

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, October 14th, 2015**

MINUTES

Present: M. Higgins
A. Jamieson
M. Robinson
M. Rahbar
T. Valente
Councillor Back

Staff: S. Smith, Planner 2, Community Development
C. Wilkinson, Planner 1, Community Development
S. Kimm-Jones, Committee Clerk

Guests: Carman Kwan, Hearth Architectural Inc.
David Garrioch, Hearth Architectural Inc.
Jonathan Losee, Jonathan Losee Ltd. Landscape Architecture
Nevin Sangha, Carrera Management Corp./Magnolia Holdings
Jan Voss, CTS (Creative Transportation Solutions)

Absent: M. Clark
D. Farley
D. Marshall
P. McCann
B. Watt
Councillor Bell

Although there was not a quorum present, the meeting was called to order at 6:10 p.m.

1. Staff Update

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

M. Rahbar entered the meeting at 6:14 p.m.

Quorum being achieved and the Vice Chair and Chair being absent, Alex Jamieson agreed to chair the meeting.

2. Business Arising

As part of the 2015 Workplan a tour of the waterfront led H. Reinhold, Manager, Waterfront, took place on September 9th instead of the regular meeting.

S. Smith reported that there were no nominations for the Sustainable City Awards so none will be awarded in 2015.

3. Minutes of the Meeting of the Advisory Planning Commission held July 8th, 2015

It was regularly moved and seconded

THAT the minutes of the meeting of the Advisory Planning Commission held July 8th, 2015 be adopted.

Carried Unanimously

4. 362-368 East 3rd Street (Rezoning Application)

The application is a proposal to amend the Zoning Bylaw to consolidate the existing parcels and to allow for the construction of a six storey, 40-unit market-rental residential building. The proposed parcel will be 100 feet wide and 120 feet deep; the first 10 feet will be dedicated for the 100 foot Right Of Way (ROW) along East 3rd Street.

The density requested is 2.6 FSR which consists of 1.6 FSR for RM-1 Zoning plus a 1.0 FSR density bonus for 100 % rental housing. A portion of units will be provided at below market rate. The Housing Action Plan is the guiding document but it is not finalized.

Staff asked for the Commission's input on the project's compliance with the Official Community Plan, the Density Bonus and Community Benefits Policy, the rental housing strategy, the fit within the streetscape/neighbourhood context (height and massing), unit typologies, unit liveability, the provision of outdoor amenity space and the proposed 11 vehicle stall parking reduction. (from 20 to 9).

Carman Kwan, Hearth Architectural Inc., outlined the proposal:

- The site is three quarters of a block away from the Regional City Centre and is on a Rapid Transit route with a bus stop on the south east corner of the site.
- The Official Community Plan includes goals and policies regarding the reduction of greenhouse gases, the majority of which are generated by cars.
- 60 bike lockers are provided on site as an alternative transportation amenity. Access to the bike lockers is from the west side via a bike ramp.
- The lot has a significant north-south slope
- The proposal has a varied unit mix including nine three-bedroom units and 22 adaptable units on all levels of the building to allow for aging in place.
- The neighbouring building to the east has been sold so will probably be redeveloped.

- There is vertical communal space with shared amenity spaces on every floor (totaling 3,645 square feet) with a connecting glazed internal stair. The spaces are not programmed but are designed with fireplaces to be gathering spaces.
- The proposal replaces aging rental stock of 11 units on two sites with 40 new units.
- The majority of the massing is set back, with the main floor set back 20 feet from the property line. The communal amenity space juts out from the building.

Jonathan Losee, Jonathan Losee Ltd, Landscape Architecture, reviewed the landscape plan:

- There is a usable outdoor space at the front on the building.
- The trees at the lane will mature well because they are not on slab.
- A lot of magnolias are used in the plan, as well as red leafed shrubs.
- A porous paving system is used to minimize stormwater runoff.

