

# AGENDA

## *COUNCIL WORKSHOP*

**Tuesday, November 15, 2016**

**5:00 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



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## COUNCIL WORKSHOP

5:00 p.m.  
Tuesday, November 15, 2016  
Committee Room, Municipal Hall,  
355 West Queens Road, North Vancouver

### AGENDA

#### 1. ADOPTION OF THE AGENDA

##### 1.1. November 15, 2016 Council Workshop Agenda

*Recommendation:*

THAT the agenda for the November 15, 2016 Council Workshop is adopted as circulated, including the addition of any items listed in the agenda addendum.

#### 2. ADOPTION OF MINUTES

##### 2.1. October 4, 2016 Council Workshop p. 7-10

*Recommendation:*

THAT the minutes of the October 4, 2016 Council Workshop meeting are adopted.

##### 2.2. October 18, 2016 Council Workshop p. 11-14

*Recommendation:*

THAT the minutes of the October 18, 2016 Council Workshop meeting are adopted.

##### 2.3. October 24, 2016 Council Workshop p. 15-19

*Recommendation:*

THAT the minutes of the October 24, 2016 Council Workshop meeting are adopted.

#### 3. REPORTS FROM COUNCIL OR STAFF

##### 3.1. Rental and Affordable Housing Council Strategy p. 23-34 File No. 13.6480.03/003.0000

*Recommendation:*

THAT staff is directed to amend the Draft Rental and Affordable Housing Strategy based on input received from Council, and return the Draft Rental and Affordable Housing Strategy to Council for consideration.

**4. PUBLIC INPUT**

(maximum of ten minutes total)

**5. ADJOURNMENT**

*Recommendation:*

THAT the November 15, 2016 Council Workshop is adjourned.

# MINUTES

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**DISTRICT OF NORTH VANCOUVER  
COUNCIL WORKSHOP**

Minutes of the Council Workshop for the District of North Vancouver held at 5:03 p.m. on Tuesday, October 4, 2016 in the Committee Room of the District Hall, 355 West Queens Road, North Vancouver, British Columbia.

**Present:** Acting Mayor D. MacKay-Dunn  
Councillor M. Bond (5:05 pm)  
Councillor J. Hanson  
Councillor R. Hicks  
Councillor L. Muri

**Absent:** Mayor R. Walton  
Councillor R. Bassam

**Staff:** Mr. D. Stuart, Chief Administrative Officer  
Mr. D. Milburn, Acting General Manager – Planning, Properties & Permits  
Ms. J. Paton, Manager – Development Planning  
Ms. L. Brick, Deputy Municipal Clerk  
Ms. S. Vukelic, Confidential Council Clerk

**Also in**

**Attendance:** Ms. Jennifer Clay, Community Heritage Advisory Committee  
Mr. Rob Henderson, Community Heritage Advisory Committee  
Mr. James Paul, Community Heritage Advisory Committee  
Ms. Nancy Paul, Community Heritage Advisory Committee

**1. ADOPTION OF THE AGENDA**

**1.1. October 4, 2016 Council Workshop Agenda**

**MOVED by Councillor HANSON**

**SECONDED by Councillor MURI**

THAT the agenda for the October 4, 2016 Council Workshop be adopted as circulated.

**CARRIED**

Absent for Vote: Councillor BOND

**2. ADOPTION OF MINUTES**

**2.1. July 11, 2016 Council Workshop**

**MOVED by Councillor HANSON**

**SECONDED by Councillor MURI**

THAT the minutes of the July 11, 2016 Council Workshop meeting are adopted.

**CARRIED**

Absent for Vote: Councillor BOND

**2.2. July 18, 2016 Council Workshop**

**MOVED by Councillor HANSON  
SECONDED by Councillor MURI**

THAT the minutes of the July 18, 2016 Council Workshop meeting are adopted.

**CARRIED**

Absent for Vote: Councillor BOND

**2.3. July 19, 2016 Council Workshop**

**MOVED by Councillor HANSON  
SECONDED by Councillor MURI**

THAT the minutes of the July 19, 2016 Council Workshop meeting are adopted.

**CARRIED**

Absent for Vote: Councillor BOND

**3. REPORTS FROM COUNCIL OR STAFF**

**3.1. Community Heritage Advisory Committee Presentation**

File No. 13.6800.01/000.000

Ms. Jennifer Clay, Community Heritage Advisory Committee, provided an update on the District's Community Heritage Advisory Committee and their concerns.

Ms. Clay advised the Committee's mandate, as outlined in the District's Official Community Plan (OCP), includes the protection and enhancement of heritage sites, supporting community involvement and the establishment of a Heritage Plan. She advised that the District does not currently have a Heritage Plan.

Ms. Clay advised that the District has eight designated heritage properties, two Heritage Conservation Covenants and three Heritage Revitalization Agreements.

Mr. Dan Milburn, Acting General Manager – Planning, Properties & Permits, advised that a designated Heritage Property would need a Heritage Alteration Permit to alter the home. He noted that alterations to designated homes are limited to ensure that the character of the heritage home is maintained. He advised that a Heritage Covenant is registered on title rather than a motion passed by Council for a Heritage Revitalization Agreement (HRA).

Councillor BOND arrived at this point in the proceedings.

Ms. Clay advised that there are 137 registered heritage properties in the District.



Ms. Clay explained the District's current heritage program includes the following:

- Heritage Register;
- Annual Heritage Awards;
- Heritage Procedures Bylaw;
- North Vancouver Museum and Archives; and,
- Community Heritage Advisory Committee.

