

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 13th, 2011**

MINUTES

Present: B. Curtis (Chair)
H. Goodland
J. Jensen
D. Olson
B. Phillips
J. Plato
M. Rahbar
M. Robinson

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

Guests: **60 Fell Avenue Presentation (New Operations Centre)**
Vance Harris, Dialog Architects
Oliver Webbe, Darwin Properties
Norm Cote, Adera
Meredith Mitchell, DMG
Chuck Brook, Brook Pooni Associates
Bob Heaslip, Development Planning Strategies
1250 Lonsdale Avenue Presentation
Carla Guerrero, Wesgroup
Walter Francl, Walter Francl Architecture Inc.
Paul Dorby, Bunt and Associates
Jason Packer, Recollective
John Conicella, Wesgroup Properties
Amanda McDougall, Wesgroup Properties
Derek Lee, PWL Partnership Landscape Architects Inc.
Megan Angell, Bunt and Associates
1308 Lonsdale Avenue Presentation
Colleen Dixon, IBI/H Architects
Chris Evans, COO of Onni,
Dionne Delesalle Development manager, Onni
Martin Bruckner, IBI/H Architects
Vivian Tong, IBI/H Architects
Mladen Pacanec, IBI/H Architects
140-150 West 15th Street Presentation
Chuck Brook, Brook Pooni Assoc., Planning Consultant
Jim Hancock, IBI/H Architects
Jason Potter, Bunt & Assoc., Transportation Engineer

Rebecca Nguyen, Development Project Manager Citimark
Parham Mahboubi, Brook Pooni Associates
Joanne Sawatsky, Lighthouse Sustainable Building Centre
Gerry Eckford, eckford+associates landscape architecture
Nelson Chan, President, Citimark Group
James Patillo, Sr. Vice President and General Manager,
Grosvenor Americas
Reza Salehi, Vice President Citimark Group

Absent: P. McCann
M. Tasi
Councillor Heywood

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 9th, 2011**

It was regularly moved and seconded

THAT the minutes of the meeting of the Advisory Planning Commission held March 9th, 2011 be adopted.

Unanimously Carried

2. **Business Arising**

The importance of keeping to the agenda was discussed, so that the meetings do not run too late and delegations are not kept waiting. Comments on projects should be relevant to the mandate of the Commission and not repetitive. It was suggested that keeping notes on presentations would help with drafting motions.

3. **Redevelopment of the Existing Works Yard Site (OCP Amendment and Rezoning) and the New Operations Centre (Rezoning)**

F. Ducote gave an overview of both projects and then presented the redevelopment proposal for the existing works yard site located at 720 West 2nd Street. The Creekside Crossing development would be part of a site which has two separately-owned properties to the north. If approved, the developer will provide a new turnkey Operations Centre at 61 Bewicke Avenue. The development of the existing Works Yard generates the revenue for the construction of the Operations Centre. Each development will be considered separately.

- The development, which is east of Fell Avenue and south of Marine Drive, would be accessed by a new bridge across Mosquito Creek from the west.
- The site is lower than the land to the north but can be made into a highly visible site with medium to high density and will use urban design principles which will enhance the gateway location.
- It is surrounded by very busy streets and the building sidewalk relationships will be important.

- The net site is about four acres with dedicated parkland.
- The site is being developed in return for a post-disaster City Operations Centre and improvements to Mosquito Creek Park, protecting the green corridor with opportunities for onsite open space.
- There is pedestrian access with good site permeability, but vehicle access will be required for utility repairs.
- The development is the first opportunity to build five and six-storey wood frame buildings in the City.

