

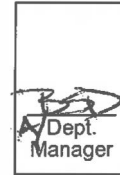
AGENDA INFORMATION

Regular Meeting

Other: WORKSHOP

Date: _____

Date: MAY 13, 2019



The District of North Vancouver REPORT TO COUNCIL

May 2, 2019

File: 13.6480.30/002.002.000

AUTHOR: Natasha Letchford, Senior Community Planner

SUBJECT: Official Community Plan (OCP) Targeted Review - Scope, Timeline, and Budget

RECOMMENDATION:

THAT the report from the Senior Community Planner entitled "Official Community Plan (OCP) Targeted Review - Scope, Timeline and Budget" dated May 2, 2019 is received for information;

AND THAT the scope, timeline and budget outlined in the report are endorsed;

AND THAT staff present this at the next regular meeting of council for formal approval.

REASON FOR REPORT

At the March 4, 2019 Council Workshop, Council indicated their preference for a targeted OCP review. The purpose of this report is to provide the scope, timeline, and budget for the targeted OCP review and to seek Council's endorsement of the approach.

SUMMARY

This report provides a summary of the scope, timeline, and budget for the targeted OCP Review as directed by Council at the March 4, 2019 Council Workshop. Council wishes to undertake a targeted review of the following four key strategic areas: housing, transportation, climate change, and economy and employment lands. The objective is to develop White Papers on each of the four areas which will inform an action plan for implementation.

BACKGROUND

Official Community Plans describe the long term vision of communities. They are a statement of objectives and policies that guide decisions on planning and land use management. In June 2011, Council adopted the District's Official Community Plan, after an extensive

process including research, technical analysis, and robust public and stakeholder engagement. As part of the engagement for the 2011 OCP over 75 community events were held and input was received from approximately 5,000 participants.

At the March 4, 2019 Council Workshop, staff provided three OCP review options of varying breadth and scope, for Council’s consideration. Council indicated their preference for a targeted OCP Review as outlined in Option 3.



The scope of the targeted OCP review will include a series of White Papers focussed on issues arising from implementation of the OCP; new pressures and changing conditions; and emerging priorities.

EXISTING POLICY:

The District of North Vancouver Official Community Plan, Bylaw 7900, 2011, was prepared as an Integrated Sustainable Community Plan. As such, it integrates social, environmental, and economic aspects within the vision, strategies and policies contained in the Plan towards the achievement of a more sustainable future. The OCP identifies a range of land uses along with the transportation network, housing, and infrastructure provisions, environmental, social, and economic policies and financial implications. A key concept of the OCP is the creation of a “network of centres” by advancing a District-wide system of compact, mixed-use, highly liveable and connected village and town centres with new growth focused in four key centres: Lynn Creek, Lynn Valley, Lions Gate, and Maplewood.

The OCP provides direction for a community that supports the health and well-being of all residents. Within the OCP are policies and strategic directions to foster a safe, socially inclusive and supportive community; to support a diverse and resilient economy; to conserve

the ecological integrity of our natural environment; and, to provide infrastructure and facilities to support community health, and cultural activity.

Overall, the OCP is a high level document setting broad policy to guide a path to 2030. The OCP is intended to be adapted and amended from time to time to respond to changing conditions and community needs.

ANALYSIS

Scope

In accordance with direction received from Council, the targeted OCP Review will focus on the following four strategic areas:

- Housing
- Transportation
- Climate Change
- Economy and Employment Lands

A White Paper will be delivered on each of the above noted strategic areas. The purpose is to identify the current state, challenges, and opportunities within each strategic area and to provide recommendations towards achieving the key goals and policies to implement the vision of the OCP. Public and stakeholder workshops will be held on the White Paper topic areas. Each White Paper will be tailored to the specific strategic area; however, the general working outline for all is as follows:

- Summary of the issue and current conditions
- Data collection
- Trends, opportunities, and constraints
- Emerging issues and changing pressures
- Review of best practices and innovative approaches within the region and beyond
- Specific targets, where appropriate
- Priority actions and implementation plan
- Recommended refinements to the OCP

As outlined in the 2011 OCP, none of these focus areas can be addressed in isolation. While four separate White Papers will be developed, the interdependence of the strategic areas will be explored. In addition to the four White Papers, there will be a report, or Action Plan, to summarize the White Papers and to identify a set of actionable items for the short to medium term that can be implemented to move the community forward.

