

AGENDA

COUNCIL WORKSHOP

Tuesday, February 26, 2019

5:00 p.m.

Committee Room, Municipal Hall

355 West Queens Road,

North Vancouver, BC

Council Members:

Mayor Mike Little

Councillor Jordan Back

Councillor Mathew Bond

Councillor Megan Curren

Councillor Betty Forbes

Councillor Jim Hanson

Councillor Lisa Muri



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COUNCIL WORKSHOP

**5:00 p.m.
Tuesday, February 26, 2019
Committee Room, Municipal Hall,
355 West Queens Road, North Vancouver**

AGENDA

1. ADOPTION OF THE AGENDA

1.1. February 26, 2019 Council Workshop Agenda

Recommendation:

THAT the agenda for the February 26, 2019 Council Workshop is adopted as circulated, including the addition of any items listed in the agenda addendum.

2. ADOPTION OF MINUTES

2.1. January 28, 2019 Council Workshop p. 7-11

Recommendation:

THAT the minutes of the January 28, 2019 Council Workshop meeting are adopted.

2.2. February 4, 2019 Council Workshop p. 13-18

Recommendation:

THAT the minutes of the February 4, 2019 Council Workshop meeting are adopted.

2.3. February 11, 2019 Council Workshop p. 19-23

Recommendation:

THAT the minutes of the February 11, 2019 Council Workshop meeting are adopted.

3. REPORTS FROM COUNCIL OR STAFF

3.1. District Owned Lands p. 27-87

File No. 08.3250.20/003.000

Report: Manager – Real Estate and Properties, February 19, 2019
Attachment 1: Maps

Recommendation:

THAT the February 19, 2019 report of the Manager – Real Estate and Properties entitled District Owned Lands is received for information.

3.2. Subdivision: Role and Authority of Approving Officers and Councils p. 89-102
File No. 13.6440.00/000.000

Report: General Manager – Planning, Properties & Permits and Approving Officer,
February 19, 2019
Attachment 1: PowerPoint Presentation

Recommendation:

THAT the February 19, 2019 report of the General Manager – Planning, Properties & Permits and Approving Officer entitled Subdivision: Role and Authority of Approving Officers and Councils is received for information.

4. PUBLIC INPUT

(maximum of ten minutes total)

5. ADJOURNMENT

Recommendation:

THAT the February 26, 2019 Council Workshop is adjourned.

MINUTES

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DISTRICT OF NORTH VANCOUVER COUNCIL WORKSHOP

Minutes of the Council Workshop for the District of North Vancouver held at 5:04 p.m. on Monday, January 28, 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. Curren
Councillor B. Forbes
Councillor J. Hanson
Councillor L. Muri

Absent: Councillor M. Bond

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, General Manager – Finance/CFO
Mr. R. Danyluk, Manager – Financial Planning
Mr. B. Dwyer, Manager – Development Services
Mr. J. Gordon, Manager – Administrative Services
Ms. M. Welman, Manager – Strategic Communications & Community Relations
Ms. K. Rendek, Senior Community Planner
Ms. A. Reiher, Confidential Council Clerk

Also in

Attendance: Mr. Brian Bydwell, B. Bydwell Consulting Services
Ms. Jennifer Ohlhauser, Chair, OCP Implementation Monitoring Committee
Mr. Guy Trotter, OCP Implementation Monitoring Committee

1. ADOPTION OF THE AGENDA

1.1. January 28, 2019 Council Workshop Agenda

MOVED by Councillor MURI

SECONDED by Councillor BACK

THAT the agenda for the January 28, 2019 Council Workshop is adopted as circulated.

CARRIED

2. ADOPTION OF MINUTES

Nil

3. REPORTS FROM COUNCIL OR STAFF

3.1. Official Community Plan (OCP) Update

File No. 13.6480.30/001.002

Mr. Dan Milburn, General Manager – Planning, Properties & Permits, provided an overview of the Official Community Plan (OCP). He mentioned that the OCP is a planning tool used by most communities in the Province and provided the definition of an OCP as per the *Local Government Act*. He also reported that the District's OCP was adopted by Council in 2011 and highlighted its key features.

Mr. Brian Bydwell, B. Bydwell Consulting Services, commented on the history of the OCP from 1990 to the inception of the current OCP in 2011. He discussed regional, demographic and climate changes seen over the years and the addition of a green house gas (GHG) emission reduction target and an Integrated Sustainable Community Plan to the OCP in 2011.

Mr. Bydwell discussed historical public engagement efforts and the work of several past committees such as the Community Planning Working Group, OCP Roundtable and a pilot partnership with Vancouver Coastal Health. These committees studied various aspects of public engagement and identified issues specific to the District, including:

- Demographic changes;
- Lack of housing diversity;
- Employment loss;
- Environmental concerns;
- Social issues;
- Aging infrastructure; and,
- Financial health.

Mr. Bydwell reported that the 2011 OCP process included identifying issues, adopting a vision and providing strategic direction from which the OCP policies evolved. The strategic direction included:

- Planning for a balanced and diverse population,
- Creating connected communities;
- Reducing the environmental footprint; and,
- Becoming economically sustainable.

He commented about the various components of the OCP policy framework which includes:

- Part 1 – Community Structure;
- Part 2 – Community Development; and,
- Part 3 – Plan Management and Implementation.

Mr. Bydwell noted that the policies in the OCP are intended as guides to achieve the vision and various goals. He discussed the progress, implementation impacts and external pressures to date. He commented about Council's role in providing direction to ensure the OCP remains relevant to the community vision.

Ms. Jennifer Ohlhauser, Chair, OCP Implementation Monitoring Committee, provided an overview of the history and focus of the committee and its work. She discussed the committee recommendations, such as language changes and the addition of specific targets. She further presented and discussed the executive summary of their report.

Mr. Guy Trotter, OCP Monitoring Implementation Committee, spoke in regards to housing affordability, climate change and transit infrastructure in town centres. He discussed the findings of the INSTPP report and recommended that decisions should be driven by data.

Ms. Karen Rendek, Senior Community Planner, provided an overview of the OCP and noted that the purpose of the OCP is to guide decisions in terms of land use, environmental protection, transportation systems, social well-being, community development, infrastructure and services, and civic amenities. She reported that a review of the OCP is undertaken every five years which usually coincides with the availability of Canada census data.

Ms. Rendek advised that when reviewing an OCP, statements about housing supply and affordability, supply of commercial, industrial, institutional and recreational uses and GHG targets must be included. She provided an overview of the current OCP, prepared as an Integrated Sustainable Community Plan. The OCP includes a broad scope and noted that the vision, goals and policies are intended to provide the building blocks for more detailed plans including the Town Centres Implementation Plan, Neighbourhood Infill Plans and Strategic Action Plans.

In response to a question from Council, Ms. Olhauser suggested that community engagement focused on District youth and community support services may benefit the upcoming OCP review process.

In response to a question from Council, staff advised that the Regional Growth Strategy is being discussed by Metro Vancouver and that further information will be provided at some point in the future.

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

- Suggested that a full review of the OCP would be beneficial;
- Expressed concern about traffic congestion, housing affordability, climate change, employment centres and social infrastructure;
- Commented about forested areas within the District and suggested that they should be protected;
- Commented about the changes seen in the real estate market since the adoption of the OCP;
- Commented on the work of the OCP Monitoring Committee;
- Suggested that the OCP recommendations around GHG emissions, housing affordability and zoning should be reviewed;
- Suggested that the OCP should remain current to ensure the livability of the District;

- Noted the importance of data for community driven decision making, the definition of non-market housing and the rental stock in relation to Metro Vancouver wages;
- Commented on the impact of tourism, tourist attractions located within the District and the need to provide transportation solutions for peak seasons;
- Commented about the INSTPP report and its findings;
- Opined that an in depth review of the OCP may not be necessary and that housing and affordability should be studied further;
- Expressed support for climate-agreeable housing and heat pumps;
- Expressed concern about employment losses due to the relocation of businesses from the North Shore to other municipalities;
- Commented about housing affordability and the need to identify gaps in the housing continuum and to define affordable housing;
- Suggested that the OCP include language for green building codes and car charging stations;
- Commented about the pace of development in the community and expressed that it should be reduced but not discontinued;
- Discussed town centres and that they should become walkable communities;
- Requested a map that reflects infrastructure projects and a graph that reflects the pace of development;
- Commented on the history of Marine Drive development, rezoning and local businesses;
- Commented about rising land assessments and expressed concern about the effect on local business lease rates;
- Suggested a conversation with developers to discuss future Council direction;

Councillor MURI left the meeting at 7:16 p.m. and returned at 7:18 p.m.

- Commented about the OCP statistics and goals for 2030; and,
- Discussed the need to provide rental housing for all types of communities and suggested that the plan should be updated to reflect a renters market.

4. PUBLIC INPUT

4.1. Mr. Luke Evenshan, West Vancouver Resident:

- Commented about employment and suggested that it may contribute to a desirable quality of life; and,
- Expressed support for development and opined that it is economically good.

4.2. Ms. Mel Montgomery, 3700 Block Bluebonnet Road:

- Expressed support for public engagement that is directed at District youth; and,
- Spoke about the housing continuum and possible engagement with community associations to seek representation from other members of the community.

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

- Commented on the OCP review and suggested that the focus should be on areas where little progress has been made;

- Commented about housing affordability and the missing middle;
- Expressed concern about transit and requested that the OCP work in harmony with local area plans;
- Suggested that research is needed to provide relevant data on housing trends; and,
- Commented about the gas tax.

4.4. Mr. Michael Oord, A District Resident:

- Commented on housing costs and traffic;
- Commented about industrial space and industrial reserves; and,
- Suggested that if density is not increased, rental properties cannot be created.

4.5. Mr. Corrie Kost, 2800 Block Colwood Drive:

- Opined that densification is not a solution to clean energy or climate change;
- Spoke about the OCP and bylaws and opined that the OCP is meant to be a guideline;
- Spoke about the contributing factors to the lack of a Costco Wholesale on the North Shore; and,
- Spoke about bicycle lanes and suggested that cyclists are exposed to pollution.

5. ADJOURNMENT

MOVED by Councillor MURI

SECONDED by Councillor FORBES

THAT the January 28, 2019 Council Workshop is adjourned.

CARRIED
(7:54 p.m.)

Mayor

Municipal Clerk

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DISTRICT OF NORTH VANCOUVER COUNCIL WORKSHOP

Minutes of the Council Workshop for the District of North Vancouver held at 5:00 p.m. on Monday, February 4, 2019 in the Committee Room of the District Hall, 355 West Queens Road, North Vancouver, British Columbia.

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

Staff: Ms. C. Grant, Chief Administrative Officer
Mr. G. Joyce, General Manager – Engineering, Parks & Facilities
Mr. D. Milburn, General Manager – Planning, Properties & Permits
Mr. B. Dwyer, Manager – Development Services
Mr. J. Gordon, Manager – Administrative Services
Mr. S. Ono, Manager – Engineering Services
Mr. S. Carney, Section Manager - Transportation
Ms. A. Reiher, Confidential Council Clerk

Also in

Attendance: Ms. Bowinn Ma, MLA, North Vancouver – Lonsdale
Ms. Jane Thornthwaite, MLA, North Vancouver – Seymour
Mr. Ralph Sultan, MLA, West Vancouver – Capilano
Professor Stephan Nieweler, Department of Geography, Simon Fraser University

1. ADOPTION OF THE AGENDA

1.1. February 4, 2019 Council Workshop Agenda

MOVED by Councillor FORBES

SECONDED by Councillor HANSON

THAT the agenda for the February 4, 2019 Council Workshop is adopted as circulated.

CARRIED

2. ADOPTION OF MINUTES

Nil

3. REPORTS FROM COUNCIL OR STAFF

3.1. INSTPP Priorities for the District of North Vancouver

File No. 16.8620.01/021.000

Mr. Steve Carney, Section Manager - Transportation, provided an overview of the Integrated North Shore Transportation Planning Project (INSTPP) findings and recommendations. Mr. Carney stated that INSTPP identified many important North Shore transportation initiatives to address traffic and congestion and that the District supports INSTPP recommendations. Mr. Carney also stated that within this set of INSTPP recommendations the District has identified several key priorities. These include the relief of congestion in and around the Iron Workers Memorial Bridge for all modes, expansion of the TransLink's Frequent Transit Network across the North Shore including express transit service across Burrard Inlet and aggressive transit priority measures designed to make transit competitive with auto use. He commented on the collaboration of a staff working group comprised of transportation professionals representing the North Shore jurisdictions and advised that oversight was provided by a steering committee representing all partner agencies.

Mr. Carney spoke about the INSTPP mandate to develop a multi-agency framework for North Shore transportation planning involving all levels of government with the purpose of identifying actions, addressing congestion and developing recommendations based on real data and best practices. The report identified factors which contribute to congestion, including:

- A high proportion of car-oriented land uses;
- Transit and other forms of travel not being competitive with auto use;
- A lack of demand management tools to effectively manage road use;
- Demand exceeding capacity, particularly at bridgeheads; and,
- An incomplete road network.

Mr. Carney discussed the North Shore crossings which include the SeaBus, Iron Workers Memorial Bridge and Lions Gate Bridge. He stated that:

- The Iron Workers Memorial Bridge serves a regional function, connecting the Sea to Sky communities, the Horseshoe Bay Ferry Terminal and the North Shore with much of Greater Vancouver and the Fraser Valley;
- Estimated growth over the past five years is 9% (2013-2018);
- There is a weekday average of 132,000 vehicles per day and seasonal peaks of over 140,000 vehicles per day;
- Stable traffic volumes on the Lions Gate Bridge over the past five years average 63,000 vehicles per day; and,
- Local trips account for almost 25% of all traffic on the Upper Levels portion of Highway 1.

Mr. Carney commented on the contributing factors to the congestion of the Iron Workers Memorial Bridge which include transportation and housing affordability and a lack of frequent transit services for most North Shore residents. He provided an overview of the INSTPP recommendations and discussed the Marine Drive B Line improvements which will provide a reduction of up to 70% in bus travel time.

Mr. Carney discussed the INSTPP recommendations and advised that the following have been identified as District priorities:

- Relief of congestion at the Iron Workers Memorial Bridge;
- Expansion of the Frequent Transit Network;
- Expanded transit priority measures and accelerated future B Lines;

- A comprehensive review of the opportunity to integrate rail, truck, transit, auto and active transportation in future bridge replacement strategies;
- Commuter rail to Whistler;
- A review of the potential for an expanded North Shore passenger ferry network;
- A possible Barrow-Spicer connection that would be parallel to the CN rail line; and,
- The prioritization of road space for the movement of people.

Mr. Carney reported that staff are working with TransLink to get future B Lines and express bus service over Iron Workers Memorial Bridge. Staff are also developing a terms of reference for the Burrard Inlet crossing studies.

Ms. Bowinn Ma, MLA, North Vancouver – Lonsdale, stated that the INSTPP report and recommendations were a collaboration of nine different agencies, including the District of North Vancouver. She discussed the structure of INSTPP and advised that the report includes consensus-based recommendations. She expressed her gratitude to the District staff for their contribution to the report.

In response to a question from Council, staff advised that the Development Engineering Department is exploring the possibility of constructing bus pullouts for the B Line as redevelopments along the corridor make road right-of-way available.

In response to a question from Council, staff advised that options can be explored to further reduce recreational traffic.

In response to a question from Council regarding transportation congestion, staff advised that an expanded frequent transit network with transit priority measures could help alleviate congestion.

In response to a question from Council, Ms. Ma advised that INSTPP acknowledges a direct relationship with transportation and housing challenges.

In response to a question from Council regarding the Barrow-Spicer Connector, staff advised that the crossing would be underneath the Iron Workers Memorial Bridge parallel to Main and Dollarton.

Council recessed at 6:04 p.m. and reconvened at 6:11 p.m in the Council Chambers.

Ms. Jane Thornthwaite, MLA, North Vancouver – Seymour, commented about traffic congestion, housing affordability and its connection with traffic and transportation. She noted that the District is a major thoroughfare for the Iron Workers Memorial Bridge and the need to alleviate the pressure on commuters.

Professor Stephan Nieweler, Department of Geography, Simon Fraser University, spoke in regards to population and employment catchments for rapid transit with a focus on a comparison of the North Shore versus Broadway (Arbutus – UBC) corridors. He provided an overview of costs of recent rapid transit projects throughout Canada, surface Light Rail Transit (LRT) and grade separated LRT, and a newly build LRT in the United States.

Professor Nieweler commented about current densities on the North Shore versus the density seen in the Vancouver-Broadway area, specifically the Arbutus to UBC route. He discussed the current population and employment density within a 400 metre radius for LRT requirements, as per a 2011 study on urban densities and transit. He presented a map outlining potential rail extensions to the Burnaby area as well as data for a West Vancouver to Brentwood connection.

Professor Nieweler reported that his study objectives include assessing the demand for rapid transit networks on the North Shore versus the Broadway corridor, assuming further cross-harbour links align with future population distribution based on current allowable development, and short, medium and long-term supply options for the North Shore and Harbour crossings.

Professor Nieweler presented the possible locations for water crossing across the Burrard Inlet. He also offered a comparison of the East-West Marine-Main corridor and the Lonsdale corridor to substantiate LRT and discussed population, employment, density and employment concentrations on the North Shore.

In summary Professor Nieweler advised that the Broadway (Arbutus – UBC) traffic congestion levels do not equal those observed on the North Shore.

Professor Nieweler suggested that transit upgrades are urgent for the North Shore and presented options for interim measures:

- Connecting the North Shore B Line from Phibbs Exchange to the Hastings B Line, Millennium Line and Expo Line;
- Gondolas from Phibbs Exchange to Capilano University;
- Eastbound bus queue jumping from 3rd Street and Main to enhance B Line reliability; and,
- A passenger ferry from Harbourside to Coal Harbour or Waterfront station.

In response to a question from Council, Professor Nieweler advised that green house gas emissions could be greatly reduced if the suggested improvements are implemented.

In response to a question from Council, Professor Nieweler advised that as an elevated SkyTrain service to the North Shore would be challenging but that LRT is recommended.

In response to a question from Council, Professor Nieweler suggested that a Harbourside to Waterfront or Coal Harbour to Stanley Park water crossing with a smaller fleet of vessels may be more cost efficient to operate than a SeaBus or LRT.

