

**DISTRICT OF NORTH VANCOUVER
COUNCIL WORKSHOP**

Minutes of the Council Workshop for the District of North Vancouver held at 5:39 p.m. on Tuesday, March 12, 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 (via telephone)
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. B. Dwyer, Manager – Development Services
Mr. J. Gordon, Manager – Administrative Services
Ms. S. Rogers, Manager – Parks
Ms. S. Dale, Confidential Council Clerk
Ms. C. Girard, Parks Planner

Also in

Attendance: Mr. Rene Gourley, Delbrook Community Association
Ms. Cynthia Luo, Delbrook Community Association
Mr. Keith Collyer, Delbrook Community Association
Mr. Keith Reynolds, Delbrook Community Association
Ms. Sharlene Hertz, Delbrook Community Association
Mr. Jim Gill, Delbrook Community Association
Mr. Bill Lloyd-Jones, Delbrook Community Association
Mr. Bev Parslow, Delbrook Community Association

1. ADOPTION OF THE AGENDA

1.1. March 12, 2019 Council Workshop Agenda

MOVED by Councillor MURI

SECONDED by Councillor BOND

THAT the agenda for the March 12, 2019 Council Workshop is adopted as circulated.

CARRIED

2. ADOPTION OF MINUTES

Nil

3. REPORTS FROM COUNCIL OR STAFF

3.1. Council Discussion with Delbrook Community Association File No.

Mr. Rene Gourley, Delbrook Community Association (DCA), spoke to the Delbrook Lands public consultation process and thanked Council for recognizing the importance of having the community actively engaged. Mr. Gourley discussed the DCA's desire to be involved in the planning of the Delbrook Lands and noted their commitment to keeping the community informed and to relay issues as required regarding Delbrook Lands. The creation of a monitoring committee was suggested to allow for transparent dialogue and highlighted the following issues to be included in the monitoring process:

- Community planning principles;
- Design principles and guidelines (scale, breadth, parking and environmental concerns); and,
- Consultant selection.

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

- This would not set a precedent for the block-face of Queens Road as any applications coming forward would be required to go through a Public Hearing process and the public would be engaged;
- Discussed the need to accommodate individuals who require social housing;
- Advised that the District has a good source of first responders who live locally and would be able to handle emergency situations;
- Commented that the entire former Delbrook Community Recreation Centre should be looked at as one site;
- Commented that developments that sit below the grade have less impact and spoke to the importance of working with the topography;
- Expressed concern with the shading of the tennis court and recreation space that was proposed in the previous application;
- The Terms of Reference for the Rental, Social and Affordable Housing Task Force will be brought forward for approval at a future Council meeting;
- Spoke to the opportunity for modular housing on this site;
- Noted that if funding for capital grant applications is successful, deeper levels of affordability may be achieved;
- Commented on the importance of working diligently with the development community to create diversity;
- Expressed concern with traffic and discussed ways to move people around safely on bikes and further opportunities for car shares and electrical vehicles;
- There are more opportunities to build family-size units;
- Stated that affordability for seniors is critical; and,
- Acknowledged that a park is a local need.

In response to a question from Council, staff 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.

The DCA provided comments and concerns and highlighted the following:

- Spoke in support of integrated care for children and seniors;
- Opined that the former Delbrook Community Recreation Centre site should be planned in its entirety;
- Noted that park space is key and would allow for a place for people to gather within the community;
- Expressed concern with the height of the buildings that may result in the loss of views and site lines;
- Reminded Council that the Advisory Design Panel had concerns with regards to the mass of the building;
- Suggested having a youth under the age of twenty years old be a representative on the monitoring committee;
- Spoke to the opportunity to try something new and innovative such as green rooftop patios;
- Noted the challenge of accommodating everyone needs;
- Questioned if a tenant may be evicted if their income level increased; and,
- Stated the importance of engaging with the community.

Mr. Corrie Kost:

- Advised that he participated in the District Dialogue process;
- Commented on the importance of preserving parkland;
- Expressed concern with the height of the proposed building; and,
- Spoke in favour of the Delbrook Lands being reviewed.

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

- The importance of being transparent during the public consultation process;
- Support for a seniors' respite care facility;
- Parking be moved off of West Queens Road;
- More family-oriented housing is needed;
- Explore other funding models and partner opportunities;
- More childcare facilities are needed on the North Shore and could be an amenity provided as part of the project; and,
- Traffic is a key concern at this location.

Mr. John Harvey:

- Thanked Council for engaging with the community; and,
- Spoke to the importance of the DCA's role during this process.

Mr. Milburn advised that this item will return to Council to seek direction for consultation.

4. **ADJOURNMENT**

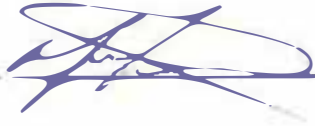
MOVED by Councillor MURI

SECONDED by Councillor CURREN

THAT the March 12, 2019 Council Workshop is adjourned.

CARRIED
(6:53 p.m.)

Mayor



Municipal Clerk

