

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

INTEGRATED TRANSPORTATION COMMITTEE

City Hall, Conference Room A
141 West 14th Street, North Vancouver

Wednesday, July 6, 2016 at 6:00 pm

M I N U T E S

Present: Ann McAlister
Cam McLeod
Carol Reimer
Christie Sacré
Pam Horton
Trevor Bowden

Staff: Courtney Miller, Planner 1
Daniel Watson, Transportation Planner
Wendy Tse, Planner
Hibby Jensen, Committee Clerk

Presenters: Kyle Brandstaetter - Bunt & Associates Engineering
Aida Kudic - GBL Architects
Mike Derksen - PFS Studio
Tyler Thorne - Qualex-Landmark Northern Ltd. Partnership

Guests:

Apologies: Alex Boston (Chair)
Andrew Robinson
Martin Davies
Brian Polydore

Quorum 5

0360-20-ITC

1.0 CALL TO ORDER, OPENING COMMENTS, ADOPTION OF MINUTES

The meeting was called to order by the Co-Chair at 6 pm with a quorum present.

The agenda was adopted as proposed with no objections.

It was regularly moved, seconded and carried unanimously:

THAT the minutes of the regular Integrated Transportation Committee meeting held on Wednesday, May 4, 2016 be adopted.

2.0 BUSINESS ARISING FROM PREVIOUS MINUTES

Committee enquired with City staff if the Lot 5 project was still coming to ITC? **A:** The developer is working on the Transportation Study. It will come forward to ITC later this year. The Transportation Study will discuss of the impacts of developments on surrounding streets and Esplanade, and the use of the Victory and Shipyards.

3.0 ROLE OF ITC

Staff gave a presentation on the Role of ITC.

Courtney Miller provided the committee with a review of the Terms of Reference in detail including how the committee is tasked to:

- Review and prepare recommendations on various matters related to transportation.
- Inform regulations
- Encourage education and assist broader community exposure
- Support the Official Community Plan

Daniel Watson provided the committee a review of the Long Term Transportation Plan, developed in 2007 and endorsed in 2008 and tied together key aspects.

Questions and comments from committee included, but were not limited to, the following:

- How do we measure what progress has been made and how can it be measured? **A:** Staff is working on a monitoring study for the OCP that will be brought to ITC for comment.

Discussion ensued regarding if members can bring items to Agenda for Committee to review. The agenda is approved by the Committee; however the committee cannot direct staff on projects that are not currently being studied.

- Can members discuss issues not brought to committee through Council? **A:** Cam McLeod directed members to email himself or Chair, Alex Boston, if they wish to put anything on the agenda for discussion. **A:** Terms of reference suggests that the Committee can promote and participate in active transportation policy. ITC can prepare and bring issues forward to the City. ITC cannot direct staff work. Staff provides some help in marrying committee concerns as relates to existing issues going to council.

4.0 DRAFT HOUSING ACTION PLAN

Wendy Tse gave a presentation on the Housing Action Plan (HAP). The principal concern raised by community residents through the OCP process is housing diversity and affordability. Historical housing trends and challenges were introduced. Metro Vancouver requires that each City complete a HAP. This plan considers the full continuum; emergency shelters; government assisted housing; market rental housing, and; low cost home ownership.

Questions and comments included but were not limited to the following:

- Households cannot afford to live in City based on 30% of the income directed to rent.
- Is this unique to North Vancouver? A: City has 46% of our households are renters 43% of renters pay 38% or more on rent. Need to find ways to add to the stock of affordable rental in City as buildings age. We have 6% of Metro Vancouver region's rental stock and we have a very low vacancy. rate
- Is there a conflict in trying to create larger rental units (3 bedrooms) and trying to lower requirements for parking. A: Parking is a commodity in the market, so finding ways to provide developers incentives to meet minimum parking requirements and increase rental units is goal.
- Working with architects to review city bylaws concerning coach houses or secondary suites to contribute to the rental stock.

RESOLUTION:

"BE IT RESOLVED THAT the Integrated Transportation Committee, having reviewed the Housing Action Plan supports the Housing Action Plan;

AND THAT the committee makes the additional following recommendations to be considered as part of the draft policy for parking reductions along frequent transit networks:

- Identify implications of tenant car ownership data for market and non-market rental housing prior to adoption of any parking reductions;
- Provide HandyDART, taxi and community shuttle access and drop-off points;
- Recognize the range of parking expectation, especially of families living in three-bedroom units.

The Committee recessed at 7:45pm and reconvened at 8:05pm with the same members present.

5.0 703 – 819 E 3rd STREET

Representatives for the proposed development introduced themselves and gave their presentation.

- Kyle Brandstaetter - Bunt & Associates Engineering
- Aida Kudic - GBL Architects
- Mike Derksen - PFS Studio
- Tyler Thorne - Qualex-Landmark Northern Ltd. Partnership

Kyle Brandstaetter reviewed the site context and transportation studies with members.

