

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, 2019**

MINUTES

Present: M. Tasi Baker
A. Boston
K. Balcom
M. McCorkindale
A. Rahbar
B. Thorburn
S. Tornes
A. Wilson
Councillor Hu

Staff: M. Friesen, Planner
R. Fish, Committee Clerk

Absent: Councillor McIlroy
D. Marshall
S. Huber

A quorum being present, the meeting was called to order at 6:02PM

The agenda was approved with the addition of announcements and a round table discussion before adjournment.

1. Minutes of the Meeting of the Advisory Planning Commission held February 13th, 2019

It was regularly moved and seconded

THAT the minutes of the meeting of the Advisory Planning Commission held February 13th, 2019 be adopted as amended.

Carried Unanimously

2. Business Arising

None.

3. OCP Overview

M. Friesen gave a presentation on the Official Community Plan. The main points included zoning, legislation, land use, community vision and well-being, arts, culture and heritage as well as economic development, municipal services and infrastructure.

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

- Was the OCP amended last year? **A:** Yes, which included the Northmount Medical building and Harry Jerome with amendments to height.
- Was it changed to accommodate new zoning bylaws? **A:** The OCP is amended first which allows the zoning bylaw to be updated.
- Is an amendment necessary with most large rezoning projects or is it just density and height? **A:** An OCP amendment is not necessary except for certain key projects. It's important to remember that an OCP isn't meant to be dealt with on a site by site basis. Site planning is an interesting issue in terms of the OCP, it should be considered contextually.
- Please speak to community amenity contributions and how it works, better ways of doing it and possible challenges? **A:** They are dealt with as part of the OCP. The density bonus and community amenity contribution policy is updated every year. Negotiations are time consuming, contentious and often very difficult to determine if it is a good deal or not. Rather than rely on negotiations, the City sets a standard dollar figure for any square foot above a certain point.
- **Action item:** It was recommended to have the CAC policy brought to the committee.
- Some targets are harder to measure, how does an evaluation happen for those, is it based on the municipality or the BC government? **A:** The municipality monitors its own performance.
- M. Friesen described the current zoning policy process and explained max and bonus densities.
- Is there a situation where the FSR is greater than the bonus density to preserve the form on that block? **A:** Density transfer is possible but it should maintain a balance in the City. Heritage properties are preserved with this too.
- What about coach houses? **A:** They are not exempt.
- How does the OCP factor in plans of other municipalities? **A:** It can be taken into account if the property is adjacent to another municipality. Generally it's dealt with at the Metro Vancouver level.
- Is there a list of things that would be included? **A:** Our policy has certain things that are of value but we don't determine where those contributions should be going.
- Can you comment on the alignment between the zoning bylaw and the OCP? **A:** They are aligned. Our zoning bylaws should be consistent with the OCP. Zoning bylaws are extremely challenging documents. When a new development of a certain size is brought forward, we develop specific zones for the site in question. When that happens, staff and Council are able to adapt them to conform to the OCP to a greater degree than the base zones.

Break 6:44PM – 6:59PM

The Commission suspended normal meeting procedures at 7:00PM to discuss and preliminarily prioritize a list of items to shape the Commission's work plan for 2019.

The Commission reconvened and adopted normal meeting procedures at 7:27PM.

4. APC Work Plan Discussion

The Commission discussed possible upcoming items that could be brought to the APC.

Comments from the Commission, over and above those items that were identified in the previous meeting included but were not limited to:

- It was suggested to have a disability access knowledge sharing item that could be in the form of a tour.
- Other knowledge sharing recommendations:
 - INSTPP presentation by Mack McCorkindale.
 - First Nations briefing, potentially with Sierra Tasi Baker.
 - Clean BC presentation by Keegan Balcom, Alex Boston and City sustainability staff.

It was regularly moved and seconded

THAT the Advisory Planning Commission has discussed and preliminarily prioritized items for the 2019 APC Work Plan and recommends the following items be pursued in collaboration with staff:

- Knowledge Sharing:
 - Clean BC (15 votes)
 - Step Code (14 votes)
 - First Nations Reconciliation, Squamish Nation (14 votes)
 - Lonsdale Energy Corporation (9 votes)
 - ACDI Disability Access Briefing (9 votes)
 - City Finance (6 votes)
 - Building Permit/Community Planning/Development Process (6 votes)
 - INSTPP (4 votes)
- Site Tours:
 - Harry Jerome Site (9 votes)
 - Moodyville Site (7 votes)
 - Lower Lonsdale/Spirit Trail/Waterfront (5 votes)

Carried Unanimously

5. Announcements

- EGBC – Engineers and Geoscientists of BC Tour
 - Wednesday, March 27th, 4:15PM-6:00PM
- INSTPP briefing – Open House on B-Line Plans
 - Monday, March 18th, 5:00PM -7:00PM (drop in session)

- Telephone Town Hall - Clean BC
 - Wednesday, March 27th 7:00PM
- Earth Day Event
 - Thursday, April 25th Hotel Georgia
- Volunteer Appreciation Reception
 - Tuesday, April 2nd, 6:30PM

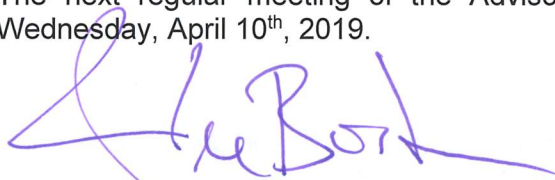
6. Round Table

- Great effort in shaping our priorities.
- Excellent group discussion, once the strategic plan comes back we can add or change many items.

7. Adjournment

There being no further business, the meeting adjourned at 7:48 p.m.

The next regular meeting of the Advisory Planning Commission will be held on Wednesday, April 10th, 2019.



Chair _____