

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, October 11, 2017**

MINUTES

Present:	S. Huber T. Valente R. Vesely B. Watt Councillor Back Councillor Bell A. Boston D. Farley M. Higgins B. Hundal
Staff:	E. Barker, Committee Clerk W. Tse, Planner 1 M. Epp, Director, Planning
Guests:	<u>Technical Amendments to Harbourside Development Plan</u> Mark Whitehead, MCMP Architects Vince Fernandez, MCMP Architects Kate Sunderland Ratzlaff, Concert Properties
Absent:	A. Cameron S. Smith, Planner 2

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

1. Minutes of the Meeting of the Advisory Planning Commission held July 12th, 2017

It was regularly moved and seconded

THAT the minutes of the meeting of the Advisory Planning Commission held July 12th, 2017 be adopted.

Carried Unanimously

2. Concert Properties – Technical Amendments to Harbourside Development Plan

M. Epp gave the Commission some background information. This property originally had 2 separate owners, Concert Properties and Knightsbridge Properties. Ultimately, Concert acquired the rights to the whole area. In 2012, Council amended the Official

Community Plan (OCP) to permit a mixed use development at Harbourside to allow for a density of 2.2 FSR, which specified a minimum of 0.7 FSR of commercial area. In 2014, Council approved the CD-646 Zone, which specifies minimum and maximum floor areas for each phase of the project as well as the location for permitted uses within the development. The phasing of the project was secured through a covenant. The CD-646 Zone originally contemplated a hotel as a component of Site D. In 2015 Concert applied to amend the zoning to replace the hotel with a seniors' rental-assisted living facility.

Concert has now made an application for a zoning text amendment to the CD-646 Zone on the property located at 801, 889 and 925 Harbourside Drive and 18 Fell Avenue. They are proposing to build the seniors' living facility as part of a later phase of the project and develop a rental housing component (originally contemplated as part of a later phase) in the first phase of the project. The text-amendment also proposes to reduce the commercial space on Site C and Site D and increase the commercial area on Site A and Site B in order to accommodate building mechanical equipment at the surface level. They also wish to amend the phasing of their project and develop Site D first with the project proceeding from east to west.

K. Sunderland Ratzlaff (Concert) introduced the project:

Concert proposes a revision to the phasing to support Lot D as Phase 1. Given the urgent need in today's housing market to increase the supply of rental housing, Concert proposes advancing the provision of rental housing as part of Phase 1, Lot D. As a consequence of shifting plans to develop Lot D as Phase 1 and accelerating the delivery of rental housing, Concert intends to shift our planned Tapestry senior's living community to a future Phase. No amendments are necessary to facilitate this as the current zoning bylaw permits seniors' use on the remaining lots.

V. Fernandez, MCMP Architects, described the project to the Commission:

- This is just some technical amendments to the current rezoning.
- Phase 1 would be Lot D; what we are seeking for Lot D is creating rental housing. Currently we would like to put it in the northwest corner of the lot. We would like to shift the seniors' rental to Lot C or D.
- One of the reasons for rental in Lot D is housing demand; it seems a prudent move to put rental in the first phase.
- We are looking for a way to handle the commercial space. It was developed with a flood level of 4.5 metres, which has made us bring storage, etc. up to grade. We are looking at 8,000 square feet that will be taken up with mechanical equipment, transformers, etc. This has affected where we can put commercial.
- We can put a lot of our retail on Fell Avenue; it will be the high street for the neighbourhood.
- We think we can make one of the future lots, Lot B into a commercial centred lot.

Questions from the Commission included but were not limited to:

- On Lot D on the original plan, you had a substantial seniors' rental housing, continuum of care, there was housing to the east and a care facility with

different levels with a bridge between to transition. On this amended plan, there is no seniors' rental mentioned; on your list of uses no where do you talk about seniors' rental.

