

AGENDA

COMMITTEE OF THE WHOLE

Monday, April 13, 2015

7:00 p.m.

Committee Room, Municipal Hall

355 West Queens Road,

North Vancouver, BC

Council Members:

Mayor Richard Walton

Councillor Roger Bassam

Councillor Mathew Bond

Councillor Jim Hanson

Councillor Robin Hicks

Councillor Doug MacKay-Dunn

Councillor Lisa Muri



NORTH VANCOUVER
DISTRICT

www.dnv.org

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COMMITTEE OF THE WHOLE

7:00 p.m.
Monday, April 13, 2015
Committee Room, Municipal Hall,
355 West Queens Road, North Vancouver

AGENDA

1. ADOPTION OF THE AGENDA

1.1. April 13, 2015 Committee of the Whole Agenda

Recommendation:

THAT the agenda for the April 13, 2015 Committee of the Whole be adopted as circulated, including the addition of any items listed in the agenda addendum.

2. ADOPTION OF MINUTES

3. REPORTS FROM COUNCIL OR STAFF

3.1. Seylynn and Bridgman Parks Conceptual Master Plan Update

File No.

Materials to be circulated via agenda addendum.

3.2. Draft Lynn Valley Town Centre Public Realm and Design Guidelines

p. 9-30

File No. 13.6480.30/002.005

Recommendation:

THAT the Committee of the Whole recommends to Council:

THAT Staff be directed to bring the Lynn Valley Town Centre Public Realm and Design Guidelines to a Regular Meeting of Council.

4. PUBLIC INPUT

(maximum of ten minutes total)

5. RISE AND REPORT

Recommendation:

THAT the April 13, 2015 Committee of the Whole rise and report.

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REPORTS

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Seylynn and Bridgman Parks Conceptual Master Plan Update

Materials to be circulated via agenda addendum.

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AGENDA INFORMATION	
<input type="checkbox"/> Committee of the Whole	Date: <u>APRIL 13. 15</u>
<input type="checkbox"/> Finance & Audit	Date: _____
<input type="checkbox"/> Advisory Oversight	Date: _____
<input type="checkbox"/> Other:	Date: _____

Dept. Manager	GM/ Director	CAO
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The District of North Vancouver

REPORT TO COMMITTEE

April 7, 2015

File: 13.6480.30/002.005.000

AUTHOR: Karen Rendek - Policy Planner, MCIP, RPP

SUBJECT: Draft Lynn Valley Town Centre Public Realm and Design Guidelines

RECOMMENDATION:

THAT the Committee of the Whole recommends to Council:

That Staff be directed to bring the Lynn Valley Town Centre Public Realm and Design Guidelines to a regular meeting of Council.

REASON FOR REPORT:

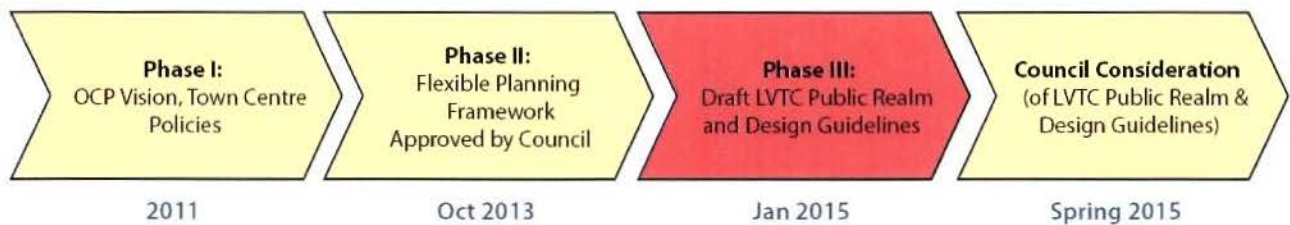
To report to Council on the results of the public and stakeholder engagement process and to present the revised draft Lynn Valley Town Centre Public Realm and Design Guidelines. Attached to this Council report is the presentation for the Committee of the Whole session (Attachment I) that provides a summary of the revised draft Lynn Valley Town Centre Public Realm and Design Guidelines. The full document will be presented at the Committee of the Whole session.

SUMMARY:

The proposed Lynn Valley Town Centre Public Realm and Design Guidelines provide a design framework for the built form and public realm that is consistent with the community's desire for a "mountain village" theme. It is intended to provide flexibility and to encourage innovation as the town centre grows and changes over time. The proposed guidelines will provide guidance to property owners, staff, residents, stakeholders, consultants and Council when considering redevelopment proposals in Lynn Valley Town Centre and will be an important tool to help realize the community's vision for this centre. The proposed guidelines have been informed by public and stakeholder input through a series of engagement events. Feedback received indicates strong community support for the "mountain village" theme and strategies proposed for landscaping; plazas and neighbourhood park design features; street furniture and lighting; treatment for pathways; and rainwater management. Refinements have been made based on feedback received and are included in the final draft.

BACKGROUND:

The 2011 OCP identifies Lynn Valley Town Centre as part of the 'Network of Centres' and provides the overall vision and town centre policies for this centre (OCP Schedule A). In June 2013, over 1,400 participants provided input on the relationship between future development height, form, character and community benefits for Lynn Valley town Centre leading to the establishment of the *LVTC Flexible Planning Framework* that was approved by Council in October 2013.



