

# AGENDA

## *COUNCIL WORKSHOP*

**Monday, July 18, 2016**

**5:30 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

[www.dnv.org](http://www.dnv.org)

THIS PAGE LEFT BLANK INTENTIONALLY

---

**COUNCIL WORKSHOP**

**5:30 p.m.**  
**Monday, July 18, 2016**  
**Committee Room, Municipal Hall,**  
**355 West Queens Road, North Vancouver**

**AGENDA**

**1. ADOPTION OF THE AGENDA**

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

*Recommendation:*

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

**2. ADOPTION OF MINUTES**

**2.1. July 5, 2016 Council Workshop**

**p. 7-11**

*Recommendation:*

THAT the minutes of the July 5, 2016 Council Workshop meeting are adopted.

**3. REPORTS FROM COUNCIL OR STAFF**

**3.1. Update on Maplewood Village Centre Implementation Planning**

**p. 15-30**

File No. 13.6480.30/000.003

*Recommendation:*

THAT the July 5, 2016 report of the Policy Planner entitled Update on Maplewood Village Centre Implementation Planning be received for information.

**4. PUBLIC INPUT**

(maximum of ten minutes total)

**5. ADJOURNMENT**

*Recommendation:*

THAT the July 18, 2016 Council Workshop be adjourned.

THIS PAGE LEFT BLANK INTENTIONALLY

# MINUTES

THIS PAGE LEFT BLANK INTENTIONALLY

**DISTRICT OF NORTH VANCOUVER  
COUNCIL WORKSHOP**

Minutes of the Council Workshop Meeting of the Council for the District of North Vancouver held at 5:00 p.m. on Tuesday, July 5, 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 (5:06 pm)  
Councillor L. Muri

**Staff:** Ms. C. Grant, General Manager – Corporate Services  
Mr. G. Joyce, General Manager – Engineering, Parks & Facilities  
Mr. D. Milburn, Acting General Manager – Planning, Properties & Permits  
Ms. L. Brick, Deputy Municipal Clerk  
Ms. S. Dal Santo, Section Manager – Planning Policy  
Ms. S. Dale, Confidential Council Clerk

**1. ADOPTION OF THE AGENDA**

**1.1. July 5, 2016 Council Workshop Agenda**

**MOVED by Councillor MURI**

**SECONDED by Councillor BASSAM**

THAT the agenda for the July 5, 2016 Council Workshop be adopted as circulated.

**CARRIED**

**2. ADOPTION OF MINUTES**

Nil

**3. REPORTS FROM COUNCIL OR STAFF**

**3.1. Affordable Housing Public Opinion Survey Results, and Rental and Affordable Housing Strategy**

File No. 13.6480.03/003.000

Ms. Sarah Dal Santo, Section Manager – Planning Policy, presented the results of the public opinion survey conducted to help inform development of the District's Rental and Affordable Housing Strategy. Ms. Dal Santo advised that the District contracted NRG Research, to conduct a statistically relevant survey of District residents about their level of awareness, and their opinions on affordable housing. Participants ranged in age from 18 to 55+ and included homeowners as well as renters.

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

The results of the survey are summarized as follows:

- Just over half (52%) of survey participants see their housing needs shifting over the next 5-10 years;
- A large portion (26%) of the younger survey participants (who are predominantly renters) see themselves leaving the District and a further 25% of this age group see themselves moving beyond the Metro region entirely, in the next 5-10 years;
- Almost 40% of all survey respondents spend more than 30% of their monthly income on housing costs;
- Roughly 19% of respondents are renters, and 63% of these renters spend more than 30% of their monthly income on housing;
- The group least likely to spend over 30% of their income on housing is homeowners aged 55+;
- There is an emerging convergence of desire for more two and three bedroom townhouses and row houses – from home owners planning on downsizing as well as renters needing to upsize;
- The majority of the survey respondents do not agree that affordable rental housing should be built as stand-alone projects. Nearly three-quarters of residents think that at least some of the new affordable rental units should be located in buildings that also have other housing types;
- Participants agreed there is a role for the District to play in creating more affordable housing. Among the possible levers the District could use to create more affordable housing, there is greatest support for leasing of District land;
- 57% of survey respondents somewhat or strongly support allowing developers increased density (height or number of units) in order to create affordable rental units. Renters are significantly more likely to support this option than homeowners; and,
- Younger renters, who use transit and car sharing far more frequently, are substantially more in favour of reducing the parking demands for developers as a lever to get more affordable rental units built.

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

- Expressed concern that directing funds towards affordable housing could result in an increase to property taxes to maintain recreation facilities and parks;
- Spoke to the importance of increasing the housing supply and developing a variety of housing options;
- Commented on the relationship between public transportation and the supply for housing;
- Commented that the District's population continues to decrease due to affordability and that affordability affects various vulnerable groups;
- Summarized that there is support for increased affordable housing through density, expansion of townhomes for families and downsizing residents and support for leasing District land;

- Suggested that District land may be provided to not-for-profit societies with experience in executing housing, and noted that most District owned land is not located in town centres;
- Commented that older rental properties are being redeveloped into larger higher-priced properties;
- Commented on the extensive community engagement that is needed and the importance of understanding the needs of different demographical groups;
- Questioned how much undeveloped land is available in town centres;
- Suggested focusing on short-term solutions to start the process of addressing affordable housing; and,
- Identified that the District needs to geographically locate areas of leased land.

**Public Input:**

Ms. Yvette Mercer:

- Thanked staff for conducting the Rental and Affordable Housing survey;
- Commented that less than 1% of District residents responded to the survey;
- Opined that it is the responsibility of Council to consider the well-being of residents in the community; and,
- Questioned how many affordable housing units have been built since the OCP was adopted.

Mr. Corrie Kost:

- Suggested that high-rise homes cost more per foot than low-rise homes;
- Noted that many projects offer optional parking;
- Commented that transportation costs are decreasing and the cost of living is increasing;
- Opined that the cost of parking is not the issue;
- Thanked Council for conducting the Rental and Affordable Housing survey; and,
- Commented that more high paying jobs in the District are needed.