In response to a question from Council, Professor Nieweler advised that perceptions of bus service remain negative compared to LRT.

In response to a question from Ms. Thornthwaite, Professor Nieweler advised that there is a business base for LRT on the North Shore.

Mr. Ralph Sultan, MLA, West Vancouver – Capilano, commented about the need to analyse where future funding will come from.

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

- Expressed concern about increased traffic congestion, funding for transit infrastructure and the need to reduce green house gas emissions through less vehicle traffic;
- Suggested that options be explored to move populations via waterways;
- Expressed concern about regional growth and that it is based on transit; and,
- Commented about the North Shore traffic congestion and the need to review the TransLink model.

Public Input:

Mr. Patrick Stafford-Smith, 100 Block West 1st Street:

- Spoke on behalf of the Economic Partnership North Vancouver;
- Commented about the economic impacts on the North Shore and the need for a continued joint collaboration of the North Shore municipalities; and,
- Opined that further transportation studies are warranted.

Mr. Nick Husseinzadey, 200 Block East 12th:

- Suggested that a transit line to the North Shore is warranted and questioned the findings of the INSTPP report in relation to corridor suggestions; and,
- Commented about student housing for university students.

Mr. Peter Teevan, 1900 Block Indian River Crescent:

- Expressed concern about traffic issues and the impact on residents;
- Commented about bridge traffic in the Lower Mainland in comparison to the Iron Workers Memorial Bridge;
- Opined that the INSTPP report does not account for daily traffic incidents on the Iron Workers Memorial Bridge and potential growth in First Nations communities;
- Requested that Council explore replacement options for the Iron Workers Memorial Bridge; and,
- Expressed support for the addition of a rail bridge.

Ms. Cyndi Gerlach, 2100 Block Lonsdale Avenue:

- Queried why the North Vancouver School District was not invited to participate in the INSTPP review; and,
- Questioned if future transit plans will take into account schools to allow for improved commuting options for students.

In response to a question from Ms. Gerlach, Ms. Ma advised that INSTPP was designed to bring together agencies that are responsible for transportation infrastructure and that B Lines can become precursors of rapid transit networks.

Ms. Katherine Fagerlund, 1800 Block Deep Cove Road:

- Commented about the 99 B Line and future B Line on the North Shore; and,
- Spoke about the need to promote the use of transit on the North Shore to increase ridership.

Ms. ZoAnn Morten, 1800 Block Beaulynn Place:

- Commented about the presentation by Professor Nieweler;
- Suggested that waterways be used as a form of transportation; and,
- Expressed that tax-payer funds should be used wisely.

Councillor BOND left the meeting at this point in the proceedings. (7:47 p.m.)

MOVED by Councillor MURI

SECONDED by Councillor HANSON

THAT the District priorities as identified in the January 28, 2019 report of the Transportation Manager entitled INSTPP Priorities for the District of North Vancouver are endorsed;

AND THAT staff are directed to pursue these priorities for further study and/or implementation.

CARRIED

Absent for Vote: Councillor BOND

4. ADJOURNMENT

MOVED by Councillor MURI

SECONDED by Councillor FORBES

THAT the February 4, 2019 Council Workshop is adjourned.

CARRIED

Absent for Vote: Councillor BOND
(7:53 p.m.)

Mayor

Municipal Clerk

DISTRICT OF NORTH VANCOUVER COUNCIL WORKSHOP

Minutes of the Council Workshop for the District of North Vancouver held at 7:03 p.m. on Monday, February 11, 2019 in the Committee Room 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
Ms. C. Grant, General Manager – Corporate Services
Mr. D. Milburn, General Manager – Planning, Properties & Permits
Mr. R. Danyluk, Manager – Financial Planning
Mr. B. Dwyer, Manager – Development Services
Ms. L. Brick, Deputy Municipal Clerk
Ms. A. Reiher, Confidential Council Clerk
Ms. N. Letchford, Senior Community Planner

Also in

Attendance: Ms. Armin Amrolia, Associate Vice President, Development Strategies, BC Housing
Mr. Marcus Paterson, Development Manager, Development Strategies, BC Housing

With the consent of Council, Mayor LITTLE varied the agenda as follows:

3. REPORTS FROM COUNCIL OR STAFF

3.1. Housing Affordability Definitions: A Brief Overview and Scenarios File No. 16.6480.30/003.000

Ms. Armin Amrolia, BC Housing, presented on BC Housing programs for social housing funded by the Provincial Government. She commented on the unprecedented Provincial investment and funding options for affordable housing through the Building BC ten-year project, including:

- A Community Housing Fund to deliver 14,350 affordable rental homes with a budget of \$1.9 billion;
- The Indigenous Housing Fund of \$550 million to create 1,750 new units. To date, 1,100 units have been approved;
- A fund of \$734 million to build and operate 1,500 units for Women's Transition Housing; and,
- A Supportive Housing Fund of \$1.2 billion to create 2,500 new homes for the homeless.

Ms. Amrolia provided an overview of the Housing Hub, a division of BC Housing, that focuses on partnerships and assistance programs for middle-income households. She also discussed the Rental Assistance Program for low-income, working families.

Mr. Marcus Paterson, Development Manager, BC Housing, discussed housing projects which have benefited from the Community Housing Fund in the District, including:

- Sanford Housing Society located on Oxford Street which is a non-market family-oriented housing containing 90 units with underground parking and has a 60-year lease with the District; and,
- Kiwanis Lynn Woods located on Whitely Court which has received a grant of \$10.6 million for 106 units to house low to medium income seniors. He advised that District contributions for this site included the waiving of development cost charges, application fees and the Community Amenity Contribution (CAC).

In response to a question from Council, Ms. Amrolia advised that it is difficult to define affordability as this varies by location on the housing spectrum and region.

In response to a question from Council, Ms. Amrolia advised that BC Housing has constructed housing without residential parking when the project is located near transit.

In response to a question from Council, Mr. Paterson advised that the construction standard used by BC Housing to achieve sustainable and energy efficient housing projects is the *BC Energy Step Code* regulation.

1. ADOPTION OF THE AGENDA

1.1. February 11, 2019 Council Workshop Agenda

MOVED by Councillor FORBES

SECONDED by Councillor MURI

THAT the agenda for the February 11, 2019 Council Workshop is adopted as circulated.

CARRIED

2. ADOPTION OF MINUTES

2.1. January 14, 2019 Council Workshop

MOVED by Councillor CURREN

SECONDED by Councillor MURI

THAT the minutes of the January 14, 2019 Council Workshop meeting are adopted.

CARRIED

Councillor MURI left the meeting at this point in the proceedings. (7:34 p.m.)

Ms. Natasha Letchford, Senior Community Planner, provided an overview of housing affordability definitions and housing costs in North Vancouver District. She advised that the District defines housing as affordable if no more than 30% of a before-tax household income is spent on housing and that this description is consistent with the Canada Mortgage and Housing Corporation (CMHC) and BC Housing definitions.

Councillor MURI returned to the meeting at 7:36 p.m.

Ms. Letchford reported that the District of North Vancouver median household income is higher than the Metro Vancouver average. She commented on the need to provide affordable housing to ensure people could live and work in North Vancouver and not have to commute to North Vancouver for work. Ms. Letchford provided an overview of renter median incomes as compared to owner median incomes. The majority of rental households are spending more than 30% of their before tax household income on housing. Most owners are spending less than 30% of their income on housing. The vacancy rate has consistently remained below 2%, which is considered lower than what is required for a balanced rental market.

She reported that the District has a larger percentage of households earning greater than \$100,000 and a lower percentage of households earning less than \$70,000 as compared to the Metro Vancouver average. The time needed for saving a down payment in Vancouver has increased dramatically over the last few decades.

Ms. Letchford reported that according to CMHC statistics, there are 14,032 rental units in the District of North Vancouver. She provided four scenarios of families along various points of the housing continuum. She noted that the categories on the housing continuum cannot be addressed in isolation and that assisting one category may benefit families in other categories.

Councillor MURI left the meeting at 7:42 p.m. and returned at 7:43 p.m.

In response to a question from Council, staff advised that at the end of 2018 there was \$500,000 available in the affordable housing fund.

In response to a question from Council, staff advised that when a Community Amenity Contribution (CAC) is collected, there is a provision where part of the funds may contribute to affordable housing.

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

- Discussed the definition of affordable housing and transportation in connection to housing;
- Spoke about social housing and suggested that District land may be used to assist with the creation of this type of housing;
- Opined that District owned land should not be sold;
- Spoke about density bonus and requested data on what other municipalities are doing in regard to housing for the disabled;

- Commented on the median income and Tenant Relocation Policy and suggested that implementation of the policy should not be the responsibility of the developer;
- Commented about the role of Municipal government in partnership with Federal and provincial governments;
- Commented about prospective social housing developments on District land and the need to ensure that the housing is affordable and not simply 10% below market rental;
- Suggested that District single-family lots be sold to raise funds to create housing opportunities closer to transit centres;
- Commented about density bonus and CACs and the consensus of Council in terms of their use;
- Commented about the housing spectrum and types of housing available in the District and opined that there is a need to build purpose-built rentals and to provide further opportunities for market and non-market rental;
- Discussed the need to look at average regional incomes, rather than District only;
- Discussed the need to accommodate individuals who require social housing and suggested that District single-family lots may be a good option;
- Discussed CACs and that the funds should be allocated to resources that will not depreciate;
- Suggested changing legislation to allow for homeowners to sell their coach houses; and,
- Commented about market rental options such as incentivizing secondary suites and rental only zoning.

Public Input:

Ms. Stephani Baker, 7900 Block Enterprise Street:

- Commented about affordable housing strategies for Habitat for Humanity;
- Suggested that a housing target is beneficial and queried about community engagement; and,
- Commented about North Shore housing demographics, the homeless sectors and suggested that CAC's may be used to address housing issues.

Mr. Peter Teevan, 1900 Block Indian River Crescent:

- Commented on the Emery Place Public Hearing input comments;
- Spoke about the definition of subsidized housing and suggested that the terminology should be changed; and,
- Opined that the terminology used in bylaws is very important.

Mr. Juan M. Palacio, 200 Block West Kings Road:

- Commented on housing and affordability challenges for students.

Mr. Corrie Kost, 2800 Block Colwood Drive;

- Spoke about the median incomes required to purchase various types of housing;
- Suggested that a high percentage of families cannot afford to live in the District; and,

- Commented on the history of housing affordability in the District.

Mr. Lyle Craver, 4700 Block Hoskins Road:

- Commented about the housing continuum and suggested that row housing does not exist in the District;
- Opined that a definition of affordable housing should be adopted by Council;
- Commented about the definition of affordable housing; and,
- Commented on the difference between renters and potential home owners.

4. **ADJOURNMENT**

MOVED by Councillor MURI

SECONDED by Councillor FORBES

THAT the February 11, 2019 Council Workshop is adjourned.

CARRIED
(9:11 p.m.)

Mayor

Municipal Clerk


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REPORTS

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AGENDA INFORMATION	
<input checked="" type="checkbox"/> Council Workshop	Date: February 26, 2019
<input type="checkbox"/> Finance & Audit	Date: _____
<input type="checkbox"/> Advisory Oversight	Date: _____
<input type="checkbox"/> Other:	Date: _____


 Dept.
Manager


 GM/
Director


 CAO

The District of North Vancouver

REPORT TO COUNCIL

February 19, 2019
 File: 08.3250.20/003.000

AUTHOR: Janine Ryder - Manager, Real Estate and Properties

SUBJECT: District Owned Lands

RECOMMENDATION:

THAT the report titled District Owned Lands dated February 19, 2019, be received for information.

REASON FOR REPORT:

Council has indicated a desire to discuss District owned land resources. This report and accompanying maps provide a synopsis of all District owned lands to aid Council's discussion.

SUMMARY:

Staff have prepared an inventory of all District owned lands for Council's consideration. The lands that are "Not District Road, Park, Facility, or Under Agreement" are also distinguished in the maps to aid Council's analysis. Summary information (OCP designation, zoning, size, and aerial photo) for each of the identified parcels is also attached.

Subject to Council direction, further analysis can be completed for any of these lands. For example, site selection criteria could be used to assess the suitability or capability of existing District owned lands to accommodate social housing (i.e. housing that the government or a non-profit housing partner owns and operates) or some other use.

Please note, the summary information presented in this report and accompanying maps in no way limit Council's discretion to acquire new lands, dispose of existing lands, pass bylaws or change agreements. Rather, the information presented herein is simply an outline of the current land inventory based upon previous Council decisions.

ANALYSIS:

- The vast majority of District owned land is used or developed for municipal roads, parks, and facilities, or is committed through agreement (e.g. long term ground lease)
- Lands that are “Not Road, Park, Facility or Under Agreement” make-up less than 5% of the District's total land inventory.
- Less than 1% of the District's land inventory is allocated to facilities (e.g. District Hall, Libraries, Fire Halls, and other civic buildings).

Lands identified as in the attached maps as “Not Road, Park, Facility or Under Agreement” may be further constrained by physical limitations (e.g. topography and servicing), regulatory limitations (e.g. zoning or environmental conditions), legal limitations (covenants, easements, servicing rights of way) or others constraints. Further research on these constraints could be completed subject to Council direction.

Timing/Approval Process:

Subject to Council's review of the properties identified in this report, the disposition or lease of any lands would proceed in accordance with established District policies and the *Community Charter*. Such processes may require public notice and subsequent resolutions of Council. In addition, developing these lands may require an Official Community Plan or Zoning Bylaw amendment, with requisite public engagement, followed by Council's consideration of bylaws and any applicable permits.

Concurrence:

Any subsequent disposition or lease of District owned lands would normally involve a process of internal and external referral where potential interests are revealed, considered and addressed.

Liability/Risk:

Liability and risk are inherent with land ownership, but can be mitigated in through agreements (e.g. licenses, leases and operating agreements).

Social Policy Implications:

District owned lands are one of the tools in the District's toolbox to implement the objectives and policies of the Official Community Plan. For example, housing polices related to “affordable, rental and special needs housing” (Sec. 473 (2) LGA) may be achieved by developing District owned lands in partnership with other governments or non-profit agencies.

Environmental Impact:

Environment impacts are a consideration for the use and development of all District lands. A significant portion of District lands are protected from development as either parks or open space.

Conclusion:

This report and accompanying maps provide Council with a summary of all District owned lands. Lands that are "Not Road, Park, Facility or Under Agreement" have been highlighted to assist with Council's assessment of these lands.

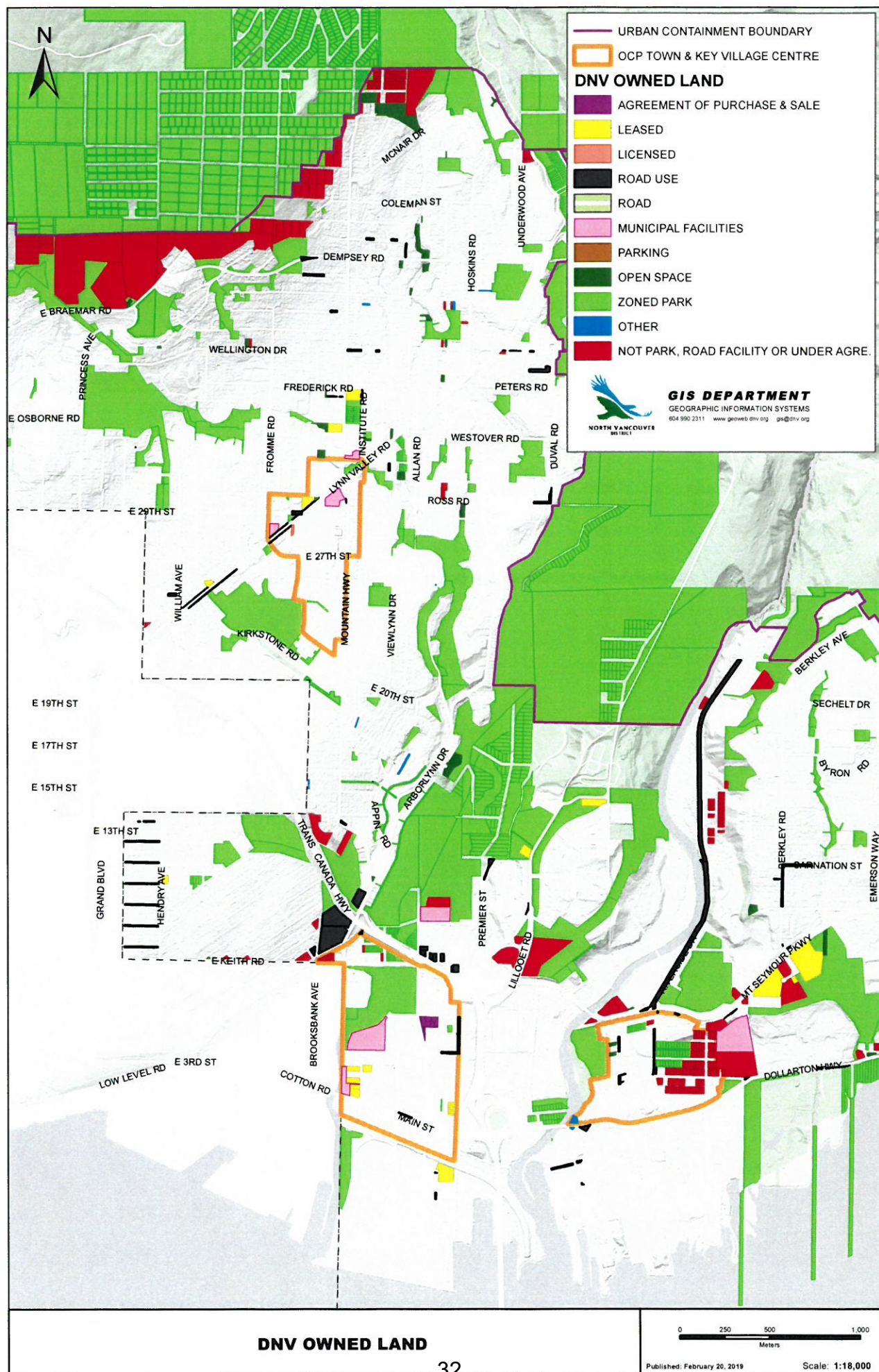
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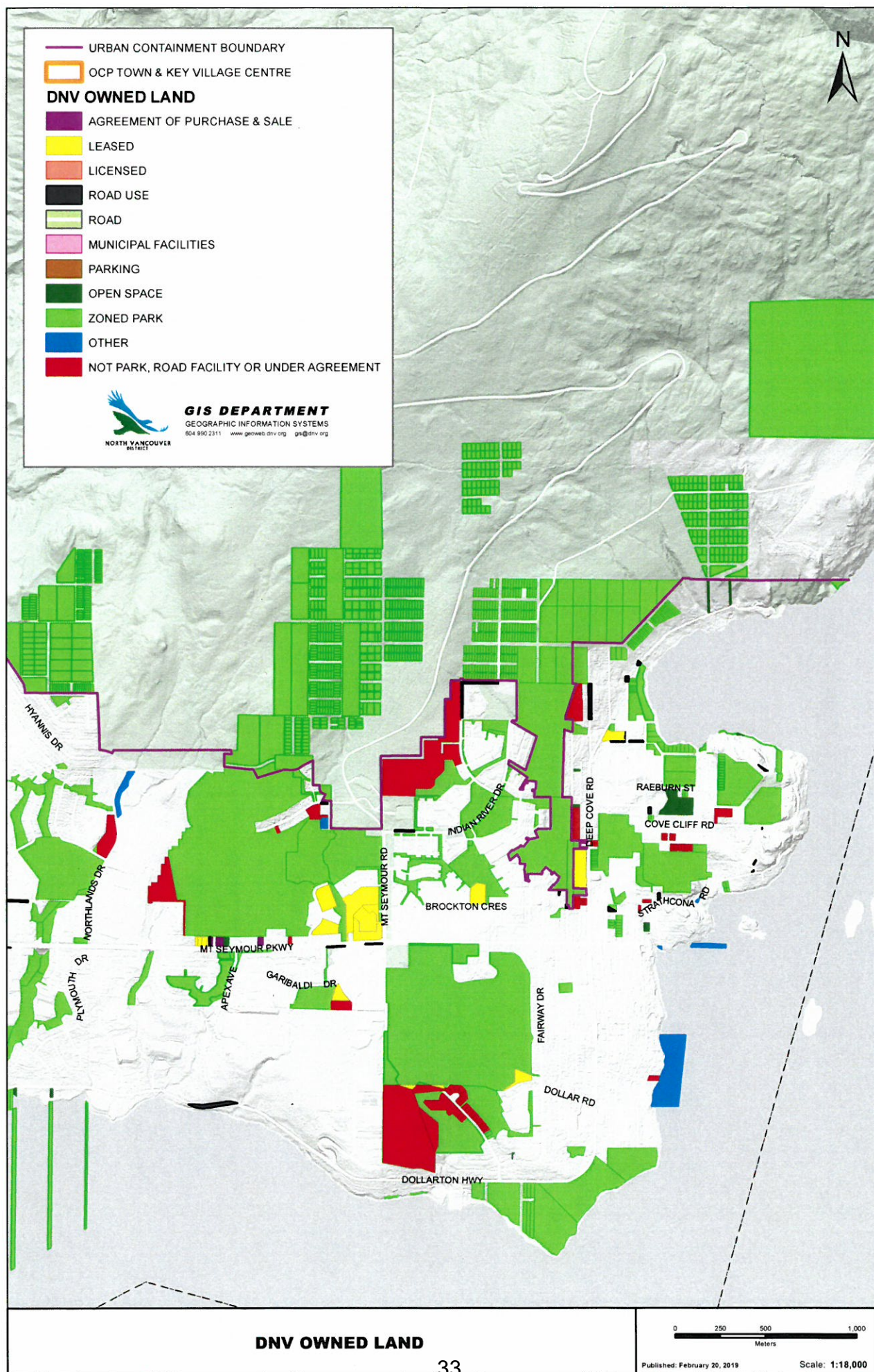