Ms. Clay provided an overview of the composition of the Committee and advised that prior to 2005 the Committee was deemed a Commission, a status that the current Committee would like to revert back to.

Ms. Clay advised that the Committee has a budget of \$5,660 a year which goes towards the cost of the Annual Heritage Awards.

Ms. Clay explained that the purpose of the Committee is to educate, promote and to create awareness regarding heritage matters. She noted that the Committee also reviews permits for modifications on heritage properties and administers Community Heritage Grants.

Ms. Clay advised that the Committee would like to create a Heritage Plan which will move forward with the goals of the OCP and establish a vision, mission, priorities and core values. Staff advised that consultants, in joint consultation with community groups and owners of homes on the Heritage Registry, would help create a Heritage Plan.

Ms. Clay suggested updating the District website to include more advanced information, including the following:

- Searchable Heritage Register;
- Geographic Information Systems (GIS) overlay;
- Heritage Revitalization Agreement "How to" Booklet;
- Heritage Award application forms;
- Heritage Grant applications; and,
- Heritage Plaque Program.

Ms. Clay elaborated on the administration features that the Committee would like to enhance and requested resources to fulfill the administrative needs.

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

- Questioned the practicality of maintaining homes at the end of their life cycle;
- Queried the importance of maintaining heritage houses that require extensive work;
- Queried the difference between a Commission versus a Committee;
- Commented regarding the administrative needs of the Committee;
- Commented regarding the Heritage Grant Program;
- Spoke to the importance of educating the community regarding maintaining heritage homes;
- Spoke to the importance of having Council representation on the Committee;
- Questioned the best way to educate the public about heritage matters; and,

- Requested that the Committee compose a short list of heritage homes for Council to tour.

Staff suggested that a future discussion be held regarding the policy and options for promoting heritage preservation.

**4. PUBLIC INPUT**

Nil

**5. ADJOURNMENT**

**MOVED by Acting Mayor MACKAY-DUNN**

**SECONDED by Councillor MURI**

THAT the July 11, 2016 Council Workshop be adjourned.

**CARRIED**  
(6:28 pm)

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Mayor

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Municipal Clerk

**DISTRICT OF NORTH VANCOUVER  
COUNCIL WORKSHOP**

Minutes of the Council Workshop for the District of North Vancouver held at 5:07 p.m. on Tuesday, October 18, 2016 in the Committee Room of the District Hall, 355 West Queens Road, North Vancouver, British Columbia.

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

**Absent:** Mayor R. Walton  
Councillor R. Bassam

**Staff:** Mr. D. Stuart, Chief Administrative Officer  
Ms. C. Grant, General Manager – Corporate Services  
Mr. J. Gordon, Manager – Administrative Services  
Mr. S. Ono, Manager – Engineering Services  
Ms. E. Geddes, Section Manager - Transportation  
Ms. I. Weisenbach, Transportation Planner  
Ms. S. Tejani, Transportation Planning Technologist  
Ms. S. Vukelic, Confidential Council Clerk

**1. ADOPTION OF THE AGENDA**

**1.1. October 18, 2016 Council Workshop Agenda**

**MOVED by Councillor MURI**

**SECONDED by Councillor HANSON**

THAT the agenda for the October 18, 2016 Council Workshop be adopted as circulated.

**CARRIED**

**2. ADOPTION OF MINUTES**

Nil

**3. REPORTS FROM COUNCIL OR STAFF**

**3.1. Annual Transportation Update**

File No. 16.8620.01/000.000

Mr. Steve Ono, Manager – Engineering Services, provided an introduction regarding the District's current Transportation Master Plan that requires updating.

Ms. Erica Geddes, Transportation Section Manager, provided an update regarding the District's transportation projects, which include the following:

- New Philip Avenue Overpass;
- Keith Road Bridge;
- Lynn Valley Road Bike Lane Project;
- New sidewalk on the north side of East 29<sup>th</sup> Street;
- Cycling route from Barrow Street to Iron Workers Memorial Bridge; and,
- Phibbs Exchange project.

Ms. Geddes advised that the District continues to work on building new sidewalks, up-grading pedestrian crossings and reducing crash risks.

Ms. Ingrid Weisenbach, Transportation Planner, explained the need to integrate transportation and land use as part of the Transportation Master Plan. She noted the proposed update consists of a technical process along with public consultation that will guide projects and investments to address some of the common issues. She advised that the proposed changes to the District's Transportation Master Plan could focus on the following:

- Protected Bike Network;
- Marine Transit Corridor;
- Parking policy;
- System management; and,
- New safety initiative (Vision Zero).

Ms. Weisenbach reviewed the sources of funding for on-going transportation projects in the District.

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

- Concern regarding the traffic congestion on the North Shore and the urgency for a solution;
- Concern with the amount of people commuting to and from the North Shore due to escalating cost of land on the North Shore;
- Concern with the demographics of the North Shore;
- That infrastructure influences the driving behaviour of people;
- Usage of an incentives-based program to change driving habits;
- Tactics to encourage people to use other modes of transportation;
- That small incremental changes overtime can be beneficial;
- The use of pay parking as a traffic control measure;
- The need to support opportunities for land use that have a positive influence on transportation;
- Regarding lobbying different levels of government for assistance;
- How the density of new construction impacts the congestion on the North Shore;
- The need for reliable communal transportation structures as there are limited crossings to the North Shore;
- The need to facilitate more public transportation;
- Researching data on transportation habits on the North Shore;

- Support for the implementation of “Vision Zero”;
- Educating the public regarding different transportation methods;
- The flow of traffic signals in congested areas; and,
- Traffic models that other municipalities use.

