

**DISTRICT OF NORTH VANCOUVER
COUNCIL WORKSHOP**

Minutes of the Council Workshop for the District of North Vancouver held at 7:05 p.m. on Monday, January 14, 2019 in the Council Chambers of the District Hall, 355 West Queens Road, North Vancouver, British Columbia.

Present: Mayor M. Little
Councillor J. Back
Councillor M. Bond
Councillor M. Curren
Councillor B. Forbes
Councillor J. Hanson
Councillor L. Muri

Staff: Mr. D. Stuart, Chief Administrative Officer
Mr. G. Joyce, General Manager – Engineering, Parks & Facilities
Mr. D. Milburn, General Manager – Planning, Properties & Permits
Mr. A. Wardell, General Manager – Finance/CFO
Mr. R. Danyluk, Manager – Financial Planning
Mr. D. Desrochers, Manager – Engineering Projects & Development Services
Mr. B. Dwyer, Manager – Development Services
Mr. J. Gordon, Manager – Administrative Services
Mr. S. Ono, Manager – Engineering Services
Ms. J. Paton, Manager – Development Planning
Ms. J. Ryder, Manager – Real Estate & Properties
Ms. M. Welman, Manager – Strategic Communications & Community Relations
Ms. A. Reiher, Confidential Council Clerk

1. ADOPTION OF THE AGENDA

1.1. January 14, 2019 Council Workshop Agenda

MOVED by Councillor MURI

SECONDED by Councillor CURREN

THAT the agenda for the January 14, 2019 Council Workshop is adopted as circulated.

CARRIED

2. ADOPTION OF MINUTES

2.1. September 25, 2018 Council Workshop

MOVED by Councillor MURI

SECONDED by Councillor BACK

THAT the minutes of the September 25, 2018 Council Workshop meeting are adopted.

CARRIED

2.2. November 6, 2018 Council Workshop

MOVED by Councillor MURI

SECONDED by Councillor BACK

THAT the minutes of the November 6, 2018 Council Workshop meeting are adopted.

CARRIED

2.3. November 13, 2018 Council Workshop

MOVED by Councillor MURI

SECONDED by Councillor BACK

THAT the minutes of the November 13, 2018 Council Workshop meeting are adopted.

CARRIED

2.4. November 20, 2018 Council Workshop

MOVED by Councillor MURI

SECONDED by Councillor BACK

THAT the minutes of the November 20, 2018 Council Workshop meeting are adopted.

CARRIED

2.5. November 26, 2018 Council Workshop

MOVED by Councillor MURI

SECONDED by Councillor BACK

THAT the minutes of the November 26, 2018 Council Workshop meeting are adopted.

CARRIED

3. REPORTS FROM COUNCIL OR STAFF

3.1. Pace of Development

File No. 13.6480.30/001.002.000

Mr. Dan Milburn, General Manager – Planning, Properties & Permits, provided an overview of the pace of development in the District of North Vancouver with a focus on single family and multi-family developments. He discussed the definition of pace of development, influences on development pace, current policies and statistics, and illustrations of historical and projected pace of development. He also commented about the options available to Council for responding to the active rezoning applications in the District.

Mr. Milburn commented that the pace of development can be expressed as:

- The amount of development by square feet or the number of units approved by Council that are under construction or occupied in a given amount of time; or,
- The type of development or location as in one of the four key growth centres identified in the Official Community Plan (OCP) such as Lions Gate-Marine, Lynn Valley, Lynn Creek or Maplewood.

Mr. Milburn described how the pace of development can be seen from various perspectives, such as:

- Change, uncertainty and risk;
- Construction impacts;
- Land use impacts;
- Costs and service demands;
- Changing community needs;
- Identified issues; and,
- Renewal and revitalization.

Mr. Milburn presented a graph demonstrating the steps and timelines involved in a site development for a townhouse, apartment or condo building. He reported that after the OCP adoption in 2011, the District undertook a process of Town and Village Centre Planning for key growth centres as well as a review of Edgemont Village.

Mr. Milburn reported that the pace of development results from supply and demand influences and that only a few of these influences are directly controlled by the District. Other influences are controlled by:

- Broad societal forces, such as population changes;
- Regional growth trends;
- Regulation and policies of other levels of government;
- Existing site conditions and constraints;
- Private individuals making decisions about their lands; and,
- Market conditions.

He discussed the role of Council in regards to land zoning and commented that regional growth impacts the congestion of highways, bridges, parks and open spaces. He further discussed the future population demands estimated by the OCP in 2011 and the current OCP policies adopted by previous Councils.

Mr. Milburn reported that of all approved units, 86% are located in the four key town centres and commented about the housing continuum, the OCP objective of residential unit growth of 10,000 net new units and the estimated demand for various types of non-market and market housing units. He discussed the historical census data regarding the District's population growth.

