

AGENDA

COUNCIL WORKSHOP

**Monday, February 27, 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



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COUNCIL WORKSHOP

5:00 p.m.
Monday, February 27, 2017
Committee Room, Municipal Hall,
355 West Queens Road, North Vancouver

AGENDA

1. ADOPTION OF THE AGENDA

1.1. February 27, 2017 Council Workshop Agenda

Recommendation:

THAT the agenda for the February 27, 2017 Council Workshop be adopted as circulated, including the addition of any items listed in the agenda addendum.

2. ADOPTION OF MINUTES

2.1. January 30, 2017 Council Workshop

p. 7-11

Recommendation:

THAT the minutes of the January 30, 2017 Council Workshop meeting are adopted.

2.2. January 31, 2017 Council Workshop

p. 13-16

Recommendation:

THAT the minutes of the January 31, 2017 Council Workshop meeting are adopted.

2.3. February 6, 2017 Council Workshop

p. 17-19

Recommendation:

THAT the minutes of the February 6, 2017 Council Workshop meeting are adopted.

3. REPORTS FROM COUNCIL OR STAFF

3.1. Industrial Land Use Change

p. 23-27

File No. 13.6655.20/000.000

Recommendation:

THAT the February 21, 2017 report of the General Manager – Planning, Properties & Permits entitled Industrial Land Use Change be received for information.

4. PUBLIC INPUT

(maximum of ten minutes total)

5. ADJOURNMENT

Recommendation:

THAT the February 27, 2017 Council Workshop be adjourned.

MINUTES

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**DISTRICT OF NORTH VANCOUVER
COUNCIL WORKSHOP**

Minutes of the Council Workshop held at 5:05 p.m. on Monday, January 30, 2017 in the Committee Room of the District Hall, 355 West Queens Road, North Vancouver, British Columbia.

Present: Mayor R. Walton
Councillor R. Bassam (via telephone)
Councillor M. Bond
Councillor J. Hanson
Councillor R. Hicks
Councillor D. MacKay-Dunn
Councillor L. Muri

Staff: Mr. D. Stuart, Chief Administrative Officer
Ms. C. Grant, General Manager – Corporate Services
Mr. G. Joyce, General Manager – Engineering, Parks & Facilities
Mr. D. Milburn, General Manager – Planning, Properties & Permits
Mr. A. Wardell, Acting General Manager – Finance & Technology
Mr. J. Gordon, Manager – Administrative Services
Ms. C. Archer, Confidential Council Clerk
Mr. D. Veres, Development Planner

1. ADOPTION OF THE AGENDA

1.1. January 30, 2017 Council Workshop Agenda

MOVED by Councillor MURI

SECONDED by Councillor HICKS

THAT the agenda for the January 30, 2017 Council Workshop is adopted as circulated.

CARRIED

2. ADOPTION OF MINUTES

Nil

3. REPORTS FROM COUNCIL OR STAFF

**3.1. Temporary Use Permits Bylaw and Development Procedures Bylaw
Amendment Updates**

File No. 09.3900.30/081.94

Mr. Dan Milburn, General Manager – Planning, Properties & Permits, reported that the purpose of the workshop is to discuss possible changes to Temporary Use Permits (TUP's) and to update Council on proposed changes to the Development Procedures Bylaw.

3.1.1 Temporary Use Permits

Mr. Milburn reported that the TUP is one of the tools available to the municipality in addressing the issue of industrial land use change as it allows a variance in land use on a temporary basis, unlike a Development Variance Permit which does not allow for land use or density to be varied. It also provides the flexibility to test the suitability of a site for different uses on a time-limited basis without permanent rezoning. Other uses such as liquor primary establishments could be tested in areas where the fit with the local community is uncertain.

The possibility of expanding the use of TUP's was raised during discussions regarding preserving and protecting industrial land in the District. It was noted that light industries displaced by heavy industry expansion and residential redevelopment in Town Centres could be temporarily relocated using TUP's while planning processes are completed for new light industrial areas, such as within the Maplewood area.

