

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, June 8th, 2016**

MINUTES

Present: M. Clark
D. Farley
M. Higgins
B. Hundal
D. Marshall
R. Vesely
Councillor Bell

Staff: S. Smith, Planner 2, Community Development
H. Reinhold, Manager, Strategic Initiatives
W. Tse, Planner 1, Community Development
S. Kimm-Jones, Committee Clerk

Guests: Lot 5 (Rezoning Application)
Gary Mathiesen, Quay Property Management
Taylor Mathiesen, Quay Property Management

703-819 East 3rd Street (Rezoning Application)
Mohammed Esfahani, Qualex-Landmark Northern Ltd. Partnership
Tyler Thorne, Qualex-Landmark Northern Ltd. Partnership
Stu Lyon, GBL Architects Inc.
Richard White, Richard White Planning Advisory Services Ltd.

Absent: A. Jamieson
M. Robinson
T. Valente
B. Watt
Councillor Back

A quorum being present, the meeting was called to order at 6:02 p.m.

In the absence of the Chair and Vice Chair, Ray Vesely agreed to chair the meeting.

1. **Minutes of the Meeting of the Advisory Planning Commission held May 11th, 2016**

It was regularly moved and seconded

THAT the minutes of the meeting of the Advisory Planning Commission held May 11th, 2016 be adopted.

Carried Unanimously

2. **Business Arising**

None.

Councillor Bell entered the meeting at 6:10 p.m.

3. **Lot 5 (Zoning Text Amendment to CD-393 Zone)**

This is an application for a Zoning Text Amendment to CD-393 to permit Hotel Use on Lot 5; as well a minor change to the definition of "Community Amenity Space" is proposed. The text amendment would add child care resource and education centres, art studios / cooperatives, music studios and galleries to the definition. These proposed uses will help to activate the waterfront, appeal to a wide range of users and provide alternate hours of use on the site.

Staff asked the Commission members for their input.

Heather Reinhold, Manager, Strategic Initiatives, The City of North Vancouver, gave an overview:

- The site is a significant public space in the centre of the Shipyards site and has been owned by the City since 2006.
- There was a Central Waterfront Visioning Process in 2013, following which the mission and focus were endorsed by Council. In 2015 Council endorsed defined site planning principles for Lot 5 including public space components with a covered structure, skating rink, water play, event gathering area and site connectivity.
- Land Use criteria established to address economic viability, a commercial mix, built form layout, revenue generation, "Shipyards" identity, and parking availability.
- It is planned to be a year round gathering place; the primary hours for programming will be 4-10 pm.
- The project is now in the rezoning stage with detailed design due in the fall. Construction will begin in 2017 with the site opening in 2018.

Gary Mathiesen, Quay Property Management, outlined the application:

- The project is within the height and density provisions of the current zoning.
- There will be 63,831 sq. ft. of commercial space and 31,780 sq. ft. of community amenity space.
- The site will be integrated into the Spirit Trail and the Shipyards precinct.
- Environmental remediation will be carried out in partnership with the City.
- The parking will have 145 stalls (120 public stalls and 25 private stalls) in addition to the 85 stalls in the Pinnacle.

- The commercial component will consist of retail, restaurants, and a 62 room (approximately) boutique hotel if the proposed Hotel Use is approved.
- The community amenity space will include 11,566 sq. ft. City public support space with the remainder containing uses per the community amenity definition. Proposed additional uses include: child care resource and education centres, art studio / cooperatives, and music studios and galleries.
- The site will be accessible north south and east west.

Taylor Mathiesen, Quay Property Management, continued the presentation:

- Hotels in the area have 85% occupancy year round.
- The Hotel Use will help to activate the site during the quieter times of the day.
- It will be a small boutique hotel and will have no amenities onsite so will facilitate business in the area.
- A third hotel on the waterfront increases the ability to bring larger events into the area in partnership with the other two hotels which is exciting for conferences.
- The transportation study shows that there will be ample parking on site.
- The proposed additional community amenity uses would allow more activities while maintaining the tone and spirit of the uses as now defined.
- There are good examples of art studios and coops in the City of Vancouver, creating art and showcasing it as a collective.
- Allowing music studios and galleries opens up the breadth of art forms and helps create interaction with the community.
- Mobile vending is currently prohibited in the City except for hot dog vans and special events. For this site we are requesting that mobile vending is permitted at all times.