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

- This is a semi-industrial site, has any thought been given to affordable housing or lofts for artists? A: We have discussed this. The big benefit to the community and City is the New Operations Centre, the development of the park, and the provision of the bridge. Affordability will be through the price points of the unit size.
- What is the impact on the creek? A: The intention is to restore the riparian habitat, but there is a gas line east-west across the site. With the setbacks the creek should be protected.
- Will the development be tendered? A: Probably not.
- To what extent is it necessary to replace the existing Works Yard? A: It is in bad shape and occupies a valuable site. Industrial uses should be near the railway further south. The City needs to take advantage of its assets. It is difficult to access the site so mixed use is not practical.
- Is there is an opportunity for ground level connections to the walkway area in the park? A: Yes.
- What do you mean by visible sustainability? A: We are hoping for a high quality design with good storm water management, energy production and use etc.
- How will the buildings relate to the height of the buildings on Marine Drive? A: The proposed six-storey building would be even with the most recent buildings on Marine Drive given the grade changes.
- Could the road to the east become retail or mixed commercial use? A: It is not wide enough.
- It is single plate parking? A: Yes, due to the water table and the cost to go deeper.
- Is there existing pedestrian access? A: The aspiration is to connect from Marine Drive to Bewicke Avenue, plus it is part of the Transcanada Trail.
- Why the trail to connect to Bewicke Avenue? Why not to Harbourside? A: We do not have the Parks staff here to answer that question.
- I have seen a lot of accidents on 2nd Street and Bewicke Avenue; it is not a well-defined traffic corridor given the number of new residential units to be added here. I would like to see more study on traffic impacts. Staff: We did write a report to Council studying the total reconfiguration of the area; there are enormous crossing distances for pedestrians.
- The residential will be connected to LEC? A: Yes.
- There is a long building on the west along the creek with limited access to the creek. A: There is a gap of 18-20 metres. The building could be two different buildings if all the buildings were six stories.
- Given the topography and the roads and different uses, does residential fit? There would need to be a lot of attention to screening from the connector road.

- I am troubled by this development which results in a net loss of industrial land. Could we not do something else here? A: A representative from Darwin Properties, through the Chair, explained that a land exchange agreement had been signed with the City to redevelop this property as a result of a report that showed the existing Works Yard cannot support the 2031 growth projections. Once the new Operations Centre is completed then the residential development at this site would be built. There is a financial equation that assures the City of North Vancouver that, in exchange for the north site, the city receives a new Operations Centre on the south site. This use was stated as appropriate in the Official Community Plan

It was regularly moved and seconded

THAT the Advisory Planning Commission, has reviewed the preliminary OCP amendment and rezoning application for the existing Works Yard Site at 720 West 2nd Street, and although supporting the site development concept feels the following have not been adequately resolved:

- The possibility of including low income housing options;
- A clear transition from public realm to private realm in the riparian area and more pedestrian access to the riparian area through the site;
- The possibility of a pedestrian bridge at 3rd Street;
- Clarity on the green aspects for the residential buildings;
- Confirmation of the connection of LEC to the residential development;
- Confirmation of consultation with the Squamish Nation (adjacent lands).

FURTHER the Advisory Planning Commission would like to see:

- More information about the land exchange;
- The provision of a 3D massing model including adjacent properties to better understand how the project will fit into the neighbourhood;
- A traffic study for the area;
- Plans for handling sound, privacy and overlook issues;
- Quantifiable energy and performance standards for the project e.g. kilowatt hours per square metre/year or BTU's per square foot/year.

Carried unanimously

Vance Harris, Dialogue Architects presented the proposal for the new City Operations Centre at 61 Bewicke Avenue:

- They have worked closely with the Works Yard Group to define their needs.
- Rezoning will be required to take the existing M3 and M5 zones to a cohesive rezoned parcel.
- Parkland and a riparian area run to the east of the site.
- An increase in FSR to 1.0 is requested, which is not required by the Operations Centre this time, but the precedent is for FSR of 1.0 for the adjacent sites.
- There are 0 building setbacks as it is next to the Fell overpass.
- The watercourse to the east has affected the design; native vegetation will be re-established including an additional six metre green Right Of Way.

- Proposed uses include civic use, light industrial, industrial, industrial commercial, or the site could be zoned industrial business park and service commercial use.
- An increase in building height to 50 feet is requested due to the operational requirements of the Operations Centre.
- Primary uses have been moved to the edge of the property with primary access from Bewicke Avenue to unsecured parking. All the human-centred uses are in the central building.
- The north west corner will contain the new greenhouse and LEC pilot plant adjacent to the public realm on 1st and 2nd streets. Greenhouse activities will be on public display.
- The fuel station will be located to the north due to legal encumbrances on part of the site.

Meredith Mitchell, DMG Landscape Architects, reviewed the landscape plan:

- Most of the landscaping is to the east between 1st Street and Bewicke Avenue with the bank to Mosquito Creek stabilized with the retention of existing native vegetation. Pockets of native shrubs will be planted at intervals along the top of the bank interspersed with rough cut timber seating.
- A permeable pedestrian walkway will be constructed on the 15 metre riparian setback bordered by a rough grass area.
- Storm water will drain into a bioswale.

