

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, April 11th, 2012**

MINUTES

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

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

Guests: **CityShaping Workshop**
Dr. Brian O'Connor
972 Marine Drive
Brent Sawchyn, PC Urban Properties Corporation
Robert Spencer, PC Urban Properties Corporation
Tom Staniszki, NSDA Architects
Cameron Ashe, NSDA Architects
David Stoyko, Sharp and Diamond Landscape Architecture Inc.

Absent: M. Robinson

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

The Chair reminded everyone of attendance expectations.

1. Minutes of Meeting of the Advisory Planning Commission held March 14th, 2012

It was regularly moved and seconded

THAT the minutes of the meeting of the Advisory Planning Commission held March 14th, 2012 be adopted.

Carried Unanimously

There was a question about the zoning omnibus and B&B accessory coach house. Staff noted that the zoning omnibus focus group met on April 5th.

2. Business Arising

Spirit Trail Update: Information was emailed to Commission members.

3. Staff Update

Affordable and Rental Housing Strategies: This report, which was approved unanimously at the March 19th Council, proposed to broaden zones where lock-off units are a permitted accessory use and decrease minimum unit sizes. It also supported innovative approaches to providing affordable and rental units in existing and new developments. Staff will be reporting back on potential revisions to the policy.

Action: S. Smith acknowledged APC's housing subcommittee's recent work on the topic in November 2011. A copy of the report will be forwarded to Commission members.

Harry Jerome Levy: A motion that a 1% tax be levied and set aside for the renovation or replacement of Harry Jerome Recreation Centre, or for the repayment of debt incurred for that purpose was defeated at the March 26th Council.

Affordable Rental Housing at 210 W. 13th Street: A motion for staff to analyse the cost and benefits of selling the six affordable housing units at the Kimpton as opposed to retaining them, with the proceeds going to the Affordable Housing Reserve Fund was deferred at the March 26th Council.

Urban Chicken Bylaw: A delegation to the April 2nd Council spoke in support of the proposed Bylaw. Council supported the change in principal. This effort was acknowledged as a growing urban trend.

St. Edmund's Elementary School Joint-use Proposal for McEvoy Park: A delegation from St. Edmund's Elementary School spoke at the April 2nd Council in favour of a joint use proposal. Staff were directed to report back to Council prior to conducting additional public consultation.

Climate Action Outreach Update: The Community Energy Manager gave an update to Council on community emissions; North Vancouver City has recorded a 10% decrease per capita below 2005. The new Living City Program of climate action initiatives was launched, which include a focus on waste reduction; recycling bins have been placed in several locations as a start.

Low Level Road: A Public Meeting will be held on May 23rd. The next steps in the process should be unveiled in June.

Public Input Period: On April 2nd Council passed a motion that when more than five speakers wish to address Council a vote be taken to extend the Public Input Period, with each speaker limited to two minutes. A motion to "share" the current 10 minutes equally among those who sign up was unsuccessful.

Harbourside OCP Amendment: There will be Town Hall Meetings on April 12th and 30th.

4. CityShaping Workshop: Health

Dr. Brian O'Connor, Medical Health Officer, Vancouver Coastal Health - North Shore, gave a presentation on health matters as they relate to the North Shore. Vancouver Coastal Health is a key partner in the CityShaping process, helping to make the connection between health and the built environment.

Dr. O'Connor's presentation focussed on data around indicators for the North Shore, health and the built environment, health and place, equity and inclusivity, and included the following points:

- There is generally a good level of health on the North Shore; life expectancy is amongst the highest in the world.
- There is an aging population which has implications for the health sector.
- The population pyramid has implications for the future with fewer and fewer young people.
- 20% of North Shore families are headed by a lone parent, 80% of which are female.
- The North Shore has a well-educated community which is a powerful determinant of health.
- North Vancouver City average family income is lower than the other North Shore communities.
- B.C. had been leading the country in child poverty rates, now is second to Manitoba. However, B.C. does not have a poverty reduction plan with targets and timelines.
- Low income families are "working poor".
- Vulnerable populations may have poorer health and status.
- Almost half of the City's population are renters.
- Vulnerable children are primarily located in the Lower Lonsdale area
- Obesity is a result of lifestyle plus environment. Canada is a much "fatter" country than in 1985 when less than 15% of the population was obese; it is now trending to 25%.

