

**DISTRICT OF NORTH VANCOUVER
COUNCIL WORKSHOP**

Minutes of the Council Workshop for the District of North Vancouver held at 5:02 p.m. on Monday, March 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
Councillor M. Curren
Councillor B. Forbes (via phone)
Councillor J. Hanson
Councillor L. Muri

Staff: Mr. D. Stuart, Chief Administrative Officer
Mr. D. Milburn, General Manager – Planning, Properties & Permits
Mr. A. Wardell, General Manager – Finance & Technology
Mr. R. Danyluk, Manager – Financial Planning
Mr. B. Dwyer, Manager – Development Services
Ms. M. Welman, Manager – Strategic Communications & Community Relations
Ms. L. Brick, Deputy Municipal Clerk
Ms. A. Reiher, Confidential Council Clerk
Ms. K. Rendek, Senior Community Planner

Also in

Attendance: Mr. Bryan Bydwell, B. Bydwell Consulting Services

1. ADOPTION OF THE AGENDA

1.1. March 4, 2019 Council Workshop Agenda

**MOVED by Councillor BACK
SECONDED by Councillor MURI**

THAT the agenda for the March 4, 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. Bryan Bydwell, B. Bydwell Consulting Services, provided an overview of the breadth and scope, process, and end product of the three distinct approaches to the Official Community Plan (OCP) review and advised that three options are to:

1. Replace – the start from scratch approach;
2. Refresh – focuses on policy review in the context of the current vision, goals and strategic direction; or,
3. Targeted – identify current priorities and emphasis through the OCP implementation.

Mr. Bydwell provided an overview of the OCP, noting the vision and goals that support the OCP, strategic direction that provides the shape and structure to the vision, and discussed the policy which completes the OCP framework. He advised that the OCP does not prescribe specific actions or pace.

He discussed that the steps would include research, direction, goals and communication strategy and a potential planning working group.

Mr. Bydwell noted that the first option for the OCP review is the replace option and would include a complete revisit of the vision, goals, strategic direction and policy framework of the OCP. The steps involved are:

- Research, data collection, a values survey to aid in the development of the vision and goals, preparation of a communication and engagement strategy and working group;
- Background work to launch a public process with an initial step to establish the vision;
- The creation of policy direction and strategic direction;
- Drafting, public engagement process followed by a formal adoption process; and,
- The entire process would take an estimated 30 – 36 months.

Mr. Bydwell reported that the second option is the refresh option where the current OCP vision, goals and strategic direction are considered valid. The review would focus on policies and would involve:

- Research and data collection, a survey targeted towards a policy review and communications and engagement strategy;
- The potential creation of an OCP Monitoring Committee;
- Stakeholder and public policy engagement;
- Drafting of amendments, consultation with the public and agencies and a formal OCP amendment process; and,
- The entire process would take an estimated 15 – 21 months.

Mr. Bydwell reported that the third option is a targeted review of OCP implementation involving a number of targeted white papers on topics that have arisen through implementation, due to new or external pressures and emerging priorities. The targeted process would involve:

- Research and data collection;
- Creating white papers on key topics;
- Stakeholder and public engagement; and,
- The entire process would take an estimated 10 – 12 months.

In response to a question from Council, staff advised that there would be an informal yearly review of the OCP.

In response to a question from Council, staff advised that depending on the white paper, certain objectives would need to be achieved and that the scope can be clarified and brought back to Council.

In response to a question from Council, staff advised that stakeholders would have to come together and that there is a lag in getting the infrastructure in place.

In response to a question from Council, Mr. Bydwell advised that there are concerns in homogenizing the District as low density areas.

In response to a question from Council, staff advised that the whitepapers would be a short term view of actionable items which allows for the opportunity to have discussions with the community.

In response to a question from Council, staff advised that a dashboard would be a beneficial tool which would display a series of targets and show where Council is at a certain point in time before a major decision and be used as a measuring tool for the public.

In response to a question from Council, staff advised that Council needs to be clear on what promises are being made to the public, what level of engagement should be done and that it is important to determine the strategy before discussing the tools.

