

**DISTRICT OF NORTH VANCOUVER
COUNCIL WORKSHOP**

Minutes of the Council Workshop held at 5:03 p.m. on Tuesday, January 17, 2017 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 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. J. Gordon, Manager – Administrative Services
Ms. C. Archer, Confidential Council Clerk
Ms. A. Clarke, Planning Assistant
Ms. S. Lunn, Policy Planner

1. ADOPTION OF THE AGENDA

1.1. January 17, 2017 Council Workshop Agenda

MOVED by Councillor MURI

SECONDED by Councillor HANSON

THAT the agenda for the January 17, 2017 Council Workshop is adopted as circulated.

CARRIED

2. ADOPTION OF MINUTES

Nil

3. REPORTS FROM COUNCIL OR STAFF

3.1. Delbrook Lands – Analysis of Participants' Recommendations

File No. 13.6680.20/005.000

Mr. Dan Milburn, General Manager – Planning, Properties and Permits, stated that the purpose of the workshop is to present the analysis of public recommendations and next steps as directed by Council at the September 19, 2016 Regular Meeting, at which the SFU Centre for Dialogue had presented the findings from the Delbrook public engagement process. Mr. Milburn noted that the recommendations have been assessed based on their alignment with District policies and financial feasibility.

Ms. Suzy Lunn, Planner, reviewed the public engagement process to date, including initial opportunities to provide ideas starting in January 2016, and subsequent workshop, reports and deliberative dialogue.

Ms. Lunn reported that there is community support for using the Delbrook lands for park land, adult and child daycare and non-market housing, noting that the different uses could be phased. All the proposed uses are in alignment with the Official Community Plan (OCP), and non-market housing is in alignment with the OCP and the Rental and Affordable Housing Strategy (RAHS).

Ms. Lunn reviewed the preliminary capital and operating cost estimates for each use, as well as potential funding sources. It was noted that non-market housing would require partnership funding.

The current building footprints on the site were reviewed, followed by two sample site plans to show possible relationships between uses and site coverage:

1. Non-market housing along West Queens Road where the south parking lot is currently located, with stand-alone community services on the north side of the site; and,
2. Non-market housing and community services in a single building along West Queens Road with park land on approximately 75 percent of the site.

It was noted that the existing childcare facility and tennis courts would be retained and the Mission Creek riparian area enhanced in both plans.

Next steps in the process are discussions with potential partners, the development of a draft concept plan, refinement of cost estimates and identification of funding sources, with the next report to Council in the Fall of 2017.

Council discussion ensued and the following comments were noted:

- The need for open space and non-market housing;
- Concern regarding municipal involvement in funding for housing and Federal and Provincial downloading of responsibility;
- Suitability of the site for non-market housing and the appropriate number of units;
- Walkability of the site to schools, shopping centres and bus routes;
- Availability of land in other areas;
- The need for community services, including child care and adult daycare facilities;
- Concern regarding the cost estimates and financial impacts;
- Amount of other parkland and number of other tennis courts in the area;
- Determine other uses before calculating the amount and design of parkland;
- Recommended checking back with the community before proceeding;
- District-funded uses will be funded by the whole municipality;
- The need to determine funding sources, including partnerships for some uses and future operating and replacement costs;
- A small amount of market housing would subsidize other services and amenities;
- Clarification that the debt on the new Delbrook Recreation Centre is being paid by property taxes, not equity transfer; and,
- Requested other options be presented and that the Finance Department provide a presentation on financial impacts of site use options.

Mayor WALTON left the meeting at 6:24pm and Councillor MURI assumed the Chair.

MOVED by Councillor HANSON
SECONDED by Councillor BOND

THAT staff are directed to:

- a. develop a concept plan for the Delbrook Lands that incorporates parks and open space, non-market housing, and community services;
- b. develop refined cost estimates; and,
- c. develop a funding strategy in consideration of partnership funding opportunities and the District's long term funding strategy;

AND THAT staff are directed to commence discussions with potential non-profit housing providers and senior government agencies in regards to development of non-market housing on a portion of the Delbrook Lands;

AND THAT staff are directed to commence discussion with potential community service providers and senior government agencies in regards to development of community services on a portion of the Delbrook Lands.

CARRIED

Absent for Vote: Mayor WALTON

3.2. 2017-2021 Financial Plan Deliberations Continued (if necessary)

File No. 05.1780/Financial Plan Process/2017

This item was withdrawn from the agenda.

4. PUBLIC INPUT

4.1. Mr. Peter Duyker, 700 Block Edgemont Blvd:

- Recommended using the land for affordable housing and child and seniors care; and,
- Commented on existing parkland and recreational facilities such as tennis courts.

4.2. Ms. Diana Belhouse, 500 Block Granada Crescent:

- Requested Council designate the lands natural parkland;
- Commented on the facilities at Delbrook Park; and,
- Expressed objection to building affordable housing on the lands.

4.3. Mr. Corrie Kost, 2800 Block Colwood Drive:

- Objected to the sale of District land; and,
- Commented on the financial impact of the proposed plans.

4.4. Mr. Keith Reynolds, 600 Block West Windsor Road:

- Remarked on the need for neighbourhood parks;
- Commented on future density and housing costs; and,
- Objected to the sale of District land.

4.5. Mr. Mehdi Russel, 900 Block Forest Hills Drive:

- Expressed support for building affordable housing;
- Commented on housing affordability; and,
- Suggested consideration of other housing models.

4.6. Mr. James Gill, 500 Block West Kings Road:

- Commented on the community consultation process; and,
- Commented on financial impacts and funding sources.

4.7. Mr. Roger Goodwin, 4300 Block Quinton Place:

- Commented on the positive effect of interaction between young children and seniors in care.

4.8. Ms. Krista Tullock, 100 Block West Kings Road:

- Commented on the community consultation process and public engagement on other District matters.

5. ADJOURNMENT

MOVED by Councillor HANSON

SECONDED by Councillor BOND

THAT the January 17, 2017 Council Workshop is adjourned.

CARRIED

Absent for Vote: Mayor WALTON
(6:53 p.m.)



Mayor



Municipal Clerk