

# AGENDA

## *COUNCIL WORKSHOP*

**Monday, May 9, 2016**

**6:00 p.m.**

**Committee Room, Municipal Hall**

**355 West Queens Road,**

**North Vancouver, BC**

**Council Members:**

Mayor Richard Walton

Councillor Roger Bassam

Councillor Mathew Bond

Councillor Jim Hanson

Councillor Robin Hicks

Councillor Doug MacKay-Dunn

Councillor Lisa Muri



NORTH VANCOUVER  
DISTRICT

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## COUNCIL WORKSHOP

6:00 p.m.  
Monday, May 9, 2016  
Committee Room, Municipal Hall,  
355 West Queens Road, North Vancouver

### AGENDA

#### 1. ADOPTION OF THE AGENDA

##### 1.1. May 9, 2016 Council Workshop Agenda

*Recommendation:*

THAT the agenda for the May 9, 2016 Council Workshop be adopted as circulated, including the addition of any items listed in the agenda addendum.

#### 2. ADOPTION OF MINUTES

##### 2.1. April 18, 2016 Council Workshop

p. 7-9

*Recommendation:*

THAT the minutes of the April 18, 2016 Council Workshop meeting are adopted.

#### 3. REPORTS FROM COUNCIL OR STAFF

##### 3.1. 229 Seymour River Place – Maplewood Plaza: Early Council Input

p. 13-17

File No. 08.3060.20/001.16

*Recommendation:*

THAT the April 29, 2016 memo of the Planner entitled 229 Seymour River Place – Maplewood Plaza: Early Council Input be received for information.

##### 3.2. Cycling in Cities

File No.

Presentation: Ms. Kay Teschke, Professor - School of Population & Public Health

#### 4. PUBLIC INPUT

(maximum of ten minutes total)

#### 5. ADJOURNMENT

*Recommendation:*

THAT the May 9, 2016 Council Workshop be adjourned.

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# MINUTES

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**DISTRICT OF NORTH VANCOUVER  
COUNCIL WORKSHOP**

Minutes of the Council Workshop Meeting of the Council for the District of North Vancouver held at 5:34 p.m. on Monday, April 18, 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 (5:37 pm)  
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. D. Desrochers, Manager – Engineering Projects & Development Services  
Mr. J. Gordon, Manager – Administrative Services  
Ms. S. Rogers, Manager – Parks  
Ms. A. Reiher, Confidential Council Clerk  
Ms. T. Smith, Project Manager – External Projects

**Also in**

**Attendance:** Kirsten Pederson, Regional Director, Ministry of Transportation and Infrastructure  
Jay Porter, Senior Project Manager, Ministry of Transportation and Infrastructure

**1. ADOPTION OF THE AGENDA**

**1.1. April 18, 2016 Council Workshop Agenda**

**MOVED by Councillor MURI**

**SECONDED by Councillor BOND**

THAT the agenda for the April 18, 2016 Council Workshop be adopted as circulated, including the addition of any items listed in the agenda addendum.

**CARRIED**

**2. ADOPTION OF MINUTES**

**2.1. March 29, 2016 Workshop Agenda**

**MOVED by Councillor MURI**

**SECONDED by Councillor BOND**

THAT the minutes of the March 29, 2016 Council Workshop are adopted.

**CARRIED**

### **3. REPORTS FROM COUNCIL OR STAFF**

#### **3.1. Lower Lynn Interchanges Update**

File No.

Ms. Tegan Smith, Project Manager – External Projects, presented an overview of the new concept for the Highway 1 interchanges and how the system would work in either direction highway. Ms. Tegan commented that an update by the Ministry of Transportation and Infrastructure (MoTI) should be available in June 2016 and staff will report back to Council.

Councillor MACKAY-DUNN arrived at this point in the proceedings.

Ms. Smith noted a similar collection distribution system is used in the City of Coquitlam and the City of Surrey. Ms. Smith reported that the model provides alternate connectivity for local residents which should improve traffic flow on the North Shore.

Ms. Smith reported that construction is anticipated to begin in the fall by MoTI, and that there is a close collaboration with MoTI and the District. It was further noted that comments from the community will be taken into account. Ms. Smith commented that an update on the next steps will be reported back to Council once the public consultation has finalized.

Mr. Jay Porter, Senior Project Manager, MoTI, commented that MoTI staff met with District staff to verify the sketch details and that a traffic model will be made available to staff by June 2016. Mr. Porter advised that the next open house session will focus on Mountain Highway.

