COUNCIL:
Mayor M. Smith; Councillors M. Booth, C. Cameron, C. Cassidy, N. Gambioli, M. Lewis, and W. Soprovich.

STAFF:
N. Leemhuis, Chief Administrative Officer; S. Scholes, Municipal Clerk; J. Bailey, Director, Planning and Development Services; R. Fung, Director, Engineering and Environment Services; I. Gordon, Director, Financial Services; A. Mool, Director, Parks, Culture and Community Services; M. Chan, Director, Corporate Services; and M. Panneton, Deputy Clerk.

CALL TO ORDER
1. The meeting was called to order at 6:01 p.m.

APPROVAL OF AGENDA
2. Approval of October 28, 2015 Special Council Meeting Agenda
   Councillors Booth and Cassidy entered the meeting at 6:02 p.m.
   MOVED by Soprovich, seconded by Lewis:
   THAT the October 28, 2015 special Council meeting agenda be approved as circulated.

   CARRIED

REPORTS
3. Discussion of Upper Lands Working Group Recommendations
   (File: 2570-01)
   J. Bailey (Director, Planning and Development Services) introduced the subject report dated October 13, 2015 and thanked the Upper Lands Working Group.
   D. Hawkins (Senior Community Planner), A. Krawczyk (Co-Chair, Upper Lands Working Group), and A. Willard-Bauman (Co-Chair, Upper Lands Working Group) provided a PowerPoint presentation “Council Discussion of Upper Lands Working Group Recommendations October 28, 2015" and spoke relative to presentation slides: Context: Prior Resolutions; Staff Recommend That; Policy Context/Implications; The Working Group; Terms of Reference; Highlights from Our Review; Values-Based Recommendations; The Overall Vision; Key Recommendations and Level of Support for Environment, Recreation, and Neighbourhoods; Our Priorities; and Discussion.
   Council members commented and queried regarding the Working Group’s recommendations including: British Pacific Properties’ written comments on the Working Group’s recommendations; survey results and the number of respondents; development boundaries and limiting development above the 1200-foot level; density transfers and development; stakeholder consultation; using the recommendations as a framework; purchasing privately owned lands for park use; the proposed Cypress
Village plan; and the Regional Growth Strategy and Regional Context Statement. Discussion ensued.

Councillor Cameron left the meeting at 6:42 p.m. and returned to the meeting at 6:43 p.m.

Mayor Smith thanked the Upper Lands Working Group for their work.

A. Bardsley (5094 Nelson Avenue; on behalf of K. Steig, President, Friends of Cypress Provincial Park) spoke relative to the recommendations including: recreational pressures on Cypress Provincial Park and lack of B.C. Parks staff and funding; impact of the village plan on Cypress Provincial Park; and the focus on development and recreation rather than environmental protection.

J. Swanson (436 East 2nd Street, North Vancouver; and President, Hollyburn Ridge Association) spoke relative to the recommendations including: the Association's experience with and input to the Working Group; the Association's membership of over 200; objection to the recommendation regarding an environmental assessment for the cabin area; and related concerns.

P. Hundal (994 15th Street) spoke in support of the recommendations and spoke relative to the British Pacific Properties letter, Eagle Creek development, maintaining continuous forest cover, environmental value area and development nodes, losing environmental value by fragmenting the forest, and developing over Eagle Creek.

R. Buchanan (2372A Marine Drive; and Member, Upper Lands Working Group) spoke relative to the Upper Lands Working Group including: complexity of decision-making regarding the Upper Lands; the amount of information that the Working Group has digested; feedback from stakeholders during the process; and the Working Group's recommendations.

C. Reynolds (Editor, West Van Matters) spoke relative to the recommendations and working group meetings, First Nations, heritage aspects of the Upper Lands and value to First Nations, and consideration of the heritage aspects of the First Nations.

Mayor Smith thanked Councillor Cameron (Council Representative, Upper Lands Working Group) and former Councillor Panz (Former Council Representative, Upper Lands Working Group) for their efforts.

MOVED by Cameron, seconded by Lewis:

THAT

1. The materials, attached as Appendices A to E to the report dated October 13, 2015 from the Senior Community Planner, be received for discussion with the Upper Lands Study Review Working Group at the October 28, 2015 Council meeting; and

2. The recommendations contained in Part One of the Upper Lands Study Review Working Group Final Report (attached as Appendix A) continue to be used as a framework to:
   a) review Upper Lands policies in the Official Community Plan;
   b) prepare a Cypress Village Area Development Plan;
   c) develop a Trails Plan.

Council members commented. The question was called on the motion.

CARRIED
Mayor Smith called a recess at 7:26 p.m. and reconvened the meeting at 7:31 p.m. with the same Council members and staff present.

