

**DISTRICT OF NORTH VANCOUVER
COUNCIL WORKSHOP**

Minutes of the Council Workshop for the District of North Vancouver held at 5:04 p.m. on Tuesday, January 31, 2017 in the Council Chambers of the District Hall, 355 West Queens Road, North Vancouver, British Columbia.

Present: Mayor R. Walton
Councillor M. Bond (5:06 pm)
Councillor J. Hanson
Councillor R. Hicks (5:05 pm)
Councillor D. MacKay-Dunn
Councillor L. Muri

Absent: Councillor R. Bassam

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. T. Lancaster, Manager – Community Planning
Mr. S. Ono, Manager – Engineering Services
Ms. J. Paton, Manager – Development Planning
Ms. S. Dale, Confidential Council Clerk
Ms. K. Rendek, Planner

1. ADOPTION OF THE AGENDA

1.1. January 31, 2017 Council Workshop Agenda

MOVED by Councillor MURI

SECONDED by Councillor MACKAY-DUNN

THAT the agenda for the January 31, 2017 Council Workshop be adopted as circulated.

CARRIED

Absent for Vote: Councillors BOND and HICKS

2. ADOPTION OF MINUTES

Nil

3. REPORTS FROM COUNCIL OR STAFF

Councillors BOND and HICKS arrived at this point in the proceedings.

With the consent of Council, Mayor Walton varied the agenda as follows:

3.2. Preliminary Applications: Emery Village and Lynnmour South
File No.

Ms. Jennifer Paton, Manager - Development Planning, provided an overview of the following preliminary applications:

- 1200-1259 Emery Place; and,
- 1923-1959 Purcell Way – Lynnmour South.

Council Discussion 1200-1259 Emery Place:

- Suggested phasing new developments to reduce the displacement of existing residents;
- Expressed concerns that many newer developments provide minimal storage space;
- Questioned the adaptability of the proposed units;
- Requested staff report back on the success of the Residential Tenant Relocation Assistance Policy at Mountain Court;
- Commented on the need for larger units for families;
- Expressed concern for residents being displaced by redevelopment;
- Stated that like-for-like affordable housing is needed;
- Questioned what the projected rent for the proposed units would be; and,
- Suggested providing lower-end finishing's to reduce the cost of the units.

Council Discussion 1923-1959 Purcell Way – Lynnmour South:

- Questioned if parking will be included in the student housing complex;
- Suggested that as this development is close to transit and across the street from Capilano University, parking not be included as a means to reduce the cost;
- Requested that staff report back on the cost of the estimated building repairs;
- Requested that a copy of the depreciation report be provided to Council;
- Commented on the need to preserve existing rental stock;
- Expressed concern with regards to the potential displacement of existing owners not being able to afford units in the new development; and,
- Noted that traffic is a problem in the Inter-River area.

3.1. Maplewood Village Centre Implementation Planning and Community Engagement – Phase 3

File No. 13.6480.30/000.003

Ms. Karen Rendek, Planner, and Mr. Tom Lancaster, Manager – Community Planning, provided an overview of the Maplewood Village and Community Plan planning process to date. Ms. Rendek noted that the Maplewood charrette design concept provides an overall framework that integrates ideas for housing innovation, business creation and expansion, ecological restoration, improvements to transportation, additional services and community amenities. The design concept was developed through a collaborative, interdisciplinary approach and informed by stakeholder and public feedback. Ms. Rendek advised that Phase 3 will include a detailed analysis and further public engagement to inform development of the draft plan. The anticipated target date for completion of the draft plan is summer 2017.

Council discussion:

- Noted resident concerns about the height and density of housing;
- Spoke to the issue of affordability;
- Commented on the need for a traffic management plan;
- Expressed concern regarding encroaching onto existing green space;
- Expressed support for increased density on industrial lands;
- Commented on the need for larger units for families;
- Expressed support for a wide range of affordable housing options such as eco-clustering, townhouse, row house and multi-family housing;
- Highlighted the importance of creating well-paying jobs in the District of North Vancouver;
- Expressed concern with regards to the potential displacement of existing small businesses as a result of redevelopment pressures;
- Commented that providing employee housing will help reduce traffic;
- Proposed that the Maplewood area be developed similar to Function Junction in Whistler; and,
- Spoke to the importance of creating a pedestrian friendly town centre.

Councillor MACKAY-DUNN left the meeting at 6:05 pm and returned at 6:06 pm.

Mayor WALTON left the meeting at 6:10 pm and Councillor MURI assumed the chair.

Mayor WALTON returned to the meeting at 6:11 pm.

Council discussion ensued and the following comments and concerns were noted:

- Acknowledged the opportunity to attract high-technology jobs in this area;
- Suggested looking at other successful light-industrial jurisdictions;
- Spoke to the economic opportunity;
- Spoke in support of a flexible framework where proposed developments will be evaluated on a case by case basis;
- Opined that community consultation should be broader than just the Maplewood area and suggested that more public input be collected;
- Spoke to the opportunity to try something new and innovative;
- Suggested providing a village shuttle supported by local businesses;
- Spoke to the potential Berkley Road connection;
- Commented that the Maplewood area be built organically and evolve over time; and,
- Opined that the timeframe of the final implementation plan may be too aggressive.

MOVED by Councillor MURI

SECONDED by Councillor BOND

THAT the January 19, 2017 report of the Policy Planner entitled Maplewood Village Centre Implementation Planning and Community Engagement – Phase 3 be received for information.

CARRIED

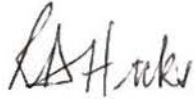
4. ADJOURNMENT

MOVED by Councillor MURI

SECONDED by Councillor BOND

THAT the January 31, 2017 Council Workshop be adjourned.

CARRIED
(6:46 pm)



Mayor



Municipal Clerk