

AGENDA

COUNCIL WORKSHOP

Tuesday, May 16, 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

Tuesday, May 16, 2017
5:00 p.m.
Committee Room, Municipal Hall,
355 West Queens Road, North Vancouver

AGENDA

1. ADOPTION OF THE AGENDA

1.1. May 16, 2017 Council Workshop Agenda

Recommendation:

THAT the agenda for the May 16, 2017 Council Workshop is adopted as circulated, including the addition of any items listed in the agenda addendum.

2. ADOPTION OF MINUTES

2.1. April 10, 2017 Council Workshop p. 7-9

Recommendation:

THAT the minutes of the April 10, 2017 Council Workshop meeting are adopted.

2.2. April 18, 2017 Council Workshop p. 11-15

Recommendation:

THAT the minutes of the April 18, 2017 Council Workshop meeting are adopted.

2.3. April 24, 2017 Council Workshop p. 17-19

Recommendation:

THAT the minutes of the April 24, 2017 Council Workshop meeting are adopted.

3. REPORTS FROM COUNCIL OR STAFF

3.1. Parks Update p. 23-42 File No. 6660.01/000.000

Recommendation:

THAT the May 9, 2017 memo of the Manager – Parks entitled Parks Update be received for information.

4. PUBLIC INPUT

(maximum of ten minutes total)

5. ADJOURNMENT

Recommendation:

THAT the May 16, 2017 Council Workshop is adjourned.

MINUTES

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**DISTRICT OF NORTH VANCOUVER
COUNCIL WORKSHOP**

Minutes of the Council Workshop held at 6:02 p.m. on Monday, April 10, 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 J. Hanson
Councillor R. Hicks
Councillor D. MacKay-Dunn
Councillor L. Muri

Staff: Mr. D. Stuart, Chief Administrative Officer
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
Mr. E. Iorio, Revenue & Taxation Manager
Ms. C. Archer, Confidential Council Clerk

1. ADOPTION OF THE AGENDA

1.1. April 10, 2017 Council Workshop Agenda

MOVED by Councillor MURI

SECONDED by Councillor HANSON

THAT the agenda for the April 10, 2017 Council Workshop is adopted as circulated.

CARRIED

2. ADOPTION OF MINUTES

2.1. March 27, 2017 Council Workshop

MOVED by Councillor MACKAY-DUNN

SECONDED by Councillor BASSAM

THAT the minutes of the March 27, 2017 Council Workshop are adopted.

CARRIED

3. REPORTS FROM COUNCIL OR STAFF

3.1. Tax Distribution

File No.

Mr. Andy Wardell, Acting General Manager – Finance & Technology, provided an overview of tax distribution between the different classes since 2010, highlighting

the positive impact of maintaining competitive rates below the regional average to achieve the goals of the District's tax strategy.

Mr. Wardell provided details on the Heavy Industrial class, reporting on the impact of Provincial Government intervention and property assessment values on tax rates for the non-capped portion of the class. It was noted that the Ports Property Tax Act sets the Heavy Industrial (capped) base rate for designated port properties at \$27.50 per \$1,000 of assessed property value and at \$22.50 per \$1,000 of assessed property value on eligible new investment. Mr. Wardell reported that property assessment appeals in the Heavy Industrial class may require future tax strategy adjustments.

Two options for the Heavy Industrial (non-capped) tax rate were presented for consideration:

- Option A: Tax levy increase of 4.68%, with a projected 2017 tax rate of \$27.50 per \$1,000 of assessed value, for Heavy Industrial (non-capped) class; or,
- Option B: Tax levy increase of 8.14% with a projected 2017 tax rate of \$28.41 per \$1,000 of assessed value, for the Heavy Industrial (non-capped) class.

Mr. Wardell noted all classes remain below regional average increases with both options. Option A sets the tax rate for Heavy Industrial (non-capped) properties at the same rate as the Heavy Industrial (capped) properties and Option B maintains the same tax rate for the Heavy Industrial (non-capped) properties as in 2016.

Councillor MURI left the meeting at 6:26 pm and returned at 6:28 pm.

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

- Requested the dollar amount of the regional average for residential property taxes;
- Expressed concern about the impact of property tax rates and expected future utility rate increases on residents; and,
- Discussed a recent Metro Vancouver report on regional and provincial distribution of property taxes and property transfer tax.

Mr. Wardell reported that staff will be reviewing the tax strategy in relation to the Heavy Industrial properties in 2017.

