

**DISTRICT OF NORTH VANCOUVER  
COUNCIL WORKSHOP**

Minutes of the Council Workshop of the Council for the District of North Vancouver held at 5:02 p.m. on Tuesday, May 3, 2016 in the Committee Room of the District Hall, 355 West Queens Road, North Vancouver, British Columbia.

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

**Absent:** Councillor R. Bassam

**Staff:** Ms. C. Grant, Acting Chief Administrative Officer  
Mr. D. Milburn, Acting General Manager – Planning, Properties & Permits  
Ms. M. Welman, Manager – Strategic Communications & Community Relations  
Ms. L. Brick, Deputy Municipal Clerk  
Mr. P. Chapman, Social Planner  
Ms. A. Reiher, Confidential Council Clerk

**1. ADOPTION OF THE AGENDA**

**1.1. May 3, 2016 Council Workshop Agenda**

**MOVED by Councillor MURI**

**SECONDED by Councillor BOND**

THAT the agenda for the May 3, 2016 Council Workshop be adopted as circulated.

**CARRIED**

**2. REPORTS FROM COUNCIL OR STAFF**

**2.1. Rental and Affordable Housing - Stakeholder Feedback**

File No. 13.6480.03/003.000

Mr. Dan Milburn, Acting General Manager – Planning, Properties & Permits, reported that Rental and Affordable Housing Policy input was received from stakeholders, and requested direction from Council on the proposed public engagement process.

Mr. Milburn reported that stakeholder input was received on:

- The expansion to the supply and diversity of housing;
- The preservation and expansion to the existing rental supply; and,
- Meeting the housing needs of low and moderate income earners.

Mr. Milburn reported that stakeholder input was received from the development community, the Urban Development Institute (UDI), not-for-profit organizations and housing providers.

Mr. Milburn mentioned that most stakeholders agreed with expanding the supply and diversity of housing and supported the proposed revision to the Tenant Relocation Policy. Topics that were discussed included providing new rental housing in town centres where there are none, and to encourage the retention of the existing older rental units.

Mr. Milburn commented that stakeholders felt that affordable housing targets are necessary, and that a definition of affordability is also needed. Stakeholders supported the idea of District partnership with not-for-profit agencies.

Ms. Mairi Welman, Manager – Strategic Communications & Community Relations, provided an overview of the upcoming public opinion survey on affordable housing.

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

- Commented that the District population continues to decrease due to affordability and that affordability affects various vulnerable groups;
- Suggested that District land may be provided to not-for-profit societies with experience in executing housing, and noted that most District owned land is not located in town centres;
- Commented that older rental properties are being redeveloped into larger higher-priced properties, and that there is an urgency to complete the stakeholder feedback process;
- Queried if there is a way to monitor rental increases for new tenants;
- Commented on the relationship between public transportation and the supply for housing; and,
- Expressed that input is needed from District tenants and youth to determine their needs and wants.

Public Input:

Ms. Stephani Samaridis, District Resident:

- Spoke to the affordable housing model for Habitat for Humanity and spoke favourably of a land partnership with the District.

A District Resident:

- Spoke to his experience in participating with the stakeholder dialogue and commented on housing affordability within the District.

Mr. Baily Humford, 1600 Block Lynn Valley Road:

- Spoke for the Lookout Emergency Aid Society regarding homelessness and housing affordability within the District.

Ms. Adele Wilson, District Resident:

- Spoke in favour of providing District lands for development by BC Housing.

**MOVED by Councillor MURI**

**SECONDED by Councillor BOND**

THAT the April 22, 2016 joint report of the Section Manager – Policy Planning, and the Social Planner entitled Rental and Affordable Housing – Stakeholder Feedback, be received for information;

AND THAT staff be directed to complete the public consultation process as outlined in the April 22, 2016 joint report of the Section Manager – Policy Planning, and the Social Planner.

**CARRIED**

## **2.2. Residential Tenant Assistance Policy**

File No. 13.6480.30/003

Mr. Dan Milburn, Acting General Manager – Planning, Properties & Permits, provided an overview of the key principles for the Tenant Assistance Policy to assist multi-family tenants displaced by new developments and mentioned that the development community has sought policy guidance from the District.

Mr. Milburn reported that components for the proposed Tenant Assistance Policy include:

- A Tenant Communication Plan;
- An Occupancy Summary;
- A revised Tenant Assistance Package to further assist the displaced;
- A Public Hearing where information of the application by the developer will be presented to the public; and,
- Proof of delivery of the approved Tenant Assistance Package to District staff by the developer, prior to issuing the zoning bylaw adoption.

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

- Suggested that speaking to residents displaced by new developments would be beneficial;
- Questioned what would happen in the event that the Tenant Relocation Coordinator is unable to find suitable housing;
- Expressed support to partner with other societies in Metro Vancouver to supplement affordable housing initiatives;
- Requested that staff rewrite the proposed Municipal Tenant Assistance Policy to the City of North Vancouver's model; and,
- Commented that the challenges in North Vancouver are similar to those faced in other communities.

Councillor BOND left the meeting at 6:40 pm.

In response to Council, staff advised that a relocation package to residents would be a condition of a rezoning negotiation and that if a tenant feels that the developer has not provided satisfactory relocation, Council can refuse or postpone the application of the developer.

3. **ADJOURNMENT**

**MOVED** by Councillor HANSON

**SECONDED** by Councillor MACKAY-DUNN

THAT the May 3, 2016 Council Workshop be adjourned.

**CARRIED**

Absent for vote: Councillor BOND

(7:01 pm)



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Mayor



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Municipal Clerk