Mr. Milburn further discussed the historical and projected pace of single-family and multi-family developments in the District based on previous Council decisions and presented maps showing the locations of construction. He reported that from the adoption of the OCP, an average of 6 to 8 single-family infill lots are approved per

year and that an average of 135 single family new construction permits are issued per year.

He discussed the aging housing stock and presented a map of homes constructed from 1950 to 1990 which may require alteration or complete re-build in the future. Mr. Milburn discussed multi-family units and noted that the vast majority of developments are on private land.

In response to a question from Council, staff advised that the projected pace of development (residential units, population and jobs) in the OCP are estimates only and that of all the single-family home permits, 75% of the homes proposed a secondary suite.

In response to a question from Council, staff advised that these OCP projections are estimates only for planning purposes and are not considered targets.

In response to a question from Council, staff advised that the Regional Growth Strategy was adopted by the previous Council

In response to a question from Council, staff advised that there are approximately 20,000 single-family homes and that an average of 6 to 8 new single-family home infill lots are created per year.

In response to a question from Council, staff advised that market conditions determine the pace of development.

In response to a question from Council, staff advised that there are regulatory controls in the rezoning process that direct construction to occur during a certain timeframe and that control the concurrent construction of services.

In response to a question from Council, staff advised that any project that has an active zoning application is considered instream.

In response to a question from Council, staff advised there are 4,000 multi-family units proposed in the current active zoning applications.

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

- Commented about the population growth estimates of the OCP and the challenges of pace of development;
- Discussed the affordability of single family homes, their construction and impact on the community;
- Commented about traffic congestion on the North Shore bridges;
- Commented about the transportation infrastructure on the North Shore and that it should be included in the pace of development;
- Commented about the Land Sale Program that was implemented in 1975 to develop the community;
- Commented about the Canada Mortgage and Housing Corporation versus District of North Vancouver court case in 2000 where the Supreme Court of Canada ruled in favour of the District;

- Suggested that priority should be given to housing for the disabled, seniors and the homeless;
- Commented that forested areas should be protected from development, that construction practices should be environmentally friendly and commented on the need to reduce green house gas emissions;
- Discussed the creation of employment opportunities;
- Commented about child care needs;
- Suggested that maps depicting development be interactive including information about the address, unit type mix, parking allotment, construction dates and cost-benefit analysis;
- Expressed concern about transportation and road infrastructure issues on the North Shore;
- Commented about the declining national growth rate;
- Commented about social housing and a policy that allows Council to actively prioritize housing for rental and non-market housing;
- Expressed that there should be a review of the OCP;
- Requested information regarding a 2009 survey of traffic calming measures in the Kirkstone area; and,
- Requested a list of Community Amenity Contributions as of 2011, the projects they are related to and where the funds were disbursed.

Councillor MURI left the meeting at this point in the proceedings. (9:11 p.m.)

4. PUBLIC INPUT

4.1. Mr. John Hunter, 300 Block Roche Point Drive:

- Commented about the North Shore demographics, traffic congestion and housing affordability; and,
- Suggested that operating costs were also a reason the District stopped selling land under the Land Sale Program.

Councillor MURI returned to the meeting at 9:14 p.m.

4.2. Mr. Peter Teevan, 1900 Block Indian River Crescent:

- Commented about the housing continuum graphs provided in the staff report and suggested that further details could be provided; and,
- Commented about traffic congestion issues.

4.3. Mr. John Miller, 1600 Block Tatlow Avenue:

- Expressed concern that the information provided to the public in the agenda varied from that presented by staff;
- Stated that a project at 1700 Block Marine Drive and 1600 Block Tatlow commenced in 2017; and,
- Suggested that the pace of development impacts should not focus solely on multi-family developments but should also include other types of development.

4.4. Mr. Lyle Craver, 4700 Block Hoskins Road:

- Suggested that the District should explore if it can restrict developers that have not yet built on their land;

- Commented about the *Federal Income Tax Act* and house depreciation;
- Spoke about a transportation tax that was levied in 2004 and suggested that transportation and construction plans should be reviewed; and,
- Spoke favourably about the OCP.

4.5. A District Resident:

- Commented about active rezoning applications and suggested that housing targets are almost met;
- Questioned how development may be steered from market to non-market housing; and,
- Spoke about the retention of affordable housing.

5. ADJOURNMENT

MOVED by Councillor MURI

SECONDED by Councillor HANSON

THAT the January 14, 2019 Council Workshop is adjourned.

CARRIED
(9:34 p.m.)

Mayor

Shirley Bruch
① Municipal Clerk