**MOVED by Councillor MURI**  
**SECONDED by Councillor BOND**

THAT the October 12, 2016 joint report of the Transportation Section Manager, Transportation Planner and Transportation Planning Technologist entitled Annual Transportation Update be received for information.

**CARRIED**

**4. PUBLIC INPUT**

Ms. Fiona Walsh:

- Suggested focusing on a cohort of people who are able to change their driving behaviour.

Mr. Fredrick Rathje:

- Noted the importance of looking at traffic data to determine a solution.

Mr. Corrie Kost:

- Expressed concern regarding the negative aspects of LED lights and the lack of high paying jobs in the District;
- Commented on the lack of signage warning commuters of traffic congestion; and,
- Suggested a community based workshop to discuss transportation issues on the North Shore.

Ms. Antje Walh:

- Suggested implementing parking restrictions and additional bike lanes as a solution that can be implemented quickly.

Ms. Ruth Hanson:

- Questioned why stalled cars are not removed more quickly from the Second Narrows Bridge deck, ferry traffic congestion within peak traffic times and the shortage of buses.

Discussion ensued regarding the possibility of relocating the Ferry Terminal, traffic counters and the implementation of more buses.

Staff advised that congestion and mobility issues on the North Shore are the main traffic issues. It was noted that infrastructure, transit services and system improvements need to be reviewed and implemented in a timely matter. These and possible pilot projects will be discussed at a future Council meeting.

**5. ADJOURNMENT**

**MOVED by Councillor MURI**  
**SECONDED by Councillor BOND**

THAT the October 18, 2016 Council Workshop be adjourned.

**CARRIED**  
(7:05 pm)

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Mayor

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Municipal Clerk

**DISTRICT OF NORTH VANCOUVER  
COUNCIL WORKSHOP**

Minutes of the Council Workshop for the District of North Vancouver held at 5:03 p.m. on Monday, October 24, 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 (5:05 pm)  
Councillor D. MacKay-Dunn  
Councillor L. Muri

**Staff:** Mr. D. Stuart, Chief Administrative Officer  
Ms. C. Grant, General Manager – Corporate Services  
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. J. Gordon, Manager – Administrative Services  
Ms. S. Rogers, Manager – Parks  
Ms. S. Dale, Confidential Council Clerk

**Also in**

**Attendance:** Ms. Catherine Eiswerth, Project Manager – Binnie & Associates

**1. ADOPTION OF THE AGENDA**

**1.1. October 24, 2016 Council Workshop Agenda**

**MOVED by Councillor MURI**

**SECONDED by Councillor MACKAY-DUNN**

THAT the agenda for the October 24, 2016 Council Workshop be adopted as circulated, including the addition of any items listed in the agenda addendum.

**CARRIED**

Absent for Vote: Councillor HICKS

**2. ADOPTION OF MINUTES**

**2.1. July 11, 2016 Council Workshop**

**MOVED by Councillor MURI**

**SECONDED by Councillor MACKAY-DUNN**

THAT the minutes of the July 11, 2016 Council Workshop meeting are adopted.

**CARRIED**

Absent for Vote: Councillor HICKS

### 3. REPORTS FROM COUNCIL OR STAFF

#### 3.1. DNV Sportsfield Program

File No.

Councillor HICKS arrived at this point in the proceedings.

Ms. Susan Roger, Manager – Parks, identified the need for additional artificial turf fields (ATF) in the District to increase playable hours and allow for year-round use to accommodate growing demand. Ms. Rogers noted that playable hours at Inter River Park have been very low and conversion to an ATF would increase the current usage from 147 to approximately 2600 hours and open the field to more uses.

Ms. Catherine Eiswerth, Project Manager – Binnie & Associates, presented three options for Inter River Park field renovations and included cost estimates:

- One field and warm-up area (\$5-5.9 million);
- Two fields (\$9.5-10.5 million); and,
- Natural grass field concept (\$1.9 million).

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

- Support for the two field option;
- A field house will be required to use the site as a tournament centre;
- The importance of high quality facilities;
- The need for more playable hours is urgent as demand is high and growing;
- Facilities such as bike lockers, a bike wash, showers and meeting space could be included in renovations to meet the needs of all user groups;
- Whether Inter River Park would be a good staging area for mountain biking;
- Sport user groups be engaged in this process;
- There are existing traffic issues for recreational users exiting parking areas; and,
- Environmental concern regarding artificial turf and questioned if there are alternative materials that could be used.

Public Input:

Mr. Stuart Ince, President – North Vancouver Football Club:

- Expressed support for the two field option; and,
- Spoke in support for creating a tournament facility.

Mr. Tony Pascuzzi, General Manager – North Vancouver Football Club:

- Thanked staff for engaging sport users in the consultation process;
- Expressed support for the two field option; and,
- Commented on the need for additional artificial turf fields in the District.



**MOVED by Councillor BASSAM  
SECONDED by Councillor MURI**

THAT staff be directed to form a working group with senior staff, Council and partner representatives to explore the opportunities for facility development at Inter River Park.

**CARRIED**

With the agreement of Council, Mayor Walton varied the agenda as follows:

**3.2. Lynn Valley Loop Trail Proposal from Lynn Valley Community Association**

Mayor Walton provided an overview of the proposed Lynn Valley Loop Trail. Mayor Walton advised that the trail route follows and interconnects approximately fifteen kilometres of existing trails in key Lynn Valley parks and roadways to form a trail that defines the perimeter of the Lynn Valley community, with a trail connection into the Lynn Valley Town Centre. Signage and kiosks would provide information to celebrate and acknowledge the Lynn Valley history, culture and environment.