Housing White Paper

The second goal of the OCP specifically states that the District should “*encourage and enable a diverse mix of housing type, tenure and affordability to accommodate the lifestyles and needs of people at all stages of life.*” Since the adoption of the 2011 OCP, housing has

emerged as a crisis issue for the region with many District of North Vancouver residents spending more than 30% of their gross household income on housing. Housing affordability, availability, and diversity that accommodate the needs of current and future residents are key indicators of healthy communities. The cost of housing, both locally and regionally, continues to be out of reach for many, resulting in fewer opportunities in the District of North Vancouver for people to live, work, and age in place.

The White Paper on housing will explore best practices and innovative housing options in the region and beyond with a goal to ensure there is a supply of secure and stable housing for a diversity of incomes. The OCP outlines policies to diversify housing types and tenures while enhancing and respecting neighbourhood character. It does so by concentrating growth in Town Centres and along key transit corridors to provide opportunities for current and future residents to access amenities and commute to work by foot, bicycle or transit. Some of the tactics that will be explored to help achieve the housing goals outlined in the OCP include residential rental tenure rezoning, sensitive infill options in single family neighbourhoods, alternative ownership models, and various partnership options.

Transportation White Paper

The OCP strives to provide *“a safe, efficient and accessible network of pedestrian, bike, and road ways and to enable viable alternatives to the car...”* Transportation is inextricably linked with housing and many of the areas explored with housing will impact the opportunities for improving transportation. The liveability and health of our community continues to be challenged by transportation constraints and road congestion. The District’s unique geography, coupled with few existing east-west connections and a car-dependent land use pattern contribute to increased incidences of congestion and commuting times. With few options for moving around, many residents are forced to use personal vehicles for short trips around the North Shore.

The goal of the transportation White Paper is to explore how best to move people and will be informed by the Integrated North Shore Transportation Planning Project (INSTPP) study. The White Paper will seek out opportunities to achieve the recommendations from INSTPP, including: implementing upper levels bus on shoulder lane; B-lines and transit priority measures; expanded transit priority infrastructure at bridgeheads and along key corridors; alignment of land use and transportation; bus service between Squamish and Vancouver; commuter rail from Whistler to Seabus/Phibbs; and expansion of North Shore passenger ferry network. The transportation White Paper may also explore various items including bike share programs; autonomous vehicles; and, improved cycling and pedestrian routes.

Climate Change White Paper

Environmental sustainability is deeply integrated into the vision, goals, and strategic directions of the District’s Official Community Plan. The OCP describes a key strategic direction to: “conserve energy and reduce greenhouse gas emissions through compact, connected, and “green” communities; and encourage the protection and enhancement of our natural systems.” Urgent and transformative action is required to address and adapt to the

challenges of climate change. The District has taken significant steps towards reducing its carbon emissions by proposing ambitious GHG reduction targets in refining a Community Energy and Emissions Plan. The revised target is to achieve net zero GHG emissions below 2007 levels by 2050. Strategies to achieve this target include switching fuel sources from gas to electricity; reducing energy consumption; and, by investing in carbon sequestration initiatives, among other strategies.

Further work will be done as part of the White Paper on Climate Change to identify innovative strategies and actions for mitigation and adaptation that can support emerging areas such as zero emission buildings, zero emission vehicles, and sea level rise adaptation.

Economy and Employment Lands White Paper

The OCP provides direction to encourage “the protection, intensification, and diversification of our employment lands, and a customer-oriented and business friendly environment. Additional work is needed to evaluate existing conditions and to identify economic opportunities. The White Paper on economy and the employment lands will include research on employment lands, worker housing, and the impacts of the growth in tourism such as at Quarry Rock and Lynn Canyon. Further work will be done to examine the impacts of escalating assessments, land values, and displacement on small and independent businesses.

