

# AGENDA

## *COUNCIL WORKSHOP*

**Monday, January 16, 2017**

**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

[www.dnv.org](http://www.dnv.org)

THIS PAGE LEFT BLANK INTENTIONALLY

## **COUNCIL WORKSHOP**

**5:00 p.m.**  
**Monday, January 16, 2017**  
**Committee Room, Municipal Hall,**  
**355 West Queens Road, North Vancouver**

### **AGENDA**

#### **1. ADOPTION OF THE AGENDA**

##### **1.1. January 16, 2017 Council Workshop Agenda**

*Recommendation:*

THAT the agenda for the January 16, 2017 Council Workshop is adopted as circulated, including the addition of any items listed in the agenda addendum.

#### **2. ADOPTION OF MINUTES**

##### **2.1. November 15, 2016 Council Workshop p. 7-12**

*Recommendation:*

THAT the minutes of the November 15, 2016 Council Workshop meeting are adopted.

##### **2.2. November 29, 2016 Council Workshop p. 13-15**

*Recommendation:*

THAT the minutes of the November 29, 2016 Council Workshop meeting are adopted.

##### **2.3. December 5, 2016 Council Workshop p. 17-20**

*Recommendation:*

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

#### **3. REPORTS FROM COUNCIL OR STAFF**

##### **3.1. 2017-2021 Financial Plan Deliberations**

File No. 05.1780/Financial Plan Process/2017

Presentation: Andy Wardell, Acting General Manager – Finance & Technology

#### **4. PUBLIC INPUT**

(maximum of ten minutes total)

**5. ADJOURNMENT**

*Recommendation:*

THAT the January 16, 2017 Council Workshop is adjourned.

## 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 5:00 p.m. on Tuesday, November 15, 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

**Absent:** Councillor L. Muri

**Staff:** Ms. C. Grant, Acting Chief Administrative Officer  
Mr. D. Milburn, General Manager – Planning, Properties & Permits  
Mr. J. Gordon, Manager – Administrative Services  
Ms. J. Paton, Manager – Development Planning  
Ms. S. Dal Santo, Section Manager – Planning Policy  
Ms. C. Archer, Confidential Council Clerk  
Mr. F. Donnelly, Research Analyst

### 1. **ADOPTION OF THE AGENDA**

#### 1.1. **November 15, 2016 Council Workshop Agenda**

**MOVED by Councillor BOND**

**SECONDED by Councillor HANSON**

THAT the agenda for the November 15, 2016 Council Workshop is adopted as circulated.

**CARRIED**

### 2. **ADOPTION OF MINUTES**

#### 2.1. **October 4, 2016 Council Workshop**

**MOVED by Councillor BOND**

**SECONDED by Councillor HANSON**

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

**CARRIED**

#### 2.2. **October 18, 2016 Council Workshop**

**MOVED by Councillor BOND**

**SECONDED by Councillor HANSON**

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

**CARRIED**

### **2.3. October 24, 2016 Council Workshop**

**MOVED by Councillor BOND**

**SECONDED by Councillor HANSON**

THAT the minutes of the October 24, 2016 Council Workshop meeting are adopted.

**CARRIED**

### **3. REPORTS FROM COUNCIL OR STAFF**

#### **3.1. Rental and Affordable Housing Council Strategy**

File No. 13.6480.03/003.0000

Mr. Dan Milburn, General Manager – Planning, Properties & Permits, advised that the workshop will focus on items Council had requested be returned for further discussion.

Mr. Milburn provided an overview of milestones achieved since 2015 when Council had directed staff to proceed with development of an Affordable Housing Strategy, including the development of the framework, consultation with stakeholders and clarification of how to work with existing applications.

He advised that the Rental and Affordable Housing Strategy, Tenant Assistance Policy and Expressions of Interest for potential partners on the Oxford Street project will be brought to Council for consideration. Council's approval will be required to move forward with an application for a Provincial housing grant for the Oxford Street project. It was noted that the Provincial Government has allocated \$855 million to fund affordable housing projects.

The following items were brought forward from the July 11, 2016 Council Workshop for further discussion:

#### **Ten year estimated demand**

Mr. Milburn advised that the estimated range of 700 to 1,400 units of all housing types was derived from previous discussion and data taken from the Metro Vancouver Regional Affordable Housing Strategy. It was noted that the targets will be updated as more data becomes available.