Mr. Milburn reported that areas where TUP's may be used must be designated by the Official Community Plan or Zoning Bylaw and that they are currently available in two very small designated areas in the Zoning Bylaw. He advised that staff are recommending the entire District be designated a TUP area in order to allow more flexibility for Council and staff. It was noted that decision-making on the issuance of individual TUP's is discretionary. The maximum length of a TUP is restricted under the *Local Government Act* to three years, with one additional three year renewal period. Notification requirements are similar to those for Public Hearings.

Mr. Milburn presented options for staff delegation of authority to issue Temporary Use Permits, noting that authority is delegated to staff under the current bylaw:

1. Staff delegation with authority to refer to Council; and,
2. Staff delegation with conditions:
 - Issuance but not renewals (to allow for checking-in with the community before renewal);
 - Time-limited permits such as one year or less; or,
 - Staff delegation for properties zoned or designated for more intensive uses (industrial, commercial, institutional or mixed use).

In response to a question from Council, Mr. Milburn advised that higher risk applications, such as those close to, or located within, residential areas or where traffic, noise or public safety would be affected would be referred to Council.

In response to a question from Council, Mr. Milburn reviewed TUP application requirements, noting they are similar to those for development applications, including details such as parking and landscaping. Any conditions are rigorously defined in the TUP and may be subject to penalties for non-compliance. He further noted that the property would need to be in a condition for a use consistent with the OCP at the end of the permit period, which could require the removal of buildings or other changes. If the property

is in a Development Permit Area (DPA), those conditions would also need to be met before the application could be considered.

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

- Commented on the flexibility afforded by the use of TUP's;
- Expressed support for delegating authority to staff with authority to refer to Council;
- Expressed concern about the restoration of properties where significant tree removal has taken place;
- Queried if TUP's could be issued for a longer period;
- Requested that regular updates on issued TUP's be provided to Council if the proposed changes are implemented;
- Remarked that TUP's could provide evidence of suitability before permanent rezoning; and,
- Commented on the inclusion of multi-family residential areas.

In response to a question from Council, Mr. Milburn advised that zones could be designated where TUP's are not available, or specific applications within certain zones could automatically be referred to Council. He further noted that changes to the areas where TUP's are available would require amendments to the Zoning Bylaw, which would require a Public Hearing.

3.1.2 Development Procedures Bylaw Amendments Update

Mr. Milburn provided an update on the Development Procedures Bylaw, addressing questions raised by Council at the January 18, 2016 Council Workshop regarding public notification, publicly accessible information on development applications and the visibility of Public Hearing signs.

Mr. Milburn reported that notification of a Public Hearing is currently required for all property occupants and owners within a 75 metre radius of the subject property. Staff uses discretion to extend this area where it makes sense to do so.

An amendment to the Development Procedures Bylaw is proposed which would increase the notification area to a 100 metre radius for all applications except single family subdivisions; the single family subdivision notification area would remain at a 75 metre radius. As with current practice, staff would retain the discretion to notify additional owners and residents to avoid excluding anyone who would be directly affected by the development. In response to a question from Council, Mr. Milburn advised that expanding the notification area too much could upset those in closer proximity to the subject property as they feel they are more directly impacted.

In response to a question from Council, Mr. Milburn advised that the *Local Government Act* requires notification of those subject to the rezoning and leaves individual municipalities to set additional notification requirements by bylaw. Different municipalities have different requirements based on their density and geography.

Mr. Milburn reported that the *Local Government Act* specifies public notice be given no fewer than three and no more than ten days before the Public Hearing. In response to a question from Council, Mr. Milburn advised that more than one sign may be posted on the subject property if it fronts more than one road. It is standard practice to have one sign where a property fronts one road.

In response to a question from Council regarding social media and electronic notification, staff advised that options are being explored to add value for District residents and owners above the minimum requirements set by bylaw. It was noted that an online tool is in development which will provide updates and notifications to those who sign up.