Public and stakeholder consultation for Phase III of the planning and engagement process focussed on the design character and aesthetics of the public realm within the Lynn Valley Town Centre. Topics for discussion included all public spaces - streets and lanes, sidewalks, pathways and open spaces such as parks and plazas. The proposed designs for the High Street and Library Lane were also discussed along with specific streetscape elements such as street furniture, trees and plantings, lighting, sidewalk treatments and opportunities for public art. The draft Public Realm and Design Guidelines for Lynn Valley, under current consideration, will provide guidance on the urban design character and aesthetics of the public spaces to help implement the vision for this centre over the next 20 years.

Community Outreach Efforts

The public awareness program for the consultation on the proposed Lynn Valley Town Centre Public Realm and Design Guidelines included both in person and online options for the community to provide input. A postcard was sent to over 7,000 residences and local businesses in Lynn Valley inviting participation.

As well, the consultation was promoted through social media, email lists, advertisements in the North Shore News, posters in the neighbourhood, and through local businesses and the Lynn Valley Community Association.

A page on [dnv.org](http://identity.dnv.org) was dedicated to the consultation, providing background information, a short video about the proposed design guidelines and a survey. The video <http://identity.dnv.org/article.asp?a=6210&c=1160&v=1> was also used as rich content for social media to pull viewers to our web site where they would find the survey. Over 600 visitors viewed our web page. The online survey was available for public input until February 13.

Staff also used promotional tools to invite people to open house events on January 25 and 28 in the Community Room at the Lynn Valley Library. Approximately 220 people dropped by and viewed the materials, many of whom spoke with staff. Of the 232 surveys and written submissions we received, 103 were submitted in hard copy and 129 were submitted online.

The draft design guidelines were reviewed by Vancouver Coastal Health (per the Memorandum of Understanding with the DNV), the Advisory Committee on Disability Issues (ACDI) on February 19th, 2015, the Advisory Design Panel (ADP) on March 12, 2015 and a workshop was held with some members of both the Transportation Consultation Committee (TCC) and the Lynn Valley Community Association on March 11, 2015. Refinements to the draft have been made based on public and stakeholder feedback received and is summarized on page 5 of this report.

EXISTING POLICY:

The proposed Lynn Valley Town Centre Public Realm and Design Guidelines have been developed to support existing policies contained in the OCP and direction provided by the Flexible Planning Framework, as well as other policies and studies relevant to Lynn Valley Town Centre including the Lynn Valley Town Centre Transportation Study (2013); Hastings Creek Watershed Ecology and Hydro technical Assessment (2013); and, the North Shore Area Transit Plan (2012).

Streetscape Design Guidelines specifically for Lynn Valley Town Centre referred to as Bylaw 7157 were developed in 1999 following the completion of the Lynn Valley Community Plan in 1998. The Lynn Valley Community Plan, 1998 was repealed upon adoption of the new District-wide Official Community Plan, Bylaw 7900, 2011.

The Streetscape Design Guidelines contained in Bylaw 7157 remain in effect pending completion of the Lynn Valley Town Centre Public Realm and Design Guidelines which is now before the Committee of the Whole for discussion. If the Committee of the Whole recommends Council approve the Lynn Valley Town Centre Public Realm and Design Guidelines, as recommended, staff will proceed with preparing the necessary housekeeping amendments to repeal Bylaw 7157. Portions of Bylaw 7157 have been integrated into the proposed Lynn Valley Town Centre Public Realm and Design guideline document to ensure compatibility and consistency with sidewalk treatments and lighting standards already implemented on portions of Lynn Valley Road, Mountain Highway and East 27th Street. A clause in the District of North Vancouver Servicing Bylaw 7388 will also require amendment to ensure that the Lynn Valley Town Centre is governed by the District of North Vancouver Servicing Bylaw 7388 once Bylaw 7157 is repealed.

ANALYSIS:

The proposed Lynn Valley Town Centre Public Realm and Design Guidelines are intended to shape a memorable and authentic town centre that is unique to Lynn Valley and responsive to its local climate, geography and culture. The Lynn Valley Town Centre Public Realm and Design Guidelines has an overall "mountain village" theme and provides guidance for the design of buildings and public spaces including the streets and lanes, sidewalks, pathways

and open spaces such as parks and plazas. The following guiding urban design principles to support the vision are intended to provide flexibility and encourage innovation as the town centre develops overtime.

1. Encourage design excellence and innovation in urban design, architecture and landscape architecture that clearly reflects and responds to Lynn Valley's unique mountain setting and local climate.
2. Connect to the wider Lynn Valley community and natural environment by establishing an overall structure that integrates with and links to the surrounding community and streets encourages active lifestyles and social connections. The location and design of buildings are to maintain key public views toward the mountain setting from new streets to and through the Town Centre.
3. Develop a unique sense of place by creating linked plazas, parks and trails that reference the history, logging, etc.
4. Encourage variety and innovation in building form with distinctive and innovative architecture that differentiates between developments and also differentiates buildings within larger developments.
5. Integrate authentic and natural materials by designing both the public realm and private developments integrating locally and regionally available materials to further enhance the sense of the mountain village.
6. Provide a vibrant mixed use High Street (Valley Centre Avenue) that creates a physical, social and economic heart for the community.
7. Integrate innovative, effective stormwater management into the design of the public realm and architecture.

