

AGENDA

COUNCIL WORKSHOP

Monday, December 14, 2015

5:30 p.m.

Committee Room, 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

www.dnv.org

THIS PAGE LEFT BLANK INTENTIONALLY

COUNCIL WORKSHOP

5:30 p.m.
Monday, December 14, 2015
Committee Room, Municipal Hall,
355 West Queens Road, North Vancouver

AGENDA

1. ADOPTION OF THE AGENDA

1.1. December 14, 2015 Council Workshop Agenda

Recommendation:

THAT the agenda for the December 14, 2015 Council Workshop be adopted as circulated, including the addition of any items listed in the agenda addendum.

2. ADOPTION OF MINUTES

2.1. November 16, 2015 Committee of the Whole p. 7-9

Recommendation:

THAT the minutes of the November 16, 2015 Committee of the Whole meeting be adopted.

2.2. November 23, 2015 Committee of the Whole p. 11-16

Recommendation:

THAT the minutes of the November 23, 2015 Committee of the Whole meeting be adopted.

2.3. December 1, 2015 Council Workshop p. 17-22

Recommendation:

THAT the minutes of the December 1, 2015 Council Workshop meeting be adopted.

2.4. December 7, 2015 Council Workshop p. 23-25

Recommendation:

THAT the minutes of the December 7, 2015 Council Workshop meeting be adopted.

3. REPORTS FROM COUNCIL OR STAFF

**3.1. OCP Progress Monitoring – Continuation of Discussion with OCP
Implementation Committee**
File No. 13.6480.01/005.000

p. 29-71

Recommendation:

THAT the December 9, 2015 memo of the Section Manager – Policy Planning entitled OCP Progress Monitoring – Continuation of Discussion with OCP Implementation Committee be received for information.

4. PUBLIC INPUT

(maximum of ten minutes total)

5. ADJOURNMENT

Recommendation:

THAT the December 14, 2015 Council Workshop be adjourned.

MINUTES

THIS PAGE LEFT BLANK INTENTIONALLY

**DISTRICT OF NORTH VANCOUVER
COMMITTEE OF THE WHOLE**

Minutes of the Committee of the Whole Meeting of the Council for the District of North Vancouver held at 6:02 p.m. on Monday, November 16, 2015 in the Committee Room of the District Hall, 355 West Queens Road, North Vancouver, British Columbia.

Present: Acting Mayor D. MacKay-Dunn
Councillor R. Bassam
Councillor M. Bond
Councillor J. Hanson
Councillor R. Hicks
Councillor L. Muri

Absent: Mayor R. Walton

Staff: Mr. D. Stuart, Chief Administrative Officer
Mr. B. Bydwell, General Manager – Planning, Properties & Permits
Ms. C. Grant, General Manager – Corporate Services
Mr. G. Joyce, General Manager – Engineering, Parks & Facilities
Mr. A. Wardell, Acting General Manager – Finance & Technology
Mr. D. Milburn, Deputy General Manager – Planning & Permits
Ms. H. Turner, Director of Recreation & Culture
Mr. J. Gordon, Manager – Administrative Services
Ms. L. June, Manager – Community Recreation Services
Mr. R. Malcolm, Manager – Real Estate and Properties
Ms. J. Paton, Manager – Development Planning
Ms. M. Welman, Manager – Strategic Communication & Community Relations
Ms. C. Archer, Confidential Council Clerk

1. ADOPTION OF THE AGENDA

1.1. November 16, 2015 Committee of the Whole Agenda

The agenda was approved by Council consent.

2. ADOPTION OF MINUTES

Nil

3. REPORTS FROM COUNCIL OR STAFF

3.1. Development Update and Early Input Opportunity

File No.

Mr. Brian Bydwell, General Manager – Planning, Properties and Permits, provided a quarterly update on development for the year to date and introduced a preliminary development application for early input by Council.

In his quarterly update, Mr. Bydwell noted that:

- Total Building Permits issued for the year to date continue to be higher than previous years;
- The majority of development is in the single family residential category;
- More Trades, Environment and Highway Use Permits have been issued in 2015 over 2014;
- The number of business licences issued has increased due to the construction of mixed use developments;
- There has been over \$200 million in private construction in the District to date in 2015;
- The construction value of new dwellings is higher and other categories such as additions and renovations and multi-family developments are lower than in 2014; and,
- The number of preliminary applications received to date indicates that the total number for the year will be close to the average for the past five years.

In response to a question from Council, Mr. Bydwell confirmed that District staff are operating at capacity and departments are in discussion with Finance on future staffing and budget needs.

In response to a question from Council on how the community will be affected by increased development during the implementation of the OCP, staff advised that growth allocation in the budget will help to meet the demands of future development projects and fulfilling the asset management and Metro Vancouver and Provincial projects.

Mr. Bydwell introduced the preliminary application for 1401-1479 Hunter Street in the Lynn Creek neighbourhood, noting that:

- Current use is Light Industrial and the OCP designation is Commercial Residential Mixed Use Level 3;
- A Community Centre to replace Seylynn Hall is proposed for the corner of Hunter Street and Mountain Highway;
- The site provides opportunities for a pedestrian and bicycle network and moving toward achieving housing goals;
- Improvements to Seylynn Park are part of the application;
- The proposal is for 316 residential units in two towers, ground-oriented townhouses and residences above the Community Centre;
- The proposed building height is higher than permitted under the OCP Implementation Plan due to the space taken up by Community Centre, which had not been accounted for in the OCP;
- Consideration of 15 and 26 storey building heights would be contingent on the Community Centre being located at this site; and,
- Higher, narrower buildings will block less light than wider buildings at the permitted building heights.

Council discussion ensued and the following comments and concerns were noted:

- Distribution of the FSR on the site and its impact on adjacent and nearby properties;
- An affordable housing strategy is still being considered by Council;
- Parking, transportation and traffic concerns;

- Maintaining natural light for park users;
- Creating walkable neighbourhoods by focusing growth in town centres; and,
- Replacing affordable light industrial spaces.

Mr. Bydwell provided an overview of potential development for the Lions Gate Peripheral Area, noting that:

- Following discussion and planning with residents in 2013, most of the lots in the area have been bought by developers;
- Developers are working together to minimize construction and infrastructure impacts;
- The scale of the assemblies creates opportunities to make changes to the area including a more logical road network, trail system, establishing a 15 metre riparian setback, and the expansion of Belle Isle Park; and,
- The community will be designed to be walkable and family-oriented.

Mr. Bydwell introduced the project at 303 Marine Drive, noting that:

- Part of the subject property is located in the District of West Vancouver;
- West Vancouver referred the project to the District for a Rezoning and Development Permit Application;
- The municipalities will be sharing infrastructure, including a road network;
- The proposal is for a 111 unit residential tower;

Mr. Bydwell advised that District staff have compiled feedback for West Vancouver, including:

- The need for intersection improvements at Capilano and Curling Roads;
- Request for details of the Construction Management Plan;
- The need for a comprehensive Transportation Study, including existing and future conditions, parking analysis and a Traffic Demand Management Plan; and,
- That Community Amenity Funds be spent in the local neighbourhood rather than another area of West Vancouver.

4. PUBLIC INPUT

Nil

5. RISE AND REPORT

MOVED by Councillor MURI

SECONDED by Councillor BOND

THAT the November 16, 2015 Committee of the Whole rise and report.

CARRIED
(7:00 pm)

Mayor

Municipal Clerk

THIS PAGE LEFT BLANK INTENTIONALLY

**DISTRICT OF NORTH VANCOUVER
COMMITTEE OF THE WHOLE**

Minutes of the Committee of the Whole Meeting of the Council for the District of North Vancouver held at 5:32 p.m. on Monday, November 23, 2015 in the Committee Room of the District Hall, 355 West Queens Road, North Vancouver, British Columbia.

Present: Acting Mayor D. MacKay-Dunn
Councillor R. Bassam
Councillor M. Bond
Councillor J. Hanson
Councillor R. Hicks
Councillor L. Muri

Absent: Mayor R. Walton

Staff: Mr. D. Stuart, Chief Administrative Officer
Mr. B. Bydwell, General Manager – Planning, Properties & Permits
Ms. C. Grant, General Manager – Corporate Services
Mr. G. Joyce, General Manager – Engineering, Parks & Facilities
Mr. A. Wardell, Acting General Manager – Finance & Technology
Mr. D. Milburn, Deputy General Manager – Planning & Permits
Ms. S. Carroll, Manager – Utilities
Mr. R. Danyluk, Manager – Financial Planning
Mr. J. Gordon, Manager – Administrative Services
Mr. S. Ono, Manager – Engineering Services
Ms. E. Geddes, Section Manager – Transportation
Ms. N. Foth, Transportation Planning Technologist
Ms. I. Weisenbach, Transportation Planner
Ms. C. Archer, Confidential Council Clerk

1. ADOPTION OF THE AGENDA

1.1. November 23, 2015 Committee of the Whole Agenda

MOVED by Councillor MURI

SECONDED by Councillor HANSON

THAT the agenda for the November 23, 2015 Committee of the Whole be adopted as circulated, including the addition of any items listed in the agenda addendum.

CARRIED

2. ADOPTION OF MINUTES

Nil

3. REPORTS FROM COUNCIL OR STAFF

3.1. 2016 Utility Rate Bylaws
File No. 05.1715.20/020.000

Mr. Gavin Joyce, General Manager – Engineering, Parks & Facilities, provided an overview of utility rates, noting that current utility rate planning is for one year as Metro Vancouver will be coming forward with their Capital Plan in early 2016, which will influence future rates. After this information is received from Metro Vancouver, the District will create a five-year plan. Minor shifts are being made to align the costs of services with consumption, such as a continued freeze of sewer rates for secondary suites and half the increase for water rates for secondary suites.

Mr. Rick Danyluk, Manager – Financial Planning, reviewed the three proposed utility rate bylaws, highlighting significant differences between 2015 and 2016, including:

- Water use is expected to return to normal levels as there is no evidence to indicate another drought is expected in 2016;
- The new garbage and organics carts to be introduced in 2016 will be funded through reserves;
- The shift from garbage to organics collection has reduced costs as green waste costs the District less and has a positive impact on the environment;
- The budget amount for creek work for the coming year will be determined by the results of a study to evaluate debris hazards related to culverts and creeks;
- Development reserves for utilities from Development Cost Charges are expected to reach \$18 million; and,
- Reserves are being applied to eligible capital projects.

Council discussion ensued and the following comments and concerns were noted:

- Sewer rates will likely increase due to the cost of building the new Metro Vancouver Wastewater Treatment Plant;
- The lack of five- and ten- year projections from Metro Vancouver;
- The possibility of Federal funding under the newly elected government;
- Concern was expressed about the escalating costs of the Secondary Wastewater Treatment Plant and that cost-sharing has not been assured;
- Costs associated with the additional upcoming major capital projects at Iona and Annacis and the effect on future District utility rates;
- The effect of creating a sewerage region on the municipality, including future tax obligations;
- The Waste to Energy program is restarting, examining the possibility of using the 20-30% of solid waste that is not diverted from landfills to produce energy;
- Possible changes to solid waste rates for secondary suites in the future;
- Possible changes to the date Metro Vancouver implements Stage 1 water restrictions;
- The possibility of starting a rain barrel program for District residents;
- Cost of service for water to multi-family versus single-family dwellings; and,

- Metro Vancouver is discussing possibilities for increasing the amount of water available for residents, including an increased allocation from Coquitlam and raising the Seymour dam.

Staff advised that Metro Vancouver has indicated they will not proceed with the Wastewater Treatment Plant until cost-sharing arrangements have been made. It was suggested that the other North Shore municipalities be engaged in the discussion. Despite uncertainty about the capital costs involved, the increase in reserves gives flexibility to keep utility rates stable.

Ms. Shaun Carroll, Manager - Utilities, advised that Stage 2 water restrictions did not have the desired effect on total water usage as residents used much more water per day when they were only able to water one day a week, increasing the draw on the system at peak times. The effect on operations of the different restriction levels is being reviewed.

Staff confirmed that data is reviewed before making adjustments to utility rates. The previously proposed increase for single family homes with swimming pools did not go ahead when data showed that the difference in water use for homes with swimming pools was one percent. The possibility of creating a separate class for single-family homes with irrigation systems is being examined as it has been demonstrated that these residences consume significantly more water than those without.

MOVED by Councillor HICKS
SECONDED by Councillor BOND
 THAT

- The November 12, 2015 report of the Chief Financial Officer entitled 2016 Utility Rate Bylaws;
- The November 13, 2015 report of the Manager – Utilities entitled Sewer and Drainage User Charges and Connection Fees – 2016 Bylaw 8151;
- The November 9 report of the Manager – Utilities entitled Water User Charges and Water Connection Fees – 2016, Bylaw 8152; and,
- The November 10, 2015 report of the Manager – Engineering Operations entitled Solid Waste Collection and Recycling Service Fees – 2016, Bylaw 8153

be forwarded to Council for consideration.

CARRIED

3.2. Transportation Priorities Update
 File No. 16.8620.01/000.000

Mr. Gavin Joyce, General Manager – Engineering, Parks & Facilities, reported that staff review transportation funding and projects and solicit Council's input in advance of the budget cycle to ensure the budget reflects Council's priorities.

Ms. Nicole Foth, Transportation Planning Technologist, provided an overview of the transportation planning process, noting that general direction for transportation planning is provided by the OCP and Transportation Plan. Transportation continues to be a top public priority, with comments following the

Transportation presentation to Council in March 2015 indicating public priorities are the same as those identified in the presentation, including:

- Traffic congestion;
- Limited transit service, cycling routes and pedestrian network; and,
- Pace of development.

Ms. Foth advised that a report providing highlights of 2015 transportation initiatives and improvements entitled 2015 Update – Transportation Projects is available on the District website and has been circulated to Council.

The District is making progress on most of the first five-year priorities in the Transportation Plan, with a focus on Town Centres. Projects are prioritized using Council's past guidance, the Transportation Plan and opportunities for partnerships and grant funding.