In response to a question from Council regarding providing clear and consistent materials to residents during the development application process, Mr. Milburn advised that changes have been made by incorporating Council feedback on notification procedures for public information meetings for preliminary applications. He noted that the perception that applications have a predetermined outcome is common and so more detail about the application process, how to provide input and the role of the public and Council are now being provided to the public.

Council commended staff for the development application flowchart included in the report to Council and noted it would be of use to clarify the process and opportunities for input by the public.

Councillor BASSAM left the meeting at 6:31 p.m. and returned at 6:34 p.m.

MOVED by Councillor MURI
SECONDED by Councillor MACKAY-DUNN

THAT the January 20, 2017 report of the General Manager – Planning, Properties and Permits entitled Temporary Use Permits Bylaw and Development Procedures Bylaw Amendment Updates is received for information.

CARRIED

4. PUBLIC INPUT

4.1. Mr. Corrie Kost, 2800 Block Colwood Drive:

- Commented on decisions regarding land use;
- Queried if the bylaw changing the designated areas for Temporary Use Permits requires a Public Hearing;
- Suggested Temporary Use Permits only be permitted in industrial areas; and,
- Expressed concern regarding the length of Temporary Use Permits.

5. ADJOURNMENT

MOVED by Councillor MACKAY-DUNN
SECONDED by Councillor BOND
THAT the January 30, 2017 Council Workshop is adjourned.

CARRIED
(6:50 p.m.)

Mayor

Municipal Clerk

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**DISTRICT OF NORTH VANCOUVER
COUNCIL WORKSHOP**

Minutes of the Council Workshop for the District of North Vancouver held at 5:04 p.m. on Tuesday, January 31, 2017 in the Council Chambers of the District Hall, 355 West Queens Road, North Vancouver, British Columbia.

Present: Mayor R. Walton
Councillor M. Bond (5:06 pm)
Councillor J. Hanson
Councillor R. Hicks (5:05 pm)
Councillor D. MacKay-Dunn
Councillor L. Muri

Absent: Councillor R. Bassam

Staff: Mr. D. Stuart, Chief Administrative Officer
Ms. C. Grant, General Manager – Corporate Services
Mr. D. Milburn, General Manager – Planning, Properties & Permits
Mr. J. Gordon, Manager – Administrative Services
Mr. T. Lancaster, Manager – Community Planning
Mr. S. Ono, Manager – Engineering Services
Ms. J. Paton, Manager – Development Planning
Ms. S. Dale, Confidential Council Clerk
Ms. K. Rendek, Planner

1. ADOPTION OF THE AGENDA

1.1. January 31, 2017 Council Workshop Agenda

MOVED by Councillor MURI

SECONDED by Councillor MACKAY-DUNN

THAT the agenda for the January 31, 2017 Council Workshop be adopted as circulated.

CARRIED

Absent for Vote: Councillors BOND and HICKS

2. ADOPTION OF MINUTES

Nil

3. REPORTS FROM COUNCIL OR STAFF

Councillors BOND and HICKS arrived at this point in the proceedings.

With the consent of Council, Mayor Walton varied the agenda as follows:

3.2. Preliminary Applications: Emery Village and Lynnmour South File No.

Ms. Jennifer Paton, Manager - Development Planning, provided an overview of the following preliminary applications:

- 1200-1259 Emery Place; and,
- 1923-1959 Purcell Way – Lynnmour South.

Council Discussion 1200-1259 Emery Place:

- Suggested phasing new developments to reduce the displacement of existing residents;
- Expressed concerns that many newer developments provide minimal storage space;
- Questioned the adaptability of the proposed units;
- Requested staff report back on the success of the Residential Tenant Relocation Assistance Policy at Mountain Court;
- Commented on the need for larger units for families;
- Expressed concern for residents being displaced by redevelopment;
- Stated that like-for-like affordable housing is needed;
- Questioned what the projected rent for the proposed units would be; and,
- Suggested providing lower-end finishing's to reduce the cost of the units.