General Feedback on the Proposed Public Realm and Design Guidelines:

Survey results indicated overall support for the proposed design guidelines. Approximately 93% of respondents support the overall direction and "mountain village" theme developed for Lynn Valley Town Centre.

Strong community support also emerged around the key strategies proposed for landscaping; plazas and neighbourhood park design features; street furniture and lighting; treatment of pathways; and rainwater management.

Based on feedback received, additional discussions with community stakeholders were held to provide additional clarity and to refine the proposed design of the High Street, East 27th Street and Library Lane especially with respect to cycling infrastructure and safety of the pedestrians and cyclists moving to and within the central core and ensure ensuring sufficient parking is available for businesses.

Refinements to the Draft Plan Based on Public and Stakeholder Feedback

Community and stakeholder feedback informed a number of changes and refinements to the draft Lynn Valley Town Centre Public Realm and Design Guidelines as follows.

- Staff have revised the design of the High Street to improve the pedestrian focus, accessibility and increase the safety for all users. Separated cycle lanes will be provided from the entrances of Lynn Valley Road and East 27th Street for a portion of the High Street to allow for safe arrival by cyclists to the central core. A shared roadway within the central section of the street is now proposed with emphasis on the pedestrian focus for this area.
- On-street parking for drop-off, pick-up and accessibility considerations is provided in limited areas and is interspersed with landscaped bulges.
- Cycling lanes on East 27th Street have been changed from a two-way cycle track to separated facilities on both sides of the street with the north bike lane now located behind the future transit hub to improve safety for all users. Intersection safety improvements for both pedestrians and cyclists have also been incorporated.
- Reference maps have been added to each section of the document to aid the reader in understanding where design elements apply (i.e. future roads, lanes, cycle routes, pedestrian and multi-use pathways, lanes)
- Relevant sections of Bylaw 7157 (sidewalk treatment and street lighting) have been added.
- The design principles and objectives have been augmented by adding further clarity and direction on the “mountain village” theme, and a principle on the integrated and innovative rainwater management strategy for this centre.

Timing/Approval Process:

The public realm and design guidelines for Lynn Valley Town Centre are needed to inform and guide the preparation and review of development applications in Lynn Valley Town Centre.

Concurrence:

The proposed Public Realm Guidelines for Lynn Valley Town Centre were reviewed by an interdepartmental staff team at key milestones throughout the planning process. OCP Implementation Planning Committee (OCP) members participated in the public events and the draft was reviewed by the Advisory Committee on Disability Issues (ACDI), Advisory Design Panel (ADP) and Vancouver Coastal Health.

Financial Impacts:

The proposed design guidelines identify a range of opportunities to enhance the town centre that could be funded through development, as and when it occurs.

Liability/Risk:

The proposed Public Realm and Design Guidelines are generally consistent with the OCP and do not expose the District to any particular liability or risk.

Social Policy Implications:

The guidelines identify opportunities to enhance active transportation (walking, cycling) and improve opportunities for community interaction through public plazas and a new neighbourhood park which all support District social policy objectives.

Environmental Impact:

The guidelines identify improvements to ecological functions of the public spaces (through street tree clusters and rainwater management strategies) to improve the health of the Hastings Creek Watershed.

Public Input:

The proposed guidelines have been informed by a series of public consultation efforts undertaken for Lynn Valley Town Centre as described in the Background section of this report. Approximately 230 community and stakeholder participants have informed the revised draft design guidelines.

Conclusion:

The revised draft Lynn Valley Town Centre Public Realm and Design Guidelines is now presented for Council feedback prior to consideration. The design guidelines are intended to provide guidance to property owners, staff, residents, stakeholders, consultants and Council when considering redevelopment proposals in Lynn Valley Town Centre. Should the Committee of the Whole recommend Council approval, staff will proceed to Council for consideration and approval along with the necessary housekeeping amendments to reflect the updated policy direction. As a policy document to implement the Official Community Plan, the proposed design guidelines may be approved by resolution.

Respectfully submitted,

Karen Rendek, MCIP, RPP
Policy Planner

Attachments:

(I) Lynn Valley Town Centre Public Realm and Design Guidelines Presentation

REVIEWED WITH:		
<input type="checkbox"/> Sustainable Community Dev.	<input type="checkbox"/> Clerk's Office	External Agencies:
<input type="checkbox"/> Development Services	<input type="checkbox"/> Communications	<input type="checkbox"/> Library Board
<input type="checkbox"/> Utilities	<input type="checkbox"/> Finance	<input type="checkbox"/> NS Health
<input type="checkbox"/> Engineering Operations	<input type="checkbox"/> Fire Services	<input type="checkbox"/> RCMP
<input type="checkbox"/> Parks & Environment	<input type="checkbox"/> ITS	<input type="checkbox"/> Recreation Com.
<input type="checkbox"/> Facilities	<input type="checkbox"/> Solicitor	<input type="checkbox"/> Museum & Arch.
<input type="checkbox"/> Human resources	<input type="checkbox"/> GIS	<input type="checkbox"/> Other:

