

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, January 14th, 2015**

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**MINUTES**

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Present: A. Jamieson  
D. Marshall  
B. Phillips  
M. Robinson  
C. Sacre  
B. Watt  
Councillor Bell

Staff: S. Smith, Planner 2, Community Development  
S. Kimm-Jones, Committee Clerk

Absent: D. Farley  
J. Jensen  
P. McCann  
M. Rahbar  
Councillor Back

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A quorum being present, the meeting was called to order at 6:00 p.m.

In the absence of the Chair, Brad Phillips agreed to act as Chair

**1. Minutes of Meeting of the Advisory Planning Commission held November 12<sup>th</sup>, 2014**

It was regularly moved and seconded

**THAT** the minutes of the meeting of the Advisory Planning Commission held November 12<sup>th</sup>, 2014 be adopted.

**Carried Unanimously**

**2. Business Arising**

S. Smith thanked John Jensen and Brad Phillips and Christie Sacre for their time spent on APC. Their commitment and perspectives brought to the discussion were very helpful and insightful.

Councillor Back will join the group in February. Procedures will be discussed at that meeting and a new Chair and Vice Chair will be elected.

### **3. Staff Update**

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

**Action:** Staff to include the View Sensitive Guidelines at the February 11th meeting. Members were asked to bring their binders which will be reviewed at the meeting.

Councillor Bell told the Commission that he has asked staff to investigate fire-approved storage spaces that could be put in parking spaces. He has met with the Fire Department.

### **4. Official Community Plan Update – Next Steps**

S. Smith updated members on the status of the Official Community Plan (OCP) and what was presented to Council on January 12<sup>th</sup>.

Third reading of the OCP Bylaw was defeated on September 29<sup>th</sup>. A range of options was presented to Council on January 12<sup>th</sup>. The Public Hearing will be on Tuesday, March 3<sup>rd</sup>, 2015.

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

- It would be good to move 3<sup>rd</sup> Street northwards to reduce the bend, when the bus depot is closed.
- What about commercial all along 3<sup>rd</sup> Street? Would shops act as obstacles on major transportation route?
- I am concerned that 1.6 FSR will result in more bulk on the site. There should be more visual diversity. It will be a challenge. **Staff:** The Development Permit Guidelines will address design issues, bulk, position on site etc.
- Parking should come to the Planning Commission as it is linked to land use. **Staff:** I will have a look at the reports in question that were at the Integrated Transportation Committee.
- Where is mixed employment located? **Staff:** We have held the line where industrial land is concerned. Look for changes in policy and the Economic Development Strategy. The amount did not change.
- Live work areas would be important.

*M. Robinson entered the meeting at 6:58 p.m.*

### **5. Information Items**

City of Vancouver Bird Strategy: This could be included in Development Permit Guidelines.

Coach House Process Review Report: There was direction from Council to streamline the process. Coach Houses can add a different feel to the lane but can

add conflict as it brings living to the lane. Some lanes are not paved; coach houses turn it into a form of street. Coach Houses cannot add density to the site.

**Action:** Staff to forward the report on outlining BC Assessment's opinion on how the potential for a coach house does not have a significant impact on property taxes.

**6. Other Business**

The Volunteer Appreciation Reception will be on April 30<sup>th</sup>.

There being no further business, the meeting adjourned at 7:45 p.m.

The next regular meeting of the Advisory Planning Commission will be held on Wednesday, February 11th, 2015.



Chair