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

- Expressed support for option three and opined that the OCP continues to represent the community and that this would be a more effective use of time;
- Suggested that transportation, housing, jobs and economy would be four key areas of focus and that three or four white papers would be beneficial;
- Expressed that the implementation of the OCP vision and priorities and consideration of how the Plan takes into account current conditions such as traffic congestion, housing affordability, climate action, affordability and jobs should be reviewed;
- Suggested that the OCP should be extended to long term visions for an incremental vision and expressed that it is important to check back periodically in terms of implementation of the plan;
- Commented about the work towards current recommendations versus what is already noted in white papers;
- Commented about the OCP Implementation Committee;
- Opined that conversations about the OCP should occur more frequently;
- Suggested that Maplewood lands development was meant for the future and not an immediate guide;
- Queried how to assess where the status of the OCP is currently at, requested a measuring point for the vision of the OCP and to understand issues around the market, housing, non-profits funding, their future, tools for the provincial government, CACs, infrastructure and development;
- Expressed the need to understand the infrastructure vision for future populations;
- Requested that transportation infrastructure be prioritized and that tourist statistics be used to assist in corroborating future needs;

- Commented about the impact of the Metro Vancouver Growth Strategy and that certain areas can be explored where a large amount of visitors have been noted to the District and opined that the OCP does not account for the growth seen in tourism;
- Suggested that climate targets need to be made a part of the OCP revision and suggested that the goals of the Rental and Affordable Housing strategy have not been achieved;
- Opined that transit infrastructure needs to be advocated for and opined that the infrastructure has not kept up with the pace of development;
- Queried about staffing levels and Council direction to staff and if this has had an effect on the OCP implementation;
- Queried if the network of town centres is the correct concept and if other housing models such as a distributed model should not be explored and that private residents would be able to apply these incremental changes;
- Opined that it is important to have constant conversation with the community to engage and receive feedback;
- Suggested that it would be beneficial to have staff provide research data as a measuring tool from context experts;
- Expressed that it is important to focus on the current Councils actions and not focus on past actions;

Councillor CURREN left the meeting at this point in the proceedings. (6:21 p.m.).

- Commented about the decisions available to Council to protect rental, add rentals and that an action plan would be beneficial;

Councillor CURREN returned to the meeting at 6:23 p.m.

- Expressed the need to identify the impact of development;
- Expressed concern about the District land use maps and their reflection of densities; and,
- Commented that the vision and future of the District needs to be identified by Council and that concrete action steps need to be identified.

Public Input:

Mr. Peter Teevan, 1900 Block Indian River Crescent:

- Expressed concern that public input would not be included in option three; and,
- Suggested that Council approve rental only housing and that the language be strengthened in the Rental and Affordable Housing policy and included in the OCP.

Ms. Katherine Fagerlund, 1800 Block Deep Cove Road:

- Requested that information be provided for ratios in terms of development growth and infrastructure such as traffic flow, employment and visitor information;
- Requested information about green sustainable construction; and,
- Requested that Council envision town centre uses for public enjoyment.

Mr. Corrie Kost, 2800 Block Colwood Drive:

- Commented about the three options for the OCP review;
- Opined that the District is underserved by transportation services;
- Commented about tourism; and,
- Discussed vehicle use, housing affordability and technology changes.

A District Resident:

- Expressed concern about a review of the OCP policies and expressed that if the policies are changed, they would require public engagement.

Mayor LITTLE left the meeting at this point in the proceedings. (6:40 p.m.)

Acting Mayor CURREN assumed the position of Chair.

A District Resident:

- Expressed concern about new development with secondary suites and the increase in traffic in neighbourhoods outside of town centres; and,
- Commented about town centres where a high density in traffic may be accommodated.

Mayor LITTLE returned to the meeting at 6:50 p.m.

4. ADJOURNMENT

MOVED by Councillor MURI

SECONDED by Councillor BOND

THAT the March 4, 2019 Council Workshop is adjourned.

CARRIED
(6:52 p.m.)

Mayor



Municipal Clerk