

AGENDA

COUNCIL WORKSHOP

Monday, October 24, 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.
Monday, October 24, 2016
Committee Room, Municipal Hall,
355 West Queens Road, North Vancouver

AGENDA

1. ADOPTION OF THE AGENDA

1.1. October 24, 2016 Council Workshop Agenda

Recommendation:

THAT the agenda for the October 24, 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 11, 2016 Council Workshop

p. 7-9

Recommendation:

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

3. REPORTS FROM COUNCIL OR STAFF

3.1. DNV Sportsfield Program

p. 13-38

File No.

Recommendation:

THAT the October 18, 2016 presentation of the Manager – Parks entitled DNV Sportsfield Program be received for information.

3.2. Lynn Valley Loop Trail Proposal from Lynn Valley Community Association

File No.

Materials to be circulated via agenda addendum.

4. PUBLIC INPUT

(maximum of ten minutes total)

5. ADJOURNMENT

Recommendation:

THAT the October 24, 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 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

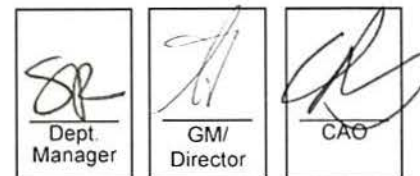
Municipal Clerk

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REPORTS

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AGENDA INFORMATION	
<input type="checkbox"/> Regular Meeting	Date: _____
<input type="checkbox"/> Other:	Date: <u>October 24, 2016</u>



The District of North Vancouver REPORT TO COUNCIL

October 18, 2016

AUTHOR: Susan Rogers, Manager of Parks

SUBJECT: DNV Sportsfield Program

Please find attached the presentation for the Sportsfield Program for discussion at the Council Workshop on October 24.

The presentation will provide an update on the following key projects:

- 1) Inter River Park – South Field feasibility study to convert to an artificial turf field(s)
- 2) Kirkstone Park – Field feasibility study to convert the existing all weather field to an artificial turf field
- 3) Argyle School – status on potential artificial turf field

Susan Rogers
Manager – Parks Department

REVIEWED WITH:		
<input type="checkbox"/> Sustainable Community Dev. _____	<input type="checkbox"/> Clerk's Office _____	External Agencies: <input type="checkbox"/> Library Board _____ <input type="checkbox"/> NS Health _____ <input type="checkbox"/> RCMP _____ <input type="checkbox"/> NVRC _____ <input type="checkbox"/> Museum & Arch. _____ <input type="checkbox"/> Other: _____
<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 _____	
<input type="checkbox"/> Environment _____	<input type="checkbox"/> Solicitor _____	
<input type="checkbox"/> Facilities _____	<input type="checkbox"/> GIS _____	
<input type="checkbox"/> Human Resources _____	<input type="checkbox"/> Real Estate _____	

Inter River Park

South Sports Field Feasibility & Conceptual Design

Council Sports Field Workshop

October 24, 2016



BINNIE

Council Workshop

Council Sports Field Workshop

October 24, 2016



Agenda:

1. Inter River Park: South Sports Field Feasibility & Conceptual Design
2. Kirkstone Park ATF Conversion
3. District Wide Sports Field Strategy

In addition:

4. Lynn Valley Trail Loop Proposal

Presented by:

Susan Rogers, Parks Manager

Catherine Eiswerth, Project Manager, Binnie & Associates

ATF/Sportsfield Demand



- Increasing demand for more playing fields in the District
- District limited to accommodate full sized tournament sportsfields
- ATF's provide 3-4 times more playable hours than grass sportsfields
- Playable in wet weather and no recovery time from use



Stakeholder Process to date:

