

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, September 12th, 2012

MINUTES

Present: H. Goodland
P. McCann
D. Olson
B. Phillips
J. Plato
M. Rahbar
M. Robinson
C. Sacre
Councillor Bell
Councillor Buchanan

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

Guests: **1952, 2004 and 2012 Larson Road**
Robert Ciccozzi, Robert Ciccozzi Architecture Inc.
Dan Diebolt, Developer
Shannon Seefeldt, Robert Ciccozzi Architecture Inc.

Absent: B. Curtis
J. Jensen

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

In the absence of the Chair and Vice-Chair, David Olson was nominated as, and agreed to be, Acting Chair.

1. **Minutes of Meeting of the Advisory Planning Commission held July 11th, 2012**

It was regularly moved and seconded

THAT the minutes of the meeting of the Advisory Planning Commission held July 11th, 2012 be adopted.

Carried Unanimously

2. **Business Arising**

A discussion on the Sustainable City Award was scheduled on the agenda.

3. Staff Update

G. Penway gave the staff update.

Projects

127-133 East 3rd Street: This project has First Reading at the September 10th Council meeting and was referred to Public Hearing.

972 Marine Drive will be going to Public Hearing on September 17th.

The Safeway site may go to Public Hearing in November.

Policies:

Carbon Neutral Policy Update: On September 10th Council approved the report from the Section Manager, Environmental Sustainability and directed staff to pursue the "Making Progress" option as outlined in the July 2011 Green Communities Communique. Staff were directed to report back with regard to the City's Climate Action Charter commitments, including Terms of Reference for a Carbon Fund in order for the City to pursue alternatives to purchasing carbon credits keeping City money in the community to fund local projects.

A member of the Commission asked about the Fortis Natural Energy program. Staff: The City has to abide by the municipal charter and would have to get provincial approval.

Council Activity

A delegation from CAW 111 spoke to the Council on September 10th regarding the bus depot which will be closed in 2015 and moved to Burnaby as TransLink have had problems finding a suitable site on the North Shore.

Council passed a motion asking that TransLink not move the North Shore Bus Depot to Burnaby and directed staff to work with North Vancouver District and TransLink on finding a new location on the North Shore for the bus depot. Council also requested TransLink to come before them as a delegation.

The Harry Jerome Council Workshop on September 11 looked at four different options on how to develop the area. The options will be presented to core stakeholders and the broader community for further feedback.

4. 1952, 2004, 2012 Larson Road (Rezoning Application)

Staff provided background on the project which is a proposal to rezone three RS-1 zoned properties on four legal lots to a Comprehensive Development zone based on the RS-3 zoning standards. Twelve single-family homes, each with two unenclosed parking stalls, are proposed. The applicant is trying to provide a different smaller house choice to people at a lower price. The applicant has made changes to the original submission following public input. The FSR will meet Official Community Plan standards.

Dan Diebolt, owner and developer, presented the project to the Commission:

- This is a unique land opportunity in the middle of an established family area with three frontages creating interesting access opportunities. The proposal is for a pocket neighbourhood on a central courtyard built in a sustainable way.
- The existing lot subdivision potential is seven lots; the original proposal was for 14 units with a contemporary look. Zoning allows for seven 4,000 sq.ft. homes with accessory coach houses. Following community input, the number of homes was reduced to 12 mid-sized homes with a more traditional design that fits in with the neighbouring houses. Each home has two parking spaces; there are two onsite visitor parking spaces.
- The development is a big change in the community as it is not viewed as seven lots, but three.
- The West 21st Street frontage is broken into two pieces with a central laneway.
- There is an integrated storm water management plan with onsite storage retention and usage
- The project will be built to Energuide 82 and Built Green Gold certification.

Robert Ciccozzi, Robert Ciccozzi Architecture Inc., continued the presentation:

- Two large beech trees are being retained.
- The design creates a more animated street.
- Onsite massing is minimized with open parking spaces, not garages.
- Local neighbourhood elements are used in the design e.g. gabled roofs, colours and materials, glazed entry porches for each house.
- There is some variation among the 12 units but consistency is maintained.

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

- Is there a community play area for kids to play? A: The courtyard is pedestrian-friendly and does not feel like a back lane. It is a small site but is directly adjacent to a park with another one across the lane. We will be working with the Planning Department to enhance the vehicle access.
- What are you doing with drainage? A: Storm water will be collected in onsite retention tanks under the lane which will be connected to irrigation systems. The development is not a strata so common items are kept in the common areas.
- You could carve out space by the beech trees to make a common area. A: The arborist gave guidelines. The community is very keen to maintain the integrity of the trees. One suggestion is to install a public bench just off the sidewalk.
- How wide are the yards on Larson? A: Approximately 41 feet; Larson residents are starting to feel that the 41 foot frontage is acceptable.
- What about a hammerhead at the end of the lane? A: The lane will mainly be used by people going home, and visitors. Fire trucks will back up. Garbage would be picked up at the end of each driveway; we are waiting to hear if the garbage trucks will back in or out.
- Most of the units have tandem parking; can you have side-by-side parking? A: We need to refine the landscape plan and remove some trees and shrubs between the parking stalls. Tandem parking is the reality of the site plan.
- What about pathways? A: There is a pathway through to Larson Road but not one to Wolfe. The residents on Wolfe do not want houses facing them. We are mindful of safety and lighting so the pathway will be gated.