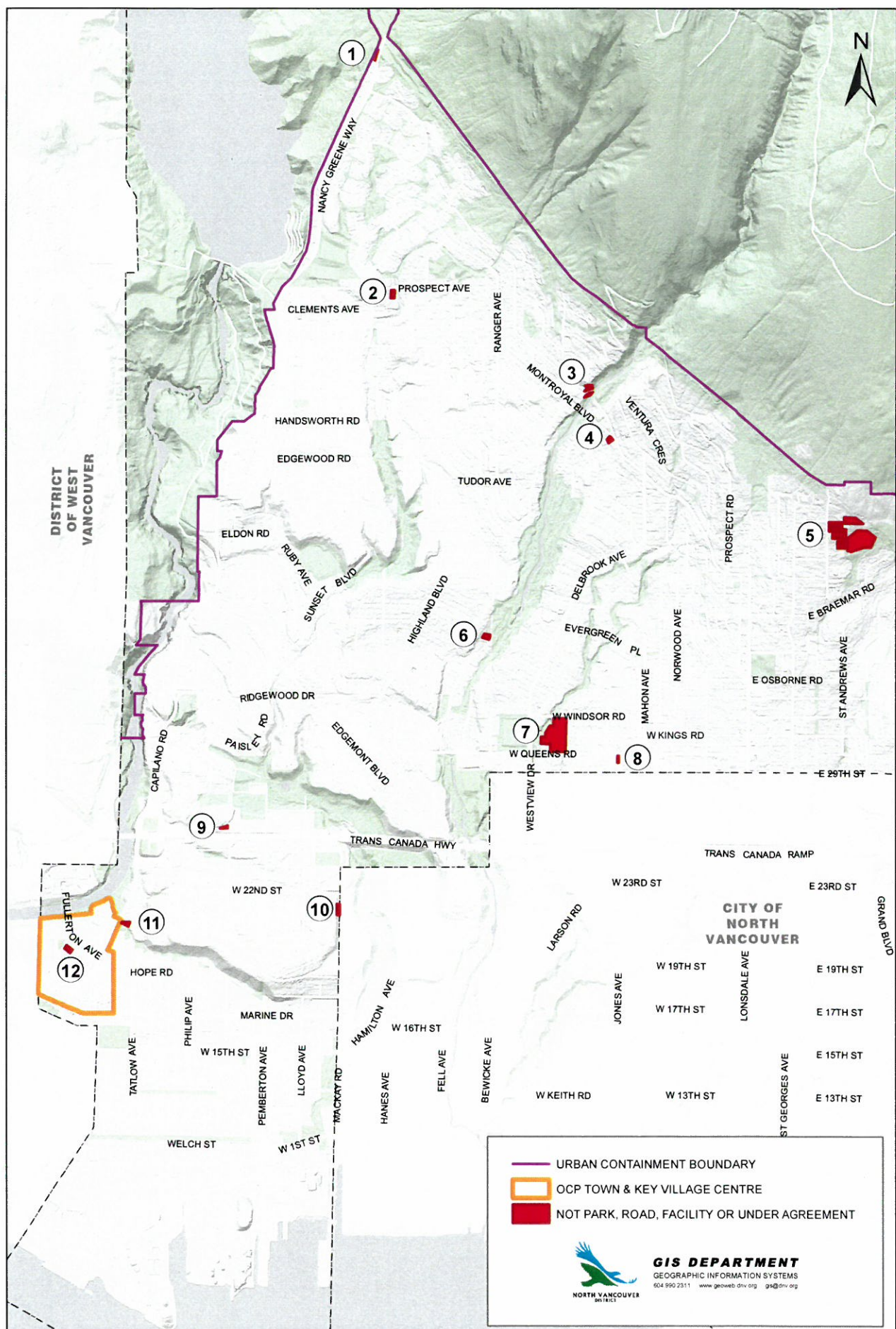
Janine Ryder
Manager, Real Estate and Properties

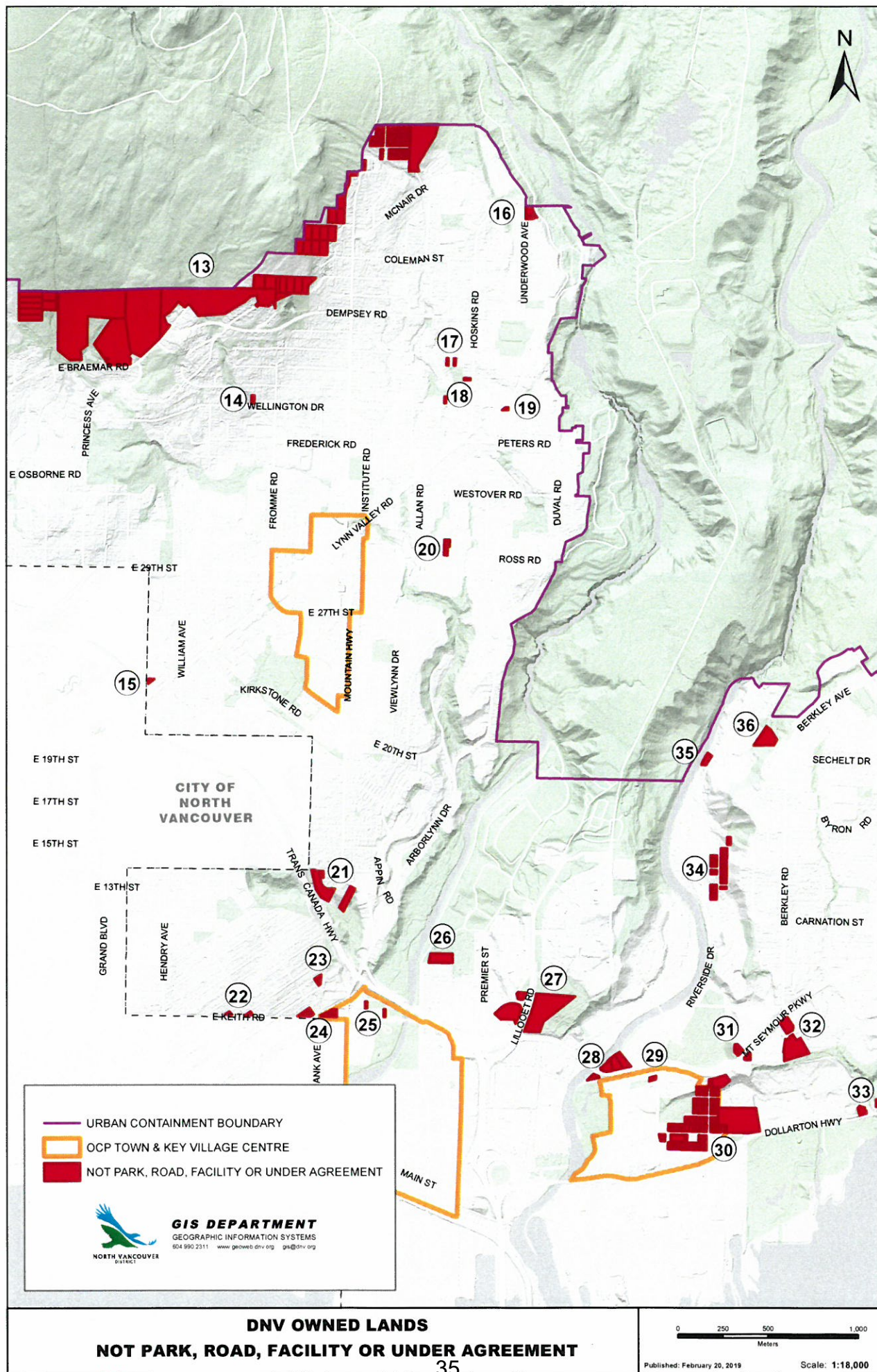
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<input type="checkbox"/> Development Engineering	_____	<input type="checkbox"/> Finance	_____	<input type="checkbox"/> NS Health	_____
<input type="checkbox"/> Utilities	_____	<input type="checkbox"/> Fire Services	_____	<input type="checkbox"/> RCMP	_____
<input type="checkbox"/> Engineering Operations	_____	<input type="checkbox"/> ITS	_____	<input type="checkbox"/> NVRC	_____
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<input type="checkbox"/> Environment	_____	<input type="checkbox"/> GIS	_____	<input type="checkbox"/> Other:	_____
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<input type="checkbox"/> Human Resources	_____	<input type="checkbox"/> Bylaw Services	_____		

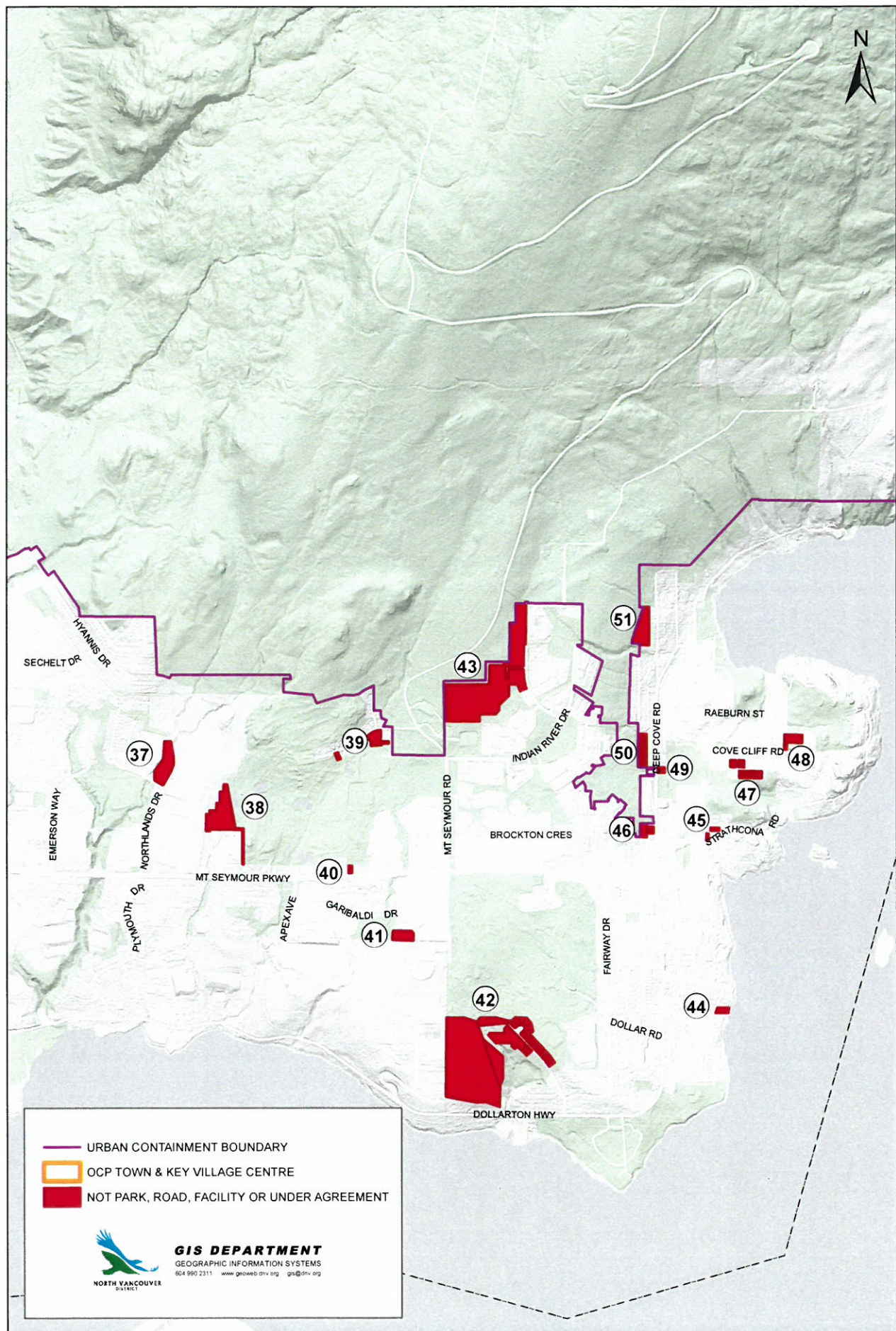
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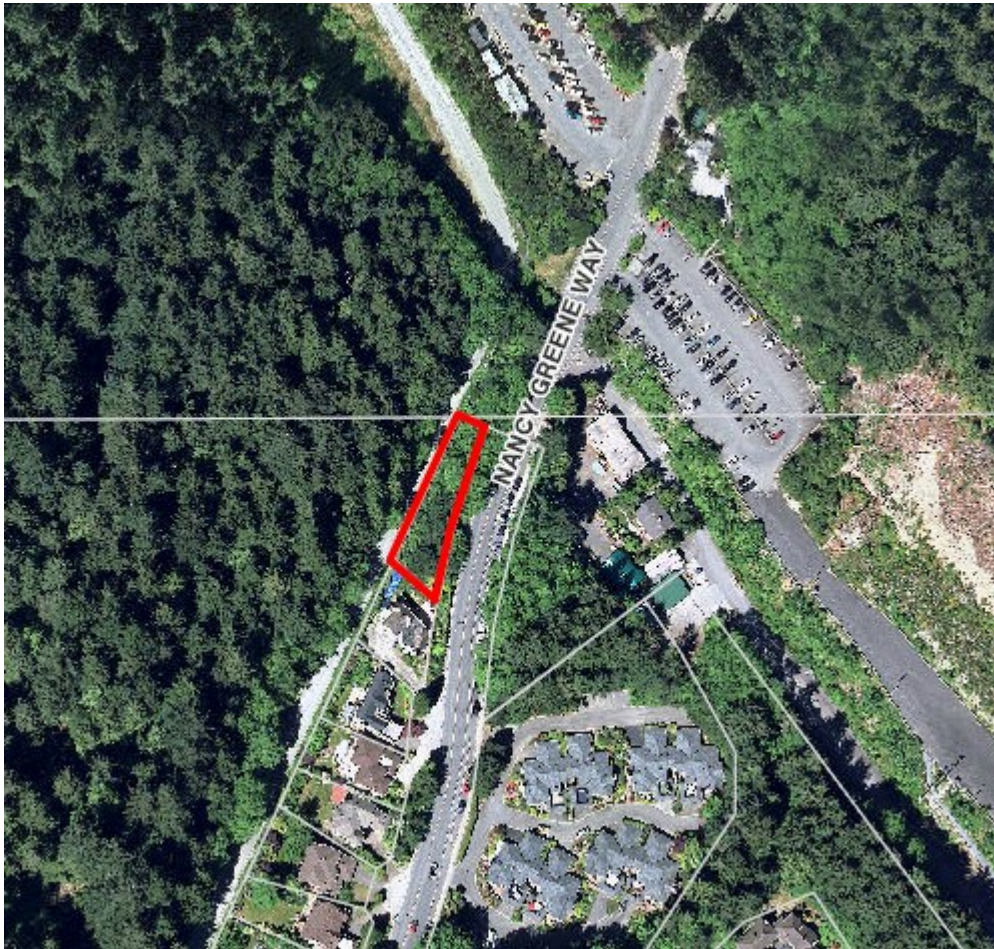