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

- Commented that a concern is the volume of traffic coming off the Iron Workers Memorial Bridge and queried if the proposed infrastructure would be able to handle the volume;
- Mentioned that a small number of cars (400) can cause a tipping point and queried if the upcoming model will use a model of cars to see what relief would be provided;
- Queried if the model is based on economic factors to the region such as commuters coming to the North Shore for work, and if congestion problems are being addressed;
- Queried if other alternatives will be presented in June;
- Commented that this would be a long term investment to the region; and,
- Queried if there is an appropriate access for emergency vehicles within the proposed design.

#### **3.2. Pay Parking in the District of North Vancouver Parks with Regional Use**

File No.5460-49.00



Ms. Susan Rogers, Manager – Parks, provided an overview of the pay parking pilot for use in four DNV park locations and that the purpose is to recover the seasonal operational costs from May to September.

Ms. Rogers provided an overview of the 2015 summer season data of visitors to the popular District Parks and reported that the statistics show half of the visitors were from outside of the District.

Ms. Rogers reported that the guiding principles to support the pay parking pilot in the District Parks include:

- That the revenue be directed to recover operational costs at the highly visited parks and for pay parking to be from Spring to Fall during the high volume use;
- To provide a balance of pay and free parking to support resident access;
- To apply pay parking for commercial operators year round and to encourage the use of alternate transportation to parks; and,
- To minimize the impacts of pay parking to the surrounding neighborhoods.

Ms. Rogers provided an overview of the proposed parking rates and the proposal to evaluate the pay parking program in one years' time from the implementation date.

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

- Commented on the currently congested parkways within the District;
- Opined that local fees would not hinder residents visiting to the Parks;
- Expressed support for the pilot program and that all revenue be channeled back to the District Parks;
- Suggested that residents should receive a free parking pass for District Parks;
- Questioned how non-paying vehicles would be monitored;
- Commented on the increased cost caused by the high use of District Parks and queried how the proposed pilot would assist with this; and,
- Expressed support for a business case analysis.

#### **4. PUBLIC INPUT**

Nil

#### **5. ADJOURNMENT**

**MOVED by Councillor MURI**

**SECONDED by Councillor BOND**

THAT the April 18, 2016 Council Workshop be adjourned.

**CARRIED**  
(6:54 pm)

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Mayor

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Municipal Clerk

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## REPORTS

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AGENDA INFORMATION	
<input type="checkbox"/> Regular Meeting	Date: _____
<input checked="" type="checkbox"/> Committee of the Whole	Date: <u>May 9, 2016</u>
<input type="checkbox"/> Info Package	Date: _____



## The District of North Vancouver Memo

April 29, 2016  
08.3060.20/001.16

TO: Mayor and Council

FROM: Natasha Letchford, Planner

SUBJECT: 229 Seymour River Place - Maplewood Plaza: Early Council Input

Staff will be bringing the Maplewood Plaza project to Council for early input. The site is currently zoned for mixed-use commercial / residential allowing a 1.75 FSR. The proposal is to amend the OCP and zoning for the site to enable new rental and affordable rental via additional density in the redevelopment. The proposal is for a 2.57 FSR which requires an OCP amendment and rezoning.

Project Summary:

The project consists of a mixed-use development containing commercial/retail use on the ground level with two separate 5 storey residential buildings above. The residential units are a mix of apartments and townhomes with both rental and strata as described below. The project includes approximately 10,500 sq ft of retail commercial space, a total of 201 dwelling units, 286 vehicle parking and 259 bike parking spaces. Commercial is located east of the vehicle entrance on Front St. and wraps up into the new "mews" laneway connecting Front St with Old Dollarton Rd.

A project summary is as follows:

	Existing	Proposed
OCP	CRMU 1 (1.75 FSR)	CRMU 2 (2.5 FSR)
FSR	1.75	2.57
Zoning	C2	Comprehensive Development

Parking	286 stalls
FSR	2.57
Commercial GFA	10,545 sq. ft.
Residential units	201

Building A	130 market strata units
Building B	33 market strata units + 28 market rental units + 10 affordable rental units
Project Total	201 units (163 strata + 38 rental)

Rental and Affordable Housing:

There are 28 rental units on the site currently. The proposal includes replacing the 28 rental units plus providing an additional 10 affordable rental units. The applicant proposes that the 10 affordable units be rented at no more than the CMHC Level 2 affordability criteria (\$1,400 for a 1 bedroom). The applicant has provided a tenant relocation package which was generated prior to Council input on a DNV tenant assistance policy. The applicant is aware their tenant assistance proposal is subject to change to meet any policy adopted prior to rezoning. The applicant is currently seeking a non-profit partner for operation of the 10 affordable units.

