

**DISTRICT OF NORTH VANCOUVER
COUNCIL WORKSHOP**

Minutes of the Council Workshop for the District of North Vancouver held at 5:02 p.m. on Tuesday, February 26, 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 J. Hanson
Councillor L. Muri

Absent: Councillor B. Forbes

Staff: Mr. G. Joyce, Acting Chief Administrative Officer
Mr. D. Milburn, General Manager – Planning, Properties & Permits
Mr. R. Danyluk, Manager – Financial Planning
Ms. J. Paton, Manager – Development Planning
Ms. J. Ryder, Manager – Real Estate & Properties
Ms. L. Brick, Deputy Municipal Clerk
Ms. A. Reiher, Confidential Council Clerk

1. ADOPTION OF THE AGENDA

1.1. February 26, 2019 Council Workshop Agenda

MOVED by Councillor MURI

SECONDED by Councillor BACK

THAT the agenda for the February 26, 2019 Council Workshop is adopted as circulated.

CARRIED

2. ADOPTION OF MINUTES

2.1. January 28, 2019 Council Workshop

MOVED by Councillor MURI

SECONDED by Councillor CURREN

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

CARRIED

2.2. February 4, 2019 Council Workshop

MOVED by Councillor MURI

SECONDED by Councillor CURREN

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

CARRIED

2.3. February 11, 2019 Council Workshop

MOVED by Councillor MURI

SECONDED by Councillor CURREN

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

CARRIED

3. REPORTS FROM COUNCIL OR STAFF

3.1. District Owned Lands

File No. 08.3250.20/003.000

Ms. Janine Ryder, Manager – Real Estate & Properties, provided Council an overview of the District owned lands and a demonstration of the new GIS mapping tool which identifies District owned lands and categorizes its use. She advised that the District owns 2,658 hectares of land, 2,506 hectares of zoned park land, 16 hectares of civic buildings and 7.4 hectares of social housing leases.

Mayor LITTLE left the meeting at 5:09 p.m. and returned at 5:10 p.m.

She reported that 100 hectares of land is identified as lands that are not park, facility or under agreement. There are 21 different parcels of land that are over one acre in area and 11 of the land parcels that have commercial or residential zoning over and above single family residential.

In response to a question from Council, staff advised the minimum threshold for under-agreement lands category are lands with an area over 3,000 square feet in an unlicensed category and are land holdings with written agreements that are short-term in nature.

In response to a question from Council, staff advised that the Lions Gate area does not have any District leased properties.

In response to a question from Council, staff advised that there is an applicable financial adjustment to the devaluation of District property and will provide further information to Council.

In response to a question from Council, staff presented the individual land information in the report through an interactive GIS module outlining the land holdings of the District in each of the town centres.

In response to a question from Council, staff advised zoning could be aligned to the Official Community Plan (OCP) and that if Council wishes, staff can identify a housekeeping bylaw to advise potential future land uses.

In response to a question from Council, staff advised that it is at Council's discretion if there is public engagement, above the legislated requirements, for a possible rezoning of District lands.

In response to a question from Council, staff advised that if a property were designated as park land, there would be a public process to remove the park land designation through the Alternative Approval Process as part of a Park Dedication Removal Bylaw.

In response to a question from Council, staff advised that the completed cost of the Community Recreation Centre on Hunter Street is estimated to be \$15 million; and that the cost of the building shell is estimated to be \$10 million. Staff advised there are reserves in place to provide funding for the facility in conjunction with the Community Amenity Contributions (CAC).

