

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, January 12, 2011

---

**MINUTES**

---

- Present: B. Curtis (Chair)  
H. Goodland  
J. Jensen  
D. Olson  
B. Phillips  
J. Plato  
M. Rahbar  
Councillor Heywood
- Staff: G. Penway, Deputy Director, Community Development  
S. Smith, Planner, Community Development  
S. Kimm-Jones, Committee Clerk
- Guests: Hugh Cochlin, Architect, Proscenium Architecture + Interiors Inc.  
Corin Flood, Green Building Consulting + Design  
Farzin Yadegari, Architect, Arc Homes Inc.  
Kayvan Memary, Architect, Arc Homes Inc.  
Senga Lindsay, Senga Landscape Architecture
- Absent: J. Carcone  
P. McCann  
M. Tasi
- 

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

1. **Minutes of Meeting of the Advisory Planning Commission held December 8, 2011**

It was regularly moved and seconded

THAT the minutes of the meeting of the Advisory Planning Commission held December 8, 2011 be adopted.

**Unanimously Carried**

2. **Business Arising**

S. Smith reminded those present about the OCP-focussed meeting on January 27<sup>th</sup>.

### **3. Staff Update**

222-238 Lonsdale: Public Hearing on January 17<sup>th</sup>. Concern expressed by neighbours re height of the building. A view study will be carried out.

415 West 16<sup>th</sup>: Public Hearing on January 17<sup>th</sup>.

Harry Jerome Redevelopment Proposal: A delegation from the Courthouse Area Resident's Association spoke at the January 10<sup>th</sup> Council meeting. As a result, Council voted in favour of Mickey McDougall and Norseman Fields remaining where they are. This adds to the decisions made Dec 6<sup>th</sup> to keep lawn bowlers where they are and cost out inclusion of 50m pool, Flicka and Silver Harbour programs. Staff will report back in near future to clarify and summarize recent Council decisions.

Pedestrian & Cyclist Improvements on Lynn Valley Road between 21<sup>st</sup> and Westbound on ramp: resolved at January 10<sup>th</sup> Council that the City partner with the Ministry of Transportation and the District of North Vancouver to design and fund the improvements to increase safety and encourage walking and cycling trips.

Helen Goodland mentioned that on January 10<sup>th</sup> the District of North Vancouver gave Third Reading to their green building strategy bylaw.

*M. Rahbar joined the meeting at 6:08 p.m.*

### **4. OCP 2021 & Beyond Update on Complete Communities Discussion Paper**

S. Smith reviewed the Complete Communities Discussion Paper which was prepared by E. Adin and other staff; it is a draft document which has not yet been presented to Council. It was presented for discussion and comment. Members were asked for their thoughts.

#### **Comments from the Commission included but were not limited to:**

- The need for a demographic balance and a diversity of affordable housing to attract younger people and families. The large proportion of 'baby boomers' was noted and emphasis on the need to address this group and also attract younger families.
- What can be done to ensure an educational environment so that people wish to bring their children up here? What can the School Board do?
- Design a more walkable community; the report did not identify the health benefits of walking and social interaction for the elderly.
- The need for feedback on perceptions of the City from people who live here and those who do not. What do people think of when they think of the City? What are we known for? What do the media write about the City?
- Themes or designated streets to celebrate cultures locally ie: Persian community and to help to attract immigrants and tourists.
- Regarding employment, the City lacks jobs in the technical and educational sectors. The City is in the perfect position for a new media development hub e.g.

Capilano University satellite facility at Lonsdale Quay. Its proximity to downtown via seabus a key asset.

- The City will have to be more aggressive on densification to increase housing choices.
- Is the vision statement going to be kept the same? Perhaps it could be refined to reflect how everything is connected e.g. to our global neighbours by actions taken locally. Staff: the vision statement could change for the 2021 & Beyond OCP but that hasn't been determined yet.
- How are we going to keep industry on the North Shore?
- Perhaps a metric measure of the social health of the community could be included e.g. crime rates, drop out rates in the school system.
- There is no indication of how much industrial land has shrunk.
- Zoning and bylaw effectiveness needs to be examined.
- The identification of appropriate locations for commercial nodes. There might be zoning changes that could be made. Perhaps the nodes could have some ethnicity.
- It would be useful to have a list of major employers e.g. in terms of people, listed by industry sector, main activities e.g. the film studio; this might help with selection of theme. What jobs do the population have, what jobs are in the City?
- The need for entertainment centres; young people find the North Shore boring. Perhaps extend the seabus service.
- How might community groups be involved in the OCP?
- Recognize the spaces that are available for events such as Caribbean days.

