

**DISTRICT OF NORTH VANCOUVER  
COUNCIL WORKSHOP**

Minutes of the Council Workshop for the District of North Vancouver held at 5:00 p.m. on Monday, January 27, 2020 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. Bond (5:08 pm)  
Councillor M. Curren  
Councillor B. Forbes  
Councillor J. Hanson  
Councillor L. Muri

**Staff:** Mr. D. Stuart, Chief Administrative Officer  
Mr. G. Joyce, General Manager – Engineering, Parks & Facilities  
Mr. D. Milburn, General Manager – Planning, Properties & Permits  
Mr. A. Wardell, General Manager – Finance/CFO  
Ms. J. Paton, Assistant General Manager – Development Planning & Engineering  
Mr. R. Danyluk, Manager – Business Planning & Decision Support  
Mr. J. Gordon, Manager – Administrative Services  
Mr. M. Hartford, Section Manager – Development Planning  
Ms. V. Grant-Smith, Project Engineer  
Ms. S. Dale, Confidential Council Clerk

**1. ADOPTION OF THE AGENDA**

**1.1. January 27, 2020 Council Workshop Agenda**

**MOVED by Councillor FORBES**

**SECONDED by Councillor BACK**

THAT the agenda for the January 27, 2020 Council Workshop is adopted as circulated.

**CARRIED**

Absent for Vote: Councillor BOND

**2. ADOPTION OF MINUTES**

**2.1. November 18, 2019 Council Workshop**

**MOVED by Councillor CURREN**

**SECONDED by Councillor HANSON**

THAT the minutes of the November 18, 2019 Council Workshop are adopted.

**CARRIED**

Absent for Vote: Councillor BOND

**2.2. November 25, 2019 Council Workshop**

**MOVED by Councillor CURREN**

**SECONDED by Councillor HANSON**

THAT the minutes of the November 25, 2019 Council Workshop are adopted.

**CARRIED**

Absent for Vote: Councillor BOND

**2.3. December 2, 2019 Council Workshop**

**MOVED by Councillor CURREN**

**SECONDED by Councillor HANSON**

THAT the minutes of the December 2, 2019 Council Workshop are adopted.

**CARRIED**

Absent for Vote: Councillor BOND

**2.4. December 9, 2019 Council Workshop**

**MOVED by Councillor CURREN**

**SECONDED by Councillor HANSON**

THAT the minutes of the December 9, 2019 Council Workshop are adopted.

**CARRIED**

Absent for Vote: Councillor BOND

**3. REPORTS FROM COUNCIL OR STAFF**

**3.1. 2020-2024 Financial Plan Workshop (Part 2) January 27, 2020**

File No. Financial Plan/2020

Mr. Rick Danyluk, Manager – Business Planning & Decision Support, provided an overview of the 2020 – 2024 Financial Plan and Draft Capital Plan. He commented about the planning framework for the long-term plan, including Council direction received, legislated and historic services, strategies and asset management plan.

Mr. Danyluk highlighted changes to the new capital plan since Council last met on December 2, 2019 at the Council Workshop which include:

- Social and supportive housing is now at \$8.1 million as unallocated prior year funding is brought into the plan;
- Facilities has been adjusted for the expected timing of projects; and,
- Transportation includes a \$4 million provision for district assets realized through the Lower Lynn Interchange project.

Councillor BOND arrived at this point in the proceedings.

Mr. Danyluk mentioned the plan can be amended any time and the proposed changes to the Reserve Bylaw will improve available funding for Council's priorities.

Mr. Danyluk stated that highlights of the new capital plan over the next five years include investments of:

- Over \$48 million in transportation and mobility improvements;
- Over \$8 million to social and supportive housing;
- Over \$9 million for climate adaptation and mitigation (capacity to storm water infrastructure and continue wildfire program);
- \$43 million for Maplewood Fire and Rescue Centre which consolidates services onto a single site delivering construction and land use efficiencies;
- Over \$16 million for community facilities, arts and culture; and,
- Almost \$40 million for new parks and open spaces, including \$9 million for new facilities in Cates Park and \$14 million to upgrade and expand sport fields.

Mr. Danyluk reviewed the financial planning timeline and noted that next steps include:

- Review of the 2020-2024 Financial Plan by the Finance and Audit Committee in February;
- Introduction of the 2020-2024 Financial Plan in February; and,
- Adoption of the 2020-2024 Financial Plan in March.

Mr. Gavin Joyce, General Manager – Engineering, Parks & Facilities, provided an overview of selected new and major capital projects for the District.