**MOVED by Councillor HICKS
SECONDED by Councillor MURI**

THAT staff is directed to prepare the 2017 Tax Rate Bylaw in accordance with Option B as presented by the Acting General Manager – Finance & Technology, which sets the 2017 tax rate at \$28.41 per \$1,000 of assessed property value for the Heavy Industrial (non-capped) class, with all other non-capped classes set at 3%.

CARRIED

4. PUBLIC INPUT

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

- Commented on the impact of assessment increases on residential property taxes.

5. ADJOURNMENT

MOVED by Councillor MURI

SECONDED by Councillor BASSAM

THAT the April 10, 2017 Council Workshop is adjourned.

CARRIED
(6:42 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 5:08 p.m. on Tuesday, April 18, 2017 in the Council Chambers 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 (via telephone)
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
Mr. T. Lancaster, Manager – Community Planning
Ms. J. Paton, Manager – Development Planning
Ms. M. Welman, Manager – Strategic Communications & Community Relations
Ms. S. Dale, Confidential Council Clerk
Mr. F. Donnelly, Research Analyst

1. ADOPTION OF THE AGENDA

1.1. April 18, 2017 Council Workshop Agenda

MOVED by Councillor MURI

SECONDED by Councillor BASSAM

THAT the agenda for the April 18, 2017 Council Workshop is adopted as circulated.

CARRIED

2. ADOPTION OF MINUTES

2.1. April 4, 2017 Council Workshop

MOVED by Councillor MURI

SECONDED by Councillor BASSAM

THAT the minutes of the April 4, 2017 Council Workshop meeting are adopted.

CARRIED

3. REPORTS FROM COUNCIL OR STAFF

3.1. Progress Towards 2030: OCP Implementation Review

File No. 13.6480.30/001.002

Mr. Tom Lancaster, Manager – Community Planning, presented a detailed analysis, a summary and the findings of the review of progress made on implementing the Official Community Plan from the years 2011 to 2016. Mr. Lancaster advised that staff have collected and analysed all available data related to the scope of the implementation review, noted data gaps and conducted a survey of residents of new multi-family developments built since 2011.

Mr. Lancaster presented the findings of the Multi-Family New Resident Survey and noted that the survey was distributed to over 950 households in multi-family strata developments that were completed from 2011-2016. Mr. Lancaster summarized the findings as follows:

- Over half the respondents lived on the North Shore before moving to their new home and over one-third moved from another community in Metro Vancouver;
- Most of the residents are workers but only one-third of households have someone who works on the North Shore;
- Survey respondents move around in a number of different ways including walking, cycling, transit, car share and driving;
- Almost half the households surveyed have someone aged 25-40;
- That is slightly over three times more compared to the District's overall population where approximately 14% of residents are aged 25-40 (Census 2011);
- Three times more residents 25-40 live in one of these new multi-family units, compared to the District average;
- The main reason cited for moving to a multi-family home was that it is more affordable compared to other North Shore options;
- Respondents selected their home location based on neighbourhood amenities or services, to be closer to family or friends and to be closer to work; and,
- Respondents were satisfied or very satisfied with the services and amenities in their neighbourhood.

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

- Questioned how often residents regularly use transit;
- Expressed concern that the Trip Diary data will not be released until 2018 and do not have the most up-to-date information;
- Questioned how many people responded to the survey;
- Expressed concern with tenants being displaced due to redevelopments; and,
- Expressed concern that greenhouse emission have increased.

Mr. Lancaster advised that since 2011, many of the changes occurring in the District have been a result of strategic direction in the OCP such as Town

Centres; single-family home and other building renewals; and, regional and sub-regional trends.

Mr. Lancaster highlighted the following trends:

- There is more construction activity in single-family neighbourhoods because the majority of District detached houses are between 40-70 years old (built between 1950 and 1980) and the price of detached house real estate has increased 42% in the North Shore market from 2011-2016;
- Since 2011, 980 net-new residential units were completed with about 76% (748 units) located in the four key centres. This is consistent with the OCP's target of 75-90% of residential growth in the four key centres. By 2030 the OCP anticipates 10,000 new units across the District;
- Housing is gradually becoming more diverse with an increase of 2% in the share of attached housing, such as townhouses and apartments from 2011 to 2016 compared to detached single-family housing. However, there is continued high demand for purpose-built rental units with an average vacancy rate of 0.7% from 2011 to 2016, far below a balanced rental market of 2 to 3%;
- Transit service hours have increased 2% on the North Shore from 2011 to 2015, 4 km of sidewalks and 17 km of bicycle facilities have been added from 2011 to 2016. Transportation mode share data will be released in 2018 from the 2017 Trip Diary;
- Upcoming projects include upgrading Phibbs Transit Exchange, a new North Shore B-Line bus service along the Main-Marine corridor from West Vancouver to Maplewood, and Highway 1 Lower Lynn Corridor Improvements for safety and improving east-west connections;
- Traffic congestion is a result of the District's predominantly spread out community pattern where homes and shops are generally far apart. The long-term solution to address growing traffic congestion is to place homes and jobs, services, shops and schools closer together, which is what the OCP is seeking to do by directing growth to the four key centres;
- Development is paying for upgrades to infrastructure associated with development (Development Cost Charges). Development is also paying for new community amenities (Community Amenity Contributions), such as upcoming brand new community centres in Lions Gate and Lynn Creek;
- More businesses are operating on the North Shore since 2011, however there has been a decrease in the number of business that are based in the District; and,
- There have been small gains in the industrial floor space.

Councillor MACKAY-DUNN left the meeting at 5:50 pm and returned at 6:08 pm.

Councillor HICKS left the meeting at 6:08 pm and returned at 6:10 pm.

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

- Questioned what portion of overall growth has been in the District versus on the North Shore;
- Questioned if residents income and employment status was included in the survey;

- Questioned if empty units in the District could be tracked;
- Commented on the increase of new secondary suites being built;
- Suggested the survey be distributed to not only new residents but those that have been dislocated;
- Noted that there has been a significant increase in interior renovations which can't be tracked as they don't require a building permit;
- Expressed concern with the increase of single-family construction and the impact it has in a neighbourhood; and,
- Commented that residents' main issue is that of livability and queried how to minimize the impact construction has on the community.

Mr. Lancaster noted that next steps include the following:

- A review of OCP targets and indicators;
- Communications outreach to the community on everything in the OCP Implementation Report;
- Employment lands (industrial, office) strategy in the Maplewood area;
- Implement the North Shore Area Transit Plan through the Mayors' Council Plan;
- Address the single-family neighbourhoods (SILA, renewal etc.); and,
- Accelerate the Rental and Affordable Housing Strategy.

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

- Commented that a relatively short period of time has elapsed since the OCP was adopted in 2011 and will take time to gather meaningful data;
- Commented that ongoing active engagement with the community is important;
- Spoke to the importance of working with senior levels of government in supporting the creation of new affordable rental stock;
- Requested that staff report back on a set of terms of reference for a new OCP Implementation Monitoring Committee;
- Commented on the impact that single-family construction is having on the community;
- Stated that new housing is not affordable;
- Highlighted the importance of creating well-paying jobs in the District of North Vancouver;
- Expressed concern that light-industrial lands in the District are being rezoned for other purposes;
- Stated that old housing needs to be protected;
- Expressed concern that tenants are being forced to relocate; and,
- Requested that this item be brought forward to a future meeting for further discussion.

4. ADJOURNMENT

MOVED by Councillor MURI

SECONDED by Councillor BASSAM

THAT the April 18, 2017 Council Workshop is adjourned.

CARRIED
(6:59 pm)

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 7:39 p.m. on Monday, April 24, 2017 in the Council Chamber 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 D. MacKay-Dunn
Councillor L. Muri

Absent: Councillor R. Hicks

Staff: Mr. D. Stuart, Chief Administrative Officer
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. C. Archer, Confidential Council Clerk

1. ADOPTION OF THE AGENDA

1.1. April 24, 2017 Council Workshop Agenda

No motion passed.

2. ADOPTION OF MINUTES

Nil

3. REPORTS FROM COUNCIL OR STAFF

3.1. Progress Towards 2030: OCP Implementation Review

File No. 13.6480.30/001.002

Mayor Walton advised that this Council Workshop is a continuation of the April 18, 2017 Council Workshop discussion on the implementation of the Official Community Plan (OCP).

