



NORTH VANCOUVER  
DISTRICT

# RENTAL AND AFFORDABLE HOUSING

Committee of the Whole  
November 2, 2015

Council resolutions:

### **June 15, 2015**

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.

### **July 20, 2015**

Staff be further directed to include fully-costed options such as property acquisition, utilization of existing District properties, rental property management and partnership models, considering the District's financial and human resource capacity to support such initiatives. The options should include opportunities that may provide temporary relief for renters who may be displaced.

**TOTAL HOUSEHOLDS 30,555 (2011)**

**5,790 Renter HH**

**24,795 Owner HH**

### NON-MARKET HOUSING

### MARKET HOUSING

Emergency  
shelters &  
Transitional

Supportive  
Housing

Social  
Housing

Low End  
Market  
Rental

Market  
Rental  
Housing

Low End  
Market  
Ownership

Market  
Home  
Ownership

est. **93** beds

est. **279** beds

**1,024**  
units

**1,270**  
units

Gov't subsidized  
residential care

Co-op housing  
Gov't subsidized  
housing

Older Purpose Built Rental  
Income Geared Rental

Older attached  
Smaller attached  
Small lot infill homes

Secondary suites  
New Purpose Built rental  
Strata rental  
Detached rental  
Ground oriented rental

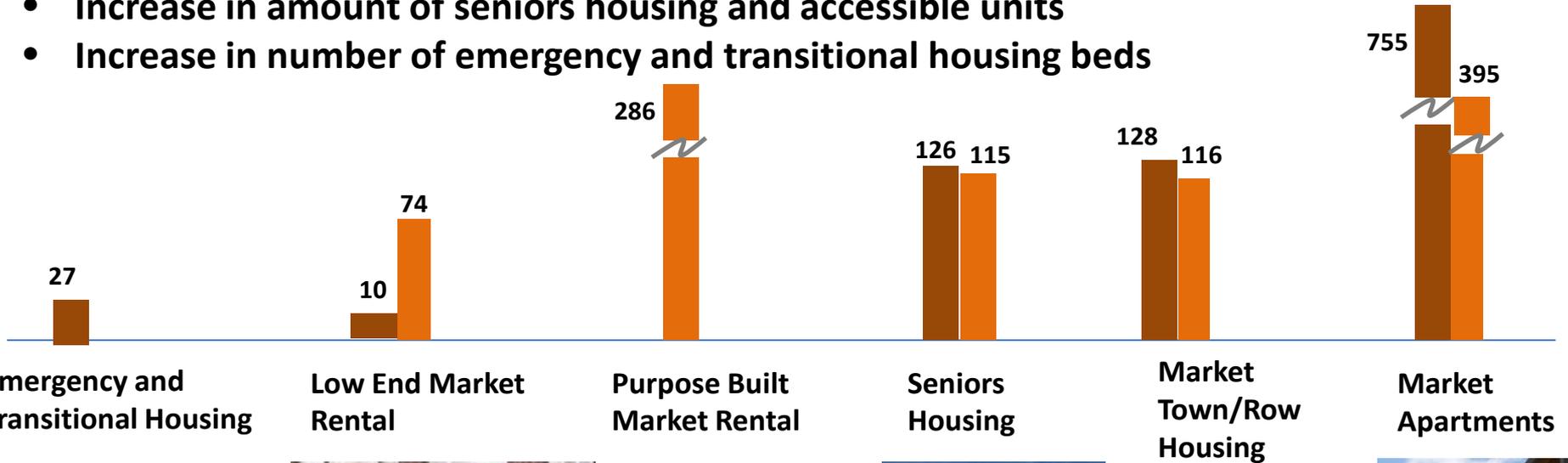
Single detached  
Attached Multi-  
family

