

AGENDA

COUNCIL WORKSHOP

Tuesday, November 29, 2016

6:00 p.m.

Committee Room, Municipal Hall

355 West Queens Road,

North Vancouver, BC

Council Members:

Mayor Richard Walton

Councillor Roger Bassam

Councillor Mathew Bond

Councillor Jim Hanson

Councillor Robin Hicks

Councillor Doug MacKay-Dunn

Councillor Lisa Muri



www.dnv.org

THIS PAGE LEFT BLANK INTENTIONALLY

COUNCIL WORKSHOP

6:00 p.m.
Tuesday, November 29, 2016
Committee Room, Municipal Hall,
355 West Queens Road, North Vancouver

AGENDA

1. ADOPTION OF THE AGENDA

1.1. November 29, 2016 Council Workshop Agenda

Recommendation:

THAT the agenda for the November 29, 2016 Council Workshop is adopted as circulated, including the addition of any items listed in the agenda addendum.

2. ADOPTION OF MINUTES

2.1. November 14, 2016 Council Workshop

p. 7-9

Recommendation:

THAT the minutes of the November 14, 2016 Council Workshop meeting are adopted.

3. REPORTS FROM COUNCIL OR STAFF

3.1. Review of the Official Community Plan
File No.

p. 13-16

Report: Councillor Lisa Muri, November 2, 2016

4. PUBLIC INPUT

(maximum of ten minutes total)

5. ADJOURNMENT

Recommendation:

THAT the November 29, 2016 Council Workshop is adjourned.

THIS PAGE LEFT BLANK INTENTIONALLY

MINUTES

THIS PAGE LEFT BLANK INTENTIONALLY

**DISTRICT OF NORTH VANCOUVER
COUNCIL WORKSHOP**

Minutes of the Council Workshop for the District of North Vancouver held at 7:04 p.m. on Monday, November 14, 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 L. Muri

Absent: Councillor D. MacKay-Dunn

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, General Manager – Planning, Properties & Permits
Mr. A. Wardell, Acting General Manager – Finance & Technology
Mr. J. Gordon, Manager – Administrative Services
Ms. S. Dal Santo, Section Manager – Planning Policy
Ms. A. Clarke, Community Planner
Ms. S. Dale, Confidential Council Clerk

1. ADOPTION OF THE AGENDA

1.1. November 14, 2016 Council Workshop Agenda

MOVED by Councillor MURI

SECONDED by Councillor BASSAM

THAT the agenda for the November 14, 2016 Council Workshop be adopted as circulated.

CARRIED

2. ADOPTION OF MINUTES

Nil

3. REPORTS FROM COUNCIL OR STAFF

3.1. Industrial Lands Review – 2011 to 2016

File No. 13.6655.20/000.000

Mr. Dan Milburn, General Manager – Planning, Permits and Properties, presented a comprehensive review and analysis of changes to industrial land in the District from 2011 to 2016. Mr. Milburn discussed changes in industrial land area, industrial zoning changes approved and currently under application, business license information and available anecdotal information on impacts to

small businesses. It was noted that this information was assessed within the context of OCP policies to grow and intensify uses on industrial lands, and to encourage business investment and job growth towards established OCP targets and overall community objectives of maintaining a healthy and resilient local economy. The Metro Vancouver Industrial Lands Inventory and the role our employment lands play in the regional economy were also reviewed.

Mr. Milburn summarized the findings as follows:

- In the District there are relatively few vacant industrial parcels and a relatively high price per square foot;
- Between 2011 and 2016:
 - A 3.7 hectare (-1.2%) net change in industrial zoned land area;
 - A very slight increase in business licenses on industrially zoned land; and,
 - A 34% turn over in the business licenses issued;
- Current applications under review could result in a further 0.6 hectare (1.5 acre) or 0.5% net reduction in industrial lands;
- Other industrial zoned sites in Lynn Creek, Maplewood and Lynnmour North could see change; and,
- Maplewood is key to industrial growth.