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

- Does the site need soil remediation? A: No.
- Have you considered using the big shed roofs to gather energy e.g. solar panels? A: Solar panels are a long payback item; we are looking at rainwater collection going to underground cisterns to be used by the vehicle washing station, solar hot water.
- Will people know that they can walk down the access road and to reach the pedestrian pathway? You will need to make it obvious.
- From an energy perspective you have an opportunity to use excess heat from the LEC mini plant in the greenhouse. This is a good chance to showcase the LEC; there should be more than the smoke stacks to give a better learning experience.
- Is all the bay area permeable paving, otherwise that is a lot of blacktop? A: It is permeable in the non-secured parking area, but not on the inside because of two issues: the paving silts and clogs in that working environment and is also permeable to everything: leaching from trucks etc.
- Is it good to have a post-disaster area close to the waterfront with water levels rising?
- What is the construction budget? A: The cost is evolving.
- Is this the Rolls Royce version of the plan? What is the bare bones version which could ease some of the density on the adjacent property? A: It is pretty bare bones while meeting all of the requirements that were in the report.
- It would be useful to get some climate data, passive design aspects.
- Is there enough space for a daycare even for staff? It would make it more social and interactive.

It was regularly moved and seconded

THAT the Advisory Planning Commission has reviewed the rezoning application for the New Operations Centre at 61 Bewicke Avenue and recommends approval in principle and looks forward to the following details being resolved to the satisfaction of staff:

- Analysis of climate and passive design potential for the site;
- Better articulation of the specific post disaster impacts, such as floods, sea level rise, that this project proposes to address;
- Review of the integration of public art including showcasing of LEC function similar to the greenhouse at the corner of Fell and 1st Street;
- Enhanced landscape treatment at the same corner to accentuate the connection to the riparian area;
- Quantifiable energy and performance standards for the project e.g. kilowatt hours/square metre/year or BTU's/square foot/year.
- Consideration of potential amenity for city employees such as an onsite daycare;

AND THAT the Commission would like to receive information on the project construction costs and exchange agreement.

Carried unanimously

5. 1250 Lonsdale Avenue (OCP Amendment and Rezoning)

S. Smith read the resolution from the December 8th APC meeting.

F. Ducote gave an overview of the proposed development at 1250 Lonsdale Avenue. The smaller footprint and taller profile were supported by the Advisory Design Panel. Staff would like feedback on streetscape, how density will be earned, bearing in mind that the City does not bonus for employment. A sustainability strategy is a way of earning density. Intersection could be termed the "centre" of Lonsdale Avenue.

Carla Guerrero, Development Manager, Wesgroup Properties gave an overview of the project:

- Small scale retail spaces along 13th Street.
- The residential component will provide diverse housing stock.
- The site is zoned Mixed Use Urban Corridor with a permitted FSR of 2.3; they are asking for 4.34 FSR which is a shortfall of about 65,000 square feet to be earned by amenity contributions. The amenity contributions were the top ones chosen by the public in a developer-hosted public consultation process. \$1,000,000 will be donated to the Presentation House Gallery to assist them in building a new facility at the foot of Lonsdale Avenue.
- The project creates and retains employment both 1250 and 1100 Lonsdale Avenue.
- The site at 1100 Lonsdale will not be rezoned but the density will be transferred to 1250 Lonsdale.

- In this revised design the eastern view corridor has been opened up by more than 25 feet.
- The project will meet LEED Silver equivalency at a minimum and is doubling the requirements for adaptive design; providing 33 units more than the required 16.
- Durability is being addressed by engaging an envelope consultant for input.
- Passive energy design has been employed with natural ventilation for the suites, roof extensions to address overheating, hydronic heating for the residential suites and no cooling in the residential suites.
- The commercial building will be using an energy-efficient system.
- The atrium space will bring daylight into the office space and the south portion of the office space is carved down to enable more light in.