Comments and Questions from the Commission included but were not limited to:

- Will there be sufficient parking? **A:** Yes, the Lot 5 surface parking will be replaced by underground parking. The Night Market will always have peak demand that will be more than can be handled.
- Is “community amenity” a City-wide term? **A:** This is how it is defined in the Zoning Bylaw specific to CD-393.
- Is there enough seating in the ice arena? **A:** There is no permanent stadium seating; there are integrated seats and benches with some portable seating for certain events.
- Will there be storage in the parking lot? **A:** No storage is allowed in the parking lot as it is below the City’s established Flood Control Level.
- The additional community amenity uses may not be open to the general public? **A:** The original definition was drafted in consideration of the National Maritime Centre program. At the time a wide range of possible uses was not contemplated. We want to clarify that it is a permitted use; it is not a wholesale change. Cooperatives were not permitted under the gallery use.
- Who are you targeting for the retail space? The idea was to provide affordable artisan space. **A:** The ground floor space would be too expensive and they would not be able to meet the extended hours required under the Request For Proposal. We want stores that have spill out space to interact with the public and animate the space. There will be different sized retail spaces. We think the community amenity space on the second floor would be appropriate for temporary uses by artists etc.

- There is a loss of traditional retail spots through redevelopment. **A:** That is why we want to expand the definitions to include more Uses.
- Was there an alternative to the hotel use? **A:** The original plan was for a hotel.

It was regularly moved and seconded

THAT the Advisory Planning Commission has reviewed the proposed Text Amendment to Comprehensive Development-393 to permit Hotel Use, mobile vending in the public realm and expansion of the definition of “Community Amenity Space”; the Commission approves the amendments without conditions.

Carried Unanimously

*There was a short break at 7:00 p.m.
The meeting reconvened at 7:05 p.m.
Don Farley joined the meeting at 7:15 p.m.
Dan Marshall left the meeting at 7:15 p.m.*

4. Staff Update

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

5. 703-819 East 3rd Street (Rezoning Application)

This is an application for a 160 unit, medium density residential development, consisting of three buildings, in the 700 and 800 blocks of East 3rd Street.

Two properties on East 3rd Street and Queensbury Avenue (800 block), which are a lower density than the rest of the block, have been purchased by Qualex who have consolidated most of the properties on the 700 block of East 3rd Street. The two properties (800 block) will be transferred to the City in a land exchange thus increasing the park area.

There will be a significant enhancement to Moodyville Park; funds from the Community Amenity Fund will be applied to parkland improvement.

Staff asked the Commission members for their input with regard to the exchange of park lands, the increase in density and the compatibility of the building form and site design with the Moodyville Guidelines addressing Open Space and Access.

Mohammed Esfahani, Qualex-Landmark Northern Ltd. Partnership, told the Commission that his company has been involved in development residential projects in BC for over 25 years and they wish to do a quality project.

Richard White, Richard White Planning Advisory Services Ltd., gave an overview of the application:

- The area has older houses and is ripe for change; it is not a very desirable area to live; a lot of the houses are rented out.

- The houses were built during WW2 for shipyard builders as temporary housing. They are very simple structures; two of the houses on the site will be reviewed by the Heritage Advisory Commission.
- The development which will be family-oriented, follows the Moodyville Guidelines very closely.
- It would be awkward for the two houses in the land swap to be redeveloped otherwise due to accessibility issues.

Stu Lyon, GBL Architects Inc., described the application:

- Each of the three buildings is characterized by significant “notches” in the building form to give a variety of setbacks, allow daylight into the lobbies of the buildings, and to help define the entrances. There is a one-storey drop across the site.
- All the buildings are different with one building having frontage on Moody Avenue.
- Vehicles will enter the site from Moody Avenue through an enclosed driveway.
- It will be a wood frame building to enhance affordability.
- The eastern building will be at the entrance to Moodyville Park and has been stepped back to give prominence to the park entrance.
- The design works within the constraints of the future design of a wider East 3rd Street; the Right Of Way (ROW) will be left in the interim as well as the existing mature street trees.
- Between buildings A and B is a two level amenity space for the use of all residents, which can be accessed from all sides. The programming is yet to be decided.
- There is a green north-south passageway between buildings B and C.
- Shadows from the project land on East 3rd Street.
- The allowable density is 1.6 FSR; we are asking for 1.84 FSR which seems to be a reasonable density. The buildings are within the maximum height allowance.
- Overall, 3% of the suites are three bedroom, 57% are two bedroom, 23% are one bedroom, 17% are townhouses which are mostly three bedroom dwellings.
- Each building has a different colour scheme.
- Every ground floor suite and townhouse will have an individual entrance to animate the street.
- Overall glazing will be under 40% which will improve energy performance. The project will be LEED Gold certified with high levels of insulation.

