

**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)



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Mayor



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Municipal Clerk