S. Smith reminded the group that there will be a discussion in February on the 2011 APC Work Plan and asked members to think of what could be included e.g. Pre-teen Engagement from 2010, Harry Jerome Update, presentations, and field trips.

G. Penner discussed the concept of density transfer with regard to 1860 Lonsdale Avenue and answered questions.

#### **5. 212 Brooksbank Avenue – Mountain Equipment Co-op (OCP Rezoning)**

G. Penway provided the context. The application has been received as an OCP amendment and Rezoning Application. In the City, since 2002 only two industrial use properties have been changed to commercial. Since 1980 industrial-designated lands have only changed about 2%. Regarding the current proposal, staff has recommended the change to commercial due to the land use context in the DNV oto the east. The Lower Lynn area will become major centre for the District of North Vancouver with much of it transforming to commercial. The site will be part of the Spirit Trail greenway route east-west and the Port will be connecting Waterfront Park to Cotton and Main Street. The site will be a crossroads of greenways on a street predominantly commercial and mixed use. The project will be going to a Town Hall meeting on February 1<sup>st</sup>.

The Chair read the motion from the December 15<sup>th</sup> ADP meeting and spoke to the motion on the previous proposal for the site.

Corin Flood, Green Building Consulting + Design started the applicant's presentation:

- This is one of the first times Mountain Equipment Co-op (MEC) has applied for a rezoning and are not doing so lightly.
- MEC is unique in how in it can fit on the site. The location is close to the existing store.

Hugh Cochlin, Architect, Proscenium Architecture + Interiors Inc., described the context of the site which is a critical intersecting node for the Spirit Trail and Lynnmouth Park.

Corin Flood, continued the presentation:

- Site use was predicated on the re-use of the existing structure; however, City Planning and Engineering staff, and the MEC consultant have identified a number of issues with vehicle access and exit. MEC have not found a way to keep the building and maintain good circulation. They have revised the site plan.
- The new building will re-use some of the material from the existing site.
- The proposed building is closer to the street and exits have been moved on to Third Street.
- There will be staff offices overlooking the park, and public amenity space and glazing in the building will make a connection to the park. The landscaping will meld into the park.
- MEC propose enhancements to the public realm including creating a node feature in the park that connects the east-west, north south pathway directions.
- Dealing with all the storm water on the site will be easier with the new proposed building location.

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

- Is any part of MEC industrial or light industrial use? A: The bike tech shop could qualify but it really supports the retail function and is relatively small.
- What about traffic volumes? A: similar size stores have similar parking. Many patrons drive and the site is attractive due to proximity to trails and bus system.
- What was the primary reason for the change? A: There was a lot of feedback about not being able to accommodate exiting from the site. It was awkward for fire access.
- The number of parking stalls has increased from 57 to 80. Is there any way to leverage some parking at Park and Tilford? A: We have tried to fit the store in and then make the parking as efficient as possible.
- Energy efficiency? A: Our target is 60% better than ASHRAE 90.1. The last two stores were 70% better. We will be using passive geothermal with no heat pumps.
- What about the sawtooth roof? A: It is the most efficient way to light the floor with natural light with passive solar gain, and results in a higher ceiling.
- No provision for solar panels? A: It does not make sense here in this climate.
- Could you design the roof for the future? A: In the short term we are more efficient to have solar gain rather than collection. The building is more efficient configured this way. We would never get a payback from solar panels. We do have solar hot water.

- The previous project was going to reuse the existing building. A: We will be using as many of the steel sections as we can from the building to be demolished and will probably crush the slab and use it. There is not much left of the building due to environmental remediation.
- What public amenities will be provided? A: A Spirit Trail connection, the public meeting room (400 sq. ft), an enhanced sidewalk connection along Third Street.
- Will there be a coffee shop? A: It is on the wrong side of the street and there is not a lot of space in the building. It does not work for the coffee vendors. We have consulted some to get a sense.
- What is the energy consumption on a square foot basis? A: We will be producing those numbers.
- What could you do in the design that says "North Vancouver"? The building looks like it could be located anywhere. A: Could the Commission members advise what that might look like? Response: there is a need to consider the local context.