- Site is well connected with bus routes, close to Spirit Trail, Lonsdale Avenue and 3rd Street.
- Development unit mix is mainly 2-bedroom units, some 1-bedroom and a few 3-bedroom units; the townhouses are all 3-bedroom, except one which is a 2-bedroom.
- Emergency response is proposed along 3rd Street, while Moody Ave. serves vehicle access, garbage and loading.
- Higher resident parking and a reduction of visitor parking as permitted by the Zoning Bylaw.
- Potential East 3rd Street Corridor Cross sections

Questions and comments included but were not limited to the following:

- Where is there a place for taxis and short term parking? **A:** Along the street frontage. How many designated disabled parking spots are available? **A:** There will be disability parking located near each building entrance. (Note: The Zoning Bylaw requires that a minimum of 8 disability spaces be provided).
- Is the building a rental or ownership? **A:** This building is for market which means it is for ownership.

Comments:

Discussion ensued with City staff providing further contextual information. Courtney Miller: Qualex presented to Council in January 2016 with the proposal to improve Moodyville Park. An equal land exchange of City land on E 3rd Street and Moody Avenue for land owned by the applicant fronting Queensbury Avenue is proposed. This will reduce the significant entry on Moody Avenue to significantly improve the entry on East 3rd Street, including the Queensbury Avenue (future greenway). Opportunity to increase Moodyville Park by 0.27 hectares (0.68 acres) and to build the new community scale park in the City of North Vancouver.

- Did the Transportation review consider development to the West? **A:** The transportation review considered 70% buildout of the neighbourhood to the maximum OCP designated density. The anticipated development to date appears to support this assumption. While a number of developments are anticipated on the East 3rd Street corridor in the near to mid-term, other parts of the neighbourhood are anticipated to see far less development than this neighbourhood-wide assumption.
- When will this revised transportation study for this development to be added to the transportation study of Moodyville to see the full picture? (A) When the City gets a finalized study with verified numbers, new trips will then be added to those shown in the Moodyville Transportation Study.
- This proposed building will not exceeded the 4- storey OCP limit in this neighbourhood.

Committee member, Pam Horton left meeting at 8:40pm.

RESOLUTION:

“BE IT RESOLVED THAT the Integrated Transportation Committee, has reviewed Qualex Landmark development proposal and support the development.

AND THAT the Integrated Transportation Committee recommends the additional following comments:

- Committee appreciates the developer not requesting a parking reduction
- Committee suggests increasing the disabled parking stalls from three to six.
- On street drop off will be in the front of the building at this time, if in the future the city plans to remove this, it will need to be relocated to serve the same needs.

Representatives from Qualex Landmark left the meeting at 9:00pm.

6.0 CURRENT CITY PROJECTS – STAFF UPDATE

Daniel Watson provided the Committee with a brief update on the following topics:

- Electric Bike Rebate – City is investigating to be proposed as a budget item for Council consideration.
- West Keith Road – has been set back, hoping to present at ITC Aug or Sept meeting. Construction to start next year.

- Mosquito Creek – Design is underway. Construction may start in November.
- Spirit Trail – at Park & Tilford has been delayed, in order to facilitate Mosquito Creek. (funds borrowed). In discussions with Park and Tilford with routes through development. Construction anticipated for 2017.
- Green Necklace – Construction starting this month and should be complete in December. As East Keith and Grand Boulevard are major roads, it is worked on in “chunks”
- Bewicke Avenue – Construction starting July and should be completed in December
- Cloverley Management Workshop – Held July 5. Residents attended and worked in groups to understand their challenges. Very successful.

Comments:

Discussion ensued regarding short cuts in the area of Park and Tilford.

Questions and comments included but were not limited to the following:

- How much of driver short cutting is a result of the Keith Road Bridge construction? **A:** Construction was completed before this peak period. Iona Bonamis will be presenting Cloverley information to ITC in August.

7.0 TRANSPORTATION EVENTS (MEMBER UPDATE)

Chair reminded Committee members start thinking about topics for Field trip would be sometime in the fall.

Chair recommended the August meeting be moved to the following week due to schedule conflicts and low attendance. Consensus is to be sent to members to reschedule ITC meeting from August 3rd to August 10th.

8.0 ANY OTHER BUSINESS & CORRESPONDENCE

Questions and comments included but were not limited to the following:

- SW corner of 2nd and Lonsdale – Development was beautifully done, but members noticed that there are no push button entries on doors. Walkway through alley was discussed when they were at ITC, to animate space.
- Pedestrian walkways during construction – Do they have to provide a protective walkway?
ACTION: Courtney Miller to review with Engineering Dept. and bring back to committee. Daniel Watson has talked to staff and they are willing to do a presentation on the bylaw and pedestrian access during construction.

- What do we do if we come across sidewalks that are blocked? **A:** Report the barrier through the CityFIX app or call bylaws.
- Can ITC have a presentation an overview of all the construction development combined? Is this what OCP is for?

9.0 ADJOURNMENT

There being no further business, the meeting adjourned at 9:23 p.m.



Cam McLeod, Co-Chair



Hibby Jensen, Committee Clerk