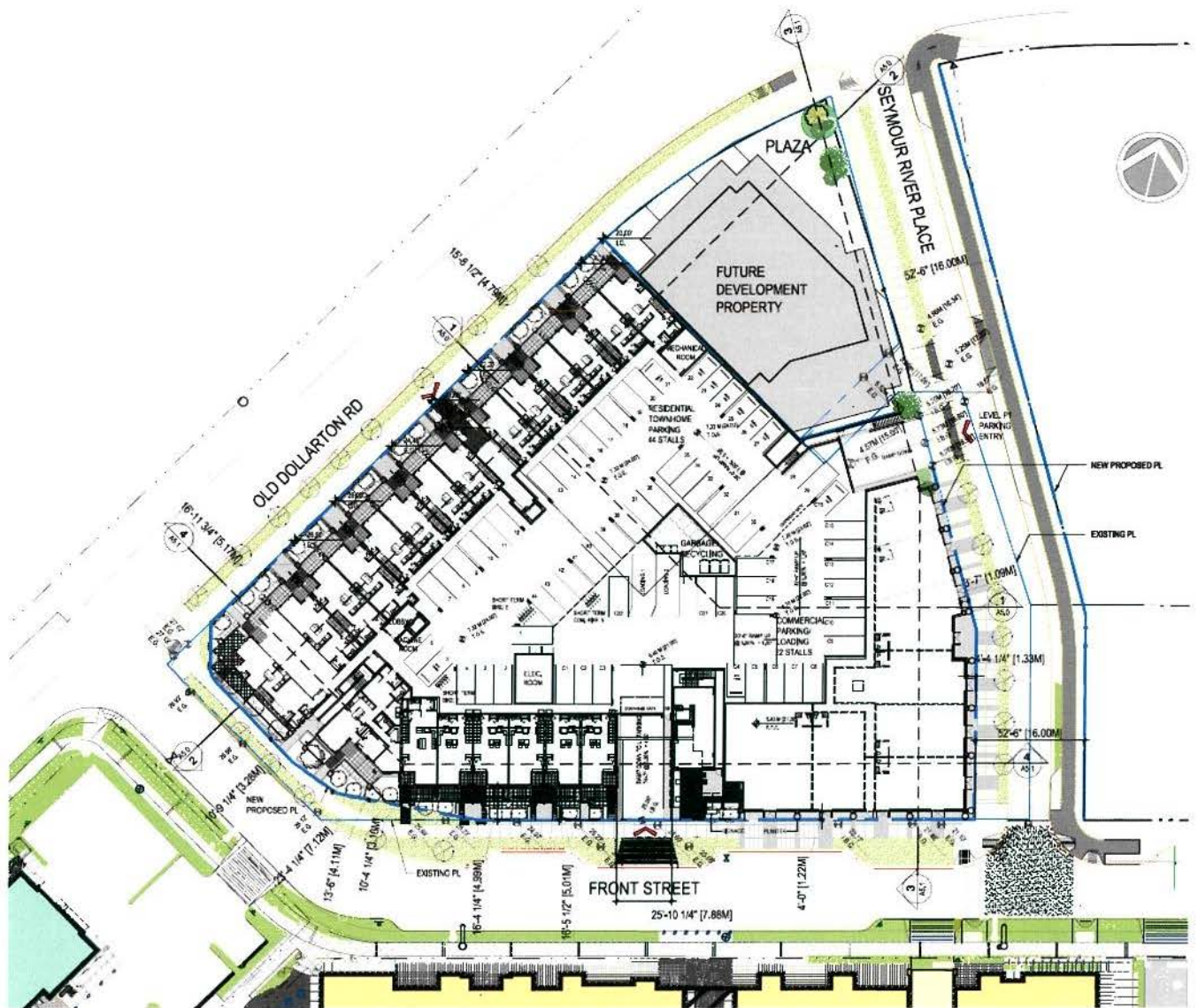
Maplewood Implementation Plan:

This site is within the Maplewood Implementation Plan study area and the applicant is aware of the design charrette and public / Council feedback planned for the fall of 2016. The planning process may involve some modification of the proposal which can be integrated during the application process and prior to formal Council consideration. The proposal to date has been consistent with the Maplewood implementation planning process and the framework for affordable housing.

Facilitated Public Information Meeting:

A facilitated public information meeting is scheduled for Wednesday June 1. Council will receive an Information Report before the meeting which will include the location and time as well as more details on the project.

Attached are some images of the proposal.



Site Plan



ARTISTS RENDERING

Looking North East



ARTISTS RENDERING

Looking North West





1 OLD DOLLARTON ELEVATION  
A4.1 SCALE 1/8" = 1'-0"



2 FRONT STREET ELEVATION  
A4.1 SCALE 1/8" = 1'-0"



Laneway "mews"

*N. Letchford*

Natasha Letchford  
Planner

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## **Cycling in Cities**

Presentation: Ms. Kay Teschke, Professor - School of Population & Public Health

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