

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, April 11th, 2018**

MINUTES

- Present: T. Valente
R. Vesely
S. Huber
D. Farley
M. Higgins
B. Hundal
A. Boston
B. Watt
D. Marshall
Councillor Bell
Councillor Back
- Staff: S. Smith, Planner 2
R. Fish, Committee Clerk
M. Epp, Director of Planning
M. Friesen, Planner
- Guests: **123 East 23rd Street - Harry Jerome Neighbourhood Lands
(Rezoning and OCP Amendment Application)**
Andrew McMillan, Darwin Properties Ltd.
David Jacobson, Darwin Properties Ltd.
Oliver Webbe, Darwin Properties Ltd.
Susan Gushe, Perkins + Will
Brent Welty, Perkins + Will
Chris Phillips, PFS Studio
Grant Falgren, PFS Studio
Richard White, Richard White Planning Advisory Services Ltd.
- Absent: A. Cameron
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A quorum being present, the meeting was called to order at 6:01PM

1. **Minutes of the Meeting of the Advisory Planning Commission held March 14th, 2018**

It was regularly moved and seconded

THAT the minutes of the meeting of the Advisory Planning Commission held March 14th, 2018 be adopted.

Carried Unanimously

2. **123 East 23rd Street – Harry Jerome Neighbourhood Lands (Rezoning and OCP Amendment Application)**

Staff provided an introduction to the project:

The City has received a rezoning and Official Community Plan amendment application from Darwin Properties for a mixed-use development at 123 East 23rd Street (Harry Jerome Neighbourhood Lands). The application proposes two towers (at 28 storeys each) and four mid-rise apartment buildings (six storeys) for a total of six buildings and a park oriented north-south along Lonsdale Avenue. A density of 2.5 FSR is proposed.

The site plan has responded to staff and public feedback following a December 6th open house. Specifically, the plan has been designed to:

- respect the Official Community Plan density maximum of 2.5 FSR;
- locate taller buildings where shadow impacts on park space and private residences are minimized;
- give prominence to the Green Necklace and create an attractive foreground for the new Harry Jerome Recreation Centre to the north; and
- avoid “zoning cliffs” by reducing height further from Lonsdale Avenue.

In addition to providing substantial funding for the creation of a new Harry Jerome Community Recreation Centre, the development scheme is proposed to include a 37 space childcare and approximately 80 units of non-market housing. The background and the proposal are described in greater depth in the attached staff report.

Staff would be interested in the Commissions input regarding the following:

- The general merits of the proposed project;
- The proposed height amendment request;
- The content of the draft Development Permit Area guidelines.

Oliver Webb/David Jacobson, Darwin Properties Ltd., described the project to the Commission:

- Creating a large new dedicated 1 hectare City park.
- New childcare facility.
- 100,000 sq. ft. of retail and medical/office space.
- Diverse housing mix and affordable housing mix.
- Combination of high rise and low rise.

- Variety of units, types and sizes, rental and market housing.
- Leasehold strata (not freehold).
- Market rental will be in accordance with the City's 10-10-10 policy.
- Non-market rental and senior's rental.
- New hub created along Lonsdale corridor.
- OCP variances are important to highlight; increase height for affordable housing and childcare (56m >> 81m) and extend boundary of maximum height, and redefine park boundaries.
- 2 x 28 storey buildings, 3 x 6 storey rental/condo buildings and 1 x 5 storey retail and office building.
- Retain and improve Crickmay Park and retain high value trees.
- Taller buildings are sensitive to shadowing on the park and are located towards the north side of the site.
- Sensitive to the neighbouring buildings.
- Compliance with CNVs policies and Step Code.
- Connected to LEC.
- Pursuing innovative low carbon energy solutions.
- Individual suite energy metering.
- Comprehensive approach to sustainability.
- Joint traffic analysis with the City and a consultant.
- Green necklace runs through the site, linking with other bike routes in the City.

