

AGENDA

COUNCIL WORKSHOP

Tuesday, October 4, 2016

5:00 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

5:00 p.m.
Tuesday, October 4, 2016
Committee Room, Municipal Hall,
355 West Queens Road, North Vancouver

AGENDA

1. ADOPTION OF THE AGENDA

1.1. October 4, 2016 Council Workshop Agenda

Recommendation:

THAT the agenda for the October 4, 2016 Council Workshop be adopted as circulated.

2. ADOPTION OF MINUTES

2.1. July 11, 2016 Council Workshop p. 7-9

Recommendation:

THAT the minutes of the July 11, 2016 Council Workshop meeting are adopted.

2.2. July 18, 2016 Council Workshop p. 11-14

Recommendation:

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

2.3. July 19, 2016 Council Workshop p. 15-19

Recommendation:

THAT the minutes of the July 19, 2016 Council Workshop meeting are adopted.

3. REPORTS FROM COUNCIL OR STAFF

3.1. Community Heritage Advisory Committee Presentation p. 23 File No. 13.6800.01/000.000

Recommendation:

THAT the September 28, 2016 memo of the Acting General Manager – Planning, Properties & Permits entitled Community Heritage Advisory Committee Presentation be received for information.

4. PUBLIC INPUT

(maximum of ten minutes total)

5. ADJOURNMENT

Recommendation:

THAT the October 4, 2016 Council Workshop be adjourned.

MINUTES

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**DISTRICT OF NORTH VANCOUVER
COUNCIL WORKSHOP**

Minutes of the Council Workshop Meeting for the District of North Vancouver held at 7:20 p.m. on Monday, July 11, 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. David Stuart, Chief Administrative Officer
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. R. Danyluk, Manager – Financial Planning
Ms. L. Brick, Deputy Municipal Clerk
Ms. S. Vukelic, Confidential Council Clerk

1. ADOPTION OF THE AGENDA

1.1. July 11, 2016 Council Workshop Agenda

MOVED by Councillor HANSON

SECONDED by Councillor MACKAY-DUNN

THAT the agenda for the July 11, 2016 Council Workshop be adopted as circulated.

CARRIED

2. ADOPTION OF MINUTES

Nil

3. REPORTS FROM COUNCIL OR STAFF

3.1. Rental and Affordable Housing Strategy

File No. 13.6480.03/003.000

Mr. David Stuart, Chief Administrative Officer, introduced the topic of Rental and Affordable Housing Strategy in the District of North Vancouver. He noted the importance of recognizing elements of Council support and moving forward with the identified topics.

Mr. Dan Milburn, Acting General Manager – Planning, Properties & Permits, provided an overview of Council's indicated areas of interest regarding the

District of North Vancouver's Rental Affordable Housing Strategy. The following are areas which Council indicated support for:

- To expand the supply and diversity of housing;
- To expand the supply of new rental and affordable housing;
- To minimize impacts to tenants;
- To expand the supply of new rental and affordable housing;
- To partner with other agencies to deliver affordable housing;
- 10 Year Estimated Demand (Target) 700 – 1,400 rental units (includes affordable units);
- 10 Year Estimated Demand (Target) 600 – 1000 affordable rental units;
- Income test potential and existing renters (yearly) to ensure units are provided to low and low-moderate income earners with a housing agreement;
- Partner with not-for-profit agencies to provide affordable rental;
- Maintain a strata rental protection policy;
- Update/enforce the Standards of Maintenance Bylaw;
- Minimize impacts to tenants: encourage phasing of projects, where possible;
- Minimize impacts to tenants: prepare a Tenant Assistance Policy;
- Incentivise rental and affordable with parking reductions;
- Negotiate for a range of unit sizes and number of bedrooms (OCP policy);
- Rental and affordable housing where the focus is on families; and,
- Dispose of individual District owned lots and use the proceeds for affordable housing.

Councillor BOND left the meeting at 7:40 pm and returned at 7:43 pm.

The following are areas which Council indicated support with conditions:

- To prioritize the retention of affordable housing outside centres;
- To enable the replacement of existing housing with conditions;
- Use Canadian Mortgage and Housing Corporation (CMHC) Affordability Levels to define affordability (Level 1: 80th percentile, Level 2: 65th percentile, Level 3: 50th percentile) with a housing agreement;
- Negotiate for cash at time of rezoning (subject to Council review and approval);
- Prioritize maintenance, restoration and retention of purpose built rental outside of Town Centres;
- Negotiate for the replacement of existing rental units on a 1:1 basis based upon the number of units;
- Negotiate for the replacement of existing rental units on a 1:1 basis based upon the size of units;
- Negotiate for the replacement of existing rental units on a less than 1:1 basis if affordable housing is proposed/funded;
- Rental and affordable housing focus: cognitive disabilities;
- Rental and affordable housing focus: mobility disabilities; and,
- Reallocate Community Amenity Contributions (CAC) funds for affordable housing.