Sportsfield User Group Meeting - October 2015

Sports Advisory Presentation - November 2015

District Council Workshop - January 2016

Parks Advisory Committee - January 2016

Sportsfield User Meeting - July 2016

Sport Council- September 2016

PNEAC - September 2016

Council Workshop – October 24, 2016

Rationale for Inter River

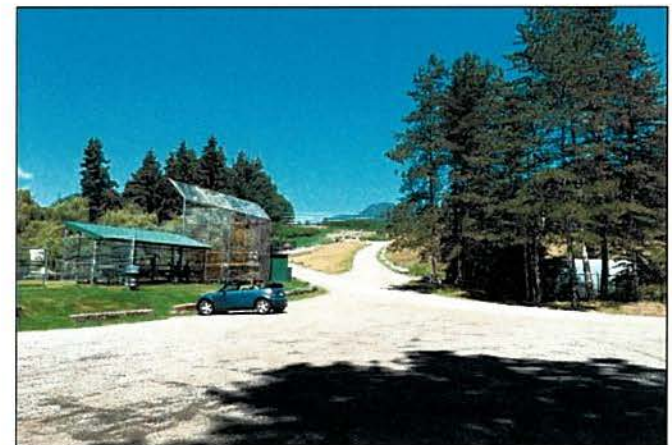
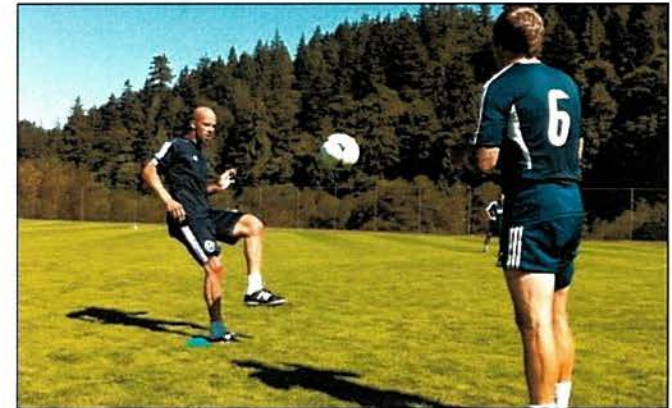


Why is upgrading being considered?

- Existing field is uneven with poor drainage
- Total rebuild required

Why an artificial turf field?

- One multi-use ATF is equal to 4 to 6 grass fields
- Strengthen Inter River Park's role as a tournament center
- Pressure taken off District's other grass fields
- Potential increase in bookable hours from 147 hrs. (2015) to 2600 hrs.



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Artificial Turf Field Concepts

1 Field + Warm-up Option



- 1) Existing parking
- 2) Proposed parking areas (79)
(74 ninety degree, 5 parallel)
- 3) Existing bike skills facility
- 4) Proposed drop-off area
- 5) Proposed field lights
- 6) Existing field building /
washrooms
- 7) Existing sedimentation pond
- 8) Existing trail entrance
- 9) Existing trees preserved
- 10) Spectator area
- 11) Bus parking stalls (2)
- 12) Service vehicle access
- 13) Bike skills park drop-off area
- 14) Parking and event staging
area
- 15) Future sport court (by others)
- 16) Emergency access
- 17) Future park operations area

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Artificial Turf Field Concepts

