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, November 13th, 2019

MINUTES

Present:	K. Balcom S. Tornes A. Boston M. McCorkindale D. Marshall S. Huber B. Thorburn Councillor Hu Councillor McIlroy
Staff:	M. Friesen, Planner R. Fish, Committee Clerk S. Galloway, Manager, Planning & Development M. Wray, Planner E. Macdonald, Planner T. Rougeau, Planner
Absent:	A. Rahbar M. Tasi Baker A. Wilson

A quorum being present, the meeting was called to order at 6:05PM.

1. **Acknowledgement of Unceded Territory**

2. **Approval of Agenda**

   The agenda of November 13th, 2019 was adopted as circulated.

3. **Minutes of the Meeting of the Advisory Planning Commission held October 9th, 2019**

   It was regularly moved and seconded

   THAT the minutes of the meeting of the Advisory Planning Commission held October 9th, 2019 be adopted.

   Carried Unanimously

4. **Business Arising**

   None.

5. Staff Update

M. Friesen reviewed relevant planning development, project and policy items from the previous Council meetings.

6. Zoning Bylaw Policy Re-Write

S. Galloway presented on the Zoning Bylaw Policy. The main points included the following:

- The re-write is part of a larger policy shift with a refresh of: mobility, city design, community well being and environment
- The aim is to consolidate everything into four policy buckets to make it easier and more streamlined in our application of these policies
- The regulations will be written to fit within the tool
- Great City Building Includes:
    - Creating great places
    - Places for everyone
    - Liveable and connected places
- The OCP
    - Clause 478 – all public works and all bylaws must conform to the OCP
- Zoning Bylaw
    - Current zoning bylaw was updated in 1995 with most of it produced in 1967
    - Looking at how to deal with this today
    - Zoning bylaw is very much focused on land use
- Other City Building Tools
    - City Guidelines
    - Development Permit Areas
    - Development Variance Permits
- Elements for Great City Building
    - Mobility and Land Use
    - Better Process
    - Policy
- How do we best do this?
    - Familiar and clear language
    - Need for more graphics and visual cues
- Objectives
    - To Council in early December to endorse the objectives
    - Design Focus
    - Engaging
    - Simple to Use
    - Integrated
    - Innovative
- New City Building Tool
    - Integrated and streamlined Zoning and Development Control Bylaw

    - City Wide Development Permit Area
    - Proposing a zoning tool that is one page, describes what the purpose is and delineates what the uses are with no other regulations
    - Creating a zone that is permissive, has a purpose and some uses
    - Creating a city wide development permit tool based on low-rise, mid-rise and high-rise buildings
    - Council can set a limitation on how much we can augment them
    - May put density into the Zoning Bylaw Policy
        - Considering whether we continue on with the FSR tool
- Timeline & Engagement
    - December 2019 – Report to Council
    - April 2020 – First Draft
    - October 2020 – Revised Draft
    - March 2021 – Council Process
    - April 2021 – Launch new Bylaw

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

- When determining when setbacks are appropriate or not, the applicant will need to write a report justifying why they need to undertake dispensation from the guidelines. The neighbourhood needs to be analyzed and how minor in deviation the request is from the guidelines. There would be a criteria under the bylaw to judge dispensation from the guidelines.
- A lot of time is spent doing calculations. Site coverage and height can do the exact same thing as FSR. We are considering removing FSR completely.
- There may be similar challenges with the route being proposed. Developers will care about every square foot.
- There can be a really high amount of FSR that is well designed and fits into the community then also a low number. Development Permit Guidelines are designed for this. That could give staff a lot more to work with.
- This won't benefit the developer if they don't know what they can build.
- The Development Permit Tool is based on low, mid and high-rise buildings. There will be general building forms depending on what street you're on. All regulations will still be in place; setbacks, height, coverage, parking requirements etc.
- This process seems to take the power out of the publics' hands. If the public isn't happy with Council decisions, they won't get voted in next term. If it's up to staff, the public has no interface to say whether they are happy with the decision or not.
- Applications will still go through the community process. Developer Information Sessions will still be held and if there is significant public outcry, it can still be bumped to Council. There still has to be an appeal body.
- There is likely some benefit for strengthening the business case for this. It would be useful to say what we want to change and acknowledge what we're good at already.
- Highlight the things we can do better, design is an important part of it.
- Community Amenity Contributions are the biggest source of revenue for the city, consider where it comes from if FSR and GFA no longer matter.
- Land use is still important. Definitions of land use needs to be included.

- Is it more efficient for staff and developers with a better result? This might need to be highlighted as a rationale. It could be stronger and enhancements to language need to be made.
- Economic policy is in a different department, they have made a budget request which will be a 5th bucket.
- Important to consider what makes a neighbourhood and the urban form.
- When presenting to a group, it's valuable to communicate with graphics what the key control points are and who is going to control them now. This would be really helpful for people to understand how it affects the things we care about as an audience and a community.

S. Huber left the meeting at 7:03PM.

It was regularly moved and seconded

THAT the Advisory Planning Commission has reviewed the proposal for a Zoning Bylaw re-write and recommends pursing the re-write;

THAT the Commission also recommends that the re-write strengthens its clarity of benefits, control points, public process and language,

AND THAT the Commission wishes to thank staff for their presentation.

Carried Unanimously

7. Announcements

None.

8. Round Table

- There was a round table discussion on Christmas party ideas.

9. Adjournment

There being no further business, the meeting adjourned at 7:30 p.m.

The next regular meeting of the Advisory Planning Commission will be held on Wednesday, December 4th, 2019.

Chair