Dr. O'Connor then discussed how municipalities can affect health:

- A healthy built environment can influence the behaviour of people living in the community.
- Nowadays infectious diseases are not as common as other health problems such as cardiovascular disease, stroke, lung disease.
- 80% of coronary heart disease can be prevented through lifestyle which can be influenced by public policy e.g. every \$1 spent on a sidewalk can be correlated with \$4 in medical cost savings and residents in high density neighbourhoods are 15% less likely to be overweight than those in low density areas.
- How a community is designed will have an impact on people's health; it should be built according to the four SmartGrowthBC principles: building community and

connecting neighbours to each other, getting people outdoors and active, cleaning the air and water, and increasing access to healthy eating choices.

- Investing in healthy community design makes sense, for example providing places to meet decreases stress which is associated with longer lives.
- A community should plan for all people; especially those who cannot make their voices heard and create an inclusive community that is open to all.

Following Dr. O'Connor's presentation, S. Smith led a discussion on achieving a healthy neighbourhood.

Comments included:

- There should be more bylaws around streets and school zones with no drop zones around schools and special areas a few blocks away for children to be dropped off so they would walk part way. It would need enforcement to work. There is a perception by parents that it is unsafe for children to walk. There should be a task force. It is wrong to have to legislate physical activity for children.
- There should be distinct neighbourhood nodes in the City identified with commercial, social, recreational uses. Map out activity nodes to show where to put density; show the distance it takes to walk from one place to the next. Areas to live, learn, work and play.
- Facilitate opportunities for youth to participate in social and recreational activities.
- Do residents feel safe? The Pier is well lit; Waterfront Park is not. Places should be designed in the context of any time of day with connectivity across the community for people to gather. CPTED should be considered.
- Do some neighbourhoods need parks/green space? Pocket parks do get used.
- Everyone has very different ideas as to what their needs are.
- There need to be activities for children after school; it is harder to find places for 10-16 year olds. Lots of activities are indoor-oriented.
- It is hard to walk to recreation facilities; they are all on the periphery of the City. Staff: we need to look for inventive ways to create outdoor/indoor activities; how to use an area that has a need for activities that do not take up much space e.g. basketball hoop.
- What can we do with our streets/lanes? The City should try closing a block to traffic for periods of time. Lanes could be used instead of bicycle lanes on main streets.
- The City should create a space on the waterfront for a variety of ages avoiding conflicts.

There was a short break at 8:00 p.m.

The meeting recommenced at 8:05 p.m.

5. 972 Marine Drive (Rezoning Application)

Staff Context: The application is to rezone the property from C-2 General Commercial Zone to a site-specific Comprehensive Development Zone to permit a five-storey building containing 67 market strata units in addition to 4188 sq. ft. of commercial space at grade fronting on to Marine Drive. The height requested is higher than the bylaw standard but the design seems to work quite well. Streamside

development guidelines also apply. The proposal results in a better treatment at streamside than the parking lot next to the creek. Two accesses will be reduced to one.

Tom Staniszki, NSDA Architects, presented the project:

- The applicant has been working with the Engineering and Planning Departments, and the Parks and Environment Advisory Committee on their approach to the property which interfaces with Marine Drive, Hamilton Street and Heywood Park.
- Stream setbacks have to be taken into consideration as the property is bisected by MacKay Creek.
- Currently the west side of the creek is a parking lot with a concrete vehicle bridge; the parking lot will be donated to the park and the bridge converted to a pedestrian bridge. A key component of the process is the dedication and rehabilitation of the park and stream.
- The applicant is working with the Streamkeepers Association to improve the creek.
- The DFO supports the property setback which is greater than currently exists.
- It is a unique site with a narrow frontage that lines up with 16th Street. There will be small commercial retail units along Marine Drive and 16th Street per the Marine Drive Design Guidelines.
- The residential will be a mix of studios, one-bedroom, two bedrooms with two three bedroom units on the top floor.
- The view impact is limited due to tall trees to the north. The site cannot be seen from upper Hamilton Street.

David Stoyko, Sharp and Diamond Landscape Architecture Inc. outlined the proposed landscape plan:

- They have worked with environmental consultants to bring back the natural state of the park in keeping with the Heywood Park Master Plan.
- The site has been integrated with the creek and the edge of the park.
- The streetscape has been designed per the Marine Drive Streetscape Guidelines.
- The enhancements with the existing parking lot create a nicer edge for the park.
- There is a good pedestrian connection into the park.

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

- What is the landscape treatment on the space between the building and water?
A: It is a maintenance walk with a fence delineating the enhanced planting in the riparian area which goes right up to the building.
- What about the existing parking area to the north; will there still be park access?
A: Yes, we will redo the entrance to match the Heywood Park Master Plan upgrades.
- The public amenity side will be a gateway or bridge. I like the idea of public art.
A: The entire western area will be given to the park so it will be up to the Parks Department; the pedestrian area will be on the west side of the creek, it is not possible on the east side next to the building.
- What is the retail forecast? A: Low to mid 500's. We spent time on marketing and decided to have larger units. We think there is a trend to larger units.