Council Discussion:

- Transportation and public transit must be able to support the proposed increase in the number of housing units; and,
- Members of the community are concerned with the rate of development, as well as the timing and phasing of projects.

Council requested the ten year estimated demand not be included in the draft Rental and Affordable Housing Strategy as the overall demand for housing units is not specifically within the scope of affordable housing.



### **Use CMHC Affordability Levels to define affordability in Housing Agreements**

Mr. Milburn reported that stakeholders have recommended using the Canada Mortgage and Housing (CMHC) measures rather than income to assess affordability. The CMHC Affordability Levels are defined by the rents in the region at:

- Level 1: 80<sup>th</sup> rent percentile;
- Level 2: 65<sup>th</sup> rent percentile; and,
- Level 3: 50<sup>th</sup> rent percentile.

It was noted that data comparing the cost of living in different municipalities within the Metro Vancouver area is not collected by any agency.

Council expressed support for using this measure in the Rental and Affordable Housing Strategy.

### **Specific population groups to focus on for rental and affordable housing**

Mr. Milburn reported that the population groups considered under this item include seniors, students, downsizers, persons with cognitive disabilities and persons with mobility disabilities. He noted that all these categories would be captured under the low- to moderate-income group category and that there are existing policies regarding accessibility for persons with mobility disabilities.

Councillor BASSAM left the meeting at 5:31 pm.

Council expressed support for including a focus on seniors, students, persons with cognitive disabilities and persons with mobility disabilities in the Rental and Affordable Housing Strategy.

### **Negotiate for rental and affordable units, land or cash at the time of rezoning**

Mr. Milburn advised that every application has different opportunities depending on the particulars of the site and that staff have been negotiating and moving forward with current applications.

Council expressed support for a flexible approach, noting that negotiating on a case-by-case basis gives Council the opportunity for input on each application.

### **Prioritize maintenance, restoration and retention of purpose built rental outside of centres**

Mr. Milburn reported that this item had originally been part of the discussion on keeping the focus on redevelopment in town centres and on the maintenance and retention of existing buildings outside of town

centres. The concern expressed regarding this item was that some buildings have reached the end of their life and will need to be redeveloped.

Discussion ensued and agreement was reached on removing the words “outside of centres” and “prioritize” so that maintenance of existing buildings does not take precedence over all other considerations, and maintenance in town centres is not overlooked.

**Negotiate for the replacement of existing purpose-built rental units on a 1:1 basis (based on the number and size of the units) and Negotiate for the replacement of existing purpose built rental units on a less than 1:1 basis if affordable housing is proposed/funded**

Mr. Milburn recommended the omission of these items in order to give staff and Council flexibility with applications on a case-by-case basis. It was noted that setting specific requirements would reduce the ability of staff to negotiate the number, size and rent level of the units at individual sites.

In response to Council’s concern about excluding a minimum target for replacement units, Mr. Milburn advised that the wording would be revised in the draft Rental and Affordable Housing Strategy to reflect that replacement levels are aspirational rather than prescribed.

Councillor BOND left the meeting at 5:52 pm.

**Provide District-owned land for affordable housing**

Mr. Milburn noted that Council has indicated their support for providing District-owned land for affordable housing on Oxford Street, in part due to the site’s proximity to Phibbs Exchange.

Mr. Milburn reported that additional land in other centres may be suitable in the future, with proximity to transit a key requirement. Following current policy, these sites would be dealt with on a case-by-case basis. Staff advised that more than one possible partner organization will emerge from the Oxford Expression of Interest process, which will make discussion of additional sites timely.

Council requested specific wording to be added to clarify that any land sale would be subject to close scrutiny to ensure key criteria are met.

**Dispose of individual District-owned lots and use proceeds for affordable housing**

Mr. Milburn reported that this item is not a directive to sell land, but a show of intent to support affordable housing initiatives.

Council discussion:

- Suggested replacing “dispose of” with “derive value from”;

- Expressed concern about discussion of this item in the absence of several members of Council; and,
- Proposed further discussion when all members of Council are present.

