

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 8th, 2017**

MINUTES

Present: A. Boston
A. Cameron
D. Farley
S. Huber
B. Hundal
R. Vesely
B. Watt
Councillor Back
Councillor Bell

Staff: S. Smith, Planner 2
M. Epp, City Planner
W. Tse, Planner 1
S. Kimm-Jones, Committee Clerk

Guests: #600 – 333 Brooksbank Avenue (Rezoning Text Amendment)
Steve Moriarty, Managing Director, Wines of BC, Save-On-Foods
Cindy McLean, Manager, STB Development, Overwaita Food Group

1308 Lonsdale Avenue (Density Transfer)
Dionne Delesalle, Onni Group

1441 St. George's Avenue (Rezoning Application)
Mark Whitehead, Musson Cattell Mackey Partnership
Dave Chard, Chard Development
Hussan Said, Chard Development
Byron Chard, Chard Development
Tyler Thompson, Bunt and Associates
Peter Kreuk, Durante Kreuk Ltd.

Absent: M. Higgins
D. Marshall
T. Valente

A quorum being present, S. Smith, Planner 2 took the Chair and called the meeting to order at 6:08 p.m.

S. Smith welcomed students from the UBC Centre for Community Engaged Learning who were observing the meeting as part of their assignment on Community-Based Experiential Learning.

1. Welcome to New Members

S. Smith, Planner 2, welcomed new members and all members introduced themselves.

2. Elections of Chair and Vice Chair

The election of Chair and Vice Chair for the period February 2017 to January 31, 2018 took place. Staff chaired the election.

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

Nominations for the position of Chair were requested. Raymond Vesely volunteered for the position of Chair and was elected by acclamation.

Nominations were then requested for the position of Vice Chair. Bruce Watt was nominated for the position of Vice Chair and was elected by acclamation.

R. Vesely took over the Chair at 6:15 pm.

3. Minutes of the Meeting of the Advisory Planning Commission held January 11th, 2017

It was regularly moved and seconded

THAT the minutes of the meeting of the Advisory Planning Commission held January 11th, 2017 be adopted.

Carried Unanimously

4. Business Arising

The Volunteer Appreciation Reception will be on April 6th at City Hall.

5. Commission Orientation

S. Smith gave an overview of the role of the Advisory Planning Commission noting that the Commission's recommendations to Council give a community perspective on the issues considered.

The following topics were reviewed and discussed: advisory body procedures, terms of reference, conflict of interest, quorum and attendance, as well as the importance of drafting resolutions to contain the important points from discussions. The process for making motions was also discussed.

6. #600 – 333 Brooksbank Avenue (Wine on Shelf Application)

This is an application for a Rezoning Text Amendment to CD-131 to allow wine-on-shelf sales at the Save-On-Foods grocery store at 333 Brooksbank Avenue.

Staff asked the Commission members for their input with regard to the suitability of the proposed Use, the potential for land use conflicts, and potential social impacts.

Steve Moriarty, Managing director of Wines of BC at Save-On-Foods described the request to the Commission:

- The application is to sell 100% BC grown and produced wine.
- Save-On-Foods has been purchasing licenses from existing wine retailers and has been successful in integrating wine into 11 stores in BC with the first store opening in April 2015.
- There is strong customer support for selling wine in stores.
- There is no wish to sell anything other than wine.
- Other Save-On-Foods stores selling wine have had no impact on other vendors, including nearby BC liquor stores. 50% of the wines sold in Save-On-Foods are not regularly sold in most liquor stores. The wines vary in price from \$10 to \$475.00.
- The BC wine market is growing with 64 more wineries opening in the near future in BC who will be looking for markets.
- The wine-on-shelves will be in an area measuring 3% of the floor space.
- Save-On-foods sell wine safely, morally and ethically.

Questions from the Commission included but were not limited to:

- You have a focus on selling BC wines; if the rules change, would you change your marketing strategy e.g. to sell imported wines etc. **A:** Today our intention is that if the rules change to allow the sale of beer and spirits, we will not. Our customers are not very interested; they support us selling BC wines.
- **To Staff:** Is this going to be in violation of Council policy? What is the Gull perspective on the proposal? **A:** In terms of Council policy, there were discussions. Council will consider applications on a case by case basis. The purpose of existing policy is to ensure they are distributed. The owners of the Gull in the same mall are concerned about the application.
- You mention no evidence of adverse impact on sales to proximate BCL's or other private liquor distributors; are people consuming more alcohol? **A:** The market for BC wines is growing; there is a shift away from beer. Overall alcohol consumption does not show a significant increase but rather a redistribution of money spent on specific categories.
- **To staff:** Is there sufficient distance from schools? **Staff:** Yes.