Mr. Murray Mollard:

- Noted the importance of identifying specific geographic areas in the District to lease land;
- Noted the need for a diversity of housing options; and,
- Urged staff to report annually on the progress of affordable housing.

Mr. Milburn reported on six goals and targets identified at previous sessions which include:

- Expanding the supply and diversity of housing;
- Prioritizing the retention of affordable housing outside centres;
- Enabling the replacement of existing housing with conditions;
- Minimizing impacts to tenants;
- Expanding the supply of new rental and affordable housing; and,
- Partnering with other agencies to deliver affordable housing.

Mr. Milburn advised that the RAH Strategy builds a common understanding of the housing needs and challenges in the District and provides direction to meet the

housing needs of low to moderate income households. It also recognizes the important role of partnerships in collaborating to provide affordable housing. This strategy is intended to guide developers, community, Council, and staff towards achieving the estimated demand for rental and affordable housing in the District. It supplements and provides additional detail to inform existing housing policies in the OCP, centres implementation plans and other relevant corporate policies.

It was noted that policies and actions in this strategy aim to address the needs of low and low to moderate income earning households earning 30 - 50% and 50 - 80% of the District's median household income. This area of focus coincides predominantly with the low end market rental and market rental housing segments of the District's housing continuum which includes income geared rental, purpose built rental and private strata rental units in multi-family residential buildings. This strategy also recognizes the need for affordable entry level market ownership to help bridge the gap from renting to owning a home.

Mr. Milburn advised the Rental and Affordable Housing Strategy estimates that the demand for all rental housing in the next ten years is between 700 – 1,400 units and the demand for affordable rental units for low and low to moderate income households in the next ten years is between 600 – 1,000 units. This translates to building an estimated 60 - 100 affordable rental units per year.

Mr. Milburn identified three key rental and affordable housing tools which include:

- Inclusion of affordable housing units;
- Land dedication; and,
- Cash contribution towards an affordable housing fund.

Mr. Milburn noted that local governments may use a number of incentives to encourage provision of affordable housing. Opportunities for consideration and application of these incentives in the District include:

- Density bonus;
- Reduced parking requirements; and,
- Use of District lands.

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

- Emphasized that the key area of focus should be low income market rental;
- Requested the number of affordable units being built in the Lower Capilano Town Centre;
- Spoke in support of the proposed flexible framework where proposed developments will be evaluated on a case by case basis;
- Commented on the importance of maximizing affordable housing units;
- Suggested that a percentage of affordable housing units be required for all rezoning developments;
- Opined that the Maplewood area be used for economic development as there is a need for well-paying jobs in the District;
- Noted that expanding the supply and diversity of housing will meet a variety of needs;
- Suggested that staff use a strategic approach to managing all the development projects on the North Shore;

- Noted that more affordable housing is needed within town centres;
- Spoke in support of leasing District land to develop affordable housing; and,
- Requested that this item be brought forward to a Regular Council meeting before the summer break.

Mr. Milburn advised that the RAHS includes a set of actions to help guide implementation of the rental and affordable housing. These implementations will be discussed at a future Council meeting.

**MOVED by Councillor MURI**

**SECONDED by Councillor BASSAM**

THAT the results of the 2016 affordable housing public opinion survey be received for information.

**CARRIED**

**3.2. Residential Tenant Assistance Policy**

File No. 13.6480.30/003.000

This item will be brought forward at a future Council meeting.

**4. ADJOURNMENT**

**MOVED by Councillor HICKS**

**SECONDED by Councillor BASSAM**

THAT the July 5, 2016 Council Workshop be adjourned.

**CARRIED**  
(7:03 pm)

---

Mayor

---

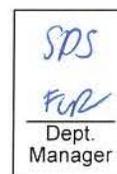
Municipal Clerk

THIS PAGE LEFT BLANK INTENTIONALLY

## REPORTS

THIS PAGE LEFT BLANK INTENTIONALLY

AGENDA INFORMATION	
<input checked="" type="checkbox"/> Council Workshop	Date: <u>July 18/2016</u>
<input type="checkbox"/> Finance & Audit	Date: _____
<input type="checkbox"/> Advisory Oversight	Date: _____
<input type="checkbox"/> Other:	Date: _____



## The District of North Vancouver REPORT TO COUNCIL

July 5, 2016

File: 13.6480.30/00.003

**AUTHOR:** Karen Rendek, MCIP, RPP  
Policy Planner

**SUBJECT:** Update on Maplewood Village Centre Implementation Planning

**RECOMMENDATION:**

THAT Council receive this report for information.

