

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 the Atrium Meeting Room on Wednesday, November 12th, 2014**

MINUTES

Present: D. Farley
A. Jamieson
D. Marshall
B. Phillips
M. Rahbar
M. Robinson
C. Sacre
B. Watt
Councillor Bell

Staff: M. Epp, City Manager, Community Development
S. Smith, Planner 2, Community Development
S. Kimm-Jones, Committee Clerk

Absent: J. Jensen
P. McCann
Councillor Buchanan

A quorum being present, the meeting was called to order at 6:00 p.m. with Dan Marshall in the Chair.

1. Minutes of Meeting of the Advisory Planning Commission held September 10th, 2014

It was regularly moved and seconded

THAT the minutes of the meeting of the Advisory Planning Commission held September 10th, 2014 be adopted.

Carried Unanimously

2. Business Arising

None.

3. Staff Update

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

4. Central Lonsdale Guidelines Workshop

M. Epp and S. Smith led a discussion on potential Central Lonsdale Development Guidelines. The guidelines would cover form and character in Central Lonsdale. The development of Central Lonsdale Guidelines are not on the current workplan, but may be included in the 2015 Workplan depending on the status of the OCP update.

The Development Permit Area (DPA) process is outlined in the Local Government Act, Section 919.1. and can include the protection of the natural environment from hazards, revitalization, form and character, energy and water conservation.

The Official Community Plan provides a long range vision and goals for the community and includes the rationale for established DPA areas.

Guidelines could contain: a vision, guiding principles, built form and massing, views, ground level, façade materials and signage, landscaping, storm water management, GHG reduction, parking and loading, amenity areas.

Staff are considering a new approach to establish city-wide guidelines for developments. They could be expanded for building type, neighbourhood-specific purposes, Special Study Areas.

Councillor Bell joined the meeting at 6:40 p.m.

The City differs from most municipalities as it does not use Development Permit Guidelines broadly. Detailed design happens during the rezoning process through Comprehensive Development zones. DPA's should not create unnecessary rules and stifle creativity.

The City currently has DPA Guidelines for streamside areas, the Pier development, and Harbourside.

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

- What is the process for amending the Zoning Bylaw? **A:** The Zoning Bylaw and DPA guidelines have to work together. It should be possible to meet the guidelines within the existing zoning. It is not possible to pre-zone areas at the moment because the Zoning Bylaw is so restrictive.
- Guidelines can be open to interpretation; to what extent should the guidelines be subjective? **A:** Wording is very important e.g. the use of "should" against "must". They must be drafted very carefully. Applicants can always go to Council if they are not happy with staff's interpretation.
- Can guidelines go against the OCP? **A:** No.
- Would this streamline the process e.g. riparian concerns seem to increase complexity? **A:** The streamside guidelines have created a greater sense of certainty. In the past the applicant had to go through the Fisheries and Oceans Department first.
- What about row housing in a certain area i.e. basically changing the form? **A:** We find an area where townhouses are contemplated, pre-zone it and have Development Permits but would not dictate the exact form of the development. DPA's are not about being prescriptive. We cannot control the inside of the

buildings. We can write guidelines for the outside of the building, public/private transition, corner treatment, tower setback, street wall.

- What about tall buildings? **A:** Height restrictions are codified in the OCP. A different height would involve an OCP amendment.
- What about the character of the public realm? **A:** These guidelines would be for private developments but complementary to City guidelines for public realm.
- What do you do about materiality? What would define North Vancouver City? E.g. Whistler has a certain look. **A:** We do not limit architectural expression, but are more concerned with functionality; how a building meets the street etc. There is resistance to prescribing materiality.
- What about the retention of rental housing? **A:** We can increase liveability through guidelines but it can affect affordability. We have different expectations re finishes etc. in rental buildings.
- What about passive design guidelines, innovative design? **A:** The Province gave municipalities control over the design of buildings as it relates to energy efficiency. We have to balance our goals; boxes are more energy efficient but not interesting to look at.
- What about the ground level, pedestrian scale/podium, transparency, streetscape? **A:** It is important to see how high rise construction meets the ground. Development Permits deal with onsite conditions. Other guidelines cover the streetscape; street wall height can be related to road width.
- We need vibrant streetscapes with smaller, articulated commercial frontages.
- What about building setbacks to accommodate outside patios for restaurants? **A:** That can be considered?
- Make efforts to maintain existing street trees.
- Should there be a guideline to treat space outside grocery stores e.g. Citymarket, Fresh Street Market in West Vancouver have good outdoor space. **A:** We cannot control use through guidelines. We may be able to define key corners.
- It would be good to have a charrette early in the process for developing guidelines.
- Public views need to be protected.
- Encourage density bonussing for plazas.
- Use cultural references e.g. First Nations and other cultures. There could be a different element every few blocks in the public realm.

Following the discussion staff told members that the next steps in the process would be a report to Council for direction, and an RFP to employ a consultant. Draft guidelines would then be produced for community input. Following the input process the guidelines would be revised for Council consideration.

5. Other Business

There being no further business, the meeting adjourned at 8:20 p.m.

The next regular meeting of the Advisory Planning Commission will be held on Wednesday, January 14th, 2015.



Chair