**Reallocate Community Amenity Contribution (CAC) funds for affordable housing.**

Council postponed discussion of this item until all members of Council could be present. Staff reported that the current policy is to negotiate on a case-by-case basis, noting that the Rental and Affordable Housing Strategy will be considered and discussed as part of long-term policy planning.

Mr. Milburn advised that the Rental and Affordable Housing Strategy will adapt and change over time and that the Goals section will be rewritten based on Council's feedback on the individual items already discussed.

#### **4. PUBLIC INPUT**

##### **4.1. Mr. Phil Chapman, 1000 Block Handsworth Road**

- Commended Council for undertaking work on developing a Rental and Affordable Housing Strategy and reaching consensus;
- Observed that the market is providing rental housing on its own;
- Questioned the need to use density bonusing and incentives to move forward on increasing rental housing;
- Urged Council to provide clear direction to staff;
- Commented on the allocation of Community Amenity Contributions; and,
- Commented on the density of existing purpose-built rental buildings and higher densities allowed in the OCP.

Councillor BASSAM returned to the meeting at 6:07 pm.

Councillor HICKS left the meeting at 6:09 and returned at 6:10 pm.

##### **4.2. Mr. David Roppel, Director, Residential Development, Beedie Living**

- Thanked Council for their work on the Rental and Affordable Housing Strategy; and,
- Commented that information from the Council Workshop will be helpful as the company plans for the development of property in the District.

**3. ADJOURNMENT**

**MOVED by Councillor MACKAY-DUNN**

**SECONDED by Councillor HICKS**

THAT the November 15, 2016 Council Workshop for the District of North Vancouver be adjourned.

**CARRIED**

Absent for Vote: Councillor BOND  
(6:19 pm)

---

Mayor

---

Municipal Clerk

## **DISTRICT OF NORTH VANCOUVER COUNCIL WORKSHOP**

Minutes of the Council Workshop for the District of North Vancouver held at 6:10 p.m. on Tuesday, November 29, 2016 in the Council Chambers 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. D. Milburn, General Manager – Planning, Properties & Permits  
Mr. J. Gordon, Manager – Administrative Services  
Mr. S. Ono, Manager – Engineering Services  
Ms. S. Dal Santo, Section Manager – Planning Policy  
Ms. S. Dale, Confidential Council Clerk

### **1. ADOPTION OF THE AGENDA**

#### **1.1. November 29, 2016 Council Workshop Agenda**

**MOVED by Councillor MURI**

**SECONDED by Councillor HANSON**

THAT the agenda for the November 29, 2016 Council Workshop is adopted as circulated.

**CARRIED**

### **2. ADOPTION OF MINUTES**

#### **2.1. November 14, 2016 Council Workshop**

**MOVED by Councillor MURI**

**SECONDED by Councillor HANSON**

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

**CARRIED**

### **3. REPORTS FROM COUNCIL OR STAFF**

#### **3.1. Review of the Official Community Plan**

File No.

Mayor Richard Walton advised that the Official Community Plan, adopted by Council in 2011, is a statement of objectives and policies that support the District of North Vancouver's long-term vision. Mayor Walton noted that a high level review would provide Council and the community with a better understanding of the progress made in achieving the goals of the OCP, how new issues affect the OCP's goals and whether or not some adjustments are required. It was suggested that the scope of a high level review consist of the following:

- A comparison of what has been achieved at the five year mark;
- An analysis of how the emerging issues on the North Shore are impacting actual or expected progress with respect to the OCP goals; and,
- What adjustments in the goals or implementation strategies should be considered.

Council Discussion:

- Noted that the OCP Implementation Committee term ended on December 31, 2015 and questioned if the Committee should continue as on-going refinements are needed;
- Commented that the OCP is a living document;
- Suggested looking at individual targets such as affordable housing in more detail;
- Suggested that staff use a strategic approach to managing all the development projects on the North Shore;
- Commented that a relatively short period of time has elapsed since the OCP was adopted in 2011 and will take time to gather meaningful data;
- Commented on the importance of developing a framework to monitor the progress of the OCP;
- Commented on data limitations as indicator measures that rely on Statistics Canada information which is collected every five years;
- Commented that ongoing active engagement with the community is important;
- Questioned the best way to implement the goals of the OCP with the least amount of impact on the community;
- Acknowledged that Council is the decider of pace of development;
- Suggested looking at demand management pricing;
- Spoke to the importance of working collaboratively with outside agencies; and,
- Noted that key staff members involved in the OCP no longer work at the District.