**REASON FOR REPORT:**

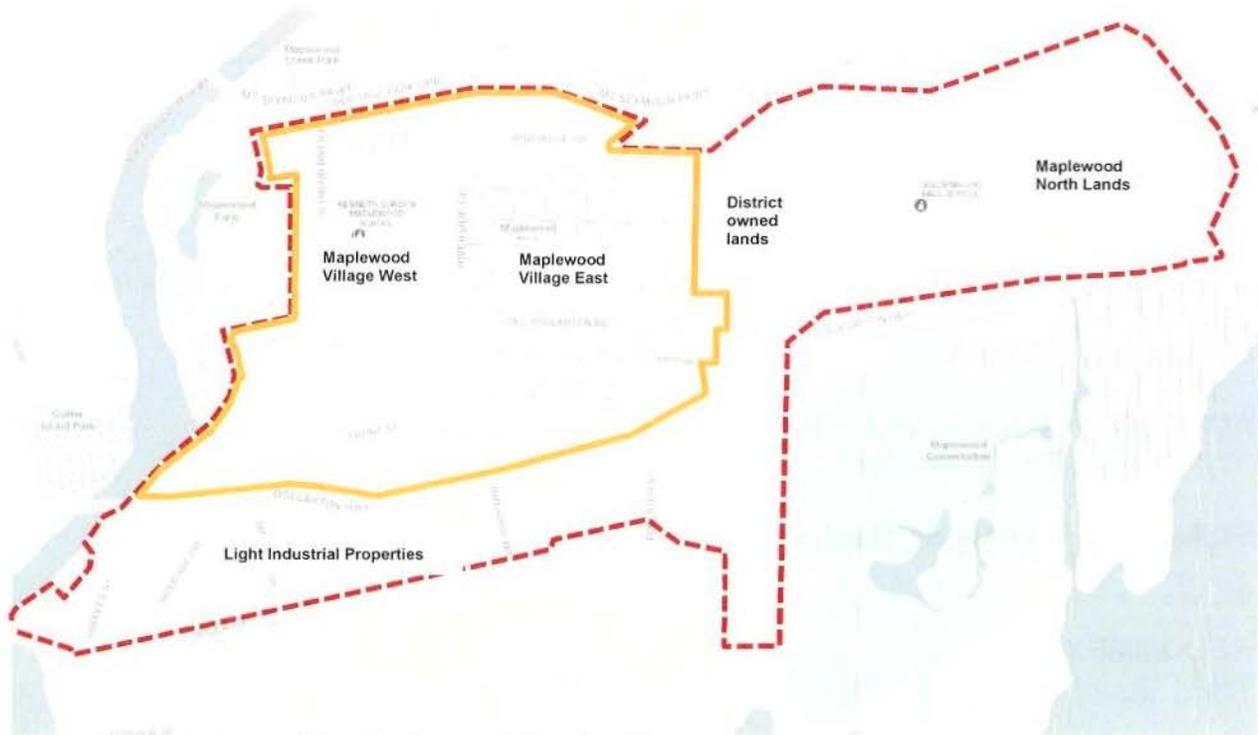
To update Council on the results of the public and stakeholder engagement process completed for Phase 1 of the Maplewood Village Centre implementation planning process, and to provide preliminary findings on the employment and environmental studies currently underway.

**SUMMARY:**

A three-phase planning and engagement process to complete the Maplewood Village Centre Implementation Plan launched on April 20, 2016 with a Community Workshop held at Kenneth Gordon Elementary School. Subsequently, a series of stakeholder consultations were held in May and June. Phase 1 of the three-phase planning process is now nearing completion. Feedback received from this Phase will help inform the development of conceptual designs for the Maplewood area in Phase 2. An employment lands study and a detailed environmental assessment have also been running concurrently to help inform the planning process. A summary of public and stakeholder feedback and preliminary findings on both the employment land study and detailed environmental assessment currently underway are outlined in the body of this report.

**BACKGROUND:**

On July 6, 2015 Council authorized staff to proceed with the Maplewood Village Centre implementation planning process. Council also endorsed the expanded scope recommended by staff to undertake a review of the employment lands in the Maplewood area and to complete a detailed environmental assessment of the study area. Staff retained Modus Planning Design & Engagement Inc. to lead the planning and engagement process. Staff also retained Rollo & Associates and Urban Systems to undertake a review of employment lands, and McElhanney Consulting Services Ltd. and Piteau Associates to complete the detailed environmental and hydrological assessments, respectively.



**Figure 1: Study Area of the Maplewood Planning Process**

The study area for this planning initiative includes lands within the Maplewood Village Centre, as defined in the Official Community Plan, the existing areas designated Light Industrial along Dollarton Highway and the largely undeveloped lands to the east of the Village including the Maplewood North Lands and District owned lands in-between. The OCP designates these areas as Light Industrial/Commercial and Parks, Open Space and Natural Areas, respectively.

**Outline of the Planning Process**

The Maplewood planning process includes three phases with concept option(s) development targeted for completion by December 2016 and draft policy and plan development targeted for discussion and consideration by Council in April 2017.



*Phase 1: Opportunities, principles and big ideas*

This phase invites the public and stakeholders to help identify guiding principles, opportunities and issues for the future of Maplewood that will be used to provide direction on design in Phase 2. This planning report provides a summary of feedback received from the public and stakeholders during this phase.

With completion of public and stakeholder engagement in Phase 1, staff and the consulting team are now moving into Phase 2.

*Phase 2: Concept design and development*

Conceptual designs will be developed based on direction that was set in Phase 1. Concept options will include land use, mobility and open space network ideas, proposed transportation networks and linkages, diagrams, sketches and photos to illustrate ideas. At present, an extension of Berkley Road to Dollarton is an assumed transportation network element and modelling is underway to determine/confirm functional requirements. Modelling is also underway to confirm performance of the existing network in the area.

A two day design charrette, followed by an interactive public open house, to receive public feedback on concept ideas is planned in Fall 2016. A preferred date will be established later in the summer and Council will be kept informed.

*Phase 3: Policy and Plan Development*

Preparation of a draft village centre plan based on a review of feedback on concept options and refinement of a preferred option will be prepared and presented to the public for review prior to proceeding to Council for consideration of approval. The finalized plan and accompanying policy is anticipated to be complete by Spring 2017.

Once land use is refined at the end of Phase 2 more detailed infrastructure and transportation modelling will occur during Phase 3. Currently a strategic scan of existing infrastructure indicates that overall water and sewer system capacity is sufficient for the current OCP assumptions. A flood protection management strategy is under development (for both Seymour River and sea level rise issues) and will be finalized during the course of implementation planning process. In addition, a storm water system analysis is underway for the entire District. This work is driven by rainfall/climate change issues, ie: the likelihood of more intense storms in the future.

A report regarding DNV infrastructure status and requirements is targeted to accompany and complement the final Maplewood Village Centre implementation plan in Spring 2017.

**EXISTING POLICY:**

The 2011 Official Community Plan (OCP) identifies Maplewood Village Centre as an area for growth and revitalization to be guided by an implementation plan. Under the OCP "Network of Centres" concept Maplewood Village Centre is identified as one of four key growth centres in the District. Schedule A of the OCP includes a broad vision and high level policy directions on land use, economics, housing opportunities and mobility network concepts for this centre. Policies to encourage the productive and efficient use of employment lands, promoting infill

development, redevelopment and intensification of underutilized sites with industrial and light industrial commercial uses as well as to protect and improve the ecological health of our natural systems are all key objectives identified in the OCP.

