

**DISTRICT OF NORTH VANCOUVER
COUNCIL WORKSHOP**

Minutes of the Council Workshop of the Council for the District of North Vancouver held at 6:06 p.m. on Monday, January 25, 2016 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
Ms. C. Grant, General Manager – Corporate Services
Mr. G. Joyce, General Manager – Engineering, Parks & Facilities
Mr. D. Milburn, Acting General Manager – Planning, Properties & Permits
Mr. J. Gordon, Manager – Administrative Services
Mr. R. Malcolm, Manager – Real Estate and Properties
Ms. L. Brick, Deputy Municipal Clerk
Ms. S. Dal Santo, Section Manager – Planning Policy
Mr. P. Chapman, Social Planner
Ms. S. Dale, Confidential Council Clerk
Mr. F. Donnelly, Research Analyst

1. ADOPTION OF THE AGENDA

1.1. January 25, 2016 Council Workshop Agenda

MOVED by Councillor MURI

SECONDED by Councillor BASSAM

THAT the agenda for the January 25, 2016 Council Workshop be adopted as circulated.

CARRIED

2. ADOPTION OF MINUTES

Nil

3. REPORTS FROM COUNCIL OR STAFF

3.1. Reunification Research Strategy

File No. 01.0470.20/001.000

Ms. Charlene Grant, General Manager – Corporate Services, provided an introduction, noting that the purpose of tonight's Council Workshop is to move from the preliminary scoping stage, conducted by the North Shore Reunification Committee, to a phased research strategy to be pursued over Council's term of

office. Ms. Grant noted that several key messages and directions emerged from when Council last considered this topic in the Committee of the Whole meeting on July 27, 2015, summarized as follows:

- There should be only one North Vancouver;
- It is not a quick fix;
- Information is critical but may be elusive;
- Community expectations should drive the mandate; and,
- Progress is possible.

With the consent of Council, Mr. David Stuart, Chief Administrative Officer, advised that the complete Merging Municipalities, Insights on North Vancouver Reunification report will be released to the public.

Mr. Felim Donnelly, Research Analyst, presented the literature review entitled Merging Municipalities – Insights on North Vancouver Reunification. Mr. Donnelly noted that the approach taken was to further understand municipal consolidations as a prerequisite to determining the factors most relevant to the North Vancouver context. From this foundation, some fundamental conclusions were drawn from the comprehensive research including:

- Significant efficiency gains are unlikely;
- Service levels likely won't see dramatic changes; and,
- The major benefits would be realized in planning and transportation coordination.

Mr. Donnelly suggested that the next steps include:

- The study of the Abbotsford-Matsqui merger;
- An evaluation of planning and transportation and shared services;
- A financial metrics investigation; and,
- Citizen engagement.

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

- Thanked Mr. Donnelly for the comprehensive presentation;
- Acknowledged that dramatic cost savings to the bottom line may not be the case;
- Questioned if merging would result in unionized wages harmonizing upwards;
- Suggested analyzing the cost efficiencies of consolidating facilities;
- Noted the benefits of consolidating planning and transportation;
- Commented that between the three North Shore municipalities, Bowen Island and Lions Bay, there are 28 members on Council;
- Noted the importance of research being done in a transparent way;
- Endorsed the idea of doing a detailed analysis of the Abbotsford-Matsqui study;
- Opined that amalgamation will not result in job loss as a significant number of municipal employees are eligible to retire in the near future;
- Commented that the District needs the support of the other North Shore Municipalities to move forward;

- Noted that the self-identity of a community is important to its culture; however, it was noted that many residents in the City and District identify themselves as being “North Vancouver” residents;
- Requested that staff report back on planning and operational efficiencies;
- Opined that the benefits of amalgamation will be seen long-term; and,
- Commented that a unified North Vancouver could have a stronger voice regionally.

MOVED by Councillor BASSAM
SECONDED by Councillor BOND

THAT the January 25, 2016 presentation of the Research Analyst be received;

AND THAT a research plan be engaged by staff.

CARRIED

Public Input:

Mr. Corrie Kost, 2800 Block Colwood Drive:

- Noted the importance of making the financial status of each municipality transparent to the community.

Council recessed at 6:57 pm and reconvened at 7:00 pm.

3.2. Rental and Affordable Housing

File No. 13.6480.30/003.000

Mr. Dan Milburn, Acting General Manager – Planning, Properties & Permits, reviewed the discussion to date and plan for moving forward, noting that this is the fourth session on Affordable Housing, following the introduction of the Green Paper on November 2, the presentation by Metro Vancouver on December 1 regarding the Metro Vancouver Housing Corporation and the draft Regional Affordable Housing Strategy (RAHS), and the Overview of housing goals and targets on December 8.

Mr. Milburn reviewed the draft goals and strategies which include:

- Expanding the supply and diversity of housing;
- Increasing housing supply along the Frequent Transit Network;
- Ending homelessness in the region;
- Preserving and expanding the rental supply; and,
- Meeting the housing demand estimates for low and moderate income earners.

Mr. Milburn presented the results of a scenario analysis on six various rental and affordable housing tools.

Staff sought Council's feedback with regards to the draft outline for a District Rental and Affordable Housing Strategy/Action Plan.

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

- Opined that discussions regarding Community Amenity Contributions need to happen before making decisions on affordable housing;
- Suggested looking at what tools other cities have used to create affordable housing;
- Suggested referencing the Official Community Plan instead of a ten-year timeframe;
- Opined that the District should focus on low to moderate income earners;
- Commented that affordable housing is a complicated issue;
- Expressed the willingness to provide District land to Metro Vancouver or other non-profit groups to develop affordable housing;
- Expressed concern that affordable housing in the District will be concentrated in one area;
- Commented on the need to preserve existing rental stock;
- Commented on the importance of hearing from the development community;
- Opined that discussion with the community is essential;
- Questioned what level of affordability the District is trying to achieve;
- Commented that a policy needs to be developed in conjunction with District partners;
- Opined that for this to be a successful program the District will have to forgo a significant amount of Community Amenity Contributions;
- Questioned what the ongoing operational cost to maintain affordable housing would be;
- Commented that the cost of land is driving housing prices up; and,
- Suggested the possibility of building affordable housing in the Maplewood area.

Public Input:

Mr. Don Peters, District Resident:

- Opined that the District should focus on low to moderate income earners;
- Commented that it would be helpful to know what the average income is in the District;
- Noted the importance of engaging with the community;
- Urged staff to have discussions with developers; and,
- Noted that one size does not fit all.

Mr. Lyle Craver, 4700 Block Hoskins Road:

- Opined that Lynn Valley has enough rental units.

Staff advised that the discussion on affordable housing will continue at the February 15, 2016 Council Workshop.

4. **ADJOURNMENT**

MOVED by Councillor MURI

SECONDED by Councillor BASSAM

THAT the January 25, 2016 Council Workshop be adjourned.

CARRIED
(8:28 pm)



Mayor



Municipal Clerk