

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, March 13th, 2013

MINUTES

Present: D. Farley
J. Jensen (Chair)
P. McCann
B. Phillips
J. Plato
M. Rahbar
M. Robinson
C. Sacre
B. Watt
Councillor Buchanan

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

Guests: None

Absent: B. Curtis
Councillor Bell

A quorum being present, the Chair called the meeting to order at 6:00 p.m.

The Chair reminded the group about staying focussed with regard to questions and comments in order to stay on time.

1. Minutes of Meeting of the Advisory Planning Commission held February 13th, 2013

It was regularly moved and seconded

THAT the minutes of the meeting of the Advisory Planning Commission held February 13th, 2013 be adopted.

Carried Unanimously

2. Business Arising

None.

3. Official Community Plan - Community Capital Framework and Tool

M. Roseland introduced the concept of "community capital" and gave the Commission a preview of the Community Capital Sustainability Framework presentation going to Council on March 18th.

The City has many significant plans and documents, including the OCP, and it can be hard to see how they relate to each other. Within the OCP itself there are many components ranging from sense of place to municipal finance.

Updating the OCP requires a cohesive framework for integrating all these components, plans and documents. The City's official vision, to "balance the social, economic and environmental needs of our community," describes the concept of sustainability. It is therefore fitting that the City use a sustainability framework for the OCP. The challenge is to find a sustainability framework that can be practical and useful to the City.

The Community Capital Framework is all about balancing social, economic and environmental aspects of community development. It focuses on six forms of assets, or capital: natural, physical, economic, human, social and cultural capital.

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

- It makes more sense to have six forms of capital rather than the traditional three-legged sustainability stool used in the last OCP.
- We often do not talk about half of these topics i.e. cultural, social, human, so this framework would be good to help prompt that discussion.
- It is a good way to identify and group elements that have to be looked at in the context of community decision-making.

M. Roseland then gave an overview of the associated Community Capital Tool:

- The tool is designed to balance social, economic and environmental aspects of community development; the aim is to maximize all six forms of capital in the framework.
- The tool is comprised of two instruments: the Community Sustainability Balance Sheet, for monitoring and assessment, and the Community Capital Scan, to support integrated decision-making.
- A lot of data is already being collected for TIMS (the Targets, Indicators and Monitoring Strategy that has been used to track OCP implementation) and this data can be used just as well with the new tool.
- Existing documents are currently being evaluated with respect to the tool.
- The tool would be customized to meet the City's needs.

M. Rahbar joined the meeting at 6:40 p.m.

L. Buchanan left the meeting at 6:40 p.m.

The Commission then carried out an exercise to test the Community Capital Scan. Following the exercise, members discussed how the Community Capital Tool instruments could be used for the Official Community Plan and for the City.

*There was a short break at 7:15 p.m.
The meeting reconvened at 7: 20 p.m.*

4. OCP Land Use Scenario Development - update

S. Smith gave an update on the Land Use Scenario and Policy Directions report. On March 18th staff will be asking Council to endorse three potential areas for growth: Mahon Park, Central Lonsdale and 3rd Street. The potential areas of growth were an outcome from the January 19th Growth and Land Use workshop.

There was a short discussion on how much growth is “needed”; how will people interpret the 20% population growth buffer built into the OCP?

The next CityShaping event which will be a “Directions” workshop to be held on April 29th.

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

- Could there be overcapacity in the population growth numbers?
- What are the costs of development in the City versus the District and the City of Vancouver? It would be good to have the figures.
- A video on the website explaining these answers would be good.
- Do we need 8,000 units? There were examples at the January 19th workshop. Why do you need the 20% buffer? Make sure that the public understands the maximum number is in the future. There must be a reason why you want to increase it.
- It can justify transit improvements along with growth.
- Development is more than the sum of all the projects and infrastructure, if it is well-considered. Show the benefits of growth e.g. the library, as that will help.
- Cultural facilities and events will be part of the motivation for an increase in density, kids living in same community as their parents.

5. Staff Update

S. Smith gave an overview of the projects and policies reviewed and approved at the February 18th, 25th and March 4th Council meetings, as well as the March 11th Public Hearing for 1308 Lonsdale Avenue, and answered questions from Commission members.

In response to a question on coach houses, S. Smith confirmed the City permits them through a Development Permit process. It was also noted that there may be some exploration of permitting a secondary suite as well as a coach house on a property to achieve City goals such as the creation of more affordable housing. This may be considered as part of the development of land use scenarios for the OCP update.

6. Other

One commission member relayed feedback from a community member who recently moved to Lower Lonsdale. This person really likes the area but would like to see more animation; the person takes transit and is more worried at night about safety than when living in downtown Vancouver; there is less light and the streets are quieter. Adequate lighting and more animation should be considered in future when planning for this area.

He also had heard positive comments about the recently renovated heritage building with a café in it, Andrews Café on East 8th in the middle of a residential area. He heard that it is busy and is helping create a real sense of community. It would be great to see more of this in the City.

Another commission member asked if there was a possibility of looking into turning lanes into more "living" lanes rather than service areas. At the moment they are very dark. It would be worth encouraging developers so that lanes are more than access to garages. Bike routes could be diverted through lanes rather than building special bike lanes.

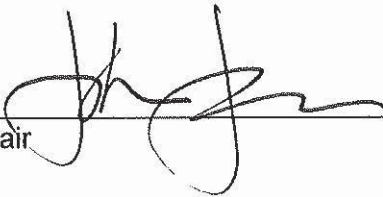
A: Some "liveable" lanes were envisioned in the 100 year sustainability plan. Maybe the updated OCP could include reference to the need for a study of laneways, to lay the foundation for further consideration and action on this item.

S. Kimm-Jones reminded members about the Volunteer Appreciation Reception on April 25th.

There being no further business, the meeting adjourned at 8:10 p.m.

The next regular meeting of the Advisory Planning Commission will be held on Wednesday, April 10th, 2013.

Chair

A handwritten signature in black ink, appearing to be 'S. Kimm-Jones', written over a horizontal line.