

AGENDA

COUNCIL WORKSHOP

Tuesday, January 31, 2017

5:00 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

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COUNCIL WORKSHOP

5:00 p.m.
Tuesday, January 31, 2017
Committee Room, Municipal Hall,
355 West Queens Road, North Vancouver

AGENDA

1. ADOPTION OF THE AGENDA

1.1. January 31, 2017 Council Workshop Agenda

Recommendation:

THAT the agenda for the January 31, 2017 Council Workshop 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. Maplewood Village Centre Implementation Planning and Community Engagement – Phase 3** p. 7-12
File No. 13.6480.30/000.003

Recommendation:

THAT the January 19, 2017 report of the Policy Planner entitled Maplewood Village Centre Implementation Planning and Community Engagement – Phase 3 be received for information.

- 3.2. Preliminary Applications: Emery Village and Lynnmour South** p. 13-22
File No.

Recommendation:

THAT the January 20, 2017 memo of the Manager – Development Planning entitled Preliminary Applications: Emery Village and Lynnmour South be received for information.

4. PUBLIC INPUT

(maximum of ten minutes total)

5. ADJOURNMENT

Recommendation:

THAT the January 31, 2017 Council Workshop be adjourned.

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REPORTS

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AGENDA INFORMATION	
<input checked="" type="checkbox"/> Council Workshop	Date: <u>Jan 31, 2017</u>
<input type="checkbox"/> Other:	Date: _____

AS
FR
Dept.
Manager

DM
GM/
Director

[Signature]
CAO

The District of North Vancouver REPORT TO COUNCIL

January 19, 2017
File: 13.6480.30/00.003

AUTHOR: Karen Rendek, Policy Planner

SUBJECT: **Maplewood Village Centre Implementation Planning and Community Engagement - Phase 3**

RECOMMENDATION:

That Council receive this report for information.

REASON FOR REPORT:

To respond to questions raised by Council at the December 5, 2016 Council Workshop, identify changes to the concept, and describe the public engagement that will be undertaken by staff in Phase 3.

BACKGROUND:

On July 6, 2015 Council directed staff to proceed with the Maplewood Village Centre implementation planning process. At that time, Council recognized the significant economic potential of the employment lands in Maplewood, and also emphasized the need to protect adjacent environmentally sensitive areas in the Maplewood area.

In April 2016, work commenced on the three-phase planning and engagement process to complete a Maplewood Centre Implementation Plan. Phase 1 included preliminary ideas generation and background research and Phase 2 involved an intensive two day Charrette to develop a draft concept for the Maplewood Village area. Phase 3 of the process will include refining the design concept based on feedback received and feasibility testing of key components to develop a draft implementation plan and policies for further review.

A Council Workshop was held on July 18, 2016 to update Council on the results of the public and stakeholder engagement process completed for Phase 1 of the Maplewood Village Centre Implementation process, and to provide Council with preliminary findings on two background studies that were underway: (i) Employment Lands Review and (ii) Environmental and Hydrological Assessment for Maplewood. (Please see Report to Council dated July 18, 2016 for details and <http://www.dnv.org/news/maplewood-community-plan-phase-1-report-now-available> to view the Maplewood Area Plan Summary of Engagement Phase I Report prepared by Modus Planning & Design Inc.).

SUBJECT: Maplewood Village Centre Implementation Planning and Community Engagement - Phase 3

January 19, 2017

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A subsequent Council Workshop was held on December 5, 2016 to update Council on the community stakeholder charrette results completed for Phase 2, to present a summary of community feedback received on the preliminary ideas, and to outline next steps to complete Phase 3 of the process (Please see Report to Council dated December 5, 2016 staff report for more details and <http://www.dnv.org/property-and-development/maplewood-village-centre> to view the charrette report). Staff also sought Council feedback on the Maplewood Charrette design concept and recommended that Council direct staff to proceed with Phase 3 of the Maplewood Village Centre Planning and Engagement process.

At the December 5, 2016 Workshop, Council requested a follow-up meeting be held in January 2017 to continue the discussion and receive additional feedback prior to proceeding to Phase 3.