Timeline

As discussed in previous Council Workshops it is expected that the time needed to complete the targeted review will be 10 to 12 months after resources are in place. It is anticipated the White Papers will be delivered in Summer 2020. The timeline may change depending on input received during the public engagement process. The timeline is discussed in more detail in the Public Engagement and Communications section of this report.

Financial Impacts

To complete the Targeted OCP Review as outlined a total budget of \$360,000 to \$395,000 is anticipated. Consulting professionals with housing, transportation, climate change, and economy and employment

Targeted OCP Review (000's)

	Low	High
Consulting	\$ 300	\$ 320
Technical Analysis & Engagement	50	60
Publication & Documentation	10	15
Total	\$ 360	\$ 395

expertise will be required for each key strategic area. Outside expertise and additional support is required for technical analyses and for comprehensive public and stakeholder engagement. Publication of a variety of documents including the final White Papers, communications, and public information is also included. These are early estimates and may fluctuate based on results from the request for proposals and Council direction. The financial plan will be amended based on Council direction with additional funding from general surplus.

PUBLIC ENGAGEMENT AND COMMUNICATIONS:

It is recommended that this project fall within the CONSULT area of the District's public engagement spectrum.

The promise we are making is that the District will keep the public informed, listen to and acknowledge their concerns and aspirations in developing solutions, and that the District will report back to the public on how their input has influenced final decisions.

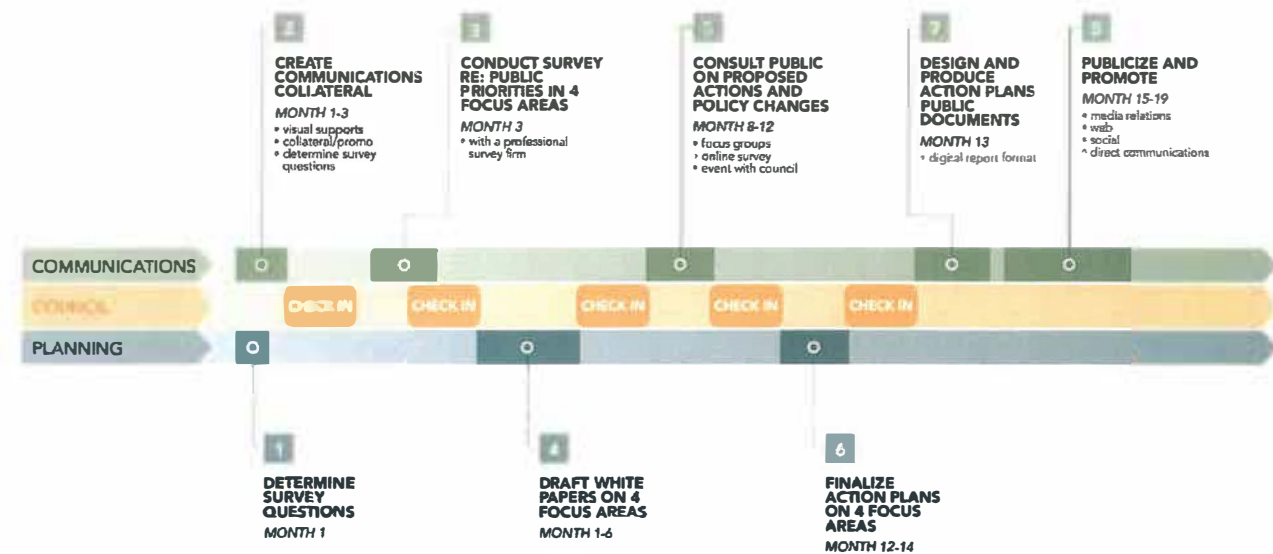
PUBLIC ENGAGEMENT SPECTRUM
Adapted and used with permission from the International Association for Public Participation (IAP2 Federation)