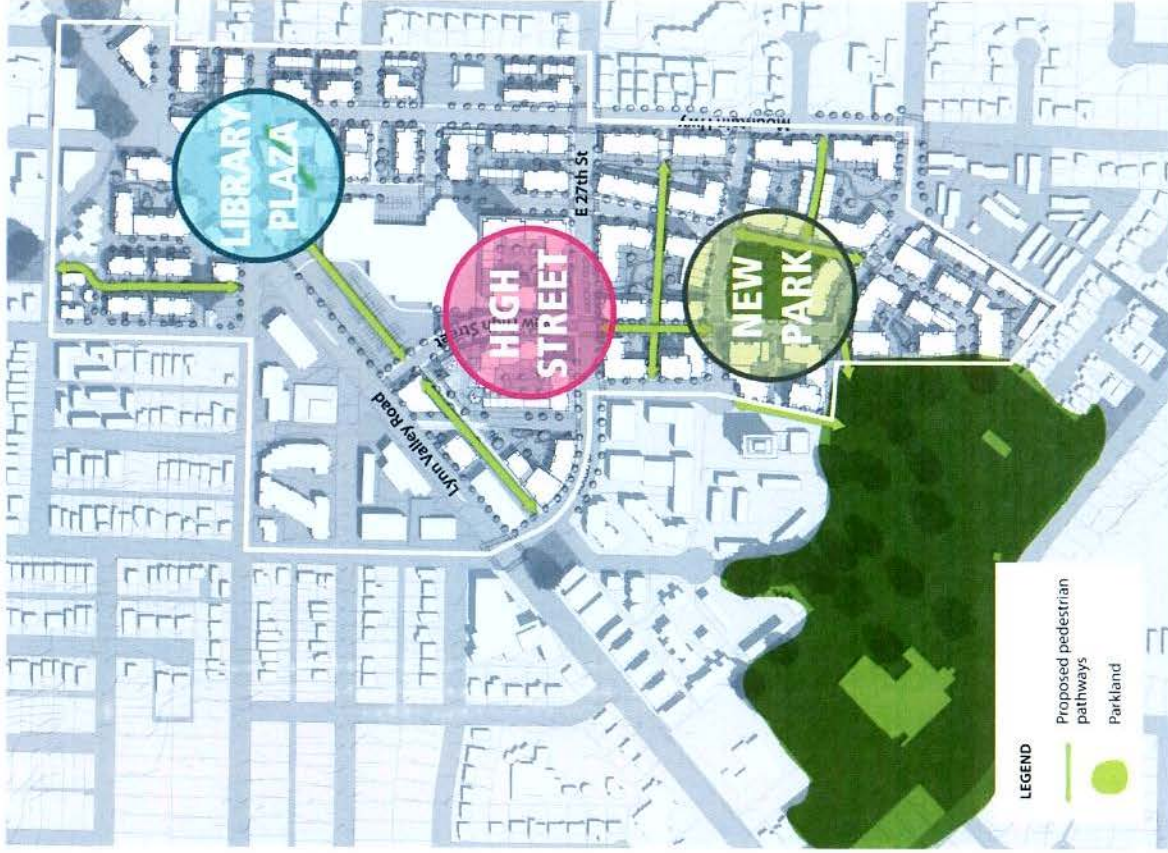
Lynn Valley Town Centre Public Realm and Design Guidelines

Committee of the Whole
April 13, 2015

Design Principles and Objectives

1. Encourage design that clearly reflects and responds to Lynn Valley's unique mountain setting and local climate.
2. Connect to the wider Lynn Valley community and natural environment by establishing an overall structure that integrates with and links to the surrounding community.
3. Develop a unique sense of place by creating linked plazas, parks and trails.
4. Encourage variety and innovation in building form with distinctive and innovative architecture that differentiates between developments and also differentiates buildings within larger developments.
5. Integrate authentic/natural materials by designing both the public realm and private developments integrating locally and regionally available materials to further enhance the sense of the mountain village.
6. Provide a vibrant mixed use High Street that creates a physical, social and economic heart for the community.
7. Integrate innovative, effective stormwater management into the design of the public realm and architecture.