Public Input:

Ms. Gillian Konst, President - Lynn Valley Community Association:

- Noted that the Lynn Valley Community Association supports the Lynn Valley Loop Trail proposal.

Ms. Suzanne Mazoret, Vice-President - Lynn Valley Community Association:

- Commented that the proposed trail loop will connect existing gaps;
- Noted that signage will identify existing and non-existing trails; and,
- Commented that the proposed trail loop will be a great community asset.

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

- Support for the proposed Lynn Valley Loop Trail;
- Engagement of the community;
- The opportunity to promote trails on the North Shore;
- That signage be one consistent brand;
- That staff explore other areas in the District for possible connected loops;
- That staff submit an application to the Canada 150 Fund;
- The opportunity to plot historical land marks providing history of North Vancouver; and,
- The trails should be used for pedestrians only.

**MOVED by Councillor MURI  
SECONDED by Councillor BASSAM**

THAT Council support the proposed Lynn Valley Loop trail/route as outlined in the October 18, 2016 report of the Mayor entitled Lynn Valley Loop Trail Proposal from Lynn Valley Community Association;

AND THAT staff be authorized to submit an application to the Canada 150 Fund and be directed to include the project in the 2017 Financial plan with \$50,000 in grant funding;

AND THAT staff explore and report back on other possible similarly connected loop trails elsewhere in the District.

**CARRIED**

Mayor Walton returned to consideration of item 3.1 DNV Sportsfield Program.

**Kirkstone ATF Feasibility Study June 2016**

Ms. Susan Roger, Manager – Parks, reported on the possible conversion of the all-weather gravel field at Kirkstone Park to an ATF in order to expand playable hours at a relatively low cost, noting the field is currently underused. This field is a good candidate for conversion as it already has key infrastructure required by an ATF which include:

- Existing field lighting;
- Existing drainage;
- Existing parking;
- Existing washroom building;
- Located on a bus route; and,
- Is next to the Lynn Valley Town Centre.

**MOVED by Councillor MURI**

**SECONDED by Councillor BASSAM**

THAT funding for an artificial turf field at Kirkstone be included in the 2017 capital budget.

**CARRIED**

**Argyle Secondary School ATF**

Ms. Susan Roger, Manager – Parks, provided an update on the possible conversion of the all-weather gravel field at Argyle Secondary School to an ATF and noted that staff are exploring this option to see if it is feasible.

Council identified this site as a good opportunity to connect trails along Hastings Creek.

**4. ADJOURNMENT**

**MOVED by Councillor MURI**

**SECONDED by Councillor MACKAY-DUNN**

THAT the October 24, 2016 Council Workshop be adjourned.

**CARRIED**  
(6:36 pm)

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Mayor

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Municipal Clerk

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## REPORTS

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AGENDA INFORMATION	
<input checked="" type="checkbox"/> Council Workshop	Date: <u>Nov 15, 2016</u>
<input type="checkbox"/> Other:	Date: _____

Dept. Manager	<i>DM</i> GM/ Director	<i>dy</i> CAO
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## The District of North Vancouver REPORT TO COMMITTEE

November 9, 2016

File: 13.6480.03/003.000

**AUTHOR:** Sarah Dal Santo, Section Manager Policy Planning

**SUBJECT:** **Rental and Affordable Housing Council Strategy**

### RECOMMENDATION:

THAT Council direct staff to amend the Draft Rental and Affordable Housing Strategy based on input received from Council, and return the Strategy to Council for consideration.

### REASON FOR REPORT:

At the Council Workshops on July 11 and July 26, 2016, Council indicated their level of support for several draft goals and policies regarding rental and affordable housing in the District. Council directed staff to bring forward the remaining items, with additional information, to inform further discussion by Council. This report summarizes the status of Council direction thus far on the Draft Rental and Affordable Housing Strategy, and provides additional background information to help advance Council discussion and deliberation at the Council Workshop on November 15, 2016.

### SUMMARY:

A number of items from the July 26, 2016, Council Workshop required further information and discussion by Council. In brief, these items included: 10 year estimated rental demand, use of CMHC affordability criteria, negotiating for rental units with development, prioritizing maintenance and restoration of existing rental outside of centres, use of District lands and community amenity contributions towards affordable housing, and waiving fees and charges for affordable housing. Analysis in this report provides additional background information to support Council input and deliberation on November 15, 2016.

### BACKGROUND:

Following a series of workshops on rental and affordable housing over the past year, and consideration of a draft rental and affordable housing framework on February 15, 2016, Council directed staff to consult with the community and key stakeholders on affordable housing in the District. Council received the results of the stakeholder feedback on May 3, 2016, and the results of the public consultation on July 5th, 2016.

On July 11, 2016, staff received more detailed feedback from Council on key goals, policies and actions included in the draft strategy. This discussion continued on July 26<sup>th</sup>, 2016, and Council approved the recommendation that "staff be directed to amend the Draft Rental and Affordable

Housing Strategy based on the input received from Council, and return the strategy to Council for consideration." The November 15, 2016, Council Workshop provides an additional opportunity for Council to provide direction on remaining items prior to consideration of approval of the revised strategy, tentatively scheduled for the Regular Council meeting on November 28, 2016.

**EXISTING POLICY:**

The District's Official Community Plan (Bylaw 7900, 2011) includes a number of key housing objectives and policy directions to:

- increase housing choice/diversity and affordability across the full continuum of housing;
- enable people to remain in the community and to meet changing community needs;
- attract young families with affordable and appropriately sized family housing;
- locate housing closer to jobs, services and transit;
- encourage the retention of existing, and the development of new rental housing units; and
- work with community partners and senior levels of government to provide non-market housing.