- What is the neighbourhood reaction to the modified plan? A: We have to show the merits of the 12 lot plan instead of a seven lot plan. There will be an open house in two weeks.
- What is your target market? A: Families or downsizers; all units have three bedrooms up and one bedroom down, rec rooms, family rooms. The units are comparable to duplexes and strata but are free title.
- The design does not address the different types of buyer. A: We have designed flexible space; we are responding to the established neighbourhood context.
- Is the lane private? A: It will be a private lane that will be owned.
- Some of the porches are facing north west; can you elaborate on the passive design? A: It is like a townhouse project with a common road; sun orientation has taken a back seat to other concerns. We have not looked at passive design.
- Do you not feel that the east elevations on Larson Road are poorly treated? One model was designed. The units could be placed anywhere in North Vancouver. What do you have to show that the units are designed for the site? A: You have to look at it in conjunction with the landscape. The eastern elevation is obviously secondary to the front. They are the same units with subtle variations and multiple types of roof forms and materials; we are trying to create some consistency in the massing; we are not going to design 12 different units. The lane is a quaint little road nicely landscaped. We are going to work with staff; we want a great project. We are open to adding articulation.
- Is there bicycle storage in the recycling area? A: It is a tight site; the homes have storage below. We may be able to add depth to the garbage area.
- Will everyone look after their own grass? A: Yes, it is single family; areas of common cooperation will be hardscaped; soft landscaping will be dealt with individually. There will not be large areas of grass that no-one will look after.
- Why did you go to two stalls rather than the one required? A: Staff suggested two and the neighbours would prefer three. Parking is a big issue in the neighbourhood.
- How much will you be selling it for? A: It is more affordable than bigger projects maybe \$900,000 to \$999,000.
- Will secondary suites be prohibited? A: It will be explicit in the zoning.

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

- I like the idea of it; it will develop a sense of community. It is a big density change. Bike storage is a good idea. A play area might be worthwhile. Can the lane be transferred to the City if garbage is a problem?
- I do like treating the back side of the houses facing Larson Road.
- I really like the concept. I hoped the price would be less.
- Landscaping is critical.
- The affordability and diversity of the units is not addressed. Prices could have been affected by different sizes of units e.g. some two- bedrooms. It is weak in terms of site planning with a repeated design. I like the site and the concept. There is a great opportunity to do better than this.
- Whether the lane is private or public, and garbage collection, need to be resolved.
- The porches facing north west could have been flipped to the south for more sun exposure.

- I really like the environmental aspects of the site: the gardens, planted areas, storm water management, especially as it is adjacent to Mahon Park.
- I am glad to see two parking stalls per unit.
- I really like the concept of the small houses making it affordable for families. Kids will like the central lane.
- I really like the layout and the unique project next to schools, transit and transit corridors.
- The courtyard is really valuable for how you interact with your neighbours.
- Maybe you could have more visitor/shared parking. Perhaps build to behavioural change. I appreciate you working with your neighbours.
- Wolfe Street is not a private lane; there should be a pathway through to Wolfe Street so that people can access Mahon Park.
- Shadow analysis would be useful to see how the houses are going to work together in terms of daylight.

Presenters' Comments: None.

It was regularly moved and seconded

THAT the Advisory Planning Commission has reviewed the Rezoning Application for 1952, 2004 and 2012 Larson Road and recommends approval, subject to the approval of the following by City staff:

- Consideration of bike storage;
- Consideration of a children's play area;
- Clarification of the lane being private or potentially transferred to the City;
- Animation of the lane side of the Larson fronting houses to encourage community interaction in the lane;
- Consideration of diversity of units to increase affordability;
- Provision of an east-west section across the site demonstrating solar access;
- Investigation of potential passive design opportunities.

**Carried
7 in favour
1 opposed**

Councillor Bell left the meeting at 7:20 p.m.

There was a short break at 7:20 p.m.

The meeting recommenced at 7:25 p.m.

5. CityShaping OCP – Stage II Input and Next Steps

G. Penway reviewed the Council report. Stage II has now finished. There was a lot of input to pull together.

There was strong feedback that people want to talk specifically about growth rates and land use. Staff will be recommending to Council that a new stage to talk about these issues be added to the CityShaping process. Workshops and events are planned for the fall.

Growth options will be discussed with the APC at the October meeting.

A draft of The OCP will come out in the spring of 2013 with the final for the fall of 2013.

There was a discussion on the economy regarding employment growth as well as population growth; finding the mechanisms to induce employment is a challenge

6. The Sustainable City Awards Criteria

G. Penway reviewed the proposed criteria for the Sustainable City Award which Council approved in 2009. The award focuses on sustainability as an integrated topic: social, economic and environmental; not many projects score well in all three categories. He then reviewed a draft nomination form and two ideas for nominations: Loutet Farm and Chesterfield House.

The award criteria should not make it onerous for someone to apply. Nominations and evaluations should be reviewed at the October meeting of the Commission so that one or two awards can be presented on Town Planning Day.

The Commission members agreed that there should be an award given in 2012.

Action: The Committee Clerk to send forms to everyone; members to send in nominations for the October meeting package.

7. Other Business

Members were invited to attend the Green Jobs BC Conference on September 20 and 21st.

RFPs for Ridgeway, Keith Lynn schools, Plymouth and Ridgeway Annex are due September 21st.

There being no further business, the meeting adjourned at 8: 10 p.m.

The next regular meeting of the Advisory Planning Commission will be held on Wednesday, October 10th, 2012.

Chair