Council discussion ensued regarding the Transportation Plan implementation and the following comments and concerns were noted:

- East-west traffic on Highway 1 is reaching crisis levels and addressing the situation should be a high priority;
- Traffic travelling to new recreational areas in and north of Squamish will increase congestion across the North Shore;
- Secondary routes must be improved as traffic moves off the highway onto side roads during peak times;
- Painted bicycle lanes are not effective; separated bicycle lanes are critical for safety and help avoid confrontation between cyclists, drivers and pedestrians;
- The possibility of creating cycling routes off main routes by putting bicycle and pedestrian paths through the end of cul-de-sacs;
- Link bicycle routes into trail networks and parks and facilitate cycling between Town Centres;
- Street parking could be reduced to open up additional cycling lanes without sacrificing capacity on the transportation network;
- Queried if aging population will use improved and expanded cycling network; and,
- Mobility pricing would work to reduce congestion but is not being considered.

Staff advised that current bridgehead traffic accident management is complicated by jurisdictional boundaries and Provincial contracts for different police to handle incidents depending on where they occur. Staff will be meeting with the Provincial government in early 2016 to explore options for improving accident response.

Ms. Foth reviewed the estimated funding sources for each type of project remaining from the Transportation Plan, noting that:

- Cycling projects and the Spirit Trail are likely to be eligible for more grant funding;
- Roads and pedestrian projects have a much larger gap requiring the use of District funds or identifying other sources of funding to implement;
- The maintenance of existing infrastructure is adequately funded through taxes and ongoing grants;
- Projects in Town Centres are funded by development; and,

- A funding gap exists for projects outside of Town Centres.

Council discussion ensued regarding prioritizing projects outside of Town Centres and the following comments and concerns were noted:

- Make Safe Routes to School for all schools a priority;
- Cycling network between Town Centres;
- Possibility of using CAC's outside of Town Centres for important projects; and,
- Clarified that projects in the Transportation Plan are for implementation over twenty years.

The meeting recessed at 7:00 pm.

The meeting reconvened at 7:33 pm.

Council discussion resumed and the following comments and concerns were noted:

- Projects can be prioritized once the cost, benefit and funding sources for each project are known;
- Diversion of Community Amenity Contributions (CAC's) to transportation infrastructure;
- Concern was expressed about the future tax burden on District residents;
- Invest in Town Centres to be complete, walkable communities, including recreation centres;
- The need to find sustainable funding sources for projects outside of Town Centres; and,
- The Phibbs Exchange upgrade is short \$2.5 million.

Staff advised that Council will be discussing CAC allocations in early 2016.

Ms. Foth reviewed the Transportation Plan investment projects, noting that some of the projects affect more than one type of transportation. The total estimated cost for the projects over the life of the Plan is \$110 million. The estimated cost for new Transportation Projects proposed for 2016 is \$5.2 million.

Council discussion ensued regarding whether to advance specific modes ahead of others and the following comments and concerns were noted:

- Discussed whether to prioritize modes of transportation other than roads;
- People living in Town Centres might not need cars and may downsize when moving from single family to multifamily housing, but the sprawling nature of the District requires many to rely on cars;
- Many residents will not commute or shop on bicycle;
- Agreed that the best projects should be brought forward no matter which transportation mode;
- Invest in projects that connect trails and Town Centres;
- Suggested that Translink pay for the Phibbs Exchange upgrade out of funds collected from District residents in Translink taxes and levies; and,
- The possibility of using technology to improve traffic flow.

4. PUBLIC INPUT

4.1 Mr. Eric Andersen, 2500 Block Derbyshire Way:

- Commented on east-west congestion on Highway 1 during afternoon peak times.

4.2 Mr. Corrie Kost, 2800 Block Colwood Drive:

- Commented on the effect of watering restrictions on residential properties;
- Commented on investment in the road network;
- Expressed concern about safety of cyclists and pedestrians if those modes of transportation are promoted;
- Expressed doubt that an aging population will move to cycling to meet transportation needs; and,
- Suggested adding digital travel time estimate signs to Highway 1 in North Vancouver.

5. RISE AND REPORT

MOVED by Councillor HANSON

SECONDED by Councillor BOND

THAT the November 23, 2015 Committee of the Whole rise and report.

CARRIED
(8:19 pm)

Mayor

Municipal Clerk

**DISTRICT OF NORTH VANCOUVER
COUNCIL WORKSHOP**

Minutes of the Council Workshop of the Council for the District of North Vancouver held at 5:01 p.m. on Monday, December 1, 2015 in the Committee Room of the District Hall, 355 West Queens Road, North Vancouver, British Columbia.

Present: Mayor R. Walton
Councillor R. Bassam
Councillor M. Bond
Councillor J. Hanson
Councillor R. Hicks
Councillor L. Muri

Absent: Councillor D. MacKay-Dunn

Staff: Mr. B. Bydwell, General Manager – Planning, Properties & Permits
Mr. D. Milburn, Deputy General Manager – Planning & Permits
Mr. J. Gordon, Manager – Administrative Services
Ms. J. Paton, Manager – Development Planning
Ms. L. Brick, Deputy Municipal Clerk
Ms. S. Dal Santo, Section Manager – Planning Policy
Mr. P. Chapman, Social Planner
Ms. C. Archer, Confidential Council Clerk

Also in

Attendance: Ms. M. Eberle, Senior Housing Planner, Metro Vancouver Regional District
Mr. D. Littleford, Director, Regional Housing, Metro Vancouver Regional District

As Mayor Walton will be departing partway through the meeting and the Acting Mayor is absent, it was deemed appropriate to appoint a presiding member to take the Chair upon his departure.

MOVED by Councillor MURI
SECONDED by Councillor BOND
THAT Councillor BASSAM be appointed Presiding Member.

CARRIED

1. ADOPTION OF THE AGENDA

1.1. December 1, 2015 Council Workshop Agenda

MOVED by Councillor MURI
SECONDED by Councillor BOND
THAT the agenda for the December 1, 2015 Council Workshop be adopted as circulated, including the addition of any items listed in the agenda addendum.

CARRIED

2. ADOPTION OF MINUTES

2.1. November 2, 2015 Committee of the Whole Minutes

MOVED by Councillor MURI

SECONDED by Councillor BOND

THAT the minutes of the November 2, 2015 Committee of the Whole meeting be adopted.

CARRIED

2.2. November 9, 2015 Committee of the Whole Minutes

MOVED by Councillor MURI

SECONDED by Councillor BOND

THAT the minutes of the November 9, 2015 Committee of the Whole meeting be adopted.

CARRIED

3. REPORTS FROM COUNCIL OR STAFF

3.1. Draft Regional Affordable Housing Strategy

File No. 13.6480.30/003.000

Mr. Dan Milburn, Deputy General Manager – Planning & Permits, briefly reviewed Council's affordable and rental housing discussion to date, noting that Council has provided the following feedback:

- Partners such as Metro Vancouver need to be involved in the discussion;
- Time is needed to properly address the issue;
- The financial impacts of District actions must be understood;
- Any action taken by the District must address the needs of families, seniors, those with low incomes, renters and others;
- Fill gaps in housing supply; and,
- Interest was expressed in learning more about the operations of a housing corporation and the costs involved.

Mr. Milburn provided an overview of the goals for the sessions on affordable and rental housing:

- The current session will cover the draft Metro Vancouver Housing Strategy, Metro Vancouver Housing Corporation and District goals and targets for affordable housing;
- The next session on December 8, 2015 will focus on strategies and actions;
- Public consultation is planned for early 2016; and,
- Recommendations will be brought forward following the public consultation process.

Ms. Margaret Eberle, Senior Housing Planner, Metro Vancouver Regional District, reported that housing affordability is a very significant issue throughout the region. Developing and managing housing is a complex process involving many stakeholders. The effect of housing on the regional economy is a matter of

increasing concern as high housing costs and low vacancy rates affect the ability of workers to find housing near workplaces. The Regional Affordable Housing Strategy (RAHS) is being updated because the housing market has changed significantly over the past 10 years.

Ms. Eberle reported on the annual housing demand estimates for Metro Vancouver, noting that an additional 12,000 ownership units and 6,500 rental units are required per year. Of the rental unit demand, 2,200 are low income rental, 2,500 are low-to-moderate income and 1,800 are market rental.

The goals from the previous RAHS adopted in 2007 were:

- Increase the supply and diversity of modest-cost housing;
- Eliminate homelessness; and,
- Meet the needs of low income renters.

Ms. Eberle reported on Metro Vancouver's accomplishments since the adoption of the 2007 RAHS:

- Municipal Housing Action Plans;
- Parking reductions;
- Density is being increased appropriately in Town Centres;
- Infill housing such as secondary suits and laneway housing is permitted in more municipalities; and,
- The purpose-built rental supply is increasing as municipalities are providing more incentives for developers.

Ms. Eberle reviewed the RAHS update process, noting that input from member municipalities and other stakeholders is being received until the end of January and will be incorporated into the final strategy, which is expected to be submitted to the Metro Vancouver Board by late spring 2016. As with the previous version, the new RAHS is mainly focused on the rental side of the housing continuum, though it does touch on entry-level home ownership.

The draft vision for the RAHS is a "diverse and affordable housing supply that meets the needs of current and future regional residents." The draft goals are:

1. Expand the supply and diversity of housing to meet a variety of needs;
2. Preserve and expand the rental housing supply;
3. Meet housing demand estimates for low and moderate income earners;
4. Increase the rental housing supply along the Frequent Transit Network; and,
5. End homelessness in the region.

One of the challenges of creating a regional housing strategy is finding a balance between what can be asked of senior levels of government and what can be done by local government.

Ms. Eberle expanded on goals two and three, noting that strategies to achieve these goals include:

- Facilitating the construction of new rental housing;
- Making retention and maintenance of existing purpose-built rental housing more attractive so that redevelopment is less financially attractive;
- Ensuring relocations are responsive to tenant needs where older rental stock is being replaced by redevelopment;

- Supporting organizations that operate non-market housing such as non-profit societies and cooperatives as they are losing subsidies and operating agreements; and,
- Advocating for support from Provincial and Federal governments for assistance with meeting housing needs.

New developments since the draft RAHS was completed include updating the housing demand estimates and draft performance measures. The newly elected Federal government had a significant housing platform as part of their campaign, therefore the policy and funding strategy could change as a result. The RAHS was developed without assuming any support from the Federal government aside from basic rent subsidies. Policy is not needed to assist those who can already afford housing, so the discussion was around those making less than \$30,000 per year. As prices rise, this threshold is getting closer to \$50,000 per year.

In response to a question from Council, Ms. Eberle advised that if the market is left to itself, redistribution of residents is inevitable, but government can have an influence. The market will push people into smaller units and push people to live further away from where they work. Council expressed concern that businesses might relocate if workers are hard to find.

Mr. Don Littleford, Director of Housing, Metro Vancouver Regional District, provided an overview of how the Metro Vancouver Housing Corporation (MVHC) operates and the housing situation in the region, advising that a housing system is a form of social engineering.

MVHC provides about 3,500 units of mixed income rental housing in the region. About seventy percent of the tenants are market tenants and thirty percent are subsidized. The funds for the subsidized tenants come from the tenants paying market rent, not from the local tax base.

MVHC is a non-profit society operating in eleven municipalities with forty-nine sites. They pay full municipal taxes, utilities and other expenses. Units are larger housing for families to avoid squeezing out family spaces.

Subsidies are given based on the difference between thirty percent of income and market rent. Applicants for subsidies must provide information on their family composition, income and assets and then requalify annually. The system is rigorous to ensure only qualified tenants receive subsidies.

MVHC development decisions are based on:

- Capital cost;
- Equity vs debt financing;
- Operating cost;
- Financing amount and interest rates;
- Operating revenue based on the number of units and the amount of subsidies;
- Free land is a requirement, either owned outright by MVHC or leased at a nominal rate; and,

- Density and the ability to sell some of it in order to generate funds to service debt and build housing.

Mr. Littleford provided an overview of the MVHC Heather Place housing project being built near Vancouver General Hospital. He noted that the site had existing purpose built housing and tenants were provided with relocation packages and were able to relocate over a long period of time, which reduced the impact.

In response to questions from Council and staff, Mr. Littleford advised that:

- The cost of relocating tenants, including foregone revenue from holding suites for tenants relocating from one side to the other, was about \$200,000;
- There are four MVHC buildings in the City of North Vancouver and none in the District of North Vancouver or the District of West Vancouver;
- The City of North Vancouver waived DCCs and CACs;
- Not many people move out of the subsidized program;
- The percentage of subsidized units ranges from fifteen to thirty percent, depending on how many MVHC can afford to include;
- Annual reporting requirements for subsidies include Notices of Assessment, pay slips and bank account information;
- Scale economy is needed to deal with the administrative burden of income checking for subsidized tenants as well as maintenance costs;
- Future expenses such as roof and elevator replacement and maintenance costs are carefully tracked and many are predictable;
- Secondary suites have met much of the housing demand not being met by apartments, but the supply of homes that will add suites is running out;
- The amount of land that can be developed is finite, but there is room above the land that can be used by adding density;
- A housing corporation is not the only model; there are other kinds of non-profits and co-operatives;
- It is problematic to try to engage the development community in affordable housing because they do not want to be involved in running housing;
- Both free land and cash gained by selling density are required to allow the corporation to provide subsidized units;
- The higher the market rents are, the more subsidized housing can be provided;
- A progressive property purchase tax is a potential solution to raising funds to build more housing; and,
- Reducing parking spaces reduces building costs.

Council discussion ensued and the following comments and concerns were noted:

- Where to build new purpose-built rental housing if the areas designated for higher density already have rental buildings and single family housing to be retained;
- Losing residents because they are being priced out of the area is a concern;
- Tradespeople are no longer able to afford to live in the District;
- Foreign ownership has inflated real estate prices across the region;

Mayor Walton left the meeting at 6:34 pm and Councillor Bassam assumed the Chair.