Inform	Listen & Learn	Consult	Involve	Collaborate	Empower
<p>"We will keep you informed. We will provide information that is timely, accurate, balanced, objective, and easily understood. We will respond to questions for clarification and direct you to sources of additional information."</p> <p>Example:</p> <ul style="list-style-type: none"> • Website • Advertising • Signage • Fact sheet 	<p>"We will listen to you and learn about your plans, views, and issues; and work to understand your concerns, expectations, and ideas."</p> <p>Example:</p> <ul style="list-style-type: none"> • Face to face • Survey • Focus Group 	<p>"We will keep you informed, and listen to and acknowledge your concerns and aspirations in developing final solutions, and we will report back to you on how your input influenced the decision."</p> <p>Example:</p> <ul style="list-style-type: none"> • Survey • Focus Group • Public meeting 	<p>"We will work with you to ensure your concerns and aspirations are directly reflected in the alternatives developed, and we will report back on how your input influenced the decision."</p> <p>Example:</p> <ul style="list-style-type: none"> • Workshop • Design charrette 	<p>"We will look to you for advice and innovation in formulating solutions, and we will incorporate your recommendations into the decisions to the maximum extent possible."</p> <p>Example:</p> <ul style="list-style-type: none"> • Deliberative Dialogue • Workshop 	<p>"We will implement what you decide"</p> <p>Example:</p> <ul style="list-style-type: none"> • Alternative Approval Process • Assent Voting/Referendum • Election

Public engagement and communications for this project will:

- Provide input for the development of the White Papers
- Provide input for the development of the Action Plan and proposed policy changes.
- Ensure residents are aware of the opportunities to provide input, and the Council approved action plans and policy changes.

Public Engagement timeline for Communications, Planning, and Council:



Communications & Engagement steps on timeline are:

Create communications collateral

Develop visual look and feel, visual support materials, promotional and advertising materials.

Work with Planning to develop draft public survey questions.

Public survey on priority areas

To support development of the White Papers on the four strategic areas of Housing, Transportation, Climate Change, and Economy and Employment with a sound understanding of the public's concerns and priorities, the District will work with a professional survey firm to conduct a statistically relevant and demographically representative survey of its residents. A sample of approximately 300 people, which mirrors the demographic make-up of the District as depicted in the latest Statistics Canada census, will provide a reliable basis upon which to gauge public sentiment.

Communications will develop the survey questions in partnership with Planning and the professional survey firm. Council will have the opportunity to review the questions before the survey is conducted.

A deeper dive with focus groups representing the different age groups and demographics of the District will provide input on the findings of the draft White Papers.

The timeline ensures that public consultation is not undertaken through the summer or other school holidays.

Once completed, the results of the survey will be provided to Council, and will be used by Planning in further development of the White Papers.

Conclusion

This report provides a summary of the scope, timeline, and budget for a targeted OCP Review. The goal is to deliver White Papers in Summer 2020 on the four strategic areas: housing; transportation; climate change; and economy and employment lands. Staff are seeking Council’s confirmation for the targeted OCP review approach as outlined in this report.

Recommendation

THAT the report from the Senior Community Planner entitled “Official Community Plan (OCP) Targeted Review - Scope, Timeline and Budget” dated May 2, 2019 is received for information;

AND THAT the scope, timeline and budget outlined in the report are endorsed;

AND THAT staff present this at the next regular meeting of council for formal approval.

Respectfully submitted,



Natasha Letchford
Senior Community Planner

REVIEWED WITH:		
<input type="checkbox"/> Community Planning	_____	
<input type="checkbox"/> Development Planning	_____	
<input type="checkbox"/> Development Engineering	_____	
<input type="checkbox"/> Utilities	_____	
<input type="checkbox"/> Engineering Operations	_____	
<input type="checkbox"/> Parks	_____	
<input type="checkbox"/> Environment	_____	
<input type="checkbox"/> Facilities	_____	
<input type="checkbox"/> Human Resources	_____	
<input type="checkbox"/> Clerk’s Office	_____	
<input type="checkbox"/> Communications	_____	
<input type="checkbox"/> Finance	_____	
<input type="checkbox"/> Fire Services	_____	
<input type="checkbox"/> ITS	_____	
<input type="checkbox"/> Solicitor	_____	
<input type="checkbox"/> GIS	_____	
<input type="checkbox"/> Real Estate	_____	
<input type="checkbox"/> Bylaw Services	_____	
External Agencies:		
<input type="checkbox"/> Library Board	_____	
<input type="checkbox"/> NS Health	_____	
<input type="checkbox"/> RCMP	_____	
<input type="checkbox"/> NVRC	_____	
<input type="checkbox"/> Museum & Arch.	_____	
<input type="checkbox"/> Other:	_____	