- Seniors' rental is approved in all zones but we did not highlight it.
- Are you looking to get out of doing the seniors' rental?
 - Not at all; Concert is still committed to providing the same density as proposed in 2015 and amending the bylaw that will be a requirement for seniors' rental, seniors market condo and seniors' market condo on Lot C or Lot B.
- It would be good if you could acknowledge that somewhere.
- I see commercial on Lot B and yet under revised Lot B on amended plan I don't see any commercial, just office B2 and B3 which were there before.
 - That is just a graphics issue; we are showing uses on the ground floor, It remains the same, we are just shifting it to Lot B.
 - There is a void in terms of what could be located on that corner. Maximum residual that cannot be accommodated on others will be moved to Lot B.
- The seniors' housing looked impressive; now it looks like a fraction of that, I presume Lot B will not be seniors.
 - Correct; when it was originally approved it was never specified where it would be.
- A core component of your business is seniors' housing; why are you changing to market rental now?
 - Both of these uses were approved in the original rezoning. We will still provide both but the first phase will be market rental, and we will do seniors' housing later. We are still committed to providing a seniors' building but not in phase 1. We realized it would be a challenge when the rest of the services are not built out yet, so we are putting it to a later phase when everything will be build out.
 - It is disappointing as we don't have enough seniors' housing in the City.
- Regarding the lot that will be vacant for a while, can you create parking spaces there?
 - We worked with Impark in Lot A 2 years ago and just this past summer we added another 49 stalls. Impark used to have a waitlist, now they do not. We have provided additional parking spaces and they are not at full.
- That's interesting as we get many emails from the businesses that there is not enough parking down there.
- Are the Impark spots monthly rental spots or transient parking?
 - There is short term and secured monthly spots, only 30% are secured monthly stalls.
- When the project is finished, we will lose the street parking close to the water; will there be any parking in your development for people using the park?
 - At Harbourside Place, the parking will remain, there are street improvements coming, can't say if there will be a reduction in the street parking, in principle we are keeping the same.
- Regarding transportation, we want to confirm that all requirements are being met per phase, is there any risk that as you have adjusted phases for land uses, they won't be accommodated?

- Currently all uses have their parking in Lot D, half up, half down. Based on the Bylaw requirement, 35 cars per commercial and security gates for residents.
- It may be useful as this moves forward to provide transit or independently do outreach to the commercial sector in this neighbourhood, communicate that these new parking spaces are available and encourage the City to look at changes that can be made. The pedestrian tracking going over that bridge is immense. If the City moved to a 2 hour maximum in that area, it would significantly improve the utilization and hopefully push people to transit.
- As far as site utilization, the residential commercial opportunity is excellent. I am concerned at the slow rate of build out. What is an eyesore on an amazing site, are you trying to figure out what you could do short term, as people move into the first phase, how can they take advantage of the other blocks, community gardens, hawkers wharf, adaptive management approach, volleyball courts. It would be good for the community and good for the development to have something in place
 - We can certainly discuss that with the City.
- One would think that if there is a desire on behalf of the City, some of these spaces you are relocating to grade could be accommodated on the first floor. In the short term there is no flood risk, maybe 50 years down the road; you may not have to worry about that for the next 25 years. If there is a demand for commercial space and waste and storage on first floor of parking and would encourage you to look creatively at those uses.
 - In most of Concert's projects, we put all these things in the parkade, but we have a flood covenant that limits what can be located in the parkade. There can be no mechanical, no electrical, no storage. These things cannot be located there due to the flood covenant. What makes this space special is that it is by the water, but this is also what makes it more challenging. The rezoning was completed in 2014 and we are anxious to come to you and get the momentum going but it is challenging as we have had to relocate everything. It is a large development, an entire block, rooms are large. We feel we have maximized the space along Fell and office along Harbourside.
 - The size of LEC we will need could be quite large; we are hoping as we work with the City this could shift. We know today we can't meet the minimum requirement, we want to put it on Lot B, we just can't fit it all in the first phase.
- The key with retail and partial residential, you want it to be vibrant. It is important to have sufficient transient parking. Also, regarding the Spirit Trail, are you doing anything to enhance it?
 - As part of the rezoning, we gave a Community Amenity Contribution valued at \$10 million for an upgrade of the park and the lots in front of the park. The City Parks team and our consultants came up with a design which is underway right now.
- Early on in rezoning, there was some community concern with the view impacts with Lot D; you have shown us footprint changes but no site elevations. Things are changing on Lot D and this is where concern was.
 - We have gone through the design guidelines, have had a meeting with the City, it is a different massing.
 - The zoning bylaw has maximum heights for Harbourside, 7 storeys.