Council Discussion 1923-1959 Purcell Way – Lynnmour South:

- Questioned if parking will be included in the student housing complex;
- Suggested that as this development is close to transit and across the street from Capilano University, parking not be included as a means to reduce the cost;
- Requested that staff report back on the cost of the estimated building repairs;
- Requested that a copy of the depreciation report be provided to Council;
- Commented on the need to preserve existing rental stock;
- Expressed concern with regards to the potential displacement of existing owners not being able to afford units in the new development; and,
- Noted that traffic is a problem in the Inter-River area.

3.1. Maplewood Village Centre Implementation Planning and Community Engagement – Phase 3

File No. 13.6480.30/000.003

Ms. Karen Rendek, Planner, and Mr. Tom Lancaster, Manager – Community Planning, provided an overview of the Maplewood Village and Community Plan planning process to date. Ms. Rendek noted that 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. Ms. Rendek advised that Phase 3 will include a 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.

Council discussion:

- Noted resident concerns about the height and density of housing;
- Spoke to the issue of affordability;
- Commented on the need for a traffic management plan;
- Expressed concern regarding encroaching onto existing green space;
- Expressed support for increased density on industrial lands;
- Commented on the need for larger units for families;
- Expressed support for a wide range of affordable housing options such as eco-clustering, townhouse, row house and multi-family housing;
- Highlighted the importance of creating well-paying jobs in the District of North Vancouver;
- Expressed concern with regards to the potential displacement of existing small businesses as a result of redevelopment pressures;
- Commented that providing employee housing will help reduce traffic;
- Proposed that the Maplewood area be developed similar to Function Junction in Whistler; and,
- Spoke to the importance of creating a pedestrian friendly town centre.

Councillor MACKAY-DUNN left the meeting at 6:05 pm and returned at 6:06 pm.

Mayor WALTON left the meeting at 6:10 pm and Councillor MURI assumed the chair.

Mayor WALTON returned to the meeting at 6:11 pm.

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

- Acknowledged the opportunity to attract high-technology jobs in this area;
- Suggested looking at other successful light-industrial jurisdictions;
- Spoke to the economic opportunity;
- Spoke in support of a flexible framework where proposed developments will be evaluated on a case by case basis;
- Opined that community consultation should be broader than just the Maplewood area and suggested that more public input be collected;
- Spoke to the opportunity to try something new and innovative;
- Suggested providing a village shuttle supported by local businesses;
- Spoke to the potential Berkley Road connection;
- Commented that the Maplewood area be built organically and evolve over time; and,
- Opined that the timeframe of the final implementation plan may be too aggressive.

MOVED by Councillor MURI

SECONDED by Councillor BOND

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.

CARRIED

4. ADJOURNMENT

MOVED by Councillor MURI

SECONDED by Councillor BOND

THAT the January 31, 2017 Council Workshop be adjourned.

CARRIED
(6:46 pm)

Mayor

Municipal Clerk

**DISTRICT OF NORTH VANCOUVER
COUNCIL WORKSHOP**

Minutes of the Council Workshop for the District of North Vancouver held at 7:30 p.m. on Monday, February 6, 2017 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 R. Hicks
Councillor D. MacKay-Dunn
Councillor L. Muri

Absent: Councillor J. Hanson

Staff: Mr. D. Stuart, Chief Administrative Officer
Mr. G. Joyce, General Manager – Engineering, Parks & Facilities
Mr. A. Wardell, Acting General Manager – Finance & Technology
Mr. R. Danyluk, Manager – Financial Planning
Mr. J. Gordon, Manager – Administrative Services
Ms. S. Rogers, Manager – Parks
Ms. S. Dale, Confidential Council Clerk

1. ADOPTION OF THE AGENDA

1.1. February 6, 2017 Council Workshop Agenda

MOVED by Councillor MURI

SECONDED by Councillor BASSAM

THAT the agenda for the February 6, 2017 Council Workshop be adopted.

CARRIED

2. ADOPTION OF MINUTES

2.1. January 16, 2017 Council Workshop

MOVED by Councillor MURI

SECONDED by Councillor BASSAM

THAT the minutes of the January 16, 2017 Council Workshop meeting are adopted.