**ANALYSIS:**

Through the course of discussions in July 2016, Council indicated to staff whether they generally supported, did not support, or needed more information, on each measure in the Draft Rental and Affordable Housing Strategy. A summary of Council input and deliberations is presented in Attachment 1. This report focusses on the measures (organized by key themes) that need further information and discussion by Council. Several of these items include goals, targets and approaches where, with further clarification and discussion, Council support may be possible. Items to be discussed in further detail are outlined below.

The following analysis should be viewed in conjunction with the summary in Attachment 1. Each item listed below is numbered the same as originally provided on the Council Feedback "dot" posters from July 11, 2016, to allow for ease of tracking.

**Estimated Rental Demand and Targets**

(7) 10 Year Estimated Demand (Target) 700 - 1,400 rental units (includes affordable units)
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This estimate is based on metrics in the Metro Vancouver Regional Growth Strategy and Regional Affordable Housing Strategy. Metro Vancouver has established a set of 10 year (2016 - 2026) demand estimates for market and rental units for each member municipality in order to inform long range planning. These estimates represent the approximate range of potential increase (net additional units) based on the average of Metro 2040 annual rental demand estimates and the actual increase in rental households between 2006 and 2011.



(9) Use CMHC Affordability Levels to define affordability in Housing Agreements

Canada Mortgage and Housing Corporation (CMHC) considers rental housing to be affordable when rents for the majority of units are within established affordability levels. The 2016 affordability levels for the Vancouver area are shown in the table below and derived from the most recent CMHC’s rental market survey data conducted in October 2015. The affordable rent levels 1 through 3 represent the 80<sup>th</sup>, 65<sup>th</sup> and 50<sup>th</sup> rent percentiles respectively. These rent levels are published semi-annually by CMHC. <https://www.cmhc-schl.gc.ca/en/inpr/afhoce/fias/upload/Criteria.pdf>.

Level	Maximum Rent Level											
	Bachelor			1 Bedroom			2 Bedroom			3+ Bedroom		
	L1	L2	L3	L1	L2	L3	L1	L2	L3	L1	L2	L3
Vancouver	1,100	1,000	920	1,300	1,150	1,010	1,700	1,430	1,238	1,850	1,575	1,350

**Table 1. CMHC Affordability Criteria for Vancouver (2016).**

Where affordable rental housing is required under a Housing Agreement, the established and annually researched/updated CMHC Affordability Criteria may be used, as a first step, to help guide the determination of affordability levels. For a two bedroom unit, the CMHC Level 2 at \$1,430 is roughly equivalent to the rental rate for an older a two bedroom, purpose built rental unit in the District (\$1,450).

(31-36) Rental and affordable housing focus: seniors, students, downsizers, cognitive disabilities, mobility disabilities, others?

On July 11, 2016, Council confirmed that a key focus for the Rental and Affordable Housing Strategy should be meeting the rental housing needs of low to moderate income families. In 2011, couple and lone parent family households comprised an estimated 46% of the total households in the District.

Other target populations that Council may wish to consider for the rental and affordable housing strategy include: the “missing generation” (20-40 year olds), seniors, persons with disabilities (physical and/or cognitive), and service industry workers.

According to the Affordable Housing Strategy Public Survey report (NRG Research, 2016), renters are significantly more likely to be younger residents. In fact, 41% of respondents aged 18-34 years (which roughly coincides with the “missing generation” as identified in the OCP) rent their current home. Ongoing access to more affordable housing may enable and attract others in this age group to continue to live in the District. Student housing is also an important consideration. Currently, an estimated 66% of Capilano University’s 5,200 students commute from the other side of Burrard Inlet.

Local business operators report challenges in attracting and retaining qualified employees given high housing prices on the North Shore. Many employees, especially those in the service industry are either paying greater than 30% of their income on housing, or are forced to commute from elsewhere in the region where housing is slightly less expensive.

The number of seniors in our community is increasing. In 2011, 15.5% of District residents were over the age of 65, slightly above the national average of 14.8%. While incomes for many seniors are low, many seniors in the District currently own their homes and expect to do so in the next 10 years. NRG Research found that 45% of respondents over 55+ expect to be living in their current home in the next 10 years, 36% expect to be owning another home (likely downsizing), and only 11% expect to be renting in the next 10 years.

The District's Accessible Design Guidelines are working to increase the number of universal and accessible designed units in our community. These guidelines are applied to new multi-family residential regardless of tenure. Some older purpose built rental units present a limited number of accessible design options for persons with disabilities. While eligible persons may be able to access provincial subsidies, an increased supply of affordable accessible units is needed for these residents.

All of the groups identified above would benefit from a focused effort to increase the amount and diversity of rental and affordable housing options in the community.

**Increasing Supply of Affordable Rental Units**

(11) Negotiate for rental and affordable units, (12) land or (13) cash at time of rezoning

Increasing the supply of market and affordable rental units is recognized as an important means of encouraging competitive and more affordable rental rates. In 2011 there were an estimated 5,790 (19%) renter households in the District compared to the regional average of 35% renter households. Following a 30-40 year period of little change in the rental inventory, some renewed interest in developing new purpose built market rental buildings is emerging. Low interest rates, higher rental returns, municipal incentives and other factors have contributed to making the rental market more attractive to some developers.