Questions from the Commission included but were not limited to:

- Is there going to be a restaurant space with a lounge? **A:** Yes, in Tower 1 at the ground floor with a south facing patio.
- Will there be a connection between the lands and the new Harry Jerome Recreation centre? **A:** Yes. The the main door of the community centre will be across 23rd Street from the plaza and across from the park. Is that a pedestrian controlled intersection? **A:** It hasn't been determined yet.
- The Green Necklace seems to come up and stop at the road, is that true? **A:** No, it turns through a widened setback to the crossing. There is a shift to slow people down.
- If the pedestrian bridge is gone, there will be more of a traffic strain, narrowing the traffic lane is not a good idea, won't it impact traffic on the other streets? **A:** We are improving the traffic flow-through by redesigning the intersections and accommodating the traffic volumes. Pedestrian safety is a main concern as well. **Staff:** Darwin will be required to build its frontage, this will include the design for 23rd but that will be at grade. It's not something that is completed at this point. There are a whole range of other improvements to the intersections.
- What is the rationale for putting the T2 tower in the southern position? **A:** It was determined that as much separation between the towers was best, so not too much frontage onto 23rd. We are creating a lot of layering of the landscape and terracing of the buildings. Tower T2 never shadows the townhouses to the south. And we were trying to avoid an OCP change.
- Is there going to be an overall park increase? **A:** Yes. The original objective of the City is to have .9 hectares, we are at 1 hectare.
- Where are the parking entrances? **A:** Off of 22nd, 21st, and Eastern.
- The amenities will be financially covered at \$20 million? **Staff:** we've added 50,000 sq. ft. to offset the cost, it's a typical density bonus scenario.

- How much would three extra storeys on the tower affect the shading? **A:** The shadow touches the community centre, it's a benign affect as it's an enclosed building. In the summer it barely penetrates the street edge.
- Is the goal to get to 81m and 28 storeys? **A:** Yes.
- Because the land is leased will that bring the value of the townhouses down? **A:** Yes, it would impact the value by 10%.
- To staff: In the future what's the rationale for preventing other 28 storey buildings in the area? **A:** There are no plans to change the surrounding lands.
- Where are the bus stops located on Lonsdale? **A:** There are two stops along the edge of the park.
- To Staff: the Green Necklace circles the commercial and residential core of Central and Upper Central Lonsdale and doesn't penetrate it. With this development the Green Necklace can penetrate the commercial, social and public heart of the city – we need to look at this gateway as really important. The City needs to take advantage of it.
- How did you decide on the mix of the unit types and why there are less than 10% of three bedroom units? Why not more? **A:** The future phases are where the market residential lies, this has to be re-evaluated every step of the way. If we determine we will need more then we will do that. There's a change in the market now to people wanting studios and one bedrooms. We are constantly looking at this. We are projecting 5-10 years from now.
- To staff: have you given any thought to a B-line running north south on Lonsdale? **A:** Yes, a B-line on Lonsdale is in the mayor's vision but its in phase 3 which is the un-funded phase. We don't yet know the timing or funding of. It is certainly contemplated and we are planning for it. We are looking for station locations and station here would be ideal.
- Would you consider a dedicated lane for commuters since it's a major entrance off of the highway? **A:** We would be open to this.
- Will there be a pull in at grade on the recreation centre side? **A:** There will be a dedicated drop off area along 23rd. There will be other drop off areas possible within both facilities.
- Is there any design of the streetscape on 23rd? There will be a lot more traffic. **A:** It's in progress. Currently there is a combined pedestrian/cyclist sidewalk, the sidewalk winds around the trees and the intersection is widened at both ends. There is a series of improvements to car traffic, the greenway, pedestrian and cyclist traffic.
- What is happening with the running track? **A:** That is a planning process that the City will be taking in regards to what will be included in that area. **Staff:** we consult with the public.
- Will there be a temporary space for a skateboard park? **A:** Staff: as a result of Councils direction, we are exploring a range of opportunities and have a discussion scheduled. If we do need to relocate it, we want to find a way that's most desirable to the skate park users, hopefully as close as possible to the current park.

Comments from the Commission included but were not limited to:

- The project looks amazing, except for the traffic, you've covered the density well, including affordability and having the high-rise in the centre of the property.

- The best way to go is up, to finance the amenities, otherwise we lose greenspace. If we are going to increase density, increasing the height really isn't an issue.
- The separation between the towers is great, the height of the towers is a good balance with the greenspace.
- What is the tallest building we have in North Vancouver? **A:** 29 storeys.
- This roadway (23rd) is extremely dangerous right now with parents and very young children crossing. This seems to be worsening an already bad situation.