CARRIED

2.2. January 17, 2017 Council Workshop

MOVED by Councillor MURI
SECONDED by Councillor BASSAM

THAT the minutes of the January 17, 2017 Council Workshop meeting are adopted.

CARRIED

3. REPORTS FROM COUNCIL OR STAFF

3.1. Long Term DNV Sports Field Program and Funding Strategy

File No.

Ms. Susan Rogers, Manager – Parks, provided an update on the District's Sports Field Needs Assessment report and identified capacity challenges. Ms. Rogers outlined the ten-year framework for the sports field program including new artificial turf fields, fieldhouses and washrooms to meet the current and future program demands. The key projects include:

- Inter River Park;
- Kirkstone Park; and,
- Argyle Secondary School.

Mr. Rick Danyluk, Manager – Financial Planning, discussed a ten-year capital framework with options for diversified funding strategies based on the program's costs and benefits to the users and the community. Mr. Danyluk advised that funding options could include the following:

- Grants, sponsorships and partnerships;
- Increased user fees based on a cost recovery target of 25%;
- Introduce peak and non-peak rates to manage current demand;
- Introduce a price differentiation with a higher rate for elite use, extended seasons, adults and others;
- Cost sharing with sports group through an exclusive use agreement (e.g. for a portion of fieldhouse, extended hours of field use, etc.);
- Developer contributions (Development Cost Charges and Community Amenity Contributions);
- Increase residential tax levy; or,
- A combination of funding options.

Ms. Rogers advised that the next steps include:

- Complete the needs assessment report;
- Define boundaries between recreational use and other uses;
- Refine the sports field program scope and costs;
- Council direction on the extent of the package for the long term funding strategy (priorities and timing); and,
- Continue to meet with stakeholders to review options, impacts and funding mechanisms.

Councillor MURI left the meeting at 7:49 and returned at 7:51 pm.

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

- Spoke in support of the long-term funding model;
- Noted that user groups have been engaged in this process;
- Advised that the sport field users support advancing these projects;
- Commented that the ten-year capital plan will meet current and future program demands;
- Commented that a tournament centre and fieldhouse will expand future possibilities at Inter River Park and spoke to the economic opportunities;
- Noted that sport field users contribute annual funding to assist in capital and maintenance costs associated with fields;
- Encouraged staff to look at sponsorship opportunities;
- Commented on the importance of high quality facilities;
- Commented on the urgent need for more playable hours as demand is already high and growing;
- Suggested phasing the development of the proposed artificial turf fields to help minimize annual costs;
- Commented on the importance of fairness for all user groups;
- Questioned if the land at the District's Fire Department Training Centre was considered for development of an artificial turf field;
- Noted environmental concern regarding artificial turf and questioned if there are alternative materials that could be used; and,
- Acknowledged that there will be lots of time to discuss the design of the proposed fields.

Staff advised that the long-term funding model will be discussed at a future Council Workshop.

MOVED by Councillor MURI
SECONDED by Councillor BASSAM

THAT the January 27, 2017 report of the Manager – Parks entitled Long Term DNV Sports Field Program and Funding Strategy be received for information.

CARRIED

4. ADJOURNMENT

MOVED by Councillor BASSAM
SECONDED by Councillor MURI

THAT the February 6, 2017 Council Workshop be adjourned.

CARRIED
(8:21 pm)

Mayor

Municipal Clerk

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REPORTS

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<input checked="" type="checkbox"/> Council Workshop	Date: <u>Feb 27, 2017</u>
<input type="checkbox"/> Other:	Date: _____

_____ Dept. Manager	 GM/ Director	 CAO
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The District of North Vancouver REPORT TO COMMITTEE

February 21, 2017
File: 13.6655.20/000.000

AUTHOR: Dan Milburn, General Manager, Planning, Properties & Permits

SUBJECT: Industrial Land Use Change

RECOMMENDATION:

THAT Council receive this report for information.

REASON FOR REPORT:

Further to the November 24, 2016 Council Workshop, this report and accompanying presentation provide recommendations to mitigate potential negative impacts to businesses related to industrial land use change.