EXISTING POLICY:

The 2011 Official Community Plan (OCP) identifies Maplewood Village Centre as an area for growth and revitalization to be guided by an implementation plan. Under the OCP "Network of Centres" concept Maplewood Village Centre is identified as one of four key growth centres in the District. Schedule A of the OCP includes a broad vision and high level policy directions on land use, economics, housing opportunities and mobility network concepts for this centre. The OCP also includes key objectives and policies to encourage the productive and efficient use of employment lands; promote infill development, redevelopment and intensification of underutilized sites on employment lands (where appropriate); as well as to protect and improve the ecological health of our natural systems.

OUTLINE OF THE PLANNING PROCESS:

The Maplewood planning process includes three phases. Phases 1 and 2 have now completed and this report is recommending Council direct staff to proceed with **Phase 3: Policy & Plan Development**.



Phase 1: Opportunities, principles and big ideas

This phase invited the public and stakeholders to help identify guiding principles, opportunities and issues for the future of Maplewood that were used to provide direction on design in Phase 2.

Phase 2: Concept design and development

Conceptual designs were developed based on direction that was set in Phase 1. Concept options included land use, mobility and open space network ideas, proposed transportation networks and linkages, diagrams, sketches and photos to illustrate ideas.

A two day design charrette (October 18 and 19, 2016), followed by an interactive public open house and two week online survey were held to receive public feedback on the Maplewood community design concept developed at the charrette event.

Phase 3: Policy and Plan Development

This phase will include the preparation of a draft plan based on a review of feedback received on concept options and refinement of a preferred option which will be feasibility tested (i.e. detailed infrastructure and transportation modelling) to inform a draft plan that will be prepared and presented to the public for review prior to proceeding to Council for consideration of approval.

It is now anticipated that the next Public Open House will be in late Spring 2017 with Council consideration in early Summer. Engagement efforts will include a postcard mail out to local residents and businesses in the study area to inform them of upcoming opportunities. Staff

will also re-engage with stakeholders involved in Phases 1 and 2 of the process. Information and promotion of consultation events will be made via the District's web site (dnh.org/Maplewood), social media (Facebook and Twitter), email blasts to prior participants and those who have asked to receive information on this process, advertisements in the North Shore News and road signage. The District has a dedicated page for the Maplewood process on its website and includes information on the process, previous open house display materials, background reports and summaries of public input received during both Phase 1 and 2. Phase 3 will include a Public Open House in the community followed by a two-week online survey to receive feedback on the draft plan.

FEEDBACK FROM COUNCIL

At the January 31, 2017 Council Workshop, staff will be seeking clarity from Council on a number of items to inform preparation of the draft plan in Phase 3. These items are responding to questions and identifying how the charrette concept will be modified:

Land Use, Heights of Buildings, Intensification of Industrial

Several comments were raised regarding the housing forms available, heights of buildings, what intensification of industrial land uses will look like and whether or not the land uses proposed in the concept are consistent with the Major Industrial Accidents Council of Canada (MIACC) guidelines.

As part of Phase 3 works, a detailed land use plan will be developed (based on refinement of the Maplewood Community Design Concept) and will include built form and height recommendations as well as detailed illustrations on industrial intensification opportunities, specifically:

- West of Amherst Avenue and Maplewood Business Park east of Amherst Avenue
- Artisan Industrial north of Dollarton Highway and East of Riverside Drive
- Innovation District opportunities for the Maplewood North lands site, including "campus-style" and "worker housing"

All land uses proposed in the plan developed will be in keeping with the Major Industrial Accidents Council of Canada (MIACC) guidelines best practices. Implementation plan policies will also consider opportunities for phasing of development.

1. Staff are seeking clarification from Council on the following:

Height of buildings and built form. The charrette design provides opportunities to locate taller buildings (up to 18 storeys) at strategic locations within the core.

For discussion: Given the feedback received by Council at the previous workshop, staff suggests limiting the proposed heights within the study area to mid-rise (up to 12 storeys) at strategic locations within the core.