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 the increased cost of land will force businesses to relocate;
- 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;
- Spoke to the issue of affordability;
- Requested that staff report back with the results of the Maplewood Charrette;
- Expressed concern with regards to the potential displacement of existing small businesses as a result of redevelopment pressures;
- Requested staff report back on the inventory of businesses in industrial zoned areas;
- Spoke to the importance of providing businesses with temporary solutions; and,
- Stated that on-going communication with business owners is key.

Public Input:

Mr. Ross Forman,

- Opined that light industrial businesses currently operating will not fit into the new Maplewood Town Centre;
- Commented that automotive businesses that create noise cannot operate close to residential areas;
- Noted that rental rates have significantly increased;
- Commented that small family-owned businesses do not exist in the District anymore; and,

- Expressed concerns that businesses will be forced to relocate outside the District.

Mr. Glenn Schatroph, Owner – North Shore Off-Road Centre, 1400 Block Columbia Street:

- Expressed concern that his business will have to relocate off the North Shore during the redevelopment stage; and,
- Commented on the shortage of industrial lands in the District.

Mr. Corrie Kost:

- Commented on the importance of building complete communities;
- Opined that industrial lands in the District are better utilized than in most communities; and,
- Noted that job intensification may be a challenge due to increased technology.

Mr. Behrouz Sorouth, Owner – A1 Unity Auto Collision, 1400 Block Columbia Street:

- Expressed concern that his business will be forced to relocate during redevelopment; and,
- Expressed concern that due to the shortage of industrial lands in the District he will be forced to move outside the North Shore.

4. **ADJOURNMENT**

MOVED by Councillor HICKS

SECONDED by Councillor MURI

THAT the November 14, 2016 Council Workshop be adjourned.

CARRIED
(8:57 pm)

Mayor

Municipal Clerk

THIS PAGE LEFT BLANK INTENTIONALLY

REPORTS

THIS PAGE LEFT BLANK INTENTIONALLY



Memo

November 2, 2016

File:

TO: Mayor Richard Walton and Council

FROM: Councillor Lisa Muri

SUBJECT: Review of the Official Community Plan

Recommendation

That a high level review of progress made with respect to implementation of the Official Community Plan be conducted by Council in the first quarter of 2017 and that prior to the review, Council discuss and provide direction on the scope of the review.

Background

An Official Community Plan is a statement of objectives and policies that support a municipality's long term vision. Authority to adopt an OCP is set out in the Local Government Act. The Act requires that the OCP include land use statements and designations as well as policies for the provision of affordable, rental and special needs housing, as well as the reduction of greenhouse gases. The legislation also enables a municipality to include policies on a wide variety of issues including transportation, the environment, parks and recreation, social services and financial resiliency. The OCP, adopted by Council in 2011, works in concert with Metro Vancouver's Regional Growth Strategy which has five broad goals:

1. Create a compact urban area
2. Support a sustainable economy
3. Protect the region's environment and respond to climate change impacts
4. Develop complete communities
5. Support sustainable transportation choices

The extent to which the District's OCP policies support and relate to the RGS is set out in a regional context statement. The RGS included a requirement to review it after 5 years. Metro Vancouver has recently concluded that a 5 year review is premature at this point. The District's OCP included the statement "*To ensure the ongoing validity of this plan, an OCP review will occur every 5 years*" made specific references to monitoring progress, setting targets and establishing community indicators. Completing the policy work set out in the OCP has continued over the past years with work still to be done.

