

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, June 12th, 2013**

MINUTES

Present:	B. Curtis P. McCann B. Phillips M. Rahbar C. Sacre B. Watt Councillor Buchanan
Staff:	S. Smith, Planner 2, Community Development S. Kimm-Jones, Committee Clerk
Guests:	A. Negenman, Engineering, Parks and Environment
Absent:	D. Farley J. Jensen (Chair) J. Plato M. Robinson Councillor Bell

A quorum being present, the Chair called the meeting to order at 6:05 p.m.

1. Minutes of Meeting of the Advisory Planning Commission held April 10th, 2013

It was regularly moved and seconded

THAT the minutes of the meeting of the Advisory Planning Commission held April 10th, 2013 be adopted.

Carried Unanimously

2. Business Arising

S. Smith reminded members about the June 20th Open House on parking policy which includes changes to resident exempt and would introduce pay parking on streets around Lions Gate Hospital.

At a future meeting we will include a discussion and possible presentation on the use of laneways, using them as connections and social spaces. This may lead to a multi advisory body meeting in the fall.

S. Smith advised the Commission members that September and October could be very busy with OCP updates and development projects; there may be a need for extra meetings.

It was noted that Don Farley will have to miss several meetings due to unavoidable circumstances.

3. Staff Update

S. Smith reviewed relevant planning development, project and policy items from the April 15th, 22nd, May 6th, 13th, 27th and June 10th Council meetings.

M. Rahbar joined the meeting at 6:10 p.m.

4. Draft Invasive Plant Management Strategy

A. Negenman, Environmental Technician, Engineering, Parks and Environment Department, presented the draft Invasive Plant Management Strategy.

She described the initiatives already in place and planned next steps.

The City, as landowners, has a legal obligation to manage noxious plants. Noxious plants cause economic harm e.g. the cost of control, street maintenance etc., harm to human health e.g. the toxins in the giant hogweed, and/or environmental harm e.g. erosion, fire hazard, building damage. The plants displace native species, create monocultures and have low habitat value.

An invasive plant inventory of all parks and natural areas was carried out in 2011. Plants were assigned priority levels 1, 2, or 3. The priority 1 plants are English ivy, Japanese knotweed, and giant hogweed.

Plants are removed manually or treated chemically. The first two years are critical to success. Outreach to the community is critical. There are two main outreach efforts to raise awareness: Earthy Day and Rivers Day.

Metro Vancouver is working on a regional strategy.

The draft strategy has five 10 year goals with a five year work plan:

1. Increase awareness and knowledge.
2. Measurably reduce invasive plant density.
3. Coordinate efforts between stakeholders and resources.
4. Effectively monitor, maintain and restore parks and natural areas; could be expanded to Rights Of Way and boulevards.
5. Develop effective policy and adaptive management to support other goals.

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

- What are the implications for infrastructure? **A:** Knotweed is the key problem; it will grow through concrete. Manual removal requires going to five metres depth.
- What is the yearly cost to the city? **A:** There is a year-to-year budget; the budget for 2013 is \$100,000. It is a project budget item, not operations. The budget should go down to about \$50,000 after the first few years.
- Has it spread up into the mountains? Did it start in the urban area? **A:** A major issue is prevention. The plants seemed to be at a lot of illegal dump locations, probably from backyards. They travel through water vectors. The City cannot treat within one metre of a creek due to limitations by Department of Fisheries and Oceans; we are working with the regional committee to develop an exemption.
- Coquitlam has a bylaw related to this, how is it enforced? **A:** It is mostly addressed through education and a targeted outreach program; there is a "Report a Weed" hotline.
- Community engagement worked well with the food scraps program **A:** BCIT students have proposed estuary restoration projects. BCCF have developed a program; there is a student focussed on the Mosquito and Mackay watersheds targeting invasive species. There is lots of hogweed on Squamish Nation land so we are working with them e.g. the BCIT estuary training program.
- Do we issue a business licence to businesses applying pesticides? **A:** I will look into it. Any potential changes to the bylaw would be in conflict with the cosmetic pesticide ban. Businesses need certification to apply pesticide. Not many businesses are taking the training, but tree companies are starting to respond to demand.
- Concerning stakeholder groups Eastview Elementary has done a great job; it would be good to include more school groups as the School District is the largest landowner on the north shore. I am pleased to see the evolution of the plan.
- Are any of these plants native? **A:** Not on the North Shore. A plant from the interior could be invasive here.
- Is there coordination with the other two districts? **A:** Yes, we work more with North Vancouver District because of the shared watershed and work in concert on the timing of plant removal. It is cheaper to work together. They have also been treating plants on Grouse Mountain.

Action: A. Negenman to talk to C. Sacre, the School Trustee on how to get schools involved.

It was regularly moved and seconded

THAT the Advisory Planning Commission has reviewed the draft Invasive Plant Management Strategy and supports and endorses the strategy as presented;

FURTHER the Commission encourages staff to ensure extensive outreach programs including to stakeholder groups such as School District 44;

AND recommends to staff that any related pesticide regulation modifications be considered at the same time or at an appropriate time in the future.

The Commission commends staff for a thorough presentation.

Carried unanimously

6. Housing Action Plan

S. Smith reviewed the proposal Housing Action Plan which has been produced in response to Metro Vancouver. The City has to submit a plan before the end of July.

The report defines three steps: Step One summarizes current policy, Step Two will be the Official Community Plan update, and Step Three will be the Housing Action Plan. No new policy is proposed at the moment.

The plan has been sent to a broad range of stakeholders including APC. A report summarizing input will be going to Council on July 22nd.

Action: Commission members to email S. Smith with any thoughts, comments, concerns.