Derek Lee, PWL Partnership Landscape Architects Inc., reviewed the landscape design:

- The design creates a strong sense of place utilizing local materials to emphasize the character of the North Shore using natural stone and native materials combined with contemporary expression.
- The environment is designed on a pedestrian scale to maximize opportunities for social interaction with seating along Lonsdale Avenue. On-street parking on Lonsdale creates a buffer for a viable public realm.
- Rain gardens, on most of the street along Lonsdale and 13th street will capture storm water.
- Lonsdale Avenue is a destination street which puts pedestrians first, so traffic on the street should be tamed.

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

- The space along 13th Street will be in the shade; will there be canopies to encourage people to sit outside?
- Bonusing for employment? Staff: We do not bonus for employment. We evaluate commercial versus residential by about a 3:1 ratio. We are trying to encourage commercial; there are different approaches in different municipalities.
- How do you quantify the cost of density? A: The cost comes from the City.
- How did you select the Presentation House Gallery? A: We partnered with them early on to showcase budding artists on the site's hoarding and understood it was a key priority for the City that the gallery had a new space.
- Is the water feature grey water recovery? Is it all exterior? A: Yes but N.S.C.U. is thinking about extending it into the building.
- Is anything changing on the streetscape at 1100 Lonsdale? A: We have not looked at it yet but it will need streetscape improvements.
- You are not going for LEED accreditation? A: It takes 12 months to get the accreditation.
- How will you ensure that what you are targeting in LEED is achieved? A: We are in more control of the residential component. N.S.C.U. are very interested in sustainability targets and are highly aware of sustainability issues in the operation of their building and in the materials used. We will be taking it through the same process and will have all the documentation ready for review. We always target several points above what is needed for accreditation.

- It would be better if you got LEED accreditation. Equivalency does not necessarily go the whole way. I think we need to make sure that there is modelling done; it is important to the community.
- The rezoning of the existing 1100 Lonsdale will mean it can never be redeveloped above what exists now? A: Yes.
- Concerning density and the amenity proposal; the cost to go to LEED Silver would be \$930,000 but it would be a cost premium to have LEED Silver Accreditation for the project. Where is the premium going to be spent in the residential building? I would like to see more value for the \$'s.
- There are no three-bedroom units in the proposal. A: The floor plans continue to evolve; there are two-bedroom and dens in the latest example. Based on the market research we are expecting mostly empty nesters, seniors and not expecting many families. There will be 50% two-bedroom and 50% one-bedroom units.
- You are providing 40% Level 2 Adaptability; should you plan for a higher level of adaptability? A: This project is providing 90,000 sq. ft. of high quality commercial versus only 70,000 sq. ft. of residential space. We cannot be all things to all people.
- The topic of parking and the left turn on Lonsdale Avenue was raised.

It was regularly moved and seconded

THAT the Advisory Planning Commission has reviewed the OCP Amendment and Rezoning Application for 1250 Lonsdale Avenue and commends the applicant for a thorough presentation. The Commission recommends approval of the project with the following details to be reviewed with staff:

- Clarification of the details of the sustainability contribution;
- Establishing clear measurable energy performance targets to be confirmed by an audit;
- The level of density bonussing for commercial employment space to staff satisfaction;
- Further consideration of design elements to encourage outdoor activities on 13th Street.

FURTHER, the Commission supports the retention of on street parking on the east side of Lonsdale Avenue and does not support the provision of a left turn lane on Lonsdale Avenue.

Carried unanimously

6. 1308 Lonsdale Avenue (Rezoning)

F. Ducote gave an overview of the proposed development at 1308 Lonsdale Avenue. This is a significant development which will have lasting ramifications for the City. The Commission was asked to think about the use and location, the overall massing with regard to impacts on neighbours, the streetwall character on 13th Street, the public realm streetscape and access, and the sustainability strategy.

Colleen Dixon, IBI/H Architects, gave an overview of the project:

- There will be about 2,400 jobs on the site.
- The project will achieve LEED Gold equivalency.
- There is a trend for bringing larger format stores back into the City; this will be the first project in the City of North Vancouver to do so.
- The design of the project has been shaped by potential tenants
- The applicant is requesting 4.92 FSR versus 2.6 FSR outlined in the OCP.
- There will be 1,000 stalls of parking.
- There is a rooftop amenity space for residents.
- The retail has been brought out to the street.
- The museum will be an important cultural addition to the City Centre.
- There will be a high quality pedestrian streetscape along 13th Street with a mid-block crossing.
- There is a pedestrian connection from 13th Street to 14th Street through the site.
- The applicant is proposing to house a LEC mini plant within the building.
- The residential will be a 60% 40% mix of 334 one and two bedroom units. Affordable housing units and the museum amenity are proposed in exchange for additional density.

