

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

Minutes of the Committee of the Whole Meeting of the Council for the District of North Vancouver held at 6:02 p.m. on Monday, November 16, 2015 in the Committee Room of the District Hall, 355 West Queens Road, North Vancouver, British Columbia.

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

**Absent:** Mayor R. Walton

**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. A. Wardell, Acting General Manager – Finance & Technology  
Mr. D. Milburn, Deputy General Manager – Planning & Permits  
Ms. H. Turner, Director of Recreation & Culture  
Mr. J. Gordon, Manager – Administrative Services  
Ms. L. June, Manager – Community Recreation Services  
Mr. R. Malcolm, Manager – Real Estate and Properties  
Ms. J. Paton, Manager – Development Planning  
Ms. M. Welman, Manager – Strategic Communication & Community Relations  
Ms. C. Archer, Confidential Council Clerk

**1. ADOPTION OF THE AGENDA**

**1.1. November 16, 2015 Committee of the Whole Agenda**

The agenda was approved by Council consent.

**2. ADOPTION OF MINUTES**

Nil

**3. REPORTS FROM COUNCIL OR STAFF**

**3.1. Development Update and Early Input Opportunity**

File No.

Mr. Brian Bydwell, General Manager – Planning, Properties and Permits, provided a quarterly update on development for the year to date and introduced a preliminary development application for early input by Council.

In his quarterly update, Mr. Bydwell noted that:

- Total Building Permits issued for the year to date continue to be higher than previous years;
- The majority of development is in the single family residential category;
- More Trades, Environment and Highway Use Permits have been issued in 2015 over 2014;
- The number of business licences issued has increased due to the construction of mixed use developments;
- There has been over \$200 million in private construction in the District to date in 2015;
- The construction value of new dwellings is higher and other categories such as additions and renovations and multi-family developments are lower than in 2014; and,
- The number of preliminary applications received to date indicates that the total number for the year will be close to the average for the past five years.

In response to a question from Council, Mr. Bydwell confirmed that District staff are operating at capacity and departments are in discussion with Finance on future staffing and budget needs.

In response to a question from Council on how the community will be affected by increased development during the implementation of the OCP, staff advised that growth allocation in the budget will help to meet the demands of future development projects and fulfilling the asset management and Metro Vancouver and Provincial projects.

Mr. Bydwell introduced the preliminary application for 1401-1479 Hunter Street in the Lynn Creek neighbourhood, noting that:

- Current use is Light Industrial and the OCP designation is Commercial Residential Mixed Use Level 3;
- A Community Centre to replace Seylynn Hall is proposed for the corner of Hunter Street and Mountain Highway;
- The site provides opportunities for a pedestrian and bicycle network and moving toward achieving housing goals;
- Improvements to Seylynn Park are part of the application;
- The proposal is for 316 residential units in two towers, ground-oriented townhouses and residences above the Community Centre;
- The proposed building height is higher than permitted under the OCP Implementation Plan due to the space taken up by Community Centre, which had not been accounted for in the OCP;
- Consideration of 15 and 26 storey building heights would be contingent on the Community Centre being located at this site; and,
- Higher, narrower buildings will block less light than wider buildings at the permitted building heights.

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

- Distribution of the FSR on the site and its impact on adjacent and nearby properties;
- An affordable housing strategy is still being considered by Council;
- Parking, transportation and traffic concerns;

- Maintaining natural light for park users;
- Creating walkable neighbourhoods by focusing growth in town centres; and,
- Replacing affordable light industrial spaces.

Mr. Bydwell provided an overview of potential development for the Lions Gate Peripheral Area, noting that:

- Following discussion and planning with residents in 2013, most of the lots in the area have been bought by developers;
- Developers are working together to minimize construction and infrastructure impacts;
- The scale of the assemblies creates opportunities to make changes to the area including a more logical road network, trail system, establishing a 15 metre riparian setback, and the expansion of Belle Isle Park; and,
- The community will be designed to be walkable and family-oriented.

Mr. Bydwell introduced the project at 303 Marine Drive, noting that:

- Part of the subject property is located in the District of West Vancouver;
- West Vancouver referred the project to the District for a Rezoning and Development Permit Application;
- The municipalities will be sharing infrastructure, including a road network;
- The proposal is for a 111 unit residential tower;

Mr. Bydwell advised that District staff have compiled feedback for West Vancouver, including:

- The need for intersection improvements at Capilano and Curling Roads;
- Request for details of the Construction Management Plan;
- The need for a comprehensive Transportation Study, including existing and future conditions, parking analysis and a Traffic Demand Management Plan; and,
- That Community Amenity Funds be spent in the local neighbourhood rather than another area of West Vancouver.

#### 4. PUBLIC INPUT

Nil

#### 5. RISE AND REPORT

**MOVED by Councillor MURI**

**SECONDED by Councillor BOND**

THAT the November 16, 2015 Committee of the Whole rise and report.

**CARRIED**  
(7:00 pm)

---

Mayor

---

Municipal Clerk