

**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



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Mayor



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Municipal Clerk