- Is there a traffic study? A: The City has studied the section for the Flatiron Building and feel it is sufficient. Eliminating two of the access points will help.
- Are you removing any of the trees on site? A: No, we are adding a lot more.
- What is the height variance? A: The present building is 30 feet, the average height is 50 feet; it is 59 feet at the highest point. The Touchstone Building is 61 feet.
- Have you done view modelling? A: Yes.
- What ways are you celebrating entering the gateway of North Vancouver? A: We feel the extension of the park and public art, landscape enhancements and on the other side of the creek will all contribute. The additional seating space with a 16 foot setback on Marine Drive will allow it to be a real gateway.
- Will the Park Place Daycare move back into the building? A: They have found new premises; we are happy to speak to daycare providers. We have talked to the yoga teacher.
- Is it integrated with the Heywood Park Master Plan? A: Yes; we will work with the Parks Board to decide what goes over the parking lot. We have met with PEAC and will be meeting with them again, and Streamkeepers and DFO.
- I like the architecture; it is one of the better designs on Marine Drive. What passive design mechanisms do you have? A: Most of the building is wood frame and we will be able to meet ASHRAE 2007. We have reduced the amount of glazing from the original design; the balconies on south are shielded from the sun. The top floor has solar protection. It will be connected to LEC when service is available. It will be hydronic heat.
- Can you point out the operable sections in the windows? A: It is not finalized; there are a number of options which will be considered as the design progresses.
- Will the fence along the river be a security fence? A: It will be similar to the fence along Mosquito Creek, rustic with a barrier planting.
- What residential amenity space will there be? A: It is still in final development; there is very little site left over after dedicating more than half of it to the park. There is a 35 foot deep courtyard with maybe some privacy barriers between it and the private patios. There are good sized balconies of 8 feet by 10 feet. There will be another storage-type space that could be kayak storage, a dog wash, and/or a bike repair room.
- It is a tar and gravel roof; how are you treating storm water management? A: The landscape areas are very small so we are planning a porous landscape. The final project will reduce the impermeable area by 50%. There is no opportunity to provide storm water facilities in the riparian area.
- Any consideration of solar panels? A: We are not sure if they are compatible with LEC. Commission Member: Solar panels are compatible with LEC.
- You are proposing more parking than is required? A: We are below the normal required parking ratio because of the bike parking. Two units have no parking.

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

- I like the architectural design; it complements the building to the west.
- There should be public art, amenity space, and an outdoor amenity for residents in the green area.
- There should be more overhang on the west and south sides because of the sun.
- The three bedroom units should be on the ground floor for families with kids.
- I would prefer amenity space in the park rather than a room that no-one will use: a basketball court in the park for instance

- The City should push for the 1% public art guideline; this is an opportunity to do something special at the park or the landscape wall on Marine Drive
- Solar ready would make sense
- You should give further consideration to storm water retention on site.
- I compliment you for the ability to look at changing commercial property with a complete upgrade interfacing with the Heywood Park Master Plan and Marine Drive Design Guidelines.
- I appreciate the larger sizes of the units.
- We need to be conscious of the need for daycares in new buildings.
- The addition of commercial retail units on Marine Drive will be good.
- The size of the bicycle storage and recycling facilities are good.
- I like the three bedroom; it is laid out quite well. The driveway location is good.
- This is a very urban part of North Vancouver, a gateway into Marine Drive. You have the opportunity to make a bit of a statement as suggested in the Marine Drive Design Guidelines.

It was regularly moved and seconded

THAT the Advisory Planning Commission has reviewed the Rezoning Application for 972 Marine Drive and recommends approval subject to the following considerations:

- Recognition of the site location as a gateway to the City of North Vancouver;
- Investigation of public art opportunities;
- Solar analysis to determine optimal shading strategies for the building;
- Investment in a recreational amenity in the park e.g. basketball hoop;
- Provision for future solar thermal energy production (e.g. pre-pipe, pre-wire);
- Optimal natural ventilation in the building design and operation;
- Further consideration of storm water retention on site; and,

The Commission compliments the applicant:

- For the commercial edge treatment on Marine Drive;
- For upgrading the existing commercial property to better integrate with Heywood Park and Marine Drive as per the Marine Drive Design Guidelines and the Heywood Park Master Plan;
- For including larger format residential suites; and,

The Commission commends the applicant for a thorough presentation.

Carried unanimously

6. Other

There being no further business, the meeting adjourned at 9:30 p.m.

The next regular meeting of the Advisory Planning Commission will be held on Wednesday, May 9th, 2012

Chair

