

**DISTRICT OF NORTH VANCOUVER  
COUNCIL WORKSHOP**

Minutes of the Council Workshop of the Council for the District of North Vancouver held at 6:12 p.m. on Tuesday, February 15, 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. D. Milburn, Acting General Manager – Planning, Properties & Permits  
Mr. S. Ono, Acting General Manager – Engineering, Parks & Facilities  
Mr. A. Wardell, Acting General Manager – Finance & Technology  
Mr. J. Gordon, Manager – Administrative Services  
Mr. R. Malcolm, Manager – Real Estate and Properties  
Ms. J. Paton, Manager – Development Planning  
Ms. M. Welman, Manager – Strategic Communications & Community Relations  
Ms. L. Brick, Deputy Municipal Clerk  
Ms. S. Dal Santo, Section Manager – Planning Policy  
Mr. P. Chapman, Social Planner  
Ms. C. Archer, Confidential Council Clerk  
Mr. F. Donnelly, Research Analyst

**1. ADOPTION OF THE AGENDA**

**1.1. February 15, 2016 Council Workshop Agenda**

**MOVED by Councillor BOND**

**SECONDED by Councillor MACKAY-DUNN**

THAT the agenda for the February 15, 2016 Council Workshop be adopted as circulated.

**CARRIED**

**2. ADOPTION OF MINUTES**

Nil

**3. REPORTS FROM COUNCIL OR STAFF**

**3.1. Rental and Affordable Housing**

File No. 13.6480.30/003.000

Mr. Dan Milburn, Acting General Manager – Planning, Properties & Permits, reported that the objective for the workshops on affordable housing to date is to

create a policy framework to bring to stakeholder consultation, after which staff will draft a policy for Council consideration.

Mr. Milburn reported on planning around three goals and targets identified at previous sessions:

### **Expand supply and diversity of housing**

Mr. Milburn reported that the OCP projects 10,000 net new units in the District through 2030, with little growth expected in single family housing, moderate growth in ground-oriented multi-family housing and the largest growth in apartment units. He noted that basement suites are included in single family housing. About 20,000 of the 30,555 total units of housing in the District as of 2011 were single detached homes.

In response to a question from Council regarding the percentage of Seylynn Towers that have been rented, Mr. Milburn advised that an update has been requested from the developer.

### **Preserve and expand the rental supply**

Mr. Milburn reported that there are currently approximately 1,270 older purpose-built rental units in the District and demand in the next ten years will be for somewhere between 700 and 1,400 additional units in this category. If policies remain unchanged the current trend of approximately 20% of all new construction becoming rental units will continue.

The following are recommended by staff as part of the proposed policy framework to meet the goal of preserving and expanding the rental supply:

- Expansion of the rental supply consistent with OCP goals;
- Maintenance of strata rental policies;
- Consideration of allowing less than 1:1 rental replacement if affordable, diverse, distributed and accessible units are included;
- Review of the Standards of Maintenance Bylaw; and,
- Creation of a tenant assistance policy with general direction for developers to provide notice, compensate loss and moving costs, assistance for relocations, a communications plan and potentially to give first right of refusal to tenants who have been displaced.

It was noted that there are few complaints made under the Standards of Maintenance Bylaw, likely because tenants pursue action through the Provincial *Residential Tenancy Act*. Strengthening the Bylaw may help prevent poor maintenance being used as a justification for redevelopment.

Council commented on the replacement of units and requirements for reducing the replacement ratio in order to meet affordable housing goals and the needs of the community.

Staff advised that the framework being proposed will add flexibility and proposed developments will be evaluated on a case by case basis.

## **Meet the housing needs of low and moderate income earners**

Mr. Milburn explained that low and moderate income earners are defined as those who earn less than 80% of the median income for the housing jurisdiction, which was \$41,000 per year in 2011. Using labour statistics, the amount for 2015 was calculated at \$45,000 for 2015. Using 30% of income as a maximum, rents of no more than \$1,125 per month would be considered affordable for a family earning \$45,000 per year. According to Metro Vancouver estimates, between 600 and 1,000 additional units will be needed in the next ten years.

The following are recommended by staff as part of the proposed policy framework to meet the goal of meeting the housing needs of low and moderate income earners:

- Seek opportunities to work with partners;
- Take advantage of recently announced Provincial funding and anticipated Federal funding opportunities;
- Where appropriate, seek land contributions, cash or CAC's in place of affordable housing units;
- Ensure all key centres have affordable housing;
- Discuss bonus density and height within limits and conditions;
- Create incentives for the creation of affordable housing units;
- Consider parking requirement reductions in town centres and along the frequent transit network;
- Not currently considering DCC waivers, although this could come forward in the future for non-profit organizations providing housing; and,
- As part of the current CAC policy review, consider if there is an appropriate percentage of CAC funds to maintain for affordable housing.

Mr. Milburn reported that consultation with stakeholders will be the next step in the process and staff will be meeting with the development community and non-profit housing providers in the coming weeks.

Council discussion ensued regarding affordable housing and the proposed policy framework and the following comments and concerns were noted:

- Commented on the urgent need for housing for families who are being pushed out of community by rapidly increasing house prices;
- Commented on the need for larger units for families;
- Expressed concern for residents being displaced by redevelopment;
- Noted that in order to have an impact in the community, a large number of units will be required;
- Commented on the need for the Provincial and Federal governments to act;
- Commented on the public consultation process;
- Requested specific information on costs, qualification criteria for housing and other details;
- Suggested using criteria in addition to the median income of District residents as the upward pressure on home prices is pushing the median income higher;
- Noted that more work is to be done on policies and planning;
- Expressed concern that the existing older, affordable units could be renovated and no longer be included in the affordable housing inventory;
- Recommended developing more types of housing;

- Suggested phasing new developments to reduce the displacement of existing residents; and,
- Expressed concern that developments are not proceeding during the affordable housing discussion, halting the supply of units.

Staff advised that with Council's feedback on the policy framework, developments that have been on hold may proceed. Staff could evaluate the types of units being offered on each site to ensure three or more bedroom units are available for families.

**MOVED by Councillor HICKS**  
**SECONDED by Councillor BASSAM**

THAT the February 8, 2016 report of the Manager – Policy Planning entitled Rental and Affordable Housing Workshop, February 15, 2016 be received for information;

AND THAT the proposed framework be endorsed in principle subject to further discussions on specific issues;

AND THAT Council supports staff consulting with stakeholders on the proposed framework and reporting back to Council as soon as possible.

**CARRIED**

#### 4. PUBLIC INPUT

##### 4.1 Mr. Corrie Kost, 2800 Block Colwood Drive:

- Commented on the shortage of affordable housing in the District; and,
- Requested more details and cost estimates be made available to the public.

##### 4.2 Mr. Don Peters, Community Housing Liaison, Community Housing Action Committee:

- Commended the District for undertaking stakeholder consultation;
- Requested that materials be distributed to stakeholders as soon as possible along with clear direction from District staff on the process; and,
- Encouraged staff and Council to take the time to consult broadly with the community.

#### 5. ADJOURNMENT

**MOVED by Councillor MACKAY-DUNN**  
**SECONDED by Councillor BOND**

THAT the February 15, 2016 Council Workshop be adjourned.

**CARRIED**  
 (7:44 pm)

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 Mayor

  
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 D/Municipal Clerk