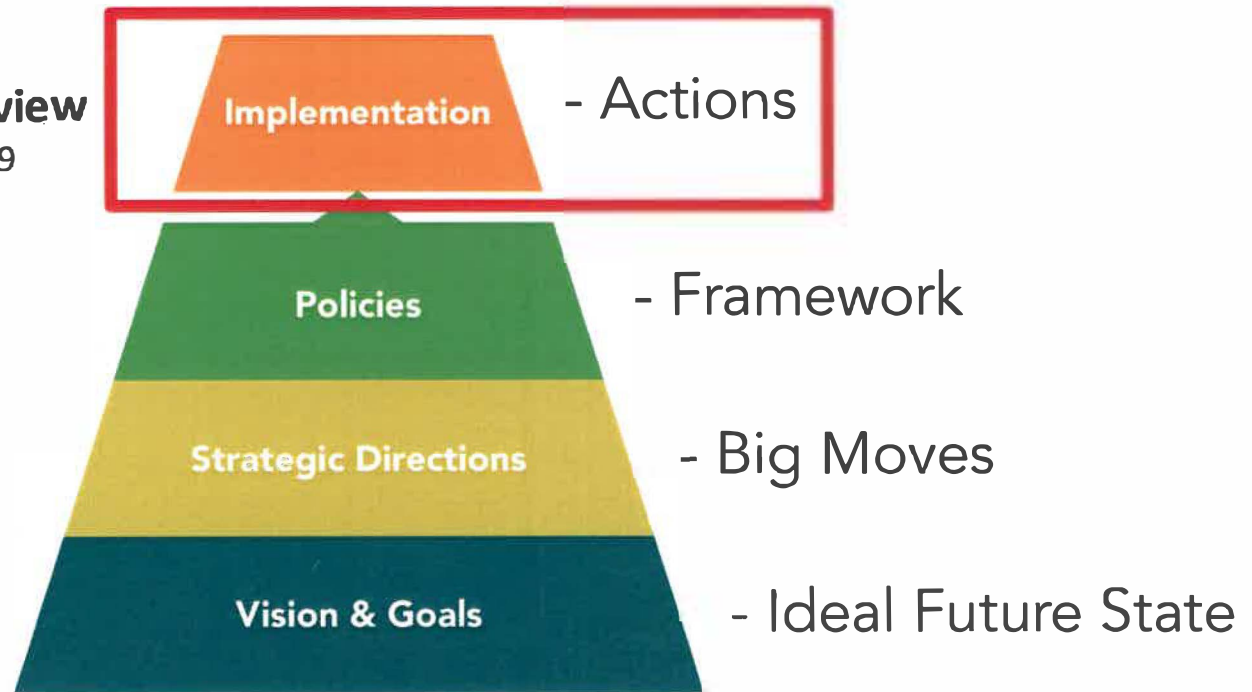
Targeted OCP Review Scope, Timeline and Budget