- Individuals are buying multiple units in new developments and many units are sitting empty;
- Concern about stratas and other building owners opting to redevelop rather than maintain buildings; and,
- Tenants displaced by relocation have nowhere to go and will not be able to afford new units.

4. PUBLIC INPUT

Mr. Corrie Kost, 2800 Block Colwood Drive:

- Commented on the need for legislation to impose standards of maintenance on rental units; and,
- Commented on the increase in land values.

A District resident:

- Commended Council for addressing affordable housing.

A District resident:

- Requested clarification of a Council comment on building ahead of the demand curve.

Council clarified that if not enough housing is built to meet the increasing demand, prices will increase.

5. ADJOURNMENT

MOVED by Councillor BOND

SECONDED by Councillor HANSON

THAT the December 1, 2015 Council Workshop be adjourned.

CARRIED

(7:02 pm)

Absent for Vote: Mayor WALTON

Mayor

Municipal Clerk

**DISTRICT OF NORTH VANCOUVER
COMMITTEE OF THE WHOLE**

Minutes of the Council Workshop of the Council for the District of North Vancouver held at 6:03 p.m. on Monday, December 7, 2015 in the Committee Room of the District Hall, 355 West Queens Road, North Vancouver, British Columbia.

Present: Mayor R. Walton
Councillor R. Bassam
Councillor M. Bond
Councillor J. Hanson
Councillor D. MacKay-Dunn
Councillor L. Muri

Absent: Councillor R. Hicks

Staff: Mr. D. Stuart, Chief Administrative Officer
Mr. B. Bydwell, General Manager – Planning, Properties & Permits
Mr. G. Joyce, General Manager – Engineering, Parks & Facilities
Mr. A. Wardell, Acting General Manager – Finance & Technology
Mr. D. Milburn, Deputy General Manager – Planning & Permits
Ms. D. Mason, Director – North Shore Emergency Program
Mr. J. Gordon, Manager – Administrative Services
Ms. F. Dercole, Section Manager – Public Safety
Ms. S. Dale, Confidential Council Clerk
Mr. F. Donnelly, Research Assistant
Ms. S. Murphy, Climate Change Adaptation Assistant

1. ADOPTION OF THE AGENDA

1.1. December 7, 2015 Council Workshop Agenda

MOVED by Councillor MURI

SECONDED by Councillor BOND

THAT the agenda for the December 7, 2015 Council Workshop be adopted as circulated, including the addition of any items listed in the agenda addendum.

CARRIED

2. ADOPTION OF MINUTES

Nil

3. REPORTS FROM COUNCIL OR STAFF

3.1. Developing a Climate Change Adaptation Strategy for the District of North Vancouver
File No. 13.6770

Ms. Fiona Dercole, Section Manager – Public Safety, provided an overview of the inter-departmental, multi-year initiative to prepare a Climate Change Adaptation

Strategy consistent with the International Council on Local Environmental Initiatives framework being adopted by many member municipalities in Metro Vancouver. Ms. Dercole advised that this Initiative is part of the efforts to implement the District's Official Community Plan goals and objectives and supports the new Corporate Plan.

Ms. Sinead Murphy, Climate Change Adaptation Assistant, acknowledged that the District's geographic location, between the Pacific Ocean and the Coast Mountains and interspersed by many creeks and large forested areas, makes it physically vulnerable to climate change. Many of the developed areas of the District are exposed to natural hazards, anticipated to become more challenging to manage as climate change advances.

Recent local events such as windstorms, drought, poor air quality and flooding highlight the need to be prepared for ongoing and future climate-related challenges. To become resilient to climate change, two simultaneous approaches are needed: mitigation and adaptation. Mitigation focuses on reducing greenhouse gas (GHG) emissions to prevent future climate change from happening. The District's OCP has set a 2030 target for a 33% reduction in GHG emissions. Additionally, a number of initiatives and GHG reduction measures are being proposed or are underway including: updated green building strategy; renewable energy; waste diversion; transportation planning; and, support for low carbon vehicles.

However, even with extensive mitigation efforts, some degree of climate change is inevitable. Therefore, the District must also proactively prepare to reduce negative impacts on the community through adaptation. While adaptation-related work at the District has been happening on a variety of fronts for years, this work would benefit from an overarching Climate Change Adaptation Strategy to integrate existing plans and policies, identify gaps and coordinate actions.

Ms. Murphy advised that the next steps in developing a Climate Change Adaptation Strategy include:

- Develop actions and goals to address priority climate change impacts;
- Develop actions specific to our needs;
- Integrate actions into current operations and day to day work plans; and,
- Prepare for ongoing review and refinement.

Council Discussion:

- Questioned how vulnerable the District is to global climate change;
- Commented on the need for Provincial and Federal funding;
- Commented on the need to become more resilient when replacing infrastructure;
- Noted that climate change is a regional issue;
- Acknowledged that the District's role in the community is to provide fresh water and air but will have to look to other municipalities for agricultural needs;
- Commented on the importance of protecting our forest;
- Questioned the need to fight invasive species as they are adaptable to climate change;

- Requested that staff report back on the District's mitigation targets and how they compare internationally;
- Commented that the District does not have the staffing capacity to deal with the events caused by climate change; and,
- Requested a list of inappropriate land uses.

4. PUBLIC INPUT

Mr. Corrie Kost:

- Acknowledged that climate change can be a long gradual change but also need to be prepared for the dramatic intense events; and,
- Opined that the District has the ability to adapt to climate change better than most cities.

Member of North Shore Stream Keepers Society:

- Thanked Council for addressing the issue of climate change.

5. ADJOURNMENT

MOVED by Councillor MACKAY-DUNN

SECONDED by Councillor BOND

THAT the December 7, 2015 Council Workshop be adjourned.

CARRIED
(6:59 pm)

Mayor

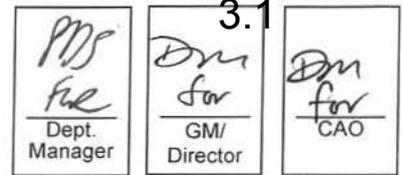
Municipal Clerk

THIS PAGE LEFT BLANK INTENTIONALLY

REPORTS

THIS PAGE LEFT BLANK INTENTIONALLY

<input checked="" type="checkbox"/> Info Package	Date:
--	-------



The District of North Vancouver

MEMO TO COUNCIL

December 9, 2015
File: 13.6480.01/005.000

AUTHOR: Sarah Dal Santo, Section Manager Policy Planning

SUBJECT: OCP Progress Monitoring – Continuation of discussion with OCP Implementation Committee

BACKGROUND:

Staff and OCP Implementation Committee members presented the “OCP Implementation Committee Recommendations for OCP Progress Monitoring 2011 – 2014” report to Council at the Committee of the Whole session on October 26, 2015. At the request of both Council and the committee, this item will be returned to the Committee of the Whole session on December 14, 2015 to enable more in depth discussion and feedback from Council.

Attached as background information for this upcoming session are the staff report and power-point presentation materials from the October 26, 2015 Committee of the Whole meeting, as well as an updated “OCP Implementation Committee Recommendations for OCP Progress Monitoring 2011 – 2014” report.

The following key questions are proposed to Council to help frame the discussion and feedback on the “OCP Implementation Committee Recommendations for OCP Progress Monitoring 2011 – 2014” report.

1. What are Council's thoughts on the overall OCP progress monitoring framework and approach?
2. Does the report land on the right indicators and targets that are relevant to the community? Are there any that may have been missed?
3. Does the report provide the right level of information to tell the story on OCP progress monitoring?
4. What ideas does Council have to inform the final product? (e.g. online tool, visual appeal etc.)?
5. How does Council envision the community roll-out and use of this product?

Respectfully submitted,

Sarah Dal Santo 
Section Manager Policy Planning

AGENDA INFORMATION

<input checked="" type="checkbox"/> Committee of the Whole	Date: <u>OCTOBER 26/2015</u>
<input type="checkbox"/> Finance & Audit	Date: _____
<input type="checkbox"/> Advisory Oversight	Date: _____
<input type="checkbox"/> Other:	Date: _____



**The District of North Vancouver
REPORT TO COMMITTEE**

October 15, 2015
File: 13.6480.01/005.000

AUTHOR: Sarah Dal Santo, Section Manager Policy Planning
Kevin Zhang, Planning Assistant

SUBJECT: OCP Implementation Committee Recommendations for OCP Progress Monitoring

RECOMMENDATION:

The Committee of the Whole recommends to Council:

THAT the attached OCP Implementation Committee Recommendations for OCP Progress Monitoring 2011 – 2014 be received.

REASON FOR REPORT:

The attached report entitled “OCP Implementation Committee Recommendations for OCP Progress Monitoring 2011 – 2014” has been prepared by the OCP Progress Monitoring Working Group (sub-committee of the OCP Implementation Committee) and staff, and represents a preliminary framework and the committee’s recommendations to guide the progress monitoring of the District’s Official Community Plan (OCP). At the Committee of the Whole session on October 26, 2015 staff and members of the OCP Implementation Committee will present an overview of the attached report. Council feedback on the committee’s recommended approach will inform the next steps and completion of the final product by staff.

BACKGROUND:

The Official Community Plan (Bylaw 7900, 2011) establishes a vision and direction for the District towards becoming a more sustainable community by 2030. To help track our progress towards achieving the Official Community Plan (OCP) community vision and objectives, each policy chapter includes a target to 2030. OCP Section 12.2 also includes a set of additional community indicators (see Attachment 1) to capture the broader scope of OCP and community objectives. Together, these targets and indicators measure a number of the OCP’s social, economic, and environmental goals and provide a “triple bottom line” framework approach to monitor progress on OCP implementation.

SUBJECT: OCP Implementation Committee Recommendations for OCP Progress Monitoring

October 15, 2015

Page 2

Reporting on OCP progress monitoring is anticipated to occur on a regular basis. The OCP anticipates every 1-2 years. Based on availability of key Statistics Canada census and TransLink Trip diary data, more extensive reporting could be done every 5 years.

The OCP anticipates that members of the public and/or community stakeholders will be involved in the ongoing monitoring and implementation of the plan, through a citizen based advisory working group. The OCP Implementation Committee (OCPIC) was established in January 2014 with a mandate to encourage meaningful community engagement in the implementation of the new OCP and to provide comment to staff on the direction of implementation plans to ensure they support the community's vision as expressed in the OCP. Specifically, the OCPIC provides advice regarding:

- community engagement in implementing the OCP Network of Centres;
- the direction of centres implementation planning and other key planning strategies based on consistency with the OCP vision; and
- a monitoring program to measure progress on OCP targets.

The OCP Progress Monitoring Working Group, a sub-committee of the OCPIC, was established in July 2014 to provide focussed effort and resources to advance the OCP progress monitoring and reporting. This Monitoring Working Group has held approximately 14 meetings with staff to review and provide input to OCP progress monitoring. Staff wishes to acknowledge the dedication, hard work and the quality of feedback provided by Monitoring Working Group and OCP Implementation Committee members. It has been a pleasure working with this team, and to see their work come to fruition with the completion of the OCP Implementation Committee Recommendations for OCP Progress Monitoring 2011 – 2014 report.

OCP Implementation Committee members have been appointed for a term ending December 31, 2015.

EXISTING POLICY:

Official Community Plan Section 12.2 Plan Monitoring: Indicators and Targets

ANALYSIS:

The attached report has been informed by the targets and indicators in the OCP, local government research, and discussions with relevant stakeholder groups. Using the OCP indicators as a starting point, new indicators have been added to provide a more comprehensive measure of progress towards OCP goals, and/or to reflect the availability of reliable and measurable data. The progress monitoring report organizes indicators according to key OCP chapters and each section includes an analysis of what we are seeking to measure, why this metric is important, baseline (2011) and 2014 data, if available. The report also attempts to capture relevant qualitative data including a summary of work on plans and policies in support of OCP implementation.

The summary of indicator measures for 2011 and 2014 (page 9 of the attached report) shows that overall only slight changes have occurred from baseline measures in this time frame. This is not

SUBJECT: OCP Implementation Committee Recommendations for OCP Progress Monitoring

October 15, 2015

Page 3

unexpected given the relatively short period of time lapsed since the OCP was adopted in 2011. Where indicator measures rely on Stats Canada and TransLink Stats metrics that are only collected every 5 years (next census in 2016), the report was not able to provide 2014 measures. Despite these data limitations, at this early stage in monitoring, this OCP Implementation Committee Recommendations for OCP Progress Monitoring 2011 – 2014 report, still provides value by identifying key targets and desired trends to 2030, identifying key indicators for monitoring performance towards OCP goals and objectives, and by establishing 2011 baseline data.

NEXT STEPS:

Staff is seeking Council feedback on the OCP Implementation Committee report. Informed by this feedback, and using the Committee's report as a foundation, staff will work with Corporate Communications to develop a highly graphic/visual communication tool with a concise, clean layout to communicate progress on OCP implementation.

Concurrence:

Various interdepartmental staff (planning, parks, engineering, finance and IT) were consulted in the development of the OCP Progress Monitoring: Preliminary Draft Report.

Implications:

The OCPIC Recommendations for OCP Progress Monitoring 2011 - 2014 Report provides a suggested approach to measure progress towards broad planning, economic, social, environmental, transportation, infrastructure and financial objectives, and the community vision as outlined in the OCP.

Public Input:

Targets and indicators in the OCP were developed in consultation with the public and interested stakeholder groups during the OCP review process.

The OCP Implementation Committee (and its Monitoring Working Group subcommittee) provided significant input to the attached report. The OCPIC is a citizen based advisory committee whose members represent a wide range of community planning interests.

Additional consultation with community stakeholders (Vancouver Coastal Health, TransLink, Metro Vancouver, North Vancouver Recreation and Culture Commission, North Vancouver Public Libraries, community service providers, Community Housing Action Coalition, North Shore Community Resources Society, and more) took place in early 2015 to gather ideas on any new indicators that may have been missed.