Mr. Tom Lancaster, Manager – Community Planning, provided an update on when additional information requested by Council will be available. The following items will be presented at the next Council Workshop on May 2:

- Draft Terms of Reference for the OCP Implementation Monitoring Committee;
- Clarification of information from Translink trip diaries;
- Information regarding tenant relocation assistance;
- Greenhouse gas (GHG) emission description;
- Details on North Shore population growth, including breakdown by municipality and First Nations;

- Amended Housing Continuum graphic with added preliminary estimates by housing type;
- Explanatory graphics regarding attached and detached housing types;
- Dates of transportation infrastructure improvements that may have impacted traffic;
- Comments from the survey of Upper Capilano residents regarding single family infill and renewal;
- Secondary suite statistics and future growth trends;
- Number of unoccupied dwelling units; and,
- Census data release dates.

Mr. Lancaster advised that the following information requires additional time to compile and will be provided to Council as it becomes available:

- Resident incomes, demographics and housing preferences;
- Information on the Mayors' Council Transportation Funding Plan Phase 1 and Phase 2;
- Estimated number of rental strata units;
- Health care facilities and services;
- In-kind Community Amenity Contribution (CAC) valuation;
- Depreciation of CAC's;
- Existing and projected changes in square footage and location of industrial lands;
- Distribution of business licences;
- GHG emissions sources and inventory, part of the Community Energy and Emissions Planning process, projected to be completed in early 2018;
- Recommendations for dealing with issues related to single-family housing renewal; and,
- A possible tenant relocation survey to track where tenants of purpose-built rental housing move when properties are redeveloped.

Mr. Lancaster provided additional detail on the following items, which had been briefly reviewed at the April 18, 2017 Council Workshop:

- The proportion of detached and attached housing in the District, noting that if the current trend continues, the target of increasing the share of attached housing from 31% in 2011 to 55% by 2030 will not be achieved;
- Purpose-built market rental units charted by decade, noting that most units were built in the 1960's and 1970's and may be facing redevelopment in the near future;
- The number of units added in each Town Centre and the District total since 2011; and,
- The number of units anticipated in the OCP and whether each Town Centre is on pace to reach those targets.

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

- Discussed challenges around the review process;
- Expressed concern about the protection of existing housing stock and use of the Standards of Maintenance Bylaw;

- Observed the OCP process increased demand for development, which has proceeded since adoption of the OCP in 2011;
- Expressed concern regarding the loss of industrial lands;
- Commented on registered and unregistered secondary suites;
- Discussed the difficulty of defining affordable housing;
- Commented on the timing and phasing of large developments; and,
- Remarked on changes to the dominant housing type in the Lions Gate Town Centre, noting transportation upgrades on Marine Drive and Capilano Road, as well as the B-Line bus will be in place before construction is completed on major multi-family projects.

Mr. Lancaster reviewed transportation data, noting that District residents currently have a large environmental footprint and that changes will be necessary to encourage the use of transit and bicycle. It was noted that transit service increases based on ridership, street design and density. Current, planned and proposed transportation projects were reviewed, including the current and future Frequent Transit Network routes.

Mr. Lancaster advised that next steps include the following:

- Review of OCP targets and indicators;
- Communications outreach to the community to effectively convey that change is planned and monitored;
- Planning for employment lands including industrial and office space;
- Proceed with the Maplewood planning process;
- Track the loss and gain of employment lands and the impact on jobs;
- Implement the North Shore Area Transit Plan including the Main Street – Marine Drive corridor;
- Address single-family housing renewal issues; and,
- Accelerate the Rental and Affordable Housing Strategy.

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

- Requested details on the change in light industrial businesses;
- Commented on the lack of agreement on the sources of traffic congestion;
- Remarked on the public perception of the pace of development;
- Expressed concern regarding increased land values; and,
- Complimented staff on the detailed report and presentation.

4. ADJOURNMENT

MOVED by Councillor BASSAM

SECONDED by Councillor MACKAY-DUNN

THAT the April 24, 2017 Council Workshop is adjourned.

CARRIED
(9:01 pm)

Mayor

Municipal Clerk


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REPORTS

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**Memo**

May 9, 2017
File: .6660.01/000.000

TO: Gavin Joyce, GM - Eng., Parks & Facilities 

FROM: Susan Rogers, Manager - Parks

We are providing a Parks update to Council at a workshop on May 16th.

The proposed agenda is:

- Fromme Mountain and Seymour – Recreational trails & staging
- Inter River Park Bike Park
- Sportsfield Program
- Park Management – Summer Ranger Program
- Park Policies – Commercial Use
- Park Bylaw Revisions

A copy of the power point slides is attached.

