

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 Thursday, June 9, 2011**

MINUTES

Present: B. Curtis (Chair)
J. Jensen
D. Olson
B. Phillips
J. Plato
M. Rahbar
M. Robinson
M. Tasi
Councillor Heywood

Staff: S. Smith, Community Development
S. Kimm-Jones, Committee Clerk
R. White, Director, Community Development
D. Watson, Transportation Planner, Engineering

Guests: None

Absent: H. Goodland
P. McCann

A quorum being present, the Chair called the meeting to order at 6:05 p.m.

1. Minutes of Meeting of the Advisory Planning Commission held May 11, 2011

It was regularly moved and seconded

THAT the minutes of the meeting of the Advisory Planning Commission held May 11, 2011 be adopted as amended.

Unanimously Carried

2. Business Arising:

None.

3. "The Big Picture"

R. White and S. Smith gave APC members an overview of how recent developments fit into the "Big Picture". The 100 Year Sustainability Vision anticipates that there will be more building area with hard targets for energy and emissions within the City

limits and more green spaces such as bioswales and green roofs. The City will have to create opportunities for affordable housing, growing food etc.

The "New Commercial Floor Space" report That went to Council in March was distributed for APC members' information. The value of commercial versus residential space is tilting the balance in favour of residential but commercial space is important too; the City needs a mixed use environment.

Many aspects of broad policies are applied uniquely at the site level: design guidelines, density bonussing provisions, appropriate amenities, Zoning.

Density bonussing is included in the Official Community Plan in a general, not prescriptive way. It has to be achieved through a zoning change and Public Hearing as well as a Town Hall meeting.

1860 Lonsdale Avenue is the first attempt to regularize and protect rental housing.

The key is to apply the top two "levels" of city and area context to the bottom or project level. Over the next 18 months APC will be focussing more on key topics than projects.

There are a lot of residential units, about a 10 year supply, coming through the pipeline so there may be a slowdown in development. The developers of The Local have marketed for six months but have not begun construction. The school district project is selling faster because units cost 20% less due to wood frame construction.

A member of APC mentioned that, having reviewed four projects with density bonus associated with them, it was difficult to understand the differences between the bonuses. How should the APC assess if the City is getting a good deal? Is there a calculation that the lands and finance people use? Staff: APC should be able to say that they do not think there is good value in the density bonus.

Some of the current proposals are taking a very creative approach to density bonus. Other municipalities are not very rigorous e.g. commercial development not counted in the density. The City tends to be more rigorous than others. There is debate at Council that if developers propose a particular amenity, it will encourage supporters of the amenity to support the development. The City has spent a lot of time thinking about it, but it is still evolving.

APC member: It seems that there is a need for the communication of an overall density strategy with priorities established so that it is clear for all concerned that it makes sense.

Staff: People buy property based on the value in the OCP e.g. single family to duplex. When 1308 Lonsdale Avenue sold it had 13 bidders; Onni paid more hoping to rezone; anything above the current zone of 2.6 FSR should be for the benefit of the City e.g. 100% of the differential. The City has an aspiration list in the capital fund e.g. the museum, art galleries, affordable housing; City policy suggests density bonus should be given for those kind of items.

APC member: It is very difficult to forecast the future; the City is very dependent on the worldwide economy. There is a flood of people coming to Canada. What

happens in West Vancouver affects The City. Where is the Squamish Nation in the OCP? Are they involved or being consulted? A: R. White is the staff liaison with the Squamish Nation and the City has a protocol agreement with the Nation and they have been consulted on the Works Yard development for example.

APC member: We can take advantage of ethnicities for theme, character which should be defined for developers to give them direction. The public should be asked what they want.

Staff: Based on certain calculations North Vancouver City was the second fastest growing municipality in BC in 2009.

APC Member: The Lower Lonsdale public amenities study was focussed on the needs of Lower Lonsdale i.e. it was a busy area with not many amenities. We should look at the area context and decide what each area needs; then there would be a list for the developers. There might be a way of theming the various areas to give them a different feel from each other so that we would have a connected multi-nodal community. Over 80% of people who come to BC want to see and interact with aboriginal art, photos.

Member of APC: All the decision makers seem to be Caucasian; yet there are 52 different languages in North Vancouver schools. Culturally there may be a disconnect between the decision-makers and the population. There is a 17% poverty level on the North Shore with many immigrants and single mothers. There is no affordable housing. Are we going to make it mandatory that there be a fund for affordable housing? Immigrants have to be formally invited to participate in the engagement process.

Staff: The City does have an affordable housing fund. When deciding on public amenities for density bonussing it is sometimes hard to justify using funds for affordable housing which would serve 20 families against an amenity for the public at large.

