

**DISTRICT OF NORTH VANCOUVER
COUNCIL WORKSHOP**

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Minutes of the Council Workshop for the District of North Vancouver held at 7:00 p.m. on Monday, January 28, 2013 in the Committee Room of the District Hall, 355 West Queens Road, North Vancouver, British Columbia.

Present: Mayor R. Walton
Councillor R. Bassam
Councillor D. MacKay-Dunn
Councillor L. Muri
Councillor A. Nixon (7:13pm)

Absent: Councillor R. Hicks
Councillor M. Little

Staff: Mr. G. Joyce, Acting Chief Administrative Officer
Mr. B. Bydwell, General Manager – Planning, Properties & Permits
Ms. S. Haid, Manager – Sustainable Community Development
Ms. S. Dal Santo, Section Manager – Planning Policy
Ms. N. Letchford, Deputy Municipal Clerk
Ms. L. Brick, Confidential Council Clerk
Mr. P. Chapman, Social Planner

Also in

Attendance: Ms. Janet Kreda, Senior Housing Planner, Metro Vancouver
Ms. Margaret Eberle, Senior Housing Planner, Metro Vancouver

1. Opening by the Mayor

Mayor Walton welcomed members of the public and staff to the meeting and outlined the procedures for the evening.

2. Metro Vancouver Presentation “What Works: Affordable Housing Initiatives in Metro Vancouver”

File No. 13.6480.30/003.000

Councillor NIXON arrived at this point in the proceedings.

Mr. Chapman, Social Planner, reviewed the future projections for rental demand on the North Shore advising that there will be a need for 4500 new rental units in the District and 1500 new low income housing rental units in the next 25 years. Approximately 68 – 91% of the existing purposely built rental stock is at risk of redevelopment in the near future. Mr. Chapman noted that 1084 social housing units will lose operating subsidies in the next 20 years as mortgages come to a close.

Ms. Janet Kreda, Senior Housing Planner, presented the *Metro Vancouver: What Works Affordable Housing Initiatives in Metro Vancouver*, a strategy for addressing housing demand and increasing diversity and affordability. Ms. Kreda advised that there will be a demand for 6500 new rental units per year in the region and 140 new units in the District of North Vancouver per year.

Ms. Kreda advised that municipalities can support affordable housing by:

- Developing OCP and neighbourhood plans;
- Creating inclusionary policies;
- Consider density bonusing;

- Reducing parking requirements for some projects;
- Allowing a strong stock of secondary suites;
- Smaller lots; and,
- Increasing areas for duplexes and townhouses.

Ms. Margaret Eberle, Senior Housing Planner, advised that no new non-market rental housing for low income households is being developed by senior levels of government; emphasis is now being placed on creating emergency, transitional, and supportive housing measures.

Ms. Erbele provided examples of affordable housing options which have been implemented throughout the region including:

- Timbergrove, supportive emergency shelter, in Surrey;
- Chesterfield House, supportive housing, in the City of North Vancouver; and,
- Loreen Place, market rental housing, in Victoria.

Council Discussion:

Ms. Eberle advised that inclusionary policies where rental units are distributed within developments has worked in other jurisdictions. It was noted that Richmond regulations require that any developments over 80 units require purpose built rental units be included.

Council questioned what percentage of new condos form part of the rental pool? Metro Vancouver staff advised that the unofficial survey indicated that 20% - 40% of apartments are rented; however, it is difficult to maintain accurate statistics as they are not the same units consistently over time.

Council commented that there is a need to develop purpose built rental units and to establish a standard of maintenance policy to ensure that existing rental buildings are maintained.

Council expressed concern regarding density bonusing and when CAC's are used for new housing they are taken away from other community needs such as sidewalks and recreation centres.

Metro Vancouver staff advised that Federal housing programs were transferred to Provincial responsibility in 1993; most provinces removed funding beginning in 1995. Smaller scale developments and responsibility has been transferred to the developer. The Province of BC provides funding for the most vulnerable side of the equation.

Mr. Corrie Kost:

- Commented that restrictions on rental units could lower the values of units; and,
- Sought clarification on the Kiwanis development.

Council inquired what the rental restriction policy is for the District, staff advised that on new developments a covenant is registered on the land and the developer creates a rental disclosure statement advising that the building is not permitted to have any restrictions on the number of units available for rent.

Council queried what the standard measure is to determine affordable housing? Metro Vancouver staff advised that the standard is 30% of income is the test for affordability, the spectrum that needs assistance is the people who are renting and earn under a household income of \$50,000 annually and are using more than 50% of their income on rent.

Mr. Doug Curran:

- Spoke in support of integrating supported housing within developments.

Mr. John Gillmour:

- Queried how the need for rental housing stock is being addressed in the District.

Staff advised that the Districts housing needs are identified in the OCP and rolled into the implementation plans for the town centres.

3. **Adjournment**

The meeting was adjourned at 8:36 pm.

Council Clerk