

**DISTRICT OF NORTH VANCOUVER
COMMITTEE OF THE WHOLE**

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Minutes of the Committee of the Whole Meeting of the Council for the District of North Vancouver held at 7:09 p.m. on Monday, January 13, 2014 in the Committee Room of the District Hall, 355 West Queens Road, North Vancouver, British Columbia.

Present: Mayor R. Walton
Councillor R. Bassam
Councillor R. Hicks
Councillor M. Little
Councillor D. MacKay-Dunn
Councillor L. Muri (7:11 pm)
Councillor A. Nixon

Staff: Mr. D. Stuart, Chief Administrative Officer
Mr. B. Bydwell, General Manager – Planning, Properties & Permits
Mr. J. Gordon, Manager – Administrative Services
Ms. S. Haid, Manager – Sustainable Community Development
Ms. S. Dal Santo, Section Manager – Planning Policy
Ms. L. Brick, Confidential Council Clerk
Ms. T. Guppy, Planner
Mr. R. Taylor, Planner

Also in

Attendance: Ms. Marta Farevaag, PFS Studio Planning - Urban Design, Landscape Architecture
Mr. Craig Taylor, Taylor Kurtz - Architecture, Design

1. ADOPTION OF THE AGENDA

1.1. January 13, 2014 Committee of the Whole Agenda

Moved by Councillor LITTLE

Seconded by Councillor MACKAY-DUNN

THAT the agenda for the January 13, 2014 Committee of the Whole be adopted as circulated, including the addition of any items listed in the agenda addendum.

CARRIED

Absent for Vote: Councillor MURI

2. ADOPTION OF MINUTES

2.1. November 25, 2013 Committee of the Whole

Moved by Councillor LITTLE

Seconded by Councillor MACKAY-DUNN

THAT the minutes of the November 25, 2013 Committee of the Whole meeting be adopted.

CARRIED

Absent for Vote: Councillor MURI

2.2. December 10, 2013 Committee of the Whole

Moved by Councillor LITTLE

Seconded by Councillor MACKAY-DUNN

THAT the minutes of the December 10, 2013 Committee of the Whole meeting be adopted.

CARRIED

Absent for Vote: Councillor MURI

3. REPORTS FROM COUNCIL OR STAFF

Councillor MURI arrived at 7:11 pm.

3.1. Official Community Plan Design Guidelines for Multi-Family Housing and Lower Lynn Town Centre Built Form and Streetscape Design Guidelines

File No. 13.6480.30/002

Mr. Ross Taylor, Planner, provided an overview of the proposed Design Guidelines for Multi-Family Housing in the District of North Vancouver.

The proposed multi-family housing guidelines will address a gap in the existing OCP form and character design guidelines and build on the existing commercial and mixed use design guidelines. The guidelines will apply to all new low, mid, and high-rise residential developments.

The proposed multi-family housing guidelines include modifications to reflect residential only character and addition of tower elements. Other components highlighted by staff include:

- Improved window placement for privacy;
- Unified streetscape;
- Private outdoor spaces;
- Stepping down of buildings to match the slope; and,
- Distinct unit identity.

Staff advised that, amongst other items, guidelines for towers provide direction on minimum building separation, corner treatment, and solar orientation.

Council Discussion:

Council expressed concern regarding the north-south orientation of towers; staff advised that the orientation will ensure that buildings will cast a minimal shadow on neighbouring buildings, help allow sunlight to penetrate on the streets as well as assisting with meeting LEED requirements. Staff further advised that in the general guidelines there are requirements to break up and articulate the streetscape; the proposed guidelines further require midblock plazas to encourage a visual connection with the streets.

Ms. Sarah Dal Santo, Section Manager – Planning Policy, provided an overview of the Lower Lynn Town Centre Design Guidelines which will be used with the OCP Form and Character Design Guidelines to supplement the Lower Lynn Town Centre Implementation Plan.

The Lower Lynn Town Centre Design Guidelines:

- Celebrate a connection to natural elements and design for the climate and geography;
- Create an engaging public realm and gathering spaces;
- Promote integration and connectivity between different built forms and land uses though

- thoughtful interface design; and,
- Create a distinct identity and character for the area.

The distinct identity and character which is promoted in the draft guidelines includes:

- Contemporary, functional design, and simple geometries;
- Predominantly flat or floating roofs;
- Modular variation in building height and setback;
- A range of building materials – rough stone, steel, glass, wood, some bold accents; and,
- Sustainable best management practices including energy efficiency, rainwater management, green buildings, and active living.

