



City of North Vancouver

Parks & Environment Advisory Committee

City Hall, Conference Room 'A'
141 West 14th Street, North Vancouver

Thursday, January 6, 2011 at 6:30pm



MINUTES

- Present:** Cheryl Leia (from 6:40pm)
Councillor Craig Keating (from 7pm)
Dan Marshall
Graeme Millen
Ivan Leonard
Vic Balon (Acting Chair)
- Staff:** Angela Negenman, Environmental Technician
Clare Husk, Committee Clerk
Dimitri Samaridis, Landscape Architect
Heather Sadler Reinhold, Deputy Development Manager
Waterfront Project
Steven T. Ono, City Engineer (6:45pm – 7:40pm)
- Guests:** Chuck Brook (Brook Pooni + Associates), Craig Watters and
Brian McCauley, and Farouk Babul from Concert Properties
Limited, Neilin Dhanji – Knightsbridge Properties Limited
Randy Sharp, Sharp & Diamond Landscape Architecture Inc
Corin Flood, Facilities Planner, MEC
- Absent:** Sara Mitchell (*apologies*)
Susan Skinner
Brian Miltimore

Quorum 5

1085-03-P4-02

1. Call to Order, Opening Comments

The meeting was called to order by Mr. Balon at 6:30pm. The meeting did not have a quorum until 6:40pm.

Adoption of Minutes

The minutes were reviewed. To add the word “meetings” between the words ‘May’ and ‘2010’.

It was regularly moved, seconded and carried unanimously:

THAT the minutes of the PEAC meetings held on Thursday, October 7, 2010 be adopted with the above noted change.

2. Business Arising

Long Term Transportation Plan

This will be coming to the February meeting.

It was queried what happens to the Committee resolutions?

The Clerk outlined that some are sent to the relevant bodies, e.g. presenters and developers who attend, or to Council (usually accompanied by a staff report). An example of a recent resolution was PEAC's request for the proposed front lawn of the renovated City hall to be made into a community garden. This was forwarded to Council, who have directed that conceptual plans be drawn up for this proposal.

Emerald and Hamersley

Members praised the completed Emerald and Hamersley park project. Noted that it "looks and feels good"

Quorum at 6:40pm
Minutes adopted

Invasives

It was asked if the City were adopting a bylaw similar to Coquitlam. Ms Negenman said that the City is developing a strategy. The City needs an inventory of invasive species, using which the strategy will be written. The strategy will be implemented in 2012 or 2013.

Urban Agriculture

Members requested staff update them on the progress to date on the urban agriculture/Loutet farm initiative.

Action: *Committee Clerk to include as an agenda item for March, time & staff availability permitting.*

Dry Docks Grinding

Further to the disquiet expressed by a member of the Committee at the airborne particulates from the grinding of the vessels at the dry docks in Lower Lonsdale, the Committee Clerk has invited a member of the Air Quality Division of Metro Vancouver to meet with PEAC, date to be confirmed.

3.0 Draft Harbourside Policy Plan: Chuck Brook (Brook Pooni + Associates) et al

Mr. Brook gave the background to the application to amend the OCP to permit an additional 88sq ft of residential use to the commercial/ hotel uses already permitted.

Project is moving forward along with the City's OCP update.

Mr. Brook outlined the opportunities the steering group saw for making this area mixed use, e.g. making the area less daytime use, more of a destination for local residents, more social, and giving a high street focus to end of Fell Avenue. Opportunities for the public benefit were suggested (park and shoreline enhancements, mixture of housing types, water connections, employment generators etc).

Guiding principles were looked at (there were thirteen from Council).

Councillor Keating arrived at 7pm

Updated on Community consultation to date (open houses, meeting with committees, council reports) and news advertisements, web information and site signage. Over 100 people attended the last open house (September 2010). At this open house Land Use Scenarios were looked at.

Ms. Sadler-Reinhold then introduced the topic of the Spirit Trail and where it relates to Harbourside, projected time lines etc., and gave an overview of connections planned.