It was regularly moved and seconded

THAT the Advisory Planning Commission has reviewed the Harry Jerome Neighbourhood Lands Development Concept and is strongly supportive of the proposed design, density, height, land use designations and massing. The APC recommends consideration of the following:

- An accessible active travel bridge connection over 23rd, potentially in a diagonal configuration;
- Bus stop design to maximize bus speed, minimize congestion and accommodate a future B-Line;
- Strong active travel connectivity from the site and the Green Necklace into Central Lonsdale; and
- A low risk solution for drop off that minimizes child-traffic conflict on both sides of 23rd Street.

The Commission thanks the applicant for their presentation.

Carried Unanimously

3. Harry Jerome Neighbourhood Lands Draft Development Permit Area Guidelines

M. Epp gave a brief overview of the Harry Jerome Neighbourhood Lands Draft Development Permit Area Guidelines and outlined key items for the Commission to consider:

- The purpose of the guidelines is to expand on the zoning and the uses.
- The guidelines cover environmental components; energy performance, following the BC Energy Step Code and storm water management principles.
- Some aspects include transportation, although we have less ability to control this through guidelines.
- The larger and more important piece includes the form and character components; building design, open space, vegetation, circulation on the site, and creating an active ground plane.
- The key things we are looking for include the relationship to the Green Necklace, how the buildings interrelate with that, setbacks, frontages, and weather protection.
- We also want to ensure there are views both to the community centre and the need for a line of site from the community centre out to the mountains.
- We are looking for feedback on what we are missing or what to focus on.

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

- What is the orientation of Tower T1? **A:** A north south building. We are trying to maintain the lines of sight.
- If T1 was similar to T2 and went higher, would that create more space for a pedestrian walkway? **A:** We considered differentiating the towers and avoiding a twin-tower effect. What ended up occurring to reduce the height of the building without reducing the density is that we had to squeeze that down into the project and inserted additional density into M4.
- Are these guidelines this specific to this neighbourhood? **A:** Yes.
- Can you mandate that the project have streetscape animation and on M4 that the grocery store have a coffee shop, outdoor seating area and be south facing? **A:** Yes, we can require this.
- If you request to have a grocery store or restaurant, etc. how is it determined where they will be placed? **A:** We have two categories of zoning that can apply, Retail Service Group 1 which allows you to have office and retail space that are customer focused including medical/dental offices which are permitted. We have a new category, Retail Service Group 1A which acknowledges that there are some projects in some areas where this is okay but not at grade.
- Applying this to T1 and M4 would ensure more animated spaces on the ground floor rather than a bank or medical office; they can be up higher.
- Consider a place to have bike storage near the restaurant.
- E-bikes are quite heavy, where there are stairs, have conduits where people can put their bike tire to carry their bikes up.
- Are there stairs anywhere? **A:** Near T1 and T2.
- Can we have ramps there? **A:** Potentially.
- Consider E-bike parking in the recreation centre. **Staff:** the industry is moving to load sharing for e-bike charging.
- Is the project going to be a phased? **A:** Yes, it will be complicated. We want to achieve as much revenue as possible as early as possible and would like to do it without shutting down Harry Jerome. Lawn bowling would move first on the north side, that would be phase 1, Silver Harbour may be a second phase. The M2 building could be part of second phase. The final phase would be the north side.
- Some of the guidelines are very prescriptive and should be more flexible as we don't know what the final street configuration will be.
- It's important to have ground level private residential patio areas be as large as possible. There needs to be something that can be gated off specifically for people with younger children.
- Is there a separate play area for childcare? **A:** It has its own requirements through Vancouver Coastal Health.
- Short term visitor bike parking should be covered.
- The density of trees at the second bus stop might not be a very safe area.
- Is Darwin putting in the park facilities? **A:** Darwin will build the park, yes.

It was regularly moved and seconded

THAT the Advisory Planning Commission has reviewed the Harry Jerome Neighbourhood Lands Draft Development Permit Area Guidelines and recommends approval with consideration of the following:

- An increase in the height and reduction in the footprint of Tower 1 (T1) to allow for more public space and flexible traffic flow; and
- The staggering of heights between T1 and T2.

Carried Unanimously

5. Adjournment

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, May 9th, 2018.

Chair