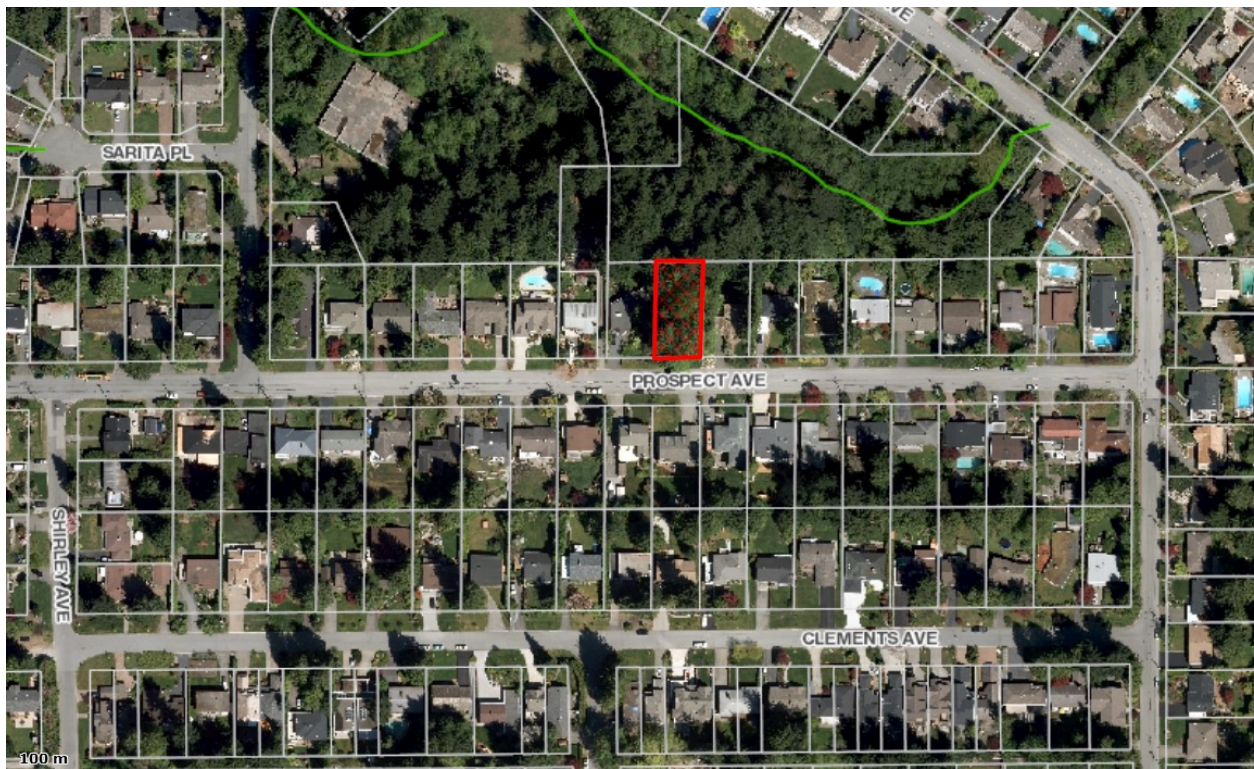


Nancy Greene Way (1)



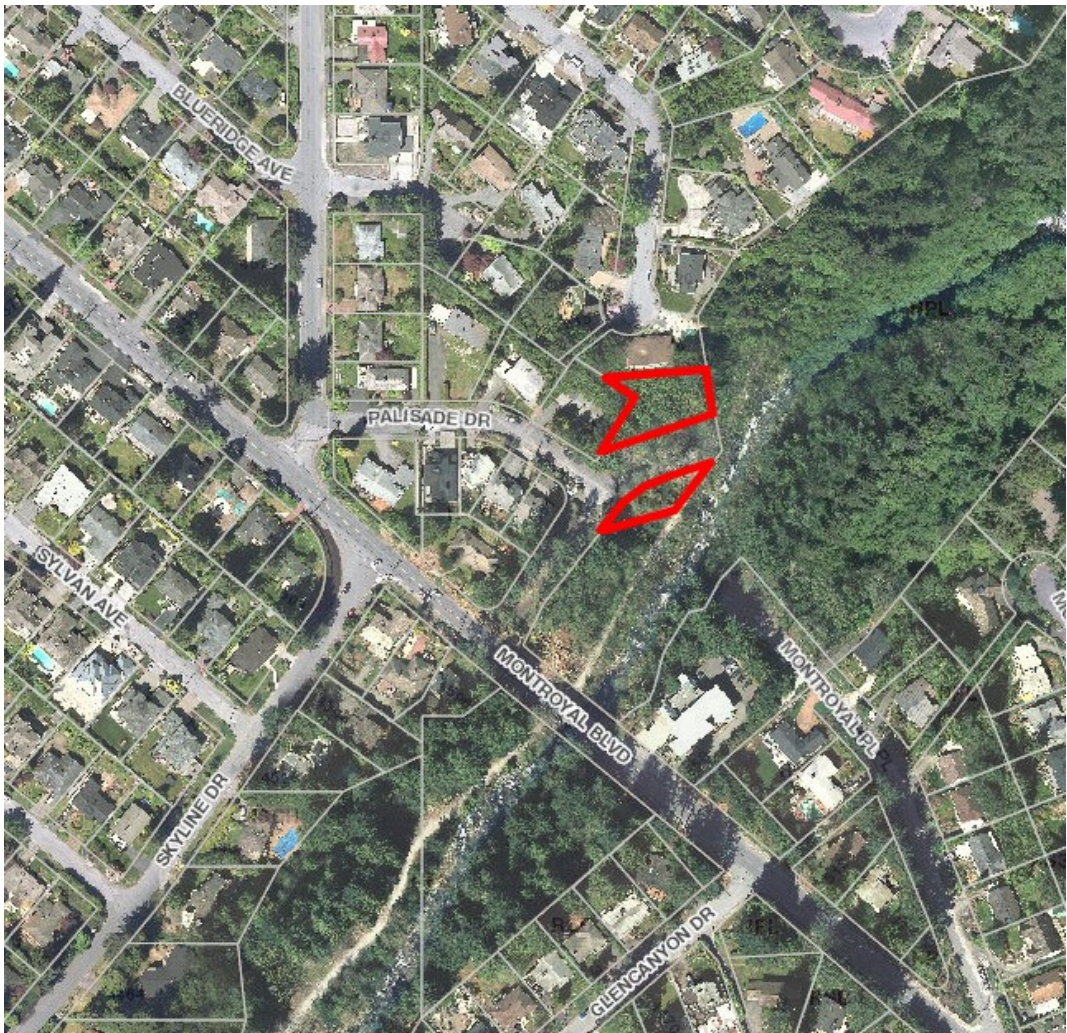
Size	7,987 sq ft
OCP Designation	RES2
Zoning	RS3

Prospect Ave (2)



Size	8,500 sq ft
OCP Designation	n/a
Zoning	Road Allowance

Montroyal Blvd (3)

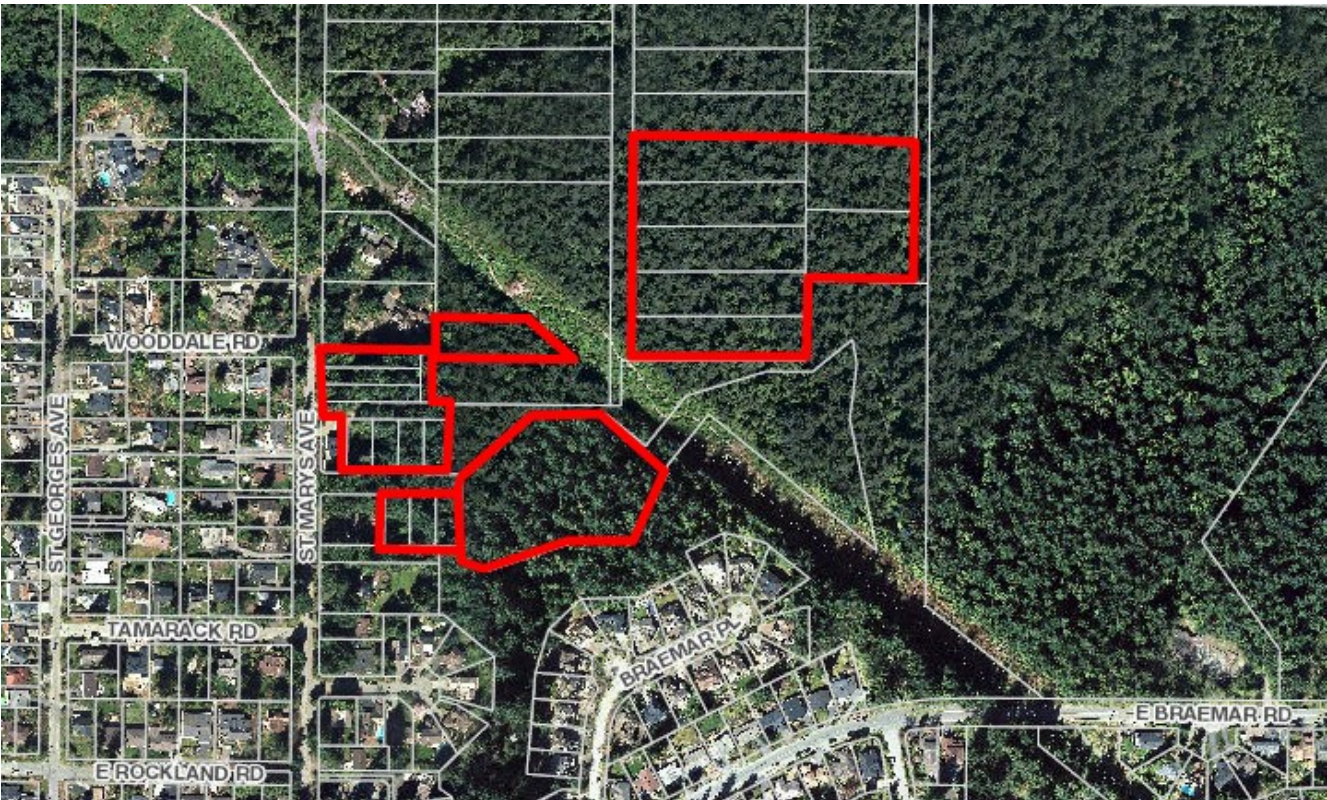


	<u>North Lot</u>	<u>South Lot</u>
Size	9,160 sq ft	3,972 sq ft
OCP Designation	RES2	POSNA
Zoning	RS1	RS1

400 Blk Montroyal Blvd (4)

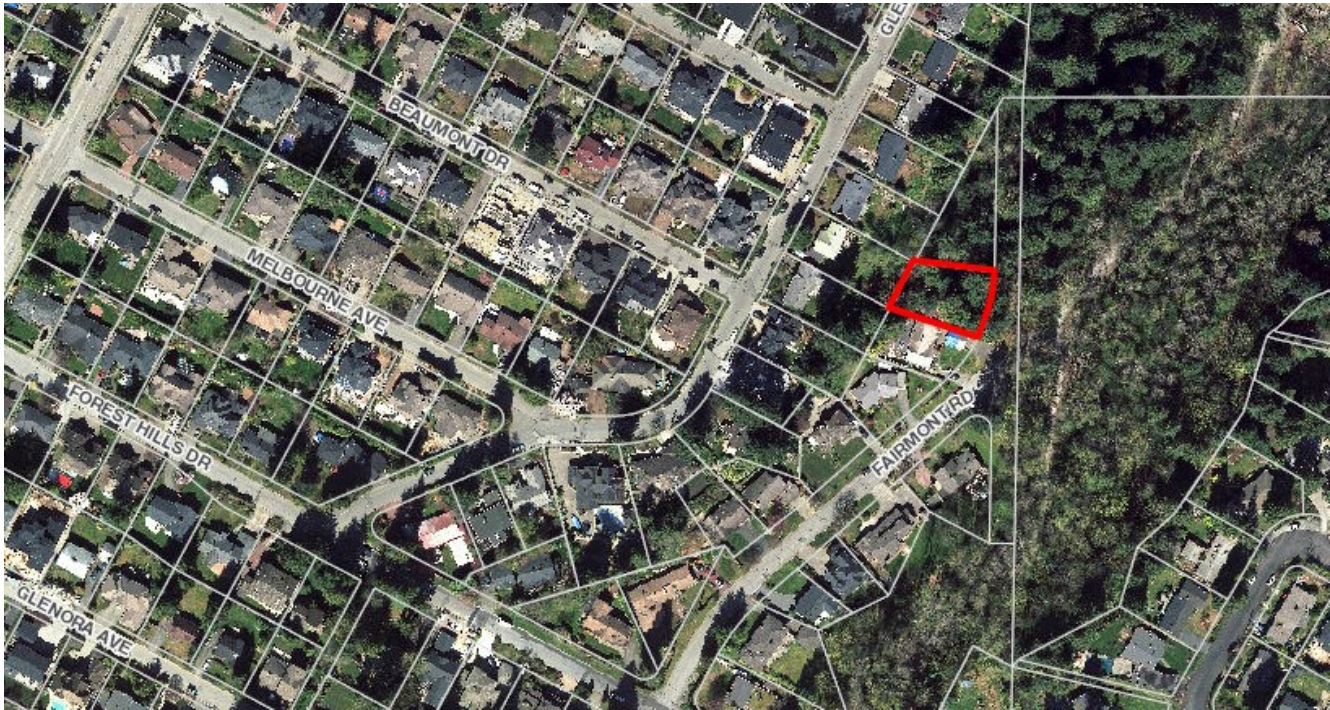


St. Marys Ave, St. Florians Subdivision and Parcel to the East (5)



Size	14.9 acres
OCP Designation	POSNA and RES2
Zoning	RS1, RS2 & RS3

Fairmont Road - Edgemont (6)



Size	9,500 sq ft
OCP Designation	RES2
Zoning	RSH

Old Delbrook Community Centre (7)



Size	189,520 sq ft
OCP Designation	INST
Zoning	PA

Queens Road @ Jones Avenue (8)



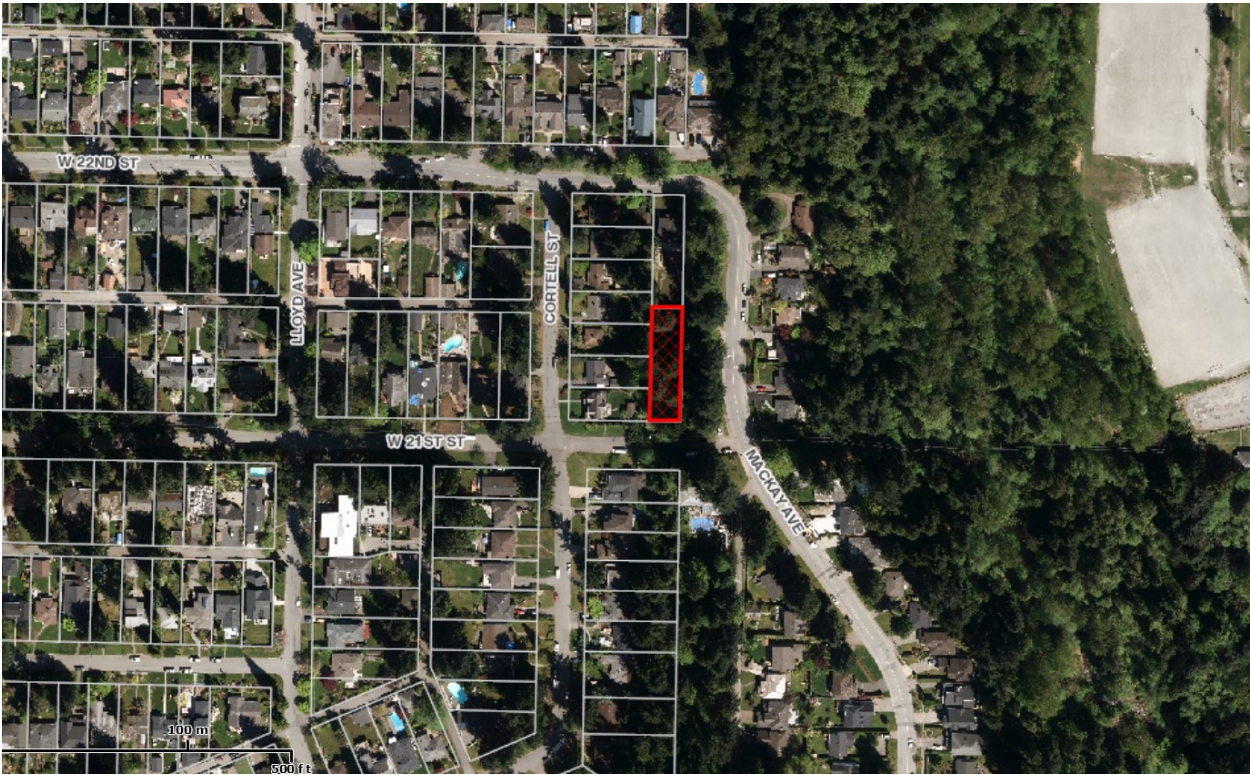
Size	3,358 sq ft
OCP Designation	RES2
Zoning	RSNQ

Sunnyside Drive (9)