Questions from the Committee included, but were not limited to

What are major significant barriers to the development – technical or otherwise? A. Noted that transportation, economics and environmental implications (such as rising ocean levels, and having LEC on the site) were investigated.

A member asked if there was an overriding policy (and quoted from the policy document "The Harbourside Waterfront lands will feature a mix of office, retail and residential uses". A. This was agreed to be the overriding policy. At the public consultations people were interested in a more interesting vibrant waterfront, and that Kings Mill Walk is currently a limited experience.

When asked if the Steering Committee worked for the City, Mr. Brook clarified that staff from the City, Knightsbridge and Concert properties formed the Steering Committee.

Will the City be losing industrial zoning? A. The scenarios did not involve lands zoned for industrial use. The land is zoned for the auto mall or light commercial. The policy is to add zoning for residential.

What is the anticipated population increase? A. There are no projections, but hypothesised that with Scenario D it could be approximately 1200 persons, mostly couples, young families and empty nesters.

What will the City have to add to the amenities to this area for the population increase? A. The Steering Committee had looked at transportation, access to waterfront connections, and the park adjacent. Does not anticipate need for additional schools/playgrounds.

Query about the transferring of height to create more open spaces. A. In terms of the parkland at Kings Mill Walk, said the proposal did not impinge upon or give more land.

Creating underground parking would lead to green spaces between buildings, pathway connections at grade level.

For the development to be viable is there a need to encourage more young families and more intergenerational residents (such as the area around the John Braithwaite Community Centre), and this will play a big role in park usage. A. There will be a number of families with young children, and daycare was an amenity mentioned in the policy. There is the potential for housing for seniors and rental housing with the hotel developed in the mixed use section on the residential land.

What parking would be allowed? A. Allowance will be in accordance with the current zoning bylaw. (It was suggested by a Committee member that it should be made a maximum of one vehicle per unit.)

Traffic outcomes were queried. It was noted that the Marine Drive intersections were already at capacity, without the extra population. A. At peak times traversing Marine Drive is a challenge as it is the corridor with feeder routes, for the Lions Gate Bridge. The Transportation study showed the challenging intersections were Bewicke and Marine Drive. There is an extensive transportation plan study for this policy including recommendations for each of the key intersections, and other recommendations to encourage sustainable transportation (e.g. to get people out of their cars) with the enhanced TransLink service and better biking and walking options with the Spirit Trail connections. Mixed use development at Harbourside should improve ridership potential thereby enabling increased TransLink service.

What about the possibility of raising water levels? A. At this stage the effects of climate change would be supposition. However the site has been seismically reinforced, and should not be subject to liquefaction.

A member asked what where the requirements for environmental impact studies pre development. A. Working towards LEED and the site was cleaned up and remediated, CFC in place as it stands today

It was asked what was the Scenario D potential to impact on the watertable, and the effect on the environment. A. This will be formally addressed, but confirmed the levels of underground parking would be one or two (i.e. twenty feet).

Mr. Brooks et al left the meeting

4. 212 Brooksbank Avenue - Randy Sharp, Sharp & Diamond Landscape Architecture Inc. & Corin Flood from MEC

Messrs Flood and Sharp noted the following in their presentation:

- The connections with the Spirit Trail and the park linkage, proximity to the park.
- Reusing some of the existing building materials
- Landscaping: crime prevention through environmental design (CPTED) trees, capturing all storm water on site, bike racks with a series of interconnected rain gardens.
- Good infiltration at the site, good permeability.

- Would like to blur the edge of the park, open views, adding sidewalks on both sides of third street,
- The main Spirit Trail to go from Cotton Road side to the creek and bridge, maybe to connect the rain gardens into the park, and maybe public art to be incorporated. This section through the parking lot and through into the park is the community amenity space,
- Planting to follow a palette of mostly native water wise plants
- Gateway feature is envisioned as a way of entering the park, a smooth connection, suggesting realigning the sidewalk,
- Building will have a green façade, e.g. native honey suckle.