The 2016 Corporate Work Plan identifies implementation planning for Maplewood Village Centre as a priority.

### **SUMMARY OF PUBLIC AND STAKEHOLDER ENGAGEMENT IN PHASE 1**

In an effort to gather broad and diverse community input, the District used a range of outreach methods to contact local residents, businesses and other stakeholders. A postcard was mailed to residences and businesses within the study area to notify them of the upcoming public engagement opportunities in Phase 1. Information and promotion of consultation events were also made via the District's web site ([dnv.org/Maplewood](http://dnv.org/Maplewood)), social media (Facebook and Twitter), email blasts, advertisements in North Shore News and road signage.

#### **Community Workshop**

Community Workshop #1 – was held on April 20, 2016 at Kenneth Gordon Elementary School. The main purpose of the workshop was to provide an overview of the planning process and study area and to provide residents and businesses the opportunity to help identify guiding principles, opportunities and issues for the future of Maplewood to inform the direction for work to be completed in Phase 2.

Approximately 150 people attended the event. The majority of attendees were from the Maplewood area and the adjacent neighbourhood of Seymour Heights. Participants reviewed interactive display boards and were asked to share their ideas and prioritize their preferences on the following topics: how to enhance the character and identity of Maplewood, transportation, housing, shops and community services, urban design and public realm, sustainability, landscape and environment, parks and recreation, business, industry and civic uses and to seek ideas and opportunities from participants on how to make Maplewood great. Two community mapping stations were also available to receive location specific feedback from participants within the study area. An online survey was posted on the District's web site at [dnv.org/Maplewood](http://dnv.org/Maplewood) from April 21, 2016 to May 6, 2016. Overall, a total of 93 individual responses were received.

#### **Stakeholder Consultation to Date**

A series of stakeholder consultations were held in May and June (several still ongoing), including in-person, group and telephone interviews to gather feedback from various government agencies, First Nations, businesses, developers, social and community service providers, community association, Vancouver Coastal Health, BC Housing, adjacent industries, environmental groups, representatives from Parks and Natural Environment Committee (PNEAC), Transportation Consultation Committee (TCC), Advisory Committee on Disability Issues (ACDI), North Shore Mountain Biking Association (NSMBA) and HUB.

The following synopsis, grouped into key themes, provides a high level summary of public and stakeholder feedback received so far as part of Phase 1 of the Maplewood implementation planning process. A complete report prepared by Modus Planning & Design

Inc. will be made available at [dnv.org/Maplewood](http://dnv.org/Maplewood) by the end of July once all stakeholder feedback has been received.

### ***Transportation***

Participants expressed a desire to improve all forms of active transportation including pedestrian and cycling connectivity within Maplewood as well as to the waterfront. Safety improvements for all modes were also highlighted (especially the need for bike lanes, safe drop off/pick up and sidewalks on Riverside Drive). Many residents expressed a desire to improve the frequency and accessibility of public transit to and from the village. Safe connections and corridors especially for wildlife were also identified as a key consideration. A few residents had concerns about extending the Berkeley Road extension through the Maplewood North Lands site to Dollarton Highway. Stakeholder feedback stressed continuing collaboration efforts with the Marine – Main Frequent Transit Corridor Study, maintaining goods movement and route improvements to business and light industrial areas south of Dollarton Highway.

### ***Housing***

The types of housing most desired by residents included town houses, row houses and mixed-use. The housing types most frequently sighted as being needed in Maplewood include affordable and rental housing, and appropriate housing for seniors. Stakeholder feedback similarly stressed the importance of affordable and rental housing, as well as creating a “child-friendly” community with affordable, quality, family-oriented housing particularly ensuring housing cooperatives and non-market, rental housing is given consideration.

### ***Business, Industry and Civic Uses***

Participants indicated that shops and services to support their daily needs were considered highly desirable. Community services such as daycare and flexible community meeting spaces were also expressed as a high priority for this area.

### ***Urban Design/Public Realm***

Participants expressed a desire to incorporate rainwater management and ecological functioning into the design of streets, parks, landscaping, plazas and building design. In essence the desire to highlight Maplewood’s natural setting as a key consideration in all forms of public realm and building design.

### ***Sustainability***

Of all the planning topics, sustainability initiatives including increasing climate change resiliency, investing in renewable energy, promoting water conservation, promoting active living and providing opportunities to increase local food security drew the most feedback. Suggestions included promoting green building technologies, providing environmental education to children and youth, establishing shared gardens and enhancing and connecting natural habitats within the area.

### ***Landscape and Environment***

Many respondents expressed the need to protect existing parks, native trees and vegetation, and to manage invasive species. Many comments focussed on protecting and enhancing existing habitat, including forested areas and streams by creating permanent green spaces and buffers.

### ***Parks and Open Space***

A number of respondents indicated the importance of maintaining and enhancing trail connections to the Seymour River, local parks and other key destinations. Some cited the absence of active and informal play parkland in the Maplewood area. Stakeholder feedback stressed the importance of parks and open space to promote healthy child development. Suggestions included creating more outdoor play areas and community hubs where families and other community members can access health and social services, socialize, and attend cultural and community events.

## **PRELIMINARY SUMMARY OF EMPLOYMENT LANDS STUDY**

G. P. Rollo & Associates and Urban Systems Ltd are in the process of conducting an in-depth market analysis of the current and potential employment lands in the Maplewood area. Recognizing the value of Maplewood in offering some of the last remaining large parcels of undeveloped employment lands not only in the District, but in the Metro Vancouver region, key objectives for this study include:

- (i) Providing an understanding of the existing economic role locally and regionally, and potential market demand/capacity for future light industrial, office and accessory uses in the Maplewood area.
- (ii) Recommending ways in which the District can bolster and support economic opportunities in Maplewood to maximize its economic and employment potential by providing high-quality job opportunities for District residents.

