

**DISTRICT OF NORTH VANCOUVER  
COMMITTEE OF THE WHOLE**

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Minutes of the Committee of the Whole Meeting of the Council for the District of North Vancouver held at 5:06 p.m. on Monday, January 20, 2015 in the Committee Room of the District Hall, 355 West Queens Road, North Vancouver, British Columbia.

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

**Staff:** Mr. D. Stuart, Chief Administrative Officer  
Mr. B. Bydwell, General Manager – Planning, Properties & Permits  
Ms. C. Grant, General Manager – Corporate Services  
Mr. G. Joyce, General Manager – Engineering, Parks & Facilities  
Mr. B. Dwyer, Manager – Development Services  
Mr. J. Gordon, Manager – Administrative Services  
Ms. J. Paton, Manager – Development Planning  
Mr. A. Wardell, Director – Financial Services  
Ms. S. Dal Santo, Section Manager – Planning Policy  
Ms. E. Geddes, Section Manager - Transportation  
Ms. S. Vukelic, Confidential Council Clerk

**1. ADOPTION OF THE AGENDA** 

**1.1. January 20, 2015 Committee of the Whole Agenda**

**MOVED by Councillor MURI  
SECONDED by Councillor BASSAM**

THAT the agenda for the January 20, 2015 Committee of the Whole be adopted as circulated, including the addition of any items listed in the agenda addendum.

**CARRIED**

**2. ADOPTION OF MINUTES**

**3. REPORTS FROM COUNCIL OR STAFF**

**3.1. Pace of Development**   
File No.

Mr. Brian Bydwell, General Manager – Planning, Properties & Permits, provided an overview regarding the current pace of development in the District.

Mr. Bydwell explained that there was extensive community collaboration and engagement during the

process leading up to adoption of the District's Official Community Plan. This community engagement process helped to identify issues within the community, regional growth pressures and global environmental issues.

Mr. Bydwell mentioned that the Official Community Plan provides for a population increase to 105,000 residents by 2031; the OCP framework plans for 10,000 new units and 20,000 new residents.

Since adoption of the OCP in 2011 Council has approved 2739 units; Mr. Bydwell provided statistics for Land Use Applications in the District based on a four year total from 2010-2014. He noted:

- 1637 units have moved through the rezoning process;
- 321 units have completed the development permit process;
- 579 units have completed the building permit process and are currently under construction; and,
- 392 occupancy permits have been issued in the previous four years.

Staff advised that there are currently 2150 units which are undergoing land assembly, pre-application and the application process.

Mr. Bydwell noted that staff project that 2752 units will be built in the District by the end of 2019 and another 4674 units by the end of 2024.

Mr. Bydwell provided a summary of The North Vancouver Multi - Family Residential Market research study conducted by Urban Analytics, the research suggested that the North Vancouver residential housing market is one of the steadiest and least volatile markets in Metro Vancouver with sophisticated investors and is sensitive to pricing levels.

Mr. Bydwell mentioned that Land Use Applications derived from the Official Community Plan create the conditions for better transit services, improved local transportation infrastructure, a vibrant local economy and promote community renewal.

Mr. Bydwell noted considerations for monitoring the pace of development which include the need to monitor a progress plan towards the OCP vision, goals and objectives.

### **Council Discussion:**

Mayor WALTON left the meeting at 5:52 pm and returned at 5:53 pm.

Council discussion ensued and the following concerns were noted:

- Concern regarding the effect of development on the traffic in North Vancouver;
- Concern with the bridge traffic going to and from the District during peak traffic periods;
- Concern regarding the District's growth rate being below the average of other cities;
- That the cause of traffic issues may not be with the traffic. More information is required to identify the problem before making a decision on a solution;
- Concern with the amount of single family homes being torn down and being replaced with larger homes;
- Council noted that single family homes will diminish and be replaced with alternate forms of affordable housing for a variety of residents; and,
- Concern was expressed regarding construction vehicles blocking the roads and the employees working on the construction sites adding to the traffic congestion throughout the North Shore.

Councillor HICKS left the meeting at 5:58 pm and returned at 6:02 pm.

Councillor BASSAM left the meeting at 6:02 pm and returned at 6:07 pm.

Council discussion ensued and the following suggestions were noted:

- The possibility of mobility pricing for high traffic arteries through the District;
- That building timelines for town centres should be published for residents to view;
- That staff efforts be allocated to the Maplewood area for economic development with a focus on creating new jobs and bringing in new residents to the area;
- That development is important for young families and the North Shore school system;
- The importance of following the Official Community Plan;
- Staff to provide information regarding statistical figures be provided in numbers and not percentages;
- That staff use a strategic approach to managing all the construction projects on the North Shore;
- Adding more connector roads through the District that run east to west;
- That staff provide a map of all the current status of developments in the District; and,
- The importance providing a variety of housing options for residents.

Staff noted that 98% of building permits issued are for demolition and re-build.

Staff advised that preliminary development applications are public information and quarterly reports are provided for residents regarding the current applications in the District.

Staff advised that providing the public with a map of current developments is difficult to compute as developments by private owners start a varied times.

#### 4. PUBLIC INPUT

Mr. Doug Curran commented on:

- Commented on the traffic issue in the District; and,
- Expressed importance of the Official Community Plan.

Mr. Bruce Town commented on:

- Commented on the affordability of the North Shore for future residents.

#### 5. RISE AND REPORT

**MOVED by Councillor MURI**

**SECONDED by Councillor BASSAM**

THAT the January 20, 2015 Committee of the Whole rise and report.

**CARRIED**  
(7: 46pm)

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Mayor

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Municipal Clerk