Questions from the Committee included but were not limited to

- How do you plan using parts of the existing building? A. It is a steel building with steel columns, we will disassemble and use some of that material.
- What about the trees in the area? A. We are proposing higher branching trees, that form more of an umbrella effect, e.g. shade for the car park, we are working with growers in the Fraser Valley.
- Are you proposing to move the Spirit Trail? If so is it a more expensive option? A. Add a more southerly route, this would link into Crown Street (DNV). Ms. Sadler-Reinhold noted that the City would anticipate the routes through the park would be upgraded though the development. Mr. Flood added that how the path upgrades has yet to be discussed.
- What amenities will there be inside the store? A. There will be a 400ft meeting room, with external access and linked to a washroom facility. This will be incorporated within the MEC outreach.
- What is the timeframe? A. Hoping for April 2012 opening.
- What are the building's green features? A. The saw tooth roof configuration, so lighting in the store is entirely natural. Aiming for gold LEED standard.
- Who is paying for the gateway maintenance? A. Under negotiation.

Messrs. Sharp and Flood left the meeting

There was a short break.

The meeting was called back to order at 8:20 pm.

Members of the Harbourside Steering Group rejoined the meeting as observers

Committee Debate on Draft Harbourside Policy Plan

included but was not limited to:

- Impact the water table. From both the parks and environment perspectives, there appeared no advantage to developing this area to the extent were we are affecting the water table.
- Whether the presentation and documentation was a policy statement, as it was connected to the development amenities. There was not a broad policy statement on the website.
- Concerns about public accessibility to the waterfront.
- Traffic and connectivity.

Resolution

THAT the Parks and Environment Advisory Committee wishes to defer any formal comment until further details of the proposed policy development are defined;

AND THAT the Committee does not support the deflection of the water table for the construction of the underground parking;

And THAT the Committee looks forward to continued updates on the policy plan in the future.

Unanimous

Resolution: 212 Brooksbank Avenue:

After brief discussion the Committee resolved:

THAT the Parks and Environment Advisory Committee has reviewed the proposal and sees no negative environmental impacts and supports the proposal as presented;

AND THAT the Committee encourages MEC to continue its conversation with City of North Vancouver in respect of the Spirit Trail and would like to encourage coordination of the development of the Sprit Trail to connect with the District of North Vancouver.

Unanimous

5. PEAC Work Plan

It was agreed to defer to February, when the new members have been appointed.

6. City Projects – *Angela Negenman, Environmental Technician*

Staffing

Laura Krohn has joined the City staff as an Environmental Technician. She is working with Caroline Jackson on Community Energy (including energy conservation, climate change and waste reduction).

Dogs in City Parks Open House

One of the key recommendations from the Parks Master Plan was the Identification of additional off-leash areas for dogs. The first open house for this will be on January 19.

Victoria Park & the Cold War Siren

After the public open house and submission of the questionnaire by members of the public Council approved the refurbishment and re-installation of the air raid siren in Victoria Park East.

Chris Zuehlke Field

Under construction with the end March deadline for completion.

Heywood Park

Phase 1 (playground and washroom) tender should go out later this month. City are requesting an extension of time (3 months) for the federal funds, the project should be complete by June (not March as originally planned).

City Hall Community Garden

The PEAC suggestion of a Community Garden was forwarded to Council, who have directed that conceptual plans be drawn up for this. It has been suggested that this garden be used by a non-profit, community group.

Spirit Trail

The section from St Patrick's to Moodyville was opened in the fall. Construction work has started on the Harbourside West Overpass. The footpath between East 1st is on hold due to the proposed Low Level Road upgrade.

Foot of Lonsdale

The Advisory Body workshop on January 18, and the public workshop on January 20.

7. Any Other Business

WiFi Login

As members are bringing in their laptops to conserve paper, have requested a login to the City wifi.

Action: Committee Clerk to investigate

8. ADJOURNMENT

There being no further business, the meeting adjourned at 9.10 p.m.

DATE OF NEXT MEETING

The date of the next meeting is **Thursday 3 February 2010** at 6:30pm at City Hall in Conference Room A.

Victor Balon, Acting Chair

Clare Husk, Committee Clerk