As the District looks to expand the supply of new market rental and affordable rental housing, a flexible approach may enable the District to negotiate solutions based on site specific conditions, development opportunities and community needs. For example, for redevelopment of larger lots with unrealized zoning potential, negotiating the dedication of land for future development of affordable rental housing may be beneficial. For small to mid-sized development projects, negotiating for a certain amount of affordable rental units may be most practical. In other cases, such as for smaller projects, or for larger projects that are already providing a significant onsite physical community amenity; some portion of remaining community amenity contributions could be directed to an Affordable Housing Fund. All of the above strategies may be needed to help grow the stock of affordable rental housing in the District.

Under this flexible, site specific and negotiated approach the applicant would be requested to demonstrate how the proposed project would help support the affordable housing objectives and community housing needs. The proposed number of affordable units, average rents, level of affordability, target community groups served, unit sizes, and accessibility would be reported to Council for each application. This is a similar direction to that taken by the District to promote housing diversity in the community.

**Existing Rental – Maintenance and Replacement**

(2) Goal 2: Prioritize the retention of affordable housing outside of centres
18) Prioritize maintenance, restoration and retention of purpose built rental outside of centres

With respect to building maintenance and restoration, operators of all rental buildings should be encouraged to undertake progressive maintenance and restoration of the buildings under their care. However, it is recognized that even with ongoing and regular maintenance, by 40-50 years of age several major mechanical components (e.g. roof, elevators, windows, plumbing and heating) may need to be replaced outright. Higher maintenance costs associated with this work may be reflected in higher rents and/or sub-standard living conditions if maintenance is deferred. Council has already indicated support for the use and update of the Standard of Maintenance Bylaw as one tool to address ongoing maintenance. On a case-by-case basis, the condition of an existing rental building may warrant redevelopment. In such case, this property condition information would be presented to Council for consideration with the application.

(3) Goal 3: Enable the replacement of existing housing with conditions
(21-22) Negotiate for the replacement of existing purpose built rental units on a 1:1 basis (based on the # and size of units)
(23) Negotiate for the replacement of existing purpose built rental units on a less than 1:1 basis <u>if</u> affordable housing is proposed/funded

In responding to market-based housing demands, redevelopment of older rental buildings in centres may present opportunities to advance revitalization and the community vision for our centres, help contribute towards community amenities including affordable housing, and create an enhanced public realm (new parks and open space). Conditions for replacement of existing housing may include replacement of existing rental, provision of some affordable housing, and providing a tenant assistance program. As before, the applicant would need to demonstrate how the proposed project will benefit the neighbourhood context and respond to the objectives in the rental and affordable housing strategy, and applicable housing policies in the OCP and centres implementation plans.

Through a Housing Agreement established at rezoning, the District can ask for a portion of these units to be rented at rates below market rent. To make these rental rates more affordable, the District may need to consider requests from the developer for increased density, reduced community amenity contributions, reduced parking or other measures to reduce overall project costs. Council may wish to retain the flexibility to consider a suite of tools and incentives, if and as the need arises, and based on site specific conditions and changing community needs.

**Use of DNV Lands**

41) Dispose of individual District owned lots and use proceeds for affordable housing
39-40) Provide funding for acquiring and assembling lands for affordable housing within and outside of centres

Council has given direction to staff to report back on appropriate steps to seek partnerships and grants to develop the District owned land on the 1500 block of Oxford Street for family oriented affordable housing. Council may wish to identify other multi-family zoned, District owned lands for this use. On July 26, 2016, Council asked for a report back from staff on appropriate steps to sell District owned single-family lots, the proceeds to be used to acquire lands in Centres to develop affordable housing.

**Fees and Charges**

42) Reallocate Community Amenity Contribution (CAC) funds for affordable housing
44) Discount permit fees, DCCs and other costs for affordable housing partnerships with BC Housing or similar gov't agency

The provision of affordable housing may be considered towards a community amenity contribution (CAC) as a result of new development. However, there can be a significant cost to providing affordable housing and impacts to CAC revenues need to be considered with trade-offs and implications for the delivery of other community amenity needs. Staff seeks Council direction on the reallocation of CAC funds for affordable housing.

Of interest, the NRG Research survey reported that four-in-ten residents (40%) think that contributing cash to the District's Affordable Housing Opportunities fund would not be an effective option to meet the housing needs of all District residents. However, residents do generally think that supplying land and requiring project to have some affordable rental units are effective options to meeting housing needs.

Where the District may be partnering with BC Housing, and seeking to leverage provincial funding for affordable housing (e.g. Oxford Street site), the Province may request that the District consider waiving development cost charges (DCCs) and application fees for the affordable rental project. Based on a hypothetical scenario of 74 units on the Oxford site, DCCs are estimated at \$395,000 and application fees (OCP amendment, rezoning and development permit) are estimated at \$21,594.

**Financial Implications:**

Measures that involve the use of District lands, potentially waiving fees and charges, reallocating community amenity funding and acquiring/assembling lands for affordable housing will have financial implications for the District. Should Council choose to endorse inclusion of any of these measures in the rental and affordable housing strategy, staff would report to Council at the application stage, the full financial implications to the District. Direction from Council will also be included for consideration within the scope of future Long Term Funding Strategy discussions where rental targets, density bonus incentives, forgone community amenity contributions, and affordable housing added through District contributions to partnerships, all impact on the resiliency of the District's financial position.

**Social Policy Implications:**

Rental and affordable housing, and housing diversity are important for community health and social well-being. Households that are struggling to meet their housing needs may also have challenges in meeting other basic needs, and may be at risk of homelessness.

**Public Input:**

Residents provided input to affordable housing in the District through a statistically valid telephone survey (conducted by NRG Research, 2016) as well as through an open online survey. Relevant housing stakeholders provided feedback through a series of stakeholder workshops and discussions with District staff.