Comments from the Commission included but were not limited to:

- We had the same discussion on a similar application last month and had no questions and approved it.
- There were two liquor stores at Park and Tilford for years; there is no reason not to have two again.
- It is a great idea and I wholeheartedly support it.
- I like the proposed layout.

It was regularly moved and seconded

THAT the Advisory Planning Commission has reviewed the proposed Rezoning Text Amendment to Comprehensive Development-131 wine on shelf sales at the Save-On-Foods grocery store at 333 Brooksbank Avenue and recommends approval.

Carried Unanimously

7. 1308 Lonsdale Avenue (Density Transfer)

This is a Zoning amendment application to allow additional Gross Floor Area for a recreational use within the approved mixed-use development which is currently under construction. The new Gross Floor Area would replace floor area which was previously contemplated as storage. The applicant is proposing to use the space as a bowling alley or other recreational use.

To achieve the proposed density the applicant would purchase approximately 0.08 FSR from the City-owned Civic Plaza site at market rates.

Staff asked the Commission members for their input with regard to the suitability of the proposed use and the proposed density transfer.

Dionne Delesalle, Onni Group, reviewed the application:

- Originally there was no plan to excavate the subject area.
- The underground configuration changed during construction and when parking ratios were factored, the subject space was found to be surplus to requirements.
- A bowling alley company has toured the site and is interested in using the space. It is 8,000 sq.ft. and will hold three lanes and gathering areas. It has double overhead ceilings.
- It is a shell space so will be fitted to the requirements of the lessee.
- Access will be from Lonsdale Avenue and P2.
- The zoning for a recreational use is not in place for the site. It would be a community amenity to add to the commercial offerings.
- There was support from the public at developer hosted information session on March 7th.

Questions from the Commission included but were not limited to:

- Where is the space? **A:** A Shoppers Drug Mart will be above it, it is to the west of the breezeway.
- How would it be accessed? **A:** Via an elevator and stairs from Lonsdale Avenue; there is shared circulation from P2 up to the gym and restaurant.
- Will it be licensed? **Staff:** It will not be permitted without a specific request.
- Is there enough density to transfer? **A:** It is a relatively small amount of density transfer, about 1,000 sq. ft.
- What was the intended use for the space? **A:** Storage lockers; the circulation has been changed to accommodate it. We can meet the storage requirements elsewhere in the parkade.
- What are the implications for the storage requirements? **Staff:** There are no specific storage requirements in the City's Bylaws.

- **To staff:** Where can the City go to find additional density for projects that are deemed important? **Staff:** Under the previous Official Community Plan (OCP) there was not much of a market for transfer density. The new OCP has created more interest; certain sites reach density before they reach the height allowed. The density banks have been sitting for a while and are only used occasionally.
- Are we drawing it down rapidly? **Staff:** It may draw down; density transfers are meant for exceptional circumstances. We are not actively seeking to create new density for sale but there are times when it is appropriate e.g. density could be transferred from a park.
- How big are the storage units? **A:** I would need to confirm; the size varies e.g. penthouses have more storage. The parkade is crafted to the market with parking available for the bowling alley.
- If we approve it, what will it be? **Staff:** We will outline a set of uses that meet the recreational criteria similar to the Industrial Area Commercial Use. **Applicant:** Some uses might not be allowed based on the leases in place e.g. we will already have a gym which has an exclusive use outlined in its contract with us.
- Can you expand on the storage? How has the space been liberated? **A:** The configuration has changed; storage has always been part of the equation.

Comments from the Commission included but were not limited to:

- I am in favour of having more recreational facilities along Lonsdale Avenue.
- I think we have to make comments that there is sufficient storage.
- I would have liked basic information on storage; we do not know if you are taking space away from residential units. I like the idea of the bowling alley.
- I am surprised that storage is going to disappear for a bowling alley.
- There is a storage unit for each apartment which meets the requirements. No building has to supply extra storage. If you want to buy extra storage, it is around.
- I wonder if a three lane bowling alley will be commercially successful.
- We desperately need social space on Central Lonsdale. It will be a fun gathering space. It is a great use of the space.

It was regularly moved and seconded

THAT the Advisory Planning Commission has reviewed the application for a proposed density transfer to 1308 Lonsdale Avenue and recommends approval subject to restriction of the permitted uses in the new space to a bowling alley or similar recreational use only.

FURTHER the Commission recommends that staff consider guidelines for the provision of storage in residential developments.