# Changes and successes as a result of the OCP

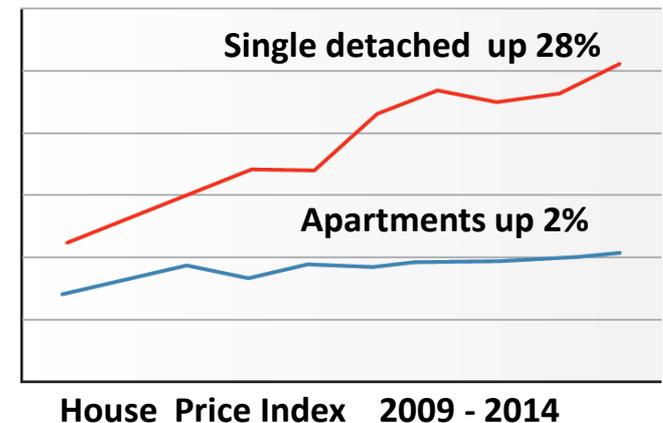
## Rental and Affordable Housing

- Growth directed to our town and village centres
- Growth in number and type of multi-family housing units
- Increase in the number of new purpose built rental housing units
- Increase in amount of seniors housing and accessible units
- Increase in number of emergency and transitional housing beds

■ Completed  
■ Under construction

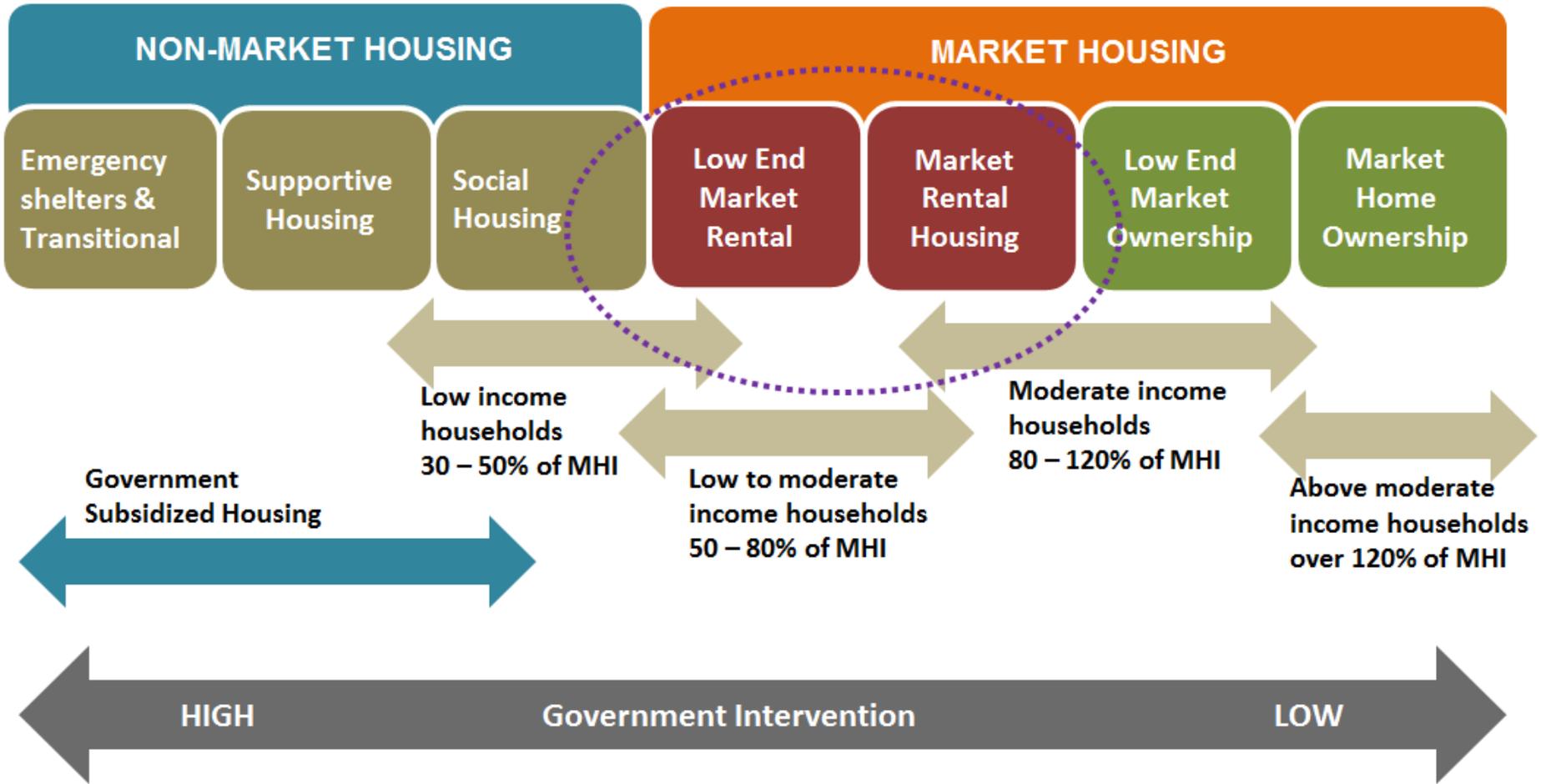


- Income levels have not kept pace with soaring single-detached house prices
- Affordable housing challenges for families, students, first time home buyers, seniors
- Aging purpose built rental, fractional interest & strata
- Potential displacement of existing tenants and owners
- Absence of consistent gradual renewal of rental
- Rental vacancy rates remain low
- Expiring operating agreements for non-profit and co-op housing



# Housing need and our ability to effect change

Rental and Affordable Housing





# Proposed key directions for addressing housing needs

## Rental and Affordable Housing

- 1. Encourage maintenance and retention of older affordable housing stock outside of Centres (rental, fractional interest & strata)**
- 2. Replace existing rental stock in Centres**
- 3. Minimize impacts to displaced tenants**
- 4. Encourage opportunities for new market rental housing**
- 5. Encourage opportunities for new affordable market rental**
- 6. Encourage opportunities for new affordable market ownership**
- 7. Continue to support housing diversity and growth in our town and village centres**

### 1. Encourage maintenance and retention of older affordable housing stock outside of Centres (rental, fractional interest & strata)

<p><b>Tools already in use:</b></p>	<ul style="list-style-type: none"> <li>● <b>Strata Conversion Policy</b></li> <li>● <b>Standards of Maintenance Bylaw</b></li> </ul>