Council discussion ensued and staff will explore and report back on the areas where the majority of Council indicated support for and support with conditions.

MOVED by Councillor BASSAM
SECONDED by Councillor HANSON

THAT the District of North Vancouver issue a Request For Information (RFI) for family oriented, affordable market rental housing, site specific to the Oxford Street properties owned by the District of North Vancouver;

AND THAT the District of North Vancouver fund the proposed Oxford housing project through the disposition of previously identified surplus District owned single family lots.

DEFEATED

Opposed: Mayor WALTON, Councillors HICKS, MACKAY-DUNN and MURI

MOVED by Councillor MACKAY-DUNN
SECONDED by Mayor WALTON

THAT Staff report on the use of the Oxford Street properties for affordable housing and the disposition of the eight District owned lots.

CARRIED

Opposed: Councillors BASSAM, BOND and MURI

4. PUBLIC INPUT

Nil

5. ADJOURNMENT

MOVED by Councillor MURI
SECONDED by Councillor BASSAM

THAT the July 11, 2016 Council Workshop be adjourned.

CARRIED
(8:17 pm)

Mayor

Municipal Clerk

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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 5:45 p.m. on Monday, July 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
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
Ms. J. Paton, Manager – Development Planning
Ms. L. Brick, Deputy Municipal Clerk
Ms. S. Dale, Confidential Council Clerk
Ms. K. Rendek, Planner

Also in

Attendance: Mr. Arnd Burgert, Hydrogeologist – Piteau Associates
Ms. Cindy Lipp, Senior Biologist – McElhanney Consulting Services Ltd.
Mr. George Parker, Associate – Rollo & Associates

1. ADOPTION OF THE AGENDA

1.1. July 18, 2016 Council Workshop Agenda

MOVED by Councillor MURI

SECONDED by Councillor HANSON

THAT the agenda for the July 18, 2016 Council Workshop be adopted as circulated.

CARRIED

2. ADOPTION OF MINUTES

2.1. July 5, 2016 Council Workshop

MOVED by Councillor MURI

SECONDED by Councillor HANSON

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

CARRIED

3. REPORTS FROM COUNCIL OR STAFF

3.1. Update on Maplewood Village Centre Implementation Planning

File No. 13.6480.30/000.003

Ms. Karen Rendek, Planner, provided an update on the planning and engagement process completed for Phase 1 of the Maplewood Village Centre Implementation Plan. Ms. Rendek noted that an employment lands study and a detailed environmental assessment have also been prepared to help inform the planning process.

Mr. George Parker, Associate – Rollo & Associates, reported on the in-depth market analysis of the current and potential employment lands in the Maplewood area. Mr. Parker noted that key objectives for this study include:

- 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; and,
- 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.

Mr. Parker stated that 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; and,
- 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 the North Shore; and,
- Potential worsening of parking and traffic challenges in the Maplewood area.

Ms. Cindy Lipp, Senior Biologist – McElhanney Consulting Services Ltd., reported on the environmental assessment which will help to inform conceptual land use planning for the Maplewood area. Ms. Lipp noted that the Maplewood study area is bordered by the Maplewood Conservation Area and Hogan's Pools Park and a key objective for this study was to identify potential groundwater and surface water connections to this sensitive environmental area, and to assess the potential development impacts on those water resources and their connectivity.

Ms. Lipp made the following observations:

- 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 resulted in changes and alterations to the natural surface drainage;
- Current observations of drainage 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 area also serve to define the direction of flows southwards across the Maplewood area;
- 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; and,
- 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 and provides habitat for woodland associated birds and mammals such as deer and raccoon.

Mr. Arnd Burgert, Hydrogeologist – Piteau Associates, advised that water levels in three pre-existing monitoring wells and six new monitoring wells are being observed. Mr. Burgert commented that preliminary data shows that the generally coarse sand and gravel sediments in these boreholes are likely to have rapid groundwater seepage rates.

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

- Highlighted the importance of creating well-paying jobs in the District of North Vancouver;
- Expressed concern that increased cost of land will force businesses to relocate;
- Spoke in opposition to spa and gym facilities in the Maplewood area;
- Suggested a District-wide employment lands strategy be completed;
- Questioned if Mt. Seymour Parkway has an impact on water flow;
- Spoke to the issue of affordability;
- Questioned when the environmental study will be complete as it will determine what lands are developable;

- Expressed concern that employees may not be able to live and work on the North Shore as the housing market continues to escalate;
- Suggested looking at businesses that support the Port of Metro Vancouver; and,
- Requested that staff report back when the environmental and hydrogeological studies have been completed.