- Tall and thin buildings vs. short and fat, I think you came back with some changes from the community.
 - When we submit the development permit and go through the analysis, which would be the time for this question.
- What is the timeline for the development?
 - We would love to have this happen as soon as possible, part of the challenge is the offshore works that have to be completed first. We are working with Port to figure out sea levels, etc. We would like to come in with a Development Permit for the end of this year.

It was regularly moved and seconded:

THAT the Advisory Planning Commission, having reviewed the Technical Amendments to the Harbourside Development Plan, supports the technical amendments requested by Concert Properties to adjust development phasing.

FURTHER the Commission:

- Encourages the City to work with Concert Properties as this project builds out to engage with commercial uses in the Harbourside area to communicate transportation demand management and parking management opportunities; and;
- Encourages the City to work with Concert Properties to find temporary uses for unutilized portions of the site.

Carried Unanimously

3. Housing Update

W. Tse, housing planner for the City, gave an update on housing in the City. She advised that it has been almost one year since Council approved the Housing Action Plan. This is a good time to look back and see what we have accomplished. Currently the City is looking to see how we can expand the supply of rental housing. She then went through the 11 action items from the Housing Action Plan.

Key points included:

- **Shovel-Ready Projects:** Council has supported the development of Lot C (located near Larson and Bewicke on West 16th) and the adjacent road right-of-way. This lot has been pre-zoned to be developed for a non-market housing project. Community Land Trust has been selected as the non-profit partner to develop new co-op housing which will be targeted towards low to moderate income households. We are envisioning a 16 unit stacked townhouse development ranging from 1 bedroom to 4 bedrooms which will target a mix of populations. Currently, the City is working hard trying to get senior government funding.
 - Do you know about the CMHC funding?
 - Yes, we have been talking to them. They have seed funding available which would cover up to \$50,000 in preconstruction costs. We are targeting the province for funding right now; depending on which funding is accessed, we may not be eligible for CMHC funding as well. There are

certain funds that cannot be combined or crossed over. We are in the process of working it all out.

- **Maximize Affordable Housing Reserve Fund (AHRF)** – Work on this is coming along; for the non-market housing at Lot C, we appropriated \$2.5 million from this fund. We are slowly building it back up with Density Bonus and Community Benefit Policy. We will be exploring the Terms of Reference for the AHRF. Council has recently directed staff to explore inclusionary housing; developers would have to provide a certain percentage of non-market housing. This throws an extra component into our work. If we were required to make all developers provide these units off the bat, there would be less money coming into the Reserve Fund. Staff will report back early in the new year.
 - Are you talking low income rental housing or saleable homes?
 - Mostly rental but we have been looking at affordable home ownership on some projects.
 - Have you looked at the pros and cons for each?
 - We have to look at numbers; we don't want to set a target that is so high that it will stop development or make developers build strata developments over rental.
- **Mid-Market Rental Units** – We have a “10-10-10” program in the Action Plan that requires that 10% of all units in a rental building be rented at 10% below average rents for a minimum of 10 years. We worked with consultants to come up with percentages that will not affect pro-formas of developments as we needed to make sure they are profitable to developers, so that it works for everyone. 19 units have been secured to date. Displaced tenants get first right of refusal. After that we do have income thresholds. We will be updating our website with rates, eligible sites and how to apply for these units.
 - Is it up to the developers?
 - Yes but they have to come back to us and give us the information when they reapply for their business licence. We are the first municipality to try this. We are still testing and refining the process.
 - Are you creating a waitlist?
 - We have told people to contact the developer; the only list we keep is of people who are displaced. For the first project, we will work more closely with them. We expect most units to be filled by tenants that were originally displaced.
 - Who is doing the income testing?
 - The income testing is currently done by the developers but we will be working with them. We now know of a few non-profits that might be able to take this on.
- **Family Friendly Housing** – The Sustainable Development Guidelines have been updated to ‘encourage’ minimum 10% 3-bedroom or larger units in all multifamily developments. We are now getting a lot more new developments with 3 bedroom units, some 4 bedrooms. Starting next year, we will be doing design work to make sure the design will be family friendly.
- **Diversity of Rental Suites** – We have introduced the concept of secondary suites and coach houses on one RS lot. This has been supported by Council with 2 parking spots; 1 parking space per unit wouldn't have been feasible. As part of this, we had talked about removing the owner occupancy requirement but have decided not to do that yet. We do allow owners to reside in any of the units now rather than the principle unit.

