

**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