Council spoke to issues that have affected the progress of implementation of the OCP which include:

- The delay in maintaining and improving regional transit to a level acceptable to the community;
- Substantive changes in traffic volumes within the North Shore and two bridgeheads producing gridlock and unacceptable commuting times;
- Loss of affordable market rental units due to the redevelopment of existing stock;
- A renewed interest by senior levels of government 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;
- The significant escalation of real estate values; and,
- The extent of waterfront industrial redevelopment (Port, G3, Seaspán) in some cases displacing smaller light industry with no place to relocate to on the North Shore due to low vacancy rates and high lease prices.

Council requested that a high level, three month review of OCP implementation progress be conducted in the first quarter of 2017 and that staff report back at a future public meeting with those results.

#### 4. **ADJOURNMENT**

**MOVED by Councillor BASSAM**

**SECONDED by Councillor MACKAY-DUNN**

THAT the November 29, 2016 Council Workshop is adjourned.

**CARRIED**  
(7:33 pm)

---

Mayor

---

Municipal Clerk

THIS PAGE LEFT BLANK INTENTIONALLY



## **DISTRICT OF NORTH VANCOUVER COUNCIL WORKSHOP**

Minutes of the Council Workshop for the District of North Vancouver held at 5:37 p.m. on Monday, December 5, 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 (via telephone)  
Councillor L. Muri

**Staff:** Mr. D. Stuart, Chief Administrative Officer  
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. D. Desrochers, Manager – Engineering Projects & Development Services  
Mr. R. Malcolm, Manager – Real Estate and Properties  
Ms. J. Paton, Manager – Development Planning  
Ms. L. Brick, Deputy Municipal Clerk  
Ms. C. Archer, Confidential Council Clerk  
Ms. K. Rendek, Planner

**Other**

**Attendees:** Mr. Robert Barrs, Principal, MODUS Planning, Design & Engagement  
Mr. Kim Perry, Principal, Perry & Associates

### **1. ADOPTION OF THE AGENDA**

#### **1.1. December 5, 2016 Council Workshop Agenda**

**MOVED by Councillor BASSAM**

**SECONDED by Councillor MURI**

THAT the agenda for the December 5, 2016 Council Workshop is adopted as circulated.

**CARRIED**

### **2. ADOPTION OF MINUTES**

Nil

### **3. REPORTS FROM COUNCIL OR STAFF**

#### **3.1. Maplewood Village and Community Plan**

File No.

Ms. Karen Rendek, Planner, advised that the study area for the Maplewood Village and Community Plan comprises 80 hectares and is divided into three parts:

- Area 1 is comprised of the Maplewood Village Centre as identified in the Official Community Plan (OCP);
- Area 2 is comprised of the undeveloped land east of the Maplewood Village Centre; and,
- Area 3 is comprised of the area immediately south of the Village Centre between Dollarton Highway and Spicer Road.

Ms. Rendek provided an overview of the Maplewood Village and Community Plan planning process to date, noting that public input to provide direction for the design concept was received in Phase 1, ending in June 2016. This Council Workshop is to review feedback received in Phase 2 from the design charrette, public open house and online questionnaire.

Sixty individuals, representing a diverse group of stakeholders, participated in the design charrette on October 18 and 19, 2016. Direction for the charrette was provided by Phase 1 public input and took into account the Maplewood Employment Lands Strategy as well as environmental, hydrogeological, flood and chemical hazard risks for the area.

Mr. Robert Barrs, Principal, MODUS Planning, Design & Engagement, provided an overview of the charrette process and resulting feedback, noting that a draft design concept was developed using input from participants on the first day, which was the subject of discussion on the second day to identify needed changes, new ideas and any additional work. Small groups worked on land use & housing, community services, transportation, green spaces and environment, and business and industry.

Mr. Barrs reviewed the vision for the Maplewood area, highlighting employment and industrial needs, walkability, a compact village core, diversity of housing, trail connections and green space.

