



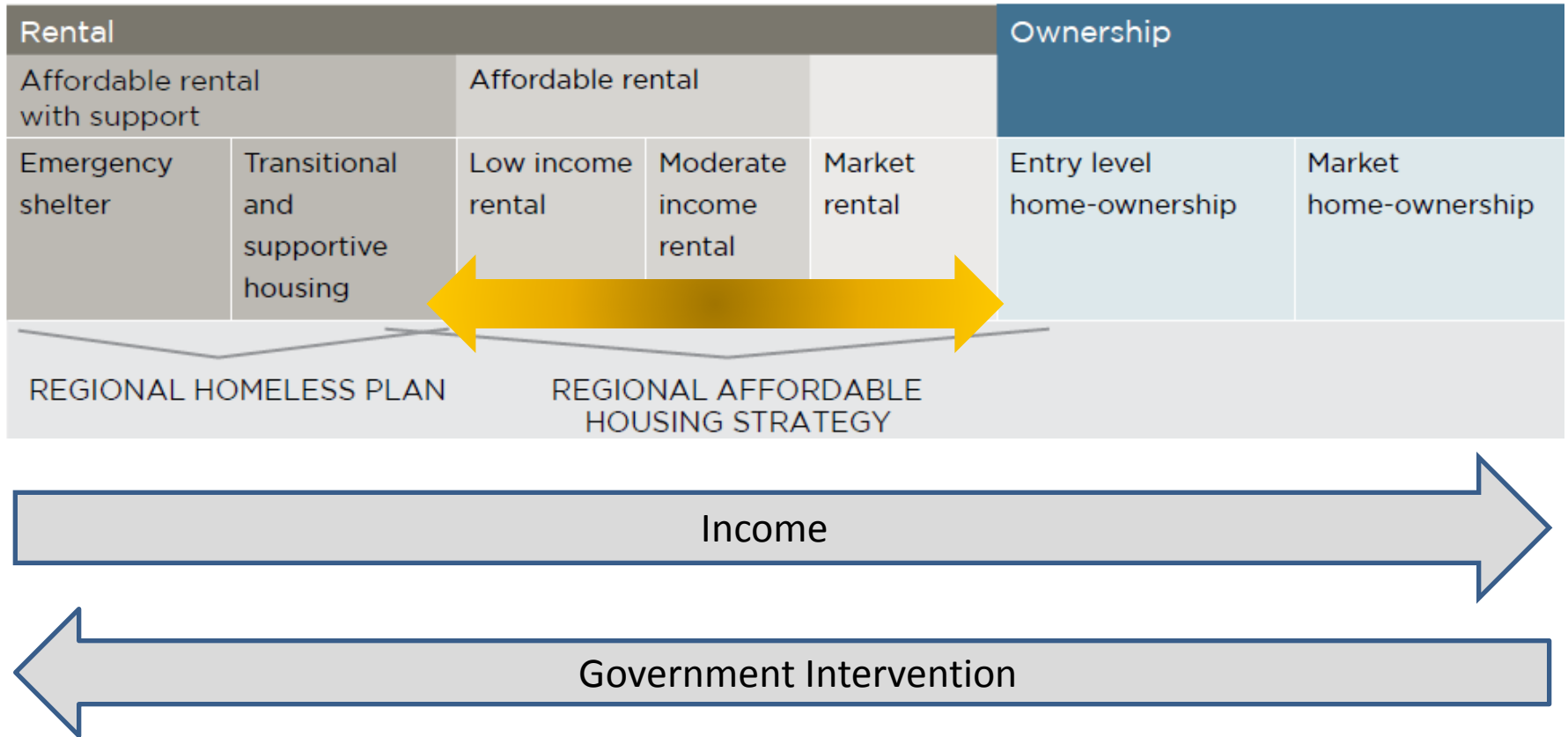
NORTH VANCOUVER
DISTRICT

RENTAL AND AFFORDABLE HOUSING – Part 5

February 15, 2016

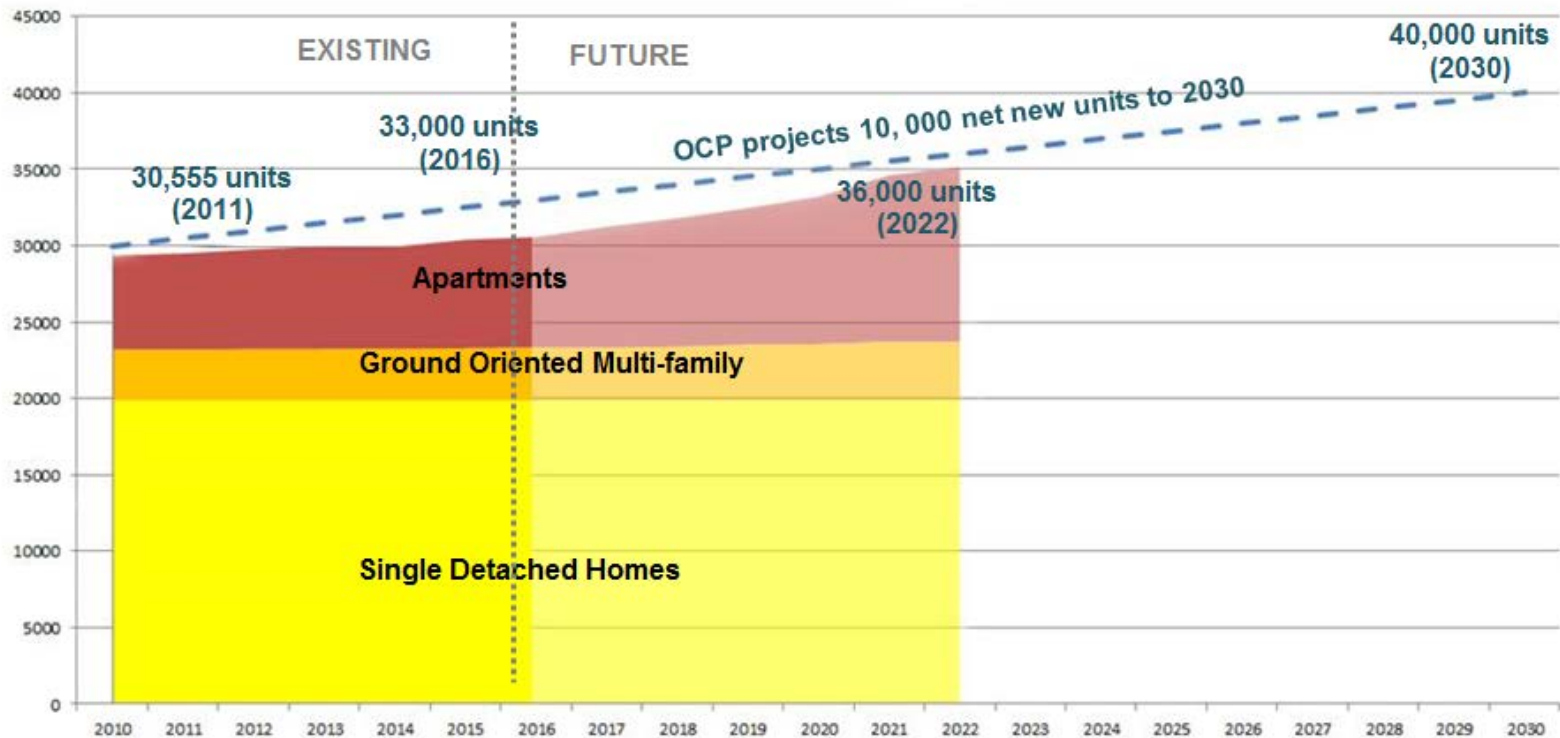
A Policy Framework for Rental and Affordable Housing

Rental and Affordable Housing



Goals & Targets

Expand supply and diversity of housing



Growth Focused In Centres

Goals & Targets

Preserve and expand the rental supply

Approximately 1,270 older purpose built rental units

**Metro 2040 (RGS): 2011-2021
DNV rental demand**

1,400

**MV Draft RAHS: 2016-2026
DNV rental demand**

700

Preserve and expand the rental supply

- Expand rental supply consistent with OCP
- Maintain strata rental policies
- Consider less than 1:1 rental replacement if affordable, diverse, distributed and accessible (ongoing monitoring)
- Review Maintenance Bylaw
- Create Tenant Assistance Policy

Goals & Targets

Meet the housing needs of low and moderate income earners

Metro 2040 (RGS): 2011-2021
DNV rental demand

1000

MV Draft RAHS: 2016-2026
DNV rental demand

600

Low and moderate =
<80% of MHI

Meet the housing needs of low and moderate income earners

- Be innovative - look for opportunities with partners
- Seek land contribution (larger sites)
- Affordable housing in all key Centres
- Bonus density/height – within limits & conditions

Meet the housing needs of low and moderate income earners

Incentivize Affordable Housing:

- Parking reductions in Town Centres and FTN
- No Development Cost Charge waivers

Other Issues

- Community Amenity Contribution (%)
- Policy Framework Consultation
- Current Applications