

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, May 9th, 2012**

MINUTES

Present: B. Curtis (Chair)
H. Goodland
J. Jensen
D. Olson
B. Phillips
J. Plato
M. Rahbar
M. Robinson
C. Sacre

Staff: S. Smith, Community Development
C. Purvis, Development Planner
S. Kimm-Jones, Committee Clerk

Guests: **1308 Lonsdale Avenue**
Martin Bruckner, IBI/HB Architects
Beau Jarvis, Onni Group
Dionne Delesalle, Onni Group
Joanne Sawatzky, Lighthouse Sustainable Building Centre
Cameron Owen, IBI/HB Architects
Mladen Pecanec, IBI/HB Architects
Vivian Tong, IBI IBI/HB Architects
127 East 3rd Street
Fred Adab, F. Adab Architects Inc.
Senga Lindsay, Senga Landscape Architecture
Robert Spencer, Planning Consultant
Kamran Tafreshi, Developer

Absent: P. McCann
Councillor Bell
Councillor Buchanan

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

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

It was regularly moved and seconded

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

Carried Unanimously

2. **Business Arising**

The Affordable Housing Report was sent to Commission members.

3. **Staff Update**

Projects

127-133 East 3rd Street: (Being reviewed tonight) Staff were directed to continue to process the subject application and schedule a Town Hall Meeting on May 24th. There was a question re: whether to pursue options other than rental units for the density.

1536-1550 Eastern Avenue: At the April 16th meeting this proposal for a mixed use development was deferred until the completion of the Official Community Plan.

1308 Lonsdale Avenue: (This project will be reviewed tonight). Staff were directed to proceed with processing the development application and move to a Town Hall Meeting. The majority of Council members made comments/had concerns the project was too large and was requesting too high a density bonus.

Central Waterfront: A workshop on options for the future of the Central Waterfront was well-received by Council. The follow-up report on May 7th was carried unanimously with the following directions: a Media Centre to be located in the former Cates Shed Building with an open and active south facade, remediation and deck replacement to proceed, marketing of Lot 3 (Coppersmith Shop) for active commercial uses, NV Museum to be located on Lot 4 (former Pipe Shop), staff to proceed with a public process to consider the use and design of the Foot of Lonsdale and Lot 5.

Harry Jerome Rec Centre: On April 23, Council directed staff to write a follow up report for the May 28th meeting and approved the scheduling of a staff-led workshop for mid-September.

Policies:

Stop the Violence BC, Does Marijuana Prohibition Make our Communities less Safe? Dr. Evan Wood spoke to Council on April 23rd re regulating and decriminalizing marijuana. His presentation was well-received by Council who expressed their support.

Existing Buildings Retrofit Framework: on April 23rd Council directed staff to proceed with the implementation of the proposed framework.

NV School Board's Long Term Property Plan: On May 7th Staff were directed to report on the implications to the City for the NV School Board's Long Term Property Plan.

City Policies Related to Affordable Housing: On April 23rd Council approved the convening of a staff-led work shop concerning alternative policy approaches related to suites in duplexes.

Pilot Project to Support Market Rental Housing: On April 23rd Council defeated a motion to hold a workshop on City roles in supporting market rental housing.

Action: S. Smith to provide a link to more information on Harbourside and a copy of the Central Waterfront report and Existing Buildings Retrofit report be sent to APC members.

J. Plato mentioned the Centre for Hip Health which organized a senior's walkabout in Vancouver. Is the City connected with it? It is a \$20 million research project.

