

**DISTRICT OF NORTH VANCOUVER
PUBLIC HEARING**

**Official Community Plan Bylaw Amendments:
Maplewood Village Centre and Innovation District
Implementation Plan & Design Guidelines**

REPORT of the Public Hearing held in the Council Chambers of the Municipal Hall, 355 West Queens Road, North Vancouver, B.C. on Tuesday, January 9, 2018 commencing at 7:00 p.m.

Present: Mayor R. Walton
Councillor M. Bond (7:02 p.m.)
Councillor J. Hanson
Councillor R. Hicks
Councillor L. Muri (7:02 p.m.)

Absent: Councillor R. Bassam
Councillor D. MacKay-Dunn

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
Ms. L. Brick, Deputy Municipal Clerk
Ms. A. Reiher, Confidential Council Clerk
Ms. K. Rendek, Planner

**District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment
Bylaw 8279, 2017 (Amendment 32)**

Purpose of Bylaw:

Bylaw 8279 proposes to amend the Official Community Plan by:

- Adding three new land use designations: Light Industrial Artisan; Light Industrial Commercial Mixed Use – Innovation District; and, Light Industrial Residential Mixed Use – Innovation District;
- Deleting and Replacing the Maplewood Village Centre portion of Schedule A: Town & Village Centre Policies;
- Adding designated properties to Form and Character and Energy and Water Conservation and Green House Gas Emission Reduction Development Permit areas; and,
- Deleting and Replacing Map 2: The District of North Vancouver Official Community Plan - Land Use Map.

1. OPENING BY THE MAYOR

Mayor Walton welcomed everyone and advised that the purpose of the Public Hearing was to receive input from the community and staff on the proposed bylaws as outlined in the Notice of Public Hearing.

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

In Mayor Walton's preamble he addressed the following:

- Each speaker will have five minutes to address Council for a first time and should begin remarks to Council by stating their name and address;
- Use of the established speakers list. At the end of the speakers list, the Chair may call on speakers from the audience;
- All members of the audience are asked to be respectful of one another as diverse opinions are expressed. Council wishes to hear everyone's views in an open and impartial forum;
- Council is here to listen to the public, not to debate the merits of the bylaws; and,
- After everyone who wishes to speak has spoken once, speakers will then be allowed one additional five minute presentation.

Mr. James Gordon, Manager – Administrative Services, stated that:

- All persons who believe that their interest in property is affected by the proposed bylaws will be afforded a reasonable opportunity to be heard and to present written submissions;
- At the conclusion of the public input Council may request further information from staff which may or may not require an extension of the hearing, or Council may close the hearing after which Council should not receive further new information from the public;
- Everyone at the Hearing will be provided an opportunity to speak. If necessary, the Hearing will continue on a second night;
- Any additional presentations will only be allowed at the discretion of the Chair;
- The binder containing documents and submissions related to these bylaws is available on the side table to be viewed; and,
- The Public Hearing is being streamed live over the internet and recorded in accordance with the *Freedom of Information and Protection of Privacy Act*.

2. INTRODUCTION OF BYLAWS BY THE CLERK

Mr. James Gordon, Manager – Administrative Services, introduced the proposed Bylaw, stating that Bylaw 8279 proposes to amend the Official Community Plan (OCP) by adding three new land use designations:

- Light Industrial Artisan;
- Light Industrial Commercial Mixed Use – Innovation District; and,
- Light Industrial Residential Mixed Use – Innovation District.

Further, this bylaw proposes amendments by:

- Deleting and replacing the Maplewood Village Centre portion of Schedule A: Town & Village Centre Policies;
- Adding designated properties to Form and Character and Energy and Water Conservation and Green House Gas Emission Reduction Development Permit areas; and,
- Deleting and Replacing Map 2: The District of North Vancouver Official Community Plan - Land Use Map.

3. PRESENTATION BY STAFF

Ms. Karen Rendek, Development Planner, provided an overview of the proposal elaborating on the introduction by the Manager – Administrative Services. Ms. Rendek

advised that the Maplewood Village Centre and Innovation District Implementation Plan & Design Guidelines was approved by Council on November 6, 2017 and that staff were instructed to prepare any consequential OCP amendments that result from the approval of the Plan.

Ms. Rendek stated that the proposed changes include:

- Land use designations;
- Schedule A: Town & Village Centre Policies for Maplewood Village Centre;
- Schedule B: Development Permit Areas; and,
- OCP land use map.

Ms. Rendek advised that the changes to the OCP add three new employment generated land use designations, including:

- Light Industrial Artisan for small scale businesses to live and work in a mixed use building. This designation places the business on street level and residential housing on the second level;
- Light Industrial Commercial Mixed-Use, which encourages high tech offices and a business park campus that could provide both educational and recreational opportunities; and,
- Light Industrial Residential Mixed-Use which encourages residential uses above the ground floor to co-locate people with jobs and provide employee-oriented housing.