<p><b>Additional tools/actions or changes:</b></p>	<ul style="list-style-type: none"> <li>● <b>Update Standards of Maintenance Bylaw</b></li> <li>● <b>Retention policies outside of Centres</b></li> <li>● <b>Density Bonus Zoning policy</b></li> </ul>

#### Key questions for Council:

1. Is development outside of Centres premature? Should District policies prioritize maintenance and retention outside Centres?
2. If some redevelopment outside of Centres is acceptable then should the District maximize like-for-like rental replacement with incentives such as density bonus zoning?

### 2. Replace existing rental stock in Centres

<p><b>Tools already in use:</b></p>	<ul style="list-style-type: none"> <li>• Density bonus (applied on a case-by-case basis)</li> <li>• 1:1 rental replacement</li> <li>• Contributions to Affordable Housing Fund</li> <li>• Reduced Parking Policy</li> <li>• Phasing development</li> </ul>
<p><b>Additional tools/actions or changes:</b></p>	<ul style="list-style-type: none"> <li>• Changing 1:1 rental replacement policy</li> <li>• Density Bonus Zoning policy</li> <li>• Affordable Housing Fund policy</li> </ul>

Key questions for Council:

1. Continue with 1:1 rental replacement or instead require fewer but affordable units?
2. Would Council be willing to consider identifying density bonus opportunities?
3. Should a specified portion of CACs be directed to an Affordable Housing fund?

### 3. Minimize impacts to displaced tenants

<p><b>Tools already in use:</b></p>	<ul style="list-style-type: none"> <li>● Encourage developers to provide tenant assistance &amp; relocation</li> <li>● Multi-Family Rental Housing Demolition Notice</li> </ul>
<p><b>Additional tools/actions or changes:</b></p>	<ul style="list-style-type: none"> <li>● Housing Corporation</li> <li>● Use of District owned land</li> <li>● Tenant Assistance Policy</li> </ul>

Key question for Council:

1. Should a Housing Corporation be pursued as a vehicle to develop fund and operate affordable housing for displaced tenants (and other housing objectives)?
2. Should a Tenant Assistance Policy be prepared?