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

- Who will use the podium? A: The second and third floors of the Podium are for one tenant.
- How large is the midblock break on 13th Street? A: It is about 35 feet wide.
- What form of affordability are you looking at? A: We have been discussing the definition of what it is in discussions with BC Housing. It will probably be owned and run by the City.
- Who is the large format retail tenant? A: We are looking at a destination-based retailer on the two floors with local retailers on the ground floor for the neighbourhood.
- I am not sure that a destination-based retailer a good idea for the centre of the City.
- I find the massing too large and monolithic, particularly along 13th street.
- Amenities should be for the benefit of everyone in the City; I do not see affordable housing as falling in that category.
- I thought the possible idea of two towers was an interesting proposal that had improved sightlines. I have some concerns about the massing of the three buildings and especially the podium. I would prefer two tall towers to three squat towers if there was a way to break up the podium.
- 14th Street is an institutional and primary thoroughfare in our City; you need to deal with Stella Jo Dean Park; it seems as though there is no time of day when it will have light on it. I am anxious to see more development on the 14th Street side of the project.
- I have no problem with the street edge along 13th Street as the character of 13th is different compared to that of Lonsdale Avenue.
- I share the concerns about the podium and massing, but I do want people to be able to walk to many things.

- I am concerned about the use of the Logo for LEED Gold if you are only going for equivalency.
- I found the materials lacking in terms of measurable commitment of sustainability and would like a lot more definition of that. It is frustrating to see LEED equivalency and hard to believe that it is really going to happen. It is important to our view of sustainability in the City.
- The residential is all one and two-bedroom units. The City is struggling to find ways to include larger families. I would like to see the affordable housing have some massing of three-four bedroom units.
- The museum is tucked away in the corner of a very large project.
- The tower on Lonsdale needs to be pushed back.
- Something needs to be done with this site. I am concerned about the destination retailer and the affect it will have on the other retailers on Lonsdale.
- Is it a phased project? A: The commercial and parking and at least one tower would have to be built out. There may be a six month to a year delay between towers. Construction would take about 36 months.
- Regarding the LEED equivalency, are you registering the project and doing all the documentation? A: Yes.
- It is a shame that the loading access is on to 14th Street; why not St. George's? A: The title of the lane from St. George's into the site is not clear.
- It is not ok that semi trailers go up and down 14th.
- The materials used for the museum are an opportunity to break the hard edge of the project. Natural features could be used to express the history of the museum.
- The connection between 13th and 14th could be an interesting corridor.
- Perhaps you could have some amenities for youth in the project design.

Presenter's Comments:

Thank you for your input.

It was regularly moved and seconded

THAT the Advisory Planning Commission has reviewed the Rezoning application for 1308 Lonsdale Avenue and supports the site development concept but notes the following items as not yet adequately resolved:

- Exploration of developing two towers as opposed to three on the site;
- Reduction of the shadowing effect on Stella Jo Dean Park;
- Further consideration of the massing of the podium and moving the tower massing back from Lonsdale Avenue;
- The consideration of opportunities for Adolescent Design (youth friendly) to better accommodate youth needs;
- The inclusion of three or four bedroom units in the unit mix;
- Further development of the 13th street public realm;
- Further detail on sustainability commitments including LEED Gold certification, not equivalency;
- A clearer resolution of the affordability policies for housing;

AND THAT the Commission also would like to see:

- A study of the impact of large format retail on local small retailers on Lonsdale;
- Commercial loading access from 13th Street or St. George's Avenue rather than 14th Street;
- Staff follow up on determination of the value of the community amenities to their satisfaction.

Motion Carried
1 opposed
7 in favour

7. 140-150 West 15th Street (Rezoning)

F. Ducote gave an overview of the proposed development at 140-150 West 15th Street. The proposal is for a 180 foot mixed-use building with approximately 118 residential units with landscaped roof areas and retail units at grade. Four adaptable units for use by the Vancouver Resource Society will be offered. LEED Silver equivalent design is also proposed. The Commission is asked for their input on the density transfer, density bonus provision, and parking.