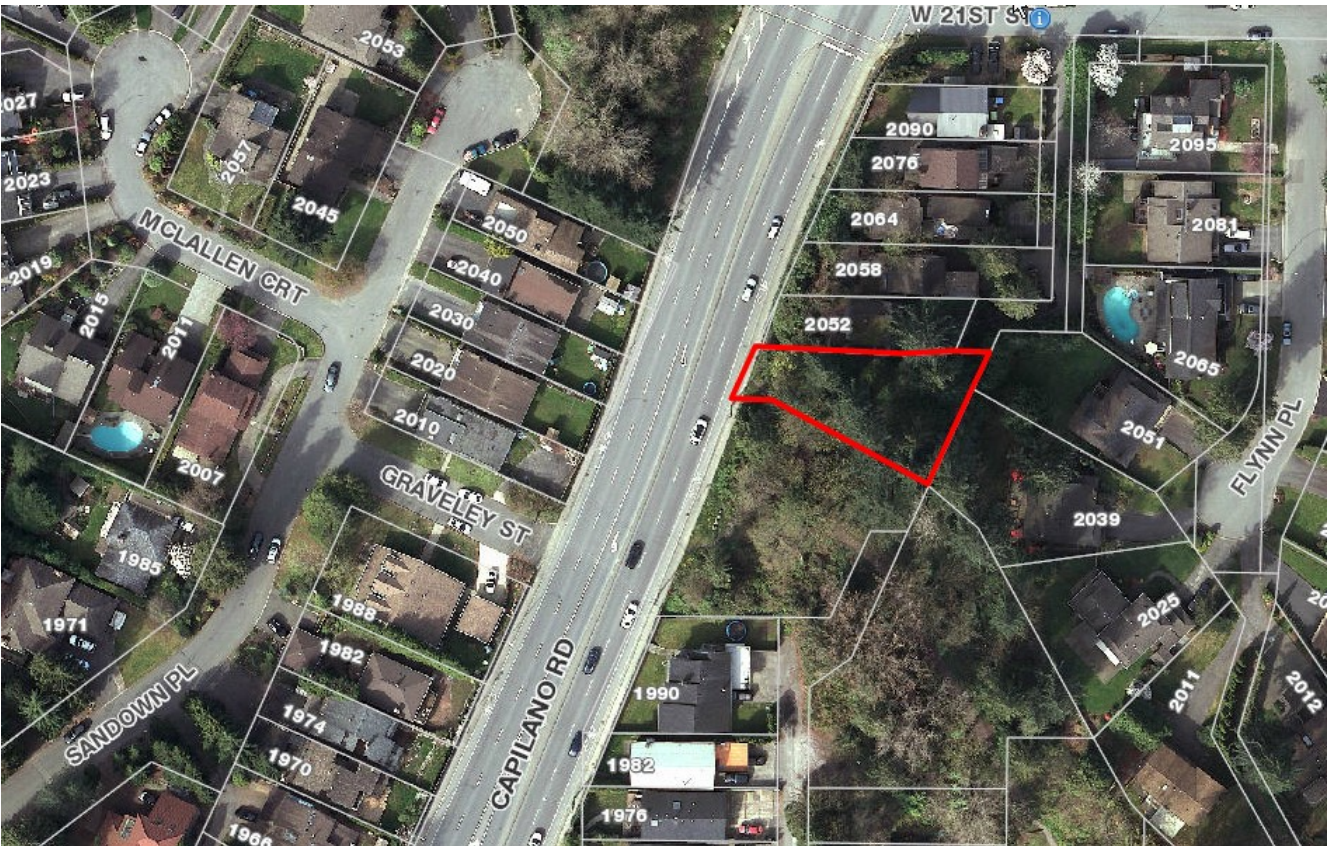
Size	3,229 sq ft
OCP Designation	Road
Zoning	RSMF

West 21st St (10)



Size	9,407 sq ft
OCP Designation	RES2
Zoning	RSPH

Capilano Road (11)



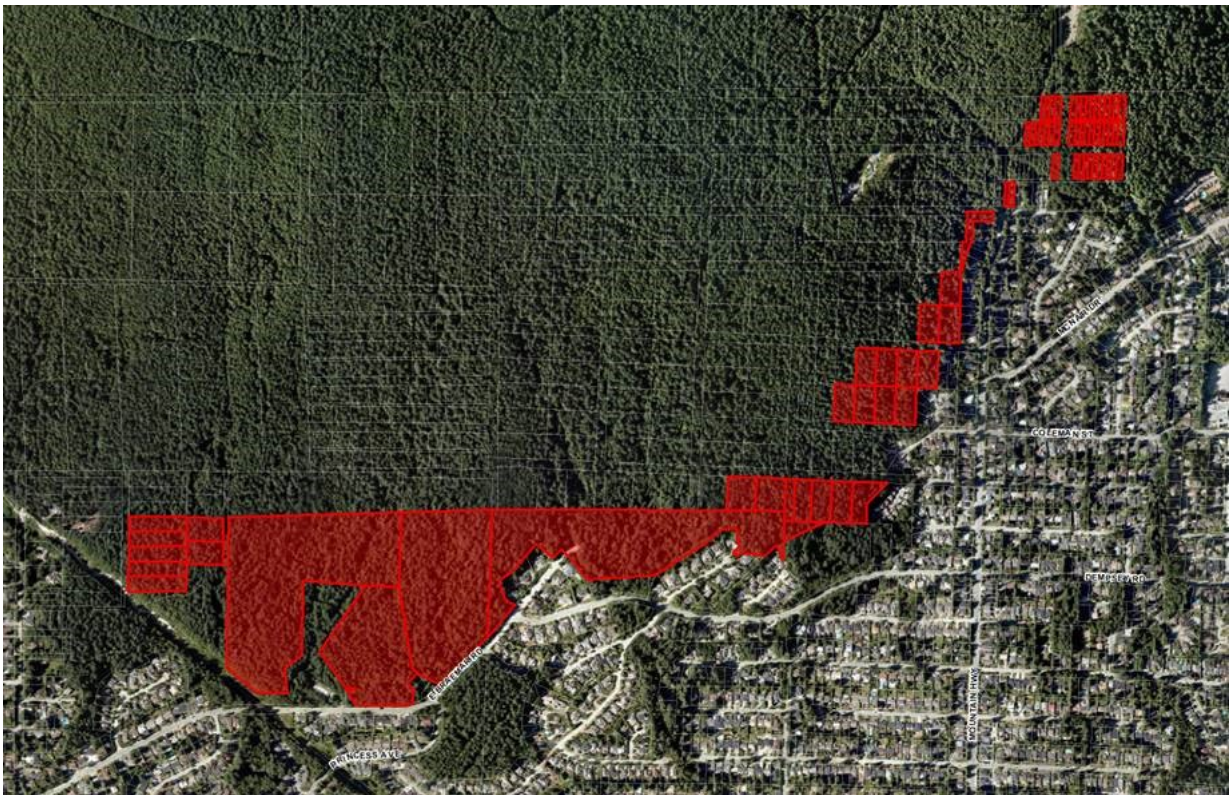
Size	7,556 sq ft
OCP Designation	RES2
Zoning	RS4

Belle Isle Place (12)



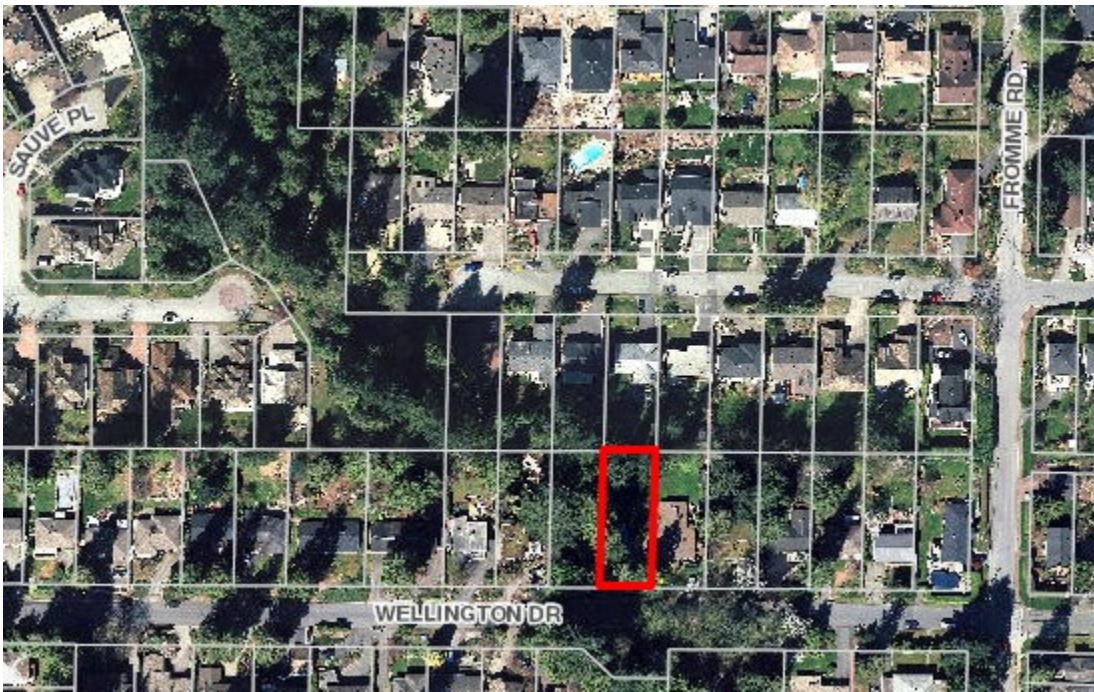
Size	9,031 sq ft
OCP Designation	RES2
Zoning	RS3

Braemar Road/Mountain Highway(13)



Size	99.6 acres
OCP Designation	RES2 and POSNA
Zoning	RS1 & RS2

Wellington Drive (14)



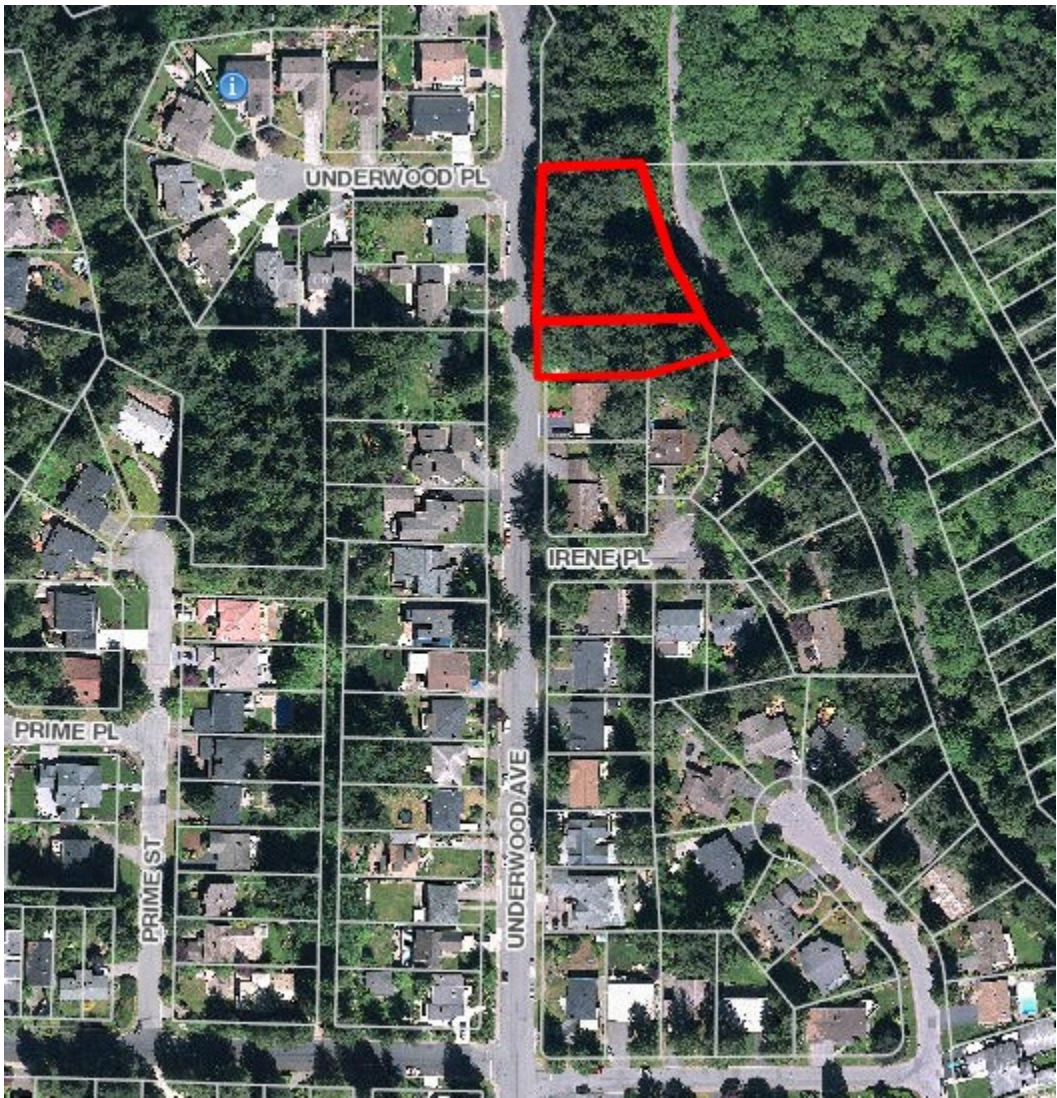
Size	8,471 sq ft
OCP Designation	RES2
Zoning	RS3

Weymouth Place (15)



Size	4,973 sq ft
OCP Designation	RES2
Zoning	RS3

Underwood Ave (16)



Size	34,520 sq ft
OCP Designation	POSNA
Zoning	RS3

Kilmer Road (17)



	<u>Kilmer West</u>	<u>Kilmer East</u>
Size	4,370 sq ft	4,370 sq ft
OCP Designation	RES2	RES2
Zoning	RS4	RS4

Hoskin Road & Burrill Place (18)



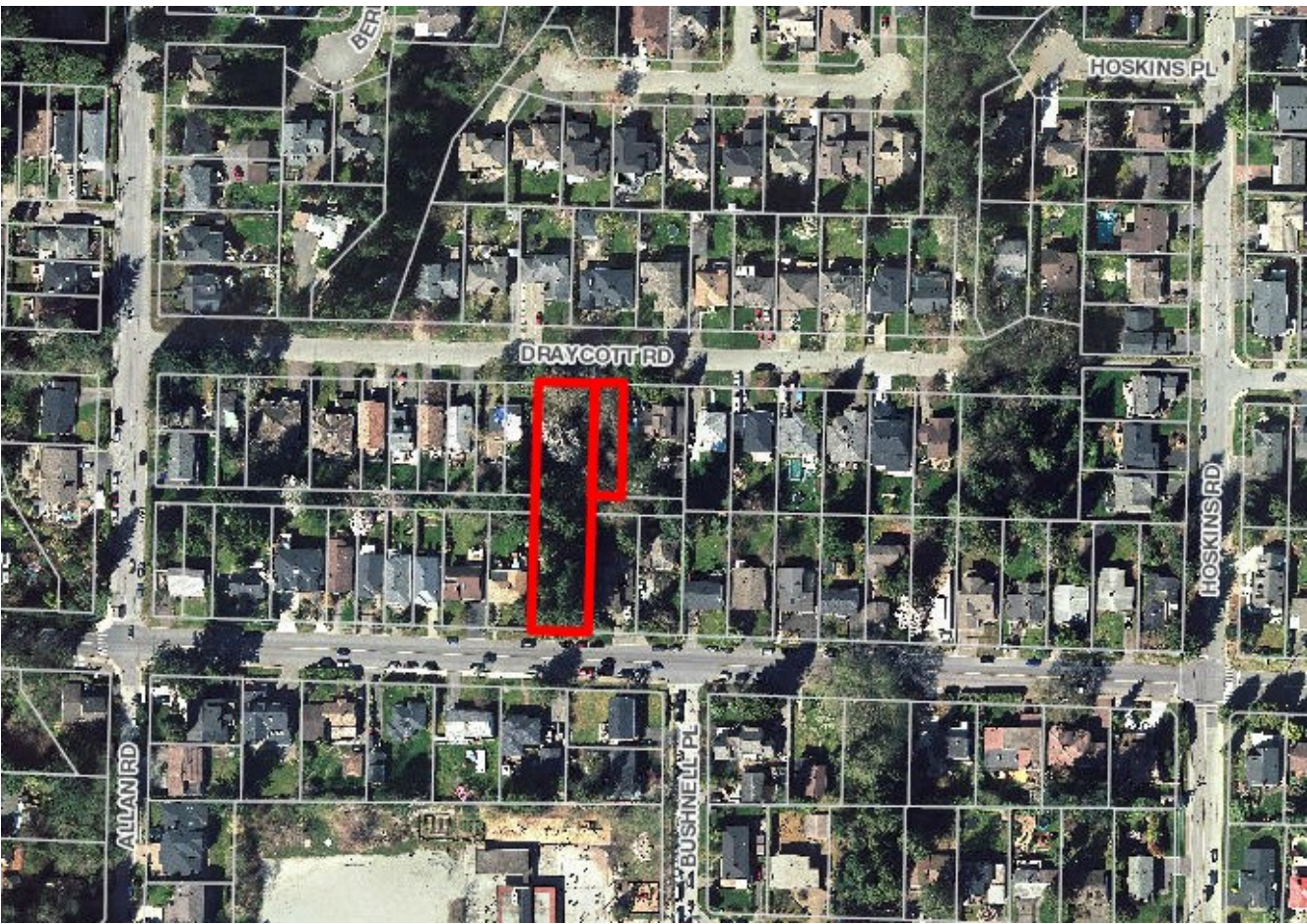
	<u>Burrill Ave</u>	<u>Hoskins</u>
Size	3,927 sq ft	4,000 sq ft
OCP Designation	POSNA	RES2
Zoning	RS4	RS4

Lynn Valley Road @ Hendersen Ave (19)



Size	4,500 sq ft
OCP Designation	RES2
Zoning	RS3

Draycott Road (20)



	Road Allowance	East Lot
Size	17,259 sq ft	4,300 sq ft
OCP Designation		RES2
Zoning		RS3

East 14th Street (21)



	<u>West Lots</u>	<u>East Lot</u>
Size	95,971 sq ft	44,724 sq ft
OCP Designation	RES2	RES2
Zoning	RS3	RS3

East Keith Road (22)



	West Lot	East Lot
Size	3,842 sq ft	4,542 sq ft
OCP Designation	POSNA	POSNA
Zoning	RSKL	RSKL

Shavington Street (23)



