

**DISTRICT OF NORTH VANCOUVER
COUNCIL WORKSHOP**

Minutes of the Council Workshop Meeting for the District of North Vancouver held at 7:20 p.m. on Monday, July 11, 2016 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 D. MacKay-Dunn
Councillor L. Muri

Staff: Mr. David Stuart, Chief Administrative Officer
Mr. G. Joyce, General Manager – Engineering, Parks & Facilities
Mr. D. Milburn, Acting General Manager – Planning, Properties & Permits
Mr. A. Wardell, Acting General Manager – Finance & Technology
Mr. R. Danyluk, Manager – Financial Planning
Ms. L. Brick, Deputy Municipal Clerk
Ms. S. Vukelic, Confidential Council Clerk

1. ADOPTION OF THE AGENDA

1.1. July 11, 2016 Council Workshop Agenda

MOVED by Councillor HANSON

SECONDED by Councillor MACKAY-DUNN

THAT the agenda for the July 11, 2016 Council Workshop be adopted as circulated.

CARRIED

2. ADOPTION OF MINUTES

Nil

3. REPORTS FROM COUNCIL OR STAFF

3.1. Rental and Affordable Housing Strategy

File No. 13.6480.03/003.000

Mr. David Stuart, Chief Administrative Officer, introduced the topic of Rental and Affordable Housing Strategy in the District of North Vancouver. He noted the importance of recognizing elements of Council support and moving forward with the identified topics.

Mr. Dan Milburn, Acting General Manager – Planning, Properties & Permits, provided an overview of Council's indicated areas of interest regarding the

District of North Vancouver's Rental Affordable Housing Strategy. The following are areas which Council indicated support for:

- To expand the supply and diversity of housing;
- To expand the supply of new rental and affordable housing;
- To minimize impacts to tenants;
- To expand the supply of new rental and affordable housing;
- To partner with other agencies to deliver affordable housing;
- 10 Year Estimated Demand (Target) 700 – 1,400 rental units (includes affordable units);
- 10 Year Estimated Demand (Target) 600 – 1000 affordable rental units;
- Income test potential and existing renters (yearly) to ensure units are provided to low and low-moderate income earners with a housing agreement;
- Partner with not-for-profit agencies to provide affordable rental;
- Maintain a strata rental protection policy;
- Update/enforce the Standards of Maintenance Bylaw;
- Minimize impacts to tenants: encourage phasing of projects, where possible;
- Minimize impacts to tenants: prepare a Tenant Assistance Policy;
- Incentivise rental and affordable with parking reductions;
- Negotiate for a range of unit sizes and number of bedrooms (OCP policy);
- Rental and affordable housing where the focus is on families; and,
- Dispose of individual District owned lots and use the proceeds for affordable housing.

Councillor BOND left the meeting at 7:40 pm and returned at 7:43 pm.

The following are areas which Council indicated support with conditions:

- To prioritize the retention of affordable housing outside centres;
- To enable the replacement of existing housing with conditions;
- Use Canadian Mortgage and Housing Corporation (CMHC) Affordability Levels to define affordability (Level 1: 80th percentile, Level 2: 65th percentile, Level 3: 50th percentile) with a housing agreement;
- Negotiate for cash at time of rezoning (subject to Council review and approval);
- Prioritize maintenance, restoration and retention of purpose built rental outside of Town Centres;
- Negotiate for the replacement of existing rental units on a 1:1 basis based upon the number of units;
- Negotiate for the replacement of existing rental units on a 1:1 basis based upon the size of units;
- Negotiate for the replacement of existing rental units on a less than 1:1 basis if affordable housing is proposed/funded;
- Rental and affordable housing focus: cognitive disabilities;
- Rental and affordable housing focus: mobility disabilities; and,
- Reallocate Community Amenity Contributions (CAC) funds for affordable housing.

Council discussion ensued and staff will explore and report back on the areas where the majority of Council indicated support for and support with conditions.

MOVED by Councillor BASSAM
SECONDED by Councillor HANSON

THAT the District of North Vancouver issue a Request For Information (RFI) for family oriented, affordable market rental housing, site specific to the Oxford Street properties owned by the District of North Vancouver;

AND THAT the District of North Vancouver fund the proposed Oxford housing project through the disposition of previously identified surplus District owned single family lots.

DEFEATED

Opposed: Mayor WALTON, Councillors HICKS, MACKAY-DUNN and MURI

MOVED by Councillor MACKAY-DUNN
SECONDED by Mayor WALTON

THAT Staff report on the use of the Oxford Street properties for affordable housing and the disposition of the eight District owned lots.

CARRIED

Opposed: Councillors BASSAM, BOND and MURI

4. PUBLIC INPUT

Nil

5. ADJOURNMENT

MOVED by Councillor MURI
SECONDED by Councillor BASSAM

THAT the July 11, 2016 Council Workshop be adjourned.

CARRIED

(8:17 pm)

Mayor

Municipal Clerk