- **Attainable Homeownership** – There is currently work underway to amend the Zoning Bylaw to promote liveability and affordability. The Duplex Special Study Area is underway.
 - One thing to be considered, homeownership is going to be marginally more attainable if it is not exclusively new construction. Will this unleash a demolition of old and construction of new units? Will there be opportunities to stratify an existing single family house?
 - Vancouver has now allowed for that. We have provisions through Density bonus for heritage homes on the registry. We are looking at different things that can be done.
 - As part of the Duplex Special Study we heard concerns about demolitions. Duplexes are different. Underway and an effort to increase stock of home ownership.
 - One other consideration, we are encouraging all new single family homes being built to be secondary suite ready, sound proof, fire proof, plumbing, etc. This doesn't mean it has to be installed but makes housing stock more resilient. If the City does it, it inspires other municipalities.
- **Non-Profit Housing Regeneration** – We are working with non-profits to foster relationships, share information, and identify opportunities. We have been working with Cascadia Society to explore housing models for people with developmental disabilities and aging caretakers. Some of this depends on non-profits approaching the City of North Vancouver.
- **Visitability in Ground-Oriented Housing** – This will commence shortly. We will be looking at how to make homes adaptable for people with mobility challenges, how do we get people to “age in place”, remain in their homes.
 - Is this focused on single family?
 - Yes currently ground oriented, single family, duplex and townhouses with entrances from the street.
- **Zero Parking Residential Building** – To date, we have not had any new applications for residential developments within 400 metre radius of SeaBus. We want to see if Council will support a building with no parking. The idea is that housing and transportation are the two major costs for most households; we are trying to eliminate one of those. It was important to put this in the Housing Action Plan to indicate that we look at more than just housing.
 - The transportation spending lens should be across all housing conversations. Transportation is big.
- **Partnerships** – We are working with the other North Shore municipalities on housing. We do not have a formal partnership agreement but that may come later.
- **Advocacy** – We have sent a letter to the Province and Vancouver Coastal Health seeking matching dollars for homeless outreach services. We have also asked the DNV and DWV to match dollars for homeless outreach services. The DNV is starting to look into matching dollars and looking at creating a family shelter.
- **Next Steps** – Report card on Housing Action Plan, Amendment to Zoning Bylaw to promote livability and affordability, partnerships to facilitate Lot C development and continued advocacy to senior levels of government.

Further comments / questions:

- Have you surveyed stratas that have rentals
 - We haven't yet; we have used other metrics to find secondary rental stock. We would like to do some sort of post-occupancy rental survey.

- As older buildings are being torn down and new ones being built, the number of units are increasing but the size of the units is decreasing.
 - Yes, some units are getting smaller, however with our Family Friendly Design Guidelines, we will be looking at larger size units.
- As we are looking at family friendly housing, are there any plans being made for child care for the future?
 - The City is working on a Child Care Strategy and an update to the Social Plan. The Community Planner could come to APC in the future with an update.

4. Staff Update

Included in the agenda packages were Information Reports on the most recent census releases; more will be coming.

5. For Information

- 2016 Census Information Reports:
 - Families, Households and Marital Status
 - Language

6. Adjournment

There being no further business, the meeting adjourned at 8:10 p.m.

The next regular meeting of the Advisory Planning Commission will be held on Wednesday, November 8th, 2017.


Chair