4. 1308 Lonsdale Avenue (OCP Amendment and Rezoning Application)

Staff Context: An initial application was made in Dec 2010 consisting of three towers (Two 180' and one 120' in height) which conformed to the height limitations of the OCP. Commercial space was located throughout the first two floors totalling approximately 150,000 sq. ft. The North Vancouver Museum was also included in this design. The site is composed of four separate parcels and existing north south lane. The sites are designated Central Lonsdale Commercial Zone 1A and 1B, as well as CD-216. The OCP currently limits the site to 2.6 FSR and 180 feet in height. The April Advisory Planning Commission 2011 motion was read:

“**THAT** the Advisory Planning Commission has reviewed the Rezoning application for 1308 Lonsdale Avenue and supports the site development concept but notes the following items as not yet adequately resolved:

- Exploration of developing two towers as opposed to three on the site;
- Reduction of the shadowing effect on Stella Jo Dean Park;
- Further consideration of the massing of the podium and moving the tower massing back from Lonsdale Avenue;
- The consideration of opportunities for Adolescent Design (youth friendly) to better accommodate youth needs;
- The inclusion of three or four bedroom units in the unit mix;
- Further development of the 13th street public realm;
- Further detail on sustainability commitments including LEED Gold certification, not equivalency;
- A clearer resolution of the affordability policies for housing;

AND THAT the Commission also would like to see:

- A study of the impact of large format retail on local small retailers on Lonsdale;
- Commercial loading access from 13th Street or St. George's Avenue rather than 14th Street;

- Staff follow up on determination of the value of the community amenities to their satisfaction.”

At the May 4th, 2012 meeting Council gave direction to continue processing the application proceeding to a Town Hall. Changes from the original submission include: reduced from three towers to two (240' and 180' respectively), reduced floor plates, shrinking massing, 5.7 FSR reduced to 4.56, provision of a pedestrian access path from 13th Street to Stella Jo Dean Park, the removal of the department store and museum, the inclusion of 80,000 sq. ft. of office space, bonusing for amenities: 1.9 FSR for employment generation (80,000 sq. ft. of office space) \$1 million, exemption of affordable housing, daycare location and setup, green building features and a Lonsdale Energy Corporation mini-plant.

Staff is interested in the Commission's comments on site circulation: lanes, driveways, breezeway, loading bays, pedestrian access, the building relationship to the plaza, parking and the level of density and community amenities.

Martin Bruckner, IBI/HB Architects, presented the project, focussing on the Commission's comments from the April 2011 meeting:

- The applicants have had several meetings with the neighbouring properties, and have worked with staff on building mass, transportation, and porosity of the site.
- There is a four-storey office building over the podium, a 180 foot tower on Lonsdale Avenue and a 240 foot tower on 14th Street.
- The key issue was to alleviate the massing onsite; they were encouraged to go to two towers including a 240 foot tower. Much of the Commercial Use is in the office building.
- There is a food store on the ground floor on 13th Street with smaller Commercial Retail Units. A breezeway under the building connects to 14th Street, as well as a walkway on the east side of the site connecting to the park.
- The parking access is off 13th Street and has a green roof.
- There will be truck access for the residents of the Grande but the lane on the north side will be gone.
- Roofs are landscaped, especially the podium roof which is an amenity space for the occupants. The podium is 38 feet high and is higher at Lonsdale Avenue due to the drop on 13th Street.
- The southern (180') tower has been moved 40 feet further away from Lonsdale Avenue.
- The northern (240') tower has been rotated to present a shorter wall to the building to the north.
- There is a daycare planned for the podium of the northern tower which is integrated with the public realm and the park.
- The changes have resulted in view improvements due west for the occupants of the Grande; the design is more open for the Springhill Tower.
- The new design allows more sun into the park.
- The Commission had requested provision for youth; we have provided a daycare with two dedicated outdoor spaces for different ages, as well as a dedicated elevator. There is a separate outdoor amenity for the residents.
- The unit mix will include larger units; it will be possible to combine smaller suites.

