



**CORPORATE POLICY MANUAL**

Section:	Properties Administration	8
Sub-Section:	Development - General	3030
Title:	HOUSING POLICY	2

**POLICY**

**The Housing Policy for the District of North Vancouver is to:**

- 1. Seek and retain existing rental housing;**
- 2. Prohibit conversions of multi-family rental housing to stratification or shared interest schemes except when a vacancy rate of 4% or more has been recorded for thirteen consecutive months (three consecutive CMHC reporting periods);**
- 3. Actively assist in the development of proposals for housing projects which contribute to a balanced supply of housing;**
- 4. Plan new neighbourhoods to provide housing for all income groups;**
- 5. Adopt the use of land leases to provide affordable housing and to retain District land as a renewable asset;**
- 6. Incorporate a range of densities in each new neighbourhood;**
- 7. Review alternative zoning approaches which will encourage a balanced housing stock;**
- 8. Exercise its efforts directly and in conjunction with others to encourage senior levels of government to act in full partnership with the municipalities, private sector and non-profit sector to improve, expand, initiate and provide legislative support for initiatives which will serve the common interest in a balanced housing stock;**
- 9. Define, on an annual basis, the levels of new housing necessary to ensure a balance of type, tenure, and affordability within the District's overall housing stock, and implement strategies as resources allow to facilitate these levels of production;**
- 10. Seek to increase public understanding of the effects of carefully planned density increases;**
- 11. Use land use decisions to maintain a balanced housing stock and seek long term protection of municipal lands as a renewable resource;**
- 12. Investigate ways to encourage affordable housing in commercial zones and in large public or private commercial and institutional developments;**
- 13. Identify and consider innovative small lot duplexing and fourplexing opportunities and that this be considered as part of the OCP Review Process;**
- 14. Seek provincial legislation to permit municipalities to regulate building demolition and review such regulations annually;**
- 15. Establish a Land Fund to be used on a revolving basis to acquire, hold and allocate land for housing projects which will contribute to a balanced housing stock;**
- 16. Establish a Land Fund to acquire, hold and allocate land for affordable housing throughout the District; and**

**17. Investigate appropriate sources of funds for the Land Fund and make recommendations to Council in this regard.**

**REASON FOR POLICY**

To ensure a balanced housing stock meeting the needs of all segments of society.

**AUTHORITY TO ACT**

Retained by Council

Approval Date:	November 1, 1982	Approved by:	Policy & Planning Committee
1. Amendment Date:	December 17, 1990	Approved by:	Policy & Planning Committee
2. Amendment Date:	January 20, 1992	Approved by:	Policy & Planning Committee
3. Amendment Date:	April 10, 1995	Approved by:	Regular Council
4. Amendment Date:	December 11, 1995	Approved by:	Regular Council