

**DISTRICT OF NORTH VANCOUVER  
COUNCIL WORKSHOP**

Minutes of the Council Workshop for the District of North Vancouver held at 5:02 p.m. on Monday, October 23, 2017 in the Council Chamber of the District Hall, 355 West Queens Road, North Vancouver, British Columbia.

**Present:** Acting Mayor R. Hicks  
Councillor R. Bassam  
Councillor M. Bond  
Councillor J. Hanson  
Councillor D. MacKay-Dunn  
Councillor L. Muri

**Absent:** Mayor R. Walton

**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. S. Dale, Confidential Council Clerk  
Ms. K. Rendek, Planner  
Mr. B. Susak, Senior Project Engineer

**1. ADOPTION OF THE AGENDA**

**1.1. October 23, 2017 Council Workshop Agenda**

**MOVED by Councillor MURI**

**SECONDED by Councillor MACKAY-DUNN**

THAT the agenda for the October 23, 2017 Council Workshop is adopted as circulated.

**CARRIED**

**2. ADOPTION OF MINUTES**

Nil

**3. REPORTS FROM COUNCIL OR STAFF**

**3.1. Draft Maplewood Village Centre and Innovation District Implementation Plan & Design Guidelines and Phase 3 Community Engagement Results**  
File No. 13.6480.30/000.003

Ms. Karen Rendek, Planner, and Mr. Tom Lancaster, Manager – Community Planning, provided an overview on the results of the public engagement process as part of Phase 3 of the Maplewood Village Centre implementation planning

process, outlined key components of the draft plan and illustrated how the draft plan has responded to the feedback generated through the public process.

Ms. Rendek noted that the proposed draft plan and key policy directions have received significant support from the community and based on feedback generated through the public process in Phase 3 staff have further revised the draft plan. Key strategies in the draft Maplewood Village Centre and Innovation District Plan & Design Guidelines include:

- Land use, building height and a village heart;
- Housing diversity;
- Innovative industry focussed on local needs;
- Ecology and conservation;
- Parks and recreation;
- Transportation network;
- Community amenities; and,
- Utilities and infrastructure.

Ms. Rendek advised that the final draft plan is anticipated to be brought forward to Council for their consideration in November 2017.

Councillor MACKAY-DUNN left the meeting at 5:19 pm and returned at 5:25 pm.

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

- Expressed concern that increased density of new construction will impact traffic congestion on the Ironworkers Memorial Bridge;
- Questioned how and when the proposed B-line service will be extended to Maplewood Village;
- Felt that community consultation should be broader;
- Requested the number of affordable units being built in the Maplewood Village Town Centre;
- Spoke to the importance of the Maplewood area being used for economic development as there is a need for well-paying jobs in the District;
- Expressed concern regarding encroaching onto existing green space;
- Noted resident concerns about the height and density of housing;
- Identified the potential relocation of the overhead hydro transmission system on Old Dollarton Road to overhead on Dollarton Highway and questioned if a levy should be implemented;
- Spoke to the economic opportunities;
- Questioned if there were any concerns regarding the potential for release of noxious fumes from the proposed fire training facility;
- Expressed concern that the proposed B-line is not guaranteed;
- Spoke to the issue of affordability;
- Expressed concern with regards to the potential displacement of existing small businesses as a result of redevelopment;
- Felt that phased development will be critical to the success of the Maplewood area;
- Commented on the need for a traffic management plan;
- Commented on the relationship between public transportation and the supply of housing;

- Requested staff report back on parking requirements in town centres;
- Questioned how new, innovative businesses and industrial businesses will be integrated in this community;
- Expressed concern regarding the potential risk to waterfront areas;
- Commented that providing employee housing will help reduce traffic; and,
- Expressed support for a wide range of affordable housing options.

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

THAT the October 12, 2017 report of the Senior Planner entitled Maplewood Village Centre and Innovation District Implementation Plan & Design Guidelines be received for information.

**CARRIED**

**4. ADJOURNMENT**

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

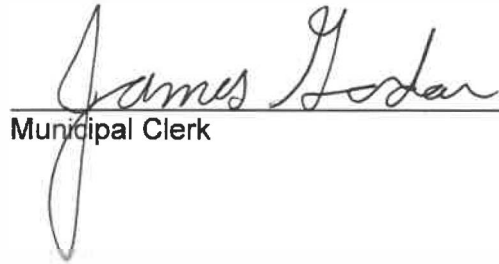
THAT the October 23, 2017 Council Workshop is adjourned.

**CARRIED**  
(6:45 pm)



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Mayor



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Municipal Clerk