**Conclusion:**

This report has provided analysis to inform Council discussion and deliberation on rental and affordable housing at the Council Workshop on November 15, 2016. Council input for this session will inform revisions to the Draft Rental and Affordable Housing Strategy that will be presented to Council for consideration of approval at a subsequent Regular Council meeting.

Respectfully submitted,





Sarah Dal Santo  
Section Manager Policy Planning (MCIP, RPP)




Attachment 1: Summary table of Council input of draft rental and affordable housing measures

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 checked="" 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 _____	

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**SUMMARY TABLE OF COUNCIL INPUT TO DATE  
ON THE DRAFT RENTAL AND AFFORDABLE HOUSING MEASURES**

KEY THEMES	Generally supported	Unsure, need more info. & discussion	Generally not supported	Council Feedback
<b>A. Goals</b>				
1) Goal 1: Expand the supply and diversity of housing	☑			<ul style="list-style-type: none"> <li>• Supported per OCP policy</li> </ul>
4) Goal 4: Minimize impacts to tenants	☑			<ul style="list-style-type: none"> <li>• Supported per OCP policy</li> </ul>
5) Goal 5: Expand the supply of new rental and affordable housing	☑			<ul style="list-style-type: none"> <li>• Supported per OCP policy</li> </ul>
6) Goal 6: Partner w/ other agencies to deliver affordable housing	☑			<ul style="list-style-type: none"> <li>• Supported per OCP policy</li> </ul>
2) Goal: Prioritize the retention of affordable housing outside centres				<ul style="list-style-type: none"> <li>• Prioritize retention in centres also</li> <li>• Depends on condition of units</li> <li>• Bylaws and effective mechanisms are required</li> <li>• Needs further information and discussion (w/ section E. below)</li> </ul>
3) Goal: Enable the replacement of existing housing with conditions				<ul style="list-style-type: none"> <li>• Needs further information and discussion (w/ section E. below)</li> </ul>

KEY THEMES	Generally supported	Unsure, need more info. & discussion	Generally not supported	Council Feedback
<b>B. Estimated Rental Demand and Targets</b>				
7) 10 Year Estimated Demand (Target) 700 - 1,400 rental units (includes affordable units)				<ul style="list-style-type: none"> <li>• Can the DNV support this growth?</li> <li>• Needs more discussion</li> </ul>
8) 10 Year Estimated Demand (Target) 600 – 1,000 affordable rental units	☑			<ul style="list-style-type: none"> <li>• Housing should be located on FTN or near Capilano University</li> </ul>
9) Use CMHC Affordability Levels to define affordability in Housing Agreements				<ul style="list-style-type: none"> <li>• How are the CMHC Affordability Levels calculated?</li> <li>• Slight premium for rental rates on the North Shore</li> </ul>
30) Rental and affordable housing focus: families	☑			<ul style="list-style-type: none"> <li>• Yes, families should be key focus for strategy</li> </ul>
31-36) Other rental and affordable housing focus: seniors, students, downsizers, cognitive disabilities, mobility disabilities, others?				<ul style="list-style-type: none"> <li>• Establish % needed by category and policies</li> <li>• Housing assortment should address the identified need</li> <li>• Most seniors own their homes and are not most in need</li> <li>• The Province should support Capilano U. student housing</li> <li>• Disability support should be funded by Prov./ Fed. gov'ts</li> </ul>
10) Income test potential and existing renters (yearly) to ensure				<ul style="list-style-type: none"> <li>• Need to ensure units go to low and low-moderate income</li> </ul>




units are provided to low and low-moderate income earners	<input checked="" type="checkbox"/>			households
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KEY THEMES	Generally supported	Unsure, need more info. & discussion	Generally not supported	Council Feedback
<b>C. Affordable Ownership</b>				
17) Partner with non-profits to provide affordable ownership on DNV owned single family lots			<input checked="" type="checkbox"/>	<ul style="list-style-type: none"> <li>• Key focus of rental/ affordable housing strategy is rental</li> <li>• May be reviewed in future at Council's discretion</li> </ul>


KEY THEMES	Generally supported	Unsure, need more info. & discussion	Generally not supported	Council Feedback
<b>D. Increasing Supply of Affordable Rental Units</b>				
26) Expand supply of rental and affordable housing near frequent transit	<input checked="" type="checkbox"/>			<ul style="list-style-type: none"> <li>• Concern re total housing costs incl. transportation</li> <li>• Rental housing should be located near to transit</li> </ul>
14) Negotiate for affordable units in every development project (decentralized)			<input checked="" type="checkbox"/>	<ul style="list-style-type: none"> <li>• Not supported</li> <li>• Need a flexible approach</li> </ul>
15) Negotiate for affordable units <u>only</u> in development projects that have sufficient capacity (centralized), and on a case-by-case basis	<input checked="" type="checkbox"/>			<ul style="list-style-type: none"> <li>• Negotiating for affordable housing in <u>all</u> development projects is not supported</li> <li>• Integrate affordable housing with market units</li> </ul>
11-13) Negotiate for Rental and Affordable units, land or cash at time of rezoning				<ul style="list-style-type: none"> <li>• Need a flexible framework to address site specific conditions</li> <li>• Expensive way to create housing (negotiations)</li> </ul>
27) Negotiate for density/height bonus zoning on case-by-case basis	<input checked="" type="checkbox"/>			<ul style="list-style-type: none"> <li>• Need for a flexible, case-by-case basis</li> <li>• Prefer no increase in density</li> <li>• Density may be needed to get affordable housing with new development</li> </ul>
28) Incentivise rental and affordable with parking reductions, on a case-by-case basis	<input checked="" type="checkbox"/>			<ul style="list-style-type: none"> <li>• Need for a flexible, case-by-case basis</li> <li>• May work in key centres only</li> </ul>
29) Negotiate for a diverse range of unit sizes and # of bedrooms	<input checked="" type="checkbox"/>			<ul style="list-style-type: none"> <li>• Supported per OCP policy</li> </ul>