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

- Opined that there is a good balance of Council directed priorities in the new capital budget that have been well articulated to the public;
- That the \$150 million for affordable housing approved in a 2018 referendum has not been included and requested further discussions;
- Expressed concern that more climate mitigation measures were not included in the 2020 draft capital plan;
- Requested an update on establishing an annual carbon budget for corporate and community carbon pollution;
- Requested a workshop to discuss natural assets;
- The expansion of the North Shore Spirit Trail into Dep Cove;
- Requested a list of topics included in the long-term financial plan;
- The need to discuss park upgrades and future planning with the Sports Council;
- Discussed options for turf fields and requested a workshop on the topic;
- The need for a youth centre in Lynn Valley; and,
- Spoke about public consultation with the community.

In response to a question from Council regarding the Iron Workers Memorial Bridge, staff advised that the District will be collaborating closely with the Ministry of Transportation and Infrastructure (MoTI) and other local municipalities.

In response to a question from Council, staff advised that Council priority items have been included in the five-year financial plan and that due to limited funding, other Council priority items are listed as not included but may be added, subject to funding availability, at Council's request.

In response to a question from Council, staff advised that there is \$1.8 million in ongoing funding for transportation and mobility.

In response to a question from Council regarding remaining available District lands to be used for modular housing, staff advised that they will report back with further information at a future Council Workshop.

In response to a question from Council regarding the long-term financial plan, staff advised that they will report back at a future Council Workshop.

In response to a question from Council regarding the replacement of the Ron Andrews Community Recreation Centre, staff advised that they are working on an overview of all community centres and will be reporting back to Council with a facilities plan and the proposed timing for all projects.

Public Input:

Mr. Peter Teevan, 1900 Block Indian River Crescent:

- Spoke to the need for future transportation and infrastructure maintenance; and,
- Requested that the District work with the Tsleil-Waututh Nation on the design of the Whey-ah-wichen Centre.

Mr. Corrie Kost, 2800 Block Colwood Drive:

- Questioned how much capital renewal is from growth; and,
- Spoke regarding powered bicycles and commented that modes of transportation will change in the future.

Member of Force of Nature Alliance:

- Spoke regarding climate mitigation, adaptation and hazards;
- Requested that more funds be allocated towards mitigation; and,
- Questioned if the CEEP financial plan will be included in the 2020 budget.

**3.2. 1310 Monashee Drive – Preliminary Planning Application for Six-Storey Mixed-use Development Including Student and Employee Rental Housing**  
File No. 08.3060.10/005.19

Mr. Michael Hartford, Section Manager – Development Planning, provided an overview on a preliminary application at 1310 Monashee Drive. Mr. Hartford advised that Darwin Properties is proposing a mixed-use development with two six-storey buildings and 330 rental housing units for students and employees of Capilano University. To proceed, the proposal would require Council consideration of an Official Community Plan (OCP) and rezoning amendment for the site.

Mr. Hartford detailed the site and proposal highlighting the following:

- The property is just under three acres in size and located on the east side of Monashee Drive;
- The site is privately-owned and currently occupied by a dog kennel and dog day-care facility and is designated in the OCP as Parks, Open Space and Natural Areas;

- The Lynnmour/Inter-River Local Plan reference policy document designates the site for Open Space and while the plan encourages the retention of the existing dog kennel use on the site, it also identifies a general need for student housing and local-serving commercial spaces;
- Given the land use designation, the proposal would require an OCP amendment to accommodate the mixed-use development;
- Zoning for the site would need to be updated from its current zoning for Parks, Recreation and Open Space to a new CD Zone to accommodate a density of approximately 1.76 FSR;
- The site is located in Development Permit Areas for Form and Character, Energy and Water Conservation and Greenhouse Gas Emission Reduction, Protection of the Natural Environment and Slope Hazard;
- A detailed review of development permit issues and applicable guidelines will be required should the proposal proceed to the detailed application stage;
- The property is located adjacent to the Capilano University campus and immediately east of the campus Northern Transit Exchange which will be the primary bus terminal for Capilano University following the implementation of the new Rapid Bus service;
- To the east is the West Seymour Escarpment and a well-used bicycle and walking trail;
- A property owned by Capilano University but not currently part of the campus, is located to the north and is currently zoned for cemetery use;
- The university does not currently have any on-campus student or employee housing available for the 12,600 users of the institution and the Capilano University Campus Master Plan identifies a need for housing for students and staff;
- The applicant is current working with the university to finalize a partnership agreement;
- The project includes two, six-storey buildings with 330 rental housing units;
- Approximately 17,000 sq. ft. of commercial space and 2,600 sq. ft. of amenity space is proposed on the ground floors of the buildings and possible commercial uses could include a grocery store, café, restaurant and pub;
- The proposed rental units include a mix of layouts from studios at approximately 352 sq. ft. to three bedroom units of just over 1000 sq. ft.;
- A housing agreement would secure the units as rental in perpetuity and restrict tenure to students and employees of the university;
- 217 vehicle parking spaces are proposed in a one-level underground parking garage with access from Monashee Drive at the north property line;
- The site has good access to the Northern Transit Exchange;
- 660 bicycle parking spaces are proposed at a ratio of two per unit as well as end-of-trip facilities;
- The applicant is working with CMHC to secure construction financing for the project which requires fulfilling certain affordability, sustainability, accessibility and transit criteria, all of which assist in meeting District development objectives;
- Proposed rents in the project have not been finalized and based on a review of Capilano University, staff incomes and existing nearby rental and off-campus housing options the applicant has suggested that rents can generally be considered affordable for Capilano University staff and students; and,

