

**DISTRICT OF NORTH VANCOUVER
COUNCIL WORKSHOP**

Minutes of the Council Workshop for the District of North Vancouver held at 5:03 p.m. on Monday, March 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 J. Hanson

Absent: Councillor B. Forbes
Councillor L. Muri

Staff: Mr. G. Joyce, Acting Chief Administrative Officer
Mr. D. Milburn, General Manager – Planning, Properties & Permits
Mr. A. Wardell, General Manager – Finance & Technology
Mr. D. Desrochers, Manager – Engineering Projects & Development Services
Mr. J. Gordon, Manager – Administrative Services
Mr. B. Dwyer, Manager – Development Services
Ms. J. Pavey, Section Manager – Environmental Sustainability
Ms. A. Reiher, Confidential Council Clerk
Ms. S. Tejani, Community Planner, Community Planning

Also in

Attendance: Ms. Lisa Westerhoff, Integral Group
Ms. Kerry Shaw, Integral Group
Mr. Charles Montgomery, Happy City
Mr. Jeffrey Tumlin, Nelson\Nygaard

1. ADOPTION OF THE AGENDA

1.1. March 11, 2019 Council Workshop Agenda

MOVED by Councillor BOND

SECONDED by Councillor BACK

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

CARRIED

2. ADOPTION OF MINUTES

Nil

3. REPORTS FROM COUNCIL OR STAFF

3.1. Draft Community Energy and Emissions Plan (CEEP) Report
File No. 13.6770/ENV Energy DNV/File

Mr. Dan Milburn, General Manager – Planning, Properties & Permits, provided an overview of the greenhouse and gas emissions plans with a target of 100% reduction by 2050. He discussed the importance of partnerships with Provincial and Federal governments, behavioural changes and the implementation of the BC Energy Step Code.

Ms. Lisa Westerhoff, Integral Group, provided an overview of a Community Energy and Emissions Plan (CEEP) and reported that CEEP it is a set of goals, targets and strategies that address climate change challenges to reduce energy and emissions. She also commented about the Climate Change Adaptation Strategy that is being implemented by the District and advised that CEEP works in line with the core directions of the Official Community Plan (OCP) and outlines actions necessary to reach emission reduction targets.

Ms. Westerhoff discussed the Province's Community Energy and Emissions Inventory where it was noted that residential buildings are the largest consumer of energy in the District. She reported that natural gas used to heat buildings is the largest source of energy use, followed by gas consumed for vehicle use. She commented on the District's move from carbon-intense fossil fuels to carbon-free hydroelectricity and presented a graph demonstrating how different actions outlined in CEEP may reach the goal of 100% reduction by 2050. She discussed transportation strategies necessary for further emission reductions and noted that Town and Village Centres show fewer emissions per capita.

Ms. Westerhoff spoke about the shift from natural gas to electricity through retrofits, refurbishments and mechanical systems that run on electricity through careful planning to avoid significant costs to property owners. She recommended that a percentage of homes and businesses be retrofitted to energy efficient, net zero emission buildings, focusing on replacing natural gas furnaces with high efficiency electric heat pumps in existing single-family homes.

Mr. Jeffrey Tumlin, Nelson\Nygaard, provided an overview of the changing technologies of vehicles, transportation history, parking zones and ways to promote alternative modes of transportation for new developments. He reported that good land use planning may involve taking spaces away from other transportation modes to provide dedicated bike lanes. He advised that mobility pricing could help to eliminate congestion and recommended electric fleets. He reported that transportation is a major source of regional emissions and noted that land use planning and regional leadership may help reduce these.

Mr. Charles Montgomery, Happy Cities, discussed actions to reduce greenhouse gas emissions which may also boost social well-being and community health. He provided an example of a walkable community versus a community dependant on vehicle use and commented about the link between the use of active modes of transportation and overall health. He commented about the comparison of people who live in walkable neighborhoods with positive local relationships compared to those in vehicle dependent neighbourhoods.

Mr. Montgomery suggested that contact with nature in everyday urban life promotes a kinder society and discussed ways to encourage positive social connections with the community. He also noted that walkable, mixed-use neighbourhoods should

include non-market housing to ensure that all residents benefit from emission reductions strategies. He commented about the correlation between transit users and a higher life satisfaction as transit usually involves walking and this contributes to overall health and community wellbeing.