Ms. Rendek presented the existing land use map in comparison to the proposed land use map. In regards to Schedule A: Town & Village Centre Policies, Ms. Rendek stated that the proposal for housing includes the replacement of 250 existing purpose-built rental units, and that there is a target for up to 300 net new non-market units. It was also mentioned that for commercial and employment use, small scale manufacturing units with residential units are being proposed and that there is a proposal for a children's playground in a new community park. Ms. Rendek commented that the risk contours include the proximity to heavy industry.

Ms. Rendek commented on Schedule B: Development Permit Areas – Amendments to Map 3.1 and Map 4.1 and stated that:

- Lands are added for multi-family uses;
- Form and Character Development Permit Area guides the form and character of commercial, industrial and multi-family development and their relationship to the public realm and surrounding neighbourhood in Map 3.1; and,
- Energy and water conservation and GHG Emission Reduction Development Permit Area applies to new buildings to foster the conservation, efficient use of energy and water to reduce building-generated greenhouse gas emissions, as reflected in Map 4.1.

4. REPRESENTATIONS FROM THE PUBLIC

4.1. Mr. David Cook, 900 Block Lytton Street:

COMMENTING

- Commented regarding a report he authored in 2001 in reference to the hydrology of the Maplewood area and recommendations of the report; and,
- Commented on the role of McCartney Creek as a wildlife corridor.

- 4.2. Mr. Peter Teevan, 1900 Block Indian River Crescent: OPPOSED**
- Commented on the transportation issues within the District; and,
 - Opined that the proposed additional housing would increase congestion.
- 4.3. Mr. Matt Smith, 2200 Block Whitman Avenue: IN FAVOUR**
- Spoke in support of the proposed changes to the OCP for the Maplewood area;
 - Opined that there is a lack of affordable housing and industrial businesses within the District; and,
 - Suggested that affordable rental stock will be beneficial.
- 4.4. Mr. Patrick Stafford-Smith, 100 Block West 1st Street: IN FAVOUR**
- Spoke as the Chief Executive Officer of the North Vancouver Chamber;
 - Commented regarding land use and zoning; and,
 - Suggested that the proposed bylaw would retain work force within the District.
- 4.5. Mr. Hesam Amiralaei, 390 Block Seymour River Place: OPPOSED**
- Opined that there was a lack of communication from the District regarding the land use;
 - Suggested that homeowners are negatively impacted by the proposed active park; and,
 - Suggested that the District review the bylaw.
- 4.6. Ms. Linda Melville, 2200 Block Old Dollarton Road: COMMENTING**
- Expressed concern regarding the waiving of future Public Hearings if the proposed bylaw is passed;
 - Raised concerns regarding environmental impacts in the proposed light industrial areas; and,
 - Commented on the review of the OCP.
- 4.7. Mr. Hazen Colbert, 1100 Block East 27th Street: IN FAVOUR**
- Spoke in support of the Maplewood Plan;
 - Commented on the proposed bylaw and suggested amendments to the wording; and,
 - Suggested an independent consultant review the bylaw.
- 4.8. Mr. Jason Teahen, 2700 Block Lyndene Road: IN FAVOUR**
- Spoke in support of the bylaw amendment; and,
 - Opined that the amendment allows the District to remain competitive in the Metro Vancouver market.
- 4.9. Dr. Mark Lysyshym, 100 Block West Esplanade: IN FAVOUR**
- Spoke as the Medical Health Officer for Vancouver Coastal Health for the North Shore; and,
 - Opined that the amendment to the bylaw is favorable to retaining families within the District.
- 4.10. Mr. Lance Richardson, 100 Block Dollarton Highway: IN FAVOUR**
- Spoke as a representative of Arc'teryx Clothing Company;
 - Commented on the retention of employees and affordability of housing;

- Suggested that the proposed changes to the bylaw support this; and,
- Opined that transportation should be reviewed.

4.11. Ms. Kathleen Wagner, 1200 Block E 15th Street: IN FAVOUR

- Spoke to the objective of Community Housing Action Committee (CHAC); and,
- Commented on the Rental and Affordable Housing Policy.

4.12. Mr. Mathew Thomas, 700 Block Apex Avenue: IN FAVOUR

- Spoke as the Acting Director of Economic Development of the Tsleil-Waututh Nation;
- Spoke in favour of the proposed bylaw;
- Commented on the history and usage of land use by the Tsleil-Waututh community; and,
- Commented on the value of the Maplewood North lands to the economic viability of the Tsleil-Waututh Nation.

4.13. Mr. Stuart Porter, 660 Block Riverside Drive: IN FAVOUR

- Spoke in favour of the proposed bylaw;
- Suggested that the wording of the Affordable Housing Bylaw be changed; and,
- Suggested that the Maplewood area include a community centre.