Conclusion:

OCP progress monitoring is a useful tool for the community and Council to measure progress towards achieving the community vision as articulated in the OCP, to inform decisions about the long-term future of our community, and to build awareness and understanding of key planning issues. The OCPIC Recommendations for OCP Progress Monitoring 2011 - 2014 report provides an important and initial framework to guide OCP progress monitoring and reporting. Council input on this report will be used to inform the next steps.

SUBJECT: OCP Implementation Committee Recommendations for OCP Progress Monitoring

October 15, 2015

Page 4

Respectfully submitted,



Sarah Dal Santo
Section Manager Policy Planning

Kevin Zhang
Planning Assistant, and staff liaison
to the OCP Monitoring Working Group

Attachment 1: Baseline targets and indicators from the Official Community Plan

Attachment 2: OCP Implementation Committee Recommendations for OCP Progress Monitoring 2011 – 2014

REVIEWED WITH:		
<input type="checkbox"/> Sustainable Community Dev. _____	<input type="checkbox"/> Clerk's Office _____	External Agencies:
<input type="checkbox"/> Development Services _____	<input type="checkbox"/> Communications _____	<input type="checkbox"/> Library Board _____
<input type="checkbox"/> Utilities _____	<input type="checkbox"/> Finance _____	<input type="checkbox"/> NS Health _____
<input type="checkbox"/> Engineering Operations _____	<input type="checkbox"/> Fire Services _____	<input type="checkbox"/> RCMP _____
<input type="checkbox"/> Parks _____	<input type="checkbox"/> ITS _____	<input type="checkbox"/> NVRC _____
<input type="checkbox"/> Environment _____	<input type="checkbox"/> Solicitor _____	<input type="checkbox"/> Museum & Arch. _____
<input type="checkbox"/> Facilities _____	<input type="checkbox"/> GIS _____	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Human Resources _____	<input type="checkbox"/> Real Estate _____	

FIGURE 3: TARGETS AND INDICATORS

OCP Policies	2010 Baseline	2030 Target	Additional Community Indicators
Growth Management	Estimate 5-10% of existing residential units are within the 4 key centres	75-90% of new residential units located in 4 key centres within the Network of Centres	<ul style="list-style-type: none"> # new units in 4 key centres: Lynn Valley, Lower Lynn, Maplewood and Lower Capilano-Marine # of existing and new units located within all centres and corridors of the network of centres # of new units outside the urban containment boundary
Urban Structure	70% detached, 30% attached housing units	Housing mix of 55% detached, 45% attached units	<ul style="list-style-type: none"> % new multifamily units within and outside of commercial residential mixed-use buildings Square footage of new office and retail in Centres
Employment Lands	Estimate 5.9 million square feet in employment lands	33% increase in built square feet in employment lands	<ul style="list-style-type: none"> New square footage by tax class Vacancy rates New incorporations
Parks and Open Spaces	Exceeding the existing parkland standard of 2 ha community and neighbourhood park/1000 residents as measured District-wide	Increase park, open space and/or trails in growth centres and continue to exceed minimum standard of 2 ha for community and neighbourhood park/1000 District-wide	<ul style="list-style-type: none"> % of District residents living within 400m of a Neighbourhood park or open space % of District residents living within 800m of a Community or District park Ha of District, Community and Neighbourhood levels of parkland; and all types of parkland per 1,000 residents Km new trails and greenways
Transportation Systems	15% of the commute and 21% of all trips are by walking, cycling or transit	35% of District resident trips are by walking, cycling or transit	<ul style="list-style-type: none"> Mode split % of journey to work by car, transit, walk, cycle (census) Mode split % of all trips by car, transit, walk, cycle (trip diary data) Average trip distance by car, transit, walk, cycle Transit service and frequency % of transit stops that are fully accessible New kilometres added to bicycle and pedestrian networks
Social Well-Being	Gaps in the continuum of community services and facilities across the District	A community hub facility within easy access of every centre	<ul style="list-style-type: none"> # of community facilities, visits, and range of services/programs Homelessness count and # of supportive housing units # of families living below the Low Income Cut Off and child poverty rate # childcare spaces/#children Population profile: % children, youth, young adults, families, seniors surveyed sense of place, community identity and pride, social inclusion and cohesion

OCP Policies	2010 Baseline	2030 Target	Additional Community Indicators
Housing	82% owned, 18% rented units	A net increase in rental housing units (overall percentage)	<ul style="list-style-type: none"> • % of affordable and rental units • % of physically accessible units • % of multifamily units that are ground-oriented • Mix of unit sizes in apartments
Economic Development	22,000 fixed workplace jobs (up to 27,000 total jobs including no fixed workplace)	36,000 total jobs in the District by 2030	<ul style="list-style-type: none"> • % of District jobs that are full-time • Job-to-residents ratio or jobs-to-labour force ratio • Tax competitiveness in Metro Vancouver • % of District residents working in the District and/or North Shore
Environmental Management	Stormwater management is site specific; integrated stormwater management plans not yet developed for our urban watersheds	Integrated stormwater management plans and implementation on all urbanized watersheds	<ul style="list-style-type: none"> • # and length of healthy and fish accessible salmonid streams • % of tree canopy coverage in urbanized areas • Presence of invasive species in parks • Amount of protected natural parkland or conservation areas • Stream health as measured through methods such as IBI index (benthic invertebrates)
Climate Action	410,000 tonnes of carbon dioxide emitted annually by the community	33% reduction in community greenhouse gas emissions	<ul style="list-style-type: none"> • # new buildings complying with Green Building Strategy • # of town and village centres and developments with alternative energy systems • % fossil and renewable energy in the community • % reduction in corporate emissions • Waste diversion rate • # of solar applications
Infrastructure	Municipal maintenance and replacement costs exceed available funding	Available funding accommodates both aging infrastructure and the demands of growth	<ul style="list-style-type: none"> • Long range financial plans, asset plans, and annual budgets in place • Financial reserve levels adequate • Development contributions leveraged to meet community needs




NORTH VANCOUVER
DISTRICT

OCP Implementation Committee Recommendations for
OCP Progress Monitoring

Presentation to Committee of the Whole
October 26, 2015



PURPOSE OF TONIGHT'S SESSION

Present OCP Implementation Committee's report to Council

Provide an overview of:

- Committee's mandate and process to develop report
- Proposed targets, indicators and preliminary results

Gain Council feedback on:

- General approach to OCP progress monitoring
- Proposed targets and indicators

Recommendation:

- That Council receive the report.



OCP IMPLEMENTATION COMMITTEE (OCPIC)



OCP Implementation Committee established Jan 2014.

Mandate to provide advice to staff on:

- community engagement in OCP implementation
- consistency of implementation planning with the OCP vision
- monitoring program to measure progress on OCP targets

Monitoring Working Group subcommittee role (est. July 2014):

- establishing OCP performance indicators
- tracking progress towards OCP goals and objectives



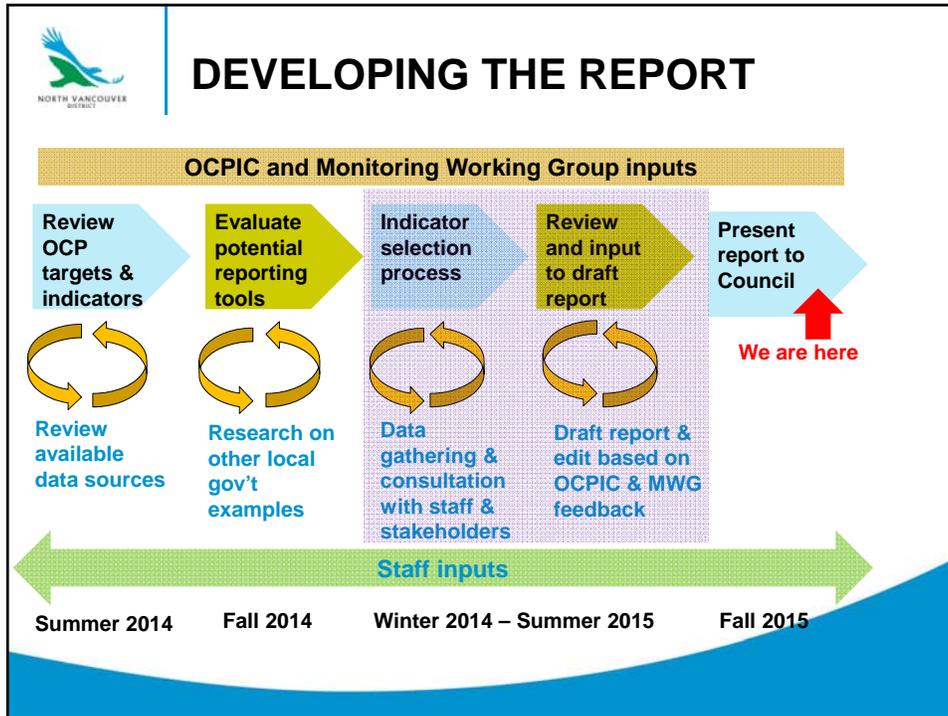
PURPOSE OF OCP PROGRESS MONITORING

Audience: Council, community, interested stakeholders, staff

Purpose of the report:

- track progress towards achieving OCP goals and objectives
- build awareness and understanding of the OCP directions
- readily understandable
- relate directly to OCP directions, goals and objectives
- track progress and trends over time

2011 → 2014 → 2030




INDICATOR SELECTION PROCESS

- OCP targets and indicators as a starting point
- Build on this list based on:
 - availability of data
 - meaningful and relevant
 - ability to measure outcomes
 - reliability of the data
- Refine based on stakeholder input and research on other similar local government examples.

The District of North Vancouver
Our Official Community Plan
for a Sustainable Future
Identity







RECOMMENDED APPROACH

- What are we measuring?
- Why is this important?
- 2030 OCP Target/desired trend
- 2011 Baseline measure
- 2014 Measure
- Plans and other progress
- Data source/limitations

4.2 URBAN STRUCTURE

What are we measuring and why is this important?

PRIMARY INDICATOR
Percent of attached and detached residential units within the District.

Providing diversity in housing forms and housing choice is needed for seniors, young singles, couples, and families with children so that a wide mix of ages and abilities can thrive together and ensure a healthy, diverse and vibrant community.

How are we doing?

2030 OCP TARGET/ DESIRED TREND
Housing mix of 45% attached and 55% detached residential units (based on built form).

2011 BASELINE
In 2011, there were 34% attached (multi-family) and 66% detached (single family) residential units.

2014 MEASURE
By the end of 2014, there were 35% attached and 65% detached residential units in the District.

Year	Attached (%)	Detached (%)
2011	34%	66%
2014	35%	65%
2030 OCP Target	45%	55%

In 2011, detached single family homes at 66% remain the predominant type of housing in the District, compared to 34% attached multi-family housing units. As of the end of 2014, 65% of residential units are detached (single family homes) and 35% of residential units in the District are attached (e.g. apartments, townhouses, duplexes) indicating a slow and gradual shift towards greater housing diversity in the District per the OCP target.



Summary of Findings

- Relatively short time lapse 2011- 2014
- Slow, incremental change heading in right direction towards OCP implementation
- Value in establishing targets/trends, indicators and baseline measures
- Background planning and ongoing implementation work as important foundation
- Stay the course, results will become more meaningful over time
- Useful tool for the community and Council



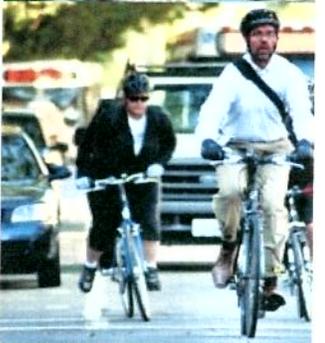
Requested Feedback

- General approach
- Targets and indicators
- Other comments



**OCP Implementation Committee
Recommendations for**

**OCP
PROGRESS
MONITORING
2011 – 2014**



NORTH VANCOUVER
DISTRICT

Last Revised December 9, 2015

ACKNOWLEDGEMENTS

The District would like to acknowledge the significant contribution of the OCP Implementation Committee, and especially members of the OCP Monitoring Working Group sub-committee, in helping to shape this report. The indicators selected, data analysis and reporting, and the format of the report have been substantially informed by input and recommendations from the OCP Monitoring Working Group sub-committee.

Members of the OCP Implementation Committee include:

Krista Tulloch	OCP Implementation Committee chair, and OCP Monitoring Working Group member
Dan Ellis	Past chair - OCP Implementation Committee
Corrie Kost	Co-chair, OCP Monitoring Working Group
Peter Klinkow	Co-chair, OCP Monitoring Working Group
Adele Wilson	OCP Monitoring Working Group member
Adrian Chaster	
Arash Rezai	OCP Monitoring Working Group member
David DeMuyneck	OCP Monitoring Working Group member
David McLeod	
Elaine Grennon	
Erin Black	
Heidi Nesbitt	
Kolton Smith	OCP Monitoring Working Group member
Paul Tubb	
Rory Barlow	

Table of Contents

1	Introduction	5
2	Methodology.....	6
3	Summary of 2030 Targets and Indicators	8
4	Summary of Indicator Measurements	9
5	Indicator Analysis and Monitoring Results	10
5.1	GROWTH MANAGEMENT	10
5.2	URBAN STRUCTURE.....	12
5.3	HOUSING	13
5.4	TRANSPORTATION.....	16
5.5	INFRASTRUCTURE	18
5.6	EMPLOYMENT LANDS	19
5.7	ECONOMIC DEVELOPMENT	20
5.8	SOCIAL WELL-BEING	21
5.9	PARKS AND OPEN SPACE.....	26
5.10	ENVIRONMENTAL MANAGEMENT	28
5.11	CLIMATE ACTION.....	29
6	Laying the Foundation for future OCP Progress Monitoring	31

1 Introduction

BACKGROUND

The District's Official Community Plan (OCP) provides a long-term vision for the community to 2030. Since OCP adoption in 2011 the District has been working with the community to implement all aspects of this Plan. Given the long-term horizon of the OCP and recognizing that community needs change over time, the OCP identified the need for periodic monitoring to ensure that OCP implementation is continuing on the right track. Headline targets and preliminary community indicators in the OCP provide guidance on the assessment and monitoring of our progress towards realizing the community's vision to 2030. Periodic monitoring of the OCP is intended to occur every 1 to 2 years according to need and depending on the availability of data. Major updates are anticipated every 5 years as new Statistics Canada (census) and Translink (trip diary) information becomes available.

