

**DISTRICT OF NORTH VANCOUVER  
COMMITTEE OF THE WHOLE**

Minutes of the Committee of the Whole Meeting of the Council for the District of North Vancouver held at 6:05 p.m. on Monday, November 2, 2015 in the Committee Room of the District Hall, 355 West Queens Road, North Vancouver, British Columbia.

**Present:** Mayor R. Walton  
Councillor R. Bassam  
Councillor M. Bond  
Councillor J. Hanson  
Councillor R. Hicks  
Councillor D. MacKay-Dunn  
Councillor L. Muri

**Staff:** Mr. D. Stuart, Chief Administrative Officer  
Mr. B. Bydwell, General Manager – Planning, Properties & Permits  
Ms. C. Grant, General Manager – Corporate Services  
Mr. G. Joyce, General Manager – Engineering, Parks & Facilities  
Mr. D. Milburn, Deputy General Manager – Planning, Properties & Permits  
Mr. J. Gordon, Manager – Administrative Services  
Mr. R. Malcolm, Manager – Real Estate and Properties  
Ms. J. Paton, Manager – Development Planning  
Ms. S. Dal Santo, Section Manager – Planning Policy  
Mr. P. Chapman, Social Planner  
Ms. C. Archer, Confidential Council Clerk

**1. ADOPTION OF THE AGENDA**

**1.1. November 2, 2015 Committee of the Whole Agenda**

**MOVED by Councillor MURI  
SECONDED by Councillor BOND**

THAT the agenda for the November 2, 2015 Committee of the Whole be 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. Rental and Affordable Housing Green Paper**  
File No. 13.6480.30/003.000

Mr. Dan Milburn, Deputy General Manager – Planning & Permits, introduced the topic of affordability and adequate housing, noting that most District residents enjoy adequate housing. However, as demand regularly outstrips supply, housing costs are driven up, which may outpace income for some residents.

Adding to the difficulty for residents facing housing challenges is that the cost of living, including the costs of food, transportation and child care, has increased at a higher rate than income.

Mr. Milburn noted that addressing the challenge of housing affordability will require the District to work in partnership with other levels of government and non-profit organizations. He advised that options will need to be fully costed before being moved forward.

Ms. Sarah Dal Santo, Section Manager – Planning Policy, provided an overview of the full housing continuum, including market and non-market housing types ranging from emergency shelters to rentals to ownership.

Ms. Dal Santo noted that there have been positive changes since 2011 when the Official Community Plan (OCP) was adopted, including growth directed to town centres, growth in multi-family housing, an increase in seniors', accessible and emergency housing. She advised that following a nearly 30 year gap during which little rental housing was built, there is now construction of purpose-built rental housing in the District.

The key housing issues identified by staff are:

- Single detached house price increases have outpaced income levels;
- Families, students, first time home buyers and seniors are facing challenges with the affordability and adequacy of housing;
- Existing tenants are being displaced as the older purpose-built rental housing is being replaced with market housing;
- Low rental vacancy rates; and,
- Expiring operating agreements for non-profit and co-op housing.

Mr. Milburn presented proposed key directions for addressing housing needs:

- Encourage maintenance and retention of existing rental housing stock;
- Replace existing rental stock in Town Centres;
- Minimize impacts to displaced tenants;
- Encourage opportunities for new market rental housing;
- Encourage opportunities for new affordable rental housing;
- Encourage opportunities for new affordable market ownership housing; and,
- Continue to support housing diversity and growth in Town Centres and Village Centres.

Council discussed rental and affordable housing issues including:

- Income vs. housing prices;
- Mix of income levels and housing types in the District;
- Demographic shift caused by housing price increases;
- Preserving single family housing neighbourhoods;
- Creating complete, walkable communities;
- Reducing transportation costs;
- Direct involvement of municipal government in housing solutions;
- Opportunities to work and partner with other organizations such as Metro Vancouver;
- Bringing stakeholders and different municipalities together;

- Development of District lands for affordable housing;
- Identifying costs and revenue sources for affordable housing; and,
- Ensuring there is community support before committing significant time and resources.

**4. PUBLIC INPUT**

Nil

**5. RISE AND REPORT**

**MOVED by Councillor MURI**

**SECONDED by Councillor MACKAY-DUNN**

THAT the November 2, 2015 Committee of the Whole rise and report.

**CARRIED**  
(6:59 pm)

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Mayor

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Municipal Clerk