4. ADJOURNMENT

MOVED by Councillor MURI

SECONDED by Councillor BASSAM

THAT the July 18, 2016 Council Workshop be adjourned.

CARRIED
(6:59 pm)

Mayor

Municipal Clerk

**DISTRICT OF NORTH VANCOUVER
COUNCIL WORKSHOP**

Minutes of the Council Workshop Meeting for the District of North Vancouver held at 5:02 p.m. on Tuesday, July 19, 2016 in the Committee Room of the District Hall, 355 West Queens Road, North Vancouver, British Columbia.

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

Absent: Mayor R. Walton

Staff: Mr. G. Joyce, General Manager – Engineering, Parks & Facilities
Mr. D. Desrochers, Manager – Engineering Projects & Development Services
Ms. C. Drugge, Manager – Construction Traffic Manager
Ms. M. Samuda Poitras, Energy Manager
Ms. L. Brick, Deputy Municipal Clerk
Ms. S. Vukelic, Confidential Council Clerk

1. ADOPTION OF THE AGENDA

1.1. July 19, 2016 Council Workshop Agenda

MOVED by Councillor MURI

SECONDED by Councillor BASSAM

THAT the agenda for the July 19, 2016 Council Workshop be adopted as circulated.

CARRIED

2. ADOPTION OF MINUTES

2.1. July 4, 2016 Council Workshop

MOVED by Councillor MURI

SECONDED by Councillor BASSAM

THAT the minutes of the July 4, 2016 Council Workshop meeting are adopted.

CARRIED

3. REPORTS FROM COUNCIL OR STAFF

3.1. Major Projects Update

File No. 16.8310.01/000.000

Mr. Gavin Joyce, General Manager – Engineering, Parks & Facilities, provided an introduction regarding the District's Energy Management Plan and an update on several major infrastructure projects around the District.

Ms. Monica Samuda Poitras, Energy Manager, reported that the total cost of energy used by the District in 2015 amounted to \$3.4 million. This includes all District facilities and the use of fleet fuels. She noted that the total energy used was 37.9 million equivalent kilowatt hours (ekWh), which produced a total of 4,376 tonnes of Green House Gas (GHG) emissions. It was further advised that the energy use by the District is equivalent to approximately 3,160 Canadian homes. She mentioned the average Canadian Household uses 12,000 ekWh a year, which is the highest in the world.

Ms. Samuda Poitras provided a breakdown by department of District energy use, GHG emissions and energy costs. She highlighted the following points:

- Buildings, Fleet and North Vancouver Recreation and Culture Commission (NVRC) have the highest energy (ekWh) use and GHG emissions;
- Buildings use more energy, generate more GHGs and expend more on energy than Fleet;
- Street Lighting represents the second highest energy cost after Fleet Fuels; and,
- The NVRC facilities are the largest consumer, emitter and cost centre among the Buildings.

Ms. Samuda Poitras advised that a third of the District's energy use is consumed by the North Vancouver Recreation Centres. She noted that pools and arenas consume the majority of the energy.

Ms. Samuda Poitras advised that the District's Strategic Energy Management Plan addresses the highest individual users; therefore, the NVRC Facilities, Buildings and Corporate Facilities are the first priority for energy efficiency projects.

Ms. Samuda Poitras explained the three step approach to the District's Strategic Energy Management Plan which includes the following:

- Avoid wasting energy, material, effort money and time;
- Reducing the energy used before finding a new source; and,
- Integrate capital renewal and operations with energy efficient efforts.

Ms. Samuda Poitras mentioned that the District is working towards reducing its Green House Gas Emissions by 30% by the year 2020.

Ms. Samuda Poitras advised that the closure of William Griffin Recreation Centre lowered the District's energy use by 10%.

Ms. Samuda Poitras explained that the Karen Magnusson Recreation Centre Energy Reduction Project had a major impact on reducing the energy used by the District. She noted the following energy efficient upgrades to systems at Karen Magnusson Community Recreation Centre:

- Heat recovery;
- Lighting;
- Building automation; and,
- Building envelope.

Ms. Samuda Poitras explained that the improvements made to Karen Magnussen Community Recreation Centre, combined with the new Delbrook Community Recreation Centre will reduce the total energy used below that of the 2013 energy usage levels recorded. She noted that investing in efficiency upgrades in existing infrastructure, in parallel to new construction, will offset the impact of energy used at the Delbrook Recreation Centre.

Ms. Samuda Poitras provided an overview regarding the cost of the improvements and the source of the funding. She noted the operational benefits of the upgrades, which include the following:

- Upgraded building equipment;
- Facility longevity;
- Positive comfort work and play spaces;
- No facility shut-down;
- Operator training; and,
- Dramatic GHG reductions.

