

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, February 13, 2013

MINUTES

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

Staff: S. Smith, Planner, Community Development
E. Adin, Deputy Director, Community Development
M. Roseland, City Planner, Community Development
J. Hnachuk, Committee Clerk

Guests: Harbourside (Rezoning Application)
F. Babul, Concert Properties
L. Lock, Concert Properties
J. Meads, Concert Properties
K. Marler, Hughes Condon Marler Architects
R. Henry, Richard Henry Architects
D. Lee, PWL Partnership
P. Dorby, Bunt and Associates

103 – 113 East 12th Street (Rezoning Application)
F. Yadegari, Architect
G. Venczel, Principal
P. Baik, Farzin Yadegari Architect
D. Rose, Landscape Architect
M. Adilipour, Farzin Yadegari Architect
M. Salmani, Farzin Yadegari Architect

Absent: Councillor Bell
Councillor Buchanan

A quorum being present, Mark Roseland, City Planner, took the Chair and called the meeting to order at 6:00 p.m.

1. Commission Orientation and Welcome to New Members

S. Smith, Planner 2, welcomed new members and all members introduced themselves.

M. Rahbar entered the meeting at 6:05 pm.

S. Smith reviewed the following:

- Role of the Advisory Planning Commission
- Advisory Body Procedures, including the Terms of Reference and Conflict of Interest
- Roberts Rules of Order
- Childcare expenses during a Committee meeting
- Quorum
- Attendance

2. Elections of Chair and Vice Chair

The election of Chair and Vice Chair for the period February 2013 to January 31, 2014 took place.

Nominations for the position of Chair were requested. Bill Curtis was nominated for the position of Chair and accepted the nomination. John Jensen was nominated for the position of Chair and accepted the nomination. The Panel voted by show of hands. John Jensen was elected Chair.

Nominations were then requested for the position of Vice Chair. Bill Curtis was nominated for the position of Chair and accepted the nomination. No other nominations being received, Bill Curtis was elected Chair by acclamation.

John Jensen took the Chair and called the meeting to order at 6:30 pm.

3. Minutes of Meeting of the Advisory Planning Commission held January 9, 2013

It was regularly moved and seconded

THAT the minutes of the meeting of the Advisory Planning Commission held January 9, 2013 be adopted.

Carried Unanimously

4. Business Arising

None.

5. Staff Update

S. Smith reviewed items that have been to Council, items that are in the process, including applications, projects including the Heritage Register and Harry Jerome, as well as policies, including the Density Bonusing Workshop Synopsis, Public Hearing Sign Up Policy and the Resident Parking Policy Update. If members would like more information, they can contact S. Smith. Members requested that they would like to be kept updated on the Density Bonusing Workshop Synopsis.

6. Harbourside (Rezoning Application)

E. Adin introduced the development team. The four lots have been identified as a Development Permit area. The Development Permit Guidelines are being drafted by the developer. Members can include edits and suggestions to the Guidelines in their resolution or by sending an email to eadin@cnv.org. It was noted that the APC may not see all drafts of the Development Permit Guidelines.

The applicant provided a 3D Model at the meeting.

R. Henry, Richard Henry Architects, presented the powerpoint and reviewed the applicant's response to the Commission's previous recommendations.

- An effort to widen views at the south end of Fell Avenue.

Two explorations were reviewed. Exploration 1, recommended by the applicant, pulled back the southwest building for an eye level view southwest and also provided curved lower floors of the hotel for eye level views southeast.

Exploration 2 compressed the Harbourside Drive buildings at the entrance and moved the southwest building at the foot of Fell Avenue to the west to expand views, and the lower floors of the hotel have also been angled to reveal eye level views to the southwest.

The applicant is also looking at removing a protruding balcony because it blocks some of the skyline, as well as perhaps moving restaurant outdoor seating to the ground level.

- The pursuit of all opportunities for storm water management.

A holistic rain water management plan will be developed to meet or exceed current Best Practices guidelines. There are two aspects to rainwater management, onsite and offsite, which need to be managed separately. Concert is also looking at filtering water into courtyards by bioswales, which would be combined with some rainwater storage that Concert would use for irrigation within the development. Concert is also looking at extensive green, useable roofs. Semi-private zones would not be gated so not to create barriers, but will create separate in a subtle way. Private edge conditions, will be created between public / private open space to give a sense of separation.

- The assurance that ambient noise from local trains and industry is managed.

An Acoustical Evaluation has been commissioned as part of the rezoning application. The study assesses the noise from local shipyard/industrial sources to the west, commercial operations to the north, yacht club/marina activities to the east, the CN Rail line, the Coal Harbour float plane activity and future local traffic. The study recommends preliminary noise measures that meet the interior design noise level criteria used by the City of North Vancouver, i.e. the CMHC's "Road and Rail Noise: Effects on Housing".