Questions from the Commission included but were not limited to:

- What size are the townhouses? **A:** They are two floors with corridor access from the upper floor and parking access on the lower floor.
- Why the extra density? **A:** We are seeking a quarter of the possible extra density.
- Is there general or bike storage; where are downsizers going to put everything? **A:** There will be the required bike storage, and the units have storage rooms within them. The townhouse garages are very generous so will have space for storage.
- How big are the ground level patios? **A:** About 10 ft. x 10 ft.; enough space for table and chairs.
- Is there an opportunity to make the patios bigger? **A:** Yes. Some are larger. Several units have front outside space.
- How is the park boundary defined next to the development? **A:** There is a small grade change at the park. There will be a defined edge along the park with gates to the individual units. We hope that the path through the park will be at the south

edge of the development. The townhouses will be raised a little which will define the private space.

- Will the green passageway be a public walkway? **A:** Not at the moment.
- To staff: Could it be asked for? **Staff:** We are in a rezoning process so different things can be negotiated. The City has been focussed on the land exchange plus cash amenity. **Applicant:** We are doing a lot to provide more parkland; to make it a really good space. It will be a big improvement to Moodyville Park. Access through the buildings will not be accessible as it will have steps. It is a big development so we have done our best to create lots of opportunities for residents to access their units rather than having to walk a whole block.
- Why would you be opposed to allow public access through the connection between the two buildings? **A:** It remains to be seen, we cannot make it accessible as it is a full storey drop. It would work as a passage with stairs. The entrance to Moodyville Park is more obvious, there is not an obvious source or crossing to access it. There are no mid-block connections planned. Our preference would be to create great passageways around the site. The City prefers accessible pathways. **Staff:** The Moodyville Guidelines encourage permeability of blocks for pedestrians. The Commission could request this in their resolution.
- **To Staff:** Are we discouraging planting in the planned ROW on East 3rd Street so there are not problems in the future? We need some kind of acknowledgement that the trees will be coming out so that residents are aware of the ROW and widening of the street. **Staff:** It is quite possible that the trees could come out as part of the development as decisions have to be made on where curbs will be. The sidewalk will be inside the trees. **Commission Member:** It would be better to cut the trees down now otherwise the residents will want to keep them. **Applicant:** We will not own the trees. We have hired the landscape architect who is working on Moodyville Park to be consistent. We would prefer to see a nice landscape while waiting for the future road widening; it helps with liveability.
- I would like to keep the trees as long as possible. I do not have a problem with notifying the residents. **Staff:** Ultimately it will be a City decision whether to keep the trees; if a multiuse trail is put in, it will be impossible to keep them. There will definitely be a double row of trees, the question is whether to keep the mature conifers.

Comments from the Commission included but were not limited to:

- The land swap and increased density makes sense.
- There need to be more three bedroom units; it is a great area for children to be raised near a park.
- Three bedroom units are really needed. Staff: To clarify, 20% of the units are three bedroom: most townhouses and 3% of condo units.
- The proposal looks great; it fits well with the area. The land swap is important.
- Permeability is important to improve the walkability of Moodyville so that children can walk through the entire area. We do not know what the school situation is going to be; Cloverley is two blocks away, if it is reopened children will walk to school. It would be an advantage not to have the passage gated.
- A ground level patio is key for families with young children; look for opportunities to make ground level patios as large as possible. It makes sense to push the patios out to the edge of the property.
- 10 ft. x 10 ft. is small for the patios.

It was regularly moved and seconded

THAT the Advisory Planning Commission has reviewed the Rezoning Application for 703-819 East 3rd Street and recommends approval subject to resolution of the following to staff's satisfaction:

To give further consideration to the following:

- Permitting public access to the North-South passageway between the eastern buildings;
- Increasing the size of patios to increase liveability;
- Including a greater number of three bedroom apartment units.

The Commission strongly supports the proposed land exchange.

The Commission wishes to thank the applicant for their presentation.

Carried Unanimously

*There was a short break at 8:45 p.m.
The meeting reconvened at 8:50 p.m.*

6. Draft Housing Action Plan

W. Tse began to review the final version of the draft Housing Action Plan. Following discussion it was agreed to postpone the complete review of the Housing Action Plan to the July 13th Planning Commission meeting to allow more time for a full workshop on the topic.

7. Information Items

None.

8. Other Business

Quorum for the July and August meetings will be confirmed via a poll.

There being no further business, the meeting adjourned at 9:25 p.m.

The next regular meeting of the Advisory Planning Commission will be held on Wednesday, July 13th, 2016.



Chair