 Susan Rogers
Manager – Parks

Attach
SR:vm



**District Parks Update
Presentation to Council
May 16, 2017**

Agenda

- Fromme Mtn & Seymour – Trails & Staging
- Inter River Bike Park
- Sports field Program
- Park Management -Summer Ranger Program Park
- Policies – Commercial Use
- Park Bylaw Revisions

Fromme Mountain Trails

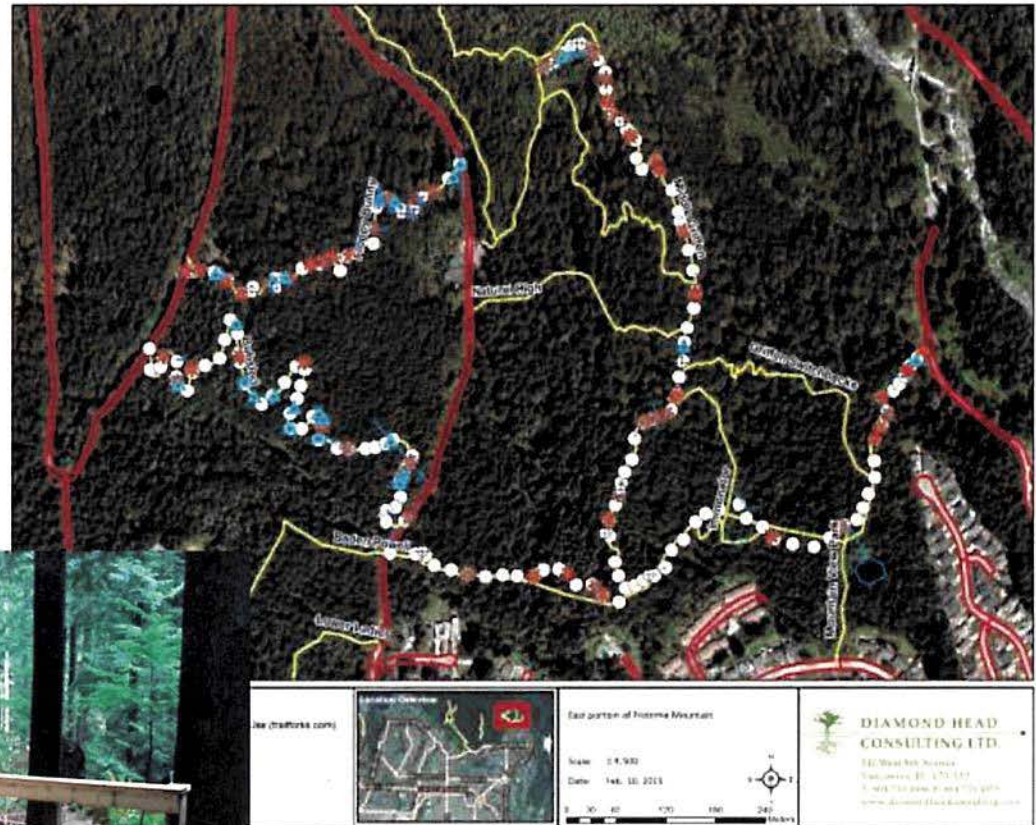
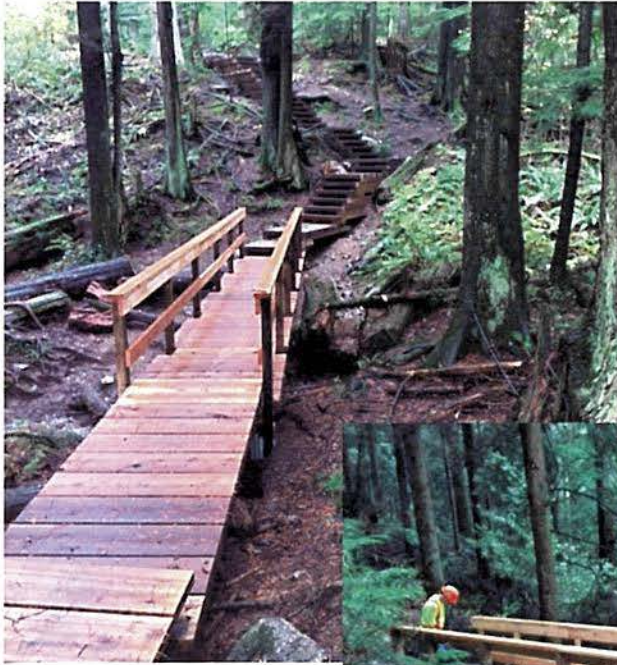