The built forms from the Charrette concept included low density eco-cluster housing, townhouses, apartments, residential-commercial mixed use, light industrial and studio live-work space and dedicated employee housing).

For discussion: In order to provide a range of more affordable housing options within the study area, staff suggest revising the built form options for the eco-cluster (cottage) housing area to consider townhouse, row house and multi-family forms up to 4 storeys, while still enabling “eco-clustering” that respects the natural context, and provides for more parks and open space.

Transportation Network

Several comments were raised on the additional traffic that may be generated in the area as a result of increased population. More details were requested to clearly identify parking and traffic solutions, including transit frequency and access, and detail on pedestrian elements, improved access, biking infrastructure and overall connectivity within and to the area.

As part of Phase 3, the Maplewood Village Transportation Study that was completed in January 2014 by Urban Systems will be updated to integrate the revised transportation concept developed at the charrette. Traffic generation associated with proposed land uses for the Maplewood North lands (eastern part of the Maplewood study area and north of Dollarton Hwy) will also be studied and distributed through the existing and proposed network to determine potential impacts to the overall system. Analysis will also determine the alignment for the Berkley Road extension. Staff will also work with TransLink to explore opportunities to extend the Frequent Transit Network to Maplewood Village. The transportation plan developed will also include existing and proposed bike routes, pedestrian routes and trails, pedestrian pathways, bus routes, and road cross-sections.

Utilities and Infrastructure

Several comments were raised regarding the servicing and infrastructure upgrades need to accommodate the design concept and whether or not this area could accommodate fibre optics. Phase 3 will include completing utilities and servicing plan strategies, including a review of water, sanitary services, storm drain and flood management, fibre optic capabilities and the possible relocation of the existing overhead hydro transmission system on Old Dollarton.

Environment, Parks and Natural Areas

Several comments were raised regarding the need to protect the environment within the study area. Phase 3 works will include developing detailed illustrations for the ecological and environmental network including rainwater management strategies to ensure the environmentally sensitive areas identified within the study area are protected.

SUBJECT: Maplewood Village Centre Implementation Planning and Community Engagement - Phase 3

January 19, 2017

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Timing/Approval Process:

Phase 1 and Phase 2 of the Maplewood Planning process are now complete. Phase 3 of the process will include staff and consultants' preparing a draft implementation plan with accompanying polices and design guidelines to be presented at a Public Open House in late Spring. The final implementation plan is anticipated to be completed for Council consideration of approval in Summer 2017.

Concurrence:

This Maplewood Planning and Engagement process has been supported by a technical staff team from Policy Planning, Development Planning, Parks, Engineering, Transportation, Environment, Facilities, Corporate Communications, Emergency Services, Real Estate and Properties and Public Safety.

Financial Impacts:

The charrette design concept proposes servicing and infrastructure improvements and land use changes that may have financial implications for the District. Staff will report back on these potential implications in Phase 3 of the implementation planning process.

Conclusion:

The Maplewood charrette design concept provides an overall framework that integrates ideas for housing innovation, business creation and expansion, ecological restoration, improvements to transportation, additional services and community amenities. The design concept was developed through a collaborative, interdisciplinary approach and informed by stakeholder and public feedback. Overall, the preliminary ideas presented have been well received. Staff are now recommending Council direct staff to proceed with Phase 3 including detailed analysis and further public engagement to inform development of the draft plan. The anticipated target date for completion of the draft plan is Summer 2017.

Respectfully submitted,

Karen Rendek, MCIP, RPP
Policy Planner

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	_____	<input type="checkbox"/> ITS	_____	<input type="checkbox"/> NVRC	_____
<input type="checkbox"/> Environment	_____	<input type="checkbox"/> Solicitor	_____	<input type="checkbox"/> Museum & Arch.	_____
<input type="checkbox"/> Facilities	_____	<input type="checkbox"/> GIS	_____	<input type="checkbox"/> Other:	_____
<input type="checkbox"/> Human Resources	_____	<input type="checkbox"/> Real Estate	_____		



Memo

January 20, 2017

TO: Mayor and Council

FROM: Jennifer Paton, Manager Development Planning

SUBJECT: Preliminary Applications: Emery Village and Lynnmour South

At the January 31, 2017 Council Workshop, two preliminary planning applications are being presented to Council for early input: Emery Village (1200-1259 Emery Place, Lynn Valley) and Lynnmour South (1923-1959 Purcell Way, adjacent to Capilano University).