- Re energy efficiency; there is a passive approach to the design: the glazing area is limited to 50% of the wall, the articulation of the building will provide shielding from the sun

Cameron Owen, IBI/HB Architects, described the landscape plan:

- The proposed upgrading of the public realm will include a series of storm water rain gardens pulling off the curbs; most connections through the site will be bright and open to the sky.
- The building adjacent to the park has been set back to provide a transition between the park and the project.
- Water off the green roof of the parkade will be collected in a water feature.
- The breezeway connection is open 24 hours; the paving material has been changed to feel more inviting and pedestrian-friendly.
- The podium levels will be green with interesting patterns when viewed by adjacent projects.
- Public art elements are planned for the corner of 13th Street and Lonsdale Avenue; perhaps using the idea of collecting water in an artful way.
- Local stone will be used on sidewalks as an accent.

Joanne Sawatzky, Lighthouse Sustainable Building Centre described the energy efficiency approach:

- There will be a charette to see how to achieve ASHARE 90.1 2007; the target is to achieve 30% in energy savings; this may result in design elevation changes.
- The way LEED grades the project connecting to Lonsdale Energy Corporation hinders achieving LEED Gold; there is a significant detriment for the connection. We need to look at other means of achieving the sustainability targets.

Martin Bruckner continued the presentation:

- There is 10,000 sq. ft. of affordable housing (13-14 units); the parameters will be determined by the City.
- The large retail unit has been removed.
- The whole site will be loaded from 14th Street, with a second residential access.
- There is extra headroom for small vans to load from 13th Street for the office building.
- We have been working with staff and the community on the community amenity contributions. We have a comprehensive community amenity package working within the confines of policy for achieving the density bonus, which includes a daycare, employment generation (commercial space), affordable housing, sustainability. The daycare is 40,000 sq. ft. for 35 children consisting of 5,000 sq. ft. indoor space, 5,500 sq. ft. outdoor space; it is on a podium and has dedicated parking and elevator. The daycare is designed to the City of Vancouver's standards which are above provincial standards. We are requesting a 42,000 sq. ft. density bonus for 10,000 sq. ft. of affordable housing which we will deliver and then find an owner and operator. With regards to sustainability, we are trying to achieve 20 to 30 % or better than ASHRAE which would result in 26,000 sq. ft. of bonus density which is in line with the Wesgroup project. Employment generating space: following comments re lack of new office space on Lonsdale Avenue, we

propose 80,000 sq. ft. of office space; requesting 2/3 to be excluded and paying \$1 million to the Community Amenity Fund for the remainder, again based on the Wesgroup project at 13th and Lonsdale. We are also purchasing the lane for \$1.6 which will go to the Community Amenity Fund. We have been asked to put a LEC mini-plant in the development which will eventually service other buildings taking out 30 to 33 parking stalls and are seeking a 10,000 sq. ft. exclusion.

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

- How high is the breezeway? A: 24 feet and it is well lit.
- The residential square footage is larger than the first time; is that due to the amenities? A: By bringing the podium down we get more residential floors.
- Question to staff: Are Rezoning Applications required to meet ASHRAE 2007? A: Yes.
- What is the exceptional part of the energy efficiency? A: We are going to be 20 to 30% better. Per sq ft? A: 10 kilowatt per sq metre. Different uses can interchange without having to create new energy. We really want to focus on the sustainability aspects of energy efficiency e.g. a neighbourhood bike station, plug-ins for electric bikes, through stream waste collection and other items beyond LEED.
- Is the roof of the parkade accessible? A: No.
- The daycare is fully furnished? A: "Crayons in the jar".
- What is the mix of units? A: It is vague at the moment; the market will influence it. We are contemplating larger units which will be two or three bedrooms. They can be joined, which is a trend we are seeing now.
- What about the top floors? A: The units will be larger: three or four bedrooms.
- How are you honouring the town centre? A: It is a large mixed use site and will encourage living in the City. We think the design shows how good the town centre is. The mixed uses are not just for the residents on site. It will be a focal point with Stella Jo Dean Park and small CRU spaces to focus on local business. The sidewalk is a connection between the plazas, library etc. and will have street furniture, interesting paving.
- The move from a museum to daycare is more of an exclusive amenity? A: We spent \$27,000 on a study to see how the museum would fit as it was suggested to us that it was a need. It was a controversial amenity to have on the site. Daycare has been expressed as a big need in the area.
- If daycare was commercially viable why would the owners not do it on their own? A: We have done several which have been developed in this way. It is not a good for-profit model.
- What is the setback of the tower to the south of the property on the north west corner? A: 10 feet. It could be developed with another tower. We tried to acquire the site; the owners refused to sell and have created a family trust. The separations are based on urban planning concepts.
- Can we be sure that there will be Commercial Retail Units on 13th Street so that it is not a long, monotonous facade and the sidewalk is much more active. A: We have done food stores that have coffee shops as part of them.
- What is the width of the lane and docking area from 14th Street? A: 10 feet plus the 10 foot lane.
- Can you do more to create active edges on the lane, can the escalators be moved? A: It has to be there for the grocery store; the store needs to have some frontage. It will be a glass wall providing daylight to the parkade.