HOW WILL THE
PUBLIC
OPEN SPACES
IN THE TOWN
CENTRE DEVELOP
AS A MOUNTAIN
VILLAGE



IDENTITY AND CHARACTER

LYNN VALLEY TOWN CENTRE Public Realm



A NETWORK OF STREETS PROVIDING
CONNECTIONS WITHIN THE TOWN CENTRE AND
TO THE SURROUNDING COMMUNITY



SAFE, PLEASANT WALKING,
CYCLING AND DRIVING ROUTES



HARD AND SOFT LANDSCAPING
REFLECTING THE MOUNTAIN VILLAGE
THEME



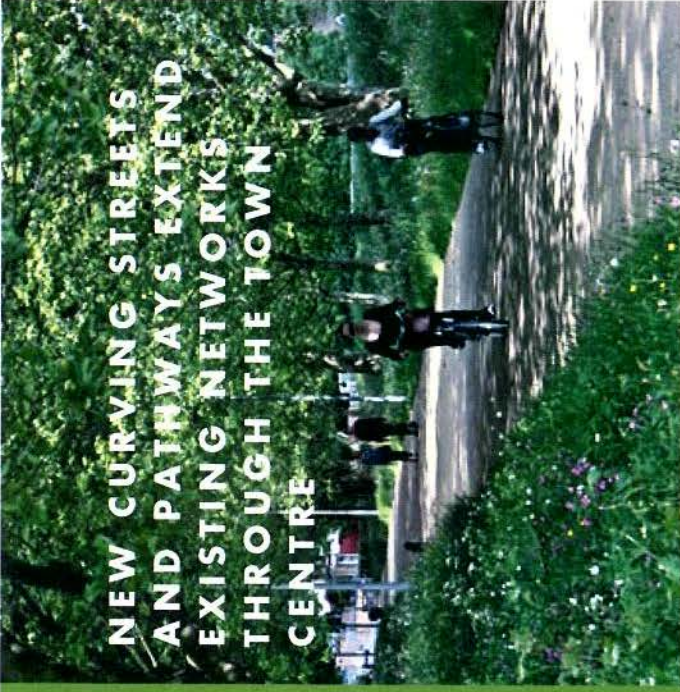
PUBLIC PLACES WITH A DISTINCT
NEIGHBOURHOOD CHARACTER

STREETSCAPES

LYNN VALLEY TOWN CENTRE **Public Realm**

CURVING STREETS AND PATHWAYS

NEW CURVING STREETS
AND PATHWAYS EXTEND
EXISTING NETWORKS
THROUGH THE TOWN
CENTRE



IDENTITY AND CHARACTER

LYNN VALLEY TOWN CENTRE **Public Realm**

GREENWAYS PROVIDE OPPORTUNITIES TO WALK OR CYCLE AROUND AND THROUGH THE TOWN CENTRE ON PATHWAYS AS WELL AS STREETS



PEDESTRIAN ONLY PATHS



PEDESTRIAN / CYCLE PATHS



GREEN LANES



PEDESTRIAN MEWS

GREENWAYS

LYNN VALLEY TOWN CENTRE Public Realm

NEW NEIGHBOURHOOD PARK

1.5 - 2 ACRE PARK
WITH A VARIETY OF
PLACES, SPACES AND
ACTIVITIES FOR
INDIVIDUALS OF ALL
AGES AND FOR
COMMUNITY
GATHERINGS



LARGE, OPEN
SPACES FOR
COMPREHENSIVE
PARK PLANNING



PLACES FOR
COMMUNITY
EVENTS



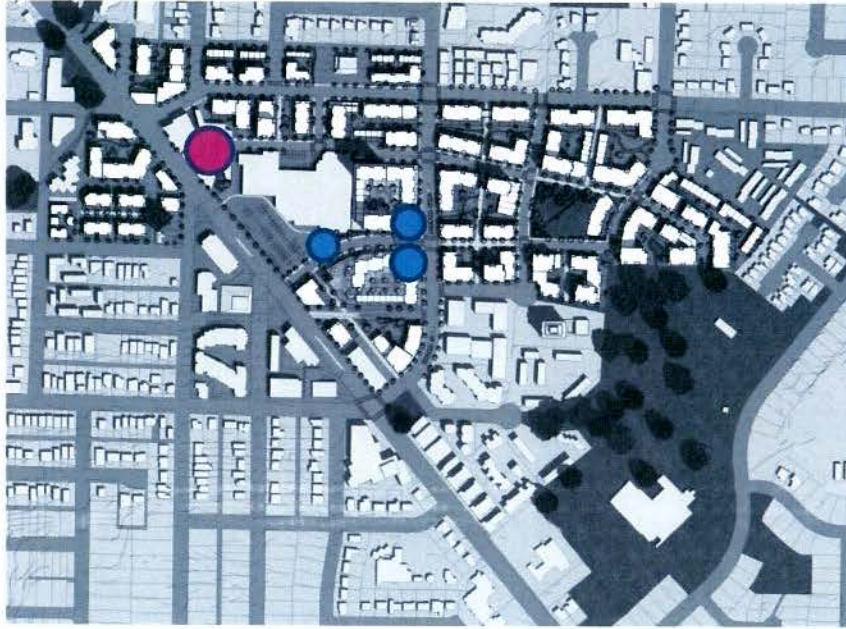
PARK STRUCTURES
REFLECTING THE
MOUNTAIN VILLAGE
THEME



PLACES TO MEET,
ENTERTAIN,
SUNBATHE, PICNIC,
PLAY, REST...

NEIGHBOURHOOD PARK

LYNN VALLEY TOWN CENTRE **Public Realm**



Existing
Proposed

PUBLIC PLAZAS

- meet friends
- sit in the sun
- sit in the shade
- relax in a green environment
- people watch
- be watched by people
- have seating options
- engage with public art