PURPOSE OF THIS REPORT

The following report represents a recommended monitoring framework and assessment tool to measure progress to date (2011 – 2014) towards achieving the OCP objectives and targets. The year the OCP was adopted, 2011, is used as the baseline year. Data in this report provides a snapshot of progress during this period. Over time, successive monitoring reports will identify key trends and emerging issues to inform adjustments, as may be needed, to strategic policies and implementation plans.

OCP progress monitoring is a useful tool for the community and Council to measure progress towards the community vision as articulated in the OCP, to inform decisions about the long-term future of our community, and to build awareness and understanding of key planning issues. This report provides an important and initial framework to guide OCP progress monitoring and reporting.

CITIZEN AND STAKEHOLDER ENGAGEMENT

Headline targets and preliminary indicators in the OCP were developed in consultation with the community during the 2-year OCP review and engagement process. A volunteer citizen based advisory group – the OCP Implementation Committee and its Monitoring Working Group subcommittee – has provided an intensive effort and sound advice to help shape the development of this report, including the indicators selected, data analysis and reporting, and the format of the report. In addition, various community stakeholders, social service providers, government agencies and inter-departmental staff have provided valuable information on key indicators and monitoring data.

2 Methodology

INDICATOR SELECTION PROCESS

The selection of indicators for this report began with a review of the headline targets and preliminary indicators identified in the OCP. Indicators were evaluated against the following screening criteria:

- Is the indicator **meaningful** and **relevant** in measuring outcomes and results towards reaching our OCP targets?
- Is the data supporting the indicator **readily** available and collected on a **regular** basis?
- Is the indicator a **recognized** and **reliable** measure?
- Is the data **visual**? i.e. Can it be mapped or otherwise presented in a visual format?

Through this screening process, preliminary indicators were refined and new ones added, as additional research and information on indicators became available. Final indicators selected are of two types:

Primary Indicators: These are the key indicators that directly measure progress towards the identified OCP target or objective; and

Community Indicators: These are additional indicators that help to provide a richer and more comprehensive perspective of progress towards OCP goals and objectives.

Where appropriate, key facts and other qualitative data including plans and policies completed in support of OCP goals and objectives have also been added.

DATA AVAILABILITY AND SOURCES

Data captured in this report relies on information collected by a variety of different data sources that may be recorded and tracked at different time intervals. Key data sources and availability of data can be summarized as follows:

Key Data Sources	Data Type	Data availability
Statistics Canada Census	population, income, language, housing, employment statistics	every 5 years
Province of BC	BC population statistics, GHG emissions, crime rates	every 1-5 years
Vancouver Coastal Health	community health profiles, My Health My Community, Community Wellness Survey	variable
Translink	trip diary, mode share data	every 5 years
MetroVancouver	housing, employment stats	every 1-5 years
District of North Vancouver	housing unit counts, infrastructure, service delivery, parks and open space, environmental, employment and more	annually

DATA LIMITATIONS

Given the relatively short period of time lapsed since the OCP was adopted in 2011, and since some data (such as Stats Canada and Translink data) is only reported every 5 years; some indicators have insufficient data to measure progress towards achieving the OCP directions. In these instances, this report still provides value by identifying the recommended indicator and establishing the 2011 baseline data.

LINK TO OCP STRATEGIC DIRECTIONS

Proposed OCP progress monitoring categories (based on OCP chapters) outlined in this report can be organized according to key strategic directions in the OCP:

Strategic Direction 1: Create more complete, compact and connected communities

- Establish a network of connected town and village centres that support effective transit, walking and cycling; and focus growth and renewal in four key centres: Lynn Valley and Lynn Creek Town Centres and Maplewood and Lions Gate Village Centres.

OCP Progress Monitoring Categories

Growth management
Urban Structure
Transportation
Parks and Open Space

Strategic Direction 2: Plan for a more balanced and diverse population

- Facilitate diverse housing choices and vibrant, age-friendly communities with a range of facilities and services.

OCP Progress Monitoring Categories

Housing
Social Well-Being

Strategic Direction 3: Reduce our environmental footprint

- Conserve energy and reduce greenhouse gas emissions through compact, connected and “green” communities, and encourage the protection and enhancement of our natural systems.

OCP Progress Monitoring Categories

Environmental management
Infrastructure
Community and corporate emissions

Strategic Direction 4: Become more economically dynamic and sustainable

- Encourage the protection, intensification and diversification of our employment lands, and a customer-oriented and business-friendly environment

OCP Progress Monitoring Categories

Employment Lands
Economic Development

3 Summary of 2030 Targets and Indicators

The following table summarizes the community 2030 targets as identified in the OCP and lists the complete set of primary and secondary indicators for each target that are used in this OCP Progress Monitoring Report.

OCP SECTIONS	OCP 2030 TARGETS/ DESIRED TRENDS	PRIMARY INDICATOR(S)	COMMUNITY INDICATORS
Growth Management	75-90% of net-new residential units located in 4 key centres within the Network of Centres	<ul style="list-style-type: none"> • % net-new residential units within the 4 key OCP centres 	<ul style="list-style-type: none"> • % net-new units within 400m of Frequent Transit Network (FTN) • Estimated population within 4 Key Centres and FTN
Urban Structure	55% detached and 45% attached housing units (in the District overall)	<ul style="list-style-type: none"> • % of detached and % of attached residential units 	<ul style="list-style-type: none"> • % residential units by housing type
Housing	Increase housing choices to suit the changing needs of residents	<ul style="list-style-type: none"> • % residential units by type 	<ul style="list-style-type: none"> • # of rental units by type • rental vacancy rates
	A net increase in rental housing units	<ul style="list-style-type: none"> • % of rental and % of owned residential units 	
	A net increase in affordable housing	<ul style="list-style-type: none"> • A net increase in social and low end of market rental units 	
Transportation Systems	35% of District resident trips are by walking, cycling or transit	<ul style="list-style-type: none"> • % mode splits for all trips by transit, walking, cycling & auto 	
	Provide a more complete cycling network for recreational and commuter cyclists	<ul style="list-style-type: none"> • Total length of bicycle and pedestrian networks 	
Infrastructure	Available funding accommodates both aging infrastructure and the demands of growth	<ul style="list-style-type: none"> • Capital projects completed versus planned by asset type 	
Employment Lands	33% increase in built square feet in employment lands	<ul style="list-style-type: none"> • % increase in built area of employment generating lands 	<ul style="list-style-type: none"> • Total built office floor space
Economic Development	36,000 total jobs in the District by 2030	<ul style="list-style-type: none"> • Number of jobs in the District 	<ul style="list-style-type: none"> • % of District workforce that work in the District
Social Well Being	A community hub facility within easy access of every centre	<ul style="list-style-type: none"> • Presence of a community hub facility within 400m of centres 	<ul style="list-style-type: none"> • Age groups as % of total population • % of low and moderate income households in District • Civic election voting
	Inclusive, age friendly community. Involve citizens meaningfully in civic and community life		
Parks and Open Space	Continue to exceed minimum of 2 ha for community and neighbourhood park/1000 residents District-wide Increase park, open space and/or trails in growth centres	<ul style="list-style-type: none"> • Community and neighbourhood park/1000 residents 	<ul style="list-style-type: none"> • Total area of community and neighbourhood parks in District • Linear length of trails • Park improvement projects
Environmental Management	Integrated stormwater management plans and implementation on all urbanized watersheds	<ul style="list-style-type: none"> • # of Integrated Stormwater Management Plans (ISMPs) completed 	
Climate Action	33% reduction in community greenhouse gas emissions	<ul style="list-style-type: none"> • Community CO₂ emissions in tonnes 	<ul style="list-style-type: none"> • Corporate CO₂ emissions in tonnes
	Reduction in Corporate emissions		

4 Summary of Indicator Measurements

The following table provides a summary of preliminary results including 2011 baseline data, and 2014 data, where available.

OCP Focus	OCP 2030 Target/Desired Trend	2011 Baseline	2014 Measures
Growth Management	75-90% of net-new residential units located in 4 key centres within the Network of Centres	0% net new residential units in centres	13% net new residential units in centres
Urban Structure	55% detached and 45% attached housing units (in the District overall)	66% detached and 34% attached	65% detached and 35% attached
Housing	Increase housing choices to suit the changing needs of residents	52% single detached 11% ground oriented 22% apartments	51% single detached 11% ground oriented 23% apartments
	A net increase in rental housing units	19% rental, 81% owned	Data not available
	A net increase in affordable housing	1,621 social & low end market rental units.	No change
Transportation Systems	35% of District resident trips are by walking, cycling or transit	20% of trips are by walking, cycling or transit	Data not available
	Provide a more complete cycling network for recreational and commuter cyclists	510km pedestrian and cycling network	556km pedestrian and cycling network
Infrastructure	Available funding accommodates both aging infrastructure and the demands of growth	0 asset management plans completed	11 asset management plans completed
Employment Lands	33% increase in built square feet in employment lands	7,784,815 square feet	5% increase from baseline
Economic Development	36,000 total jobs in the District by 2030	28,085 jobs	Data not available
Social Well Being	A community hub facility within easy access of every centre	Cluster of community services in Lynn Valley Town Centre & Parkgate	Same, with addition of new community centre under construction
	Inclusive, age friendly community	25% youth, 20% adults, 16% seniors	Data not available
	Involve citizens meaningfully in civic and community life	21% voter turnout	25% voter turnout
Parks and Open Space	Continue to exceed minimum of 2 ha for community and neighbourhood park/1000 residents District-wide	3.6 ha community and neighbourhood park/1000 residents	3.6 ha community and neighbourhood park/1000 residents
	Increase park, open space and/or trails in growth centres	304 linear km of trails District wide	318 linear km of trails District wide
Environmental Management	Integrated stormwater management plans (ISMP) and implementation on all urbanized watersheds	0 Integrated stormwater management plans (ISMPs) complete	1 preliminary ISMP complete, & 11 of 12 substantially underway
Climate Action	33% reduction in community greenhouse gas emissions	427,000 tonnes CO ₂ e	Data not available
	Reduction in corporate emissions	4,629 CO ₂ e (2012) baseline	Carbon neutral using offset credits

5 Indicator Analysis and Monitoring Results

5.1 GROWTH MANAGEMENT

What are we measuring and why is this important?

PRIMARY INDICATOR Net-new residential units within the 4 key OCP centres as a % of all net-new residential units

Situating new multi-family residential units within key OCP centres and along major transit corridors locates more residents with walking access to shops, community services, jobs and transit; reduces urban sprawl and maintains existing single family neighbourhoods; and enables more efficient use of civic infrastructure. Focussing new population growth along transit corridors is also key to supporting transit ridership and an effective transit system.



Map of the key OCP growth centres and 400m buffer around the Frequent Transit Network (FTN).

— Frequent Transit Network
 400m buffer on existing FTN
 Town/Village Centre Boundary
 400m buffer on planned FTN

How are we doing?

2030 OCP TARGET/ DESIRED TREND

75-90% of net-new residential units are located in 4 key centres.

2011 BASELINE

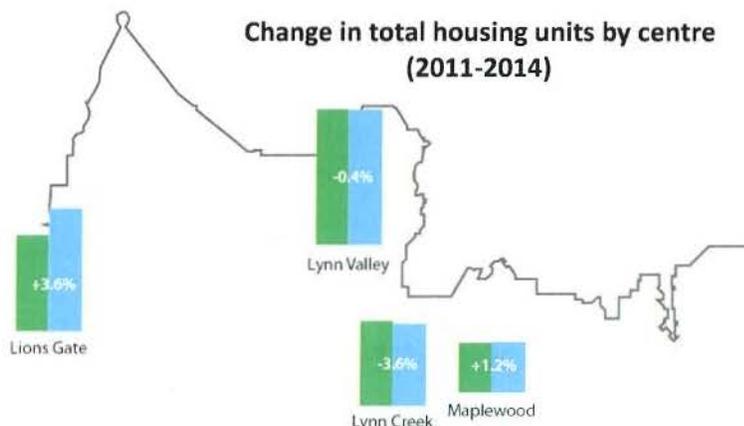
Baseline starting point of 0%.

2014 MEASURE

12% of net-new residential units built since 2011 were within the 4 key centres.

Estimated Net New Residential Units (with occupancy permits) by Location	2011 to 2014	Total Units	% total units
Inside 4 Key Centres	143	143	12%
Outside Centres but within 400m of the Frequent Transit Network	89	232	8%
Outside 4 Key Centres and outside 400m from the Frequent Transit Network	936	936	80%
Total net new units in the District	1,168	1,168	100%

In general, the key growth centres experienced a slight decline in the number of residential units between 2011 and 2014. This decline reflects the early stages of planning for change with lot consolidation and building demolition to enable future development. The centres overall experienced a net new growth of an estimated 143 units (12%) compared to an estimated 936 new units (80%) outside of centres. Much of this new growth outside of centres was generated from projects that



were in the development applications review system prior to 2011.

COMMUNITY INDICATOR

Estimated # of residents within 400m of the existing and planned FTN	2011	2014	Difference
Estimated Number of Residents	28,638	29,030	392
% Change from 2011			+1.4%

Since 2011, the number of new units located within 400m of the Frequent Transit Network (FTN) has slightly increased by 392 units which place an estimated 700 new residents within walking distance of frequent transit.

Further Insights

- Since the OCP was adopted in 2011, primary areas where new buildings have been constructed include the Marine Drive section of the Capilano Marine Village Centre, Lynnmour Inter-river and along Mt. Seymour Parkway. While the OCP directs the majority of growth to OCP centres, a small measure of growth is still anticipated in areas outside of centres. Marine Drive is a critical part of the existing Frequent Transit Network.
- With centres implementation planning, engagement and design guidelines for key centres now substantially complete, the District expects to see more detailed applications for development in centres.
- While this report presents the number of completed units (that received an occupancy permit) during 2011 - 2014, during this time there were a number of development applications within centres that were approved or under review. These proposed projects, if developed, will be captured in subsequent progress monitoring reports.