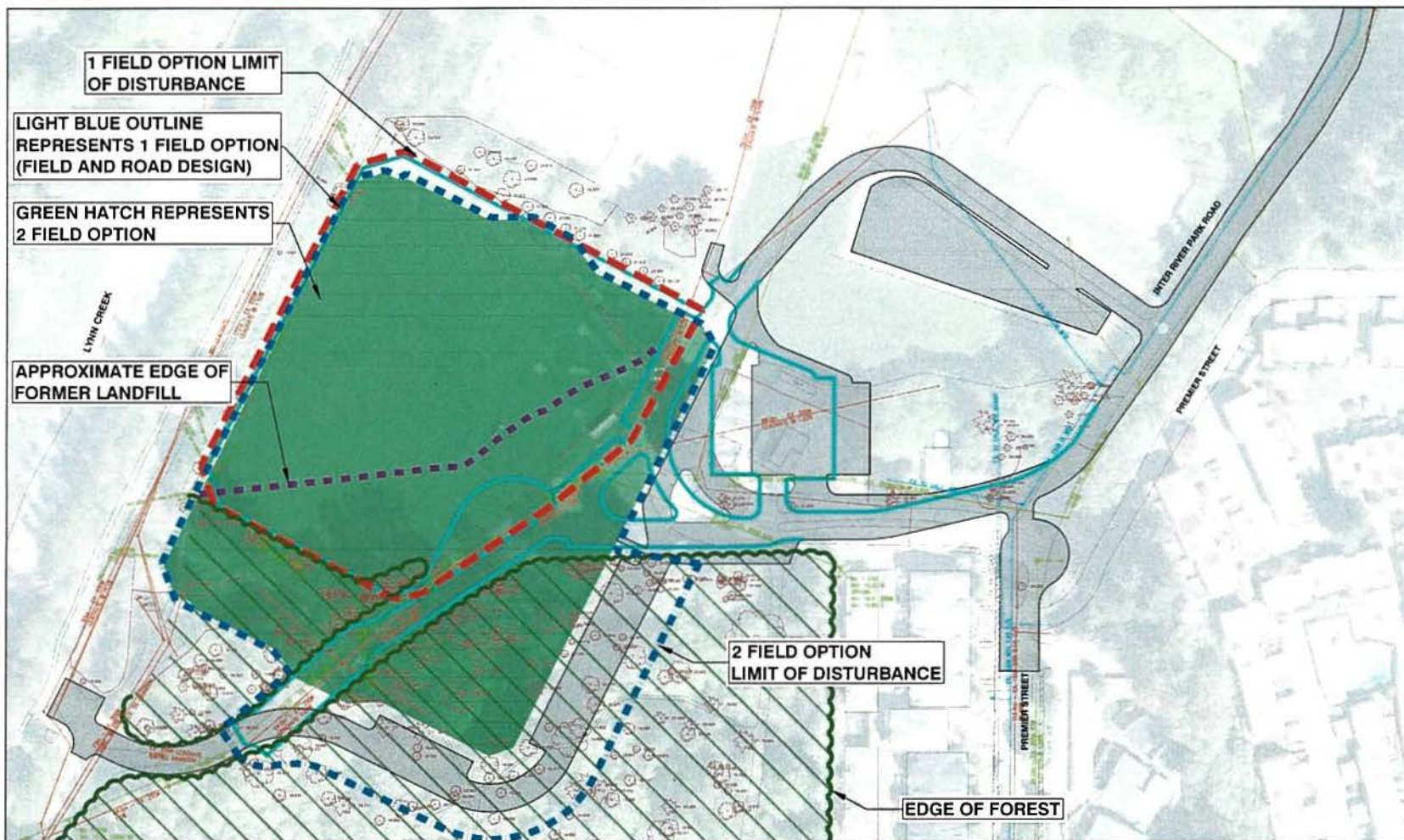
2 Field Option



- 1) Existing parking
- 2) Proposed parking areas (ninety degree)
- 3) Existing trail entrance
- 4) Existing sedimentation pond
- 5) Service vehicle access
- 6) Existing trees preserved
- 7) Parking and event staging area

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Comparison of Artificial Field Concepts



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Natural Grass Field Concept



- 1) Existing parking
- 2) Proposed parking areas (ninety degree)
- 3) Existing bike skills facility
- 4) Existing field building/washrooms
- 5) Future sport court (by others)
- 6) Existing sedimentation pond
- 7) Existing trail entrance
- 8) Existing trees preserved
- 9) Service vehicle access
- 10) Bike skills park drop-off area
- 11) Parking and event staging area