KEY THEMES	Generally supported	Unsure, need more info. & discussion	Generally not supported	Council Feedback
<b>E. Existing Rental – Unit Maintenance &amp; Replacement</b>				
19) Maintain strata rental protection policy	<input checked="" type="checkbox"/>			<ul style="list-style-type: none"> <li>• Supported per OCP policy</li> </ul>
20) Update/Enforce the Standards of Maintenance Bylaw	<input checked="" type="checkbox"/>			<ul style="list-style-type: none"> <li>• Supported per OCP policy</li> <li>• Will need further discussion at bylaw review stage</li> </ul>




KEY THEMES	Generally supported	Unsure, need more info. & discussion	Generally not supported	Council Feedback
<b>E. Existing Rental – Unit Maintenance &amp; Replacement Continued</b>				
18) Prioritize maintenance, restoration and retention of purpose built rental outside of centres				<ul style="list-style-type: none"> <li>• Prioritize retention inside centres as well</li> <li>• Depends on condition of units</li> <li>• Bylaws and effective mechanisms are req'd</li> </ul>
21-22) Negotiate for the replacement of existing purpose built rental units on a 1:1 basis (based on the # and size of units)				<ul style="list-style-type: none"> <li>• Like-for-like, if practical</li> <li>• Conditions based on site/ community need, with some flexibility</li> </ul>
23) Negotiate for the replacement of existing purpose built rental units on a less than 1:1 basis if affordable housing is proposed/ funded				

KEY THEMES	Generally supported	Unsure, need more info. & discussion	Generally not supported	Council Feedback
<b>F. Existing Rental – Minimizing impacts to tenants</b>				
24) Encourage phasing of projects, where possible	<input checked="" type="checkbox"/>			
25) Prepare Tenant Assistance Policy	<input checked="" type="checkbox"/>			

KEY THEMES	Generally supported	Unsure, need more info. & discussion	Generally not supported	Council Feedback
<b>G. Use of District Lands</b>				
37) Provide District owned land for market rental housing			<input checked="" type="checkbox"/>	<ul style="list-style-type: none"> <li>• Not supported</li> </ul>
38) Provide District owned land for affordable rental housing	<input checked="" type="checkbox"/> General support for Oxford St. site	 Further discussion needed for other DNV owned sites		<ul style="list-style-type: none"> <li>• Use to leverage funding for affordable housing</li> <li>• Should ensure there is not a better use for land</li> <li>• Keep strategic lots</li> <li>• Town Centres only</li> <li>• Lease only, not sale</li> <li>• Avoid park lands</li> </ul>
16) Partner with non-for-profit agencies to provide affordable rental	<input checked="" type="checkbox"/>			<ul style="list-style-type: none"> <li>• Should involve partnerships w/ non-profits</li> </ul>

41) Dispose of individual District owned lots and use proceeds for affordable housing				<ul style="list-style-type: none"> <li>• Keep strategic lots</li> <li>• Not for park lands</li> </ul>
39-40) Provide funding for acquiring and assembling lands for affordable housing within and outside of centres			<input checked="" type="checkbox"/>	<ul style="list-style-type: none"> <li>• May be reviewed in future at Council's discretion</li> <li>• Consider trade-offs that need to be discussed as part of long-term funding strategy</li> </ul>

KEY THEMES	Generally supported	Unsure, need more info. & discussion	Generally not supported	Council Feedback
<b>H. Fees and Charges</b>				
42) Reallocate Community Amenity Contribution (CAC) funds for affordable housing		 Need direction from Council		<ul style="list-style-type: none"> <li>• Need to balance the needs of the community against other amenities (e.g. plazas, public art)</li> <li>• We need to build complete, well designed communities</li> <li>• Consider trade-offs that need to be discussed as part of long-term funding strategy</li> <li>• Consider a max % or enable a more flexible approach based on case-by-case basis</li> </ul>
43) Reallocate other funds for affordable housing			<input checked="" type="checkbox"/>	<ul style="list-style-type: none"> <li>• A separate funding stream should be found for affordable housing.</li> </ul>
44) Discount permit fees, DCCs and other costs for affordable housing partnerships with BC Housing or similar gov't agency		Note: BC Housing may be seeking these discounts as part of Oxford St. affordable housing proposal	<input checked="" type="checkbox"/>	<ul style="list-style-type: none"> <li>• Consider a maximum limit on amount contributed</li> <li>• May be reviewed in future at Council's discretion</li> </ul>
45) Discount permit fees, DCCs and other costs for affordable housing partnerships with non-profits			<input checked="" type="checkbox"/>	<ul style="list-style-type: none"> <li>• May be reviewed in future at Council's discretion</li> <li>• Previous precedence of waiving DCCs w/ Turning Point</li> </ul>
46) Discount permit fees, DCCs and other costs for affordable housing for private developers.			<input checked="" type="checkbox"/>	<ul style="list-style-type: none"> <li>• May be reviewed in future at Council's discretion</li> <li>• Previous precedence of waiving DCCs w/ Seylynn Village, The Residences and Mill House</li> </ul>