Council Workshop

May 13, 2019

Targeted OCP Review Focus

Option 3 – Targeted Review
Selected by Council, Mar 4, 2019



4
Economy and
Employment
Lands




3
Climate
Change



2
Transportation



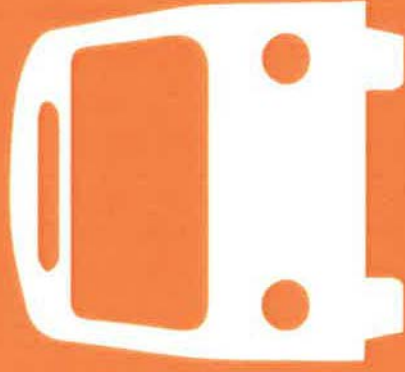
1
Housing



Housing



Transportation



Climate Change



**Economy and
Employment
Lands**



Budget

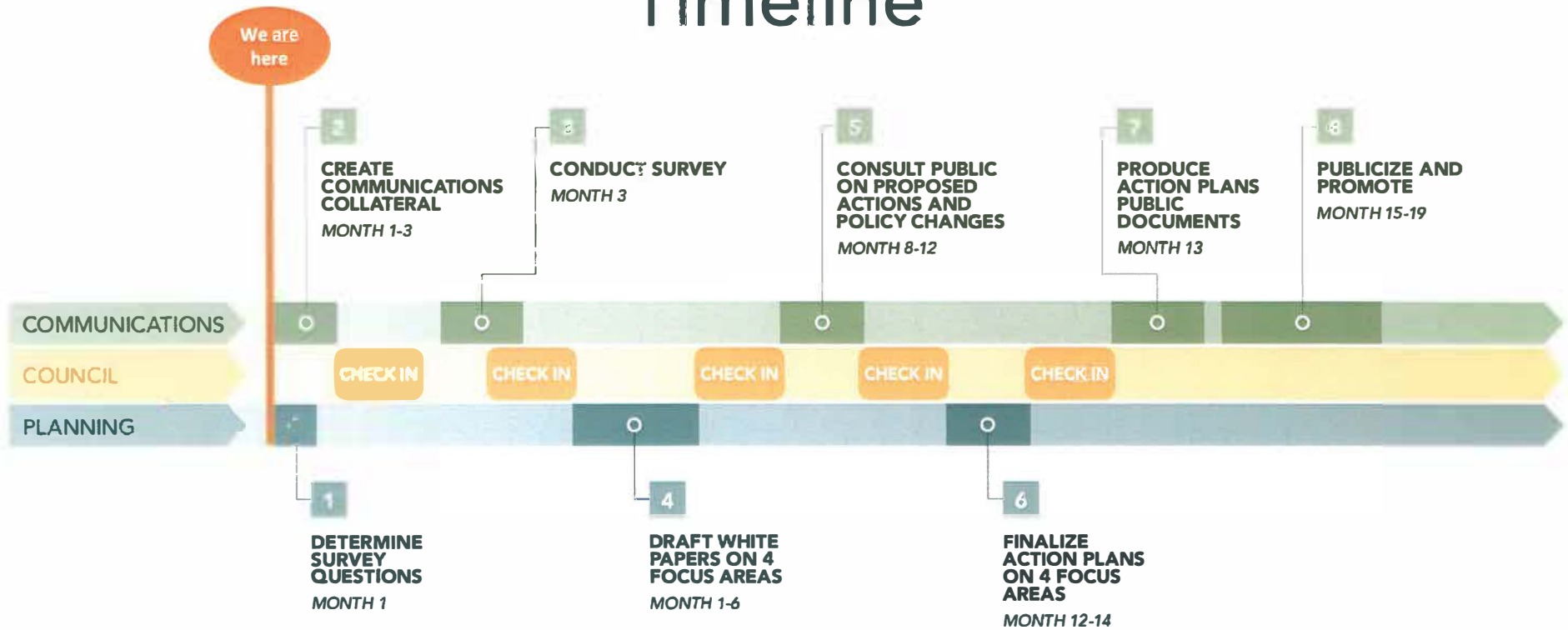


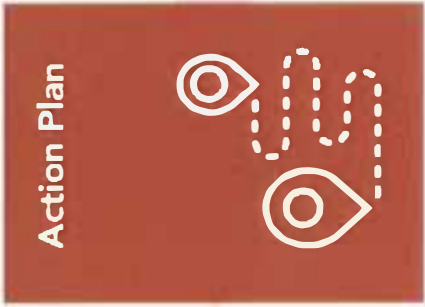
OCP Targeted Review

10 - 12 months

\$360K - 395K

Timeline





Resolution

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