PLANS AND OTHER PROGRESS TOWARDS OCP

Post OCP adoption and to the end of 2014, the District completed or embarked on a number of important policy plans and design guidelines to guide the redevelopment of Town and Village Centres. These include:

- OCP Amendment: Form and Character Guidelines for Multi-Family Housing (2014)
- Lynn Valley Town Centre Flexible Planning Framework (2013) and Design Guidelines
- Lower Lynn (now Lynn Creek) Town Centre Implementation Plan (2013) and Design Guidelines (in progress)
- Lower Capilano Marine (now Lions Gate) Village Centre Implementation Plan (2013) and Design Guidelines (2015)
- Lower Capilano (Lions Gate)Village Centre: Peripheral Area Housing Policy (2014)
- Edgemont Village Centre Plan and Design Guidelines (2014)
- Maplewood Town Centre Implementation Plan (in progress)

5.2 URBAN STRUCTURE

What are we measuring and why is this important?

PRIMARY INDICATOR

Percent of attached and detached residential units within the District

Providing diversity in housing forms and housing choice is needed for seniors, young singles, couples, and families with children so that a wide mix of ages and abilities can thrive together and ensure a healthy, diverse and vibrant community.

How are we doing?

2030 OCP TARGET/ DESIRED TREND

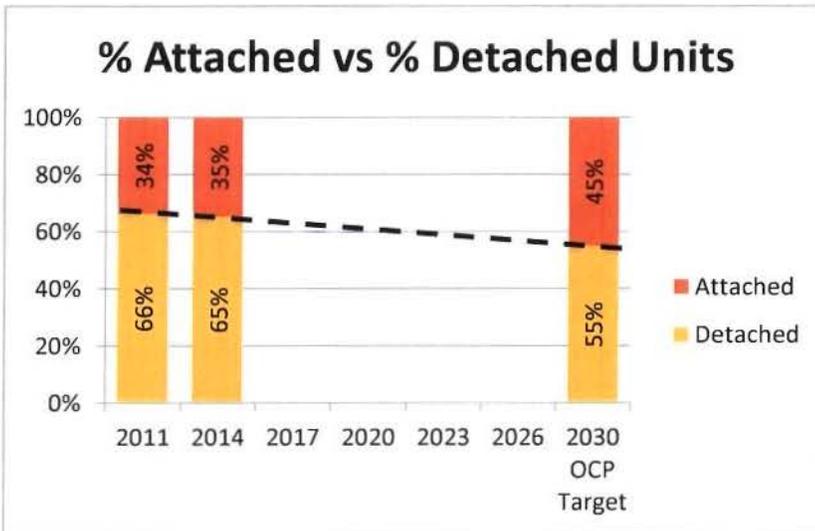
Housing mix of 45% attached and 55% detached residential units (based on built form).

2011 BASELINE

In 2011, there were 34% attached (multi-family) and 66% detached (single family) residential units.

2014 MEASURE

By the end of 2014, there were 35% attached and 65% detached residential units in the District.



In 2011, detached single family homes at 66% remain the predominant type of housing in the District, compared to 34% attached multi-family housing units. As of the end of 2014, 65% of residential units are detached (single family homes) and 35% of residential units in the District are attached (e.g. apartments, townhouses, duplexes) indicating a slow and gradual shift towards greater housing diversity in the District per the OCP target.

It should be noted that, the initial OCP baseline and target were based on Statistics Canada data that did not count secondary suites as separate from the single detached home. For consistency with the OCP target and baseline measure, the data recorded above does the same. Note however, that secondary suites are identified and assessed more fully in the Housing section of this report.

PLANS AND OTHER PROGRESS TOWARDS OCP

- Centres Implementation Plans include more detailed policies to encourage greater diversity of housing options.

5.3 HOUSING

5.3.1 Housing - Choices

What are we measuring and why is this important?

PRIMARY INDICATOR Percentage of housing units by type

District residents need access to a range of housing choices to meet the needs of their household structure and family, life stage and income. A diversity of housing choices promotes a healthy and vibrant community of all ages, abilities and incomes.

How are we doing?

2030 OCP TARGET/ DESIRED TREND Increase housing choices to suit the changing needs of residents.

Housing Diversity by Residential Unit Types

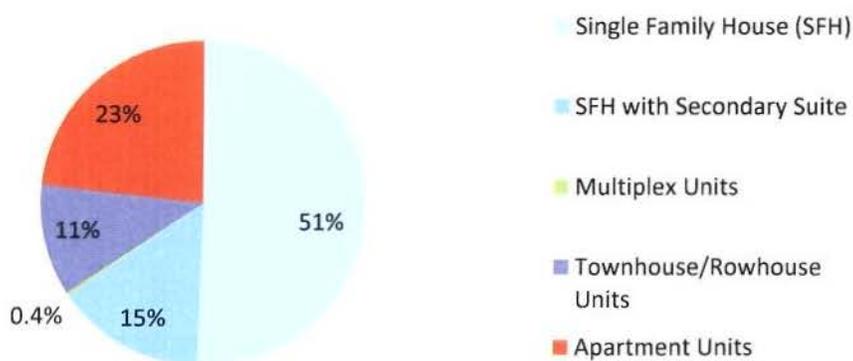
Estimated Units by Residential Unit Type	2011	2014
Single Detached House (SFH)	52%	51%
Single Detached House with Secondary Suite	14%	15%
Single Detached House with Coach House	0%	0%
Multiplex Units (Duplex, triplex, fourplex)	0%	0%
Townhouse/Rowhouse Units	11%	11%
Apartment Units	22%	23%
TOTAL	100%	100%

Source: District of North Vancouver GIS data.

Did you know?

Between 2011 and 2014 an estimated 151 enhanced (Level 2 and 3) accessible design units were completed in the District. Units built to these guidelines make it easier for a person with disabilities to access and to function within the unit. As our population ages, demand for these type of units is anticipated to increase.

2014 Residential Units by Type



PLANS AND OTHER PROGRESS TOWARDS OCP

- Centres Implementation Plans include more detailed policies to encourage greater diversity of housing options.
- Gradual entry approach to Coach Housing in the District was approved by Council in 2014.
- The District is starting to track more detailed housing metrics (such as number of bedrooms) and reporting on these findings will be possible in subsequent OCP progress monitoring reports.

5.3.2 Housing - Rental and Ownership

What are we measuring and why is this important?

PRIMARY INDICATOR Percentage of rental versus owned housing units in the District

Entry into home ownership is increasingly challenging given the high land values in the District. Growing demand for rental housing is reflected in low residential rental vacancy rates.

How are we doing?

2030 OCP TARGET/ DESIRED TREND A net increase in rental housing units (as an overall % of total housing units).

2011 BASELINE In 2011, an estimated 19% of residential units were rented while an estimated 81% were owned.

2014 MEASURE No 2014 data available on ownership.

	Total Rented Units	Total Owned Units	Total Residential Units
2011 baseline	19% (5,790 units)	81% (24,765 units)	100% (30,555 units)

Source: Statistics Canada 2011 National Housing Survey. (Total rented does not include secondary suites or private strata rental.)

There are an estimated 4,212 registered secondary suites in the District. Including non-registered suites, the actual number of suites is estimated at closer to 4,500 units. Secondary suites are an important source of more affordable rental units in the District, and houses with suites help offset the high cost of detached housing making home ownership more affordable for many residents.

Strata apartment market rental also makes a significant contribution to the rental housing stock. These strata apartment rental units are estimated at 28% of all apartment units.

High demand for purpose built apartments continues from 2011 – 2014.

Average Purpose Built Apartment Rental Vacancy Rates in 2011 and 2014.

Average Purpose Built Rental Vacancy Rate	
2011	0.4%
2014	0.7%

PLANS AND OTHER PROGRESS TOWARDS OCP TARGET

- Centres Implementation Plan Housing Policies (2013)
- New Corporate Policy: Strata Rental Protection (2013)

5.3.3 Housing Affordability

What are we measuring and why is this important?

PRIMARY INDICATOR

Number of social and low end of market housing units in the District.

Lack of affordable housing in the District is often cited as a factor contributing to the loss of our “missing generation” of 25-40 year olds and the inability of many local employers to find and retain staff. The number of households in need of appropriate housing and households spending at least half of their income on housing continues to rise and our lack of housing affordability is widely felt.

2030 OCP TARGET/ DESIRED TREND

A net increase in affordable housing units to 2030 is desirable. This will entail working closely with community partners and senior levels of government to provide housing for modest to moderate income residents.

2011 BASELINE

1,621 social (co-op and subsidized) and low end market (older purpose built rental) housing units.

2014 MEASURE

No change

Did you know?

The Regional Steering Committee on Homelessness coordinates a Metro Vancouver Homeless Count every 3 years. For the North Shore, the number of homeless people changed slightly from 122 people in 2011 to 119 people in 2014. While overall numbers have remained relatively constant in recent years, there are still a significant number of homeless youth, families and seniors; and homelessness continues to be a focus for ongoing support in our community.

Total Social and Low End of Market Units	2011	2014
Social Housing		
Co-op Housing	288 units	
Government Subsidized Housing	682 units	
Low End Market Housing		
Purpose built market rental (over 40 years)	651 units	
TOTAL	1,621 units	no change

OTHER PROGRESS TOWARDS OCP TARGET

Between 2011 and 2014 the District donated land and worked with senior levels of governments, Vancouver Coastal Health, BC Housing, private donors and non-profit organizations to create an 8 bed Youth Safe House for vulnerable youth, and a 9 bed Support Recovery House for Women. The Youth Safe House, operated by Hollyburn Family Services Society, provides emergency support for homeless youth aged 14 - 18 teaching life skills (employment, education, interpersonal relationships) needed to live independently and integrate successfully into the community.

The Women’s Support Recovery House (see photo) was built in partnership with the Federal government, Province, BC Housing and is operated by Turning Point Society. This facility provides a safe and supportive environment with training and services to help women recovering from substance use issues to restore their health and get back on their feet as full and active community members.



5.4 TRANSPORTATION

5.4.1 Travel Mode Share

What are we measuring and why is this important?

PRIMARY INDICATOR

Percent mode splits for all trips by auto, transit, walking and cycling

Our ability to move around quickly, safely, affordably, and comfortably affects every aspect of our lives. Choosing active and more sustainable modes of transportation can:

- Encourage less reliance on automobiles,
- Reduce greenhouse gas emissions and improve air quality,
- Promote active transportation and healthy living, and
- Lead to more efficient use of existing infrastructure

How are we doing?

2030 OCP TARGET/ DESIRED TREND

35% of District resident trips are by walking, cycling or transit.

2011 BASELINE

An estimated 20% of District resident trips are done by walking, cycling or transit.

2014 MEASURE

Insufficient data available at this time to measure progress towards the OCP.

The next available dataset from Translink is anticipated in 2016/7.



Weekday mode for all trips (Source: 2011 TransLink Trip Diary data)

In 2011, 20% of all trips were made by transit, walking and cycling combined. For comparison, 27% of all trips in the MetroVancouver region were by transit, walking and cycling in 2011. Locating the majority of new growth in key town and village centres, as per the OCP, will provide residents with access to more active and sustainable transportation choices.

As directed by the OCP, the District continues to plan for and focus capital expenditures on walking and cycling infrastructure and to work with Translink to support transit infrastructure. The District has also taken steps to facilitate the east-west flow of traffic in the District through the construction of the Keith Road extension and plans to expand the Keith Road Bridge.

PLANS AND OTHER PROGRESS TOWARDS OCP TARGET

- Road Network Study (2011)
- Transportation Planning Priorities Survey (2012)
- Bicycle Master Plan (2012)
- Neighbourhood Transportation Plans for Town and Village Centres (2013 and 2014)
- North Shore Area Transit Plan (Translink, 2011)
- Transportation Plan (2012)
- Roadway Classification Report (2013)

5.4.2 Pedestrian and Cycle Networks

What are we measuring and why is this important?

PRIMARY INDICATOR Total length of bicycle and pedestrian networks

Access to a well-planned walking and cycling network increases connectivity within neighbourhoods, expands transportation choices, and promotes healthy and active modes of transportation.

How are we doing?

2030 OCP TARGET/ DESIRED TREND

Provide safe and comfortable opportunities to walk and provide a more complete cycling network for both recreational and commuter cyclists.

2011 BASELINE

In 2011, the estimated linear length of the pedestrian and cycling network was 510 km.

2014 MEASURE

At the end of 2014, the estimated linear length of the pedestrian and cycling network was 556 km.

Estimated Total Linear Length (km) of pedestrian and cycling network	2011	2014	2010 - 2014 Change
On-street Bicycle Facilities	30	49	19 km added
Pedestrian and/or Cycling Urban Trails	293	318	25 km added
Sidewalks	187	189	2 km added
TOTAL	510	556 km	46 km added

The linear length of onstreet bicycle and pedestrian networks increased by 46 km since 2011 as a result of coordinated capital improvement projects, partnerships and inter-departmental coordination. Continued efforts are needed to promote design of the built environment and implementation of pedestrian and cycling improvements to enable District residents of all ages and abilities to benefit from a range of walking and cycling choices. As opportunities arise, the District is seeking to establish a complete and continuous sidewalk and trail network.

PLANS AND OTHER PROGRESS TOWARDS OCP

- DNV Transportation Plan (2012)
- Bicycle Master Plan (2012)
- Pedestrian Master Plan (2009)
- Safe and Active Routes to School (2010 and 2011)
- Accessible Design measures in Centres Public Realm Design Guidelines (2013 and 2014)
- Parks and Open Space Strategic Plan (2012)

Did you know?