Ms. Samuda Poitras provided an overview regarding the client benefits which include:

- Improved comfort;
- Temperature and humidity will be easier to regulate;
- Lighting has the proper brightness and colour; and,
- Fresh air circulation will be at a lower energy cost.

Council discussion ensued and the following comments were noted:

- Queried the longevity of the boilers with the improvements;
- Questioned where the operational savings are going with William Griffin Recreation Centre being out of operation;
- Questioned if the same energy saving principles currently used at Karen Magnussen Community Recreation Centre will be implemented at the new Delbrook Community Recreation Centre;
- Queried if Karen Magnussen Community Recreation Centre and Delbrook Community Recreation Centre will operate on the same controls; and,
- Commented regarding the colour temperature of the new street lighting that will be used.

Ms. Samuda Poitras explained that the boilers' longevity will increase with the new upgrades and that the same energy saving principles have been used at Karen Magnussen Community Recreation Centre and Delbrook Community Recreation Centre. She also noted that the up-graded LED lighting at Karen

Magnussen Community Recreation Centre is the same colour as before and will provide even light levels.

Mr. David Desrochers, Manager – Engineering Projects & Development Services, provided an update on several major infrastructure projects in the District.

Mr. Desrochers discussed the following projects that are underway:

- Keith Road Bridge cost \$14.5 million and is expected to open in the fall with surrounding trail work to be completed by the end of 2016;
- Mountain Interchange/Lower Lynn is in the pre-construction phase with land clearing and grubbing underway. Construction is expected to last until the end of 2018; and,
- Creek Flood/Debris Hazard Controls and Culverts have been assessed and prioritized based on the potential safety and economic risk. Work has begun to reduce the risks at Kilmer, Thames and Gallant Creeks.

Mr. Desrochers provided an overview of District infrastructure projects which will begin in the near future:

- Montroyal Bridge is eligible for Federal grant funding of up to two thirds of the total cost. Once funding is secured the project will be ready for construction;
- Lynn Valley Bike Lanes have been financed through grant funding and will widen three blocks of Lynn Valley Road to allow for bike lanes in both directions; and,
- Lynn Valley Road Underpass is a direct benefit from development in the Lynn Valley Town Centre. This project will widen the underpass and allow for the addition of a bike lane.

Mr. Desrochers discussed the upcoming infrastructure projects that include:

- Inter-River Refresh Plan which includes the feasibility of converting grass fields into turf fields and upgrading the lacrosse box. The BMX park was currently redesigned and a new retaining wall will be built along the north end of Dyke Road;
- Phibbs Exchange funding announcement has been made from senior levels of government; and,
- Dollarton Lift Station is being upgraded to provide sufficient capacity for the Cates Landing neighbourhood.

Mr. Desrochers reported on the District infrastructure projects which have recently been completed:

- Norgate Field House is a building that consists of public washrooms, and flexible space available for change rooms, meeting rooms for games, tournaments and public events. It also includes a small plaza and concession for teams to sell food and drink during games;
- Philip Overpass opened on July 6, 2016 and was constructed under the amount of the initial expected budget; and,
- Carisbrooke Rose Garden was designed and completed in 2016 as a replacement for the William Griffin Recreation Centre Rose Garden.

Discussion ensued regarding the fees associated with Highway Use Permits (HUPs).

4. **PUBLIC INPUT**

Nil

5. **ADJOURNMENT**

MOVED by Councillor MURI

SECONDED by Councillor MACKAY-DUNN

THAT the July 19, 2016 Council Workshop be adjourned.

CARRIED

(6:47 pm)

Mayor

Municipal Clerk

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REPORTS

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AGENDA INFORMATION	
<input type="checkbox"/> Regular Meeting	Date: _____
<input checked="" type="checkbox"/> Council Workshop:	Date: <u>October 4, 2016</u>

3.1		
Dept. Manager	 GM/ Director	 CAO

The District of North Vancouver REPORT TO COUNCIL

September 28, 2016
File: 13.6800.01/000.000

AUTHOR: Dan Milburn, Acting General Manager, Planning, Properties & Permits

SUBJECT: **Community Heritage Advisory Committee Presentation**

REASON FOR REPORT:

Members of the Community Heritage Advisory Committee provided a brief presentation to Council on July 18th, 2016, during the Public Input portion of the Regular Council Meeting. Members of the committee subsequently met with the Acting General Manager on July 20th, 2016, to discuss the concerns raised in their presentation.

As a follow-up to these discussions the Community Heritage Advisory Committee was invited to present to Council at a Workshop. Committee members have now confirmed their availability for October 4th, 2016, and look forward to an engaging discussion with Mayor and Council regarding the future of the District's heritage program.

Respectfully submitted,



Dan Milburn
Acting General Manager, Planning, Properties & Permits

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