

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, March 9th, 2011**

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**MINUTES**

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Present: B. Curtis (Chair)  
J. Carcone  
H. Goodland  
J. Jensen  
P. McCann  
B. Phillips  
J. Plato  
M. Rahbar  
M. Tasi

Staff: S. Smith, Community Development  
G. Penway, Deputy Director, Community Development  
S. Kimm-Jones, Committee Clerk

Guests: None

Absent: Councillor Heywood  
D. Olson

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

**1. Minutes of Meeting of the Advisory Planning Commission held February 9<sup>th</sup>, 2011**

It was regularly moved and seconded

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

**Unanimously Carried**

**2. Business Arising**

It was announced that it was Joel Carcone's last meeting as he was moving to Ontario. He was thanked for his service on the Commission and contribution to the community.

### 3. Staff Update

303 East 11<sup>th</sup>: a duplex rezoning. Received 1<sup>st</sup> reading at Council and referred to Public Hearing March 21st.

222-238 Lonsdale Avenue: The Public Hearing was in February. The height has been adjusted by reducing floor to ceiling height and the parapet to reduce from 58' to 52 feet in height. There were lots of questions at the Public Hearing about how height measurements are taken for similar buildings in this area.

362 E. 12<sup>th</sup>: Was adopted at the last Council meeting 4-3.

420 West Keith: Was adopted at the last Council meeting 4-3. Roof top decks on the building were removed.

Proposed reorganization of selected Advisory Bodies: The staff report will be referred to advisory bodies for comment with a Public Workshop to be held to consider the restructuring of a handful of city advisory bodies.

Future status of Joint Bicycle Advisory Committee: As North Vancouver District has withdrawn from the committee, the future role and mandate of the committee has been referred back to remaining City members of the committee for comment.

Metro Vancouver 2040: Regional Growth Strategy Bylaw: Brought to local municipalities for final input. The Strategy would introduce measures to encourage retention of industrial lands in the region and to encourage municipalities to pursue the creation of affordable housing units in the City. There was a question at Council as to whether rezoning the MEC site was an issue due to its current industrial use zoning. It is not. The motion to support the regional bylaw was carried.

Lonsdale Corridor Crime Response: Support for the initiative will be continued with uniformed on-foot patrols April 1-September 30, 2011 in Lower Lonsdale. The 2010 effort reduced reported crime incidents in the area by 17%.

Harbourside OCP Amendment: The Policy plan including consideration of residential use for a portion of the area is complete. First reading was carried and referred to a Public Hearing with staff to report back prior to the Public Hearing on the consideration of services and amenities if residential use is approved. There was a discussion on community engagement as the project is in an area with limited access. A member of the public made the suggestion that perhaps a Town Hall meeting at Centennial Theatre would be effective. However, it was noted that, due to low turnout at these types of meetings, this may not be effective. There was significant consultation with businesses and residents in the area and areas up the hill which could be impacted visually by greater building heights on the site.

Development Options for Former Shipyards Site: Staff were directed to bring back development options for Council's consideration including a mix of public uses, providing integration with the Spirit Trail and existing residential uses. The options to specify opportunities for an on-going lease revenue stream for the City and

increased viability for businesses in Lower Lonsdale. A Public Forum will be hosted by Council.

**Questions from APC included:**

I understand the City will have to produce a regional context statement for Metro Vancouver? A: Yes, the City will have two years to produce a context statement in response.

Which of the four options for the Harbourside development reviewed at APC were presented to Council? A: Option C.

Doesn't Lower Lonsdale have a community outreach office in Lower Lonsdale? A: Yes, the policing project was a pilot project some referred to as making a safe area safer.

What did Council want in terms of community amenities for Harbourside? A: They want more articulation in terms of what is there for the future residents.

Is the idea of such an isolated community a good thing? A: When accessing the site by vehicle it is isolated. However, the Spirit Trail will give a connection to Lonsdale Quay. More residents means there should be support for more transit etc. There is also good pedestrian access on the west side. Amenities will start with building the connections; the distances are not that far.

