

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 14th, 2018**

MINUTES

Present: T. Valente
R. Vesely
D. Farley
S. Huber
M. Higgins
B. Hundal
A. Boston
Councillor Back

Staff: S. Smith, Planner 2
R. Fish, Committee Clerk

Guests: 125-145 East 13th Street
Soheil Khosravi Kermani, Chris Dikeakos Architects Inc.
Richard Bernstein, Chris Dikeakos Architects Inc.
Richard White, RWPAS Ltd.

1600 Eastern Avenue
Norm Chin, DYS Architecture
Riaan Debeer, Anthem Properties
David Stoyko, Connect Landscape Architecture
Madeline Pearson, E3 Eco Group Inc.

Absent: D. Marshall
B. Watt
A. Cameron
Councillor Bell

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

1. Elections of Chair and Vice Chair

It was agreed to elect the Chair and Vice Chair by show of hands.

S. Smith asked for nominations for the position of Chair; Ray Vesely was nominated and accepted the nomination. There being no further nominations, Ray Vesely was elected Chair.

S. Smith asked for nominations for the position of Vice Chair; Tony Valente was nominated and accepted the nomination. There being no further nominations, Tony Valente was elected Vice Chair by acclamation.

Ray Vesely took the Chair at 6:05 p.m.

2. Minutes of the Meeting of the Advisory Planning Commission held February 14th, 2018

It was regularly moved and seconded

THAT the minutes of the meeting of the Advisory Planning Commission held February 14th, 2018 be adopted.

Carried Unanimously

3. 125-145 East 13th Street (OCP Amendment/Rezoning Application)

This application involves an Official Community Plan (OCP) and zoning amendment application and proposed density transfer for 125 and 145 East 13th Street. This proposal would result in a 162 unit mixed-use development in an 18 storey form.

The details of the application are:

1. OCR amendment to increase the height (increase from 46m to 57m);
2. Zoning By-law amendment to permit an FSR of 4.95;
3. Zoning Amendment for the donor site of the potential density transfer.

The application proposes an 18 storey residential tower towards the eastern extent of the site, and a 7 storey mid-rise component extending westward. Two storeys of the podium would contain commercial uses.

Staff would be interested in the Commissions input regarding the following:

- The density and height of the proposed buildings;
- Contextual fit of the proposed buildings within the local area;
- Other livability considerations – unit mix, units oriented to the rear lane, provision of private open space;
- Impact on views given the design of the building and its fit within the neighbourhood;

- Other sustainability considerations.

Richard White, RWPAS Ltd. and Richard Bernstein, Chris Dikeakos Architects Inc., described the project to the Commission:

- The project is adjacent to the Prescott.
- The site has 3.5 times the lot area potential.
- High walk score, well suited for mixed use development.
- Proposal to add more density to the site.
- Larger than typical, strata units.
- Sustainable design.
- Supports Central Lonsdale economy.
- Medical hub and an easily walkable area.
- 1.15 FSR is retail and office space, medically related, 3.80 FSR residential.
- 162 residential units.
- 18 storey single tower with 6 storey podium.
- Stepping in of the form allows for better views.
- Opportunity to individualize the storefronts.
- Address the lane with eight individual townhouses, treating it more like a street.
- Below grade parking.
- Wide range of unit sizes; 14% one bedroom, 56% two bedroom, 21% three bedroom, 8% penthouses.
- 25% (41) of the units are adaptable.
- Included social areas, fitness facilities, outdoor kitchen, and a community garden.
- Large swimming pool and hot tub.
- Using high quality materials like limestone and granite.

Break 6:29PM – 6:41 for the Commission to view the model

Questions from the Commission included but were not limited to:

- Can you clarify the OCP amendment to increase the height? Is it also the FSR?
A: It is for the height, 18 storeys is in the height density category we have. Layered onto that is the density transfer from an undetermined City site.
- Can you comment on your statement about affordability? **A:** It's more affordable than most housing options in North Vancouver. If you're selling your house it's a great place to live.
- To staff: What happens to the density transfer, what is the money used for? **A:** It goes into the City's community amenity fund.
- Is there going to be one parking stall for each unit? **A:** We feel that's what's necessary for the building. Some people don't buy a parking stall or need a parking stall. One car per unit is typical.
- To staff: What is the code for parking? **A:** It's a sliding scale for them but for a lot of the rentals we've seen it is less than one. With bike storage as well it can get to just under one. They are meeting the standards.
- Are the parking stalls are being sold with the units? **A:** If they don't want it they can get a discount on the apartment unit.