In the initial phases of the employment lands study, the consultants assessed the demand for employment lands in the District, and in Maplewood in particular. The consultants have also undertaken a qualitative assessment of Maplewood's employment opportunities, based primarily on a comprehensive set of stakeholder interviews with key industry stakeholders.

Based on these findings, some key opportunities for businesses in Maplewood include:

- There is more than enough demand to fill all available employment land area. Based on employment based demand, the 42 acres of vacant land in the District would be consumed in the next 4.5 to 9 years.
- Maplewood will be attractive to a wide range of business types. Offering flexibility in business type and proximity to key transportation infrastructure will ensure that the area remains in high demand from employers.
- Demand for peripheral port services is high and increasing.
- Business with a mix of retail, warehouse, manufacturing and office on one site, that can make use of flexible space, will continue to be in high demand.
- A shortage of affordable housing is one of the barriers to businesses operating in North Vancouver over the long term.

- There will also be continuing demand from trades and contractors, looking for smaller (e.g. 1,500 sf) units, on flat sites, with appropriate street and loading access. Those businesses serve both local area and the heavy industrial hub to the south.
- Distribution and large warehouse operations are struggling in Maplewood due to high rents and land values.
- One key group of business owners likely to remain in Maplewood are those who live on the North Shore.

Some key challenges to businesses in Maplewood that were frequently mentioned include:

- Continued price escalation of industrial land.
- Continued rise in housing prices making it difficult for employees to live on North Shore.
- Potential worsening of parking and traffic challenges in Maplewood area.

A more detailed summary of preliminary findings on the Maplewood Employment Lands Study is found in Attachment 1. In the next phases of the employment lands study, the consultants will be conducting an analysis of the demand for accessory retail space in Maplewood; and exploring the design, planning, and regulatory considerations required to best position Maplewood to meet the District's employment objectives.

#### **PRELIMINARY SUMMARY OF DETAILED ENVIRONMENTAL ASSESSMENT**

McElhanney Consulting Services Ltd. was retained by the District to provide an environmental assessment to inform conceptual land use planning for the Maplewood area. This study is intended to build on the work of previous environmental studies and address data gaps, foster a broader understanding of the ecological values and function of the area. Importantly, as the Maplewood study area is bordered by the Maplewood Conservation Area and Hogan's Pools Park, a key objective for this study is to identify potential groundwater and surface water connections to these sensitive environmental areas, and to assess the potential development impacts on these water resources and their connectivity. To that end, the District also retained Piteau Associates Engineering Ltd. as a sub-consultant to McElhanney to conduct a hydrogeological analysis of the Maplewood area. Piteau was asked to review available information on the groundwater and surficial geology, undertake a groundwater well-drilling and reconnaissance program to fill in data gaps, monitor water levels for a period of one year, and develop a conceptual groundwater flow and water balance model. Both studies are primarily focused on the largely undeveloped lands between Riverside Drive (to the west) and McCartney Creek (to the east), Dollarton Highway (to the south) and the residential properties along Mount Seymour Parkway (to the north).

To date, McElhanney has undertaken multiple field investigations between March – May of this year and made the following observations:

- Surface water flows and wetlands – watercourses were identified and surveyed prior to over-storey canopy closure in March 2016.
- Fish access and barriers – identified during watercourse identification and surveys.
- Terrestrial vegetation resources – including relative canopy and understory composition type and general abundance.

- Terrestrial wildlife, wildlife habitat features (e.g. wildlife trees and wildlife corridors) – field studies took place during the bird breeding season starting May 2016.
- Presence of habitat of provincially or federally designated endangered, threatened or vulnerable species – field observations at various times.

### Stakeholder Feedback

Local knowledge was gathered from stewardship groups and local area ecological information obtained from the government environmental databases prior to field investigations. In addition, the Maplewood stakeholder session on June 29, 2016 provided additional input on environmental issues and enhancement opportunities in Maplewood. In particular, it was identified that the Maplewood Conservation Area (MCA) has an existing well that is used to sustain water flows to the large wetland in the MCA. In the District owned lands south of Dollarton Highway and immediately west of the MCA, a once permanent wetland identified as the “Park Street Marsh” is now ephemeral. Establishing flows to that wetland to restore year-round aquatic habitat is desirable. The wetland located just south of the International College was thought to be important to contribute flows towards the Park Street Marsh.

### Preliminary Results

Past land use as a gravel quarry has impacted and altered the natural drainage patterns on the Maplewood Northlands site and on District owned lands east of Maplewood Village. Land clearing activities and the installation of the Metro Vancouver Sanitary Sewer Main through the northern portions of both properties also resulted in changes and alterations to the natural surface drainage. Current observations of drainages throughout the site are of developing and naturalizing watercourses and wetlands resulting from drainage pathways associated with old roads, paths, bulldozer and equipment marks and man-made alterations to the topography of the site. Steep slopes along the northern portions of the study also serve to define the direction of flows southwards across the Maplewood area.

A number of new watercourses and wetlands have been identified within the study area. All watercourses were found to be ephemeral (active in the fall and winter, dry by late spring) resulting from the collection of upslope overland flow of stormwater or rainfall during winter rain events. Evidence of fish use was found in one watercourse. Two of the wetlands observed in the study area appeared to be relatively undisturbed and well used by wildlife.

Previous site disturbance has given rise to an early-stage forest ecosystem dominated by red alder, big leaf maple and limited coniferous species such as western red cedar. This developing mixed forest provides habitat for woodland associated birds and mammals such as deer and raccoon.