Seaspan will be up and running in 2014. It will be important to measure the noise they will be generating.

- Focus on how the commercial use will remain secured and be phased early in the development process.

The rezoning proposal maintains the lands existing commercial capacity, and adds residential uses to the land use mix. Approximately 371,000 square feet of commercial area is being proposed. The proposed mix of commercial is as follows:

- 216,000 sf of office area along Harbourside Drive
 - 100,000 sf of hotel area
 - 55,000 sf of retail area along Harbourside Place
- More work on the definition of allowable uses within the Zoning Amendment Bylaw that is drafted.
Concert is receptive to permitting all allowable commercial, hotel and retail-service uses. In collaboration with City staff, a comprehensive list of allowable uses will be developed as part of the Zoning Amendment Bylaw.
 - Better definition of public space and other public amenities for all ages.
Concert will complete its negotiations with the City prior to the Town Hall Meeting. Amenities include 100 rental homes, street beautification along Harbourside Drive, public event space, community use facility, improvements to key traffic intersections, offsite improvements to rail crossing, improvements to Bewicke Ave, enhanced transit frequency, new transit bus hub, retail shops and services, multi-purpose street that can be cordoned off, newly dedicated park, enhanced waterfront park, new Fell Plaza, retail kiosk with public washrooms, Spirit Trail enhancement, dependent on what happens with discussions.
 - The Commission further encourages both the City and applicant to work with neighbours to improve ambient light and to optimise views.
Concert will be pursuing the Automall, and is committed to working with the Automall regarding their sign and the light it emits.
 - The Commission further encourages the applicant and the City to pursue finalizing the Spirit Trail path connection between the site and Lonsdale Quay.
Concert has an existing relationship with the Squamish Nation and has offered to participate in discussions to progress the route alignment. Concert recognizes the importance of the Spirit Trail path between Harbourside Waterfront and Lonsdale Quay, and is committed to helping bridge discussions to realize this connection.

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

- What is "alternate ventilation"?
Ans – Something like the Argo type system for heating and cooling spaces.
- What can be done about the Seaspan noise?
Ans – A 7-storey office building will provide a buffer at the end of the site. An acoustical engineer will be used for the development. All noise levels will be assessed when the building is designed.
- Would the communal space facility, eg. pool, be managed by the Rec Commission?
Ans – Amenities haven't been considered on that scale. All amenities around the site are proposed and Concert will be working out the amenities package with the City and a third party mediator. Concert are going to maintain a lot of the community amenities and manage it.
- The run off from the rainguards could cause problems in the future. There are two riparian areas on either side of the site.

Ans – Golder & Associates has been looking into it. There will be at regulatory process. The park plan hasn't been complete.

- Has Concert considered using stormwater for greywater use, eg. flushing toilets?

Ans – The project will be built to LEED Gold. Haven't determined for specific buildings, but will consider.

- What is your plan with resident parking / visitor parking / destination parking?

Ans – Concert will be accommodating all parking. Also, Concert is working with TransLink to subsidize service for more frequent, 15 minute, bus service.

- Would it be practical to consider collect the water that's running down from north of the site and aim it at the water ponds?

Ans – There is the challenge of gravity. In order to manage flood risk, the development will have to be raised 2.25 metres above the existing grade. There is an existing stormwater management already in place.

- How prescriptive are the images we're seeing?

Ans – It's currently about the general lay of the land, general streets, open space and building massing.

- Who is creating the Development Permit Area Guidelines?

Ans – The developer is drafting the guidelines. This is their third draft. Staff will be involved. The City has asked that they not be too detailed. The energy management will be secured.

- Explain water level/grade change at Bodwell School.

Ans – There is going to be a simple element, concrete band, dyke type, designed to accommodate the increase in height over time and extended back. Could go quite far north.

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

- Support Exploration 1 and the removal of the second deck on the right hand side building.
- Would like to see more focus on greywater management inside the buildings.
- Concerned about noisy alternate ventilation.
- Support the idea of passive (windows) ventilation.
- Should be a covenant to secure the construction and job aspect of the commercial area.
- Commend the applicant on their presentation and work to date.
- Lacks context.
- Like the idea that it appears to be open handicap access to the water.
- Three hour parking would be optimal.
- Impressed with stormwater management concepts.
- Would have been nice to get some assurances on CO2 targets, as stated in the Commission's last resolution.
- Would help include context and social context. There are lots of offices and the automall employees working in this area; all potential clients of the proposed residential sites.