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

- Commented about the District owned land inventory and suggested that many properties may not be considered suitable for affordable housing;
- Requested a list of the available single-family lots the District has historically considered selling or that have development potential and their market values;
- Suggested that greenbelt areas should remain protected;
- Commented about dedicated park land and the use of rezoning;
- Suggested that transit and affordable housing issues are connected;
- Suggested that lands that are identified for affordable housing may be leased to societies but opined that selling District land to obtain other parcels of land would not be supported by the public;
- Suggested that District lands identified as potential development sites that are not near Town Centres may be sold to purchase land in Town Centres to create affordable housing;
- Opined that opportunities have been lost by the previous Councils to provide non-market housing;
- Commented about non-market rentals and suggested that a density bonus policy for Lynn Creek could be explored;
- Opined that density bonus and non-market housing have been achieved in Coquitlam;
- Spoke about negotiations with housing societies for integrated housing and suggested that other options to achieve diverse housing may be explored;
- Commented about CAC's, if they need to be replaced in the future and whether they should be used to achieve housing diversity;
- Suggested that CAC's are the least efficient way for Council to deliver non-market housing and that density bonus may be a more effective way to achieve this;
- Opined that the CAC's could deter affordability and suggested that transit services may lower the cost of living; and,
- Suggested that CAC's come at a cost, commented about the rental strategy and suggested that CAC's are meant to achieve affordable housing.

Public Input:

Mr. Peter Teevan, 1900 Block Indian River Crescent:

- Suggested that CAC's from Emery Place were meant for affordable housing;
- Encouraged Council to be transparent and advise where CAC contributions are applied; and,
- Spoke about potential development lands and suggested that the District invite other levels of government to provide social and affordable housing.

Ms. Katherine Fagerlund, 1800 Block Deep Cove Road:

- Commented about rental housing and affordability; and,
- Suggested that Council consider alternate forms of housing.

Mr. Corrie Kost, 2800 Block Colwood Drive:

- Commented about Council conversations about District lands;
- Commented about Development Cost Charges (DCC); and,
- Suggested that there is more room for DCC and CAC charges.

Council recessed at 6:45 p.m. and reconvened at 6:50 p.m.

3.2. Subdivision: Role and Authority of Approving Officers and Councils

File No. 13.6440.00/000.000

Mr. Dan Milburn, General Manager – Planning, Properties & Permits, advised that a subdivision is the division of land into two or more parcels as defined in the *Land Title Act* and *Strata Property Act*. He provided examples of subdivisions and the subdivision approval. He advised that Mr. Brett Dwyer, Manager – Development Services, Ms. Jennifer Paton, Manager – Development Planning, and he are the approving officers for the District. Examples of subdivisions requiring approval include conventional, air space, phased strata or bare land strata properties.

Mr. Milburn then discussed subdivisions requiring Council approval such as a strata title conversion of a previously occupied building. He commented about the Strata Conversion – Prohibition Policy which has a very high threshold.

Mr. Milburn spoke about subdivisions where no approval from Council or the Approving Officer is required including strata conversion of a previously unoccupied building, consolidation of parcels, transfers for Highway purposes, subdividing Crown land for the creation of highways and the expropriation of lands.

He commented about the appointment, independence and legal authority of the approving officers which are selected by Council. The approving officer must be independent, consistent and fair, seek input from those affected and use broad discussion when making decisions. Mr. Milburn advised that a District Approving Officer cannot give approval when in contradiction with District Bylaws.

In response to a question from Council about the threshold of size that may be applied in the OCP for seeking input from Council regarding the public interest, staff advised that the municipal solicitor may provide clarification to Council.

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

- Requested that information be clarified on when Council may consider public interest comments for discussions with the Approving Officer; and,
- Suggested that it is reasonable for Council to have input on the threshold standard for Council consideration.

Public Input:

Mr. Corrie Kost, 2800 Block Colwood Drive:

- Presented staff with a list of questions;
- Expressed concern about the strata conversion of 4% threshold; and,
- Expressed concern that there is a deficiency of District parkland.

4. ADJOURNMENT

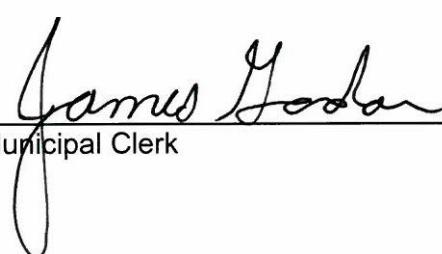
MOVED by Councillor MURI

SECONDED by Councillor CURREN

THAT the February 26, 2019 Council Workshop is adjourned.

CARRIED
(7:18 p.m.)



Mayor

Municipal Clerk