SUMMARY:

As light industrial land use changes, challenges related to the adjacency of residential uses, and lack of industrial land have emerged. Staff have conducted further research and analysis regarding these changing uses. Metro Vancouver's 2015 Industrial Lands Inventory Summary reports that industrial lands in the region will continue to be under market pressure, and are expected to be absorbed in the 2030s. In response to external influences and an increasingly diverse business community, the District of North Vancouver can take steps to protect the function of employment lands, encourage employment land intensification and facilitate a welcoming and flexible climate for business.

Staff are working closely with applicants to identify if and how they may assist displaced tenants with relocation, and ensure tenants understand all of their options. Other steps to facilitate siting flexibility include an amendment to the Light Industrial Zone, and development of a Temporary Use Permit Bylaw. The development of new industrial lands, such as the Maplewood Northlands, also offers considerable opportunity for a diverse range of businesses to locate in the District. Further research into the locational and operational needs of businesses will help Staff and Council guide new development, intensification and re-development.

BACKGROUND:

November 14, 2016 – Council Workshop on Industrial Lands. Staff presented information on the industrial land use changes that occurred in the District from 2011 to 2016, current applications for industrial land use change, industrial business licences statistics, and opportunities for new industrial lands in Maplewood. Council raised questions regarding potential issues of adjacent land uses and non-conformity on industrial lands, with timing and phasing of potential new industrial lands.

January 30, 2017 – Regular Council and at the January 31, 2017 – Council Workshop, Council provided further feedback and questions to staff regarding potential impacts to light industrial lands in the context of development applications in the Lynn Creek Town Centre and the emerging Maplewood Village Centre plan.

EXISTING POLICY:

The Official Community Plan Bylaw 7900 sets District-wide land use designations and includes policies to:

- protect the function of employment lands,
- encourage intensification of uses and a diverse range of uses on employment lands, and
- facilitate the delivery of services and infrastructure to employment lands to provide a climate suitable for business investment and job growth.

The OCP also sets targets of growing the number of jobs (reaching 36,000 total jobs) and increasing the area of built square feet (by 33%) on employment lands by 2030.

The Lynn Creek Town Centre Implementation Plan reaffirms the desire to protect and enhance industrial lands, and encourages various measures to minimize potential impacts to surrounding land uses. Potential impacts will be minimized while accommodating the conversion of certain lands from industrial to mixed-use, to enable to development of this key centre.

The Zoning Bylaw 3210 sets zoning regulations for various industrial land zones including Waterfront Industrial, General Industrial, Light Industrial, Interim Industrial, Storage Industrial, Employment Zone – Industrial, and Employment Zone – Light Industrial.

The District's Economic Development Strategy aims to create a positive business climate that supports expansion and diversification of the District of North Vancouver's economy and contributes to the quality of life for residents.

ANALYSIS:

Inventory and Changes in Industrial Lands Over Time

Consistent with the Metro Vancouver Regional Growth Strategy, the District's land use plan provides opportunities to improve economic, social and environmental sustainability through the creation of centres that offer employment opportunities, places to live and community amenities. These plans are being facilitated within a market that is influenced by global, national and regional pressures.

Pressures on industrial lands have been felt across the region. Since 2005 there has been a steady decrease of vacant industrial land as developed lands have increased in Metro Vancouver. According to a 2015 report (Industrial Lands Inventory Summary), Metro Vancouver anticipates vacant lands in the region may be substantially absorbed by the 2030s. On the North Shore, most industrial land is already developed. Approximately half of this land is public-federal owned land, while much of the remaining land is private.

The industrial market is dynamic and within the course of normal market cycles new businesses will be created, they may expand and diversify, relocate or shut down. Changing market conditions, the scarcity of vacant industrial space, and redevelopment pressures create additional challenges for new and existing businesses.