Vancouver Coastal Health recently released the results of the My Health My Community Survey. This information provides an overview of socio-economic, health and wellness, primary modes of transportation, and community resiliency by health care regions including the North Shore. For more information see: <https://www.myhealthmycommunity.org/Results/CommunityProfiles.aspx>

5.5 INFRASTRUCTURE

What are we measuring and why is this important?

The District of North Vancouver's infrastructure includes the vast network of roads, waterworks, sewers, recreation centres, fire halls, libraries and other facilities that serve the diverse needs of our population. A significant portion of our infrastructure is reaching the end of its useful life and planning for replacements needed in the next 20 years is underway. To provide a sustainable level of service for future generations, asset management planning needs to factor in appropriate service levels, the life-cycle of infrastructure, and long-term replacement and maintenance costs. Focussing new growth in centres, where infrastructure can be accessed by a greater number of people, increases the efficiency of service delivery and the cost effectiveness of municipal assets and infrastructure.

PRIMARY INDICATOR Number and % asset management plans completed

How are we doing?

2030 OCP TARGET/ DESIRED TREND

Available funding accommodates both aging infrastructure and the demands of growth.

2011 BASELINE

0 Asset Management Plans completed



2014 MEASURE

By the end of 2014, eleven asset management plans covering \$1.6 Billion of existing assets were completed. Three asset management plans remain to be completed covering \$300 million of existing assets.

During the 2014 budget process, Council's Long Term Funding Strategy confirmed that funding levels are close to what is required to maintain current levels of service for sustainment capital. To deal with our infrastructure deficit, which consists of asset maintenance and replacement backlogs, Council's 1% tax policy should continue until plans and funding levels are fully aligned.

PLANS AND OTHER PROGRESS TOWARDS OCP TARGET

The following plans and policies are in place to guide the maintenance and improvement of District capital assets:

- Asset Management Policy, Strategy and Plan for major service categories
- 5 Year and 10 Year Financial Plans
- Adherence to the Asset Management for Sustainable Service Delivery: A BC Framework

Did you know?

The District model of asset management informed the development of the *Asset Management for Sustainable Service Delivery: A BC Framework* which is now recognized as municipal best practice.

5.6 EMPLOYMENT LANDS

What are we measuring and why is this important?

PRIMARY INDICATOR

% increase in built area on employment generating lands (industrial + light industrial commercial)

Our industrial and light industrial employment lands play a vital role in achieving our vision of becoming a more complete and balanced community. Intensified use of employment lands should increase available jobs, reduce commuting times and associated greenhouse gas emissions, and enhance the municipality’s economic prosperity.

How are we doing?

2030 OCP TARGET/ DESIRED TREND

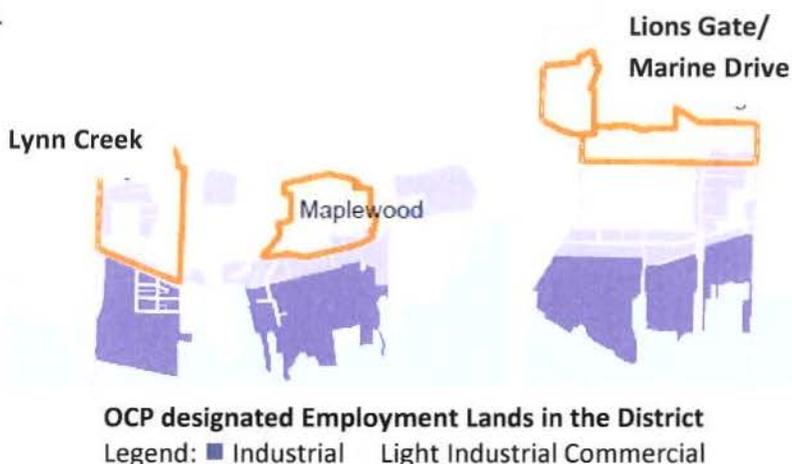
33% increase in built area in employment lands

2011 BASELINE

In 2011 there was an estimated 7,784,815 square feet of built area in employment lands.

2014 MEASURE

In 2014, there was an estimated 8,155,158 square feet of built area in employment lands.



Total Building Area on Employment Generating Land Uses in the District	Total land Area (hectare)	Building Area 2011 (ft2)	Building Area 2014 (ft2) (% change from 2011)
Industrial Lands	183	3,521,305	3,775,667 (+7.2%)
Light Industrial Commercial Lands	91	4,263,509	4,379,490 (+2.7%)
Total	274	7,784,815	8,155,158 (+4.8%)

Source: District of North Vancouver GIS data.

COMMUNITY INDICATORS

Floor space of office buildings

Estimated Area of Office Spaces in the District (ft2, % change from previous)	2011 (ft2)	2014 (ft2)
Office Space	578,270	692,367 (est. 20% Change)

Source: DNV Planning Department

Between 2011 and 2014, there was an estimated 5% increase of building area in employment lands. In the same time frame the amount of office space in the District grew by an estimated 20%. Guided by the policies in the OCP, the District continues to seek ways to grow and promote intensification of uses on employment lands.

PLANS AND OTHER PROGRESS TOWARDS OCP TARGET

- Economic Strategic Action Plan

Did you know?

In 2010 the District undertook a review of the business zoning regulations for industrial lands. The resulting new employment lands zoning for industrial and light/industrial commercial areas provides greater flexibility for businesses and promotes economic growth and investment in the District.

5.7 ECONOMIC DEVELOPMENT

What are we measuring and why is this important?

PRIMARY INDICATOR Number of jobs in the District

Facilitating the growth of a diverse local economic climate in the District is important to the health and resiliency of our community and ensures a range of job opportunities for residents.

How are we doing?

2030 OCP TARGET/ DESIRED TREND

36,000 total jobs in the District by 2030.

2011 BASELINE

As of 2011, there are approximately 28,085 jobs in the District (including 4,825 home based businesses).

2014 MEASURE

No available data.
The next census dataset is available in 2016.

In 2011, there were approximately 28,085 (usual fixed place of work and home based business) jobs in the District. An estimated 57% of these jobs were filled by local residents.

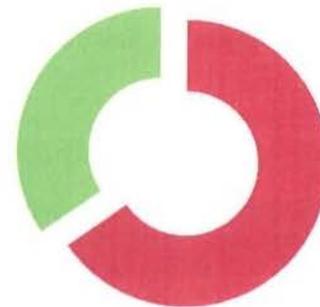
46,515

DNV Residents
in the workforce (2011)

55% of total population of 84,420

43%

Jobs filled by
others outside
the District



57%

Jobs filled by
District residents

28,085

Jobs in the District (2011)

The total work force comprised 55% of the total population, and the ratio of jobs to labour force was 60%. District residents continue to look for and establish opportunities to work closer to home, and home-based businesses comprised of estimated 4,825 or 18% of jobs in the District.

Source: Jobs in Metro Vancouver 2011, Bulletin #8 (based on the 2011 Statistics Canada National Household Survey)

Did you know?

Industry sectors that provide the greatest number of jobs in the District include the following:

Industry Sector Jobs in the DNV (2011)	% of Jobs
Health Care and Social Assistance	18%
Retail Trade	14%
Professional, Scientific and Technical Services	11%
Finance and Insurance	11%
Accommodation and Food Services	8%
Educational Services	5%
Public Administration	5%

5.8 SOCIAL WELL-BEING

5.8.1 Community Hubs

What are we measuring and why is this important?

PRIMARY INDICATOR

Presence of community hub facilities within 400m of OCP town and village centres

For the purposes of this OCP Progress Monitoring report, a “community hub” is defined as the co-location of a range of publicly supported community programs and services in a central place.

Community hubs allow residents to connect to a public facility close to their home. These hubs can offer integrated, innovative and client centered services including a variety of programs for residents of different ages and abilities. The ability to reach a wide variety of programs in a ‘one stop shop’ approach increases access and improves community connectedness and belonging.

How are we doing?

2030 OCP TARGET/ DESIRED TREND

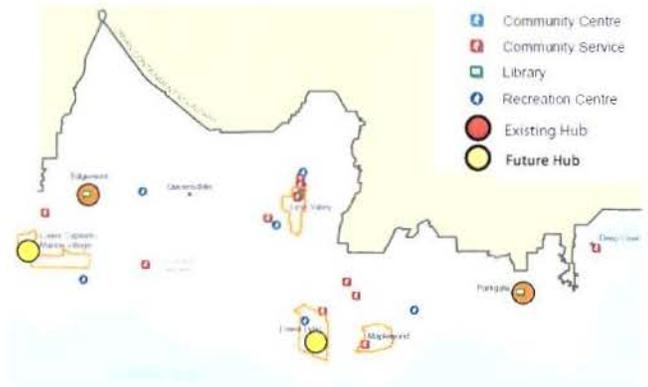
A community hub facility within easy access of every centre.

2011 BASELINE

A cluster of community services exists in the Lynn Valley Town Centre and a community hub exists in the Parkgate Village Centre. Other community hubs in the District are located outside of OCP designated town and village centres.

2014 MEASURE

Same as 2011, except that the William Griffin Community Centre has been demolished and a new Community Recreation facility is undergoing construction at this location.



Map of community hubs and services in the District (2014)

This map shows a wide spectrum of services that are provided geographically across the District. There are two major community hubs – Parkgate and Delbrook. Additional community services are needed in emerging town and village centres including: Lynn Creek Town Centre, Lions Gate Village Centre and Maplewood Village Centre.

DATA SOURCES

District of North Vancouver’s GIS Department.

Did you know?

Norgate Elementary is a recognized as a “Community School” given the range of community services that are co-located at this facility. Services offered beside children’s education, include social service counselling for pre-teens and teens, childcare, programs for seniors and other community programs and services.

5.8.2 Socially Inclusive Community

What are we measuring and why is this important?

COMMUNITY INDICATOR Age groups as a % of the total population

Sustaining a healthy mix of different ages and socio-economic backgrounds in our population is important to the ongoing health, diversity and vibrancy of our community. Recent demographic trends indicate growing numbers of seniors, gaps in the numbers of young adults entering the work force and starting new families, and declining numbers of school aged children. OCP policies to create a greater diversity of housing choices and affordability, to encourage business opportunities and job growth, and to guide the development of dynamic town and village centres will help attract the ‘missing generation’ of young adults and enable seniors to find suitable housing in our community.

How are we doing?

2030 OCP TARGET/ DESIRED TREND

Foster a socially inclusive community including a mix of ages, abilities and socio-economic backgrounds.

2011 BASELINE

Significantly fewer young adults aged 25 to 40 than the regional average.

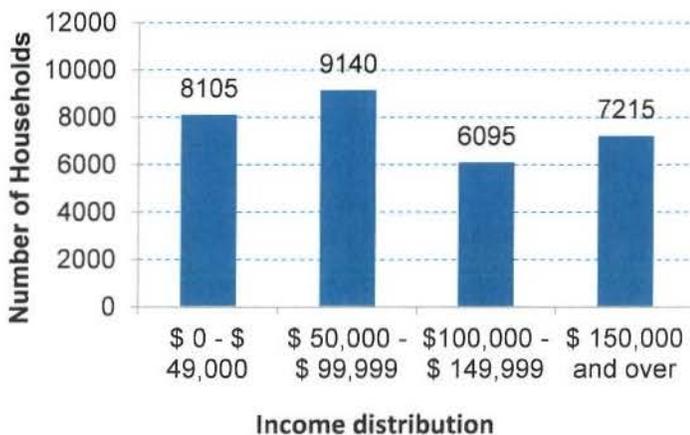
2014 MEASURE

No 2014 data. Next available census dataset in 2016/7.

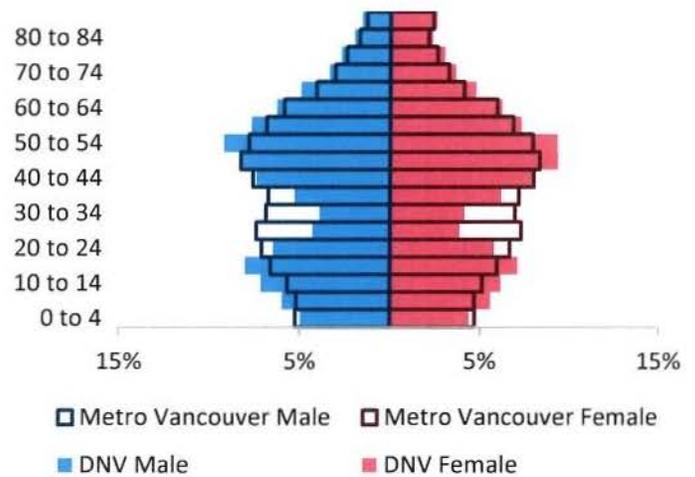
In 2011, our population profile reveals a slight decline in the numbers of children from 2006. However, these numbers are still higher than the 2011 regional average. The number of young adults aged 25 to 40 has declined since 2006. Our numbers of middle aged and senior adults are on the rise and slightly above the regional average.

SECONDARY INDICATOR: Household Income

2011 DNV Household Income Distribution



2011 Population Pyramid (% of total population of 84,420)



Population Profile by Age Group	2006	2011
0-19	26.4%	24.7%
20-39	21.0%	20.0%
40-64	39.6%	39.7%
65+	13.0%	15.5%
Total	81,910	84,420

Did you know?

In 2011, 75% of District residents called English their mother tongue. Of the 22% of non-official languages spoken in the District, the majority spoke Farsi, then German, Korean, Cantonese and Spanish.

5.8.3 Community Services and Programs

2030 OCP TARGET/ DESIRED TREND

Provide, facilitate and support a range of community programs and social services that meet the needs of the community.

Why is this important?

Community services includes a wide range of social, cultural, recreation, education, health and other services and programs - typically offered by social service providers and governmental agencies - that support the health and well-being of all District residents. These community programs and services can provide vital assistance to residents in time of needs, but they are also form part of our everyday lives when we visit a Community Recreation Centre or access resources at the library.

What are we doing?