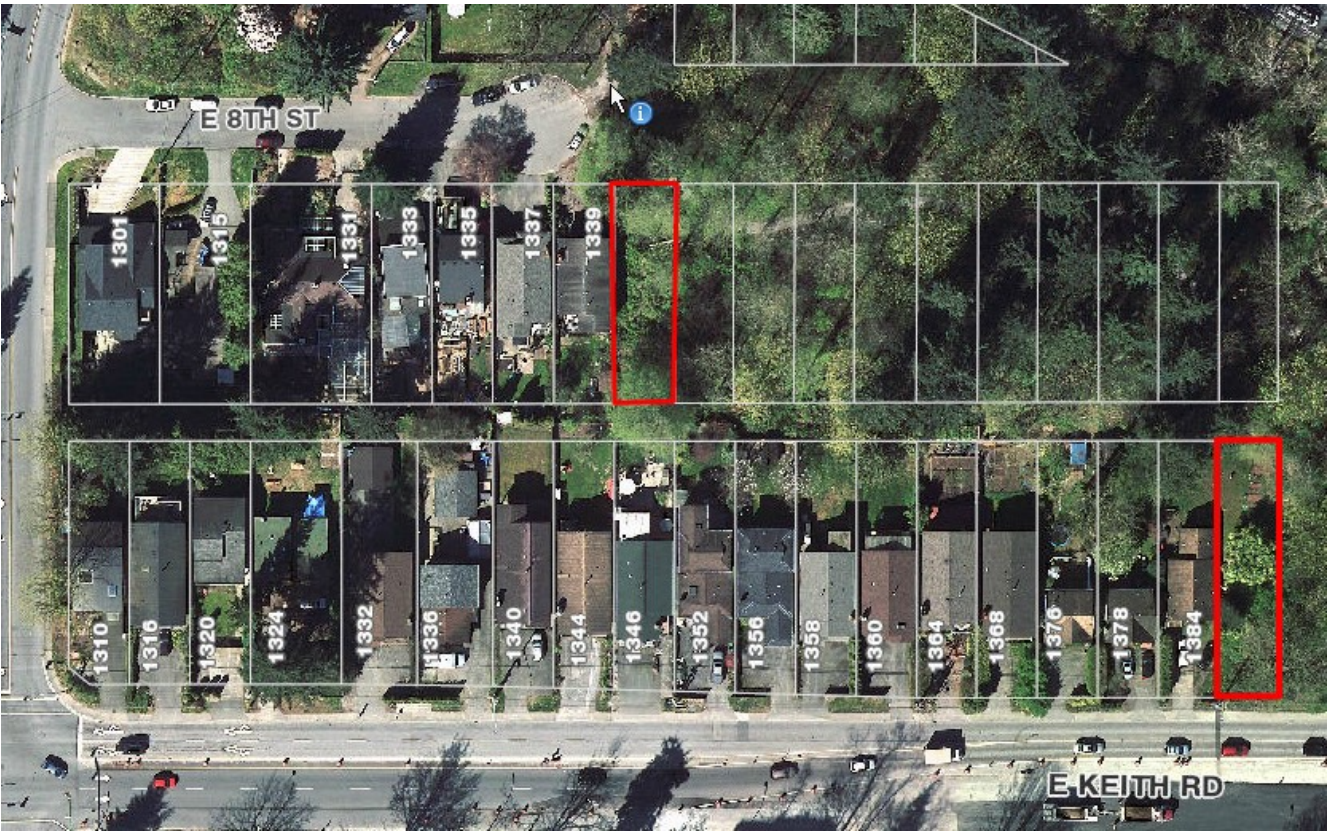
Size	12,228 sq ft
OCP Designation	RES2
Zoning	RSKL

Mountain Hwy at East Keith Rd (24)



	<u>West Lots (red)</u>	<u>East Lots (blue)</u>
Size	23,519 sq. ft	23,268 sq.ft
OCP Designation	POSNA	RES5
Zoning	RSKL	RS4

East 8th Street (25)



	West Lot	East Lot
Size	4,013 sq ft	4,704 sq ft
OCP Designation	RES5	RES5
Zoning	RS3	RS4

St Denis Ave (26)



Size	68,254 sq. ft
OCP Designation	INST
Zoning	RS1

Lillooet Road (27)



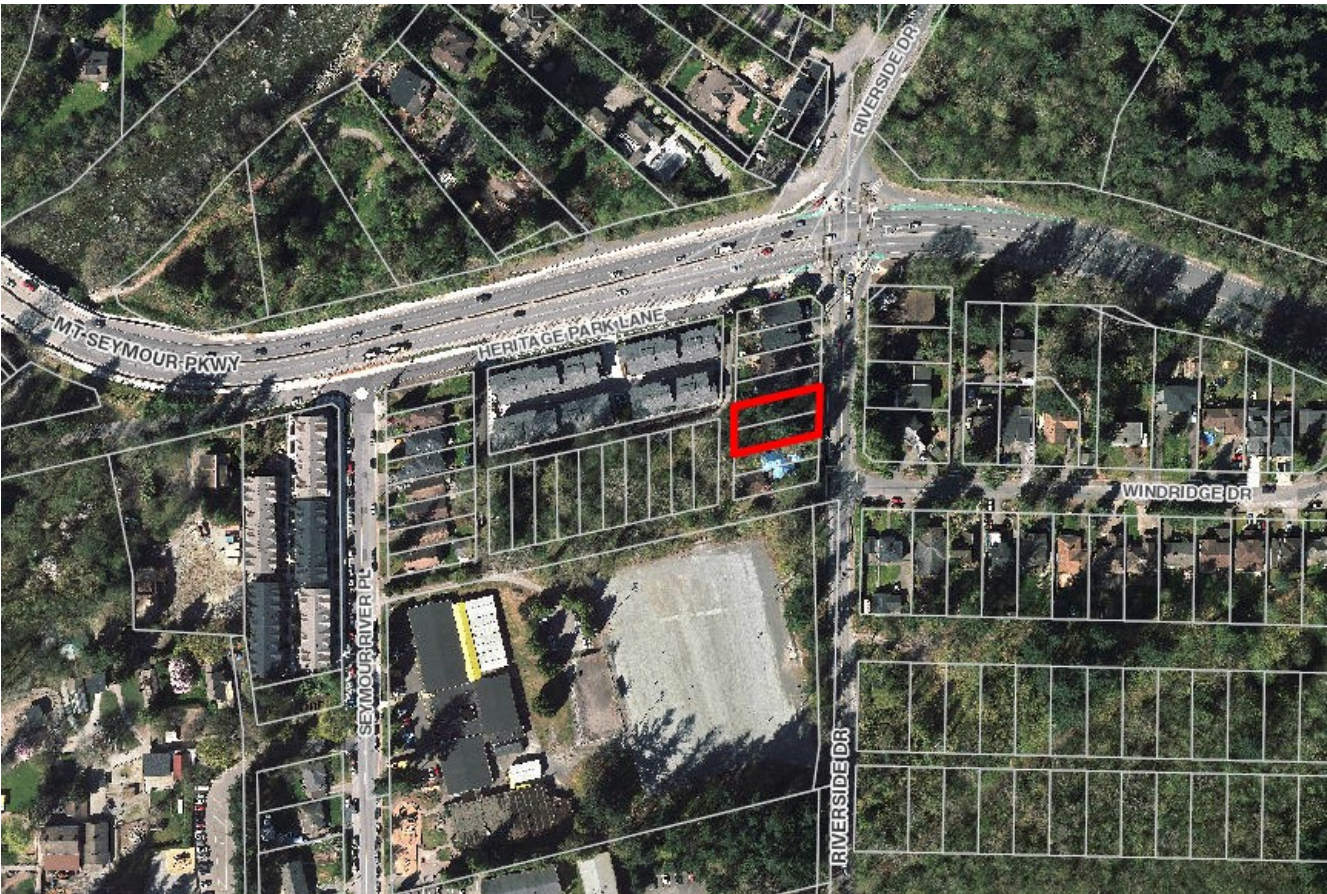
	West Lot	East Lot
Size	32,292 sq ft	6 acres
OCP Designation	CRMU1	CRMU1
Zoning	I4	I4 and NPL

Mt Seymour Parkway (28)



Size	2.28 acres
OCP Designation	POSNA
Zoning	RS2

Riverside Dr. – Two Vacant Lots (29)



Size	8,118 sq ft
OCP Designation	RES4
Zoning	RS4

Maplewood (30)



Size	19.2 acres
OCP Designation	RES6, LIA & POSNA
Zoning	RS4, PRO & I4

Mt Seymour Parkway @ Windridge Drive (31)



	West Lot	East Lot
Size	20,086 sq ft	10,100 sq ft
OCP Designation	RES2	RES2
Zoning	RS3	RS3

Burr Pl. (32)



	North Lot	South Lot
Size	44,228.91 sq ft	Approx. 2.5 acres
OCP Designation	CRMU1	RS5 (1.75 FSR)
Zoning	RS3	RS3

Dollarton Highway (33)



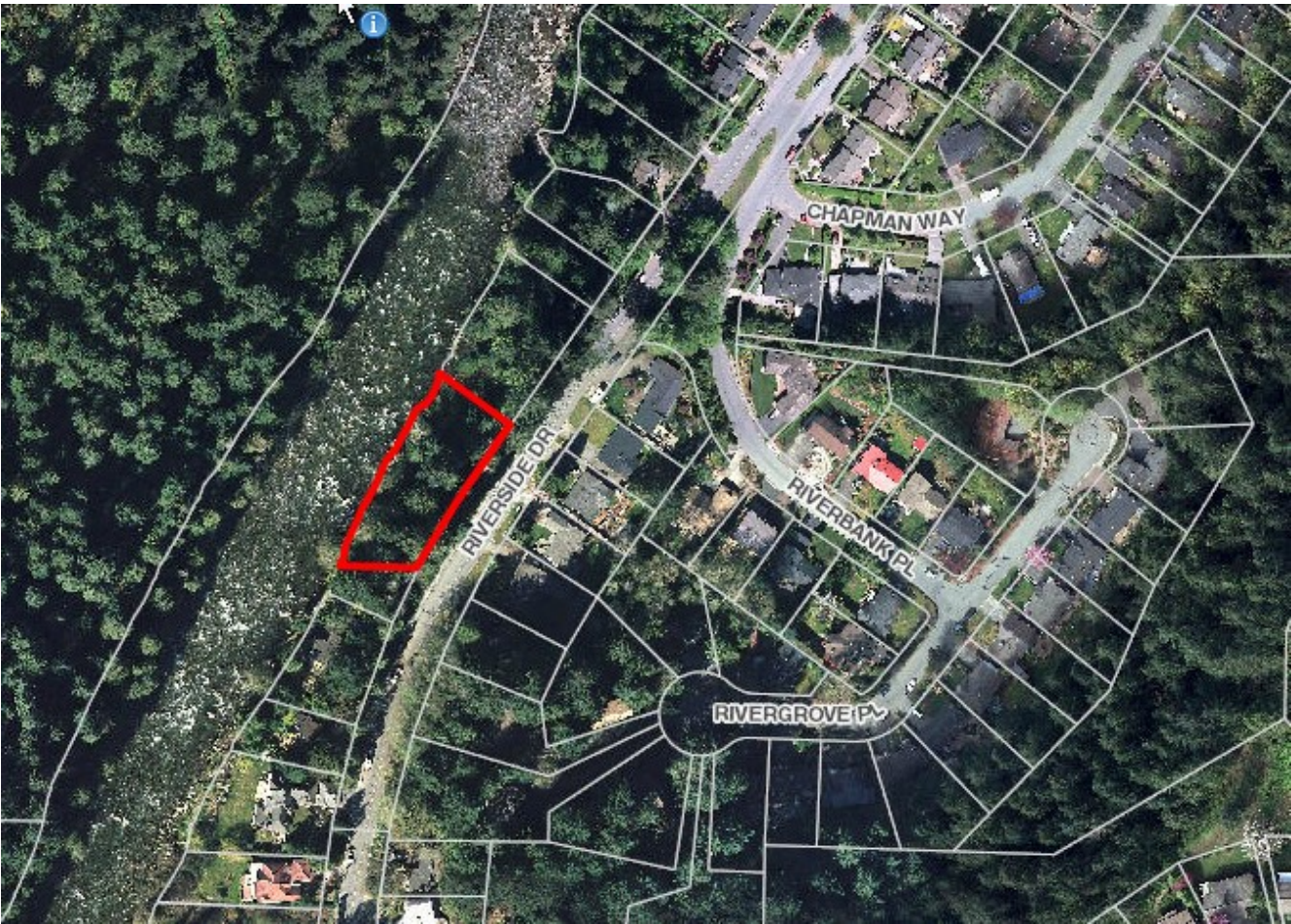
	West Lot	Centre Lot	East Lots
Size	17,636 sq ft	6,577 sq ft	12,368 sq ft
OCP Designation	RES2	Road	RES2
Zoning	RS4	RS4	RS4

Riverside Drive (34)



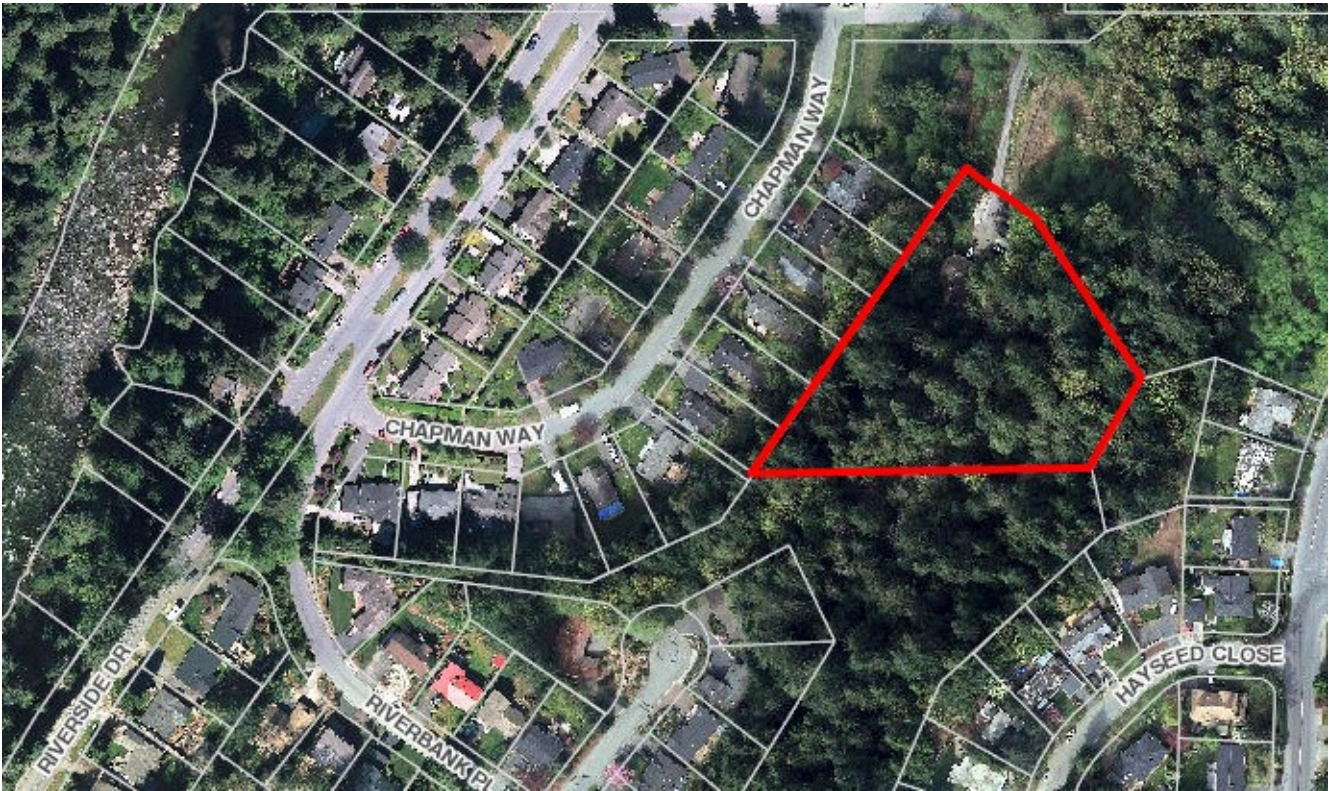
Size	141,308 sq ft
OCP Designation	POSNA & RES2
Zoning	RS3

Riverside Dr @ Riverbank Place (35)



Size	20,096 sq ft
OCP Designation	RES2
Zoning	RS3

Chapman Way (36)



Size	85,723 sq ft
OCP Designation	RES2
Zoning	RS1

Northlands Drive (37)



Size	156,895 sq ft
OCP Designation	RES2
Zoning	RS1
Other	Slopes with Creek

Mt Seymour Parkway (38)



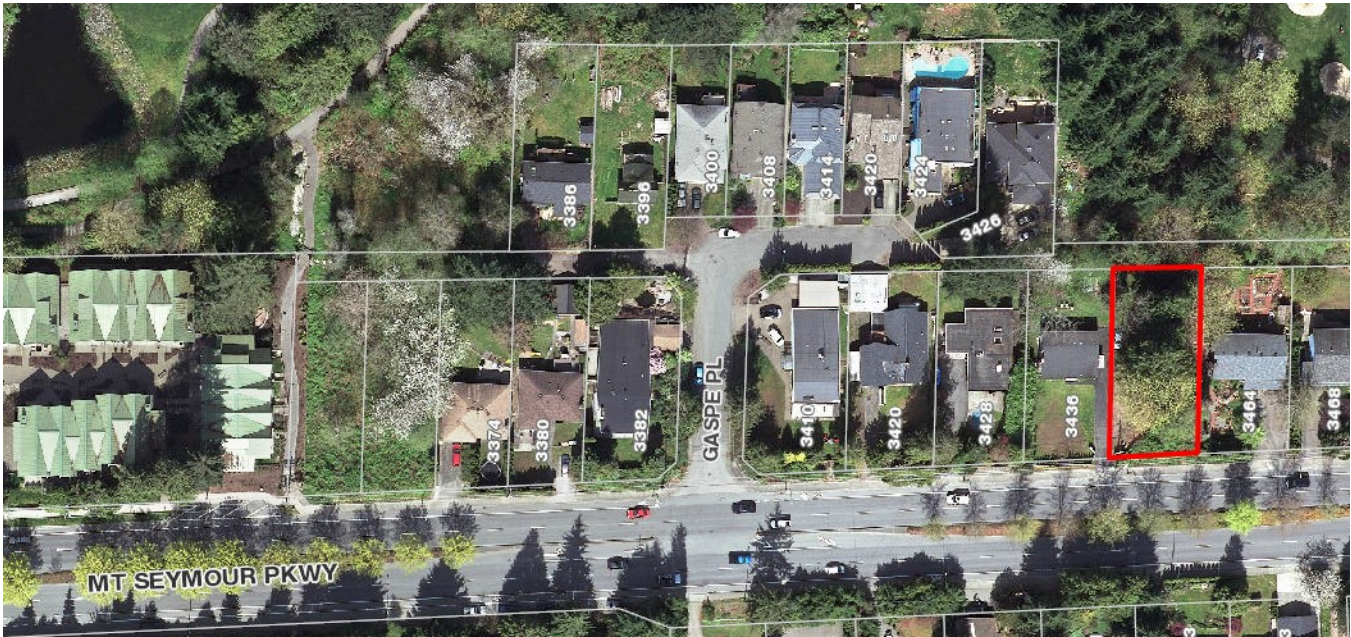
Size	253,339 sq ft
OCP Designation	POSNA
Zoning	RS1 & CD 14
Other	Slopes with Creek