- Mtn Hwy Parking/staging
- New routes Lower Espresso
- Single use trails - new trail route off BP at Mtn Hwy
- For the Kids Trail (Braemar)
- Lower Skid
- St. Georges
- Braemar staging area



Fromme Enviro Improvements

150' boardwalks & bridges



2017 Alpine Bridges & Trails

Lynn Canyon – Baden Powell

- 250 ft boardwalk
- 200 ft crib stairs
- Twin Falls Bridge redeck

Baden Powell – Quarry Rock

- 100 ft new stairs
- 31 ft span bridge
- 200 ft boardwalk

Dreamweaver Bridge – 40 ft span

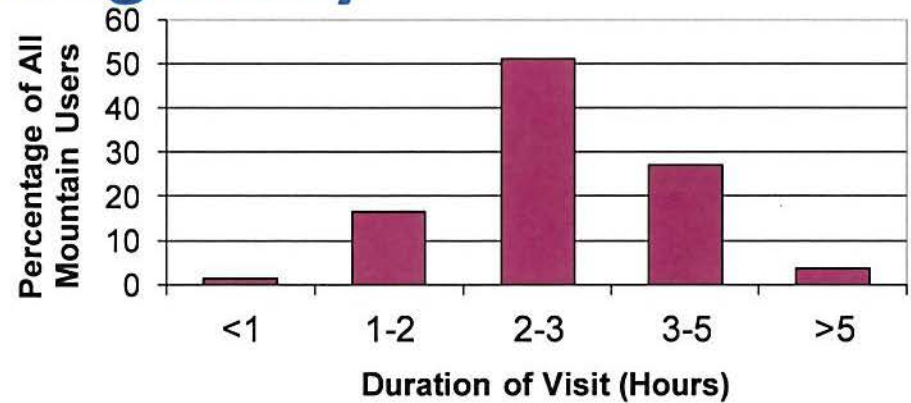
**Kilmer Bridge – new bridge complete
& stairs / new trail route**

Fromme hiking trails – ie St. Georges



Braemar and Fromme Mtn Traffic & Parking Study

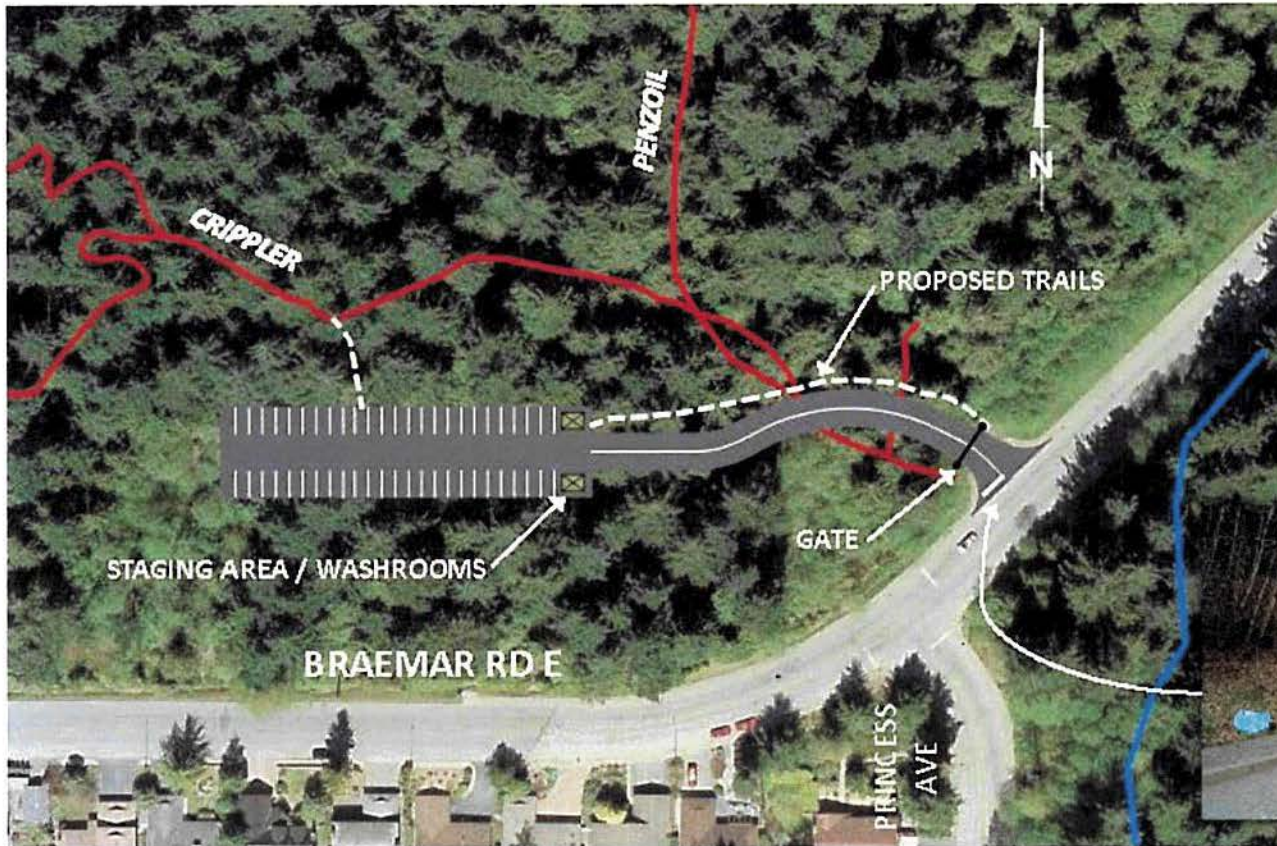
- Assess parking & traffic demand for mountain recreation use
- Develop long term, permanent solutions
- Mitigate impacts on residential neighborhoods



