

**DISTRICT OF NORTH VANCOUVER  
COUNCIL WORKSHOP**

Minutes of the Council Workshop for the District of North Vancouver held at 7:39 p.m. on Monday, April 24, 2017 in the Council Chamber 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 D. MacKay-Dunn  
Councillor L. Muri

**Absent:** Councillor R. Hicks

**Staff:** Mr. D. Stuart, Chief Administrative Officer  
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. C. Archer, Confidential Council Clerk

**1. ADOPTION OF THE AGENDA**

**1.1. April 24, 2017 Council Workshop Agenda**

No motion passed.

**2. ADOPTION OF MINUTES**

Nil

**3. REPORTS FROM COUNCIL OR STAFF**

**3.1. Progress Towards 2030: OCP Implementation Review**  
File No. 13.6480.30/001.002

Mayor Walton advised that this Council Workshop is a continuation of the April 18, 2017 Council Workshop discussion on the implementation of the Official Community Plan (OCP).

Mr. Tom Lancaster, Manager – Community Planning, provided an update on when additional information requested by Council will be available. The following items will be presented at the next Council Workshop on May 2:

- Draft Terms of Reference for the OCP Implementation Monitoring Committee;
- Clarification of information from Translink trip diaries;
- Information regarding tenant relocation assistance;
- Greenhouse gas (GHG) emission description;
- Details on North Shore population growth, including breakdown by municipality and First Nations;

- Amended Housing Continuum graphic with added preliminary estimates by housing type;
- Explanatory graphics regarding attached and detached housing types;
- Dates of transportation infrastructure improvements that may have impacted traffic;
- Comments from the survey of Upper Capilano residents regarding single family infill and renewal;
- Secondary suite statistics and future growth trends;
- Number of unoccupied dwelling units; and,
- Census data release dates.

Mr. Lancaster advised that the following information requires additional time to compile and will be provided to Council as it becomes available:

- Resident incomes, demographics and housing preferences;
- Information on the Mayors' Council Transportation Funding Plan Phase 1 and Phase 2;
- Estimated number of rental strata units;
- Health care facilities and services;
- In-kind Community Amenity Contribution (CAC) valuation;
- Depreciation of CAC's;
- Existing and projected changes in square footage and location of industrial lands;
- Distribution of business licences;
- GHG emissions sources and inventory, part of the Community Energy and Emissions Planning process, projected to be completed in early 2018;
- Recommendations for dealing with issues related to single-family housing renewal; and,
- A possible tenant relocation survey to track where tenants of purpose-built rental housing move when properties are redeveloped.

Mr. Lancaster provided additional detail on the following items, which had been briefly reviewed at the April 18, 2017 Council Workshop:

- The proportion of detached and attached housing in the District, noting that if the current trend continues, the target of increasing the share of attached housing from 31% in 2011 to 55% by 2030 will not be achieved;
- Purpose-built market rental units charted by decade, noting that most units were built in the 1960's and 1970's and may be facing redevelopment in the near future;
- The number of units added in each Town Centre and the District total since 2011; and,
- The number of units anticipated in the OCP and whether each Town Centre is on pace to reach those targets.

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

- Discussed challenges around the review process;
- Expressed concern about the protection of existing housing stock and use of the Standards of Maintenance Bylaw;



- Observed the OCP process increased demand for development, which has proceeded since adoption of the OCP in 2011;
- Expressed concern regarding the loss of industrial lands;
- Commented on registered and unregistered secondary suites;
- Discussed the difficulty of defining affordable housing;
- Commented on the timing and phasing of large developments; and,
- Remarked on changes to the dominant housing type in the Lions Gate Town Centre, noting transportation upgrades on Marine Drive and Capilano Road, as well as the B-Line bus will be in place before construction is completed on major multi-family projects.

Mr. Lancaster reviewed transportation data, noting that District residents currently have a large environmental footprint and that changes will be necessary to encourage the use of transit and bicycle. It was noted that transit service increases based on ridership, street design and density. Current, planned and proposed transportation projects were reviewed, including the current and future Frequent Transit Network routes.

Mr. Lancaster advised that next steps include the following:

- Review of OCP targets and indicators;
- Communications outreach to the community to effectively convey that change is planned and monitored;
- Planning for employment lands including industrial and office space;
- Proceed with the Maplewood planning process;
- Track the loss and gain of employment lands and the impact on jobs;
- Implement the North Shore Area Transit Plan including the Main Street – Marine Drive corridor;
- Address single-family housing renewal issues; and,
- Accelerate the Rental and Affordable Housing Strategy.

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

- Requested details on the change in light industrial businesses;
- Commented on the lack of agreement on the sources of traffic congestion;
- Remarked on the public perception of the pace of development;
- Expressed concern regarding increased land values; and,
- Complimented staff on the detailed report and presentation.

#### 4. ADJOURNMENT

**MOVED by Councillor BASSAM**

**SECONDED by Councillor MACKAY-DUNN**

THAT the April 24, 2017 Council Workshop is adjourned.

**CARRIED**  
(9:01 pm)

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Mayor

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Municipal Clerk