

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

**Meeting of the Advisory Planning Commission  
Held at City Hall, 141 West 14th Street, North Vancouver, B.C.  
in Conference Room A on Wednesday, February 9<sup>th</sup>, 2011**

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**MINUTES**

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Present: B. Curtis (Chair)  
J. Carcone  
H. Goodland  
J. Jensen  
D. Olson  
B. Phillips  
M. Rahbar  
M. Tasi

Staff: S. Smith, Planner, Community Development  
S. Kimm-Jones, Committee Clerk

Guests: L. McCarthy, Community Development Worker,  
Community Development

Absent: J. Plato  
Councillor Heywood

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A quorum being present, the Chair called the meeting to order at 6:00 p.m.

1. **Minutes of Meeting of the Advisory Planning Commission held January 12, 2011**

It was regularly moved and seconded

**THAT** the minutes of the meeting of the Advisory Planning Commission held January 12, 2011 be adopted.

**Unanimously Carried**

2. **Minutes of Meeting of the Advisory Planning Commission held January 27, 2011**

It was regularly moved and seconded

**THAT** the minutes of the meeting of the Advisory Planning Commission held January 27, 2011 be adopted.

**Unanimously Carried**

### **3. Election of Chair and Vice Chair**

S. Smith took the Chair and asked for nominations for the position of Chair. Bill Curtis was nominated and accepted. Helen Goodland was nominated and accepted. Following a show of hands, Bill Curtis was elected Chair.

S. Smith asked for nominations for the position of Vice Chair. Helen Goodland was nominated and accepted. There being no further nominations, Helen Goodland was elected Vice Chair by acclamation.

S. Smith then reviewed the meeting procedures for Advisory Bodies including the Terms of Reference for the APC. There was a discussion on the Conflict of Interest Guidelines. Members were reminded that they can be reimbursed for child care expenses and that the quorum for APC is five unless a conflict of interest reduces the number to four.

Following a question on updating the Terms of Reference for APC, S. Smith noted that the Deputy Director, Community Development is writing a report on a related subject of consideration of realigning the advisory bodies. More information will be forthcoming on this soon.

There was a suggestion for staff and the Chair to schedule a break in the middle of the meeting. It was noted that five-minute breaks are routinely scheduled between presentations. In addition, any member may make a motion for a break at any time.

S. Smith reviewed the process for drafting the resolutions. Important items need to be included in resolutions so that applicants will act on them. It was recommended members make brief notes of key points during discussion to use as easy reference when crafting a resolution.

### **4. Preteen Engagement and Pre-Teen and Teen Youth Services**

L. McCarthy, Community Development Worker gave an overview on pre-teen engagement and pre-teen and teen youth services and encouraged APC members to consider youth and youth issues in the larger context including development project reviews. A Youth Information Card was distributed. The card is given to high school students and those in grades 6 and 7 as a resource reference. The City's Homelessness resource card was also distributed for information.

L. McCarthy explained that federal, provincial and municipal definitions of youth are all different. In the municipality, youth is defined as those aged 10-24 years. Both ends of the age group are increasingly needy; 47% of young adults live at home compared to 20% in the 1980's.

There is an issue of how youth get from A to B in the City e.g. from school to recreation centres. Bus routes do not link schools to recreation facilities. A recent Metro-wide study revealed that the North Shore has the highest population of children eating dinner alone and spending significant time indoors working on computers. There is a need within the community to create a more youth-friendly environment.

The City's Youth Strategy was adopted by Council in 2009. The goal is to engage children and youth in their world and include them in decisions about them. Christchurch, New Zealand, for example has a large budget allocated to youth engagement.

There has been an increase in the number of teenagers living in apartments with their families. This form of development should plan for families with children.

It was noted that the School Board has a new initiative of a Fine Arts Program after school for grades 6 & 7's. A pre-teen engagement program has also been contracted through the North Shore Neighbourhood House to engage 100 pre-teens in volunteer work which could lead to job opportunities through the North Vancouver Recreation Commission for example, and also help them to feel part of the community.