Carried Unanimously

8. Policy Direction re Minimum Lot Size for Single Family Dwellings

W. Tse, Planner 2 gave a presentation to the Planning Commission on minimum lot sizes in the City for single family dwellings.

The City's new Housing Action Plan (HAP) speaks to people moving into home ownership and thus taking pressure off the rental housing stock. In order for this to

happen there need to be smaller dwellings available at a more affordable price. The benefits of including this goal in the HAP include: creating diversity in housing stock, attainable homeownership, greater variation in built form and character, and environmental benefits from a compact building form. Most RS-1 lots are 6,000 sq. ft. in size; the 2016 Census shows on average two persons per single family dwelling.

This preliminary policy review was also prompted by a Rezoning application for 523 East 5th Street that proposes to subdivide the 50-foot wide lot into two 25-foot wide lots.

Potential impacts of reducing the minimum lot size include the premature demolition of larger homes, an increased pace of redevelopment, the loss of rental housing in ground-oriented neighbourhoods, building form and character, and the loss of vegetation / green space.

Members were asked to give feedback on the desirability of smaller lots to promote attainable home ownership, the impacts of smaller lots on neighbourhood character, liveability considerations and whether they supported smaller single family and duplex lots?

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

- How far apart would the houses be? **A:** The internal side setback is five feet. Four feet is the minimum for fire separation for the BC Code.
- Eave height is important. The City should consider building height and cellar definition; by moving homes further out of the ground less soil would be taken out and less concrete used.
- It would be preferable to push houses together on one property line so houses could be 15 feet wide with more useable side yards: I have built side-by-side on 33 foot lots with four foot side yards; the unit was 12 and half feet wide. The wall length compared to width is really high.
- The thermal performance issues are big for individual houses with a poor surface-to-floor area ratio. They are an inefficient building form with regard to heat loss.
- It is much more sustainable and energy efficient to share common walls.
- I am concerned about the loss of heritage homes; they should be protected.
- Consider enabling the stratification of heritage properties so the policy does not incentivise the division of properties.
- The considerations seem to be site-specific; perhaps there should be a development permit that covers any such small lot to allow consideration of an old 1950's single storey home potentially shaded by a towering building next door. Or some guidelines to be interpreted by staff on a site-by-site basis.
- I like the idea; household sizes are plummeting.
- Why are we making 15 foot wide houses, why do we not just have rowhouses? There should be a limit on how small the frontage of a house can be. Stairs would take away from the width of the house and you have to create a hall in 15 feet.
- The narrowest single family lot should be 33 feet.
- Make more land available for townhouses etc. **Staff:** There is a zoning category for rowhouses but none have been built yet in the City.
- I would like to see a reduction of the side yard setback to 0 with fee simple rowhousing.

- Create new zone categories instead of redefining the existing zone categories.
- We do want to create rowhouses.
- For developers the question would be assembling land like in Moodyville.
- Would there be secondary suites in houses 15 feet wide? **Staff:** You could have a secondary suite but we would put in restrictions based on the size of the lot. If we do not allow secondary suites, it reduces the rental stock.
- I like it but am not sure if I want to see small lots in the middle of a block. There should be consistency. Consider the neighbours.
- The houses should fit the context of the block.

A. Cameron declared a conflict of interest with the 1441 St. George's Avenue application, and left the meeting at 8:35 pm.

9. 1441 St. George's Avenue (Rezoning Application)

This is a Rezoning Application to allow for the construction of a new 23 storey rental tower on the west side of the site which is currently a two storey parking structure serving the building on the site. There is an existing 14 storey rental building on the site which is being fully renovated. The two towers would be connected by north south mews.

The proposed density of the combined project is 6.29 FSR and includes a request to transfer 42,301 sq. ft. from the Civic Plaza site and 42,855 sq. ft. from the Foot of Lonsdale.

Staff asked the Commission members for their input with regard to the proposed use, the density and proposed density transfer, the overall fit in the streetscape and neighbourhood, the balance of public/private benefits and its contribution to making the City a more sustainable community.

Mark Whitehead, Musson Cattell Mackey Partnership, described the application:

- The proposal is in line with the Metro Vancouver Regional Growth Strategy and the OCP.
- The development will help alleviate the vacancy rate which is close to 0%.
- As an infill development it is highly sustainable.
- The proposal conforms to OCP heights.
- There will be a midblock connector between the two sites.
- Currently there is one building and one large parking garage on the site.
- It will add 7,000 sq. ft. of retail to the existing retail space to make a strong connection between Lonsdale Avenue and Lions Gate Hospital.
- The project has a proposed density of 6.29.
- The aim is to create a more diverse housing mix on site with three bedroom units, 18 mid-market units and 14 low market units for single mothers which will be administered by the YWCA.
- The new tower has a narrow north-south configuration to minimize view blockage.
- The existing tower is being renovated insulated to make it more efficient.
- There are lots of communal areas in the new plan.

