

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, December 9th, 2015**

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**MINUTES**

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Present: D. Farley  
M. Higgins  
A. Jamieson  
D. Marshall  
P. McCann  
T. Valente  
B. Watt  
Councillor Back  
Councillor Bell

Staff: S. Smith, Planner 2, Community Development  
M. Epp, City Planner, Community Development  
T. Huckell, Committee Clerk

Guests: Paul Sander, Hollyburn Properties Ltd.  
Stefan Aepli, Francl Architecture  
Pablo Rojas, Francl Architecture  
Richard White, Planning Consultant

Absent: M. Clark  
M. Rahbar  
M. Robinson

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A quorum being present, the meeting was called to order at 6:30 p.m.

**1. Minutes of the Meeting of the Advisory Planning Commission held November 4<sup>th</sup>, 2015**

Two corrections were noted:

1. Halfway down page 8, "number and number of trees" should read "number and size of trees".
2. Near the bottom of page 8, after the "inclusion of replacement ratio" should read "10 cm trees".

It was regularly moved and seconded

**THAT** the minutes of the meeting of the Advisory Planning Commission held November 4<sup>th</sup>, 2015 be adopted as amended.

**Carried Unanimously**

## 2. Business Arising

Staff noted that this would be P. McCann's last meeting and the committee thanked him for his service. P. McCann commented how much he had enjoyed his time with the Commission.

## 3. Staff Update

S. Smith reviewed relevant planning development, project and policy items from the previous Council meetings.

## 4. Moodyville Design Guidelines Overview

S. Smith, Planner 2 gave an update on the proposed Moodyville draft Zoning and Development Permit Guidelines. An update was prepared for the November 23 Council meeting, and will return in January/February 2016.

*Tony Valente arrived at 7:00pm.*

### **Questions and comments from the Commission included but were not limited to:**

- Concern regarding how the application of the guidelines will work, and possible subjectivity. **Staff:** I can bring some examples to a future meeting to help demonstrate how the guidelines will work.
- Do development permits go to Council? **A:** They are delegated to staff for review and approval. If an applicant disagrees with the guidelines they can appeal to Council.
- If neighbours express concerns about things like reduced views, how would this be resolved? **A:** Depends on the nature of the problem (e.g. seeking a height exemption). The consultation process provided opportunities to discuss and the guidelines provide limits.

## 5. 2015 Workplan Report

S. Smith, Planner 2 gave a presentation on the APC 2015 Workplan and led a discussion. Staff anticipate another brainstorming session in February 2016 when we will also welcome two new members.

## 6. 1301-1333 Lonsdale Avenue (OCP Amendment and Rezoning Application)

*The group moved downstairs at 7:25pm to review the model outside Conference Room A and reconvened in the Atrium Meeting Room at 7:35pm.*

M. Epp, City Planner introduced the project which is an application for a mixed use development with 14,118 square feet of commercial area and an 18 storey tower with a partial 19<sup>th</sup> floor with 144 rental units of varying sizes including one three-bedroom unit on each floor.

An OCP Amendment is required as Hollyburn Properties Ltd. Is proposing a height above the current OCP maximum height limit of 120 feet. The requested increase would allow a height of 191 feet.

Richard White, Planning Consultant, outlined the proposal to the Commission.

**Questions and comments from the Commission included but were not limited to the following:**

- What are the plans for the southwest corner of this intersection? **Staff:** It is designed for urban corridor as opposed to high density core area. That corner is a bit of a transition to medium-low density.
- How do you envision the bike facilities: **A:** We are working with Engineering on a transportation study. This may result in expansion of the pedestrian realm.
- Concern expressed regarding the type of tenants that will rent the commercial spaces and how to avoid sterilizing that portion of the street; what is there now is a good mix with a variety of small merchants. **A:** We have worked with commentary previously received; can affect the design side, but not really the leasing side.
- Would like to see improved access to City Hall. **A:** Various contradicting factors at play in the placement of the building; shade impact, potential new water feature; there is a ramp down from plaza. Also, good neighbour factor; trying to maintain the 40 foot separation from neighbouring property line (making an 80 foot separation between buildings).
- Concern about the overhang overshadowing Lonsdale Avenue, and ability to look up and see the sky without closing in the street. **A:** We believe that the welcoming setback of this design provides a generous depth, as opposed to building a box right out to the property line.
- Consult with City Operations re: anticipating the need to expand City Hall in the future; this development could take away room from future changes.
- Will space north of the lane be used as a loading zone? **A:** Yes. We are also proposing a co-op car space, and some visitor bicycle parking.
- Will the street trees along Lonsdale Avenue be kept? **A:** We are waiting on a response from the City on landscaping. **Staff:** We've asked that the Upper Lonsdale streetscape design standards be applied. Both the developer and the City have a desire for some green there.

**Closing comments from the Commission included but were not limited to:**

- Congratulations on a beautiful design; it opens up the plaza area nicely;
- Okay with the density transfer; appropriate way to gain density on purpose;
- Okay with the height and the amenity space on the roof; a welcome addition for all these people who will ultimately rent the spaces;
- Love the animation plans for the lane;
- Some concerns with traffic from the building; possibly break that up;
- Value the protection of civic space from shadows;
- Concerned about maintaining the vibrancy of commerce on Lonsdale Avenue;
- Concern re: the "blocky" look of the Lonsdale Avenue facade; consider leaving the horizontal line, but take the vertical one higher;
- Really like the restaurant option on the corner;
- Wonder about the Active Design Guidelines; any consideration of an open, windowed staircase?
- Would like to see more three bedroom units;
- Please keep sidewalks open during construction as much as possible.

It was regularly moved and seconded

**THAT** the Advisory Planning Commission has reviewed the OCP Amendment and Rezoning Application for 1301-1333 Lonsdale Avenue and recommends approval, subject to the consideration of the following by City staff:

The Commission supports:

- the height, density, and density transfer proposed;
- the building design;
- the market rental housing element;
- the transit connections;
- the at-grade bike connection and storage;
- the building amenities, in particular the rooftop amenity;
- the proposed mews which will animate the space;
- the need to provide continuous rain coverage;
- the siting of the building as it relates to City Hall and 13<sup>th</sup> Street.

The Commission recommends further consideration of the following:

- the design of the overhang on Lonsdale Avenue that relates to the commercial space;
- encouragement of retail variety at grade on Lonsdale Avenue in support of walkability;
- protection of the existing street trees;
- keeping the sidewalks open during construction; and,
- further review of the active design policy in relation to this development.

**Carried Unanimously**

## **7. Information Items**

A member noted the duplex with secondary suites on Chesterfield (between 16<sup>th</sup> and 17<sup>th</sup>) is offering tours; it was designed under the new guidelines. Worth seeing.

## **8. Other Business**

A member queried whether it is possible to send out developer information sessions via notifications, as opposed to via the listserv which appears to be unreliable. S. Smith indicated she would pass that on for consideration.

There being no further business, the meeting adjourned at 9:35 p.m.

The next regular meeting of the Advisory Planning Commission will be held on Wednesday, January 13<sup>th</sup>, 2016.



Chair