Member of APC: In Seattle alleyways are often landscaped and given names; we could have micro neighbourhoods in the Lower Lonsdale neighbourhood.

Member of APC: Translink is in the planning stages for Lonsdale Quay and Phibbs Exchange. They are asking the PAC for creative ideas on how to do that.

Staff: Historically the seabus has created a different approach to things; it has focussed a lot of attention on bringing people to the seabus and taking them off the North Shore. There is a high number of people leaving the North Shore to go to work. Transit corridors across the North Shore need to be strengthened to enable good east-west movement.

Member of APC: Metro Vancouver has moved into planning and is taking over a lot of the planning that municipalities used to have. It seems that cities have to fit into their big plans.

Staff: Coquitlam refused to sign on to the Metro Vancouver strategies. It is a fundamental change to how the regions are covered. Industrial land rather than agricultural land is the issue.

Member of APC: How do we provide the maximum amount of value to staff? Is there a role we can play in the negotiations between the developer and staff? Maybe there is more that APC could be presented with to engage them between the meetings

Staff: City Council are the ones to make the decisions. APC can pass motions advising Council of their wishes; it will come down to land use. We do not expect you to spend more time than preparing for the monthly meeting.

Member of APC: APC had sub groups meeting in the past which then communicated to APC e.g. The Foot of Lonsdale Study.

J. Plato joined the meeting at 7:20 pm

M. Robinson left the meeting at 7:25 p.m.

R. White left the meeting at 7:25 p.m.

5. Bicycle Master Plan

D. Watson, Transportation Planner, Engineering, reviewed the bicycle master plan, outlining what has been done and where they are going, and asked APC for their feedback.

The Joint Bicycle Advisory Committee held a workshop in December 2010 to revise goals and objectives. There was a second workshop in March 2011 to talk about new routes and changes to route network and problem areas. The draft plan will be presented at an Open House on June 23rd. APC will be asked for their endorsement of the plan in September.

The proposed goals are to strengthen community connections and to support a sustainable transportation system.

The goal is to have all the routes paved; masterplan routes will be accessible by everyone. This excludes mountain bike trails. There has been some debate whether to include Mosquito Creek which is one way only for cyclists.

Discussion ensued on the problems associated with crossing intersections, on how to get ordinary people to ride their bikes when cyclists are often portrayed as very fit and dressed in sports clothes, the integration of transit and bicycles.

The question was asked about having a Citywide rental project. Staff: The City does not have the infrastructure to handle it. Staff is waiting for the results from pilot projects in Vancouver and UBC.

Councillor Heywood joined the meeting at 7:40 pm

M. Tasi left the meeting 8:20 pm.

6. OCP 2021 & Beyond Update – City Shaping Launch

S. Smith gave an overview of the community engagement aspect of the OCP. An online survey is being developed and there will be community launch events to discuss key issues important to people.

7. Information Items

Members of APC were asked if they had any questions on the two information items: The Commercial Floor space report and the staff update on 140-150 West 15th Street project.

8. Staff Update

S. Smith gave the staff update.

1308 Lonsdale Avenue: The developers are engaging in further public consultation before a Town Hall meeting is scheduled.

212 Brooksbank Avenue (MEC): This has been approved.

1860 Lonsdale Avenue : This project has been referred to a Public Hearing scheduled for June 20th

720 West 2nd Street (the current City Works Yard) This is going to Council June 13th and will be seeking Public Hearing for July 4th

61 Bewicke Avenue: Will be going to a Public Hearing on July 18th.

1250 Lonsdale Avenue: A report will be going forward to the June 13th Council seeking direction.

8. Other Business

Brad Phillips gave feedback on a lecture given by Patrick Condon which he attended in which "Seven Rules for a Sustainable Community" were described: 1. Restore the street car city, to build connectivity, 2. Design an interconnected street system – how communities are connected, 3. Locate commercial services and frequent transit stops near where people live. 4. Locate good jobs close to affordable homes, 5. Provide a variety of housing types, 6. Create links to natural areas which would be easy to do in the City, and 7. Make investments as quickly as possible in lighter, greener, cheaper, smarter infrastructure.

Jeff Plato attended "Art in the Garden" and recommended it for 2012. An inventory of where the underground streams are would be interesting; one garden used an underground stream as a focal point.

S. Smith told APC that Richard White, Director, Community Development, was awarded Planner of the Year by PIABC. The Commission congratulated him in absentia.

S. Kimm-Jones will send out an email checking quorum for July and August.

There being no further business, the meeting adjourned at 8: 40 p.m.

The next regular meeting of the Advisory Planning Commission will be held on Wednesday, July 20th, 2011.

Chair

A handwritten signature in black ink is written over a horizontal line. The signature is stylized and appears to be 'S. Kimm-Jones'. The line extends to the right of the signature.