Participants supported elements of the initial design concept including maintaining the elementary school, building a dike along the Seymour River, which would also be used as an enhanced riverfront trail, and opening up riverfront park land. An artisan industrial area considered for Riverside Drive was relocated east of Riverside Drive and north of Dollarton Highway due to concerns raised by industrial stakeholders regarding pedestrian safety in the originally proposed location.

Mr. Barrs provided an overview of current design concept features, highlighting a walkable village centre with an active streetscape and public areas, a diversity of housing types, creation of east-west connections, and an intensified light industrial area to the south. He noted the concept includes protection for wetlands, connections to provide water to the Maplewood Conservation Area during the dry summer months and an east-west trail along the Windridge escarpment.

The mix of housing in the design concept includes apartments, eco-cluster housing, residential-commercial mixed use, light industrial and studio live-work space, and dedicated employee housing. It was noted that additional housing for local workers would help reduce vehicle traffic and a small number of mid-rise towers in the Village Centre would help support retail businesses in the area.

Mr. Barrs reported on recreational and environmental aspects of the design concept, noting that it includes enhanced riparian channels and trails for jogging, hiking and mountain biking and presents an opportunity for active transportation and connecting the Spirit Trail. Potential space for community gardens, active park space and play spaces for children are also incorporated into the design. Stormwater management includes features such as rainwater gardens.

Additional density for light industrial use has been proposed to meet the demand for space for light industry. This could be accomplished by allowing additional height and allowing infill of parking areas. A business campus at east end of study area would include small retail and services such as a daycare to create a miniature complete community. Worker housing could be built on the steeper slopes of the area. A civic precinct is proposed for the District-owned land at the former landfill site.

Following revisions to the design concept at the end of the design charrette, 150 people participated in an open house on October 19, 2016. Additional feedback from the community was received via an online questionnaire.

Mr. Barrs provided a summary of the feedback received on the design concept, noting it was generally supported. Respondents requested clarification on traffic, Village Centre parking, possible locations for affordable housing, the type of community amenities to be provided, and how the civic facility would be integrated into the area. He reported the response to the idea of density along the Windridge escarpment was mixed and respondents expressed concern that current businesses not be displaced as new businesses are attracted to the area.

#### Council discussion:

- Expressed support for increased density on industrial lands and requested clarification of what types of businesses would be suitable for the area;
- Expressed concern that long-time industrial employers would be displaced through development and noted some industries are not compatible with non-industrial uses;
- Spoke in support of housing that supports economic and commercial activities.
- Commented that providing employee housing will help reduce traffic;
- Noted resident concerns about the height and density of housing, traffic and encroachment on existing green space;
- Proposed guidelines be developed for form, character and height of housing;
- Noted the route from Deep Cove through Maplewood presents an opportunity for the integration of bike routes to encourage commuting by bicycle;
- Noted there is a shortage of active park land in the area;

- Requested that the Major Industrial Accidents Council of Canada *Risk Based Land Use Planning Guidelines* be considered in any proposed plans for Maplewood;
- Requested that the relocation of the fire training centre be reviewed and other uses be considered that would help with economic development in the area;
- Remarked on design elements such as ground-level studio space fronting pedestrian areas similar to those on Granville Island; and,
- Suggested that more public input be collected.

Mayor Walton noted that many interested parties may not have been able to attend this workshop due to poor weather and it was agreed that more feedback from the community would be beneficial. Discussion ensued regarding holding an additional meeting for community and stakeholder feedback in January 2017.

Councillor MURI left the meeting at 6:53 pm.

#### 4. ADJOURNMENT

**MOVED by Councillor BASSAM**

**SECONDED by Councillor BOND**

THAT the December 5, 2016 Council Workshop is adjourned.

**CARRIED**

(6:54 pm)

Absent for Vote: Councillor MURI

---

Mayor

---

Municipal Clerk

## REPORTS

THIS PAGE LEFT BLANK INTENTIONALLY

## **2017-2021 Financial Plan Deliberations**

Presentation: Andy Wardell  
Acting General Manager – Finance & Technology

THIS PAGE LEFT BLANK INTENTIONALLY