

**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**

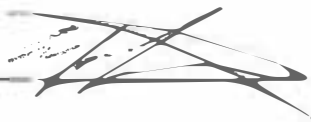
**MOVED by Councillor MURI**

**SECONDED by Councillor FORBES**

THAT the January 28, 2019 Council Workshop is adjourned.

**CARRIED**  
(7:54 p.m.)

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Mayor



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D/ Linda Bruch  
Municipal Clerk