**Questions and comments from the APC included, but were not limited to:**

What is enough space for families with children in terms of compact, densely designed condos? Developers do not seem to want to build three-bedroom units. A: Lock-off units are excellent. For the younger age group there is a need for outdoor space e.g. volleyball, basketball. John Braithwaite Community Centre was designed with outdoor space for youth.

We need to reach out to the parents to assure them that programs are safe e.g. The Zone at Griffin. Re Translink, are there any associations where people can volunteer to help transport kids around? A: North Shore Neighbourhood House has a bus and a van is available at Parkgate for example. Youth workers help shuttle youth from Carson Graham to Balmoral School. Insurance is high and organizations are reluctant to use volunteer drivers. When the Nights Alive program ran from midnight to 2 am at Harry Jerome, parents were happy to pick up their children.

Is there a need for more common space on the Lonsdale corridor for teenagers? A: There is green space, the skateboard park, recreation facilities, but there are no places to "hang out". Youth would like a youth coffee lounge; the City has been asked to provide the space on Lonsdale. Other programs include a group asking for funding for a youth cooperative for clothing and the City program "Studio in the City" which is a youth employment program in the arts creating public art e.g. at Lonsdale Quay there are iron sculptures and the mosaic in the fountain. We need to find opportunities to meaningfully engage and employ young people.

What about engaging kids in art projects on traffic islands in their neighbourhood?

Is there a way of spreading the North Shore Neighbourhood model throughout the City? A: They tried to develop a youth centre in Lynn Valley; funding was provided but 80 local residents opposed to the idea attended the public meeting and it was shot down. Lynn Valley seems to be a hot spot for youth issues.

Is there a program to engage newcomer youth to Canada and keep them away from gangs and drugs? Gathering places in developments should be put in the OCP. A: A very successful program is "Neonology" run by the North Shore Multicultural Society involving lectures in schools on diversity. There is also a program for parents and

teens to talk about inter-generational cultural issues to help them find a balance to help kids fit in.

There is a need for a program for international students; there is no after school support for them. A: St. Andrews Church and the North Shore Neighbourhood House run a program suggested by a Grade 12 student working with international students at Carson Graham. International students are often quite isolated.

Gangs were a big problem but that has diminished. Among Ridgeway Elementary school students 36 different languages are spoken which is a challenge. There is a need to target the middle year kids, the younger ones are fine. Westview Elementary has 40 families with food issues. Programs need snacks and food.

This is an important topic; on the City website youth and seniors are put together which does not seem appropriate. Youth grants are great but this year's budget is the same as in 1998; it should be increased.

You are to be commended on the work you do with a very small budget.

The disconnect with Translink is interesting. Did you have an opportunity to participate in Translink discussions? A: We have asked to take part. There is a map at the end of the youth directory on how to reach services.

I attended a Translink meeting and no youth were present.

I would take issue with Translink being a problem. We need to create an enabling environment so that youth understand how the bus works. There is a need to discuss the walkability of areas.

The City also provides \$20,000 year for work on youth violence and \$340,000 on five youth outreach workers. \$610,000 was allocated in 2010 for youth services. The City spends a great deal more on counselling, youth workers than many other municipalities. Small amounts of money can go a long way.

Who runs the West Vancouver Youth Centre A: It is run by the municipality and is bigger than anything offered by the City.

## **5. OCP 2021 APC Workshop**

S. Smith reviewed her memo on the OCP 2021 Workshop. The members participated in a sticky note exercise to begin to discuss the following two questions:

What trends are emerging in the City? What issues come to mind when we consider the impact of these trends over the next 20 to 50 years?

Trends and Issues identified included:

### **Greenspace/food/waste**

- Preservation of green space/play areas;
- Urban food gardens, boulevards, roundabouts.
- Solid waste and organics: urban agriculture; integrated resource management.