Piteau is monitoring water levels in three (3) pre-existing monitoring wells and six (6) new monitoring wells (installed in April 2016) to map the seasonal changes in the depth of subsurface flows. Transducer data loggers have been deployed to monitor water levels continually. Preliminary data shows that the generally coarse sand and gravel sediments in these boreholes are likely to have rapid groundwater seepage rates. Aquifer mapping for the Ministry of Environment (1998) indicates the presence of an aquifer (Seymour River/Lynn

Creek Aquifer) that lies immediately west of the study area. It is likely that this aquifer extends east into the study area as well.

Items for further analysis:

Work on both the environmental and hydrogeological studies is in progress. As next steps McElhanney will be completing an analysis of wildlife use and wildlife corridors, identifying environmentally sensitive areas and making recommendations for environmental enhancement, restoration and impact mitigation. Piteau will be using the borehole data to estimate groundwater flow directions, assess hydraulic conductivities in the sediments, and prepare conceptual groundwater flow and water balance models.

**Timing/Approval Process:**

Phase 1 of the Maplewood planning process is nearing completion. Phase 2 works to develop concept option(s) at a two day design charrette, followed by an interactive public open house, to receive public feedback on concept ideas is planned in Fall 2016 with a report to Council on preferred option directions targeted for December 2016. Draft policy and plan development will then be prepared and presented to the public for review prior to proceeding to Council for consideration of approval. The finalized plan and accompanying policy is anticipated to be complete by Spring 2017.

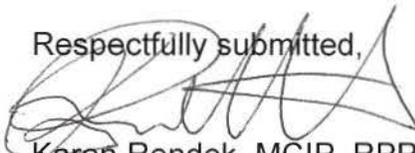
**Concurrence:**

The preliminary data from McElhanney and Piteau has been reviewed by staff in Engineering Parks, and Environmental Planning. Preliminary employment data has been reviewed by Corporate Services.

**Conclusion:**

The Maplewood Village Centre is the last remaining key OCP designated growth centre without an implementation plan to guide future development and change in this area. With the initial Phase 1 public and engagement steps now close to completion, staff and the consulting team are preparing for Phase 2 of the planning study over the summer months.

Respectfully submitted,



Karen Rendek, MCIP, RPP  
Policy Planner

**Attachment 1: Maplewood Employment Lands Strategy Preliminary Executive Summary**

REVIEWED WITH:		
<input type="checkbox"/> Sustainable Community Dev.	_____	<input type="checkbox"/> Clerk's Office
<input type="checkbox"/> Development Services	_____	<input type="checkbox"/> Communications
<input type="checkbox"/> Utilities	_____	<input type="checkbox"/> Finance
<input type="checkbox"/> Engineering Operations	_____	<input type="checkbox"/> Fire Services
<input type="checkbox"/> Parks	_____	<input type="checkbox"/> ITS
External Agencies:		
		<input type="checkbox"/> Library Board
		<input type="checkbox"/> NS Health
		<input type="checkbox"/> RCMP
		<input type="checkbox"/> NVRC



# Maplewood Employment Lands Strategy Preliminary Executive Summary

4 July 2016

## Introduction

G. P. Rollo & Associates, Land Economists and Urban Systems Ltd. (the Consultant Team) have been retained by the District of North Vancouver (the District) to perform an in-depth analysis of the market for employment lands in the Maplewood Area. The aim of this study is to position Maplewood within the marketplace in order to maximize its potential and bolster the District's economic base by providing high-quality job opportunities for local residents.

The study consists of four phases, of which the first and second are summarized in this document. Phases 3 and 4 are still in process and are not summarized here. The four phases are:

- Phase 1: A quantitative assessment of demand for employment lands in the District generally, and in Maplewood in particular, based on a projection of employment growth by industry and modified in light of interview findings
- Phase 2: A qualitative assessment of Maplewood's employment opportunities, based primarily on a comprehensive stakeholder interview process
- Phase 3: An analysis of the demand for accessory retail space in Maplewood
- Phase 4: A discussion of the design, planning, and regulatory considerations required to best position Maplewood to meet the District's employment objectives.

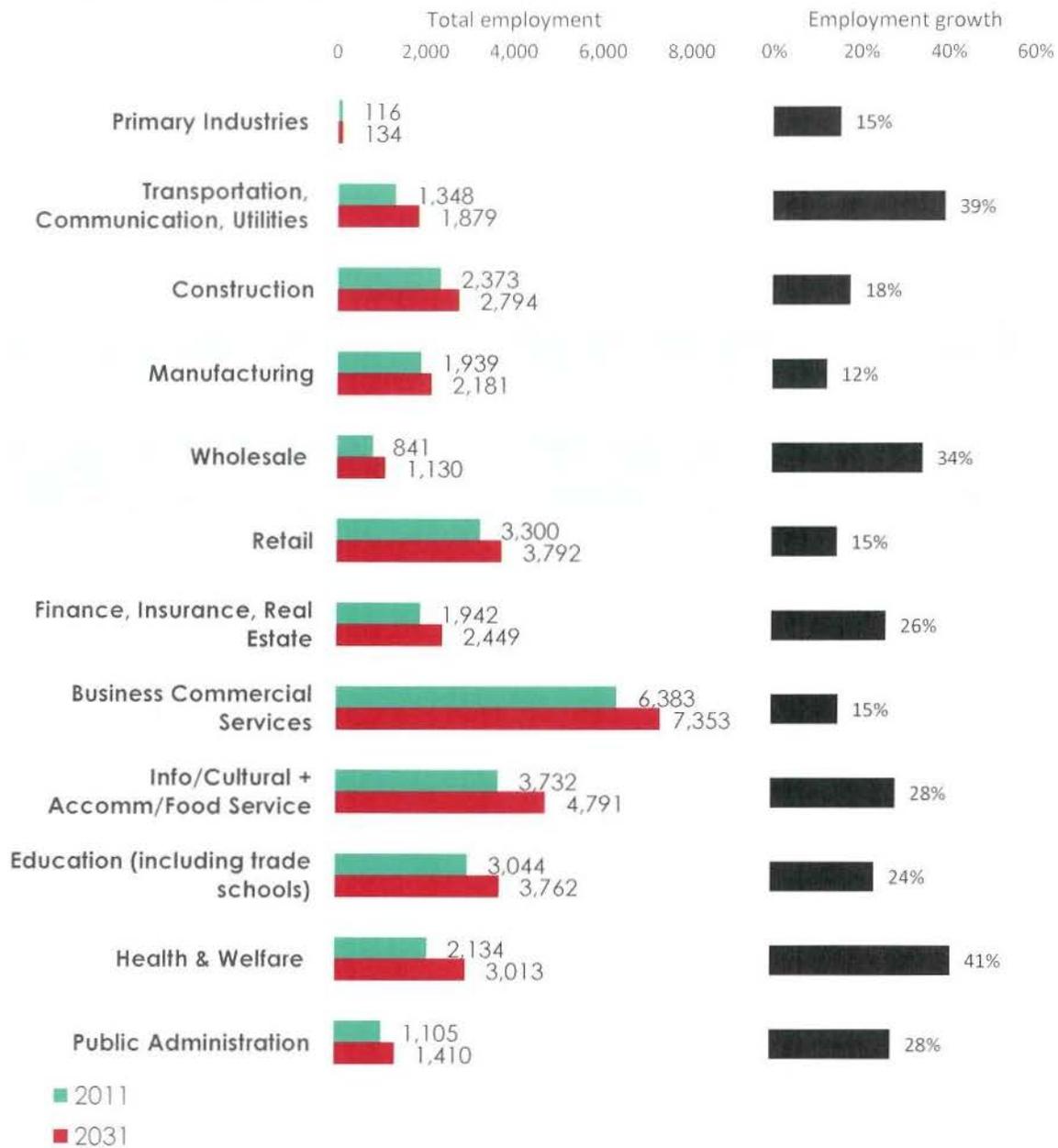
## Phase 1: Assessment of demand for employment lands

