

AGENDA ADDENDUM

REGULAR MEETING OF COUNCIL

Monday, June 15, 2015

7:00 p.m.

Council Chamber, Municipal Hall

355 West Queens Road,

North Vancouver, BC

Council Members:

Mayor Richard Walton

Councillor Roger Bassam

Councillor Mathew Bond

Councillor Jim Hanson

Councillor Robin Hicks

Councillor Doug MacKay-Dunn

Councillor Lisa Muri



NORTH VANCOUVER
DISTRICT

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REGULAR MEETING OF COUNCIL

7:00 p.m.
Monday, June 15, 2015
Council Chamber, Municipal Hall
355 West Queens Road, North Vancouver

AGENDA ADDENDUM

THE FOLLOWING LATE ITEMS ARE ADDED TO THE PUBLISHED AGENDA

9. REPORTS FROM COUNCIL OR STAFF

9.6 Development Variance Permit 8.15 – 1146 West 20th Street
File No. 08.3060.20/008.15

Recommendation:

THAT the report of the Community Planner dated June 12, 2015 entitled DVP 8.15 – 1146 West 20th Street – Neighbour Notification, be received for information.

The following item has been added to the addendum at the request of Councillor Muri as an emergent item:

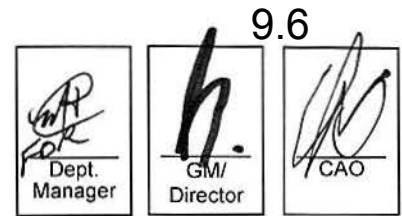
9.11 Affordable Rental Housing
File No.

Recommendation:

THAT Staff be directed to begin a discussion with Council about the retention of existing affordable housing and to prepare a green paper outlining regulatory and policy tools to ensure a future supply of affordable housing in the District.

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AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: (A.A.) JUNE 15, 2015
<input type="checkbox"/> Workshop (open to public)	Date: _____



The District of North Vancouver REPORT TO COUNCIL

June 12, 2015
File: 3060.20/08.15

AUTHOR: Kathleen Larsen, Community Planner

SUBJECT: DVP 8.15 - 1146 West 20th Street - Neighbour Notification

RECOMMENDATION:

THAT Council receive this report for information.

REASON FOR REPORT:

In accordance with Council's request to receive an indication as to the number of residents receiving notification, being in support or in opposition, the following information is submitted for the development variance permit being considered on June 15, 2015.

DISCUSSION:

As of 10:00 am on June 11, 2015:

- a) Development Variance Permit 8.15 – 1146 West 20th Street
 - i. 10 notices were sent out to adjacent property owners/residents and to the Pemberton Community Association. No responses have been received.

Kathleen Larsen

Kathleen Larsen
Community Planner

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AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: <u>June 15, 2015</u>
<input type="checkbox"/> Workshop (open to public)	Date: _____

_____ Dept. Manager	_____ GM/ Director	_____ CAO
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The District of North Vancouver REPORT TO COUNCIL

June 8, 2015

AUTHOR: Councillor Lisa Muri

SUBJECT: Affordable Rental Housing

RECOMMENDATION:

THAT Staff be directed to begin a discussion with Council about the retention of existing affordable housing and to prepare a green paper outlining regulatory and policy tools to ensure a future supply of affordable housing in the District.

REASON FOR REPORT:

To initiate a response to housing affordability in North Vancouver.

DISCUSSION:

Redevelopment is putting pressure on our older, affordable multi-family housing stock. While new housing is adding supply, it is typically more expensive than comparable, existing housing stock of the same size, type and location.

OCP supported growth within centres is putting additional pressure on existing older multi-family projects. The current DNV approach, while supporting one-for-one replacement of rental housing does not address "like-for-like" replacement. New replacement rental housing is typically smaller and more expensive.

Given low vacancy rates, displaced residents are potentially forced to look for comparable housing outside their existing neighbourhoods, the District and the North Shore.

Council should consider:

1. Making a clear statement that existing affordable rental housing stock should be protected
2. Phasing rental redevelopment in centres to avoid a large displacement of renters
3. Revising the one for one rental replacement policy to a "like-for-like" policy;
4. Adopting mandatory tenant relocation plans that allow residents to stay in the community.
5. Advising landlords and stratas that Council will not accept age or condition of existing multi-family structures as a rationale for redevelopment;
6. Direction to seek fewer replacement units but at a more affordable price point.

Regulatory and Policy Tools

OCP objectives include policy 7.2.3. Encourage retention of existing and the development of new units through development, rezoning and other incentives; 7.2.7. develop a rental and affordable housing strategy through Housing Action Plan(s) and/ or Centres Implementation Plans. 7.3.4 Require where appropriate, that large multifamily developments contribute to the provision of affordable housing by, but not limited to; a) including a portion of affordable rental or ownership units as part of the project, b) providing land dedicated for affordable housing c) providing a payment in lieu to address affordable housing. Not addressing affordability, may be a roadblock to a successful implementation of the OCP.

It is requested that staff prepare a green paper for Council discussion outlining policy and regulatory tools Council could consider to incentivize a diversity of affordable housing. The paper should include, for discussion, options such as:

1. Creating centres housing action plans, particularly for Lynn Valley Town Centre and Maplewood Village Centre, to address rental, rental replacement and affordability;
2. Adopting inclusionary zoning to require a percentage of new development be designated and/or transferred to the District for affordable housing;
3. Requiring developer contributions to an affordable housing fund;
4. Reducing parking requirements where appropriate
5. Creating a housing corporation, retaining a property manager or partnering with a not-for-profit to manage an affordable / rental housing inventory;
6. Waiving all, or a portion of, DCC's for affordable housing units;
7. Updating the District's Standards of Maintenance Bylaw to provide better clarity and stricter sanctions against landlords who fail to maintain their rental buildings (including secondary suites) in acceptable condition;
8. Encouraging innovation and flexibility;
9. Leveraging the District's land assets to facilitate affordable and/or rental housing;
10. Identifying opportunities to maintain as well as add, affordable ground oriented family housing options near schools and transit; and
11. Directing CAC's from one project to another to allow for affordable price point based on the affordability equation, and

a process to achieve a more fulsome affordable housing strategy.

Recognizing the District's budgetary and land use tools are limited senior governments need to be engaged in addressing the affordability crisis. Through lobbying actions as well as partnerships with government, agencies and non-profits the District needs to be at the forefront of change.

To that end, the District should create and maintain an active inventory of all types of housing in the District, to actively monitor that inventory and report on key housing metrics in order to facilitate prioritization and decision making.

Conclusion:

The OCP identified a need to grow and change, to diversify its housing base and to respond to a changed, and changing demographic. To be successful as a community, to be socially diverse and be respectful of those who both currently live here and future citizens who may not be as fortunate as others we need to include an affordability lens to all our decision making.

Respectfully submitted,

Lisa Muri
Councillor

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