

**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 7:07 p.m. on Monday, July 27, 2015 in the Committee Room of the District Hall, 355 West Queens Road, North Vancouver, British Columbia.

**Present:** Mayor R. Walton  
Councillor R. Bassam  
Councillor M. Bond  
Councillor J. Hanson  
Councillor R. Hicks  
Councillor D. MacKay-Dunn  
Councillor L. Muri

**Staff:** Mr. D. Stuart, Chief Administrative Officer  
Mr. B. Bydwell, General Manager – Planning, Properties & Permits  
Ms. C. Grant, General Manager – Corporate Services  
Mr. D. Milburn, Deputy General Manager – Planning & Permits  
Mr. A. Wardell, Director – Financial Services  
Mr. J. Gordon, Manager – Administrative Services  
Ms. J. Paton, Manager – Development Planning  
Ms. L. Arishenkoff, Planner  
Ms. C. Archer, Confidential Council Clerk

**Also in**

**Attendance:** Mr. J. Boyd, North Shore Reunification Review Committee  
Mr. J. Hetherington, North Shore Reunification Review Committee  
Ms. T. Rear, North Shore Reunification Review Committee

**1. ADOPTION OF THE AGENDA**

**1.1. July 27, 2015 Committee of the Whole Agenda**

**MOVED by Councillor MURI**

**SECONDED by Councillor BASSAM**

THAT the agenda for the July 27, 2015 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. July 13, 2015 Committee of the Whole**

**MOVED by Councillor MURI**

**SECONDED by Councillor BASSAM**

THAT the minutes of the July 13, 2015 Committee of the Whole meeting be adopted.

**CARRIED**

### **3. REPORTS FROM COUNCIL OR STAFF**

#### **3.1. Workshop Discussion of Reunification Report**

File No. 01.0470.20/001.001

Ms. Charlene Grant, General Manager – Corporate Services, provided an introduction, noting that Council had requested time to read and consider the report completed in 2014 and discuss the findings in detail in a workshop setting. Ms. Grant noted that the North Shore Reunification Review Committee fulfilled their mandate in an intensive six weeks of work.

Members of the Committee in attendance were invited to provide comments and answer questions from Council. The Committee noted that they considered their task a fact-finding mission only, not to make a recommendation on whether to amalgamate the municipalities.

In response to a request from Council, the Committee advised that the top needs moving forward would be:

- To make inroads with the other North Shore municipal Councils; and,
- Citizen engagement.

Council discussion ensued and the following comments and concerns were noted:

- Council thanked the Committee members for their work;
- Council queried if the Abbotsford-Matsqui amalgamation had been examined by the Committee;
- There has been no report on which to conclude whether the Abbotsford-Matsqui amalgamation has been successful;
- The Toronto amalgamation has not been successful;
- Other municipalities in Metro Vancouver such as Coquitlam and Port Coquitlam and the City and Township of Langley are not considering amalgamation;
- The City of North Vancouver had responded that they are not interested in pursuing amalgamation, but would like to continue working together on shared services;
- The District of West Vancouver had responded that they are not interested in pursuing amalgamation;
- The District cannot move forward without the support of the other North Shore municipalities;
- There have been challenges working together with the other municipalities, such as putting bike lanes on Keith Road where one side of the street is in the District and the other side is in the City;
- Residents want to know how their taxation and level of services would be affected;
- Concern was expressed on how debt would be handled;

- Town Centres could be affected if there were one combined North Vancouver municipality;
- The City of Vancouver has many town centres with different cultures and different planners for each area;
- Development, land use and transportation planning would be simpler for one municipality;
- Between the three North Shore municipalities, Bowen Island and Lions Bay, there are 28 members on Council;
- The suggestion was made to poll North Shore residents for their feedback;
- Some shared services between the District and City are more productive than others;
- The suggestion was made to perform a thorough and robust public examination of shared services in North Vancouver;
- Council is reluctant to spend municipal funds on the question of reunification; and,
- More data and qualitative information from other municipal amalgamations needs to be collected and examined to determine the effect on services, taxes, business practices, regulations and other elements.

Staff noted that a co-op graduate student would be available in the fall to help with research.

### **3.2. Development Services Update and Early Input Opportunity**

File No. 13.6410.01/000.000

Mr. Brian Bydwell, General Manager – Planning, Properties and Permits, provided a quarterly update on development for the year to date and introduced a preliminary development application for early input by Council.