- How big are the larger units? **A:** Three bedroom and den can range from 1120 to 1200 sq. ft., two bedrooms are up to 900 sq. ft. and one bedrooms are up to 550 sq. ft.
- What is the cost to square footage? **A:** It's too early to price that right now. Maybe \$1100 per sq. ft.
- Are you amenable to having a few car share spots? That hub is very densified, transit will come there very soon. **A:** We will look into that, it's not very expensive to do. The City is gracious for giving parking spaces on the street for the businesses. We can provide for the building in that way as well. We could add a couple car share spots in visitor parking.
- What do you mean by secure bike parking? **A:** They will be in lockable areas and will be secured with individual bike lockers within a room that's locked.
- Will there be secure bike parking for commercial space visitors? **A:** It's transient bike parking, 5 short term.
- Are there charging station for cars? **A:** Yes we will meet the standards.
- Can you ensure shelter/coverage for short term bike racks? **A:** We have a plaza that we could use for this.
- Do you have potential commercial tenants? **A:** The main level will be retail, ICBC wants to come back in if they are able to. ICBC will have to find a temporary place anyway and may stay there.

Comments from the Commission included but were not limited to:

- This is a great location for transit.
- Good permeability.
- Mid block cross walk will be a great connection between whole foods and the gym.
- There's potential for strengthening the energy performance.
- Consider rewording that the project is more affordable rather than affordable.
- Impressed with access to the lane.
- I like the townhouse orientation going onto the lane.
- Concerns about the height from 18 to the south, the 6th storey is a bit jarring.
- Like the orientation of the building.
- Retail should be more eating/entertainment establishments.
- Encourage including a ride share program into the project.
- Visitor parking for visitors, makes a lot of sense.
- Encourage a conduit for future electric cars.
- I have concern with the parking overflow and where people will go.
- The project fits with the location, I like the tower concept.
- Better that it's taller and thinner.
- Applaud fact that 21% are three bedroom.

Presenter's comments:

Thank you for all the comments.

It was regularly moved and seconded

THAT the Advisory Planning Commission has reviewed the OCP Amendment and Rezoning Application for 125-145 East 13th Street and recommends approval with further consideration of the following to the satisfaction of staff:

- Including as many car share parking stalls as possible;
- Adding more conduit for future electric vehicles;
- Incorporating sheltered short term bike parking;
- Strengthening energy performance considering the amount of glazing proposed; and
- Staging vibrant commercial retail activity at the ground floor level that extends beyond 5pm.

FURTHER, the Commission commends the site massing of the project for the preservation of view and light corridors;

AND THAT the Commission thanks the applicant for their presentation

Carried Unanimously

Break 7:19PM – 7:28PM

4. 1600 Eastern Avenue (Rezoning Application)

This application involves a request for 1.0 FSR OCP density bonus and a rezoning to permit an apartment building at 1600 Eastern Avenue with the Central Lonsdale Core. The proposal is for a 225 mixed unit building consisting of a 13 storey form.

The details of the application are:

1. OCP density bonus to go from 2.3 FSR to 3.3 FSR
2. Rezoning to amend the current CD-403 zone to permit a 13 storey apartment building with 3.3 FSR. As shown in the attached architectural drawings.
3. Creation of and open space at the southern end of the property.

Staff would be interested in the Commissions input regarding the following:

- The density and height of the proposed buildings;
- Contextual fit of the proposed buildings within the local area;
- Other livability considerations – unit mix, street orientation, park orientation and improvements to the lane;
- Impact on views given the design of the building and its fit within the neighbourhood; and
- Other sustainability considerations.

Norm Chin, DYS Architecture, described the project to the Panel:

- Existing rental buildings are over 60 years old.

- 5 separate parcels that will be consolidated for this project.
- Includes a park area dedicated to the public, constitutes 40% of the overall development site.
- Development is on the northern portion of the site.
- Net increase of 174 rental units.
- 10% of units will be rented out at a 10% lower rate for 10 years.
- 25% to meet adaptable housing standards, level 2.
- 3,000 sq. ft. of amenity space.
- Below grade parking of 2.5 levels.
- 2 car share parking spaces, 2 for visitors above ground.
- Bike storage is also underground.
- Building is oriented north-south.
- Simple colours and tones, inspired by local context, forest and artists.
- Simple texture form for the architecture.
- Community connection is a vital aspect, close to Lonsdale, main entrance is close to the intersection of Eastern and 17th.
- Ground floor is designed with a number of family oriented units, access to exterior porches and outdoor space.
- Ground floor layout is different in that there are as many larger units on the ground floor as possible to give them access to outdoor space.
- 70% of units are studios to one bedroom.
- 30% are two bedroom plus den.
- Larger units are located in the corners.
- Rooftop has common amenity space with covered outdoor space, seating and barbecue area.
- We want to encourage socializing within the building.