In response to a question from Council, Ms. Westerhoff advised that natural gas is lower priced than electricity in British Columbia and suggested that heat pumps are an efficient alternative.

In response to a question from Council, Mr. Tumlin advised that although autonomous vehicles create benefits such as electric vehicle use, they also result in more vehicle dependence.

In response to a question from Council, Mr. Tumlin advised that concentrating employment is important to create a regional transit focus and that parking supply is a primary management tool for transportation management.

In response to a question from Council, Mr. Tumlin, advised that electric bicycles are beneficial in combination with protected bike lanes and traffic calmed neighbourhoods.

In response to a question from Council, Ms. Westerhoff advised that concrete is one of the greatest sources of emissions and that High Tech Timber is a great alternative to concrete. She advised that solar panels in British Columbia are a low carbon source of electricity and are a good source of backup power for elevators or emergency lighting to improve building resiliency.

In response to a question from Council, Ms. Kerry Shaw, Integral Group, advised that wood burning emits a high concentration of particulate matter that can contribute to indoor and outdoor air quality issues.

In response to a question from Council, Mr. Montgomery advised that education through programs and systems creates awareness on the cost of parking.

In response to a question from Council, Mr. Tumlin recommended managing the transportation system through punitive systems.

In response to a question from Council, staff advised that a single-family home furnace replacement is an opportunity for the District to provide greenhouse gas reduction options to homeowners.

In response to a question from Council, Ms. Shaw recommended a strategy of mapping areas with single-family homes that may need furnace replacements and providing them with key messaging on replacement options.

In response to a question from Council, staff advised that the BC Energy Step Code is closely aligned with the District of West Vancouver and City of North Vancouver bylaws, and that the goal is net zero ready by 2032.

In response to a question from Council, Mr. Tumlin advised that convenience makes transit ridership less likely and results in net increases in kilometres travelled by car and congestion.

In response to a question from Council, Mr. Montgomery advised that there is a demand for housing in accessible areas that accommodate demands for walkable, mixed-use communities.

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

- Commented about the modeling for Village and Town Centres and the volume of cars due to a lack of alternatives;
- Expressed concern about building materials and their reliance on concrete;
- Expressed concern about the form of housing and its sustainability;
- Commented about parking management;
- Expressed concern about meeting target demands and the importance of education and policy direction;
- Spoke about the cost of inaction and the importance of being a leader;
- Commented about mobility pricing; and,
- Commented about District parks and recreation use by residents and visitors.

Public Input:

Mr. Corrie Kost, 2800 Block Colwood Drive:

- Commented about technology changes and opined that they may be disruptive;
- Spoke about public consultation with the community; and,
- Spoke about alternate forms of travel, mobility pricing, population increases, housing and the effect on green house gas emissions.

A District Resident:

- Commented about District parks, local amenities and alternatives to parking spaces;
- Commented on the connection with happiness and walks associated with transit; and,
- Suggested that messaging to the community about the benefits to be gained is important.

Ms. Jane Thornthwaite, 1200 Block Lynn Valley Road:

- Queried about ways to achieve a mixed-use community despite opposition within the community.

In response to a question from the public, Mr. Montgomery commented that constructing mixed-use residences comes with implementation challenges and suggested that speaking to the public's core values may assist communities to make changes towards public well-being and sociability.

3.2. Regulating Non-Medical Cannabis – District of North Vancouver

File No. 13.6410.01/000.000

Mr. Dan Milburn, General Manager – Planning, Properties & Permits, provided an overview of the non-medical cannabis retail, public engagement for cannabis

regulation, highlights on the feedback received from the public and subsequent recommendations for Council consideration.

Mr. Milburn reported that non-medical cannabis production and distribution is currently prohibited in the District and that as of October 17, 2018 non-medical cannabis became legal in Canada. He advised that regulations governing where and how cannabis is sold and consumed in the District are necessary.

Mr. Milburn commented about the results received from public engagement on the draft Zoning bylaw for the proposed land use regulations options which included:

- Option A – To allow non-medical cannabis retail stores in zones that permit the retail sale of liquor and to consider either a 200 or 300 metre buffer from elementary and high schools to limit exposure to minors; and,
- Option B – To consider case by case rezoning applications for cannabis retail stores.