In his quarterly update, Mr. Bydwell noted that:

- There has been a 20% increase over the number of permits issued in 2014;
- New single family dwellings are up 50% and continue to be the biggest generators of permits;
- Trade permits and highway use permits have increased concurrently with building permits;
- Building permit revenue is up 35% over the same period in 2014;
- The issuance of the permit for Edgemont Seniors Living was a large part of the increase; and,
- Fifteen preliminary planning applications have been received to date in 2015 – nine for multifamily, one mixed-use and five single family use.

Mr. Bydwell introduced the preliminary application for 1634 and 1748 Capilano Road, noting that:

- The application is for a 170-room full service hotel, 246 strata residential units and 33 market rental residential units;
- The applicant has had early public input through their own community engagement process;
- The site is approximately 2.5 acres;
- The Comfort Inn and Best Western Hotel are currently on the site with a combined total of 170 hotel rooms;

- Under the Official Community Plan, the site is designated for Commercial-Residential Mixed Use Level 1 with a 1.75 FSR;
- Council had expressed a desire to retain hotel rooms in the area, so the Lions Gate Implementation Plan supports a hotel on the site with a 3.0 FSR and maximum building height of 18 storeys;
- McGuire Avenue would become a pedestrian, cycling and transit route;
- Curling Road would be extended as part of the project;
- The hotel and rental units would be on the site north of Curling Road with building heights of five and 10 storeys;
- The strata residential buildings would be on the site south of Curling Road with building heights of six and 22 storeys;
- The proposed density on the site is 3.85 FSR with 539 parking stalls;
- The increased FSR is due to an increase in the number of hotel rooms from 100 rooms estimated for the Lions Gate Implementation Plan to 170 rooms to retain the current number of hotel rooms and for market viability;
- The hotel would include a dining room, coffee shop, meeting rooms, 300 person banquet facility and a lounge;
- A larger back of house is required for the full-service hotel, including a larger kitchen to service multiple facilities and onsite laundry;
- The site is giving up over 27,000 square feet to roads, so increased height is required to include all elements with a reduced site area;
- 22 storeys is consistent with the nearby Grouse Inn and International Plaza;
- Economic benefits include support for local tourism, current and future business needs, and creating jobs in the community; and,
- There is an energy conservation benefit in having multiple uses in a centre.

Council discussion ensued and the following comments and concerns were noted:

- Owners of properties between the proposal and Earl's are considering development;
- Access to light will be affected for the single family residences on McGuire Avenue; and,
- Given the acute shortage of rental units, it could be desirable to change the ratio of rental residential units to strata units in the development.

In response to questions from Council, the applicant advised that because the District includes covenants preventing rental restrictions on strata developments, the strata residential units may be rented.

Council discussion continued, noting the following:

- The houses on Garden and McGuire Avenues are older and more affordable, attracting young families to the District;
- The single family residential area next to the site would be negatively affected with greater traffic volumes and reduced liveability;
- An increase in street traffic due to the added banquet facility was identified as a concern;
- There is a need for the banquet facility as there are few such facilities in the District and the City of North Vancouver;
- There are no Community Amenity Contributions identified with the property;

- The possibility of developing affordable housing stock was raised;
- The higher cost of commercial space in the area is driving away small businesses;
- Lions Gate Town Centre has good transit accessibility, making it a good choice for increased density; and,
- If it is possible to allocate resources to retain hotel rooms, it should also be possible to do so for affordable housing.

**3.3. Naming of the New Community Recreation Facility in Delbrook**

File No. 13.6410.01/000.000

Mayor Richard Walton noted the names recently discussed for the new community recreation facility in Delbrook are Mosquito Creek, Capilano and Delbrook. Council discussion of the name for the facility ensued. Staff advised that an official name should be in place by the end of the year.

**MOVED by Councillor BOND**  
**SECONDED by Councillor HICKS**

THAT the new community recreation centre in Delbrook be named Delbrook Community Recreation Centre.

**CARRIED**

**4. PUBLIC INPUT**

Nil

**5. RISE AND REPORT**

**MOVED by Councillor BOND**  
**SECONDED by Councillor HICKS**

THAT the July 27, 2015 Committee of the Whole rise and report.

**CARRIED**  
 (9:05 pm)

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Mayor

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Municipal Clerk