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

- The main issue for APC is the change in use at the OCP level from industrial to commercial.
- It is a great looking building. The possible change of use increases the value of the land; I would like to see more of the value reflected in public amenities.
- Architectural expression is important. I am still not convinced about the orientation of the roof and that solar panels now or in the future wouldn't be viable.
- There should be an engineering study to look at the traffic from the north. A crosswalk from Park & Tilford should be considered.
- Is there a covenant with the second property? Staff: they were decoupled.
- In this location and with the trend around Main Street toward commercial uses, I think it is right to rezone from industrial to commercial but keep the option open for the future for light industrial use on the property as well.
- I would like to see more around the amenities.
- I would like to see the traffic study; try not to build more parking spaces.

It was regularly moved and seconded

**THAT** the Advisory Planning Commission, having received the OCP amendment and rezoning application for 212 Brooksbank Avenue, recommends approval of the project subject to:

- completion of the traffic study;
- further consideration of the public amenity contribution to be more congruent with the increased value resulting from the proposed change in use from industrial to commercial;
- that the City sidewalk on the north side of Cotton Road be retained in addition to the trail;

**AND THAT** although the Commission expressed concerns with supporting the change from industrial to commercial it is not intended to be precedent-setting,

however, it recognizes the special circumstances of the site context given the extent of planned and proposed commercial development in the vicinity;

The Commission also recommends the retention of light industrial as a permitted use on the site.

The Commission commends the applicant for a thorough presentation.

**Carried unanimously**

**6. 1860 Lonsdale Avenue (Density Transfer )**

S. Smith gave the staff context. The project is a four-storey commercial development (replacing a one-storey unit) with a density transfer from 1629 St. George's (a rental property) which would allow the construction of additional rental units and renovation of the current units. No OCP amendment is required. Key issues include use, density transfer and building height.

Farzin Yadegari, ARC Homes, reviewed the project:

- This is a major project at Lonsdale Avenue and 19<sup>th</sup> Street.
- There is demand for Class A office space for doctors/lawyers etc.
- Every floor twists five degrees to emphasize the corner.
- There are landscaped terraces on the eastern side benefitting the tenants and giving views to the neighbours.
- The south wall will be patterned, split brick with a hanging vine of Boston Ivy.
- Grey water will be used for low flush toilets and to irrigate the trees on Lonsdale Avenue.
- The building will be connected to the Lonsdale Energy Corporation.
- Energy modelling will be done. The energy target is ASHRAE 90.1 (2007).
- There will be two commercial retail units.

Senga Lindsay reviewed the landscape plan:

- There will be cells under the sidewalk to water the trees on Lonsdale Avenue.
- The large prefabricated containers will be drip irrigated.
- The ivy from the roof had to grow down as there is not enough space at the base. It is an interim measure for the next 10 years until the building next door is built.

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

- There is no access to loading or deliveries for Retail Unit No.1? A: Yes, here it is on this slide.
- Will the commercial units be leased? A: Yes.
- When will payment for the density transfer occur? A: As soon as 1860 Lonsdale is approved.
- Is the ivy an invasive plant? A: It is not on the invasive species list. Though it is not native, there is not a native vine available that would perform the same way.

- Slope of the parking ramps? Will they need a variance for parking? A: The engineering staff will confirm the slope. A: The slope is up to the maximum of 18%.
- Any gesture to make the lane more liveable is welcome.
- The density transfer equals an extra floor or floor and a half. Did the apartment building have adaptable units? A: Yes, 8.
- Has the developer built buildings this size before? A: No, he owns the land and has been approached by people looking for office space.
- Retail unit No. 2 is an awkward retail space.

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

- I would think that the five steps in CRU #2 will make it difficult to rent. A: there is a ramp system to allow accessible access up the stairs.
- How long does the ivy take to grow? A: It grows three feet a year; it will be pre-grown in a hot house.
- How financially viable is a four-storey building with three stories of parking? A: A feasibility study has been done.
- Can the density transfer covenant be changed or does it follow the land? Staff: If accepted by Council, the covenant is attached to the parcel.

It was regularly moved and seconded

**THAT** the Advisory Planning Commission, having reviewed the rezoning application and density transfer for 1860 Lonsdale Avenue/1629 St. George's Avenue, has determined that the concerns in the APC's previous resolution of September 8<sup>th</sup>, 2010 have been largely addressed, and recommends approval of the project.

**Motion carried**  
5 in favour  
1 opposed

**7. Other**

No other business

There being no further business, the meeting adjourned at 9:40 p.m.

The next regular meeting of the Advisory Planning Commission will be held on Thursday, January 27th, 2011.

Chair