- Will the lane be safe? A: We think it will be safe based on other lanes; it is wide and quite high as well as being well lit.
- Have you looked into lock off units in the apartments? A: Not at this point in time.
- Which windows are operable? A: There will be no need to have restrictors. The West 15th Street development has low and high windows for cross ventilation.
- Is there any outdoor space for youth? A: There is a gym for residents.
- It would be nice to have space for them to use outside. A: We have looked into a room with Wii stations, golf, study rooms, squash courts; it is a 10,000 sq. ft. amenity space which needs to be programmed.
- How long has Lighthouse been working on it? A: Since the beginning.
- What are exceeding green goals? A: It is a Lighthouse strategy.
- Will the public art be a standalone piece or integrated into the building? A: We are not sure; earlier versions of our facade have art elements, we may integrate it.
- The corner at 13th Street and Lonsdale Avenue calls for something iconic that you can see as you come up Lonsdale. Are you giving the 1% for public art? A: The 1% was not intended for a development of this magnitude; there will be public art.
- There is a big opportunity on the second storey podium area for public gatherings. Any discussion on making it a semi-public space? A: It is a challenge to do it; the podium-oriented units would have security concerns. It is part of their common property; the cost of maintenance is borne by the tenants. A big portion of the site at grade has been given up to the public.
- The LEC plant is natural gas? Staff: Yes; the idea is to grow the network overall and then retrofit the system with increasingly sustainable energies.
- What is the City feedback from Springhill Place? A: The Grande has been very engaged for a while; they are concerned about views and lanes. The project to the north has been providing feedback and have come back with a stronger sentiment.
- Question to staff: Why is the LEC mini-plant needed? A: LEC will expand so the City looks at larger sites as an opportunity; currently plants are to the west so to the east is needed.

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

- The massing, with one significant exception, is much better. I like what has been done at 13th Street and the look of the buildings, the pathway to Stella Jo Dean Park. The big problem is the height. I think the trade for the height is too much.
- I like the daycare; hopefully it is close to lots of jobs. A lot of families cannot afford the for-profit daycares. I hope it will be affordable.
- Re the affordable housing aspect; money should be put into a fund to get a bigger bang for buck by rehabilitating older housing in the City, rather than siting it in brand new expensive projects. 240 feet is high.
- The towers respect the Grande's views but not those of Springhill Place.
- It is generally a huge improvement over last year with engagement of the public realm. The vision for 14th Street is not very clear. Lot of discussion about the civic precinct on the west but not a way to bring people across to the east. How you deal with height at the pedestrian level is the main thing. I do not have a problem with the 240 height. For 26,000 sq ft of density there have to be clear performance targets on the energy efficiency: kilowatt hours for the residential, commercial kilograms per square metre for the use.