Anne MacDonald Way (39)



Size	56,010 sq ft
OCP Designation	POSNA & RES2
Zoning	CD 14
Other	East Lot POSNA, creek runs through

3300 Block Mt Seymour Parkway (40)



Size	7,588.56 sq ft
OCP Designation	RES4
Zoning	RS1

3601 Garibaldi Dr. (41)



Size	47,641 sq. ft
OCP Designation	INST
Zoning	PA

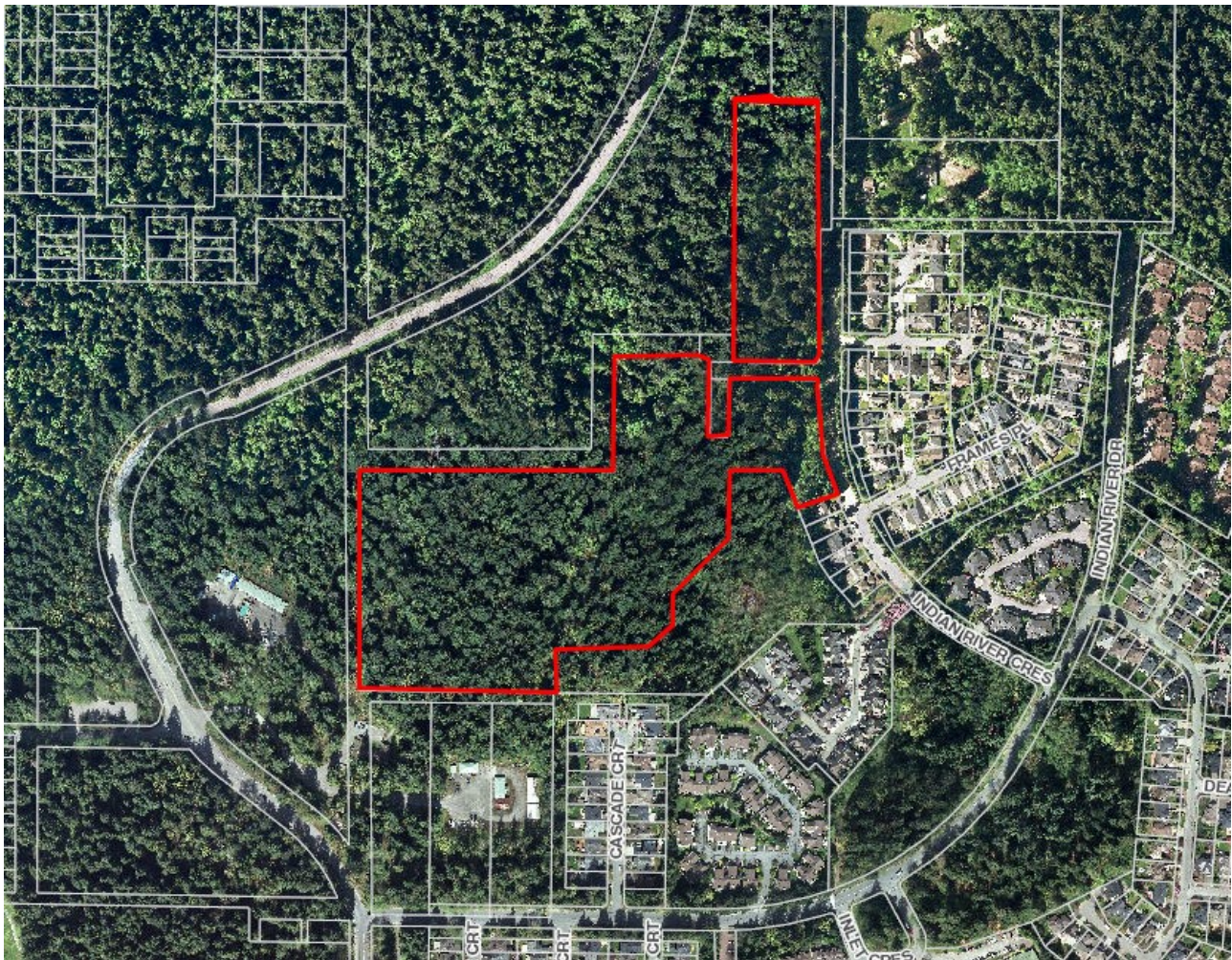
- The northern portion of the parcel is currently leased to a daycare provider.

Roche Point Dr. (42)



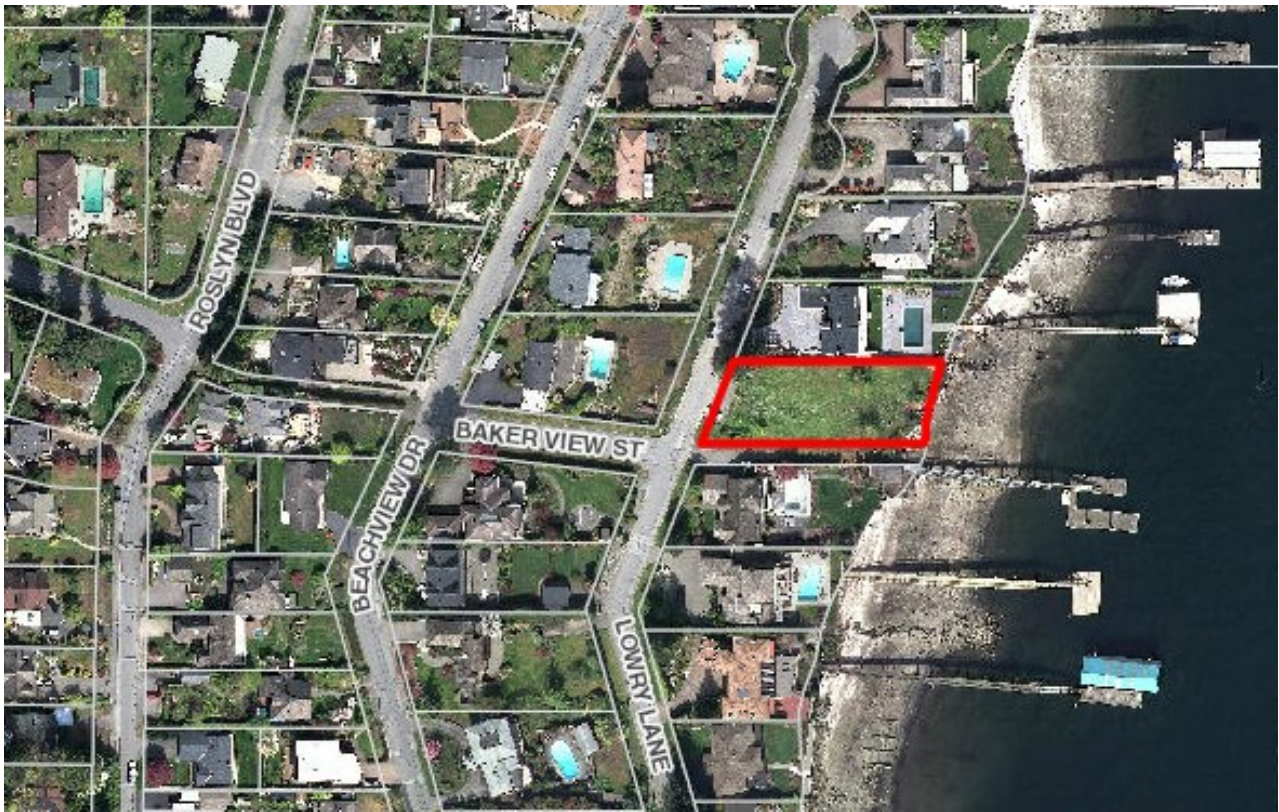
Size	35.4 acres
OCP Designation	RES2 & POSNA
Zoning	RS1 & RS3

Indian River Cres. (43)



Size	22 acres
OCP Designation	POSNA
Zoning	RS1, RS4 and RM2

Lowry Lane (44)



Size	17,653 sq ft
OCP Designation	RES2
Zoning	RS3

Strathcona Road (45)



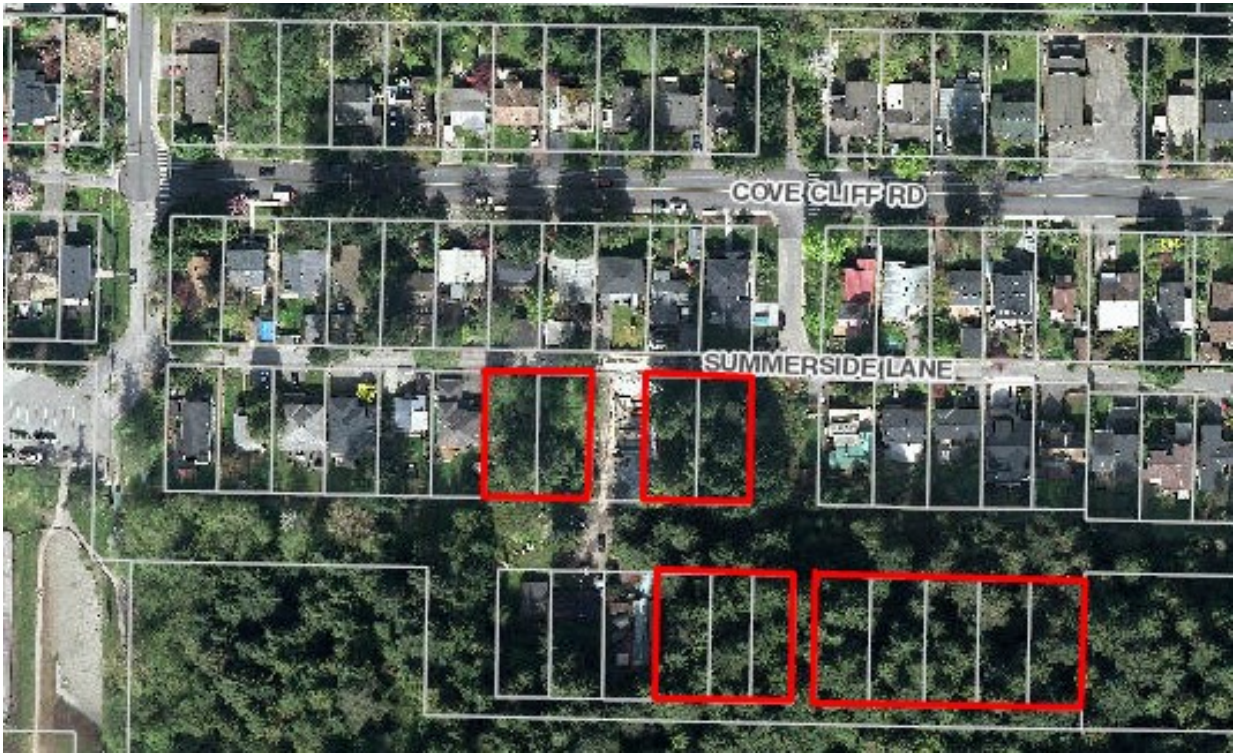
	West Lot	East Lots
Size	4,320 sq ft	6,006 sq ft
OCP Designation	POSNA	RES2
Zoning	RS4	RS4

1200 Block Deep Cove Road (46)



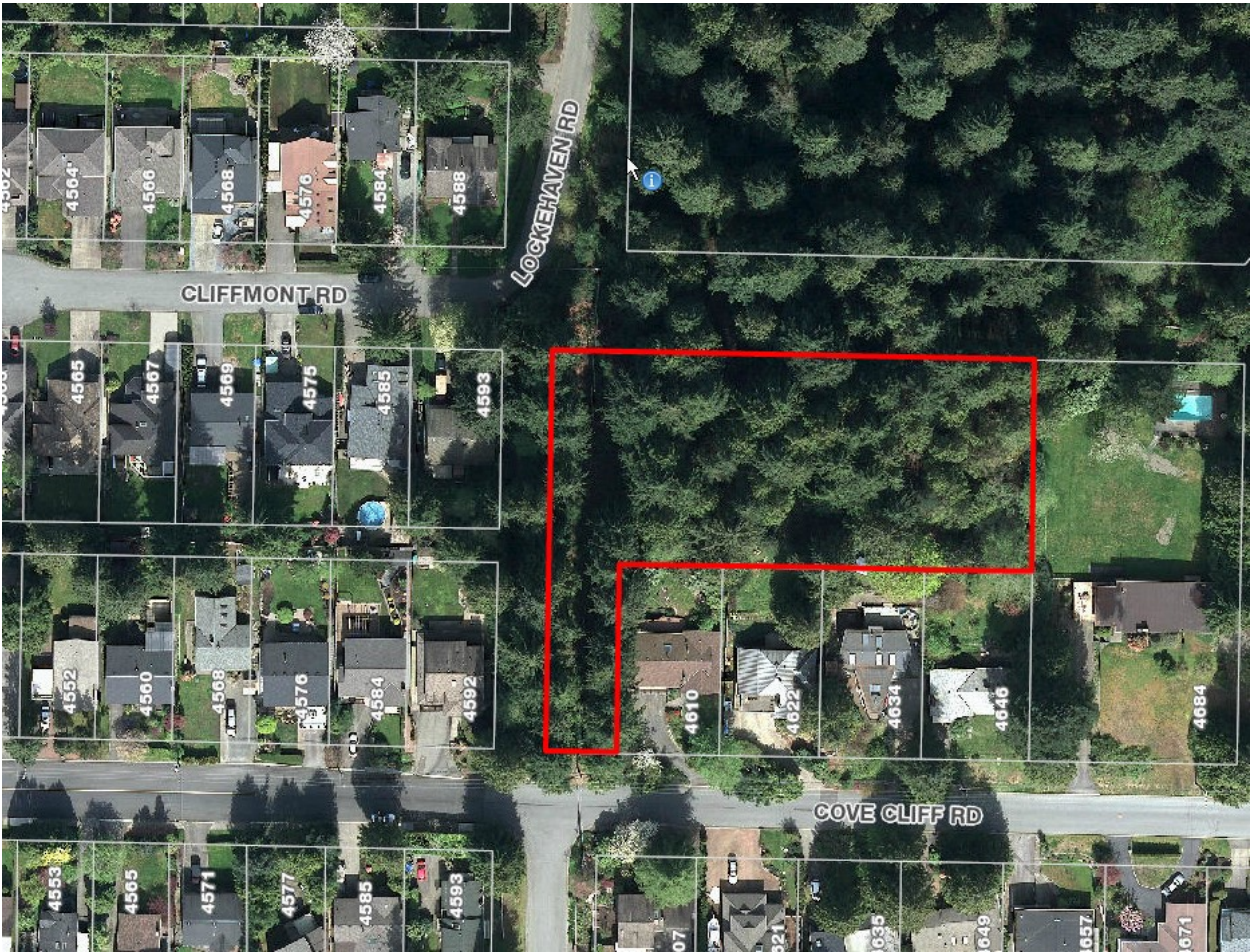
Size	43,486 sq ft
OCP Designation	RES2
Zoning	RS3 & RS4

Summerside Lane (47)



	North Lots	South Lots
Size	24,000 sq ft	45,600 sq ft
OCP Designation	RES2	POSNA
Zoning	RS4	RS4

Cove Cliff Road (48)



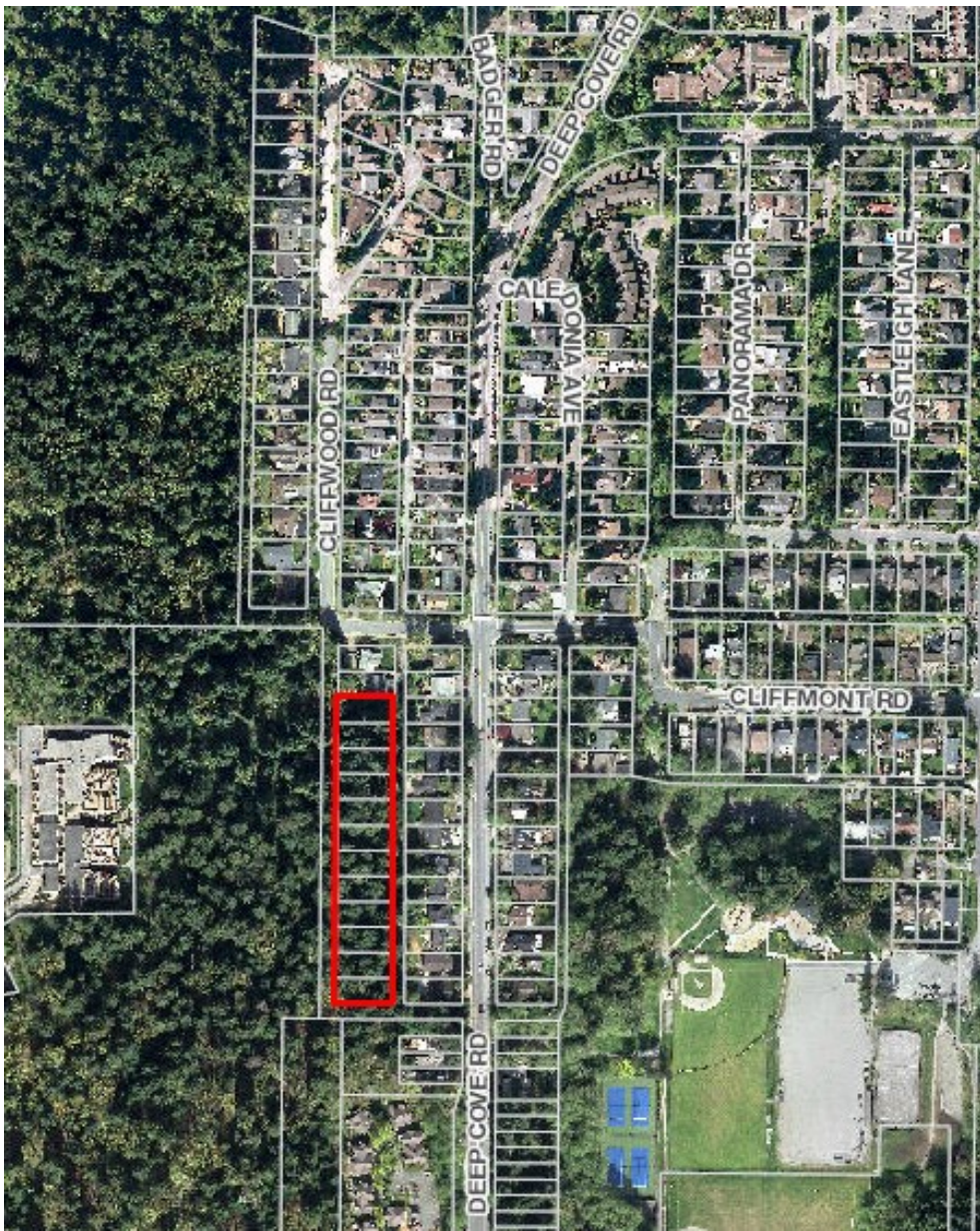
Size	48,646 sq ft
OCP Designation	POSNA
Zoning	RS3