Peter Kreuk, Durante Kreuk Ltd., reviewed the landscape plan:

- There is a small outdoor space on Level 2 above the lane connected to an indoor amenity space.
- On Level 3 there is a YWCA amenity and play space with urban agriculture with a second space connected to the existing tower.
- There is also a rooftop amenity space with urban agriculture, an outdoor kitchen with views.

Questions from the Commission included but were not limited to:

- The YWCA space is not a daycare? **A:** No; it is housing for single mothers with sole access to the outdoor amenity space by their units.
- What other common areas are there? **A:** There is a library, gathering room, fitness space, board room, plus the gathering space on the roof. There is approximately 4,000 sq. ft. of amenity space. Spaces in the new building are intended for the residents of both buildings.
- Is there commercial parking? **A:** There are 19 hourly spaces available to the public to serve the commercial units in the development.
- The parking statistics do not seem to add up? There are .75 parking stalls per residential unit with 392 secured bike stalls. The bylaw requirement is 156 space; 186 parking stalls are provided. Visitor parking is included in the commercial parking.
- How big are the storage units? **A:** They vary; approximately 20 sq. ft. The units will pay for storage.
- You are using car elevators? **A:** We have installed some in Victoria for five floors; they work well.

Comments from the Commission included but were not limited to:

- I am not in favour of paid parking and paid storage in a rental building. Paying for parking will push people out to the street. Parking in that area is a huge issue. You are creating a problem for the City and residents if you charge for parking. **Staff:** This is in compliance with established the parking policy endorsed by Council.
- I think it is appropriate to charge for parking but do not push people out to the street. Perhaps give a small discount if people do not need to use a parking spot.
- Level 2 EV chargers should be in the commercial parking area; provide a regular duplex outlet. There is no need for quick charging outlets in residential parking.
- I love the amenity spaces and awnings; I hope the awnings are sufficient for weather protection.
- The mid-block walk through is outstanding.
- It is the best site for transit; I do not think all the parking stalls will be used.
- Having the YWCA is great; having 14 units assigned to people who really need them is a big plus.
- I applaud the rental; it is a great location
- I applaud Chard for the way you are handling the renters in the existing building and helping them move on.
- I appreciate the common area.

It was regularly moved and seconded

THAT the Advisory Planning Commission has reviewed the Rezoning Application for 1441 St. George's Avenue and recommends approval subject to resolution of the following to staff's satisfaction:

- Consideration be given in the approach to resident pay parking and resulting impacts on street parking.

The Commission wishes to thank the applicant for their presentation.

Carried Unanimously

A. Cameron rejoined the meeting at 9:25 p.m.

10. Other Business

Next meeting members will discuss the APC Work Plan for 2017.

Action: S. Smith to circulate the previous year's APC priorities in the next meeting package.

Councillors Back and Bell left the meeting at 9:30 p.m.

11. Sustainable City Awards

S. Smith reviewed the two submissions received with the Commission.

It was regularly moved and seconded

THAT the Advisory Planning Commission has reviewed the nominations for Sustainable City Awards and recommends approval of two as follows:

A Sustainable City Award in the Business Category to the Passive House at 408 East 10th Street;

**Carried
6 For
1 Against**

A Sustainable City Award in the Community Category to the Hope Centre at 1337 St. Georges.

Carried Unanimously

The awards will be presented on May 1st.

12. Staff Update

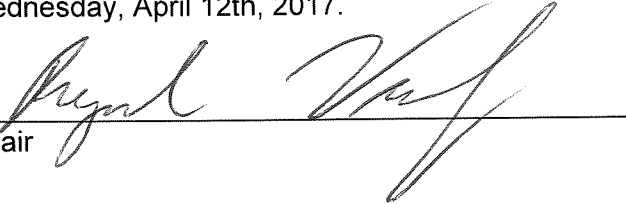
S. Smith reviewed relevant planning development, project and policy items from the previous Council meetings.

13. Information Items

2016 Census statistics on population and dwelling units were given to Commission members.

There being no further business, the meeting adjourned at 9:55 p.m.

The next regular meeting of the Advisory Planning Commission will be held on Wednesday, April 12th, 2017.


Chair