

**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, May 2, 2017 in the Council Chamber of the District Hall, 355 West Queens Road, North Vancouver, British Columbia.

Present: Mayor R. Walton (6:33 pm)
Acting Mayor M. Bond
Councillor J. Hanson
Councillor R. Hicks (5:15 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. G. Joyce, General Manager – Engineering, Parks & Facilities
Mr. D. Milburn, General Manager – Planning, Properties & Permits
Mr. T. Lancaster, Manager – Community Planning
Ms. L. Brick, Deputy Municipal Clerk
Ms. C. Archer, Confidential Council Clerk
Mr. F. Donnelly, Research Analyst

1. ADOPTION OF THE AGENDA

1.1. May 2, 2017 Council Workshop Agenda

MOVED by Councillor MURI

SECONDED by Councillor MACKAY-DUNN

THAT the agenda for the May 2, 2017 Council Workshop is adopted as circulated, including the addition of any items listed in the agenda addendum.

CARRIED

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

Mr. Tom Lancaster, Manager – Community Planning, reviewed the change in population between 2011 and 2016 in the District compared with the other North Shore municipalities, noting the population increased in the District by 1.8% and the rest of the North Shore by 5.1%.

In response to a question from Council regarding density and housing units built, Mr. Lancaster reported that the capacity of different unit types varies.

Councillor HICKS arrived at this point in the proceedings.

Mr. Lancaster provided an update on the development forecast being prepared for Council, noting that the earlier in the development process, the less certain details such as the total number of units or if the development will proceed can be predicted. Staff reviewed the data for the following items to the end of 2016:

- The pace of development required to achieve the targets in the Official Community Plan (OCP) for each Town Centre;
- Net new units built;
- Projects in construction; and,
- The number of units with rezoning or Development Permits.

In response to a question from Council regarding the certainty of the number of units based on rezoning, Mr. Dan Milburn, General Manager – Planning, Properties and Permits, advised that the maximum capacity for each property is set by zoning and staff cannot predict if the maximum number of units will be developed by 2021.

Mr. Lancaster reviewed the current number of units per unit type as of the end of 2016, including subsidized, rental and owned properties, as well as the targets for each to the end of 2030. It was noted that the legislation has changed to allow fee simple row houses since the OCP was adopted. Mr. Lancaster reported that data gathering and reporting methods are being reviewed as the OCP implementation review process has demonstrated that some data has not been tracked in a manner that allows statistical analysis.

In response to a question from Council regarding unregistered secondary suites, Mr. Milburn advised that combining BC Assessment Authority and Census data will provide additional information on unregistered suites. It was noted that BC Hydro cannot provide usage data on individual properties without a warrant.

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

- Expressed concern regarding the missing generation of 20-40 year-olds;
- Commented that housing on Tsleil-Waututh lands is relatively affordable and the First Nation is one of the largest developers in the area;
- Noted that the Peripheral Area Housing Policy & Design Guidelines include a mix of unit types including duplexes and triplexes, however, only townhouse applications have been submitted to date;
- Expressed concern regarding the financial viability of developing mid-range density housing types in areas where higher density is allowed;
- Queried the need for underground parking in new developments in Town Centres;
- Remarked that ICBC data shows an increase in the number of vehicles registered in the City and District of North Vancouver; and,
- Commented on the importance of enforcing the Standards of Maintenance Bylaw.

Mr. Lancaster reported that compact and complete Town Centres reduce vehicle ownership over time. It was noted that there is not yet enough transit service to allow the reduction or removal of minimum parking standards. It was further noted that the Provincial Government and Translink invest in transit service only where there is greater density.

Mr. Lancaster advised that purpose-built rental units had not been specifically tracked in the past and that staff are manually counting units to 2011, 2011 to 2016, and working on a forecast for the next five years and for 2021 to 2030. Low-cost units are mostly those built before 1975, which are being lost through redevelopment.

Mr. Lancaster reviewed the number of businesses in each Town Centre and located outside of town centres, as well as the changes since 2011. It was noted that 69% of District businesses are located outside of Town Centres. The turnover rate for industrial businesses is 35% over five years, with closures triggered by retirement, businesses moving off the North Shore, and development pressures.

An update was provided on the estimated dates additional information requested by Council will be available.

Mr. Lancaster advised the next steps recommended by staff are:

1. Review targets and indicators, working with the new OCP Implementation Committee, with an estimated completion time of eight months;
2. Community engagement on the OCP implementation review to address the issue that the public is not aware of progress, with an estimated completion time of 14 months;
3. Complete employment lands strategies to address the loss of employment lands, including implementation of the Maplewood Area Plan, with an estimated time to completion of 18 months;
4. Implement the North Shore Area Transit Plan, working with Translink, transportation infrastructure and services, and the other North Shore municipalities, with a key factor the achievement of required densities within the 10-year horizon of the Mayors' Plan;
5. Bring forward options to manage impacts of ongoing single-family home renewal, with an estimated completion time of 18 months; and,
6. Accelerate the Rental and Affordable Housing Strategy to address the impacts of the loss of older, lower cost purpose-built rental housing, including estimates of future unit losses. It was noted that a key step will be to define "low-cost" and "affordable."

Mayor WALTON arrived at this point in the proceedings

Council discussion ensued regarding the proposed next steps and the following comments and concerns were noted:

- Expressed support for establishing a new OCP Implementation Committee;
- Proposed reviewing the Committee's Terms of Reference with all members of Council present; and,
- Expressed concern about the length of the timeline for some of the steps.

Mayor WALTON left the meeting at 6:48 pm and returned at 6:53 pm.

In response to a question from Council regarding community engagement, Mr. Lancaster reported that a two-way discussion is planned and that the timeline takes into account the summer break and fall Council schedule.

In response to a question from Council regarding transit funding, staff reported that the results of the Provincial election will impact funding. Staff further advised that the District Engineering Department has been authorized to work with other North Shore municipalities to coordinate and expedite transit planning.

4. Public Input

4.1. District Resident:

- Commented on traffic congestion and vehicle use by District residents;
- Suggested a bus lane be added to the Marine Drive – Main Street corridor; and,
- Commented on District staffing resources.

4.2. District Resident:

- Commented on a report produced by the OCP Implementation Committee in 2015;
- Remarked on rising housing costs; and,
- Urged Council to move forward with a new OCP Implementation Monitoring Committee.

5. ADJOURNMENT

MOVED by Councillor MURI

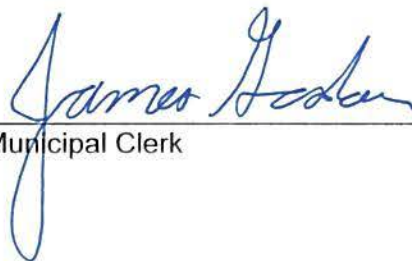
SECONDED by Councillor WALTON

THAT the May 2, 2017 Council Workshop is adjourned.

CARRIED
(7:01 pm)



Mayor



Municipal Clerk