David Stoyko, Connect Landscape Architecture Ltd., reviewed the landscape plan:

- Landscape has been angled and altered to allow the views to continue through the ground level as well as with the park.
- Connections to the park and lane, greening of the lane.
- Carefully chosen materials and textures that fit the neighbourhood.

Questions from the Commissions included but were not limited to:

- How many parking spaces are there? **A:** 124 stalls.
- What is the square footage of the two bedroom and three bedroom units? **A:** 3 bedrooms are up to 1200 sq. ft., two bedrooms are 800 sq. ft. and up.
- Do you have any ideas of what the rent price might be? **A:** It's difficult to pin down, it ranges. We haven't landed where we will be yet. The average ranges from \$2.85 per sq. ft. to \$3.25 per sq. ft. We will be somewhere in that range.
- Can you describe 10/10/10? **A:** This is a requirement from the City where 10% of the units are required to be 10% below the average rate as reported in the CMHC for at least 10 years. The price of new product is on average higher than the CMHC average.
- Where is the access for bikes from the P1 area? **A:** The access point is the parking ramp, coming into P1, off the bottom is the bike repair and wash area,

around the eastern and southern edge is bike storage. We want it to be convenient and accessible.

- Are those lockers or stalls? **A:** Lockers.
- Are there any plans for the park development? **A:** It's a blank slate at the moment but we would like to do a more detailed public engagement on what happens in the park. We are bringing in a landscape architect to look at this. We want to get public feedback first as it will be a public park.
- Are you considering any solar on the rooftop? **A:** We might not be incorporating that at the forefront but it may be considered later. We want to pre-wire for conduits in the future.
- Will the 10/10/10 requirement be spread amongst varying sizes of units? **A:** Not sure if the policy describes it. We will take a representative sample of all units but it's not specified
- Is there no access to the park with an exterior door? **A:** There's no private connection to the park, it will happen from the sidewalks. That was based on feedback from the parks department, we would like it to be accessed from the public realm.
- Are you tying this with CMHC for the rentals at all? **A:** Not sure about that.
- It encourages rentals and gives a discount on rentals but you will need to meet certain requirements. **A:** Not sure if we will meet the requirements for that. Our financing team is looking at that right now.

Comments from the Commissions included but were not limited to:

- Encouraged to reallocate the bin space to take away one of the parking spots on the lane and put the car share there so that there are sight lines from the park.
- You might be able to create an amenity space for people in the building to access a semi private play area that can open up into the broader park.
- I like the treatment of the pavers in various surfaces although I'm concerned with the maintenance on a long term basis. Many of the nice treatments over time deteriorate and for people with strollers and canes, it can become difficult.
- I hope the City does something with the park that draws people in, like a small play area or putting green.
- I appreciate the ground level outdoor space for the units. It will be attractive for families.

Presenter's comments:

Thank you for all the comments.

It was regularly moved and seconded

THAT the Advisory Planning Commission has reviewed the Rezoning Application for 1600 Eastern Avenue and recommends approval with further consideration of the following to the satisfaction of staff:

- Exploring more options for the location of car share adjacent to the park to increase visibility;
- Exploring options for sheltered bicycle parking (e.g. the Local development to the west;
- Considering the use of proven durable pavers and street treatment that will not pose a hazard to people with physical disabilities; and
- Explore options for direct access by residents to the park space.

FURTHER, the Commission commends the project for the inclusion of the greenspace;

AND THAT the Commission commends the applicant on the project.

Carried Unanimously

5. Staff Update

S. Smith reviewed relevant planning development, project and policy items from the previous Council meetings including updates on the Duplex Special Study and Cannabis regulation.

Discussion ensued around the Harry Jerome Neighbourhood Lands regarding affordability, land leasing and transportation.

6. Adjournment

There being no further business, the meeting adjourned at 8:41 p.m.

The next regular meeting of the Advisory Planning Commission will be held on Wednesday, April 11th, 2018.


Chair