I thought the 222-238 Lonsdale Avenue site was about done already? Staff: The applicant cancelled the first scheduled Public Hearing to do more consultation with area residents re: building height.

Why is there not a standard definition for measuring building height? Staff: It is average finished grade on a reasonably flat site; however, a long site on a slope can squash the height and distort the building form. It is common to measure from the high side down on Lonsdale.

What is the direction from Council on the former National Maritime Site? Staff: The original thought was that the Maritime Museum would be a major attraction on Site 5 and would be handled differently from the foot of Lonsdale because of different criteria. Now the projects will be handled in concert.

Re APC's MEC resolution concerning including light industrial use on the property, did that have any bearing? Has it gone back to Council? Staff: It has gone to a Town Hall meeting. The Applicants are fine with including light industrial use.

It was noted that Translink would be reporting to Council in April on the North Shore Area Transit Plan.

The comment was made that when the Harbourside project was reviewed at APC, the number of residents proposed in the residential use was not taken into consideration as much as it could have; this is worth thinking about in the future.

The Pemberton Heights residents were canvassed re: impact of changes at Harbourside but as the area is mostly in the District what kind of impact would their comments have on City decisions? Staff: Councillors would have to weigh the impact.

#### **4. Proposed Reorganization of Selected Advisory Bodies**

G. Penway reviewed his report to Council on the proposed reorganization of selected civic advisory bodies. The intention of the review is to more closely align the advisory bodies with the Vision and Goals of the Official Community Plan. The proposed changes would bring related subjects together to achieve synergies and balance.

The advisory bodies serving the City represent a collection of groups that have been created over the past 80 years; their mandates tend to be narrow and somewhat disconnected from one another.

The recommended option is to replace six existing groups with three new advisory bodies and one task force: The Sustainable Planning Commission (land use, social issues, the environment/energy, and economic development issues), Sense of Place Committee (parks, streetscapes, heritage, safety), Sustainable Transportation Committee (all aspects of transportation including walking, cycling, transit, goods movement and vehicles/energy/emissions), and a Social Grant Committee (to facilitate the issuance of grants).

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

- How can staff better follow up on the execution of designs approved by APC and ADP? It seems as though projects under four units can cut corners and change materials with no consequences. Staff: This is an enforcement issue. We are hoping to hire a new development planner so that they can be more engaged in the process especially at the tail end. There is some thought to pursue regulations to allow us to take a deposit for design. At the moment we are not resourced to tackle it.
- The City is a signatory to the Green Leaders Institute who is researching how municipalities put bonds and financial incentives in place.
- Where are issues around food production and urban agriculture? A: Resiliency under Sustainable Planning Commission.
- I like the idea of calling the Sense of Place committee The Public Realm Advisory Committee.
- We need to make connections between public and private places.
- I would like to keep the name of the Advisory Planning Commission due to its long history.
- I really like the Sustainable Transportation Advisory Committee.
- I am not sure about Heritage being included or whether it should be separate.
- Field trips should be organized outside the City for the advisory bodies.
- I do not like the term "public realm"; some people do not like the word "public" because it separates public from private.
- Much of the effectiveness of an advisory body depends on the members e.g. public art can be ignored. Be cautious about separating art, culture and heritage. Staff: The intention would be to populate the groups with people who have an

interest and expertise in different topics reviewed by the group. The idea is to have fewer groups with more common thinking.

- I see this as an opportunity to integrate a lot of the knowledge and make it better.
- You need to be explicit about the different skill sets required.
- The word “sustainability” will become mundane. The process should be defining what it is we are looking for and what information should we provide? What does Council want?
- The proposed new role of the Planning commission looks too big. How does it fit in what we do day-to-day. What does a meeting of a committee look like now i.e. a day in the life? Staff: I do not have an answer about the workload for each group. It is more important for a group like the APC to be looking at the big picture, dealing more at the policy level. Some groups do not have much on their agendas.
- Why is climate and energy in transportation? It is bigger than that. Staff: 49% of emissions are from transportation. The other significant chunk, buildings is covered through inclusion of energy in the Sustainable Planning Commission beside buildings.
- There is a potential for watering things down too much by having so much in one group e.g. youth, childcare.
- I like the notion of landmark sites or buildings.
- You could consider “Integrated Design Process” as a more appropriate response to bigger projects.