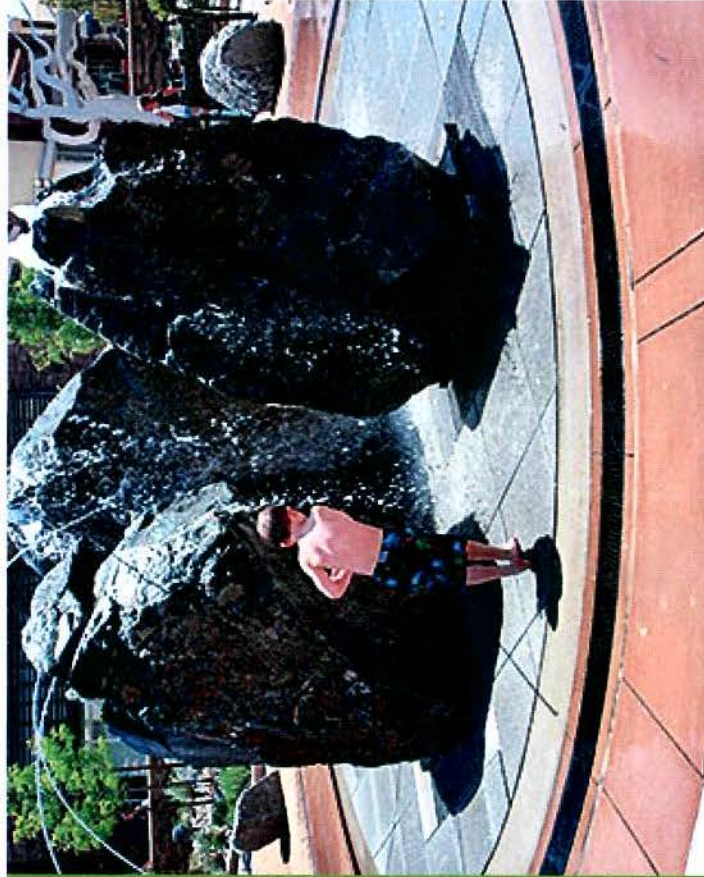
PUBLIC PLAZAS

LYNN VALLEY TOWN CENTRE Public Realm

A CAREFUL
SELECTION OF
PLANTS AND
MATERIALS WILL
ESTABLISH A
MOUNTAIN
VILLAGE
IDENTITY

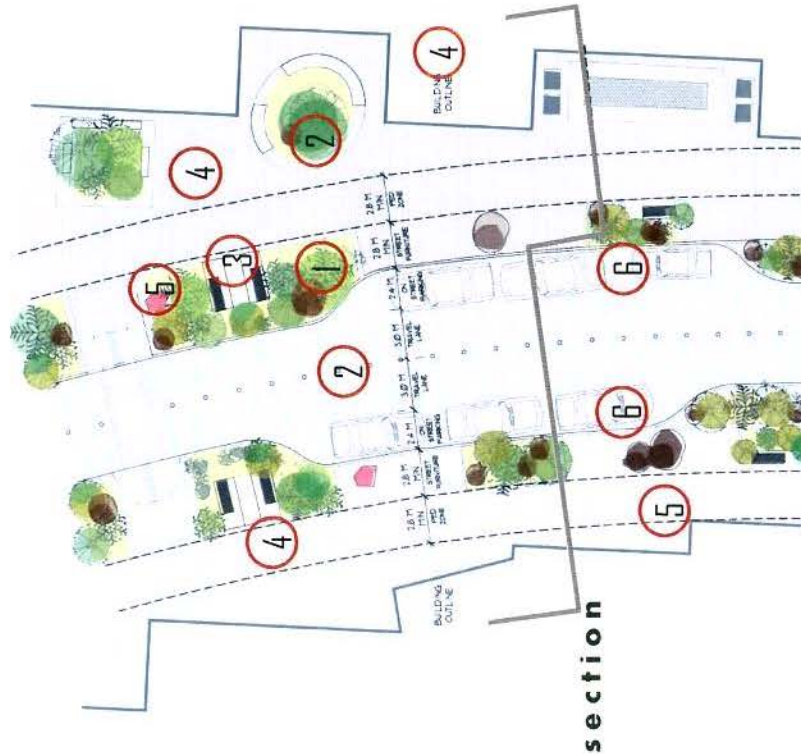
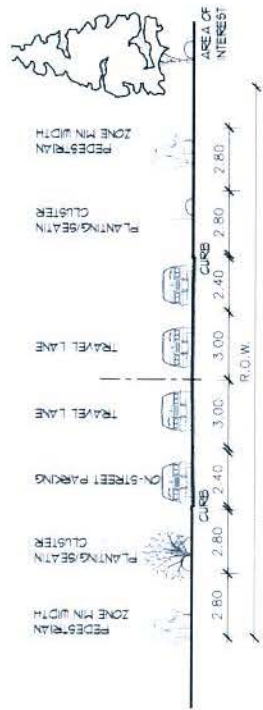


CURVING FORMS,
TEXTURED
MATERIALS AND
A WIDE VARIETY
OF INDIGENOUS
PLANT MATERIAL
ARE INTEGRATED
INTO THE PUBLIC
REALM
GUIDELINES



LANDSCAPES

LYNN VALLEY TOWN CENTRE Public Realm

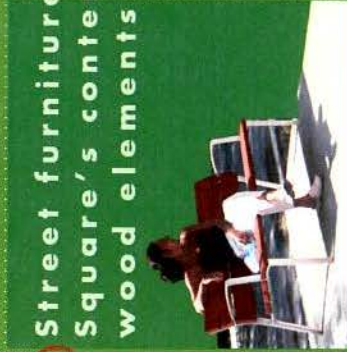


section

The High Street is envisioned as a gathering place where the street furniture, landscape, paving materials and public art exemplify the Mountain Village character.