A key step in the process of determining appropriate future employment land uses in the Maplewood area is understanding what future demand may exist for such lands. This includes understanding what industries are likely to grow or contract in North Vancouver, what types of land and adjacencies/ proximities different industries seek, how each industry uses lands (i.e. higher or lower densities, parking and outdoor storage requirements etc.), and which industries are more likely to be receptive to change in land use patterns over time.

Our team conducted an employment growth-driven projection of future employment land use needs in the District of North Vancouver. This process included:

- Industry-specific employment forecasts for District of North Vancouver, using industry categories as defined in Metro Vancouver's Regional Growth Strategy (Figure 1)

Figure 1: Projected employment and employment growth by industry in the District, 2011 - 2031



- Forecast of employment specifically at fixed places of work, not at home, in the District of North Vancouver, by industry
- Allocation of fixed-place employment figures to light industrial/commercial business park, hybrid business park, or other employment lands, excluding lands for commercial or heavy industry
- Conversion of employment forecasts to built space requirements through employment densities (Table 1), and conversion of built space requirements to land requirements through application of built densities by industry (Table 2).

Table 1: Net new built space (sq. ft.) needed in the District, 2016 – 2031

Industry	2016 – 2021	2021 – 2026	2026 – 2031	2016 – 2031
Primary Industries	2,251	1,364	1,647	5,263
Transportation, Communication, Utilities	61,087	53,635	53,383	168,105
Construction	18,013	11,819	13,544	43,375
Manufacturing	13,190	6,893	9,236	29,318
Wholesale	59,398	50,219	50,552	160,169
Retail	8,067	4,788	5,861	18,716
Finance, Insurance, Real Estate	5,876	4,549	4,749	15,174
Business Commercial Services	77,249	46,417	56,351	180,017
Info/Cultural Services + Accommodation & Food Services	31,807	25,347	26,113	83,267
Education (including trade schools)	4,572	3,410	3,627	11,609
Health & Welfare	52,747	46,863	46,509	146,119
Public Administration	21,144	16,690	17,267	55,102
<b>TOTAL</b>	<b>355,400</b>	<b>271,995</b>	<b>288,839</b>	<b>916,235</b>
<b>Average Annual</b>	<b>71,080</b>	<b>54,399</b>	<b>57,768</b>	<b>61,082</b>

Table 2: Land utilization by industry (floor/space ratio)<sup>1</sup>

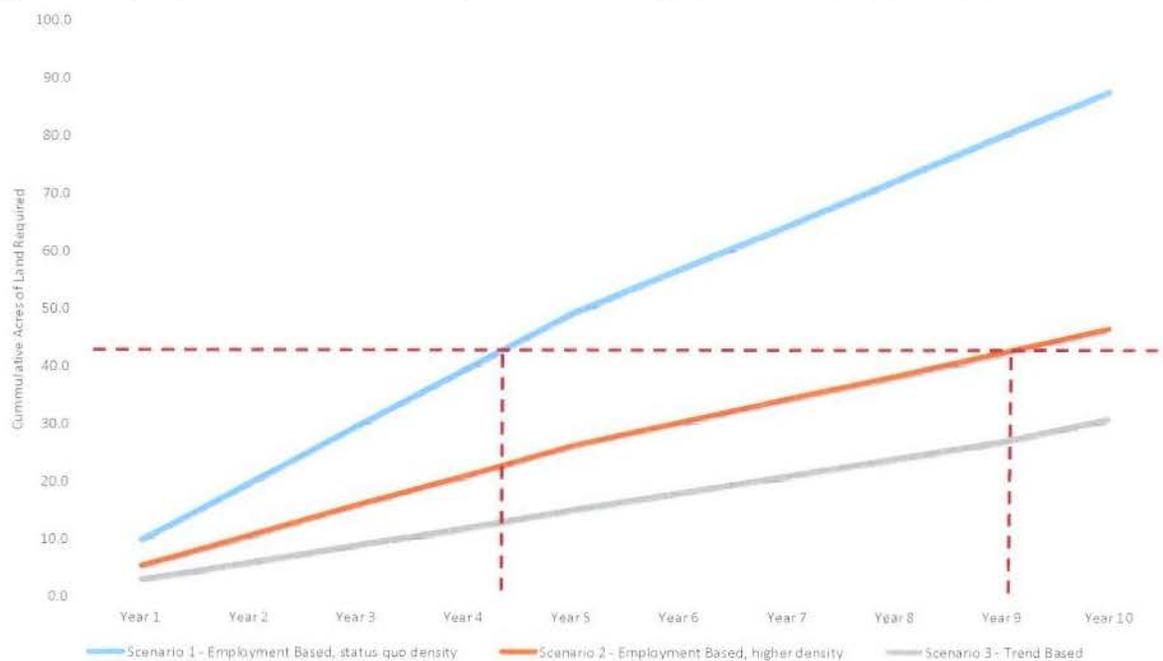
Industry	Scenario 1 - Status quo FSR	Scenario 2 - Higher FSR new construction in select categories	Notes
Primary Industries	0.2	0.2	No change anticipated due to outdoor space requirements
Transportation, Communication, Utilities	0.1	0.2	Slight densification possible
Construction	0.4	0.5	Slight increase
Manufacturing	0.1	0.3	Small-scale manufacturers could operate in multi-level spaces
Wholesale	0.2	0.2	No change anticipated due to loading/parking requirements
Retail	0.4	0.4	No change anticipated due to required parking ratios
Finance, Insurance, Real Estate	0.2	0.7	Significant densification possible through multi-level facilities and reduced parking
Business Commercial Services	0.3	0.4	Slight increase possible through multi-level space
Info/Cultural Services, Accommodation & Food Services	0.3	0.4	Slight increase possible through multi-level space
Education (including trade schools)	0.3	0.6	Multi-level space possibilities
Health & Welfare	0.9	0.9	No change
Public Administration	0.2	0.5	Multi-level space possibilities