The OCP identified the following six key issues to be addressed:

1. Challenging demographic profile
2. Lack of housing diversity and affordability
3. Loss of economic vibrancy
4. Large environmental footprint
5. Social issues
6. Aging municipal infrastructure and financial challenges

The OCP set a Vision and a set of Principles which together with the following goals (abridged) were to inform District policies, strategies and targets:

1. Create a network of centres
2. Encourage and enable a diverse mix of housing type, tenure and affordability
3. Foster a safe, socially inclusive and supportive community
4. Support a diverse and resilient local economy
5. Provide a safe, efficient and accessible network of pedestrian, bike and road ways and enable viable alternative to the car
6. Conserve the ecological integrity of our natural environment
7. Develop an energy efficient community that reduces greenhouse gases while adapting to climate change
8. Providing infrastructure to support community health, safety and economic prosperity

Four strategic directions emerged from the community OCP process:

1. Plan for a more balanced and diverse population
2. Create more complete, compact and connected communities
3. Reduce our environmental footprint
4. Become more economically dynamic and stable

The OCP is structured into three main parts; Community Structure, Community Development, Plan Management and contains three schedules covering policies for the Town and Village Centres, Development Permit areas and the Regional Context Statement. The OCP also contains over 400 policy objectives and 11 high level targets and 47 community indicators. A comprehensive staff report is expected in early 2017 with regards to measuring progress based on the indicators.

Discussion

While the OCP is referred to as a “living document”, in recent Council discussions it has been suggested that initiating a review with the purpose of introducing changes is not desirable at this time because:

1. It is too early as much of the supporting policy work has only recently been completed or is still in progress
2. Council has yet to finalize the indicators by which progress will be measured
3. There is limited staff capacity to undertake a comprehensive and detailed review and work with Council on a variety of OCP related topics where some concerns have been identified or further clarity is sought

These topics include:

- Pace of development
- Affordable housing and tenant assistance
- Transportation
- Town centres
- OCP monitoring
- Single family housing regulations
- Parks (and parking)
- Displacement of light industry
- The bike lane network
- The Maplewood Plan
- CACs and community amenities

Due to a number of reasons (including a new Council, the complexity of the issues, organizational capacity and external influences) consensus and/or definitive progress has been difficult to achieve.

However, as Council makes slow progress on these issues, the effects on the community are continuing if not increasing. Compounding the problem is the emergence of other issues that may or may not have been contemplated when the OCP was adopted such as:

- Delay in maintaining and improving regional transit to a level acceptable to the community
- Substantive changes in traffic volumes within the North Shore and more specifically at the two bridgeheads producing gridlock and unacceptable commuting times
- Loss of affordable market rental units because of redevelopment of existing stock
- A renewed interest by senior level governments in supporting the creation of new affordable rental stock

- Significant increases in the replacement or renovation of single family homes
- The impact of development construction on roads and mobility
- Pressure of development outside of or on the periphery of the town centres
- The impact of utility infrastructure replacement and improvements occurring throughout the municipality both as a result of and independent of development
- The timing of significant development projects (so many seemingly all at once)
- The significant escalation of real estate values
- The extent of the waterfront industrial redevelopment (Port, G3, Seaspán) in some cases displacing smaller light industry with no place to relocate to on the north shore because of low vacancy rates and high lease prices

Recent attempts by some Councillors to initiate a more general review of the OCP have not garnered broad support on Council. Residents that I talk to in the District are being increasingly frustrated with what they feel is a deterioration of their quality of life. They also perceive that Council's continued support of development and unwillingness to review the OCP are inconsistent with the general experience of the community. While I supported and continue to support the goals of the OCP, I believe we need a "check-in" on whether our approach to implementation is helping or hindering support for and achievement of the goals.

I feel that a high level review of the OCP would enable Council and the community with a better understanding of the progress we are making in achieving the goals of the OCP, of how these new issues affect the OCP's goals and whether or not some adjustments are required. For discussion purposes I suggest that the scope of a high level review would consist of:

1. A comparison of what has been achieved at the 5 year mark in against what was expected
2. An analysis of how the emerging issues are impacting actual or expected progress with respect to the OCP goals
3. What adjustments in the goals or our implementation strategies should be considered at this time


Councillor Lisa Muri