Chuck Brook, Brook Pooni Associates, Jim Hancock, IBI Group, and Jason Potter, Bunt & Associates, gave an overview of the project:

- There will be 8400 sq. ft. of retail space at grade.
- There is a range of unit sizes with an emphasis on larger size units.
- Community amenities will consist of four adaptable units.
- The tower is compatible in scale with other mixed use high density towers in the area.
- 37,600 sq. ft. of density is being transferred from properties on 16th Street; leaving behind only the existing density on those sites which could be developed as retail commercial uses thus effectively down-zoning the 16th street properties.

- 14,000 sq. ft. of bonus density is created by the four turnkey units for VRS.
- A 2.6 FSR is proposed which is in keeping with the OCP.
- The reduction of high rise buildings from two to one improves the views for many people.
- It is proposed that 30% of the units will meet Level 2 or above adaptability.
- There is a green edge on the west side providing a sidewalk for pedestrian access from 15th Street to 16th Street.
- Energy will exceed ASHRAE by 10%

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

- Is there public art? A: It is being considered.
- I would like to see more definition between the different facades.
- Have you considered commercial activity in the lanes? A: Yes.
- How many accessible units do we have in the City and how many do we need? Staff: Over 500; we are trying to achieve 20% adaptable units in each proposal.
- It seems as though there are very hard edges; the landscaping seems to be internally focussed. Do you see any potential of better engaging the street? A: We can discuss the possibility. The intent is for the lane to have a very transparent edge. The northern portion is more directly associated with the amenity space; the water feature is very open and transparent, open to the corner.
- How can the landscape area be more part of the street? A: We are in discussions with Engineering on how to apply variation on the landscape plan.
- Have you sculpted the building at all to accommodate views from the other buildings? A: Positioning the building is the main part but we have also tapered the design.
- The additional density seems to call for something more than the four units. A: The predominant amount of density is transferred, not a bonus density. There will be a significant community amenity space on the roof with a children's play area and gardens.
- Amenities should benefit the City as a whole; I am troubled by the decision to invest in the type of amenities described.
- I am pleased to see the VRS units but they seem rather small. Are there parking stalls for their use? A: There are two handicapped stalls.
- Is there a transportation study? I do not like mid-block cross walks.
- Can you elaborate on your affordability and family-oriented strategies? A: The units are designed with a range of sizes to allow for targeting different market profiles. We are taking a different approach to other projects on the market with more generous sizes. 35% of the units are one-bedroom, 13-14% smaller two-bedrooms, 10% larger two-bedrooms, three-bedrooms, A child-play area has been incorporated into the project.
- Do you have parking minimization strategies? A: The current bylaw penalizes developers who make more generous sized units.
- What are your energy performance targets? A: 10% over ASHRAE 2009. What commitments will you put in place? A: The 10% will be met by mechanical means, and there will be an energy model.
- What about envelope durability? A building science consultant has been hired to assist.

- What are you doing to avoid overheating? A: Each façade will be treated differently.
- What is the storm water management plan? There is a green roof over 50% of the roof with significant water retention. There will be rain gardens along 15th Street with sumps to filter the water. A Silva cell system for the street trees or structural soil feature will be used.
- What is your definition of LEED equivalency? A: The project will be registered.
- What will you do to complete the project and to ensure the green measures are completed? A: There is an energy modeller who will do this. The project will provide all the documentation required.
- LEED Equivalency is not the same as Accreditation

It was regularly moved and seconded

THAT the Advisory Planning Commission has reviewed the Rezoning application for 140-150 West 15th Street and commends the applicant for a thorough presentation. The Commission recommends approval of the project and looks forward to future additional details from staff outlining:

- Differentiation in the treatment of the different facades including sensitivity in the design to solar orientation to prevent overheating of the units;
- Further refinement and detail on the public realm and the treatment of the corner entrance;
- The applicant to strive for full LEED accreditation rather than equivalency;

AND THAT staff give consideration to revising the parking allowance calculation for this project to make the larger units more viable;

AND THAT staff give further consideration to the need for a mid block crossing on this street.

Carried unanimously

8. Staff Update

Due to the late hour, the staff update was postponed.

9. Other

There being no further business, the meeting adjourned at 11:25 p.m.

The next regular meeting of the Advisory Planning Commission will be held on Wednesday, May 11th, 2011.

Chair