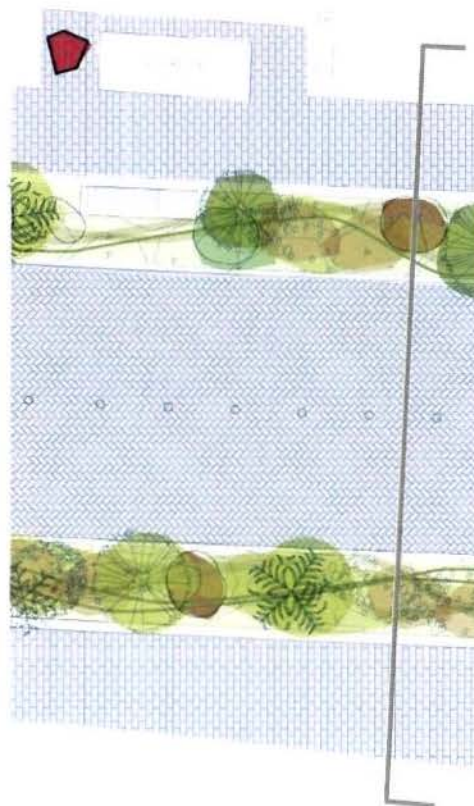
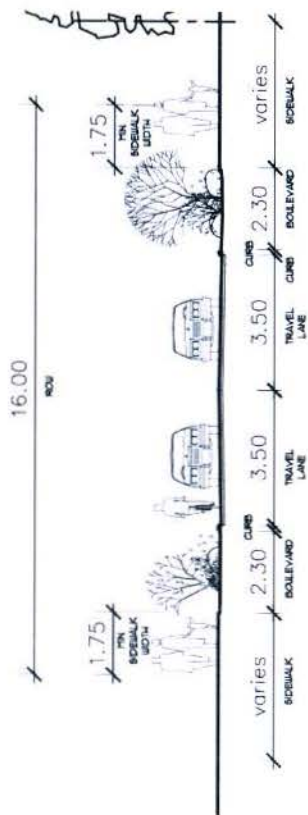
Key Design Elements are:

- 1 Tree clusters combined with native plants and boulders rather than evenly spaced, matching street trees.
 - 2 Earth toned concrete pavers.
 - 3 Street furniture combining Library Square's contemporary stainless steel with wood elements.
 - 4 Opportunities for informal areas of seating and planting.
 - 5 Opportunities for public art.
 - 6 Convenient on-street parking.
- Gentle curving form rather than a traditional street grid.



THE HIGH STREET

LYNN VALLEY TOWN CENTRE Public Realm



section

This Town Centre Core residential street continues the colour and material palette from the High Street, combined with extended landscaping.

Tree clusters combined with native plants and boulders are interspersed with street furniture, forming a continuous green street edge and rainwater infiltration.