1500 Block Deep Cove Road (49)



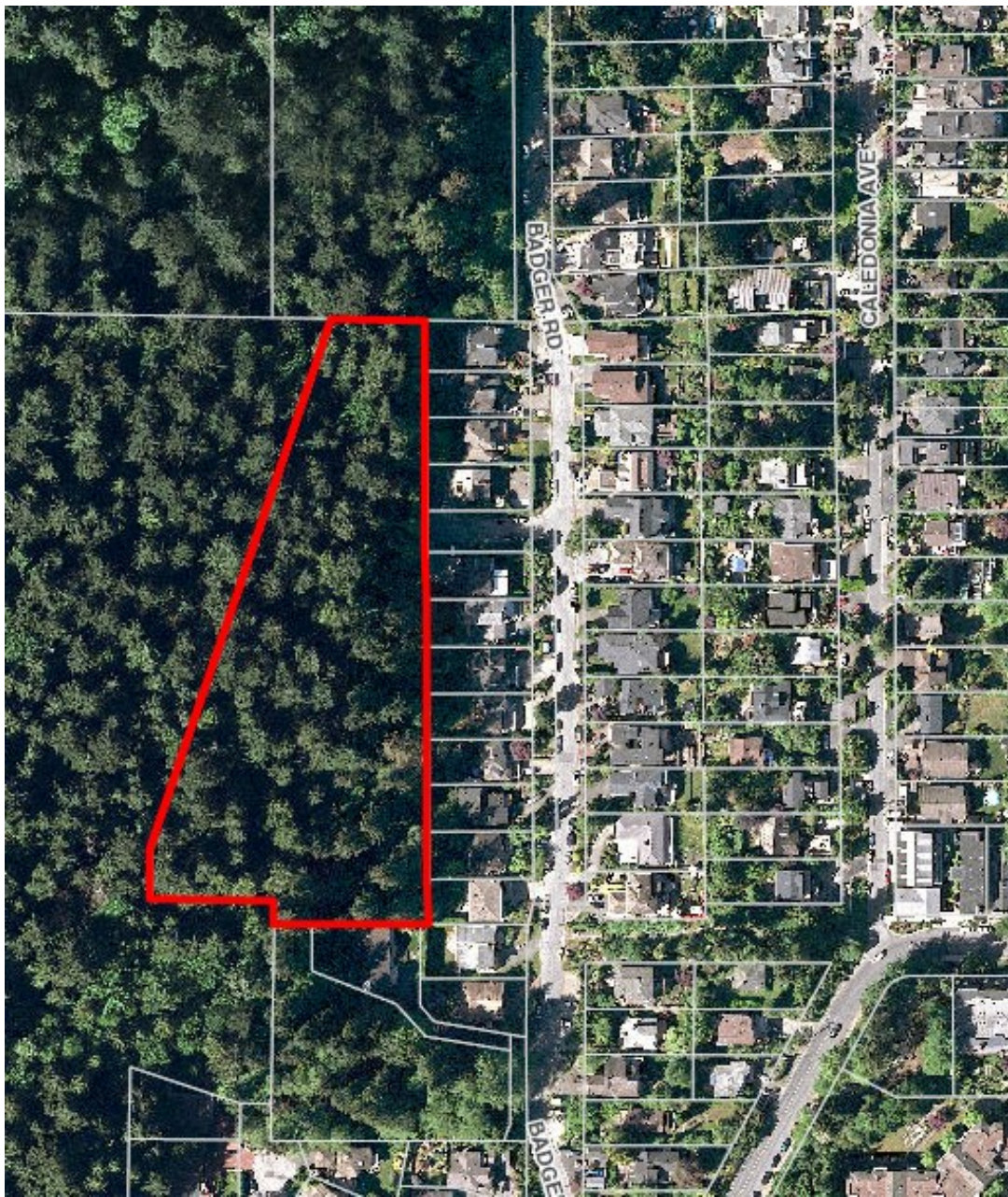
Size	11,980 sq ft
OCP Designation	RES2 & POSNA
Zoning	RS4

1600 & 1700 Block Deep Cove Road (50)



Size	70,172 sq ft
OCP Designation	RES2
Zoning	RS1

Badger Road (51)



Size	3.2 acres
OCP Designation	POSNA
Zoning	RS4

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AGENDA INFORMATION	
<input checked="" type="checkbox"/> Council Workshop	Date: February 26, 2019
<input type="checkbox"/> Finance & Audit	Date: _____
<input type="checkbox"/> Advisory Oversight	Date: _____
<input type="checkbox"/> Other:	Date: _____



The District of North Vancouver

REPORT TO COMMITTEE

February 19, 2019
File: 13.6440.00/000.000

AUTHOR: Dan Milburn, General Manager of Planning, Properties & Permits and Approving Officer

SUBJECT: Subdivision: Role and Authority of Approving Officers and Councils

RECOMMENDATION:

THAT the report titled Subdivision: Role and Authority of Approving Officers and Councils, dated February 19, 2019, be received for information.

REASON FOR REPORT:

To provide Council with some useful background information on the role and authority of Approving Officers and Councils in relation to the subdivision of land.

BACKGROUND:

Defining Subdivision

Subdivision is "the division of land into 2 or more parcels, whether by plan, apt descriptive words or otherwise"; and "a subdivision under the *Strata Property Act*". (*Local Government Act, Land Title Act and Strata Property Act*)

Subdivision includes the adjustment or realignment of an existing boundary between parcels even though no additional parcel is created.

Many types of subdivision require approval from the Approving Officer. For example:

- conventional subdivision plans where one or more parcels of land are subdivided into new parcels or where an existing boundary is adjusted or relocated;
- air space subdivision plans which are similar to a conventional subdivision plan except a three dimensional (volumetric) parcel is created;
- phased strata subdivisions which allow strata buildings or lots to be created in phases, and

- bare land strata subdivisions where the boundaries of the strata plan are defined on a horizontal plane by reference to survey markers, and not by reference to the floor, walls and ceiling of a building.

However, other subdivisions do not require approval from the Approving Officer such as strata title subdivision of a previously unoccupied building, the consolidation of two or more adjoining surveyed parcels into one parcel, and transfers for highway purposes etc.

Appointment of the Approving Officer

The Approving Officer is appointed by the District to independently apply provincial statutes and local bylaws regarding subdivision, and use his or her own discretion in making decisions regarding subdivision approval and other matters within their jurisdiction. The Approving Officer is thus a statutory official with separate and independent jurisdiction from the District Council.

Each municipal Council must appoint an Approving Officer. An Approving Officer must be the municipal engineer, chief planning officer, some other employee of the municipality, or a person under contract.

The District of North Vancouver Officers and Employees Bylaw 7052, specifies that the General Manager - Planning, Properties & Permits is assigned the powers, duties and functions of the Approving Officer (Dan Milburn). There are also two Deputy Approving Officers appointed by Council (Jennifer Paton, Manager, Development Planning & Engineering, and Brett Dwyer, Manager, Development Services).

Independence of the Approving Officer

The Approving Officer may choose to hear from Council, just as they may choose to hear from the public to consider input into a proposed subdivision prior to making a decision to approve or reject an application, but the Approving Officer must not take specific instruction from Council in regard to the application. The Approving Officer must be consistent, fair have a proper factual basis for the exercise of discretion and follow the rules of natural justice.

In the District, the Approving Officer routinely provides written notice to, and seeks input from abutting neighbours and others whose interests may be impacted by the proposed subdivision. On average, eight new single family lots are created by subdivision each year in the District of North Vancouver (e.g. Small Lot Infill). Many of these development also require rezoning which is a discretionary decision of Council. Direct consultation with Council and Approving Officer Hearings are infrequent.

Legal Authority of the Approving Officer

The *Land Title Act*, *Strata Property Act*, and Bare Land Strata Regulations give the Approving Officer wide discretion to refuse to approve a subdivision if the Approving

Officer considers it inappropriate for a variety of reasons listed in the Acts (including the deposit of the plan being against the public interest):

- Access to the parcels,
- Access to water,
- Zoning (e.g. minimum or maximum lot sizes),
- Highway frontage,
- Official Community Plans,
- Development Permits,
- Covenants,
- Configuration of the land, intended use and future subdivision,
- Natural hazards,
- Drainage,
- Environmental impacts,
- Archaeological resources,
- Injurious affection of established amenities,
- Development cost charges,
- Park land acquisition,
- Works and Services,
- Social considerations (hearing from affected persons), and
- Approval from other agencies (e.g. Ministry of Transportation and Infrastructure and Ministry of Environment & Climate Strategy).

Authority of Council with Respect to Subdivision

A local government's powers to regulate subdivision are restricted to those laid out in the *Local Government Act*, and Council has limited discretionary power with respect to individual applications.

Using statutory authority of the *Local Government Act*, the District may adopt subdivision servicing bylaws (e.g. District of North Vancouver Development Servicing Bylaw 8145) and zoning bylaws (e.g. District of North Vancouver Zoning Bylaw 1965), issue development permits and development variance permits dealing with subdivision matters, and exempt subdivisions from minimum highway frontage rules, or applicable local government bylaw. Bylaws and permits may regulate the shape, dimension and area of subdivided parcels, and the works and services that must be provided and their standards.

An Official Community Plan (OCP) may, for certain specific purposes laid out in the Act, designate areas within which approval of subdivision may require a development permit or a heritage alteration permit by which a local government may make site-specific conditions or set standards (e.g. hazardous conditions or environmental protection), additionally to or at variance to those in regulatory bylaws, in accordance with the guidelines in the OCP. The District may also determine the amount and location of park

SUBJECT: Subdivision: Role and Authority of Approving Officers and Councils

February 19, 2019

Page 4

land that must be provided by a subdivider, and determine whether land or cash in lieu must be provided for park purposes. This is addressed by the District's OCP.

The Approving Officer must refuse to approve a subdivision if the Approving Officer considers that it does not conform to bylaws (noted above) regulating the subdivision of land and zoning. The Approving Officer may take an OCP into consideration in determining whether a plan may be against the public interest.

Conclusion:

This report is intended to provide Council with an overview of the role of Approving Officers and Councils with respect to the subdivision of land. Subdivision review is one of the key methods for local governments to regulate the development of land. The Role and authority of Approving Officers and Councils, as defined in legislation such as the *Local Government Act*, *Land Title Act*, *Strata Property Act*, is summarized in this report.

Respectfully submitted,



Dan Milburn, MCIP, RPP, RI
General Manager of Planning Properties & Permits (Approving Officer)

This Memo has been prepared with excerpts from the *Guide for Approving Officers for Local Governments*, published by the Local Government Management Association of British Columbia, 6th Edition, 2015.

REVIEWED WITH:		
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<input type="checkbox"/> Development Engineering	<input type="checkbox"/> Finance	<input type="checkbox"/> NS Health
<input type="checkbox"/> Utilities	<input type="checkbox"/> Fire Services	<input type="checkbox"/> RCMP
<input type="checkbox"/> Engineering Operations	<input type="checkbox"/> ITS	<input type="checkbox"/> NVRC
<input type="checkbox"/> Parks	<input type="checkbox"/> Solicitor	<input type="checkbox"/> Museum & Arch.
<input type="checkbox"/> Environment	<input type="checkbox"/> GIS	<input type="checkbox"/> Other:
<input type="checkbox"/> Facilities	<input type="checkbox"/> Real Estate	
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Subdivision: Role and Authority of Approving Officers and Councils

Dan Milburn
Council Workshop
February 26, 2019

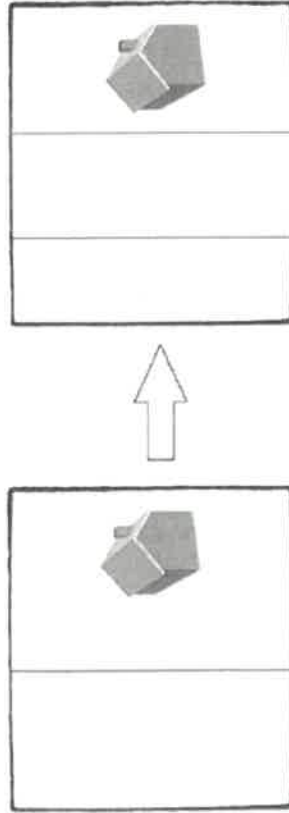
What is a subdivision?

The division of land into two or more parcels

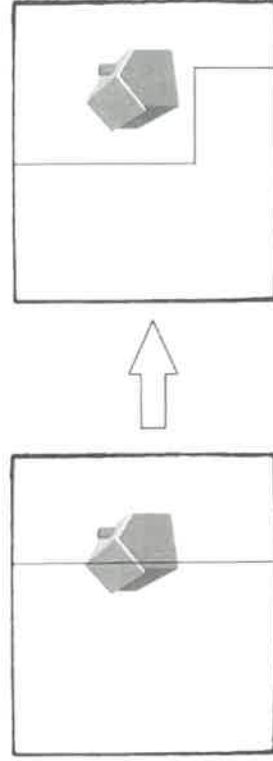
Subdivision under the *Strata Property Act*

Examples of Subdivisions

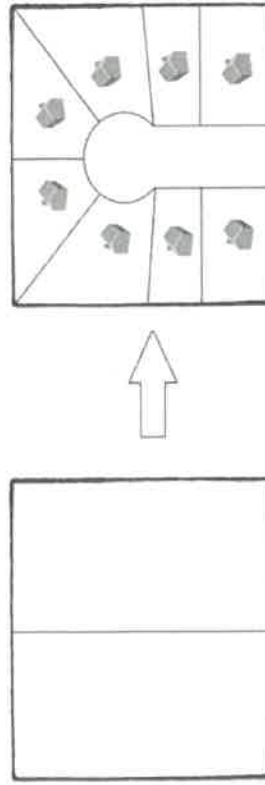
Creating several lots from one or more existing lots



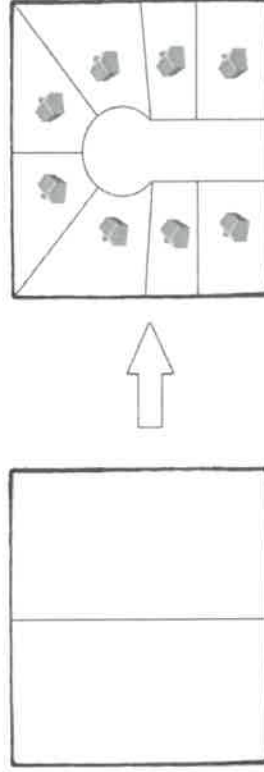
Adjusting or realigning an existing property boundary



Creating several conventional lots from one or more existing lots, with road dedication



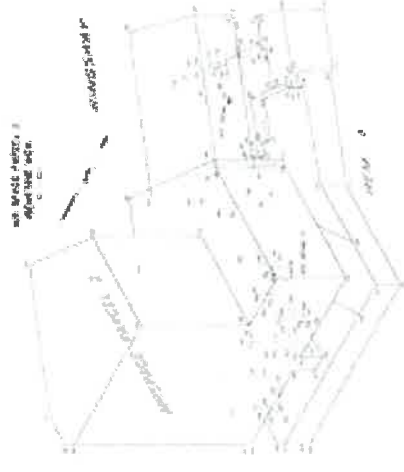
Creating several strata lots and common property from one or more existing lots



Subdivisions requiring approval of the Approving Officer

Examples:

- Conventional (creating two or more from one)
- Air space (three dimensional parcel)
- Phased strata (buildings or lots with common property)
- Bare land strata (lots with common property)



Subdivisions requiring approval of Council

Example:

- Strata title conversation of a previously occupied building (this authority may be delegated).

Note: Strata Conversations – Prohibition Policy

Subdivisions where no approval from Council or the Approving Officer is required

Examples:

- Strata conversion of previously unoccupied building
- Consolidation of parcels
- Transfers for Highway purposes
- Subdividing Crown land for the Creation of Highways
- Expropriation of Lands

Appointment, Independence and Legal Authority

- Approving Officer appointed by Council
- Independent, consistent and fair
- Seeks input from those affected
- Broad discretion
- Many considerations when assessing applications

Authority of Council

- Development Servicing Bylaw (servicing standards)
- Zoning Bylaw
 - shape dimension and area of parcels
 - minimum lot frontages
- Official Community Plan
 - Development Permits
 - Park dedication or cash in lieu
 - Heritage areas
 - Public interest

Conclusion

- Subdivision - an important tool to regulate development
- Independent authority of the Approving Officer
- Many technical considerations but:
 - Approving Officer must refuse a subdivision if it does not conform to local government bylaws, and
 - Public interest is fundamental to decision making.

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