<sup>1</sup> Floor/space ratio (FSR) is the gross floor area of buildings on a site divided by the total area of the site. A higher FSR indicates denser building, or higher land utilization.

The following are highlights from the analysis:

- From 2016 to 2031, the employment-based forecasts show a need for approximately 916,000 square feet of floor area in the District of North Vancouver on employment lands<sup>2</sup>
- Under two employment-driven demand scenarios – one at current density and one at anticipated higher densities – the 42 acres of vacant land in the DNV would be consumed in the next 4.5 to 9 years (Figure 2)
- If we extend recent industrial land absorption trends – as recorded by Colliers International – into the future, 42 acres of vacant land would be consumed in 12 to 13 years (Figure 2). This reflects the impact of scarcity-related market inefficiency on land absorption.

Figure 2: Employment land demand by scenario, with year of full capacity indicated



<sup>2</sup> Assuming ratios of those working at home and with no fixed place of work remain constant.

## Phase 2: Assessment of Maplewood economic opportunities

The Consultant Team interviewed 16 industry stakeholders and experts to achieve an understanding of market trends and forces, different land and building preferences by industry, and overall market attitude. The key findings of the interview process were as follows:

- There is more than enough demand to fill all available employment land area
- Business with a mix of retail, warehouse, manufacturing and office on one site, that can make use of flexible space, will continue to be in high demand.
- Maplewood will be attractive to a wide range of business types. Offering flexibility in business type and proximity to key transportation infrastructure will ensure that the area remains in high demand from employers.
- Uses such as a spa could take up as much as 200,000 square feet (~4.5 acres) of land area; sloped land is not problematic, and may be an asset.
- A shortage of affordable housing is one of the barriers to businesses operating in North Vancouver over the long term.
- Some users would prefer to locate in Maplewood but currently cannot. An example is medical offices.
- There will also be continuing demand from trades and contractors, looking for smaller (e.g. 1,500 sf) units, on flat sites, with appropriate street and loading access. Those serve both local area and the heavy industrial hub to the south.
- Fitness and lifestyle-oriented users (for example climbing walls and gyms) are increasing their demand for industrial areas due to space flexibility and rent.
- Demand for peripheral port services is high and increasing.
- There may be demand for additional brewery-related space.
- One key group of business owners likely to remain in Maplewood are those who live on the North Shore.
- Distribution and large warehouse operations are struggling in Maplewood due to high rents and land values. It is increasingly difficult to locate on the North Shore rather than relocating to more affordable space in the Fraser Valley. This may be an opportunity to expand other sectors in their absence.

Some key challenges to businesses in Maplewood were frequently mentioned:

- Continued price escalation of industrial land
- Continue escalation of housing market, making it difficult for employees to live on the North Shore
- Potential worsening of parking and traffic challenges in Maplewood area

The interviewees also suggested some uses that may be appropriate for different locations in Maplewood, as follows:

- Flat vacant lands may be appropriate for a wide variety of potential of potential uses and users, including:
  - Mixed business park, which typically includes office, warehouse, light manufacturing, distribution, warehousing
  - Small manufacturers
  - Film studio and other entertainment/info/cultural industries (North Shore Studio may be looking for 2 – 4 ac)
  - Live/work (appropriate for variety of business types including business commercial services, health/welfare, retail, wholesale and others)
  - Port-related logistics (e.g. storage)
- Sloping vacant lands has limited usability for employment, except in niche categories. Our research has indicated interest from a spa, which could occupy a sloping site up to 200,000 square feet. This could expand if demand warrants in the future.
- Occupied, redevelopable lands, which fall into two broad categories:
  - Much of this land is currently used by niche, small manufacturers and distributors for whom this is the best location. Most of these users could not afford new space if it were available
  - There are instances of lower intensity uses on some sites, which may prove the sites most easily redeveloped. These include the transfer station and a variety of distribution & storage users who may leave the area due to more affordable locations elsewhere. These spaces could then be redeveloped as mixed-employment lands with higher density structures.

## Next Steps

As of July 4<sup>th</sup>, Phases 3 and 4 of this study (the retail demand assessment and policy discussion, respectively) are still in process. In the next several weeks the Consultant Team will complete these components, and then integrate all four phases into a single report.