

**DISTRICT OF NORTH VANCOUVER  
COUNCIL WORKSHOP**

Minutes of the Council Workshop for the District of North Vancouver held at 6:05 p.m. on Monday, December 11, 2017 in the Committee Room 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  
Ms. C. Grant, General Manager – Corporate Services  
Mr. D. Milburn, General Manager – Planning, Properties & Permits  
Mr. A. Wardell, Acting General Manager – Finance & Technology  
Mr. S. Ono, Deputy General Manager – Engineering, Parks and Facilities  
Mr. D. Desrochers, Manager – Engineering Projects & Development Services  
Mr. J. Gordon, Manager – Administrative Services  
Mr. T. Lancaster, Manager – Community Planning  
Mr. S. Carney, Section Manager – Transportation  
Ms. C. Archer, Confidential Council Clerk  
Ms. I. Weisenbach, Transportation Planner  
Mr. G. Winterbottom, Planner

**1. ADOPTION OF THE AGENDA**

**1.1. December 11, 2017 Council Workshop Agenda**

Council proceeded with the agenda as circulated.

**2. ADOPTION OF MINUTES**

**2.1. November 6, 2017 Council Workshop Minutes**

This item was deferred.

**3. REPORTS FROM COUNCIL OR STAFF**

**3.1. Lynn Creek Parking**  
File No. 16.8620.15/007.000

Mr. David Stuart, Chief Administrative Officer, reported that Council has raised questions regarding parking ratios and other parking issues in Town Centres. This Workshop is to review parking specifically in the Lynn Creek Town Centre and if any changes are needed to what has been implemented.

Mr. Tom Lancaster, Manager – Community Planning, provided an overview of the Lynn Creek Town Centre (LCTC), formerly called Lower Lynn, noting that the Official Community Plan (OCP) vision for the LCTC includes that it will be transit-oriented and accessible, with convenient amenities. Mr. Lancaster further noted that this Workshop will focus on parking in the LCTC within the context of the vision to create compact, complete communities within Town Centres across the District.

Mr. Lancaster advised that 3,000 new housing units, including different housing types, are either under construction or planned for the LCTC. Amenities are being added to facilitate active transportation and allow car-free or car-light living, including walking, cycling and transit connections.

Mr. Lancaster reviewed the transportation elements for the LCTC, highlighting the future extension of the Main Street B-Line and upgrade to Phibbs Exchange, as well as the highway interchange work currently underway.

Mr. Steve Ono, Deputy General Manager – Engineering, Parks and Facilities, reported that the LCTC is in the early stages of transition, with many of the required elements to encourage active transportation still to come, including sidewalks and bikeways. The area is currently difficult to walk.

Mr. Ono reported that staff are hearing concerns from residents and business owners during this transitional period regarding the supply and regulation of on-street parking. Issues raised include:

- Opportunities for Park & Ride space;
- Construction parking management; and,
- On-site parking rates for new development.

Mr. Ono advised that parking rates are based on study and analysis undertaken by Metro Vancouver. The Metro Vancouver report on parking rates for residential developments throughout North America is currently in the process of being updated and is expected to be received in early 2018. Mr. Ono reported that the research showed that fewer parking spaces were being used than provided for in new developments.

Mr. Ono reported that the parking management tools in the LCTC Plan include future reductions of parking rates, although it is too early to do so at this stage as it would negatively impact street parking. Other available tools include shared parking, unbundling of parking from unit ownership and implementation of resident-exempt, time-restricted parking.

Staff recommends continuing to implement the vision for the LCTC in the OCP, while continuing to monitor and mitigate parking issues throughout the transition phase. Future changes may be implemented following completion of the highway interchanges, Phibbs Exchange upgrade work and extension of the B-Line service.

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

- Commented regarding enforcement of current and future parking regulations;
- Recommended phasing of new regulations, noting that reduction of parking is not possible under current conditions;

- Commented that parking will be an ongoing challenge in the area;
- Compared parking issues experienced in other areas including Lower Lonsdale and Granville Island;
- Stated that parking is needed for residential visitors, park users, workers and customers, including light industrial businesses;
- Recommended expanding the Park & Ride for Phibbs Exchange;
- Commented regarding appropriate locations for Park & Ride lots;
- Queried the number of bylaw enforcement officers added to District staff;
- Noted mobility pricing, parking regulations and land use may be used to affect travel behaviour;
- Commented regarding the vision for a walkable and bikeable Town Centre and the potential for LCTC to be car-free or car-light in the future;
- Recommended eliminating parking minimums for all Town Centres;
- Commented regarding the cost of parking stalls in new developments;
- Recommended including flexible space in new developments that can be used for parking and converted to different uses in the future;
- Suggested allowing stratas to manage excess parking without unbundling parking stalls from ownership;
- Commented regarding centralized parking for shared vehicles;
- Recommended reviewing light industrial street parking and the impact of other street uses such as plantings;
- Commented regarding rates and convenience of transit use versus vehicle use; and,
- Suggested implementing a District vanpool.

In response to a question from Council, Mr. Ono advised that eighteen bus routes are currently serviced by Phibbs Exchange, including those on the Frequent Transit Network, and that the upgrades will allow B-Line accordion bus access. Mr. Ono advised that community shuttles are currently being stored on the Ministry of Transportation and Infrastructure site east of Phibbs Exchange and it may be identified as a potential Park & Ride site, with questions raised regarding the suitability of the site. Mr. Stuart noted the site is only accessible from westbound Highway 1 and that future Park & Ride use would require additional access.

#### 4. ADJOURNMENT

**MOVED by Councillor BASSAM**  
**SECONDED by Councillor BOND**

THAT the December 11, 2017 Council Workshop is adjourned.

**CARRIED**  
 (6:54 pm)

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 Mayor

  
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 Municipal Clerk