It was regularly moved and seconded

THAT the Advisory Planning Commission has reviewed the Rezoning Application for Harbourside Waterfront and supports the applicant's design for the foot of Fell Avenue. The Commission is satisfied with the efforts for addressing storm water management, as well as the plan to address and monitor ambient noise issues. The Commission also now supports, after further review, the applicant's proposal for building massing and orientation at the Foot of Fell Avenue.

The Commission recommends approval of the project, subject to the approval of City staff, of the following:

- Secure the construction and timely delivery of high employment commercial floorspace;
- Consider of securing indoor greywater use within the structures, if possible;
- Secure the construction of the rental property;
- Consider setting a three hour limit to on-street parking in support of healthy retail businesses in the area;
- Encourage the developer to add more contextual information in presentations to the public;
- Continue to negotiate elevated targets for carbon efficiency and energy efficiency in the development; and
- Consider the extension of the concrete band around Bodwell School, in an effort to address sea level rise more broadly for the neighbourhood.

Carried Unanimously

E. Adin and J. Plato left the meeting at 8:00 p.m.

There was a short break and the meeting resumed at 8:15 p.m.

7. 103 – 113 East 12th Street (Rezoning Application)

S. Smith provided the background on this project. This is a preliminary review, which will go before Council in February 2013. The project includes a 5-storey commercial building, a density transfer of floor area from another site, for a 3.39 FSR. Staff are looking for comments on density transfer, use, extra height and general massing.

G. Venczel, Principal, introduced the delegation and reviewed the application. The proposal is for a Class A office building. The 5 storey commercial building has been designed with a strong pedestrian retail aspect. The current zoning is C-2. The developer is proposing a density transfer of 1.0 FSR (a total of 9,600 sf) to make the project more feasible. There is no height limit if the building is commercial only, and the height is proposed at 60 ft.

M. Roseland entered the meeting at 8:20 p.m.

G. Venczel reviewed the package, including area context and architecture. The design is clean lines, aluminum, polished concrete and glass. There is no paint or special treatment. The density transfer would come from 1629 St. Georges Street. The project at 1629 St. Georges is a residential rental building currently under construction.

Sustainability includes employment. Other sustainability includes rental housing, social sustainability goals and the pedestrian oriented urban design, which includes the reduction of greenhouse gas emission.

CPTED was reviewed and elevations were shown. Overall massing and back of building were reviewed, including the gradual recessing as massing moves to the upper levels.

The main floor plan was reviewed and entrances were outlined.

D. Rose, Landscape Architect, reviewed the landscaping plan. The plan is mainly hard landscaping, based on the Lonsdale Streetscape guidelines. A brick pattern occurs on the west side of Lonsdale and is reflected in the sidewalk patterning of this development. Trees will be retained and new trees will be planted on 12th Street. At the corners, there will be paving, picking up on the canopy shape and benches will be used for stormwater management. Bike racks have also been added. A deck at the rear of the property, for office workers, will be landscaped with a variety of plantings so people can sit alone or in groups.

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

- Will the garbage/recycling be sufficient for a building of this size?
Ans – The size is as per the Bylaw.
- How is the garbage/recycling going to be situated?
Ans – Fenced, but not covered.
- How is the bicycle storage on the mezzanine level accessed?
Ans – Bicycle storage is accessed from the lane.
- Would all floors have access to the 3rd floor patio?
Ans – yes.
- Can you please explain density transfer?
Ans – The Central Lonsdale Planning Study (CLPS) results were that there is no federal funding or provincial funding, so the only toll left is for density bonusing on an existing site. The CLPS is a guideline for density bonusing. 1629 St. Georges in the CLPS had a total of 3.5 FSR. They renovated 11 units and built eight more units and some of the remaining FSR was transferred to 1860 Lonsdale, giving that development a total of 3.5 FSR. But 1860 Lonsdale couldn't achieve more than a 2.3 FSR, so the difference was transferred to the 113 East 12th Street development.
- Density transfer on the subject site says 9,600 sf, but the diagram shows 6,672 sf, a difference of about 1,600 sf.
Ans – Probably a typo. 9,600 sf was transferred.
- The parking requirement is 63 stalls, including six amenity stalls, but it looks like there are 57 and six amenity stalls.
Ans – Some of the parking stalls were changed to bicycle stalls. There are 57 parking stalls, six have been replaced by bicycle parking, and for every bicycle parking, you get to replace one parking stall. So there are 57 parking stalls with 18 bicycle stalls.
- Where is the mechanical room?
Ans – The mechanical room is located next to the utility room. The project is required to link up to the LEC. The LEC prefer to discuss requirements with the owners at the Building Permit stage, so currently there is an estimation of what the LEC space would look like.
- Both images on Page 5.02 have the same text.
Ans – It is based on institutional zoning. Currently, it is a flat little building, so the future potential is that, we don't know if it's going to be civic use or commercial use.
- What is the window system, curtainwall?
Ans – There will be no operable windows. There are some doors to the patios and balconies. (A material sampleboard was circulated).
- How will the parkade be secured between office and residential?
Ans – This is all commercial, so visitors and staff would park in the same parking.
- What is happening at 1629 St. Georges that they have to do another density transfer?
Ans – To ensure the project already underway at 1629 St. Georges is completed. They are at the stucco stage and are struggling financially to complete the project.