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Implications of ATF Options



Relative Implication of Design Options – 2 ATF Fields				Relative Implication of Design Options – 1 Field + Warm-up			
Criteria	No Impact (or Benefit)	Some Impact	High Impact	Criteria	No Impact (or Benefit)	Some Impact	High Impact
Tree/Habitat Loss				Tree/Habitat Loss			
Riparian Encroachment				Riparian Encroachment			
Settlement Potential				Settlement Potential			
Preload Duration				Preload Duration			
Ex. Utility Relocation				Ex. Utility Relocation			
Extraordinary Cost				Extraordinary Cost			
Future Maintenance Risk				Future Maintenance Risk			
Parking Demand Met				Parking Demand Met			
Additional Field Inventory							

Implications of ATF vs Grass Options



Relative Implication of Design Options – Natural Grass Field			
Criteria	No Impact (or Benefit)	Some Impact	High Impact
Tree/Habitat Loss			
Riparian Encroachment			
Settlement Potential			
Preload Duration			
Ex. Utility Relocation			
Extraordinary Cost			
Future Maintenance Risk			
Parking Demand Met			

Relative Implication of Design Options – 1 Field + Warm-up			
Criteria	No Impact (or Benefit)	Some Impact	High Impact
Tree/Habitat Loss			
Riparian Encroachment			
Settlement Potential			
Preload Duration			
Ex. Utility Relocation			
Extraordinary Cost			
Future Maintenance Risk			
Parking Demand Met			

“Class D” Cost Estimates



Site development costs (ATF Field plus associated infrastructure upgrades)

- **One field plus warm-up area option:**
\$5.0 - 5.9 million

- **Two field option:**
\$9.5 -10.5 million

- **Grass field option:**
\$1.9 million

Environmental Impacts of Artificial Turf



What is the environmental concern about artificial turf?

- Public/media concerns over ATF crumb rubber infill ('soil' portion)
- Ground car/truck tires used for ATF infill
- ATF fibres ('grass' portion) do not pose an elevated risk to health or environment
- Infill safety being studied by United States' EPA – report pending
- City of Vancouver no longer using crumb rubber – TPE, organic or EPDM infill

Are there options to crumb rubber?

- A number of infill options – TPE, EPDM, Organic, 100% Sand, etc.
- Other infills more costly than crumb rubber (+ \$150K to \$300K per field)

