

**DISTRICT OF NORTH VANCOUVER
COUNCIL WORKSHOP**

Minutes of the Council Workshop of the Council for the District of North Vancouver held at 6:02 p.m. on Monday, February 1, 2016 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
Ms. C. Grant, General Manager – Corporate Services
Mr. G. Joyce, General Manager – Engineering, Parks & Facilities
Mr. D. Milburn, Acting General Manager – Planning, Properties & Permits
Mr. A. Wardell, Acting General Manager – Finance & Technology
Mr. J. Gordon, Manager – Administrative Services
Ms. M. Welman, Manager – Strategic Communications & Community Relations
Ms. L. Brick, Deputy Municipal Clerk
Ms. C. Archer, Confidential Council Clerk
Mr. F. Donnelly, Research Analyst

1. ADOPTION OF THE AGENDA

1.1. February 1, 2016 Council Workshop Agenda

MOVED by Councillor MURI

SECONDED by Councillor BOND

THAT the agenda for the February 1, 2016 Council Workshop be adopted as circulated.

CARRIED

2. ADOPTION OF MINUTES

2.1. January 18, 2016 Council Workshop

MOVED by Councillor MURI

SECONDED by Councillor BOND

THAT the minutes of the January 18, 2016 Council Workshop meeting be adopted.

CARRIED

2.2. January 19, 2016 Council Workshop

MOVED by Councillor MURI
SECONDED by Councillor BOND

THAT the minutes of the January 19, 2016 Council Workshop meeting be adopted.

CARRIED

3. REPORTS FROM COUNCIL OR STAFF

3.1. Town Centre Update

File No. 13.6410.01/000.000

Mr. Dan Milburn, Acting General Manager – Planning Properties and Permits, advised that this presentation will be the first in a series of 2016 updates on town centres, which will provide a District-wide overview of building permit and development activity, followed by high level overview of town centre activity.

Mr. Milburn reported that the total building permits issued is up more than 10% over 2014. This annual increase has remained consistent in recent years. In addition to building permits, trade, special event and highway use permits have also seen increases. The biggest generator of permits remained single-family additions and renovations.

Mr. Milburn reviewed the OCP goals to focus growth in Town Centres to integrate services and infrastructure, support diverse multifamily housing options, provide employment opportunities and reduce dependence on cars.

Mr. Milburn provided an overview of goals and the stage of development and capital projects for each of the following Town Centres:

- Goals for Lions Gate Village Centre (formerly Lower Capilano) are to create a pedestrian-oriented neighbourhood with local businesses, employment opportunities, community recreation centre and a mix of housing options for residents at every stage of life. There are several possible preliminary development applications pending and the Grouse Inn and Larco projects are currently at the Development Permit stage. Capital projects for the area include Belle Isle Park, Capilano and Curling Road intersection improvements and a new community centre to be completed in 2019.
- Edgemont Village Centre is undergoing a refresh to enhance the commercial core, improve public spaces and create multifamily housing options. Developments have been approved for Grosvenor's mixed-use development and the Edgemont Senior Living project. Capital projects include the recent Capilano Watermain project detour routes and the 2016 evaluation of the Edgemont Boulevard and Ridgewood Drive intersection.
- Goals for Lynn Valley Town Centre are to create a pedestrian-, biking- and transit-oriented mixed-use centre with a focus on its natural setting and strengthening its sense of community. Mr. Milburn reviewed development projects at various stages, including approved projects at Lynn Valley Centre and the Lynn Valley United Church and noted that planning has been initiated for the new Lynn Valley Road underpass.

- Goals for Lynn Creek Town Centre (formerly Lower Lynn) are to create a transit-oriented, mixed-use community with a range of housing options for residents at every stage of life, located near employment opportunities and natural amenities. Multiple capital projects are in progress or planned, including the Keith Road Bridge, flood protection works evaluation, design of Seylynn Park, highway interchanges, Hunter Street pedestrian bridge and a new community centre.
- Plans for Maplewood Village Centre are to create a thriving village centre close to industrial lands. Planning and engagement are underway and the target date for completion of the Maplewood Design Guidelines is December 2016.

Mr. Milburn reviewed the units of multifamily housing reflected in the building permits issued for each Town Centre in 2015 as well as the number of affordable housing units. He noted that of the 378 total multifamily units, 74 are affordable housing and 226 are market rental units. He further noted that, as part of the ongoing discussion on affordable housing, staff have recommended focusing on those earning 50-80% of the median income as the target range for affordable housing initiatives.

It was noted that there will be a full national census in 2016 that will provide valuable information on key trends when it is released in 2017.

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

- Requested additional information on the amount of the subsidies provided for affordable housing units versus market rents;
- Discussed the affordable housing models being used in different developments;
- Commented on contractors using non-local businesses that do not have business licences from the District or City;
- Requested clarification of the review schedule for the OCP;
- Expressed concern about the sustainability of the community as the cost of housing increases;
- Remarked on the transition areas between multifamily developments and surrounding single-family homes and proposed building heights in Lions Gate; and,
- Expressed concern about progress on economic development projects in Maplewood.

Staff advised that the Peripheral Area Housing Policy for Lower Capilano (now Lions Gate) recommended specific building heights, and that funds are being allocated in the budget for the environmental and other studies required to move forward on economic development projects in Maplewood.

4. PUBLIC INPUT

Nil

5. **ADJOURNMENT**

MOVED by Councillor MACKAY-DUNN

SECONDED by Councillor BOND

THAT the February 1, 2016 Council Workshop be adjourned.

CARRIED
(6:55 pm)



Mayor



Municipal Clerk