Both applications are early in the preliminary application process. PowerPoint slides are attached.



Jennifer Paton
Manager Development Planning

1200-1259 Emery Pl Emery Village



Emery Village Preliminary Application



OCP Designation

Residential Level 6: Medium
Density Apartment (up to 2.5
FSR)

Proposed Density:

2.03 FSR

Existing Zoning: RM2

Multifamily

61 existing rental units

5.06 Acres

Constructed 1968

Emery Village – Preliminary Proposal

THE NEW EMERY VILLAGE CONCEPT

2 x twelve storey buildings

2 x five storey buildings

46 Townhouses

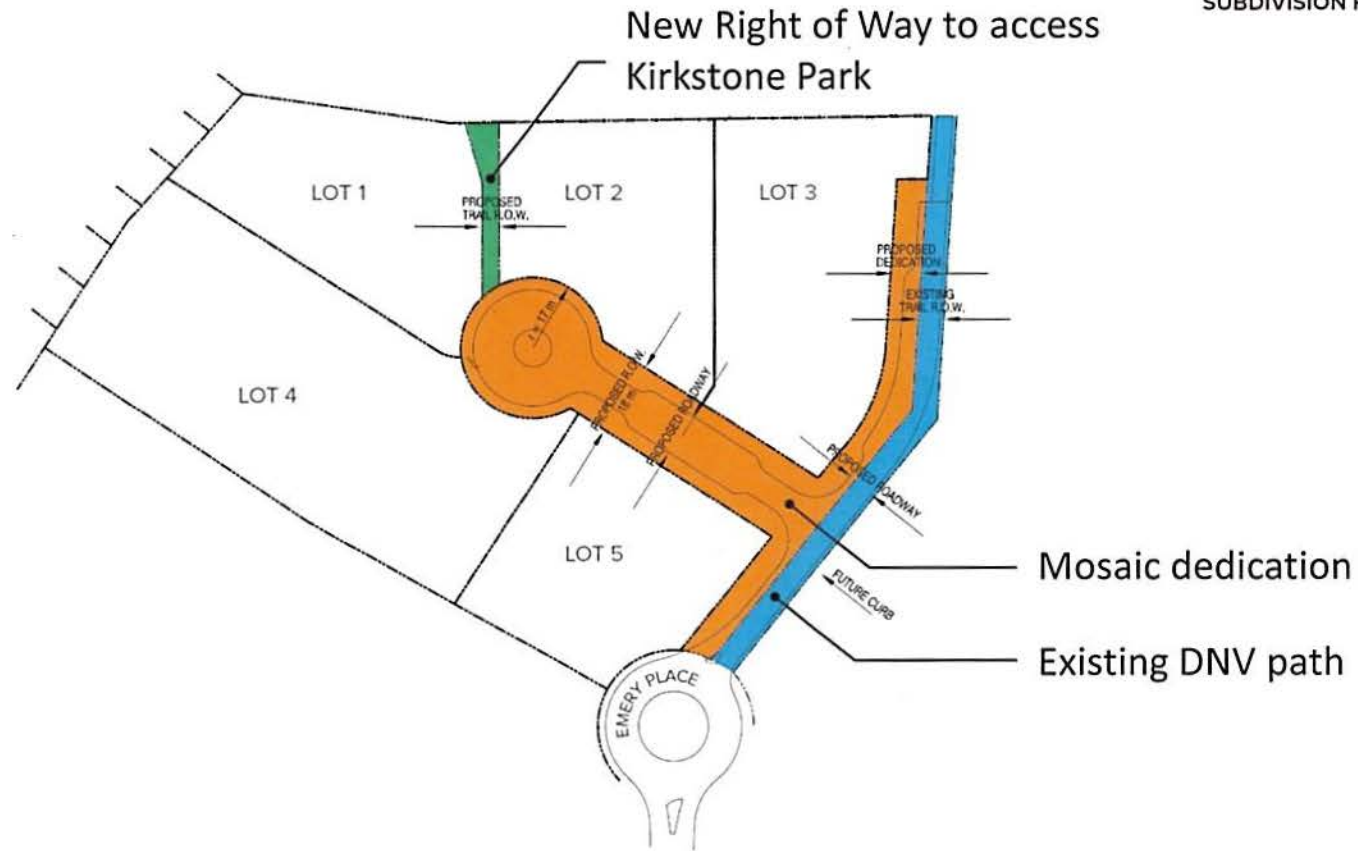
Total: 413 units

- 61 rental units (1:1 replacement)
- 12 affordable rental
- Tenant relocation package proposed



Emery Village Dedications and ROWs

SUBDIVISION PLAN



Additional Information Emery Village

- Within the Lynn Valley Town Centre
- Delivers public connections (road / path)
- Density compliant with OCP
- Height compliant with Flexible Planning Framework
- New market and affordable rental units

1923-1959 Purcell Way - Lynnmour South



Lynnmour South Preliminary Application

OCP Designation

Residential Level 5 (up to 1.75 FSR)

