

**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 7:00 p.m. on Monday, July 13, 2015 in the Committee Room of the District Hall, 355 West Queens Road, North Vancouver, British Columbia.

**Present:** Acting Mayor J. Hanson  
Councillor R. Bassam  
Councillor M. Bond  
Councillor R. Hicks  
Councillor L. Muri

**Absent:** Mayor R. Walton  
Councillor D. MacKay-Dunn

**Staff:** Mr. D. Stuart, Chief Administrative Officer  
Mr. B. Bydwell, General Manager – Planning, Properties & Permits  
Ms. C. Grant, General Manager – Corporate Services  
Mr. D. Milburn, Deputy General Manager – Planning, Properties & Permits  
Mr. G. Houg, Manager – Facility Engineering  
Ms. L. Brick, Deputy Municipal Clerk  
Ms. S. Dal Santo, Section Manager – Planning Policy  
Ms. S. Dale, Confidential Council Clerk  
Mr. R. Taylor, Planner  
Mr. D. Veres, Planner

**Also in**

**Attendance:** Mr. Lance Berelowitz, Urban Forum Associates

**1. ADOPTION OF THE AGENDA**

**1.1. July 13, 2015 Committee of the Whole Agenda**

**MOVED by Councillor MURI**

**SECONDED by Councillor BOND**

THAT the agenda for the July 13, 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**

**2.1. June 22, 2015 Committee of the Whole**

**MOVED by Councillor MURI**

**SECONDED by Councillor BOND**

THAT the minutes of the June 22, 2015 Committee of the Whole meeting be adopted.

**CARRIED**

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

**3. REPORTS FROM COUNCIL OR STAFF**

**3.2. Names for Lower Capilano Village Centre, Lower Lynn Town Centre and the new Community Recreation Facility in Delbrook**  
File No. 01.0380.20/074.000

**MOVED by Councillor MURI**  
**SECONDED by Councillor BASSAM**  
THAT it be recommended to Council:

THAT "Lions Gate" as the new name for the Lower Capilano Village Centre is endorsed.

**CARRIED**

**MOVED by Councillor MURI**  
**SECONDED by Councillor HICKS**  
THAT it be recommended to Council:

THAT "Lynn Creek" as the new name for Lower Lynn Town Centre is endorsed.

**CARRIED**

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

THAT the discussion regarding the naming of the new community recreation centre in Delbrook be referred to a Regular meeting of Council.

**CARRIED**

Opposed: Councillor BOND

**3.1. Lower Lynn Town Centre Industrial Lands Strategy**  
File No. 13.6480.30/002.001

Ms. Sarah Dal Santo, Section Manager – Planning Policy, provided an overview of the preliminary findings of the Lower Lynn Town Centre Industrial Lands Strategy noting the role of this area and its relationship to the rest of the Town Centre. Ms. Dal Santo advised that through a series of stakeholder workshops with local business operators and land owners, the District was able to collect information on the key issues, opportunities and regulatory constraints for local business. Changes to the Zoning Bylaw would allow for more flexible zoning which would be beneficial to encourage business investment and expansion in this area.

Mr. Lance Berelowitz, Urban Forum Associates, advised that input received from the Lower Lynn Town Centre Branding Workshop and Lower Lynn Town Centre Industrial Lands Strategy Workshop helped to inform the analysis and findings of the Lower Lynn Industrial Lands Strategy.

Mr. Berelowitz highlighted the vision for the Lower Lynn Town Centre Industrial Lands as follows:

- Eclectic mix of smaller businesses;
- Encourage growth and strengthening of industrial businesses;
- Encourage full, innovative and adaptive use of existing buildings;
- Continue to encourage small lot sizes and business frontages;
- Support existing uses with appropriate zoning and licensing regulations; and,
- Create a pedestrian-friendly environment.

Mr. Berelowitz advised that feedback from the stakeholder sessions suggested the following opportunities for the subject industrial lands which include:

- Incubator area for new businesses;
- Affordable and flexible building stock;
- An emerging town centre will bring new demand for goods and services;
- Housing, transit and services for employees; and,
- Considering a range of complementary commercial retail and service uses.

Mr. Berelowitz noted that feedback from the stakeholder sessions suggested the following issues and constraints for the subject industrial lands:

- Limited parking;
- Traffic congestion;
- Infrastructure for pedestrian and cyclists;
- Outdoor patio regulations;
- Leasing unused building space;
- Complementary commercial and retail services; and,
- Potential increased taxes and lease rates.

Ms. Dal Santo highlighted the regulatory tools and support mechanisms as follows:

- Zoning Bylaw amendments: I3 (Light Industrial) or EZ-LI (Employment Zone – Industrial);
- Tax exemptions;
- Business improvement area;
- Pedestrian and cycling infrastructure;
- Design guidelines; and,
- Shared and/or public parking.

Ms. Dal Santo advised that next steps include:

- The review of zoning and other tools; and,
- Preparing the Zoning Bylaw amendments, and other strategies, for Council's review and consideration in the fall of 2015.

Council provided comments regarding Lower Lynn Town Centre Industrial Lands Strategy as follows:

- Commented that residential housing should not be included in an industrial area;
- Generally spoke in support of the proposed vision of the Lower Lynn Town Centre Industrial Strategy;
- Expressed concerns that beautifying the area could increase taxes to businesses;
- Opined that retail businesses should be kept outside the industrial land area;
- Commented on the importance of preserving employment opportunities;
- Opined that storage rental units are not a good use of this area;
- Commented that the current industrial area is busy and provides lots of services to the North Shore;
- Suggested that the industrial land area evolve naturally;
- Commented that weekends are quieter and may be opportunities for complementary uses; and,
- Commented on the potential of the area.

**MOVED by Councillor BOND**  
**SECONDED by Councillor BASSAM**

THAT it be recommended to Council:

THAT the June 7, 2015 joint report of the Section Manager – Policy Planning and Policy Planner entitled Lower Lynn Town Centre Industrial Lands Strategy be received for information;

AND THAT staff be directed to proceed with preparing, for Council's consideration, new zoning regulations for the Lower Lynn Town Centre industrial area.

**CARRIED**

**4. PUBLIC INPUT**

Mr. Corrie Kost:

- Commented that there previously were four gas stations in Edgemont Village and now there is just one as a result of change; and,
- Opined that industrial land areas should not be diluted.

**5. RISE AND REPORT**

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

THAT the July 13, 2015 Committee of the Whole rise and report.

**CARRIED**  
 (8:01 pm)

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Mayor

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Municipal Clerk