4.14. Mr. Barry Fenton, 2700 Block Byron Road: IN FAVOUR

- Commented on the OCP Bylaw amendments; and,
- Opined that affordable housing is not properly defined in the OCP.

Council recessed at 8:11pm and reconvened at 8:18pm.

In response to a question from Council regarding the possibility to waive a Public Hearing, staff confirmed that Council has the option to waive Public Hearings. Staff noted that this is not the practise of the District of North Vancouver Council and that a consultative approach is preferred.

In response to a question from Council regarding the OCP creating a non-conformity to any existing zoning within the Maplewood Village area, staff advised that the adoption of the plan would not create a non-conformity.

In response to a question from Council, staff advised that the Major Industrial Accidents Council of Canada (MIAC) guidelines were consistent with those referenced in the 2012 and 2017 reports.

In response to a question from Council regarding the proposed acquisition of three properties to create parkland, staff advised that the current owners may continue to use their properties under the current zoning and that the homeowners may sell their property through a proper appraisal to the District, if they so wish to do so.

In response to a question from Council, staff advised that the word 'non-market' is specific to less than market affordability. Staff also advised that the policy documents using the words 'target' or 'encourage', when referencing to non-market housing, are policy language words that express intent or goals and that any implementation of plans

would require a separate bylaw. Staff commented that the language may be reviewed at second and third readings of the bylaw.

4.15. Mr. Don Peters, 600 Block West Queens: IN FAVOUR

- Spoke as a representative of CHAC;
- Spoke in favour of the amendment to the bylaw; and,
- Suggested that the wording be reviewed to use the word 'affordable'.

4.16. Mr. Shay Dejaray, 2200 Block Riverside Drive: IN FAVOUR

- Commented on affordable housing, transportation and commercial businesses within the District.

4.17. Mr. David Mancini, 300 Block Seymour River Place: OPPOSED

- Commented on the lots designated for parkland on Seymour River Place and the future desirability of the lots; and,
- Suggested that the proposed land use designation be revisited.

4.18. Ms. Linda Melville, 2200 Block Old Dollarton Road: SPEAKING A SECOND TIME

- Expressed concern regarding land use in the Maplewood area; and,
- Opined that an information workshop would be beneficial.

4.19. Mr. Hazen Colbert, 1100 Block East 27th Street SPEAKING A SECOND TIME

- Queried whether the bylaw is a policy bylaw or implementation bylaw; and,
- Suggested that the language be reviewed accordingly.

4.20. Mr. Barry Fenton, 2700 Block Byron Road: SPEAKING A SECOND TIME

- Commented on CHAC concerns regarding the OCP; and,
- Suggested that stronger language and targets could be used in the OCP.

4.21. Mr. Hasam Amiralaei, 300 Block Seymour River Place: SPEAKING A SECOND TIME

- Expressed concern regarding the proposed land use change to parkland for Seymour River Place.

4.22. Mr. Corrie Kost, 2800 Block Colwood Drive: COMMENTING

- Commented on the affordability of the Maplewood plan for the District;
- Commented on the authority of Council to waive Public Hearing proceedings; and,
- Commented on the MIAC guidelines.

4.23. Mr. Hazen Colbert, 1100 Block East 27th Street: SPEAKING A THIRD TIME

- Queried if the Public Hearing may remain open; and,
- Suggested more information be provided within the report.

4.24. Mr. Corrie Kost, 2800 Block Colwood Drive: SPEAKING A SECOND TIME

- Commented on the rezoning practise within the District and non-market housing;
- Opined that Public Hearings and OCP reviews are essential; and,
- Commented on the human impact of chlorine spills.

In response to a question from Council, staff advised that the existing single family zoning may continue and that if an owner wishes to sell their property to the District, it may be changed to park land use under District ownership.

In response to a question from Council, staff advised that the book 'When the Ground Shakes' will be reposted on the District website for public perusal.

In response to a question from Council, staff advised that responses would be provided to the questions submitted by CHAC.

In response to a question from Council, staff advised that clarification would be provided on the possibility to accommodate an increase in the light-industrial market.

In response to a question from Council, staff advised that the Maplewood Implementation Plan was approved by Council on November 6, 2016 and that the amendment of the bylaw would be to change the land use and maps within the OCP.

5. COUNCIL RESOLUTION

MOVED by Councillor HANSON

SECONDED by Councillor MURI

THAT the January 9, 2018 Public Hearing be adjourned and reconvene on a date to be determined.

DEFEATED

Voting Against: Mayor WALTON, Councillors BOND and HICKS

MOVED by Councillor MURI

SECONDED by Councillor BOND

THAT the January 9, 2018 Public Hearing be closed;

AND THAT "District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8279, 2017 (Amendment 32)" be returned to Council for further consideration.

CARRIED

Voting Against: Councillor HANSON
(9:25 p.m.)

CERTIFIED CORRECT:


Confidential Council Clerk