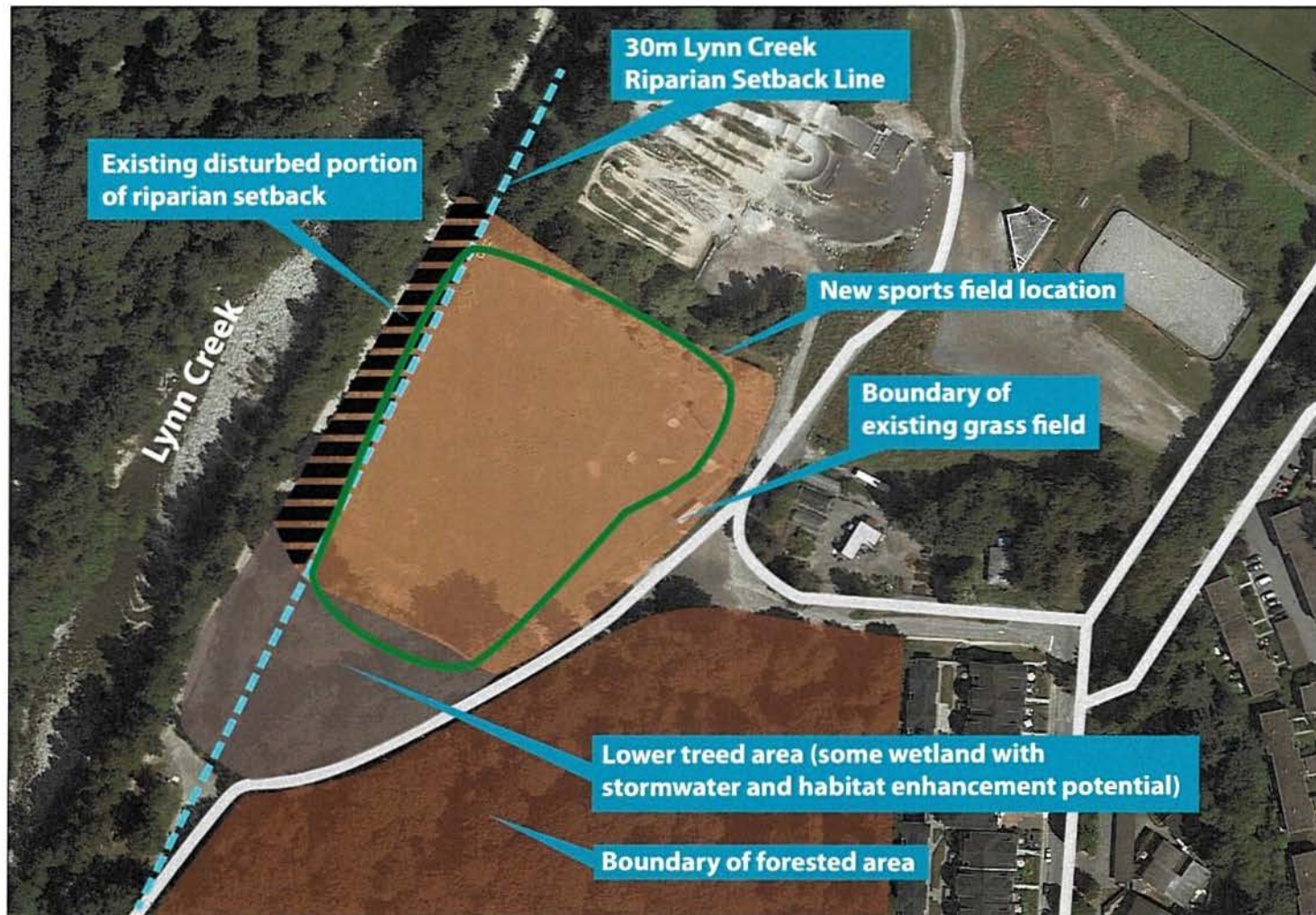
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Geotechnical Overview



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Environmental Overview



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Public Feedback

Main Comments Summarized



- Baseball prefers natural grass option due to impact of ATF on higher level ball
- More people support closing Premier Street than do not
- Concerns about increased traffic, noise, safety, speeding
- 1 field option preferred over 2 ATF option
- Concerns about deforestation/impact on environment
- Dog walkers are a major user group and hope project won't impact them

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Timeline



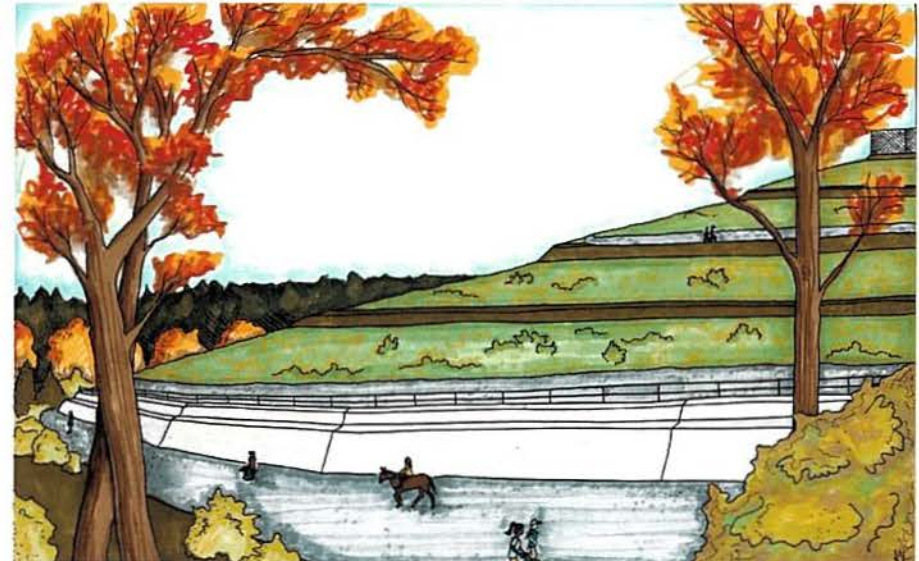
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Recommendation