Mr. Milburn spoke about public engagement received on cannabis warehouse use which would allow government to distribute cannabis in all zones that permit warehousing and warehouse uses. He spoke about the proposed Business License Bylaw amendment to include retail cannabis store as the new business class, the proposed Fees and Charges Bylaw amendment to include non-medical cannabis retail store in the list of permitted business types with a proposed fee of \$5,000.

Mr. Milburn summarized the feedback received from the public engagement which includes:

- A 200 metre buffer from schools;
- Hours of operation from 9:00 a.m. to 9:00 p.m.;
- Restrict the number of stores permitted within the municipality; and
- To locate the stores within Town and Village Centres.

Mr. Milburn advised that the staff recommended approach to regulate cannabis includes:

- To consider the sale or dispensing of cannabis on a case-by-case basis;
- Limit stores to Town and Village Centres; and,
- Develop a policy to include location and evaluation criteria, application process and public consultation process.

Mr. Milburn advised if Council does want to consider the recommended approach staff will develop a policy that includes locational and evaluation criteria to assist Council in deciding the merits of an application brought forward.

In response to a question from Council, staff advised that the Smoking Regulation Bylaw has been amended to including smoking or vaping.

Councillor BOND left the meeting at this point in the proceedings. (7:27 p.m.)

In response to a question from Council, staff advised that Councils criteria would need to be communicated and that potential suppliers would have to be vetted by the Province and then be considered by the District.

In response to a question from Council, staff advised that there is not a jurisdiction to impose no-smoking zones in private dwelling.

In response to a question from Council, staff advised that recreational and medical marihuana differ and that medical cannabis can only be distributed through medical doctors.

In response to a question from Council, staff advised that the Fire Chief is able to enforce smoking bans.

In response to a question from Council, staff advised that a higher fee is useful as enforcing a business license regulation can be costly.

In response to a question from Council, staff advised that the City of Vancouver is charging a business license fee of \$30,000.

In response to a question from Council, staff advised that the City of North Vancouver charges \$12,000 for a business license fee.

In response to a question from Council, staff advised that there are higher fees for liquor establishments.

In response to a question from Council, staff advised that further information will be presented at a future Regular Meeting of Council.

In response to a question from Council, Mr. Milburn advised that one store per town centre is being recommended and additional centres may be an option for future consideration.

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

- Expressed support for responsible retailing and suggested that profits may be used for social mandates that would benefit the community;
- Opined that the Smoking Regulation Bylaw requires further clarification and that District parks should have increased signage;
- Expressed that warehousing spaces may be used with proper security and that decisions be made with relevant data and statistics;
- Suggested that relevant data may be difficult to obtain and queried how it can be gathered; and,
- Commented about the act of litigation for the various levels of government and queried regarding the constitutional right to provide storefront medical marihuana and that recreational marihuana in the District.

Public Input:

Mr. Juan Palacio, 200 Block West Kings Road;

- Opined that it is against the law to purchase snacks at cannabis stores.

A District Resident:

- Queried about warehouse use and suggested that Purolator is currently being used to deliver cannabis to retail stores; and,

- Queried about the Request For Proposal (RFP) bid process and expressed concern about the City of North Vancouver RFP process.

A District Resident:

- Commented about regulations for child minding at preschool and daycare centres;
- Suggested there could be improved communication; and,
- Commented about town centres and population density.

Mr. Corrie Kost, 2800 Block Colwood Drive:

- Queried about the proposed hours of operation for non-medical cannabis sales and smoking regulations; and,
- Spoke regarding the proposed school setbacks and inquired about their intent.

A District Resident:

- Expressed concern about the RFP bid process and suggested that it may be a prohibitive system; and,
- Expressed concern regarding the Provincial government application process to obtain a Non-Medical Cannabis Retail License.

A District Resident:

- Expressed concern about the limited lease opportunities for a non-medical cannabis store and the difficulties in obtaining a lease without a business license.

4. ADJOURNMENT

MOVED by Councillor BACK

SECONDED by Councillor CURREN

THAT the March 11, 2019 Council Workshop is adjourned.

CARRIED

Absent for Vote: Councillor BOND
(8:03 p.m.)



Mayor



Municipal Clerk