Questions from the Commission included but were not limited to:

- Will there be boulevard trees? **Staff:** Yes, they are required. The 10 foot setback will be used by residents as it is part of the landscaping; it will be removed when the ROW is required by the City. It could become the new boulevard with street trees.
- Who will own the ROW? **Staff:** The City as it will be dedicated. But the project is calculated based on the existing site area before the dedication is taken.
- Will there be a covenant on the rental? **Staff:** There will be a housing agreement as well as a covenant to secure the rental.
- How will the non-market units be administered? **Staff:** The 100% rental will be secured in the zoning and Development Permit and through a covenant on title. We are still negotiating on how many units will be below market rental. It is unclear what organization specifically will administer those units. The Density Bonus Policy requires a portion of units to be rented out at below market rates to achieve the maximum bonus. Rents can increase in line with the Residency Act.
- Is there in suite laundry? **A:** In the larger suites, but not in the studio suites due to space constraints; they will use the community laundry. The amenity space is adjacent to the laundry area to encourage socialization.
- I am unsure about nine parking spaces for 40 units. **A:** Currently the two properties have 11 spaces with no visitor or handicapped parking. The proposal includes two new handicapped stalls plus one visitor parking stall. Non market rental housing would further reduce the amount of parking spaces required by the City.

We have done a detailed traffic study for the new development. Our study shows an increase of 18 cars per hour based on the new development. We surveyed all the parking spaces in the area; there is lots of offsite parking at night.

We also studied six market rental units and counted cars. None of the six had fully-utilized parking. We measured the peak demand; the parking rate was 28% less than the City standards. Vehicle use in the neighbourhood is less than normal. The average parking ratio is 0.5.

There will also be a Modo car share stall. We are requesting from engineering that the car share space be located offsite on East 3rd Street so that residents and neighbours would have access to it. In Vancouver they count five stalls for one car share stall.

There may also be a bike co-op program and transit passes. We will be asking TransLink to upgrade the opposite bus stop to have a shelter. East 4th Street is a dedicated bike route.

- Where is the recycling area? **A:** It is on the north east corner, outside behind a trellis. **Staff:** Garbage and recycling guidelines are in place. There is a shift to multiple bins.
- How will people access the garbage area? **A:** The elevator is at the front entrance. You can go from the rear along to the garbage. There could be access added from the east side.
- What do you see as walkable destination points? I measured the walk to Lonsdale Quay to be 18 min. **A:** It is near North Shore Neighbourhood House.
- The overhang at the side seems too shallow. How deep is the front canopy? **A:** The front entrance canopy is six feet deep stretching across the front of the building; it is the minimum required by adaptive design.
- What is the provision for people moving; where will the trucks park? **A:** A loading zone could be at the front of the building or the moving van could park in the lane.
- Why did you not plan for a basement? **A:** When we looked at the parking, we found it would be difficult to access from the lane. We were able to make everything work on the main floor.
- There are long inside hallways for some of the units e.g. Units N, G which seems to be wasted space. It would be good to see a furniture layout. **A:** The size of the units is quite generous. The hallways are double-loaded; one unit is an accessible unit so there is a lot of clearance space required for doorways, bedrooms etc.
- Have limiting distances for the side windows been considered? **A:** Yes.
- Is there any possibility of commercial uses on the main floor? **Staff:** No, it is not in the Official Community Plan.
- I am concerned about the amount of water needed for these trees. Is red maple hardy enough? **A:** They do require a fair amount of water.
- Would it be appropriate to look at the Sustainability Checklist; I did not hear anything about efficient buildings? **Staff:** The Checklist was adopted by Council on October 5th so the applicant has only just seen it. They submitted their application with reference to the guidelines in effect at the time.
- 382 sq. ft. seems too small for studio spaces. **A:** That is the smallest one; most are more than 400 sq. ft.

Comments from the Commission included but were not limited to:

- I am happy to see three bedroom units.
- What is affordable housing? Glad to see you are putting in rental housing.
- It is a good unit mix.
- The glazed internal stairs should encourage use.
- I am concerned about access to garbage area; it might be too small.
- I find it odd but like the idea behind a common shared laundry.

