

ITEM 17
MANAGER'S REPORT NO. 38
COUNCIL MEETING 89/05/23

RE: LETTER FROM THE CORPORATION OF THE DISTRICT OF NORTH VANCOUVER WHICH APPEARED
ON THE AGENDA FOR MAY 15 (1)
NORTH VANCOUVER DISTRICT OFFICIAL COMMUNITY PLAN BY-LAW NO. 6000

MUNICIPAL MANAGER'S RECOMMENDATION:

1. THAT the recommendations of the Director Planning & Building Inspection be adopted.

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TO: MUNICIPAL MANAGER 1989 May 17
FROM: DIRECTOR PLANNING & BUILDING INSPECTION Our File: 01.226.1

SUBJECT: NORTH VANCOUVER DISTRICT OFFICIAL COMMUNITY PLAN
BY-LAW NO. 6000

PURPOSE: To allow Council to comment on North Vancouver District's Official Community Plan pursuant to Section 947 (2)(b) of the Municipal Act.

RECOMMENDATION:

1. THAT North Vancouver District be requested to notify the Municipality of Burnaby of any proposed changes to area plans or any major development proposals affecting their waterfront area.
2. THAT a copy of this report be forwarded to Margaret L. Warwick, Municipal Clerk, The Corporation of the District of North Vancouver, Box 86218 North Vancouver, B.C. V7L 4K1

R E P O R T

1.0 INTRODUCTION

Appearing on the agenda of the Council meeting of 1989 May 15 was a letter from the Municipal Clerk for the District of North Vancouver referring their Official Community Plan to Municipal Council for comment subject to Section 947 (2)(b) of the Municipal Act. This report responds to this referral.

2.0 BACKGROUND

North Vancouver District's Official Community Plan provides explicit statements of policy in traditional planning areas such as residential and commercial growth, community facilities, transportation and parks issues as well as non-traditional areas such as the port, and mature adult housing. The OCP does not contain detailed information about specific land uses, however, it is noted that area plans will be prepared for smaller parts of the municipality that will provide the land use details.

Given the general nature of the plan, it is difficult to comment on specific aspects of the plan. However, the following discussion highlights policies of the plan that are significant from the perspective of the Region as well as directly impacting Burnaby.

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3.0 OFFICIAL COMMUNITY PLAN REVIEW

3.1 The Goals

To realize North Vancouver's residents vision for their community, the Plan identified three main categories of goals. The numerous objectives and policies contained within the plan fall from these categories of goals.

Environmental Goals:

To develop an attractive community in harmony with nature.

Social Goals:

To provide housing opportunities, community facilities, and services to meet the changing needs of District residents at all stages of their lives.

Economic Goals:

To encourage a strong local economy with expanded opportunities for employment.

3.2 Issues of Importance to Burnaby and the Region

Two issues have been identified for comment because of their significance to the region and the municipality. These issues are the need for protection of the environmentally significant alpine and watershed areas, and the need for assurance that development of the foreshore will not negatively impact Burnaby.

3.2.1 Alpine and Watershed Area

The OCP covers an area of some 100 sq. km (25,000 acres) of mountains lakes and forests extending east from Capilano Lake to Indian Arm, north of the urban developable part of the municipality. This is a very special part of both the District and the Region in forming part of the picturesque mountain backdrop to Greater Vancouver, being the location of a major regional watershed area, adding to the ecological richness of the region and providing regional recreational opportunities.

Policies in the OCP designate this area as Park, Recreation and Wilderness in recognition of the its special status. In addition, the OCP contains a policy that supports the protection of the Capilano and Seymour River corridors as areas of special importance to North Vancouver.

The Alpine Area is also covered by a more detailed OCP, which was reviewed by staff and Council in 1986 June, that contains more specific objectives related to environmental, social and economic objectives. Most of this area is designated in the Alpine Area OCP as a Development Permit Area with accompanying environmental and design guidelines intended to protect and enhance the area's natural environment.

Staff are satisfied that the combined policies of the District-wide OCP and the Alpine Area OCP recognize the significance of this area as a regional resource in terms of its ecological value and its role as a watershed and recreation area.

3.2.2. Waterfront Industrial Development

North Vancouver's OCP designates the land along the foreshore for industrial development. The portion of this land that is located adjacent to Burnaby is in the Maplewood Official Community Plan Area, from the Second Narrows Bridge to the Burrard Indian Reserve. The Municipality of Burnaby could obviously be impacted by activities that occur on this portion of the waterfront. Specifically, staff would be concerned about those industrial uses that would have an impact on air, water and visual qualities as well as noise levels.

The District wide OCP contains general policies related to development on the foreshore and port development:

Policy 3.1.2

Conserve and protect the fresh watercourses, lakes and foreshore environments.

Policy 3.4.1

Encourage only those land uses and activities which do not cause significant air, noise, land or water pollution or present a serious danger to the community and its environment.

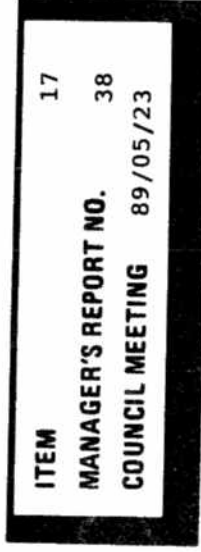
Objective 12.1

To support the continued operation of the Port of Vancouver and enhance its contribution to the economies of Canada, British Columbia and North Vancouver.

Objective 12.2

To ensure that the Port's activities are compatible with the well-being and livability of the community.

Although the above policies and objectives are of a general nature, it is apparent that the District intends any development along the waterfront to be neighbourly and sensitive to the environment. However, as major development along the waterfront is proposed, or area-specific Official Community Plans are amended, it is recommended that Council request that Burnaby be notified so we can be assured that waterfront industrial development would not, from an ecosystem perspective, adversely impact Burnaby.



4.0 CONCLUSION

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In reviewing the North Vancouver District's overall OCP, staff are not in the position to comment in a detailed manner of the ramifications to Burnaby of all the policies contained therein. As a general statement of policy, the Plan appears to identify the Alpine and Watershed areas as Regional resources that require special stewardship.

With consideration of industrial development along the foreshore which could ultimately impact on Burnaby, the OCP appears to reflect the necessity for consideration of environmental influences of such development. However, given the lack of land use detail contained within the plan, staff recommend that Council request that any changes to area plans affecting the use of the waterfront, or any major development proposals on the waterfront, be forwarded by North Vancouver staff to Burnaby staff for notification.

A copy of the draft Official Community Plan for North Vancouver is available for viewing in the Planning & Building Inspection Department.



A.L. Parr
DIRECTOR PLANNING &
BUILDING INSPECTION

BG/mcb