7. CityShaping Update: Stage Three Debrief

S. Smith reviewed the CityShaping Update: Stage Three Debrief report.

If Council approves the proposed land use scenario and policy directions, input from the density bonussing study and the Housing Action Plan will be added. A draft OCP should be produced by the end of September, early October for Council's review.

2303 people have given written input which represents 93% of initial goal. There is not as much connection at the moment with youth and seniors as at the beginning of the process. 240 people completed the forms from the last CityShaping workshop; they seem to be mainly homeowners.

Once there is a draft OCP, the feedback process will specifically target different groups.

Most people supported the policies outlined at the May 2nd Land Use Scenario workshop e.g. Lower Lonsdale as a cultural hub. There was strong support for a range of housing types and tying land use and transportation policies together. There was very strong support for the creation of smaller commercial nodes in neighbourhoods.

The majority of people supported scenario A. There was also very strong support for secondary suites and a coach house on the same lot as one of the key ways to introduce additional capacity for the future.

The next steps will be to decide which parts of the existing OCP will be carried forward in the new one. Policies and maps will be updated. There will be a new land use map and refined land use designations.

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

- Are you planning similar outreach as at the beginning of the process, mobile surveys for example? **A:** It is challenging when feedback becomes more detailed with longer surveys.
- How did you choose the goal of 2500 responses? **A:** In consultation with our consultant; they suggested a certain percentage of the community based on an industry standard.
- Are there repeat respondents? **A:** There could be.
- You mentioned the Central Waterfront vision and branding; are there special study areas? **A:** We have six component areas which are potential study areas. The Central Waterfront process is separate from that.
- How does visioning and branding relate to the OCP? **A:** Land uses are determined for the waterfront; it is a unique area. In terms of other neighbourhoods it is happening as components come together e.g. small commercial nodes. It is dealt with at a different level.
- Some areas need a more detailed study e.g. 3rd street? **A:** The OCP is the highest level document; a lot of the land use direction comes from the Land Use Plan. The City has not used development permits to guide the process. There is the potential for mixed used along Third Street. It is still at a very high level. We have used special study areas in the past.
- There should be a vision in the OCP for what an area will look like in 10 or 15 years so that people understand it and do not forget what they agreed to.
- It could be as broad brush as the Marine Drive Study; the OCP will not be that specific. Use examples from Marine Drive or Lower Lonsdale.
- Is the proposed measurement framework still being followed? **A:** 70% of people were in support of using the Community Capital Framework but there was some confusion as to how it would work at the detail level. We will be asking Council for direction and giving examples of other frameworks.
- I really liked the matrix; it is an operational tool not just a diagram. It can be used to make judgements. The current framework has always been very simple with

no sustainability measurements, for example. There are a lot of issues related to community which are not captured. **A:** TIMS was used and captured certain elements of sustainability but was not followed over time.

- It is a valuable tool that allows you to plan properly, capturing multiple facets of the community in the process.
- The framework is very theoretical; how do you present it to the public? How do you make it so that the average citizen can understand it?
- We need more input from a younger demographic; I want to see it happen with the draft piece. We need to hear from renters. Once there is a draft it is easier to get feedback from youth.
- You could get feedback from the Community Initiatives and Global Initiatives classes at Carson Graham School.
- The School Board passed a resolution on working with the City on their land use. Talk to senior executives/the Board about how to engage the youth. A directive from the top would be effective.
- There is value at the end of the process to have a chronology of how you got from A to B. **A:** We could have a workshop every few months e.g. Planning 101. The key goal of the OCP was to establish a continued dialogue and connection. It is challenging.
- It needs to be understood that we are tied to the Region and have made a commitment.
- A lot of the fear of the density will be worse because of all the construction happening which holds up traffic and makes it difficult to get around. Acknowledge what is happening and that it will not happen for ever.
- A two-page insert in newspaper summarizing the OCP could be a good communication tool.
- The City has a MOU with Vancouver Coastal Health; will the relationship continue? **A:** The official MOU is tied to the plan; Vancouver Coastal Health has expressed intent to support City through implementation.
- The new public health plan encourages working with municipalities on built environment. It is good to keep the relationship.
- There is a discrepancy of opinion between owners and renters re recreation facilities. Do we need to focus on greenways or recreation needs through developments rather than one large recreation facility?
- 40% of residents are renters? **A:** The census figures will be updated in August; in 2006 46% were renters.
- Most people who attend workshops are homeowners. How do we reach out to the renters and get them involved? **A:** At the beginning of Stage 2 we did a mass mailout to rental building owners and stratas inviting them to workshops. One summer City staff went to every community event to get feedback but did not always capture whether they were renters or owners. It is difficult to confirm the number of renters/owners as not everyone is willing to share that information.

- It is worth including the use of laneways for the OCP. There are different components of laneways. You can increase density in soft, non-offensive way. It needs some study and a vision to insert into the OCP. **A:** There could be language in the OCP for future study.
- Community nodes need density.
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Action: S. Smith to check on the status of the MOU.

8. Information Items

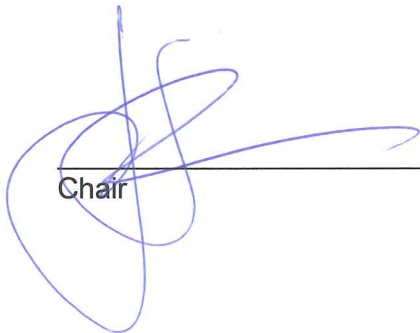
S. Smith reviewed the memorandum on the evaluation of the City's Energy Efficient Buildings Initiative. Progress has been made. The memo provides some great highlights.

A member commented that they liked to get the meeting documents electronically.

9. Other Business

There being no further business, the meeting adjourned at 8:30 p.m.

The next regular meeting of the Advisory Planning Commission will be held on Wednesday, July 10th, 2013.



Chair