

**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, June 16, 2014 in the Committee Room of the District Hall, 355 West Queens Road, North Vancouver, British Columbia.

Present: Mayor R. Walton
Councillor R. Bassam (7:10 pm)
Councillor R. Hicks
Councillor M. Little
Councillor D. MacKay-Dunn
Councillor L. Muri
Councillor A. Nixon

Staff: Mr. D. Stuart, Chief Administrative Officer
Mr. B. Bydwell, General Manager – Planning, Properties, & Permits
Mr. S. Ono, Acting General Manager – Engineering, Parks, & Facilities
Mr. J. Gordon, Manager – Administrative Services
Ms. S. Haid, Manager – Sustainable Community Development
Mr. P. Chapman, Social Planner
Mr. D. Veres, Planner
Ms. S. Berardo, Confidential Council Clerk

1. ADOPTION OF THE AGENDA

1.1. June 16, 2014 Committee of the Whole Agenda

Moved by Councillor LITTLE

Seconded by Councillor MURI

THAT the agenda for the June 16, 2014 Committee of the Whole be adopted as circulated, including the addition of any items listed in the agenda addendum.

CARRIED

2. ADOPTION OF MINUTES

2.1. April 8, 2014 Committee of the Whole

Moved by Councillor LITTLE

Seconded by Councillor MURI

THAT the minutes of the April 8, 2014 Committee of the Whole meeting be adopted.

CARRIED

3. REPORTS FROM COUNCIL OR STAFF

**3.1. Lower Capilano Village Centre – Housing Options for the
Peripheral Area**

Ms. Susan Haid, Manager – Sustainable Community Development, provided an update on the draft housing policy for the peripheral area surrounding the future Lower Capilano Village Centre core. Ms. Haid advised that the intent of this policy is to enable a range of low density housing options such as duplex, triplex, townhouse, and low-rise apartments on key sites to provide more diverse types of housing and to create a sensitive transition of building from the core of the future Village Centre to the surrounding residential neighbourhood. The draft policy reflects significant community input during the Official Community Plan and implementation planning processes and responds to existing and future community housing needs.

Councillor LITTLE left the meeting at 7:27 pm and returned at 7:54 pm.

Ms. Haid noted that design of any new multi-family housing in the peripheral area will require special design measures to provide a sensitive transition to single family areas, reflect the unique character of the areas and relate to the Village Centre core. The District's multi-family design guidelines apply. In addition, good neighbour measures will be implemented. These involve consultation with neighbours during the design phase, a buffer area (wide setbacks and two storey heights or less) to single family homes and encouraging retention, and, where possible, salvage of significant vegetation.

The next steps are to complete the current consultation, refine the draft housing policy based on the community and Committee of the Whole's feedback, and then to forward the proposed policy to Council for final consideration.

Council discussion:

- Commented that the District is completely rebuilding the community;
- Commented that the proposed development will allow residents to age in their community;
- Expressed concern with management of this development;
- Questioned how the District will manage applications coming forward;
- Stated that there are too many projects;
- Noted the importance of continued public engagement;
- Commented on the need of good traffic management policies;
- Expressed concern regarding the phasing of this development; and,
- Requested staff to report back on development management and phasing strategies.

Ms. Haid advised Council that all applications in the Peripheral Area are subject to rezoning and OCP amendment process which includes public consultation. Site specific rezoning will give Council the ability to control the pace of redevelopment.

Public Input:

Doug Curran:

- Expressed concern that the community has false information and expectations;
- Commented that this is an opportunity to renew aging homes and enhance the neighbourhood; and,
- Commented on the importance of being able to age in the community.

Corrie Kost:

- Expressed concern with management problems; and,
- Suggested the District track the actual uplift in property values over time.

Moved by Councillor NIXON

Seconded by Councillor LITTLE

THAT the Committee of the Whole recommend to Council:

THAT staff prepare the proposed housing policy for the Lower Capilano Village Centre peripheral area for Council's consideration.

CARRIED

4. RISE AND REPORT

Moved by Councillor LITTLE

Seconded by Councillor NIXON

THAT the June 16, 2014 Committee of the Whole rise and report.

CARRIED

(8:29 pm)

Mayor

Municipal Clerk