- I am concerned about the reliance on public transit and cycling given the distances to Lonsdale Quay, especially as they are all connecting buses along East 3rd Street. I think people will struggle. I share the concerns about the adequacy of parking; I think it will be a stretch.
- I like the car share.
- It is a very interesting concept: communal areas on each floor, and open, welcoming stairs.
- I have a few concerns; the number of units is too many for the parking. You are struggling with the site to fit everything on the main floor. You should have moved services to a basement level to open up the lobby.
- The number of units is too dense for the site. I am not convinced about the moving truck; it needs serious thought, people will be moving in and out.
- The garbage location and route is not practical; people will be carrying too much.
- Some of floor plans need to be worked out when a corridor is about 50 feet.
- I would love to see a furniture plan for some of the units especially the smaller ones.
- I find the landscaping on the north is lacking compared to the other sides. It is too dry and harsh.
- I like the social areas.
- I like the attention to the details on the bike storage.
- I am concerned with compostable recycling being outside; animals will get into it.
- The picnic area off the front could be community gardening spaces.
- I am concerned about the parking. The spaces on the street are public spaces; residents using them will impact future use. There are other residences also depending on the street parking.
- Consider natural screens for privacy screens on the balconies to allow interaction.
- I hope there will be programming for the social spaces to encourage interaction.
- Maybe the studio suites could have Murphy beds.
- I really like the project.
- The staircase is my favourite part of the project; I hope you are successful with the mix of units.
- A number approaching 0.50 for parking ratio would be better. The tenants will be more affluent and will have cars.
- It is important to have the Housing Action Plan finished.
- It is a nice building with an efficient site plan. I like the architecture although it does not really match the heritage building next door.
- The first floor is a little crowded with the mechanical and bike storage; it is too bad you cannot make use of it for families.
- I wonder about the mix of units; is it going to be a good social mix. Younger residents could come home late and wake people up. Should they all be on the same floor?
- I like the amenity spaces on the south side; they will be sunny. There will be a lot of heat gain; you need bigger overhangs or fritted glass.
- I feel there is nothing for children; no play areas.
- There is a big fir tree at the front; maybe it could be used in the landscape plan. I like the magnolias.
- I love the design but find there is not enough overhang on the sides; I encourage you to extend them over the windows.

- If you increased the number of larger units, there would be less parking required.

It was regularly moved and seconded

THAT the Advisory Planning Commission has reviewed the proposed Rezoning Application for 362-368 East 3rd Street and although supporting the site development concept feels the following have not been adequately resolved the:

- Number of non-market rental units;
- Parking ratio;
- Location, access and security to garbage and recycling facilities;
- Parking and accessibility for moving trucks;
- Depth of side overhangs and entrance canopies; and
- Landscaping on the north side of the building.

The Commission is supportive of the car share space, the attention to the design of the bicycle storage access, and the design of the internal visible staircase.

The Commission commends the applicant for the unit mix, especially the inclusion of three bedroom units.

The Commission commends the applicant for the quality of the project and their presentation.

Carried Unanimously

*There was a short break at 8:20 p.m.
The meeting reconvened at 8:25 p.m.*

5. Moodyville Design Guidelines Overview

S. Smith, Planner 2, gave an overview of the proposed Moodyville Design Guidelines.

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

- It is a good time to put in permeable pedestrian routes midblock and AAA cycle routes; 4th Street is too high (steep access) to be a good bike route. **A:** It will be discussed in the overall transit plan but will not be part of these guidelines.
- Are you going to be restrictive on what materials not to use e.g. vinyl siding, fencing systems? **A:** I do not know if we are going to be that specific but will discuss further internally.
- It is a very good presentation.
- Permeability will be very important.
- It would be nice to have a “Moodyville” character. **A:** We are not going for a heritage look but clearly a contemporary one.
- There is a lot to do with public space and connecting spaces.
- Maybe you should have an inventory of big trees; Moodyville was built on timber and wood. **A:** We did hear that tree retention is important. We will need to assess it on a case-by-case basis as the City does not have a private tree bylaw. We are looking at the area as a whole.

- We should tell applicants to do a tree survey and keep important trees; encourage more landscaping instead of less.
- Parking should be permeable. **A:** Most parking will be underground.
- We should require green roofs on flat roofs.
- The cross-section showing the road widening requirements on East 3rd Street should be redrawn to more clearly show the old and new property lines, curb locations, trees and building setback.

Action: Suzanne to send Housing type slide to members

6. Information Items

A link to the Housing Profile was emailed to members. The Housing Action Plan will be presented to Council on November 2nd; it will be on the agenda of the November 4th APC meeting.

7. Other Business

Members were reminded that the November APC meeting will be a week early, on November 4th, due to Remembrance Day falling on the regular meeting date.

There being no further business, the meeting adjourned at 9:30 p.m.

The next regular meeting of the Advisory Planning Commission will be held on Wednesday, November 4th, 2015.



Chair