### **Built Form/affordability**

- Urbanization versus natural landscape, greenscape
- Flexibility in building form + long term land use changes
- Post occupancy evaluation of developments – metrics re: energy.
- Changes in density (from single family housing to higher density);
- Housing Affordability

### **Social spaces/society/culture**

- Gentrification versus social space (need more room for social events). “Third places”
- Liveability:recreation/ leisure, professional live-work.
- The percentage of youth in apartments.
- Social realm: including increased immigration, sense of community and belonging, more public gathering or plazas and street activities.
- Emerging trends on the social front: mental health, increased poverty issues (seniors, aging population; single parent families; youth).
- The integration of art and culture.
- More entertainment centres needed.

### **Transportation**

- public transit for schools,
- 77% of trips are discretionary (only 23% of trips are for school or work).
- Public transit usage to increase,
- improving safety for alternative forms of transit,
- increasing bike lanes;
- development on transportation corridors.

### **Employment**

- Creating prosperity - industry & employment growth in the City.
- Land use and market demands making it difficult to attract and retain employment in City.

### **Engagement**

- Opportunity for business/community engagement around sustainability / climate change.
- Decline in civic understanding and engagement leading to declining sense of community.

### **Consumption**

- Sustainable consumption and production – metrics, drivers.

*D. Olson left at 8 pm*

Discussion continued on issues and trends.

It would be useful to know the percentage of rentals in newer buildings, as well as the percentage of youth in buildings so that the City could make the argument for requiring volleyball courts etc, within the development. Green spaces and the

number of public gathering spaces should be increased e.g. small plazas every so block or so. Need to address needs of whole range of ages. Staff: St. Andrews Park is successful.

Gentrification is an issue. As a society we should be making allowances for affordability. How do we make good spaces for people for the whole realm of society, for example working class pubs? Gentrification is good to a certain extent because of renovating older buildings. Many buyers of smaller projects are from West Vancouver.

The City's symbiotic relationship with North Vancouver District needs to be taken into account in the 2021 OCP.

Civic engagement should include Town Hall meetings. It is a challenge to make the public aware of the OCP as living, breathing document; engage the community so that they understand that the OCP is a flexible document that will continue to evolve.

Changes, small and large, to the OCP need to be de-politicized.

With an aging population there is a trend of downsizing. \$600 per month is affordable on a pension. Where can people live on the North Shore for \$600 per month apart from the trailer park?

House size has doubled since the 1960's and household size has halved. The engine size for vehicles has increased 50% but efficiency is the same. Income since 1950's has increased 1½ times but the disparity between rich and poor is three times worse.

Every year we consume more than the planet can provide by about September and this is getting earlier and earlier in the year. Bigger factors are at play. The City is trying to do the right thing but has a very small impact compared to what has to be done.

What is the average household size in the City? What is the trend compared to 50 years ago.

Members agreed to continue the dialogue on issues and trends emerging from the OCP Discussion papers again in the near future.

## **6. 2011 Workplan**

S. Smith reviewed her memorandum on the 2011 APC Workplan and highlighted the fact that a key portion of time and effort will be devoted to the OCP 2021 update but that there would be time for other items as well and asked for input.

Potential topics included:

- A walking tour of recent notable apartment building developments. The Quayside Cohousing project was noted as a building exhibiting great features and function but was also noted as being a unique development scenario.
- Updates on the exploration of sustainable waterfront planning;
- A presentation on the City's economic development strategy;

- A related topic involving the Port's plans for their lands in conjunction with a status update on the plans for lower level road redevelopment;
- Review of low density attached form housing;
- A "sense of place" workshop.

*M. Tasi left the meeting at 8:40 p.m.*

*M. Rahbar left the meeting at 8: 42 p.m.*

A draft 2011 Workplan will be reviewed at the March APC meeting.

Are there best practices we could learn from other planning commissions?

## **7. Other**

No other business

There being no further business, the meeting adjourned at 8:55 p.m.

The next regular meeting of the Advisory Planning Commission will be held on Wednesday, March 9th, 2011.

Chair