LIBRARY LANE

LYNN VALLEY TOWN CENTRE Public Realm

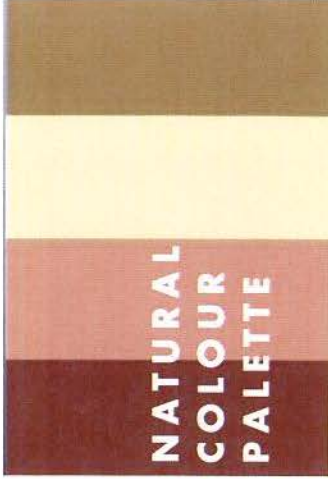
**COLOURS
AND
MATERIALS**

**INSPIRED BY
THE FOREST
AND
MOUNTAIN**

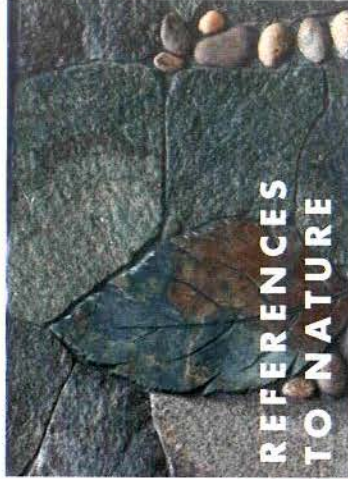
WOOD



**NATURAL
COLOUR
PALETTE**



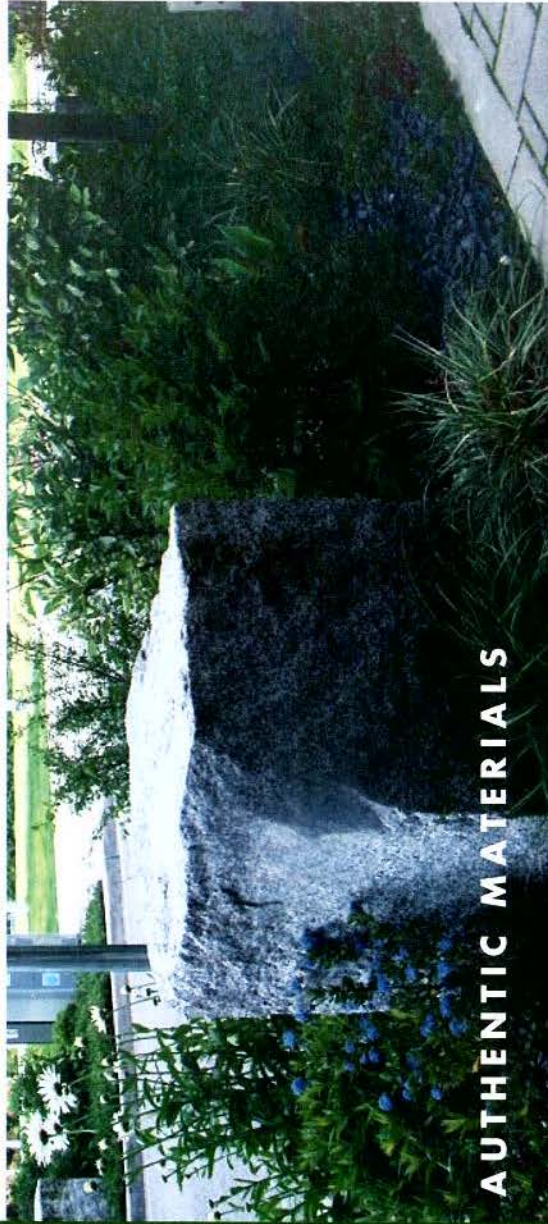
**REFERENCES
TO NATURE**



STONE COLOURS



AUTHENTIC MATERIALS



IDENTITY AND CHARACTER

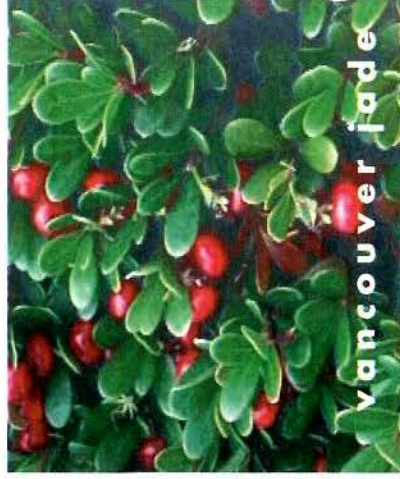
LYNN VALLEY TOWN CENTRE Public Realm

PLANTS AND LANDSCAPE

EXTENDING THE NORTH SHORE ENVIRONMENT WITH LOCAL PLANTS AND BOULDERS



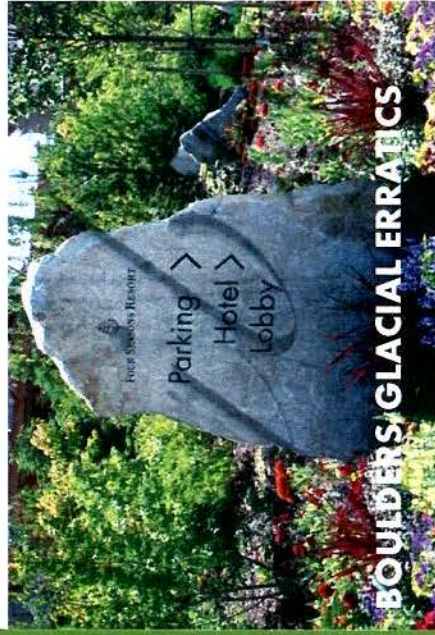
SALAL



vancouver jade



witch hazel



BOULDERS/ GLACIAL ERRATICS



bloodgrass

LOCAL PLANTS

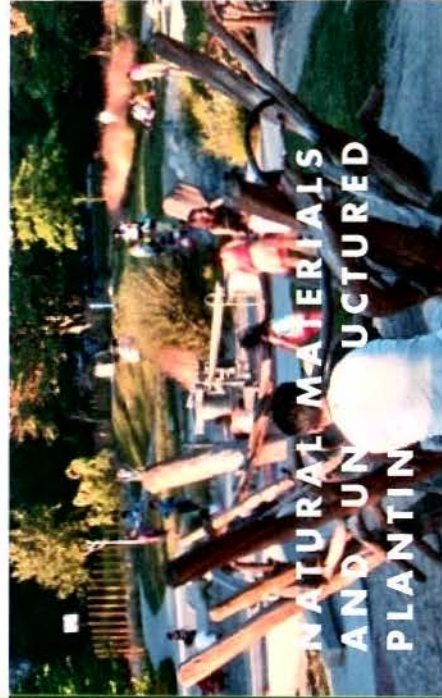
IDENTITY AND CHARACTER

LYNN VALLEY TOWN CENTRE **Public Realm**

GROUPINGS
OF
TREES
AND
PLANTS

FOUND ON
NORTH SHORE
MOUNTAINS

PUBLIC REALM PRECEDENT
AROUND THE LIBRARY



NATURAL MATERIALS
AND UNSTRUCTURED
PLANTING



IDENTITY AND CHARACTER

LYNN VALLEY TOWN CENTRE **Public Realm**



RAINWATER MANAGEMENT

IN THE HEART OF THE TOWN
CENTRE, STORMWATER
MANAGEMENT NEEDS TO BE
INTEGRATED INTO THE PUBLIC
REALM DESIGN

RAINWATER SHOULD BE DIRECTED INTO
STREET LEVEL PLANTING AND
UNDERGROUND FRENCH DRAINS THAT
SLOW STORMWATER TO PERMIT SOME
INFILTRATION INTO THE GROUND



LYNN VALLEY TOWN CENTRE Public Realm