- Final rent targets will be resolved as part of the detailed application and prior to the bylaws coming forward for Council consideration.

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

- The need for a Housing Agreement to restrict occupancy to students and employees of Capilano University;
- The impact on properties at the bottom of the West Seymour Escarpment;
- Questioned if the site can be safely developed or if any slope stability and site drainage measures are required;
- The issue of affordability for student renters;
- Questioned if the proposed commercial space can be supported by Capilano University students, employees and faculty;
- Expressed concern with regard to the number of parking stalls proposed as there may not be as much of a need for vehicles;
- The importance for Capilano University to be able to attract International students;
- The need to consider what International students are able to afford versus local residents;
- Questioned how rental rates will be determined;
- Transportation issues may be relieved as students and employees will not have to commute;
- Suggested that the Rental, Social and Affordable Housing Task Force review the proposed application;
- Encouraged forward thinking projects such as carbon neutral housing;
- Opined that student housing provides a supportive, safe and comfortable community environment;
- Noted that the Capilano University Campus Master Plan has been publically released;
- Questioned if the parking lots may be used for housing in the future;
- Questioned how rent increases would be applied for student housing;
- Spoke in support of the proposed bicycle parking spaces;
- Noted that convenience and safety is important; and,
- Discussed funding for this option and how it will be secured.

Mayor LITTLE left the meeting at 6:52 pm and Councillor CURREN assumed the chair.

Mayor LITTLE returned to the meeting at 6:56 pm.

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

- Questioned if income qualification is required;
- Suggested that signage and notification be placed on Mount Seymour Parkway;
- Suggested that Council meet with the students of Capilano University to understand their needs;
- Encouraged the University to determine rental rates;
- Spoke to the implementation of TransLink's new Rapid Bus service on the North Shore and expressed concern with the termination of the existing #239 Park Royal-CapilanoU bus; and,

- The need for a dedicated shuttle to and from the University.

Public Input:

Mr. Corrie Kost, 2800 Block Colwood Drive:

- Commented that this is private property and consequently any increase to the value of the property should capture 50-100% of the uplift.

A District Resident:

- Spoke to the importance of considering the topography of the property; and,
- Questioned how student housing will be regulated.

Mr. Peter Teevan, 1900 Block Indian River Crescent:

- Spoke in support of the proposed application;
- Expressed concern that the student housing will not be affordable;
- Noted that it is difficult to find affordable rental units; and,
- Noted the loss of the dog kennel and dog day-care to the community and hopes that it can relocate.

Mr. Eric Anderson, 2500 Block Derbyshire Way:

- Expressed concern with parking issues; and,
- Expressed concern with the proposed design.

Mr. Oliver Webb, President – Darwin Properties:

- Noted that the proposed development is in its early stages; and,
- Commented that the majority of students and faculty should be able to afford the rent based on double occupancy and current staff wages.

#### 4. ADJOURNMENT

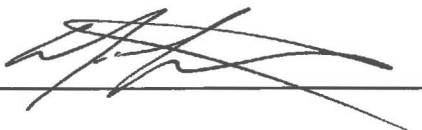
**MOVED by Councillor BACK**

**SECONDED by Councillor CURREN**

THAT the January 27, 2020 Council Workshop is adjourned.

**CARRIED**  
(7:22 p.m.)

Mayor



Municipal Clerk