- I like 13th Street but still have concerns about traffic on 14th Street. I assume Engineering have looked at it. It will have a big impact. Staff: There has been a transportation study which is being reviewed.
- I am not concerned about the height of the building; Council will have to look at it.
- I would like to see more pedestrian walkways e.g. from the park into the grocery store.
- I would like a community amenity for all rather than daycare e.g. projection facilities against the building wall for the public in the park; think of different ways to bring people in.
- You have addressed the questions from a year ago. Daycare is valued at \$4.8 million; how will it be administered over the long term?
- I am not comfortable with the long facade on the grocery store on 13th Street. It could be treated better. I do not think the sidewalk is wide enough to support cafes spilling out. You should guarantee different tenants to the grocery store.
- I like the project especially the links north south. I love the idea of the public interaction. Put something on the 13th/Lonsdale corner, a prominent corner.
- I share the concerns about height. I am concerned about the precedent set by the laundry list of amenities which would create a great deal of density.
- There could be a potential for some public space around the office level. The parking spaces should not be overdone. A: There is a lot of parking demand for the commercial; if we reduce the parking it will not reduce the excavation if we reduce the number of stalls.
- I could not discern the location of the garbage and recycling facilities. Could the activities from the Grande be incorporated? A: Residents' garbage will be picked up underground using smaller trucks.
- APC encouraged two towers. I like the proposal. The north side of the building is a big improvement on 14th Street; it respects the park.

It was regularly moved and seconded

THAT the Advisory Planning Commission has reviewed the OCP Amendment and Rezoning Application for 1308 Lonsdale Avenue and recommends approval in principle, subject to staff approval of the following details:

- Exploration of the potential for sidewalk animation on the south facade of the project and ensure three more CRU's are included.
- That the applicant develop and achieve energy and carbon emission performance targets;
- That the applicant work with staff to review truck traffic on 14th street;
- That the applicant work with staff to define dedicated indoor/outdoor activity spaces for teens/youth;
- That there be further definition of the spaces for waste management activities;
- That the Commission also encourages the inclusion of prominent public art at the corner of 13th Street and Lonsdale Avenue;

FURTHER The Panel supports the proposed daycare;

The Panel appreciates the extent of the changes that have been made to the project to-date and supports the general direction of the project.

The Panel commends the applicant for a very thorough presentation, subject to printing double sided submissions in the future.

It was regularly moved and seconded to amend the motion by adding the words:

And that staff consider the allocation and size of community amenities in order to reduce the height of the north tower.

**The amendment was carried
5 in favour
2 against**

A friendly amendment to remove words was passed by unanimous consent

"ensure three more CRU's are included"

Carried unanimously as amended

There was a short break at 8:25 pm

H. Goodland excused herself at 8:25 p.m. due to a conflict of interest at 8:25 p.m.

The meeting recommenced at 8:35 p.m.

5. 127 East 3rd Street (Rezoning Application)

Staff provided background on the project. The application is to rezone the Lower Lonsdale site to allow for a seven-storey mixed-use development containing 61 residential units and 5,495 sq. ft. of commercial retail space located at grade along the 3rd Street frontage. 18 of the residential units will be denoted as market rental properties, with the remainder being market strata units. The 2.56 FSR is .04 less than the maximum allowed. The project includes mini suites of 389 sq. ft.

Robert Spencer, Planning Consultant, presented the project

- The project is slightly less than the potential maximum height in the OCP.
- The project is in a transition from Town Centre Mixed Use to Level Five Medium Density
- The project consists of 2.56 FSR plus 0.83 FSR excluded for the rental units for a total FSR of 3.39.
- The design echoes the Versatile building for a more coherent streetscape.
- The building has to be set back 80 feet above the third floor which moves the building to the north of the site, with roof terraces to the south.
- The rhythm of the bays on the first three floors relates to the buildings to the east.

Kamran Tafreshi, Developer spoke about the public consultation process and the view analysis:

- A Public Information meeting was held in January. The applicant has met with each of the strata lots adjacent to the site.
- View analysis was offered to all neighbours.
- The additional proposed height over the current zoning height does not create further view loss.