That Council direct staff to proceed with a 2017 Capital Budget request for site preparation for a 1 ATF field plus warm-up option at South Inter River Park.

Inter River Park- fill slope retaining walls



Comments and Questions

Thank You!



Inter River Park

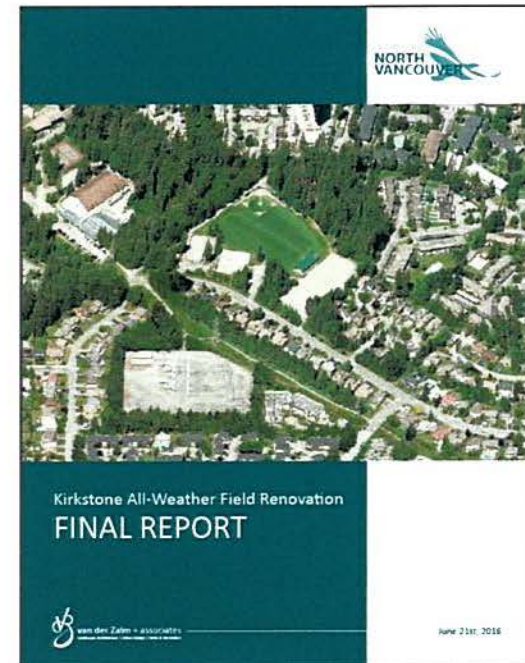
South Sports Field Feasibility and Conceptual Design



Kirkstone ATF Feasibility Study June 2016



- In 2016 DNV retained van der Zalm + Associates for feasibility review to convert DNV all-weather field to community-level ATF
- DNV has shortage of soccer practice facilities for year round use.
- All weather fields are generally underutilized.
- Kirkstone AW Field has infrastructure required by an ATF. This reduces construction cost without affecting playability
 - Existing field lighting
 - Existing drainage
- The all-weather field at Kirkstone has key infrastructure :
 - Existing parking
 - Existing washroom building
 - Located on a bus route
 - Next to Lynn Valley Growth Center



Gravel Field ATF Conversion: Kirkstone Park



- Increasing demand for more playing fields
- Low demand (bookings) for existing gravel fields
- Potential increase of bookable hrs from 700 - 2600 hrs. per year
- Limited park areas to expand with new field inventory
- Sites are dedicated, flat and have existing field lights
- Gravel conversions cost less than typical ATF fields as lighting exists; drainage is less costly and less fill is required.



Stakeholder Process:

Sportsfield User Group Meeting - October 2015

Sports Advisory Presentation - November 2015

District Council Workshop - January 2016

Parks Advisory Committee - January 2016

Sportsfield User Meeting - July 2016

Council Workshop - October 2016

Kirkstone ATF Feasibility Study June 2016



Recommendation:

- Develop field 47M x 105M - marked for Super 8 and full-length field
- Field meet FIFA standard for play
- Field halved for simultaneous games in U6 - U10 leagues or broken down for youth practice games.

