

**DISTRICT OF NORTH VANCOUVER  
COUNCIL WORKSHOP**

Minutes of the Council Workshop for the District of North Vancouver held at 5:08 p.m. on Tuesday, April 18, 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 D. MacKay-Dunn (via telephone)  
Councillor L. Muri

**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. A. Wardell, Acting General Manager – Finance & Technology  
Mr. J. Gordon, Manager – Administrative Services  
Mr. T. Lancaster, Manager – Community Planning  
Ms. J. Paton, Manager – Development Planning  
Ms. M. Welman, Manager – Strategic Communications & Community Relations  
Ms. S. Dale, Confidential Council Clerk  
Mr. F. Donnelly, Research Analyst

**1. ADOPTION OF THE AGENDA**

**1.1. April 18, 2017 Council Workshop Agenda**

**MOVED by Councillor MURI**

**SECONDED by Councillor BASSAM**

THAT the agenda for the April 18, 2017 Council Workshop is adopted as circulated.

**CARRIED**

**2. ADOPTION OF MINUTES**

**2.1. April 4, 2017 Council Workshop**

**MOVED by Councillor MURI**

**SECONDED by Councillor BASSAM**

THAT the minutes of the April 4, 2017 Council Workshop meeting are adopted.

**CARRIED**

### 3. REPORTS FROM COUNCIL OR STAFF

#### 3.1. Progress Towards 2030: OCP Implementation Review

File No. 13.6480.30/001.002

Mr. Tom Lancaster, Manager – Community Planning, presented a detailed analysis, a summary and the findings of the review of progress made on implementing the Official Community Plan from the years 2011 to 2016. Mr. Lancaster advised that staff have collected and analysed all available data related to the scope of the implementation review, noted data gaps and conducted a survey of residents of new multi-family developments built since 2011.

Mr. Lancaster presented the findings of the Multi-Family New Resident Survey and noted that the survey was distributed to over 950 households in multi-family strata developments that were completed from 2011-2016. Mr. Lancaster summarized the findings as follows:

- Over half the respondents lived on the North Shore before moving to their new home and over one-third moved from another community in Metro Vancouver;
- Most of the residents are workers but only one-third of households have someone who works on the North Shore;
- Survey respondents move around in a number of different ways including walking, cycling, transit, car share and driving;
- Almost half the households surveyed have someone aged 25-40;
- That is slightly over three times more compared to the District's overall population where approximately 14% of residents are aged 25-40 (Census 2011);
- Three times more residents 25-40 live in one of these new multi-family units, compared to the District average;
- The main reason cited for moving to a multi-family home was that it is more affordable compared to other North Shore options;
- Respondents selected their home location based on neighbourhood amenities or services, to be closer to family or friends and to be closer to work; and,
- Respondents were satisfied or very satisfied with the services and amenities in their neighbourhood.

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

- Questioned how often residents regularly use transit;
- Expressed concern that the Trip Diary data will not be released until 2018 and do not have the most up-to-date information;
- Questioned how many people responded to the survey;
- Expressed concern with tenants being displaced due to redevelopments; and,
- Expressed concern that greenhouse emission have increased.

Mr. Lancaster advised that since 2011, many of the changes occurring in the District have been a result of strategic direction in the OCP such as Town

Centres; single-family home and other building renewals; and, regional and sub-regional trends.

Mr. Lancaster highlighted the following trends:

- There is more construction activity in single-family neighbourhoods because the majority of District detached houses are between 40-70 years old (built between 1950 and 1980) and the price of detached house real estate has increased 42% in the North Shore market from 2011-2016;
- Since 2011, 980 net-new residential units were completed with about 76% (748 units) located in the four key centres. This is consistent with the OCP's target of 75-90% of residential growth in the four key centres. By 2030 the OCP anticipates 10,000 new units across the District;
- Housing is gradually becoming more diverse with an increase of 2% in the share of attached housing, such as townhouses and apartments from 2011 to 2016 compared to detached single-family housing. However, there is continued high demand for purpose-built rental units with an average vacancy rate of 0.7% from 2011 to 2016, far below a balanced rental market of 2 to 3%;
- Transit service hours have increased 2% on the North Shore from 2011 to 2015, 4 km of sidewalks and 17 km of bicycle facilities have been added from 2011 to 2016. Transportation mode share data will be released in 2018 from the 2017 Trip Diary;
- Upcoming projects include upgrading Phibbs Transit Exchange, a new North Shore B-Line bus service along the Main-Marine corridor from West Vancouver to Maplewood, and Highway 1 Lower Lynn Corridor Improvements for safety and improving east-west connections;
- Traffic congestion is a result of the District's predominantly spread out community pattern where homes and shops are generally far apart. The long-term solution to address growing traffic congestion is to place homes and jobs, services, shops and schools closer together, which is what the OCP is seeking to do by directing growth to the four key centres;
- Development is paying for upgrades to infrastructure associated with development (Development Cost Charges). Development is also paying for new community amenities (Community Amenity Contributions), such as upcoming brand new community centres in Lions Gate and Lynn Creek;
- More businesses are operating on the North Shore since 2011, however there has been a decrease in the number of business that are based in the District; and,
- There have been small gains in the industrial floor space.

Councillor MACKAY-DUNN left the meeting at 5:50 pm and returned at 6:08 pm.

Councillor HICKS left the meeting at 6:08 pm and returned at 6:10 pm.

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

- Questioned what portion of overall growth has been in the District versus on the North Shore;
- Questioned if residents income and employment status was included in the survey;

- Questioned if empty units in the District could be tracked;
- Commented on the increase of new secondary suites being built;
- Suggested the survey be distributed to not only new residents but those that have been dislocated;
- Noted that there has been a significant increase in interior renovations which can't be tracked as they don't require a building permit;
- Expressed concern with the increase of single-family construction and the impact it has in a neighbourhood; and,
- Commented that residents' main issue is that of livability and queried how to minimize the impact construction has on the community.

Mr. Lancaster noted that next steps include the following:

- A review of OCP targets and indicators;
- Communications outreach to the community on everything in the OCP Implementation Report;
- Employment lands (industrial, office) strategy in the Maplewood area;
- Implement the North Shore Area Transit Plan through the Mayors' Council Plan;
- Address the single-family neighbourhoods (SILA, renewal etc.); and,
- Accelerate the Rental and Affordable Housing Strategy.

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

- 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 that ongoing active engagement with the community is important;
- Spoke to the importance of working with senior levels of government in supporting the creation of new affordable rental stock;
- Requested that staff report back on a set of terms of reference for a new OCP Implementation Monitoring Committee;
- Commented on the impact that single-family construction is having on the community;
- Stated that new housing is not affordable;
- Highlighted the importance of creating well-paying jobs in the District of North Vancouver;
- Expressed concern that light-industrial lands in the District are being rezoned for other purposes;
- Stated that old housing needs to be protected;
- Expressed concern that tenants are being forced to relocate; and,
- Requested that this item be brought forward to a future meeting for further discussion.

4. ADJOURNMENT

**MOVED** by Councillor MURI  
**SECONDED** by Councillor BASSAM

THAT the April 18, 2017 Council Workshop is adjourned.

**CARRIED**  
(6:59 pm)



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Mayor



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Municipal Clerk