

**DISTRICT OF NORTH VANCOUVER  
COUNCIL WORKSHOP**

Minutes of the Council Workshop for the District of North Vancouver held at 5:02 p.m. on Tuesday, December 5, 2017 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

**Absent:** Councillor R. Bassam  
Councillor D. MacKay-Dunn  
Councillor L. Muri

**Staff:** Mr. D. Milburn, General Manager – Planning, Properties & Permits  
Mr. J. Gordon, Manager – Administrative Services  
Mr. T. Lancaster, Manager – Community Planning  
Ms. J. Paton, Manager – Development Planning  
Ms. S. Dale, Confidential Council Clerk  
Mr. G. Winterbottom, Senior Planner  
Ms. A. Clarke, Community Planner

**1. ADOPTION OF THE AGENDA**

**1.1. December 5, 2017 Council Workshop Agenda**

**MOVED by Councillor BOND  
SECONDED by Councillor HICKS**

THAT the agenda for the December 5, 2017 Council Workshop is 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. Regulating Pets in Residences**  
File No. 10.5040.20/019.000

Ms. Angele Clarke, Community Planner, advised that the BC government regulates the powers of landlords and strata corporations through the *Residential Tenancy Act* and the *BC Strata Property Act*. Municipal governments in British Columbia do not have jurisdiction to regulate pets in residences. Ms. Clarke noted that with historically low vacancy rates, some residents are finding it difficult when looking for rental options that allow them to keep pets such as cats and dogs.

**MOVED by Mayor WALTON  
SECONDED by Councillor HANSON**

THAT staff be directed to write a letter to the Ministry of Housing and local MLA's expressing concern regarding the potential displacement of residents with pets in rental accommodations and identifying the difficulty to find rental options due to low vacancy rates.

**CARRIED**

**3.2. Residential Tenant Relocation Assistance Policy – Proposed Amendments**  
File No. 13.6480.30/003.000

Mr. Tom Lancaster, Manager – Community Planning, noted that the District faces increasing pressure from redevelopment of older rental buildings and older strata developments and a policy to address the needs of displaced tenants is needed. The current *Residential Tenant Relocation Assistance Policy* provides assistance measures to address the needs of displaced tenants due to redevelopment for those tenants currently living in existing purpose-built rental buildings. The proposed amendments will expand these measures to provide assistance to existing tenants facing eviction from redevelopment, regardless of tenure.

**MOVED by Councillor BOND  
SECONDED by Mayor WALTON**

THAT the November 23, 2017 report from the Senior Planner entitled Residential Tenant Relocation Assistance Policy – Proposed Amendments be received for information;

AND THAT the amended *Residential Tenant Relocation Assistance Policy* be referred to a Regular Meeting of Council for consideration of approval.

**CARRIED**

**3.3. Landlord BC 'I Rent it Right' Certification**  
File No. 13.6480.30/000.000

Mr. Tom Lancaster, Manager – Community Planning, advised that Landlord BC's aims to provide education, improve professional standards, improve landlord competencies in legal rights and responsibilities, and provide an opportunity for prospective tenants to assess landlords, the District does not currently have the legal or administrative tools in place to mandate registration with Landlord BC. Furthermore, staff believe that Landlord BC is the appropriate agency to administer a program designed to educate landlords in BC.

Council commented on the importance of educating both landlords and tenants and spoke to the opportunity to include this information in the District's annual tax notice.

Public Input:

Mr. Don Peters, Community Housing Action Committee (CHAC):

- Advised that on February 21, 2018, Landlord BC and CHAC is hosting a workshop at the City of North Vancouver; and,
- The workshop will focus on improving knowledge of the *Residential Tenancy Act* for landlords of rental properties.

**MOVED by Councillor BOND**

**SECONDED by Councillor HANSON**

THAT the November 23, 2017 report from the General Manager – Planning, Properties & Permits entitled Landlord BC ‘I Rent it Right’ Certification be received for information.

**CARRIED**

Public Input:

Mr. Corrie Kost, 2800 Block Colwood Drive:

- Commented on the unintended consequences of allowing or disallowing the keeping of pets in residential properties; and,
- Spoke to the probability of Community Amenity Contributions being regulated by legislation in the future.

### **3.4. Prioritized Multi-Family Sales to North Vancouver Residents**

File No. 13.6480.00/000.000

Mr. Graham Winterbottom, Senior Planner, provided an overview of the issues and implications of a policy designed to prioritize the sale of new multi-family residential units to local residents of the North Shore. Mr. Winterbottom noted that recent examples demonstrate the efficacy of voluntary agreements between developers and municipalities to achieve the intent of such a policy, while eliminating the potential legal risks to the District. Staff is continuing to work closely with developers to communicate the objectives of Council and encourage voluntary priority sales agreements for local residents of the North Shore.

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

- Commented on the consequences of prioritizing certain residents;
- Acknowledged that local governments do not have authority to regulate or impose restrictions on unit sales and spoke to the risk;
- Noted that “local” is a broad term and questioned how this term would be defined;
- Spoke in support of prioritizing advanced sales to local seniors, as was done on a voluntary basis by the developer of the Edgemont Senior Living project, allowing seniors to be cared for locally;
- Expressed concern that foreign ownership has inflated real estate prices across the region;
- Suggested lobbying the Provincial and Federal Government to address the issue of foreign investments; and,
- Requested that staff report back in the New Year.

Public Input:

Mr. Corrie Kost, 2800 Block Colwood Drive:

- Spoke to the City of Vancouver's motion that directs staff to bring forward a policy framework that gives residents who live and work in Metro Vancouver the first opportunity to purchase new pre-sale homes in Vancouver; and,
- Commented that regulating restrictions on ownership of real estate based on a local residency requirement could be challenged on the basis of discrimination under the *Canadian Charter of Rights and Freedoms*.

**3.5. Housing Continuum**

File No. 13.6480.30/003.002.000

This item was deferred to a future meeting.

**4. ADJOURNMENT**

**MOVED by Councillor BOND**

**SECONDED by Councillor HICKS**

THAT the December 5, 2017 Council Workshop is adjourned.

**CARRIED**  
(6:39 pm)



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Mayor



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Municipal Clerk