Cost Estimate:

Estimated Grand Total - \$1,200,000.00

Preliminary Concept (VDZ & Associates May 2016)



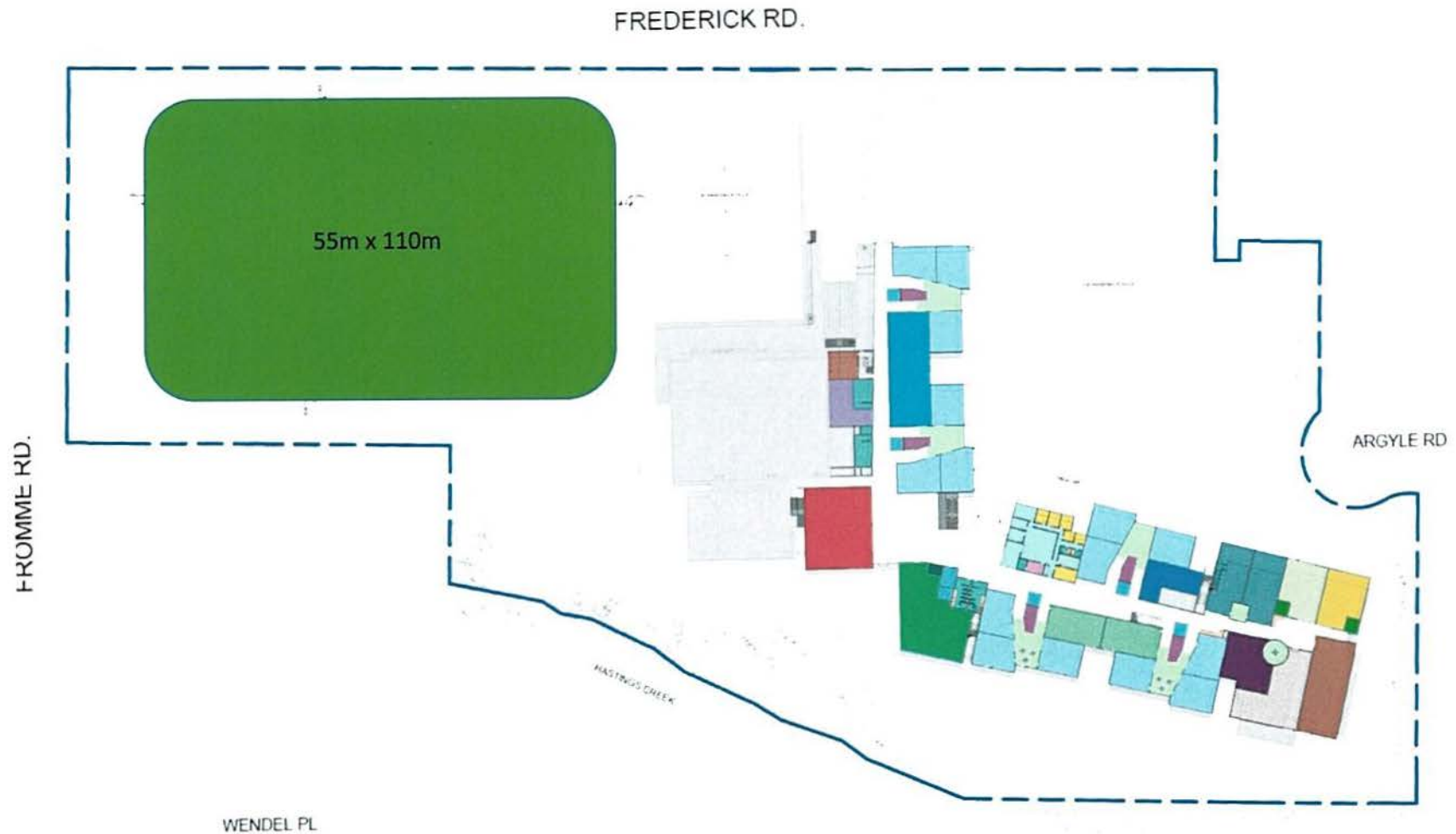
47m x 105m from fence to fence

District Wide Strategy



- ★ In planning or design phase
- ★ Existing or under construction
- ★ Future potential sites

Argyle Secondary School ATF



Comments & Questions



**Lynn Valley Loop Trail Proposal from
Lynn Valley Community Association**

Materials to be circulated via agenda addendum.

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