The District of North Vancouver has approved policies to protect and expand the supply of industrial lands in the District. Additional proactive measures can be taken to promote retention of existing industrial uses as the District changes over time and as redevelopment occurs in defined OCP growth centres. Opportunities to remove unnecessary regulatory constraints, to provide flexibility as to where appropriate light industrial uses can be located, and other measures (as described below) will strengthen the resiliency of light industrial businesses in diverse and demanding economic markets.

PROACTIVE OPPORTUNITIES:

Light Industrial Zone Text Amendment

The Light Industrial Zone (I3) is one of the industrial zones that regulates the use and density of industrial lands in the District. The I3 zone prohibits certain industrial uses (e.g. automotive repair shop) within 50 m of residentially zoned properties. Future residential development in proximity to properties zoned I3 therefore has the potential to negatively impact existing industrial properties by limiting their future use, or creating non-conforming uses.

To address this issue, staff recommend exploring the following options. First, consider removing the 50 m provision noted-above for industrial properties in proximity to the proposed Lynn Creek Town Centre mixed-use areas. Second, consider replacing the 50 m provision with the 'good neighbour guidelines' found in Part 4, Section 414 of the Zoning Bylaw. These guidelines were previously developed in conjunction with the EZ-LI zone and have seen positive outcomes for both industrial businesses and their residential neighbours. Third, enhance the acoustic regulations which require evidence in the form of a report and recommendations prepared by persons trained in acoustics and current techniques of noise measurements, demonstrating that the noise levels in those portions of the proposed dwellings not exceed the noise levels established in the bylaw. This enhancement could include adding notice regarding the proximity of the new residential uses to existing sources of industrial noise to the Section 219 covenant used to establish these acoustical performance standards.

Temporary-Use Permit Bylaw

Staff are preparing an amendment to the Zoning Bylaw that would enable the District's consideration of Temporary Use Permit applications in additional locations, to provide options for the temporary placement of industrial uses. A Temporary Use Permit can help businesses maintain their operations while they secure a permanent location.

Tenant Relocation Assistance

Staff are working with applicants to identify if and how they may assist potentially displaced tenants with relocation. This assistance may include financial compensation, assistance finding new accommodation, assistance moving, an extended time to provide notice for the tenant to move, and/or other support.

Industrial Land Development

The Maplewood Village Area Concept Plan adds approximately 13 hectares (31 acres) of new industrial employment lands to the Maplewood Northlands and District-owned lands east of Riverside Drive. Staff is in the process of refining the concept plan in consultation with stakeholders and the community before returning the plan to Council for consideration.

Re-development and intensification of existing industrial land is another viable option for creating more usable space in certain properties. As opportunities arise, redevelopments that increases site intensification will be encouraged so more businesses may stay or locate in the District. The North Vancouver Economic Partnership has provided support and feedback regarding the concepts developed for the Maplewood Village Area Plan.

Industrial Business Needs

Staff conducted an analysis of the spatial needs for a selection of businesses that might be displaced through development. The factors considered include interior floor space needs, and spatial needs related to the business' activities. This analysis will help guide the form of future industrial development.

Some businesses with little potential issues (noise, odour, air pollution and traffic) currently operating in industrial zones may be able to relocate in non-industrial zones. For example, businesses with offices purposes, studio services, household repair services, contractor services, pet services, fitness centres and automotive repair shops could be locate in a variety of existing mixed-use zones or commercial zones. Approximately 50% of the businesses which may be displaced as a result of current redevelopment projects on industrial lands could be relocate in this way. Staff will provide this information to applicants to facilitate their ongoing discussions with their tenants regarding relocation options. Finally, the Economic Partnership of North Vancouver has shown a strong interest in engaging with District staff with respect to industrial land use change options.

Conclusion:

Industrial land use change is occurring as a result of ongoing market forces and land use planning decisions of the District. Staff have identified actions that can help mitigate potential negative impacts to businesses and the supply of industrial lands. These include amending current Zoning provisions, expanding Temporary Use Permit powers, encouraging tenant relocation assistance and significantly expanding the supply of employment lands in Maplewood.

Respectfully submitted,



Dan Milburn, MCIP, RPP, RI
General Manager, Planning, Properties & Permits

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	_____		

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