

DISTRICT OF NORTH VANCOUVER COUNCIL WORKSHOP

Minutes of the Council Workshop for the District of North Vancouver held at 5:00 p.m. on Tuesday, June 19, 2018 in the Committee Room of the District Hall, 355 West Queens Road, North Vancouver, British Columbia.

Present: Mayor R. Walton
Councillor R. Bassam (5:30 pm)
Councillor M. Bond
Councillor J. Hanson
Councillor R. Hicks
Councillor D. MacKay-Dunn

Absent: Councillor L. Muri

Staff: Mr. D. Stuart, Chief Administrative Officer
Ms. C. Grant, General Manager – Corporate Services
Mr. D. Milburn, General Manager – Planning, Properties & Permits
Mr. A. Wardell, Acting General Manager – Finance & Technology
Mr. R. Danyluk, Manager – Financial Planning
Mr. J. Gordon, Manager – Administrative Services
Mr. T. Lancaster, Manager – Community Planning
Ms. J. Paton, Manager – Development Planning
Ms. L. Stalham, Supervisor – Administrative Services
Ms. S. Dale, Confidential Council Clerk

1. ADOPTION OF THE AGENDA

1.1. June 19, 2018 Council Workshop Agenda

MOVED by Councillor MACKAY-DUNN

SECONDED by Councillor HICKS

THAT the agenda for the June 19, 2018 Council Workshop is adopted as circulated.

CARRIED

Absent for Vote: Councillor BASSAM

2. ADOPTION OF MINUTES

2.1. May 14, 2018 Council Workshop

MOVED by Councillor BOND

SECONDED by Councillor MACKAY-DUNN

THAT the minutes of the May 14, 2018 Council Workshop meeting are adopted.

CARRIED

Absent for Vote: Councillor BASSAM

2.2. May 22, 2018 Council Workshop

MOVED by Councillor BOND

SECONDED by Councillor MACKAY-DUNN

THAT the minutes of the May 22, 2018 Council Workshop meeting are adopted.

CARRIED

Absent for Vote: Councillor BASSAM

3. REPORTS FROM COUNCIL OR STAFF

3.1. 2019 Budget Update

File No.

Mr. Andy Wardell, Acting General Manager, Finance & Technology, advised that the purpose of the meeting was to discuss the 2019 budget and address any questions. An overview of the 2019 budget was provided.

Mr. Wardell reviewed upcoming dates in the budget process, noting that budget deliberations are scheduled to take place starting in September and targeting a sustainment budget for approval in early October. It was noted that staff will work with the new Council in 2019 to review this budget and amend it to reflect their priorities.

Mr. Wardell reported that early approval of the 2019 budget will also allow more time for project managers to plan and deliver approved projects.

Mr. Wardell advised that the estimated increase in residential property taxes is three percent for 2019, with two percent to adjust for inflation and one percent for capital replacement. The estimated increase in utility rates is 3.8% for 2019.

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

- Acknowledged that as it is an election year there will be a period of transition;
- Spoke to the opportunity to provide candidates with an orientation;
- Questioned if the budget could be amended at any time;
- Suggested educating the public on the District's Asset Renewal Policy and best practices for asset management;
- Commented on the growth of the affordable housing fund; and,
- Suggested working with communications for strategies to further engage the public.

Staff will bring further information forward during the budget deliberation meetings in the Fall.

3.2. 2011-2018 Development Update

File No. 13.6480.30/001.001

Councillor BASSAM arrived at this point in the proceedings.

Mr. Tom Lancaster, Manager – Community Planning, provided an update on approved residential development since 2011 as well as residential development applications that staff anticipate will be presented to Council for consideration this term.

Mr. Lancaster presented the following:

- The annual number of net new multi-family residential units occupied from 2011 to 2030 by housing type: non-market rental, market rental and market ownership;
- The cumulative number of net new multi-family residential units occupied from 2011 to 2030 by housing type: non-market rental, market rental, and market ownership and by location (by key centres and outside of key centres);
- The cumulative gross number of new multi-family residential units from 2011 to 2030 by housing type: non-market rental, market rental, and market ownership and by number of bedrooms: studio, one bedroom, two bedroom, three bedroom and four bedroom;
- Progress towards the 2030 estimated demand by housing type;
- The cumulative gross number, area and construction value of all multi-family and single-family residential units occupied from 2011 to May 30, 2018; and,
- The estimated Community Amenity Contributions (CACs) that have been, or will be, collected from approved multi-family residential developments from 2011 to May 30, 2018.

It was further noted that from 2011 to May 2018, 1,530 net new residential units were built and occupied. If all residential units that have been approved since 2011 get built, and all the residential units that will be presented to this Council during the remainder of its term are approved, up to 6,540 total net new units could be built and occupied by 2030.

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

- Spoke to the complexity of balancing housing supply of both non-market and market housing in the District;
- Suggested looking at what models other jurisdictions are using;
- Stated that secondary suites do not provide secure housing;
- Observed the Official Community Plan process increased demand for development, which has proceeded since adoption of the OCP in 2011;
- Commented that up until recently, support from the Federal and Provincial governments with respect to affordable housing was not available;
- Questioned the number of older affordable rental units that have been lost as a result of new development;
- Commented on public interest in the pace of development;
- Questioned if the District is on track to achieve the goals set out in the OCP by 2030;
- Requested that staff provide an update on how much potential development remains to be done in town centres;
- Commented on the need to explore increased affordable housing through density bonusing and the use of CACs;
- Questioned what tools and mechanisms could be used;
- Expressed concern with regards to staffing time and questioned the cost of this study; and,

- Commented on the importance of educating the public and providing this information in a clear and factual manner.

4. **ADJOURNMENT**

MOVED by Councillor BOND

SECONDED by Councillor HANSON

THAT the June 19, 2018 Council Workshop is adjourned.

CARRIED
(6:56 p.m.)

Mayor



Municipal Clerk

