

**DISTRICT OF NORTH VANCOUVER
COUNCIL WORKSHOP**

Minutes of the Council Workshop for the District of North Vancouver held at 5:01 p.m. on Tuesday, May 22, 2018 in the Committee Room of the District Hall, 355 West Queens Road, North Vancouver, British Columbia.

Present: Mayor R. Walton
Councillor M. Bond (5:05 pm)
Councillor J. Hanson
Councillor R. Hicks (6:00 pm)
Councillor D. MacKay-Dunn (via telephone)
Councillor L. Muri

Absent: Councillor R. Bassam

Staff: Mr. D. Stuart, Chief Administrative Officer
Mr. D. Milburn, General Manager – Planning, Properties & Permits
Mr. T. Lancaster, Manager – Community Planning
Ms. J. Paton, Manager – Development Planning
Ms. L. Brick, Deputy Municipal Clerk
Ms. A. Clarke, Planner
Ms. S. Dale, Confidential Council Clerk
Ms. T. Guppy, Planner
Mr. D. Veres, Planner
Mr. C. Bourne, Planner Summer Student

1. ADOPTION OF THE AGENDA

1.1. May 22, 2018 Council Workshop Agenda

MOVED by Councillor MURI

SECONDED by Councillor HANSON

THAT the agenda for the May 22, 2018 Council Workshop is adopted as circulated.

CARRIED

Absent for Vote: Councillors BOND and HICKS

2. ADOPTION OF MINUTES

Nil

3. REPORTS FROM COUNCIL OR STAFF

3.1. Overview of Heritage Conservation Incentives

File No. 13.6800.01/000.000

Ms. Angele Clarke, Planner, provided an overview of incentives that could be used for heritage preservation and restoration. Ms. Clarke highlighted a list of incentives determined to be most applicable to the District which include:

- Direct grants;

- Permissive tax incentives;
- Reduced permit fees;
- Heritage Revitalization Agreements (HRA);
- Relaxations/variances;
- Heritage Register equivalencies and exemptions; and,
- Administrative support and heritage support programs.

Councillor BOND arrived at this point in the proceedings.

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

- Recommended that detailed guidelines be provided to homeowners renovating heritage homes;
- Questioned if waiving fees have been applied to preserving heritage homes;
- Noted the importance of applying incentives so protected heritage properties are not lost;
- Questioned when the Heritage Strategic Plan will be brought forward for consideration;
- Questioned if conservation areas have been discussed in areas such as Upper Capilano;
- Suggested engaging with owners on the Heritage Register to educate them on incentive opportunities to maintain heritage homes;
- Acknowledged the significant cost of maintaining heritage houses that require work;
- Commented regarding the Heritage Grant Program;
- Requested that staff report back on funding of these incentives; and,
- Suggested that a future discussion be held regarding the policy and options for promoting heritage preservation.

Ms. Clarke advised that direct grants is an incentive program that is being used and 2017 was the first year heritage grants were offered. She noted that there are different ways a grant program can be established and administered. Currently, the District draws the interest off a fund held by the North Shore Heritage Foundation. In 2017 just over \$3,000 was made available to grants and six \$500 grants for heritage preservation and restoration projects were awarded.

Ms. Clarke further advised that a public open house was held on April 11, 2018 and an online survey was also made available for those who were unable to attend. She noted that feedback received will be incorporated into the draft Heritage Strategic Plan.

Public Input:

Ms. Jennifer Clay:

- Spoke to the property tax incentive noting that property owners who have already restored their home may not benefit from this reward.

Council recessed at 5:36 pm and reconvened at 5:40 pm.

3.2. Early Input Opportunity – Travelodge and North Shore Innovation District
File No. 08.3060.20/037.18

Ms. Jennifer Paton, Manager – Development Planning, provided an update on development applications recently received. These projects include:

- Travelodge Rezoning Proposal (Lions Gate) – 2050-2070 Marine Drive; and,
- North Shore Innovation District (Maplewood) – 2420 Dollarton Highway.

Council Discussion 2050-2070 Marine Drive:

- Questioned the timing of the proposed project and when it would likely be brought forward for Council's consideration;
- Questioned the public notification process for the Public Information meeting held on Wednesday, May 23, 2018;
- Felt that phased development will be critical to the success of the Lions Gate area;
- Stated that coordination between municipalities is essential;
- Spoke in support of density bonusing as a means to provide more affordable housing options;
- Emphasized the need for more rental units;
- Spoke to the importance of having a clear policy on how to implement affordable housing;
- Requested that preliminary applications be brought forward for Council to provide direction as to where cash CACs are to be allocated; and,
- Expressed concern with traffic construction suggesting one coordinator be appointed to coordinate all construction traffic for the Lions Gate Village Centre area.

Councillor HICKS arrived at this point in the proceedings.

Council Discussion 2420 Dollarton Highway:

- Expressed concern with the connectivity of the Spirit Trail;
- Questioned how and when the proposed B-line service will be extended to Maplewood Village;
- Expressed concern that the proposed B-line is not guaranteed;
- Spoke to the potential Berkley Road connection;
- Suggested providing a shuttle service to Capilano University;
- Commented on the relationship between public transportation and the supply of housing;
- Commented that providing employee housing will help reduce traffic;
- Spoke to the importance of creating a pedestrian friendly town centre;
- Commented on the importance of educating residents on other modes of transportation;
- Spoke to the opportunity to try something new and innovative;
- Expressed concern regarding encroaching onto existing green space;
- Expressed concern with regards to the potential displacement of existing small businesses as a result of redevelopment;
- Spoke to the economic opportunities;
- Questioned the timing and phasing of the Innovation District project;
- Suggested utilizing empty parking lots on evenings and weekends;

- Suggested the developer hold a series of Open Houses to educate residents on the benefits of the jobs produced in this area will have on the community;
- Expressed concern with the public notification process suggesting the 100m radius be increased on this proposal; and,
- Requested that staff report back on the environmental impact of surface water flows and wetlands and how they will be managed.

MOVED by Councillor MURI

SECONDED by Councillor BOND

THAT the May 11, 2018 report of the General Manager, Planning, Properties and Permits entitled Early Input Opportunity – May 22, 2018 Travelodge and North Shore Innovation District is received for information.

CARRIED

4. ADJOURNMENT

MOVED by Councillor HICKS

SECONDED by Councillor HANSON

THAT the May 22, 2018 Council Workshop is adjourned.

CARRIED
(6:38 p.m.)



Mayor



Municipal Clerk