Fred Adab, F. Adab Architects Inc. described the design:

- The location is good due to proximity to transit.
- The design introduces four smaller Commercial Retail Units.
- The building will be connected to the Lonsdale Energy Corporation.
- The applicant will hire an environmental consultant.
- Due to the setbacks there are a lot of terraces on the south elevation.
- There will be a green roof.
- The design includes a diverse mix of affordable units.
- There will be 18 rental units.

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

- How is water runoff treated? A: Straight into the storm drain.
- How will you handle the rental units? A: They cannot be owner-occupied. They may be sold to investors.
- Question to staff: Is there a precedent for the exclusion and is staff happy with the value of the bonussing? A: Yes. It is a large proportion compared to others but the location is good.
- Your goal is to be LEED equivalent? A: Yes, Silver. How will you measure the equivalency? A: We will hire a consultant.
- Is the Law Building a rental building? Have you thought about how to show the building from the lane? A: it is very basic from the back; there is a blank wall from the current property. The new property will be more attractive with landscaping. The only concern was how to treat water between the two buildings. We have offered to beautify the street in front of his building and the next one to the west.
- What is the Army, Navy and Air Force Veterns building used for? Is it quiet? A: It is a pub and lounge with no windows
- Is the children's playground an amenity for the building? What if there are no children? A: We will develop and outfit it as a children's playroom for younger children along the lines of Gymboree. If there are no children using the room, it will be up to the strata as it has storage, a kitchen and bathroom.
- Have you considered it as a daycare? A: It has been excluded from the FSR. I do not think it should be taken away from the tenants.
- How do the rental units work? A: We are trying to create an opportunity to secure rental. There will be covenants in place restricting the use. We would like to set up the bylaws and set up the management so that they will be managed by the rental company. 12 of the 18 units have patios.
- How far back can the neighbouring building come back if redeveloped? Staff: It is up to Council to save a heritage building.

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

- I quite like the look; my concerns are with the parking.
- I think it is fine; it is a tricky site. The only thing is making sure we follow up on the property management company manage the rental suites.
- I would like to see the energy model required and testing and evaluation afterwards for enforcement.

- Fewer parking spots make sense because it is close to transit. I would prefer to see more bicycle parking than required rather than less.
- The Law building at one time was proposed to become a restaurant with a deck on the second floor at the back which would complement the project. I like the greenery at the back.
- I like the project and the difference in the north and south facades.
- The treatment of the lane is very successful.
- Make sure you have enough operable windows for passive design and natural ventilation.
- The applicants are not asking for density bonus for energy targets.
- It would be good to incorporate public art into the project.
- Storm water treatment would be good; a bioswale would add interest.
- I would encourage diagonal parking on 3rd Street.
- Everyone should have access to the roof deck.

It was regularly moved and seconded

THAT the Advisory Planning Commission has reviewed the Rezoning Application for 127 East 3rd Street and recommends approval in principle, subject to staff approval of the following details:

- That consideration be given to requiring the rental units to be managed by a licensed property management firm;
- To encourage the applicant to set and verify specific energy targets and measurements;
- Further consideration of storm water retention onsite; and,
- Consideration of some public art;

AND that the Commission supports the variance regarding smaller suite sizes.

Carried unanimously

6. CityShaping Update

S. Smith told the group that staff has been working since January on a deeper discussion of critical issues. The timeline has been stretched. About 500 people have given written input, participating in workshops, events, workbooks; sitting down for one to two hours to participate. Staff is currently analysing all the inputs and will report to Council on June 11th. Phase 3 will be crafting policy. Council will be asked if further consultation is required on certain aspects prior to drafting policy.

7. Other

There was a discussion on keeping the meeting on time, perhaps by nominating someone to craft the motion, and only having one round for comments and questions.

The new OCP discussion paper on transportation was included in the meeting package; any questions could be directed to staff.

There was a question on how the City will enforce energy targets on multi-storey buildings.

There being no further business, the meeting adjourned at 9:50 p.m.

The next regular meeting of the Advisory Planning Commission will be held on Wednesday, June 13th, 2012.

Chair