### 4. Encourage opportunities for new market rental housing

<p><b>Tools already in use:</b></p>	<ul style="list-style-type: none"> <li>● Permit secondary suites and coach houses</li> <li>● Enable lock/off flex units</li> <li>● Strata Rental Protection Policy</li> <li>● Reduced Parking Policy</li> <li>● Density Bonus (applied on ad hoc basis)</li> </ul>
<p><b>Additional tools/actions or changes :</b></p>	<ul style="list-style-type: none"> <li>● Priority processing of applications</li> <li>● Density Bonus Zoning policy</li> <li>● DCC Waiver or Reduction Policy</li> </ul>

Key questions for Council:

1. Should density bonus zoning be provided for new market rental housing?
2. Should DCC waivers or reductions be extended to market rental if “affordable”?

### 5. Encourage opportunities for new affordable rental

<p><b>Tools already in use:</b></p>	<ul style="list-style-type: none"> <li>● Density Bonus (ad hoc)</li> <li>● Reduced Parking Policy</li> <li>● DCC waiver and reduction (ad hoc)</li> <li>● Leverage District owned lands to deliver affordable housing</li> <li>● Facilitate partnerships</li> </ul>
<p><b>Additional tools/actions or changes:</b></p>	<ul style="list-style-type: none"> <li>● Inclusionary Zoning Policy</li> <li>● Density Bonus Zoning policy</li> <li>● Expand Reduced Parking Policy</li> <li>● Affordable Housing Fund policy</li> <li>● Use of District owned land for affordable rental</li> <li>● Housing Corporation</li> <li>● Temporary property tax exemptions</li> </ul>

Key questions for Council:

1. Should affordable rental housing be part of all multi-family projects?
2. Proactively identify and market District owned lands for new affordable rental?
3. Active intervention (e.g. Housing Corporation, tax exemptions)?

### 6. Encourage opportunities for new affordable market ownership housing

<p><b>Tools already in use:</b></p>	<ul style="list-style-type: none"> <li>• Enable consideration of smaller lot sizes and units</li> <li>• Enable consideration of innovative and flexible forms of housing</li> <li>• Reduced Parking Policy</li> </ul>
<p><b>Additional tools/actions or changes:</b></p>	<ul style="list-style-type: none"> <li>• Inclusionary Zoning (Density Bonus Zoning Policy)</li> <li>• Housing Corporation (e.g. Attainable Homes in Calgary)</li> </ul>

Key questions for Council:

1. Should affordable ownership be part of all new multi-family strata projects?

### 7. Continue to support housing diversity and growth in our town and villages

#### Tools already in use:

- OCP network of centres and housing policies
- Centre Implementation plans

#### Additional tools/actions or changes:

- Continue to encourage housing initiatives that support OCP objectives and provide housing choices close to transit, employment and community services

<p><b>Policies &amp; Regulations</b></p>	<ul style="list-style-type: none"> <li>● <b>Update Standard of Maintenance Bylaw</b></li> <li>● <b>Tenant Assistance Policy</b></li> <li>● <b>Policy for maintenance and retention outside Centres</b></li> <li>● <b>Inclusionary Zoning and Density Bonus Policy</b></li> <li>● <b>Priority processing of applications</b></li> <li>● <b>Expanding Reduced Parking Policy</b></li> <li>● <b>Affordable Housing Fund Policy</b></li> <li>● <b>DCC Waiver and Reduction Policy</b></li> </ul>
<p><b>Education</b></p>	<ul style="list-style-type: none"> <li>● <b>Affordable Housing Resource Bulletin for Developers</b></li> <li>● <b>OCP Monitoring</b></li> </ul>
<p><b>Assess full resource and financial implications</b></p>	<ul style="list-style-type: none"> <li>● <b>Use of District lands</b></li> <li>● <b>Housing Corporation</b></li> <li>● <b>Temporary Property Tax exemptions</b></li> </ul>
<p><b>Future Advocacy</b></p>	<ul style="list-style-type: none"> <li>● <b>New Federal and Provincial programs</b></li> </ul>