Criteria
Connection to Arterial Rd.
Good connection to Trails
Proximity to Residences – 50 metres
Distribution over Area



Fromme Mountain Parking & Staging in Braemar – (north west corner of Braemar/Princess)



- 50 vehicles
- 2 lane access road
- Gravel surface
- Staging areas
- Public washrooms
- Closure gate



Mt Seymour Trails

BC Parks/DNV Parks



Inter River Park BMX & Pump Park Renovation



Sportsfield Program Update



Inter River Park

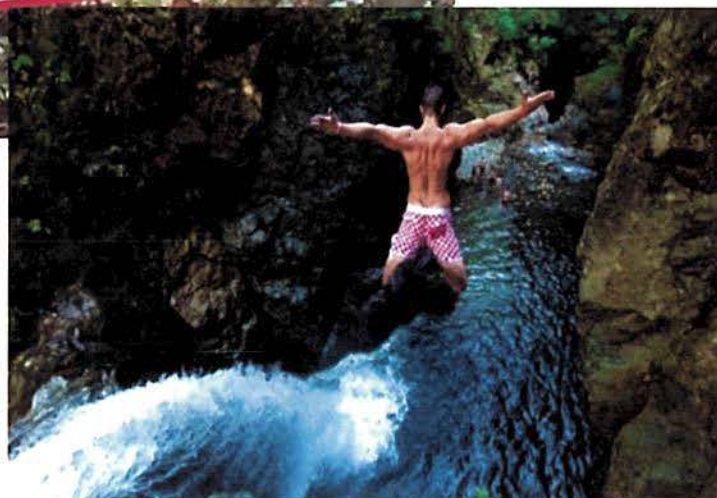
- Kirkstone ATF
Fall opening
- Argyle School
Concept Design

Volunteers & Adopt A Street Program

Seymour & Maplewood
Community Project – May 6



Park Ranger Program



Park Commercial Use

Offer outdoor recreation to DNV residents & visitors through a fair & responsive parkland use licensing system

Registered company charges a fee to their customers & uses a DNV park

Park Commercial Operations



Concerns

- Conflict in park uses & schedules
- Park capacity exceeded
- Noise & parking complaints
- Safety & risk
- Maintenance & enviro impacts
- No cost recovery

Considerations

- Identify suitable parks
- Restrict some parks from commercial buses
- Integrate process with DNV special event policy
- Categories for different types of commercial use
- Establish booking & fees – paying fees for benefits
- Limit hours & days in peak season
- Consider capping # of commercial permits
- Additional staff time to review permits
- Rangers to monitor permits
- Develop cost recovery options

Park Regulation Bylaw Goals

- Park stewardship
- Protect park assets
- Public enjoyment
- Public safety
- Public conduct
- Bylaw & rangers



New Areas of Focus

- Address new recreational trends
- Identify activities not permitted
- Regulate activities in parks
- Establish permit system
- Fees for Use
- Enforcement & fines
- Park Closures



Comments and Questions