Social Service Agencies. Social service providers and other community agencies work hard to provide programs for seniors, people with disabilities, youth, childcare, women in crisis, new immigrants, counselling services, homeless and emergency services, food security, restorative justice and other services in our community. The District provides **community and core grants** to support the work of non-profit social service providers and community groups that offer services to District residents. Grants provided to these agencies are used to leverage funds from other sources and guides the work of substantial community volunteer hours.

The **North Vancouver Recreation & Culture Commission (NVRC)** offers a wide range of opportunities for individuals, families and organizations to stay active, engaged and inspired as program or drop-in participants, volunteers, cultural grant recipients and event participants. The NVRC continues to offer financial assistance to families in need and a variety of low-cost opportunities to ensure all residents have access to programs and facilities.

In 2014 the North Vancouver Recreation Commission and the North Vancouver Arts Office were consolidated into the North Vancouver Recreation & Culture Commission (NVRC). The consolidation brings together municipal recreation and cultural expertise under one umbrella organization, enhances programming and services in North Vancouver and achieves efficiencies in service delivery. Also in 2014, the NVRC fully implemented a new program design and delivery system to better respond to shifting participation patterns and provide new innovative recreation and culture opportunities. This system delivers a creative mix of recreation and cultural activities and events which engage all residents in new ways and heightens vibrancy in each of the District's neighbourhoods and town centres.

The **North Vancouver District Public Library's** Strategic Framework was adopted by the Library Board in September 2014. Included in this framework is a vision of the library as a welcoming, inclusive place with a diverse collection that is responsive to community needs, provides current and adaptable technology, fosters an environment where people can build community and relationships and feel more connected to their community.

Did you know?

Vancouver Coastal Health (VCH) has a keen interest in built environments and their impacts on community health. VCH has published a number of publications on Healthy Built Environments recognizing the health benefits from social and connected public spaces, active transportation, GHG reduction, environmental protection and more. For more information see <http://www.vch.ca/your-health/population-health/built-environment/>. The District has established a Memorandum of Agreement with VCH to work together to encourage healthy built environments in our communities through OCP implementation.

5.8.4 Citizen Engagement

2030 OCP TARGET/ DESIRED TREND

To involve citizens meaningfully in civic affairs and community life

Why is this important?

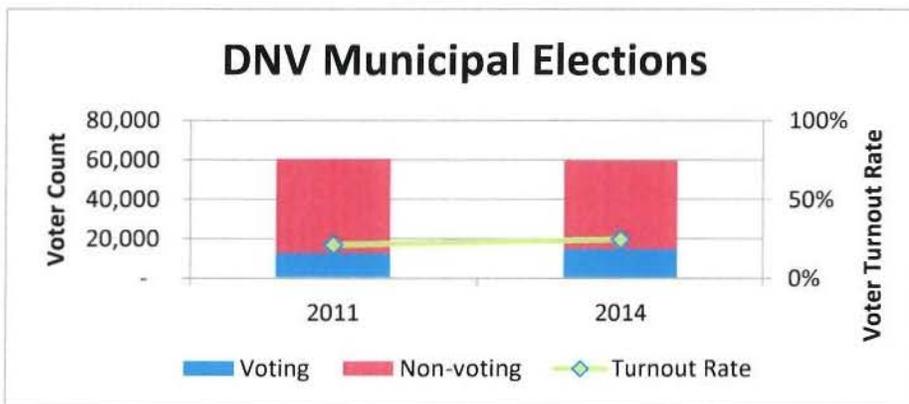
Effective civic engagement builds strong communities, leads to greater public participation and interest in the things we share, and facilitates more responsive governance and better decision making. Civic engagement can be observed in a number of different ways: voter turnout at civic elections, attendance at Council meetings, participants at public engagement events, involvement in civic committees, number of volunteers for various community initiatives, number of people accessing the District website, and more. Moving forward, the District will seek ways to measure civic engagement. Currently one of the few reliable sources of available data is voter turnout.

In 2011, 21% of eligible voters voted in the civic election. In 2014, turnout increased slightly to 25%.

Did you know?

The District now has a total of approximately 137 community garden plots. These gardens allow residents to grow their own food and to build community connections through interaction and education.

Year	Eligible	Voting	Non-voting	Turnout Rate
2011	60,450	12,675	47,775	21%
2014	59,617	14,710	44,907	25%



Civic Involvement in Municipal Committees

Estimated # of Council appointed committees, boards, commissions, task forces, and panels	20
Community participants	165

Community engagement and outreach:

The District’s Corporate Communications team has been exploring new ways of engaging with the public. New visual and social media tools are helping the District to reach out and connect with wider and more diverse audiences in our community. The District’s website is also undergoing a complete redesign towards a more user friendly format.



5.8.5 Personal and Public Safety

2030 OCP TARGET/ DESIRED TREND

To create safe and caring communities

Why is this important?

Together with other community partners, the District works proactively to reduce or prevent risks; to respond effectively to natural hazards, natural disasters and emergencies; and to protect public safety. These services and programs save lives and property from harm and provide necessary supports to citizens in times of need.

What are we doing?

- **Natural Hazards Risk Management:** The District utilizes a risk-based approach to the management of natural hazards focuses on both the likelihood and consequence of natural hazard events such as landslides, debris flows, wildland-urban interface fires, severe storms, flooding, earthquakes. In May 2011, the District received the United Nations Sasakawa Award for Disaster Risk Reduction. The District is also recognized as a "Role Model City" for the United Nations Resilient Cities campaign.
- **Natural Hazard Development Permit Areas:** In 2012, Council approved a series of Natural Hazard Development Permit Areas to protect development from potential hazards associated with wildfire, steep slopes and creeks (debris flow, flooding etc.)
- **North Shore Emergency Management Office:** (NSEMO) supports both municipal and regional North Shore response capabilities by coordinating effective and efficient preparedness, planning, response, and recovery activities by bringing together resources from the three municipalities, response agencies, public safety lifeline volunteers and other organizations on the North Shore.
- **Fire and Rescue Services/RCMP/Ambulance Services:** Our emergency services continue to provide essential emergency, public education, and support services to our community.

5.9 PARKS AND OPEN SPACE

2030 OCP TARGET/ DESIRED TREND

Continue to exceed 2 ha of community and neighbourhood park/1000 people District-wide, and increase park, open space and/or trails in OCP growth centres.

What are we measuring and why is this important?

PRIMARY INDICATOR Ratio of community and neighbourhood park/1000 people District-wide

Community Parkland serves several neighbourhoods and includes parks for organized recreational opportunities, trails and natural features. Neighbourhood Parkland are more localized parks providing active and passive recreational opportunities and are intended to primarily serve residents within a reasonable walking distance (10min or up to approximately 800m).



Legend: ■ Community Parks ■ Neighbourhood Parks

How are we doing?

2011 BASELINE

In 2011, the ratio of community and neighbourhood park/1000 people District-wide was 3.6.

2014 MEASURE

In 2014, the ratio of community and neighbourhood park/1000 people District-wide was 3.6.

Parks Areas (Hectares)	2011	2014
Community Park	188	188
Neighbourhood Park	117	119
TOTAL	305	307

Year	2011	2014
Population Census	84,410	84,959*
Community & Neighbourhood Park Space per 1000 Residents	3.6	3.6

* Estimate from BC Stats

While small advances have been made to create new neighbourhood parks, open space and trails in Town and Village Centres moving forward, other key parks strategies are aimed at park updates and improvements to meet the changing needs of our community and to extend the trails network to strengthen community connections.

Examples of Key Park Improvement Projects Completed in 2011 – 2014	Type
Windsor AstroTurf construction with associated infrastructure (washrooms etc.)	Sports Field Related
NS Spirit Trail Construction for Squamish Nation to Mackay Creek	Trail
Trail construction along Seymour Greenbelt with aggregate surfacing and supporting infrastructure	Trail
Multi Use and Mountain bike trail construction with associated infrastructure and signage	Trail
Artificial Turf Mat installation at Windsor field	Sports Field Related
Water Park replacement at Viewlynn	Other
Sportfield lighting upgrade at Myrtle Park - All weather field	Sports Field Related
Cates Tennis Court replacment (2) at Cate Park East	Tennis
BP Memorial Connector with bridge installation (2); boardwalk; stairs; fencing and drainage works	Ped. Infrastructure
Waterfront Access Upgrade at 790 Beachview Avenue	Other

OTHER INDICATORS: Length of recorded trails in the District

Primary Use	2011 Length (m)	2014 Length (m)
Hiking Only	56,856	56,006
Mountain Biking Priority	20,861	20,802
Mountain Biking Only	863	863
Multi-Use	187,158	202,435
Unclassified	38,273	38,498
Total	304,011	318,604

**Note: Includes all trails located in the District, even if they are funded/constructed/maintained by Metro Vancouver.*

DATA SOURCES AND LIMITATIONS

The data is provided by the DNV GIS and Parks departments. Trail length data are estimates only. Lengths may be adjusted periodically as updated information becomes available.

PLANS AND OTHER PROGRESS TOWARDS OCP TARGET

- Parks and Open Space Strategic Plan (2012)

5.11 CLIMATE ACTION

5.11.1 Community Emissions

What are we measuring and why is this important?

PRIMARY INDICATOR

Community emissions in tonnes of CO₂

The Province of B.C. aims to reduce greenhouse gas (GHG) emissions by 33% from 2007 levels by 2020. As part of the our commitment to meeting the Climate Action Charter, the District is required to measure and report on community GHG emissions profiles. An important resource for this reporting, is the Community Energy and Emissions Inventory (CEEI) that collects data on energy consumption and greenhouse gas emissions from community activities (on-road transportation, buildings and solid waste) from GHG source sectors (utilities, public agencies etc.).

<http://www2.gov.bc.ca/gov/content/environment/climate-change/policy-legislation-programs/civic-sector-leadership#charter>

How are we doing?

2030 OCP TARGET/ DESIRED TREND

The District aims to reduce community emissions by 33% by 2030.

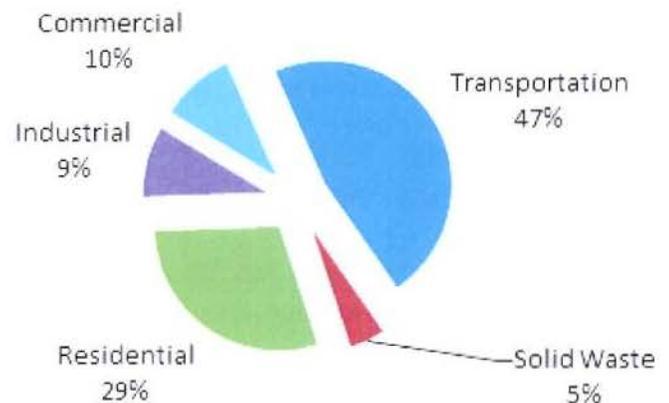
2011 BASELINE

In 2010, community emissions were equivalent to 427,000 tonnes of CO₂.

2014 MEASURE

Revised data pending from CEEI.

2010 CO₂ Equivalent



PLANS AND OTHER PROGRESS TOWARDS OCP TARGET

- Climate Action Revenue Incentive Program
- Energy and Water Conservation and Greenhouse Gas Emission Reduction DPA
- Building Energy Labelling program starting
- Water conservation
- Solar capacity mapping

Did you know?

The District encourages new and innovative clean fuel alternatives for vehicles and supportive infrastructure such as electric charging stations. From a starting point of zero electric vehicle charging stations in 2011, by the end of 2014 there were 16 electric vehicle charging points in the District.

5.11.2 Corporate Emissions

What are we measuring and why is this important?

PRIMARY INDICATOR

Corporate (District operations) emissions in tonnes of CO₂

Under the Climate Action Charter, the District is taking steps to lower our carbon footprint; plan for compact, complete and energy-efficient communities; and demonstrate leadership on sustainable development. The District also reports every year on progress toward these goals as well as achieving carbon neutrality in their corporate emissions. The majority of District corporate GHG emissions are attributed to fleet vehicles use and building energy use with electrical use making up the remainder.

How are we doing?

2030 OCP TARGET/ DESIRED TREND

A reduction in Corporate (District operations) emissions.

2012 BASELINE

In 2012, the District’s direct corporate emissions were equivalent to 4,629 tonnes of CO₂. Due to a change in collection methods, data for 2011 is not available.

2014 MEASURE

In 2013, the District’s direct corporate emissions were equivalent to 4351 tonnes of CO₂.

DNV Corporate Emissions and Offsets (CO₂e)	2012	2013	2014	
Emissions from services delivered directly by the local government	4,629	4,351	4,509	
			-4,566	Carbon offsets

Total GHG emissions (measured by CO₂e) can vary greatly depending on GHG credits gained from climate action projects. In 2014, the District generated 4,566 in carbon offsets (through organic waste diversion and reduced landfill emissions) to reach carbon neutrality. The District’s Energy Reduction Program has focused on making improvements to the District’s facilities by implementing projects to reduce the energy use in buildings. To date, the program has reduced energy use in facilities by approximately 5% on an annual basis. Implemented measures include improvements to mechanical systems, lighting systems and building control systems. Slightly warmer weather in 2013 also contributed to a reduction in natural gas use. Fleets has implemented an anti-idling program, and replaced fleet vehicles with more efficient vehicles (e.g. Prius engineering cars, smart cars for the inspectors, electric car for building department).

PLANS AND OTHER PROGRESS TOWARDS OCP TARGET

- Climate Action Revenue Incentive Program (ongoing)
- Energy Retrofit Program
- District of North Vancouver Electric Vehicle Support Equipment Strategy (2014).

6 Laying the Foundation for future OCP Progress Monitoring

This report begins the process of measuring achievements towards OCP goals and objectives. As data becomes available from a variety of different sources, it is suggested that the following additional indicators be considered for use in future OCP Progress Monitoring reports.

Parks and Open Space:

- Amount of parks, open space and trails in town and village centres

Environment:

- Stream health (water quality)
- % of land base under environmental protection
- Extent (linear m) of fish accessible streams

Infrastructure/Finance:

- Status of long term funding strategy
- Community amenity contributions

THIS PAGE LEFT BLANK INTENTIONALLY