Proposed Density

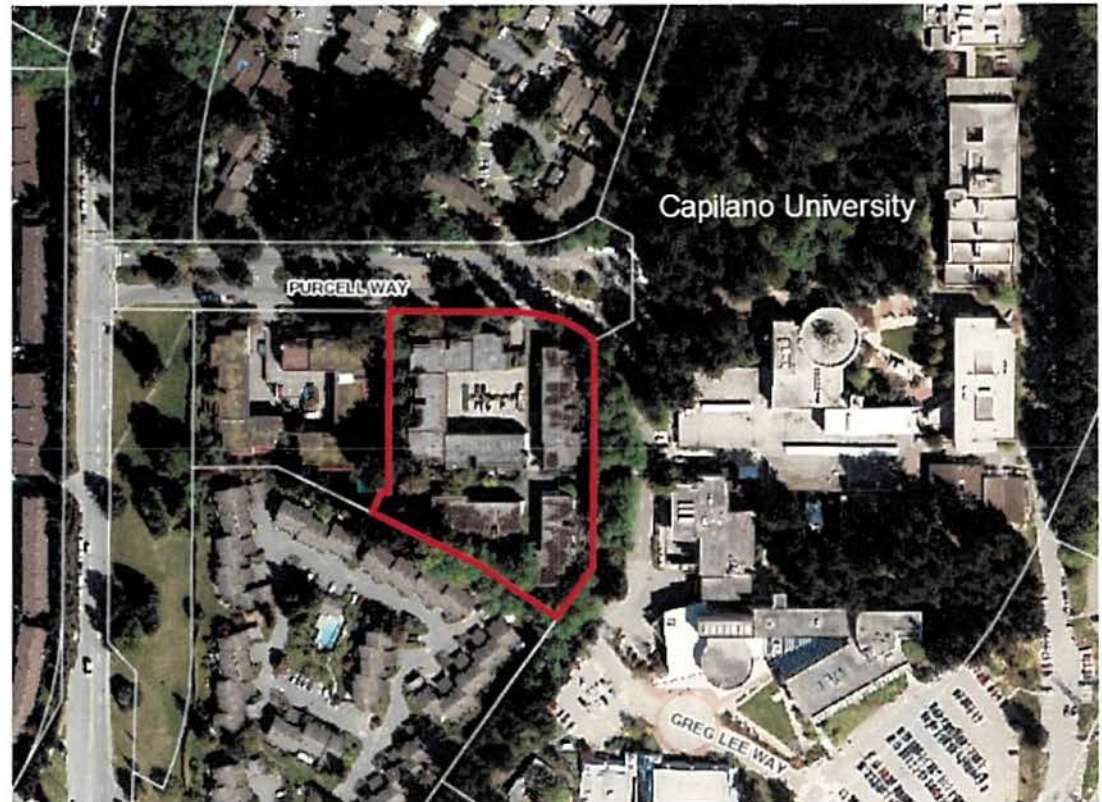
1.75 market + 0.22 student housing

Existing Zoning

RL1 multifamily
90 Strata Units

2.5 acres

Constructed in 1973



Proposal

63 Townhouses

110 Apartments

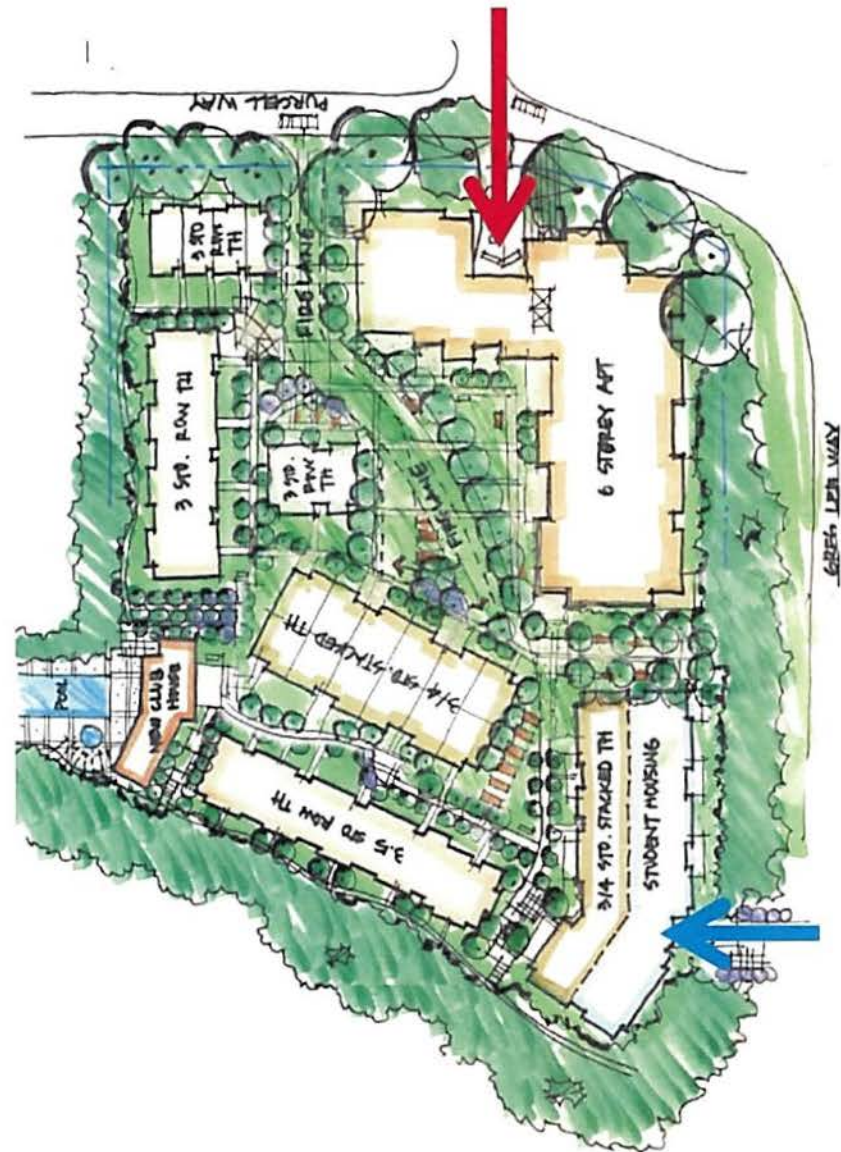
173 strata units = 1.75 FSR

Student Housing

(60 beds/ approx. 15 units)

= 1.97 FSR

Shared club house



Additional Information Lynnmour South

- Adjacent to Capilano University
- Building repairs estimated \$10 million
- Strata density within OCP
- Parking 1.8 / unit
- Opportunity for student housing
- Cap Univ. supports student housing