Council expressed concern that the proposed flat roof concept will be very similar to the Marine Drive corridor.

Mr. Craig Taylor, Taylor Kurtz - Architecture, Design, advised that they are moving away from the residentially focused style typical in the District. The objective was to achieve a balance of roof forms which complement existing industrial building stock in the area.

Mr. Brian Bydwell, General Manager – Planning, Properties & Permits, advised that the variation of building heights and zones on Mountain Highway will ensure diversity in design.

Ms. Marta Farevaag, PFS Studio Planning - Urban Design, Landscape Architecture, commented on the design guidelines advising that the driver for the development of the guidelines for the Lower Lynn Town Centre was to integrate the residential and industrial areas and ensure a feeling of continuity and integration.

General Council comments regarding the proposed Design Guidelines included:

- Concern of a replication of what already exists in other areas of the District;
- The metal and corrugated shapes should not be the dominant design of the whole community and may create a cold and sterile feel;
- There is a need to create room for unique buildings in the mix;
- Ensure that the design guidelines are not so prescriptive that they restrict creativity; and,
- Ensure that all new development provide multi-stream recycling and garbage.

Ms. Susan Haid, Manager – Sustainable Community Development, advised that the presented guidelines are in draft form and staff will take Council's comments into consideration when preparing the final Lower Lynn Town Centre Design Guidelines.

Councillor Bassam left the meeting at 7:56 pm.

Staff highlighted the Mixed Use Town Centre Areas Character:

- Engaging public spaces, multi-modal transportation, on-street parking to support active retail and design for flood elevation;
- Street section includes split sidewalk with zones for pedestrian movement, access to retail, as well as street lighting and landscaping; and,
- Built form design guidelines include slim towers.

Councillor BASSAM returned at 8:00 pm.

Staff highlighted the Medium and Low Density Residential Areas:

- The pedestrian green spine frames the views and connects residential areas to the centre and parks;

- Underground parking will be accessed through local streets; and,
- Contemporary look with clean lines and some strategic use of metal cladding.

Staff highlighted the Light Industrial and Commercial Area Character:

- These areas will redevelop as infill, i.e. gradual renewal over time;
- Design guidelines for these areas are intended to be simple and easy to implement;
- Sidewalks and parking to remain largely in current configuration; and,
- Encourage inviting spaces for pedestrians to walk and explore the industrial areas.

Staff advised that the Lower Lynn Town Centre Design Guidelines have been reviewed by inter-department staff teams, Vancouver Coastal Health, and the Advisory Design Panel.

Council commented on the Design Guidelines as follows:

- The Lower Lynn area is not necessarily industrial, but rather a hodge-podge of designs that have been built over the years;
- Requested staff consider what the plaza will be used for in the future and ensure it can be reconfigured for various events, such as the installation of electrical outlets;
- Concern was expressed regarding planting trees on the east and north sides of the streets which creates shaded areas where the public is encouraged to sit or congregate and requested that grass not be planted;
- Development of centres should not cost taxpayers more, but should be neutral or cost beneficial;
- Town and village centres create long term community benefit and need to be attractive places where people want to live; and,
- Crime prevention through environmental design be incorporated into the guidelines.

Councillor MURI left the meeting at 8:12 pm.

Staff confirmed that in the Lower Lynn Town Centre Plan the streets have been designed to meet flood construction levels for building on flood plains.

In summary staff need to ensure that the design guidelines provide opportunities for individuality and innovation and are not overly prescriptive.

Moved by Councillor BASSAM

Seconded by Councillor NIXON

THAT it be recommended to Council:

THAT the December 19, 2013 report of the Section Manager Policy Planning and the Community Planner be received;

AND THAT staff be directed to return the draft Lower Lynn Town Centre Design Guidelines to a future Committee of the Whole meeting.

CARRIED

Absent for Vote: Councillor MURI

4. PUBLIC INPUT

4.1. Mr. Corrie Kost

- Commented on the building shadowing and requested that the December solstice be represented;
- Commented on the size of unit balconies; and,
- Encouraged staff to consider installing fixtures such as exercise equipment in parks.

5. RISE AND REPORT

Moved by Councillor NIXON

Seconded by Councillor MACKAY-DUNN

THAT the January 13, 2014 Committee of the Whole rise and report.

CARRIED

Absent for Vote: Councillor MURI
(8:49 pm)

Mayor

Municipal Clerk