4. Ambleside Waterfront Concept Plan (File: 2520-16)

Mayor Smith introduced the Ambleside waterfront concept plan.

J. Bailey (Director, Planning and Development Services) provided a PowerPoint presentation "Ambleside Waterfront Concept Plan" and spoke relative to presentation slides: Ambleside Waterfront Concept Plan; Policies, Plans and Studies spanning 40 years; Recent Implementation Successes; An Integrated Vision for the Waterfront; Elements of the Waterfront Concept Plan – Public Ownership, Waterfront Destination, Continuous Public Walkway, Shoreline Edge, Arts and Culture, Community Arts, Heritage Values, Waterfront Related Commercial Activities, Accessibility, Sailing Club, and Building Scale and Character; Next Steps: Stakeholder and Community Consultation; and Consultation: What Are Our Goals.

Council members commented and queried regarding the Ambleside waterfront concept plan including: the Spirit Trail and removal of Argyle Avenue parking; size and height of buildings on the waterfront; flooding, and shoreline protection; consultation with the Hollyburn Sailing Club; status of the cultural strategy update; the Urban Land Institute study regarding re-envisioning the Hollyburn Sailing Club; location of a waterfront bistro; non-motorized boat rentals, boat mooring, and oil spillage; and a user-pay parking strategy. Discussion ensued.

B. Hall (5498 Greenleaf Road) spoke relative to the Ambleside waterfront concept plan including: the overall plan for arts facilities; the proposed Centre for Art, Architecture and Design not being considered within the context of the concept plan; and queried whether public consultation will be regarding the concept plan as well as how the plan will be implemented, or only regarding implementation. J. Bailey responded that staff are asking to consult on the details and priorities of the implementation of the waterfront concept plan, and spoke relative to the separate processes associated with the proposed Centre for Art, Architecture and Design.

E. Lee (215 14th Street) spoke relative to the Ambleside waterfront concept plan including: the Hollyburn Sailing Club does not need a two storey building with a restaurant; moorage on the end of the pier; constructing other buildings around the Ferry Building Gallery will detract from it; and potential uses for existing houses in the 1400 block of Argyle.

S. Slater (1730 Duchess Avenue) spoke relative to the Ambleside waterfront concept plan including: the Upper Lands Working Group demonstrating stewardship and the waterfront deserves the same rigor and consideration; and inclusion of the proposed Centre for Art, Architecture and Design in the public consultation.

M. Slater (1058 Keith Road) spoke relative to the Ambleside waterfront concept plan including: public consultation and the District’s public involvement policy; Planning’s vision for the waterfront may not be the public’s vision; consultation with the public on more than implementation; and requested that Council change the wording of the motion to reflect this.

In response to a query from Mayor Smith, J. Bailey informed that Planning is articulating the community’s vision, staff are open minded and want to talk with the community, and that the consultation is about the implementation details.
H. Johnston (6262 St. Georges Avenue) spoke relative to the Ambleside waterfront concept plan including: public nature of the waterfront is a tremendous asset; current vision is a good springboard for discussion; the proposed Centre for Art, Architecture and Design; and a diversity of approaches for community outreach and engagement.

MOVED by Soprovich, seconded by Lewis:

THAT the Ambleside Waterfront Concept Plan (attached as Appendix A to the report dated October 13, 2015) be endorsed for stakeholder and community consultation.

Council members commented and queried regarding the Ambleside waterfront concept plan including: public consultation process; work done on the waterfront; use of the new public consultation policy; and the proposed Centre for Art, Architecture and Design; and N. Leemhuis responded to queries of Council.

The question was called on the motion.

CARRIED

PUBLIC QUESTIONS AND COMMENTS

5. Public Questions and Comments

C. Reynolds (Editor, West Van Matters) queried regarding the proposed Centre for Art, Architecture and Design and the Ambleside waterfront concept plan, and whether Council set conditions regarding the proposed Centre and a timeline for fulfilling conditions. N. Leemhuis spoke relative to the work of the volunteer board for the proposed Centre for Art, Architecture and Design.

D. Smith (5433 Indian River Drive, North Vancouver; and Commodore, Hollyburn Sailing Club) spoke relative to support for the public consultation plan for the waterfront, differences between the Hollyburn Sailing Club and other yacht clubs, membership and commercial rent, and keeping sailing separate from a bistro bar environment.

ADJOURNMENT

6. Adjournment of October 28, 2015 Council Meeting

MOVED by Cameron, seconded by Gambioli:

THAT the October 28, 2015 special Council meeting be adjourned.
(8:48 p.m.)

CARRIED

Certified Correct:

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MAYOR

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MUNICIPAL CLERK