

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 the Atrium Meeting Room on Wednesday, April 10th, 2013**

MINUTES

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

Staff: S. Smith, Planner, Community Development
M. Roseland, City Planner, Community Development
S. Kimm-Jones, Committee Clerk

Guests: 103 – 113 East 12th Street (Rezoning Application)
Farzin Yadegari, Farzin Yadegari Architect Inc.
Gloria Venczel, Cityscape Design Inc.
David Rose, PD Group Landscape Architecture Ltd.
Morez Adilipour, Farzin Yadegari Architect Inc.
Brian Saadatmandi, owner representative

Absent: M. Robinson
B. Watt

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 March 13th, 2013

It was regularly moved and seconded

THAT the minutes of the meeting of the Advisory Planning Commission held March 13th, 2013 be adopted.

Carried Unanimously

2. Business Arising

The Commission were reminded about the Volunteer Appreciation Reception April 16th deadline for RSVP's.

3. Staff Update

S. Smith reviewed items that have been to Council March 18th, 25th and April 8th.

4. 103-113 East 12th Street (Rezoning Application)

S. Smith reviewed the project which had previously been reviewed by APC on February 13th, 2013. The revised proposal no longer involved a proposed rezoning and density transfer associated with 1629 St. George's. The additional density requested for the proposed site draws entirely on density bonus provisions in the Official Community Plan: environmental, employment and office space, and community amenity contributions.

There was a short break at 6:20 p.m. while members reviewed the model.

Farzin Yadegari, Farzin Yadegari Architect Inc., outlined the applicant's response to the points contained in the motion passed at the February 13th APC meeting:

- Density: the extra 0.9 FSR is requested in exchange for a 20 to 25% improvement over the existing energy standard of ASHRAE. 90.1 (2007), the provision of commercial floor space, and a community amenity contribution at a prescribed rate for a 0.4 FSR density bonus. There tends to be more residential development in the market because of land values: residential sells for about \$700 per sq. ft., commercial for about \$500 per sq. ft.
- Style of the building: The project is similar to 1125 Lonsdale which is a five storey, curtain wall building, also with a corner presence. Corner lots are very important and need to be emphasized.
- The Heritage building next door: It was previously an undesignated Class B building. It is at the end of its life cycle and it does not meet Code. It does not use the whole site as opposed to the other buildings on the block which are all developed. **Staff**: To clarify the standing of the heritage building, the current registry has buildings listed A, B or supplemental. The 2010 heritage register is before council but has not been adopted. The building is proposed to be Level A in recognition of its heritage value. It will not necessarily be legally designated.
- Access to the ramp and bike storage: The access door from the ramp has been removed.
- Garbage and recycling: It will be screened from the neighbours but is in the best place as it is next to the loading bay.
- Patio: It is now accessible for all tenants; it will only be used during working hours.
- Why no columns? The mesh will act as a structure for the whole building; it is a column free building.
- Grade of the parking ramp: The Engineering Department staff agree with the proposed grades..
- Height: The OCP says it shall be regulated through the Zoning Bylaw. Staff clarified the current zoning has a 40' height limit. The OCP provides for consideration of an increase in the building height dependent on consideration of view impacts and how well the building fits into the local context.
- View impact: The views from the neighbouring building would be blocked by the 40 foot height already allowed under the current zoning.

David Rose, PD Group Landscape Architecture Ltd. reviewed the landscaping changes:

- There will be an extensive four inch irrigated green roof with a grid system to replicate the curtain wall design. It will be a superior modular version not a mat.
- The brickwork on the street has been replaced with exposed aggregate.
- The wooden benches have been replaced with metal ones.

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

- Is the first floor 21 feet tall or stepped? **A:** It is stepped as there is more than a six foot grade difference from SW to NE corners of the lot.
- How will you accomplish the proposed energy savings? **A:** The mesh covering the entire building is a special screen. We have had energy modelling done by Sterling Cooper which justifies the savings. There will also be a green roof which will help with the energy savings.
- Are there one or two skins that cover the building? **A:** One, with spandrel only on the lane.
- Have you considered stepping back the 3rd floor from Lonsdale or moving the patio from the shady side? **A:** There needs to be a street face giving the building presence rather than breaking up the façade. This is a very small infill project so there is not the space to have gaps; in terms of scale and size it is difficult to compare it to larger projects.
- Was vehicle access off 12th Street or Lonsdale Avenue explored? **A:** Yes, however its current location is the only place we could put it or the retail spaces would be higher.
- What specifically are you doing to improve energy performance? **A:** The shading coefficient of the glass contributes a great deal. We have done energy modelling of the building and the 20 to 25 % additional energy efficiency over the City's requirements has been calculated. An energy audit can be done to confirm it. Why is there not much planting on Lonsdale Avenue? **A:** It is not practical next to parking on the street due to wear and tear.
- Is the green roof accessible? **A:** Just for maintenance.
- How does access work for the bike room? **A:** By two staircases or by the elevator from the lobby.
- How many CRU's are there? **A:** Four.