## **5. OCP 2021 and Beyond Discussion**

S. Smith gave an update on the Community Engagement initiative. HP Lanarc has gone through a process with staff in which they worked to identify the best tools to engage both the broad public and the traditionally harder-to-reach/less engaged groups in the community. They have carried out 12 stakeholder interviews to help confirm these approaches and have taken the input and entered it into a database of community engagement tools. These tools are applied as appropriate to the phases of the OCP update.

The first six months of the OCP update will involve identifying and confirming issues. Phase 2 will identify critical issues. This can be a source of political debate. Phase 3 will be drafting the OCP and the fourth phase the final OCP draft.

Engagement techniques discussed so far include topic-based online forums, traditional open houses, kiosks with surveys at community events, small group presentations. Different approaches will be taken depending on what seems appropriate at each stage of the process.

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

- Certain communities i.e.: some cycling advocates are very good at social media for example and may be more likely to participate so you need a way to weight responses.
- An engagement process encourages different groups of people to participate. Staff: That is why we are hoping to take a comprehensive approach e.g. baseline survey; we can track online comments at a block/neighbourhood level.

- The City should try harder at piggy backing on existing social networks e.g. clubs, churches, strata corporations. Also leveraging when people are already gathered in large groups e.g. July 1<sup>st</sup>, Caribbean Days, transportation nodes e.g. at the sea bus. We could use high school students at the booths encouraging people to do surveys – good for their resume as shows community service.
- You should analyse the segment of the population who participate by age, demographic and weight the responses e.g. 90% of those who replied fit 12% of the population. Staff: The consultant is helping break down effort and budget among different groups.
- Try making it fun for younger participants, look for a survey app for an iPad.
- The new way of demographics is psyc-social (not age/income) are you approaching it that way?

## 6. Draft APC 2011 Workplan

S. Smith reviewed the draft 2011 Advisory Commission Work Plan. The main focus for 2011 will be the review of the Official Community Plan. Other topics include a review of the Low Density Guidelines for Attached Form Development, a workshop to consider the reconfiguration of some Advisory Bodies, a walking tour of multi-family developments, a presentation on the City's economic development strategy, a presentation on adjacent port lands, an exploration of sustainable waterfront planning, and a "Sense of Place" workshop. APC members were asked for their comments.

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

- Possible walking tour: important recent projects e.g. Lonsdale School project, Pinnacle Hotel, The Local (sales centre), typical ones e.g. 10 unit development. We could follow up projects reviewed at APC projects more than 3-4 units. Have a meeting to follow up on tour. It would good if the development community knew that we were following up.
- Also projects in other Metro Vancouver municipalities: good and bad examples of integration. Or look at multiple build forms e.g. re-commissioning of the skating oval in Richmond.
- Top priority should be given to economic development, sense of place, walking tour, low density guidelines. The guidelines for rear yard infill buildings are vague.
- Sustainable waterfront development should be changed to Integrated Waterfront Development with perhaps a presentation by Gary to show how all the pieces are coming together along the waterfront. It was noted that earlier in the meeting Gary mention the City's OCP (2002) barely mentions the waterfront. We have come a long way and this is a key area.
- Regarding the presentation on economic development strategy I would like it to include something on what businesses are in the City and what can be expected in the future.

*M. Tsai left at 8:20 p.m.*

**7. Other**

It would be good to have a presentation on the charter and obligations of the APC. Staff advised that this was done at the last meeting.

Members were told about the upcoming Fireside chats at the library; check the website

There being no further business, the meeting adjourned at 8: 25 p.m.

The next regular meeting of the Advisory Planning Commission will be held on Wednesday, April 13<sup>th</sup>, 2011.

Chair

A handwritten signature in black ink, written over a horizontal line. The signature is highly stylized and cursive, with a large loop at the top and several sweeping strokes below. It appears to be the signature of the Chair.