- Are there any other elements of energy efficiency?
Ans – We are talking to an Italian company for a heating system, which is a radiant heating through the ceiling. It is one of the most efficient systems.
- Any ASHRAE standards?
Ans – The City standard will be met, ASHRAAE 90.1 2007.

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

- Seems like an abruptly modern building on that corner. Context doesn't fit.
- There is something complicated about the idea of a building that's not financially able to fully utilize density on its own site. The rental building was designed to meet the original plan and now they're coming back for more. Other potential developments could do the same.
- Doesn't address the lane.
- The site will have to go to Council to be approved for 3.5 FSR.
- Not concerned about the height of the building if others across the street are similar.
- Massing is more than 24 ft of building, next to the neighbouring building. No relief where they come together. Only one drawing that reflects that.
- Mechanical room has to be looked at.
- Concerned with size of garbage/recycling for a building of this size, and proximity to the residential building on the south lane.
- Concerned with the ground level CRU showing an outdoor patio opposite the residential building.
- Concerned with steep grade in parkade at 19%.
- Suggest access to the bicycle stalls be revisited.

It was regularly moved and seconded

THAT the Advisory Planning Commission has reviewed the Rezoning Application for 103-113 East 12th Street and does not recommend approval of the submission pending resolution of the following issues:

- Additional density requested for 1629 St. Georges and potential transfer to the proposed site;
- Building design does not respect its surroundings;
- On-site facilities, including the Mechanical Room, location of the garbage and recycling facilities and potential patio use, especially in relation to the residential neighbours;
- Grade of parkade ramp at 19%;
- Parking stalls too close to the ramp making them inaccessible;
- Clarification of the height variance in relation to the zoning and OCP; and
- Safety of the bicycle room access via the ramp.

Carried Unanimously

8. OCP CityShaping Update

S. Smith updated the Commission on the OCP CityShaping. On January 19, 2013, a Growth/Land Use Workshop took place. The event included key speakers who spoke on how the City could change over time, and the participants broke out into a hands-on exercise. Speakers included Mark Roseland, who presented key considerations, Brent Toderian, former Planner at City of Vancouver and Lewis Villegas, urban Design Specialist. Mr. Villegas talked about row housing. Both spoke about built form and the link between how you choose to grow and the amenities and alternative transportation and the

connection between these things. Peter Russell set the stage and asked the group to take an oath. The CityShaping website has video of the staff presentation and the two speakers.

After the presentations, the workshop broke out into 16 tables where the groups looked at the first 15 years. They had to put down the growth based on the growth in the past. Circles represented density. People had to put the circles where they wanted density. Then they did the same with a second exercise looking at the next 10 years, for affordable housing, rec centres, offices, parks, etc.

There were 150 people attended in total, including five Council members. A couple of the APC members attended and enjoyed the speakers and the exercises.

M. Roseland noted the City is currently analyzing the 16 maps. There were no big surprises that came out of the exercises. Next step includes going to Council in early March to show some options for growth in the City.

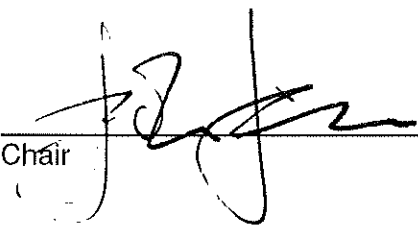
In mid/late April, we expect to hold another public event. At the beginning of summer, we expect to have a draft OCP, a public hearing in the Fall, and adoption late this year or early 2014.

9. Other Business

Members commented that they have noticed a stretch of businesses along the Marine Drive corridor with no access from the pedestrian sidewalk, eg. Swiss Chalet has their front door on the inside parking area. Also, windows that looked like glass are opaque now and entrances are blocked off. Another example is the Pinnacle Site at the corner of Esplanade and Lonsdale, where it appears to be an entrance to the hotel, but is not. Also, the Pinnacle's swimming pool amenity is not conducive to outside people. Another concern are specialized daycares, which are not drop-off daycares and are expensive.

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 13, 2013.


Chair