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

- Last time I did not completely understand the connection of the mesh to the building. The canopies subtly add to the feel at the street level. I feel the scale is in keeping with the scale of the building across the street.
- The solid wall is fine and the view from the residential across the lane is pretty good. I am not totally convinced by the heritage building argument.
- I have grown to like the project from last time. I commend the transparency of the canopies on the north side. Some sort of accent would help with the relationship to the adjacent heritage building; perhaps a horizontal line in line with the top of the heritage building.
- My concerns from last time are well addressed.
- I like the idea of more office space and more jobs.
- I am still not pleased; it would be worthwhile to have some set back on the top floor. The last floor of the building across the way is set back.
- I appreciate readdressing bike storage but taking bikes down an elevator or stairs is difficult. Does the mechanical room need to be that big? What equipment is planned?

- Delivery people are going to be going down two flights of stairs from the loading stall; most will use the front. You are challenged by the grade; it is a difficult site.
- I am concerned by the proximity to the neighbours to the east but understand that you have to maximize the space. The neighbours are currently looking at five waste bins. The garden on the east side responds to the neighbours.
- You have found another way to make the density work as it did not work last time. Council have set precedents with regard to density bonusing. We rely on staff to make sure that the actual mix and amenity contributions are fair and reasonable.
- Energy savings should be measureable and audited.
- It is not a big deal to take one's bike in the elevator but it can be annoying to other occupants, however, having a door on to the driving ramp is too dangerous.
- I kind of like the design; it is different.

It was regularly moved and seconded

THAT the Advisory Planning Commission has reviewed the Rezoning Application for 103-113 East 12th Street and recommends approval, subject to the approval of City staff, of the following:

- Clarification of the energy savings above ASHRAE 90.1 2007 with an energy audit to the satisfaction of city staff;
- That the density bonuses awarded for environmental considerations, employment generation considerations, and the community amenity fund contribution are in keeping with City policy and those of similar projects.

FURTHER, the Commission supports the density bonus proposal, the use of the green roof and the proposed height to support employment generation. The Commission also acknowledges the changes made to ensure accessibility of the outdoor patio for all building tenants.

The Commission commends the applicant for a thorough presentation.

Carried Unanimously

5. CityShaping Community Capital Framework Update

M. Roseland, City Planner, updated Commission members on the Community Capital Framework. The concept was endorsed by Council to be used by staff for the updated Official Community Plan. Council noted the potential challenge of increasing from three "legs" of the stool to six areas. Several examples of other more complex frameworks from other communities were shown to provide some comparison. Staff is looking at each form of capital and their associated stocks.

The goal is to show land use and other policy elements linked to the framework at the Community Directions CityShaping event and get input from the public at that time.

The first draft of the OCP should be released in the fall for further input and discussion.

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

- Will the Community Sustainability Balance Sheet be a successor to TIMS (the OCP Targets, Indicators and Monitoring Strategy)? **A:** Yes; it will be easier to see from the Balance Sheet the effects of what choices the City is making over time.
- The Balance Sheet, an instrument of the Community Capital Tool, aids in more holistic and integrated decision making.
- There might be some parallels to agile software estimation which can help estimate how much work there is going to be. **A:** We have most of the data; but it is not organized in the most useful way. The TIMS report is not used very much. We want something more a part of the daily culture of the City. Each goal has objectives, with many different levels of statements. The challenge is to put it all together so that staff and the public can understand it.
- Part of the risk is that it may get skewed if the scale is not normalized in all areas. Word descriptions can be better than graphic ones, if they are not be too complex. **A:** We will be working on visuals and communication.

There was a short break at 7:45 pm.

The meeting resumed at 7:55 p.m.

6. OCP CityShaping Update

S. Smith presented the three draft OCP draft land use scenarios which represent a range of ways to accommodate population growth and density. The input from the Community Directions event will be combined into one preferred land use scenario along with the other policy elements which, if directed by Council, will inform the first draft OCP.

The Commission then completed the two worksheets to provide input on the scenarios.

7. Information Items

S. Smith asked the APC members if they had any questions concerning the Density Bonus Policy study and RFP.

A member asked why the focus for the RFP was on Metro Vancouver. **A:** Yes, as we are in the same market as Metro Vancouver.

8. Other Business

S. Smith reminded members that they were invited to attend the CityShaping Community Directions Event.

A Commission member asked if staff would be going to high schools and interacting with high school students. **A:** Staff advised they have been working through other staff connections with youth. A group has been invited to come to the event at 1 p.m. We are trying to get groups to come and look at presentations. It was also noted that there are different demographics between students at Carson Graham and Sutherland High Schools so it would be worthwhile to aim to draw students from both.

Discussion ensued on the issue of there being not much on the North Shore for young people, such as dance clubs etc.

There being no further business, the meeting adjourned at 9:00 p.m.

The next regular meeting of the Advisory Planning Commission will be held on Wednesday, May 8th, 2013.



Chair