Force had noted the following points:

- Support retention of the public walkway between Marine Drive and 17th Street at MacKay Road.
- Support the proposal but request consideration of having townhouses at 17th Street.

Questions:

- Communication between the developer and the District of North Vancouver regarding the interface between the City and the District;
- Intention to have an overhead door for separation of commercial and residential parking;
- Is reduction of building height being considered in response to concerns of Marine Drive Task Force;
- Cost of Level 2 adaptable design per suite;

- Number and type of units;
- Extension of awning over the sidewalk.

APC had comments including, but not limited to:

- Support for fixed cost figure for the development;
- Façade has been improved but corners lack presence;
- Meeting space not indicated in the plans;
- Need to ensure that proposal is competitive with other developments when it is presented at Public Hearing;
- Need for sustainability issues to be addressed further:
 - undertake a review of energy efficiency to suggest modifications to reduce energy costs;
 - determine if gas fireplaces are to be installed in each unit;
 - determine if gas fireplaces are to be used for heating;
 - central or unit cost for gas hot water and gas fireplaces;
 - use of solar powered landscape lighting;
 - address parking issues for 17th Street residents during construction;
 - handling of construction waste.
- Encourage deeper consideration of green building standards without having a measurable effect on the bottom line.
- Believe that a community benefit must be provided in return for supporting a rezoning application and OCP amendment.

It was regularly moved and seconded

THAT the Advisory Planning has reviewed the OCP Amendment and rezoning application for 980 Marine Drive (Ledingham McAllister / Integra Architecture) and, while supporting the general form of the project, believes that before finalization of the project that the following be addressed:

- **Improve the design of the corner elements along Marine Drive subject to planning approval;**
- **Serious review of the sustainability statement;**
- **Discussion with the City of significant amenity contributions.**

**Carried
5 For / 2 Opposed**

9. 14th & Bewicke Avenue – Preliminary Rezoning

The City Planner reviewed the location of the site and the context of the surrounding area.

B. Rositch and R. Huey - Architects, and N. Couttie – Developer were introduced and Mr. Rositch noted the existing different uses around the site including industrial, commercial and townhouse.

The current proposal addresses neighbourhood input received at a meeting the developer held last year and, at a second neighbourhood meeting last week, was

received with a generally positive response. The Architect reviewed the design detail as contained in the presentation material dated February 2, 2006 provided to the APC.

The applicant noted that significant road improvement and sewers is required in this area and is requesting that this be considered as part of the community contribution.

In response to the Chair's question on sustainability issues being measured under REAP rather than LEED, the applicant noted that under the REAP program points are awarded reflecting the difficulties of achieving the standards.

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

- Current FSR;
- Introduction of residential use into commercial/industrial area may present conflicts similar to those raised last year;
- Context photos of surrounding neighbourhood limited;
- Plan to address waste management during construction;
- How to monitor delivery of sustainability items promised under REAP;
- Communications with adjacent businesses on future plans;
- Support proposal and recognize the difficulties in marketing the site and how developer is addressing it;
- Main concern is that this is an area of transition over an extended period;
- Noise mitigation needs to be considered further and recommend that a covenant be registered to confirm that buyers know this is a noisy neighbourhood;
- Central courtyard needs to be addressed at next presentation;
- Need to provide bicycle and amenity storage spaces;
- Opportunities to develop greenway in this area;
- Greater articulation needed;
- Economic component of sustainability needs to be addressed within the community;
- Consideration of including amenity room;
- Support live/work component;
- Unit pricing anticipated to be mid \$200s to \$400.

It was suggested that this project may offer an opportunity to address affordability by designing larger units that could provide "mortgage helper" opportunities.

It was regularly moved and seconded

THAT the Advisory Planning Commission has reviewed the preliminary rezoning application for 14th Street & Bewicke Avenue (Adera Developments / Rositch/Hemphill & Associates Architects), supports the site development concept and recommends that the following issues be further reviewed:

- **Consider reducing the density on the site;**
- **Increase articulation and courtyard access;**
- **Noise mitigation measures;**
- **Noise Covenant for purchasers of strata units;**

- CPTED issues;
- Reconsider providing residents' amenity room;
- Include a play area.

The APC looks forward to receiving a further submission.

Unanimously Carried

10. Draft Report on APC Work Program – LEED

There was discussion of the draft report to Council and direction of further comments. These included, but were not limited to:

- Need to have clear definition of measurement when reviewing proposals to measure results under LEED;
- REAP is a more prescriptive programme than LEED and need to address how to incorporate these prescriptive points into a measure for staff;
- Policy should not state density bonusing for sustainable design;
- Recommend that Council have staff make specific recommendations as to what would be verifiable and beneficial and take guidance from the programmes.

The Chair and Vice Chair will meet to develop a final version of the report for APC review.

11. Waterfront Forum – February 23, 2006

The APC has been invited to have a representative participate in the Waterfront Forum to be held on Thursday, February 23, 2006. The Chair will attend.

12. National Maritime Centre

The APC viewed the video presentation made at the announcement of the proposal to locate the National Maritime Centre in the City of North Vancouver.

13. Other Business

There being no further business, the meeting adjourned at 9:50 p.m.

The next regular meeting of the Advisory Planning Commission will be held on Wednesday, March 8, 2006.

Chair

S:\COMMITTEES\APC 35304420\MINUTES\2006\2006 02 08.doc