

**DISTRICT OF NORTH VANCOUVER  
COUNCIL WORKSHOP**

Minutes of the Council Workshop of the Council for the District of North Vancouver held at 5:48 p.m. on Monday, March 7, 2016 in the Committee Room of the District Hall, 355 West Queens Road, North Vancouver, British Columbia.

**Present:** Acting Mayor M. Bond  
Councillor J. Hanson  
Councillor R. Hicks  
Councillor D. MacKay-Dunn

**Absent:** Mayor R. Walton  
Councillor R. Bassam  
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. 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. L. Brick, Deputy Municipal Clerk  
Ms. S. Dal Santo, Section Manager – Planning Policy  
Ms. C. Archer, Confidential Council Clerk  
Mr. P. Chapman, Social Planner  
Ms. S. Lunn, Social Planner  
Ms. A. Reiher, Confidential Council Clerk

**Also in**

**Attendance:** Mr. R. Prest, Civic Engage Practice Lead, SFU Centre for Dialogue  
Ms. J. Dunsby, Dialogue and Engagement Convenor, SFU Centre for Dialogue

**1. ADOPTION OF THE AGENDA**

**1.1. March 7, 2016 Council Workshop Agenda**

**MOVED by Councillor MACKAY-DUNN**

**SECONDED by Councillor HICKS**

THAT the agenda for the March 7, 2016 Council Workshop be adopted as circulated.

**CARRIED**

**2. ADOPTION OF MINUTES**

**2.1. February 1, 2016 Council Workshop**

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

THAT the minutes of the February 1, 2016 Council Workshop be adopted.

**CARRIED**

**2.2. February 2, 2016 Council Workshop**

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

THAT the minutes of the February 2, 2016 Council Workshop be adopted.

**CARRIED**

**2.3. February 9, 2016 Council Workshop**

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

THAT the minutes of the February 9, 2016 Council Workshop be adopted.

**CARRIED**

**2.4. February 15, 2016 Council Workshop**

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

THAT the minutes of the February 15, 2016 Council Workshop be adopted.

**CARRIED**

**3. REPORTS FROM COUNCIL OR STAFF**

**3.1. Delbrook Dialogue Update**

File No. 10.4960.01/000.000

Mr. Dan Milburn reported on the Delbrook Lands public consultation process, noting that Phase 1 of the process was collecting public input via surveys and the Delbrook Dialogue meeting held in January. Phase 2, currently underway, is research on the feasibility of the different ideas to narrow down options to present to the public for their feedback in Phase 3, a deliberative dialogue planned for June 2016. SFU Centre for Dialogue has provided coordination and facilitation for the process.

Mr. Robin Prest, Civic Engage Practice Lead, SFU Centre for Dialogue, presented the findings from Phase 1, noting that in the workshop, a list of ideas was requested from the public, not assessment of the ideas. Interviews were conducted with stakeholder groups, information was mailed to every address in the District that accepts bulk mail and 177 people participated in person at the workshop. Online and paper survey input from those who were not able to attend was also included in the report. The workshop and surveys generated 100 unique and 1,000 total ideas. Participants self-identified as 56% Delbrook residents and 28% District residents outside the Delbrook area.

At the end of the evening, 70% of participants agreed the workshop was a “productive first step” and 83% expressed an interest in participating in the process in the future.

Three major categories emerged from the ideas generated in Phase 1:

- Parks and outdoor recreation including playgrounds and running tracks;
- Community services including cultural and indoor recreation facilities, meeting facilities, childcare and seniors facilities; and,
- Housing, including affordable housing.

Mr. Prest noted that most participants envisioned multiple uses for the lands.

Participants reported they wanted to know that the process is authentic with no predetermined outcome, to have frequent updates and communication, and multiple opportunities to participate. Diversity of participant groups was also desired by the participants, including different age groups, family composition, cultural and geographic groups.

Information was requested by participants on the context in which decisions on the lands would be made, including the OCP, clarification on what services will be moving to the new Community Centre, the financial implications of different land uses and an assessment of community needs.

Mr. Prest reported on issues raised by participants:

- Site ownership, including concerns about the private sale of the lands;
- Speed of the process, with equal numbers reporting satisfaction with the currently planned schedule as those who requested slowing the process;
- Weighting of input by proximity to the site; and,
- The role of developers, with equal numbers requesting developer expertise as those expressing concern about the potential private sale of the land.

Mr. Prest reviewed the next steps in the public consultation process, reporting that Terms of Reference will be developed for Council approval in April, selection of participants will be undertaken in May, an online survey made available in May and June, which will feed into the workshop session to be held in June.

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

- Queried why there was distrust of the process;
- Queried if the initial concerns expressed by participants at the beginning had been addressed by the end of the workshop session;
- Expressed concern that the report states the results are not statistically significant;
- Commented that District-wide residents may have different ideas and concerns than those living close to the site;
- Commented that financial issues are important to consider;
- Requested information on how public input will be refined into the options to be deliberated at the June session; and,
- Suggested gathering additional ideas from the public.

Mr. Prest reported that the number of people expressing trust in the process increased significantly between the beginning and the end of the session, with many people stating that they had felt heard.

Mr. Prest advised that the selection process for the Phase 3 deliberative dialogue session will help ensure the results are more statistically representative. The list of ideas generated in Phase 1 will be narrowed down to a smaller list for discussion in Phase 3 by screening out those that are not feasible. The options presented may also have multiple options within each one. It was noted that the comments from participants were included in the report verbatim, except where clearly noted that the comments have been summarized.

Mr. Milburn reported that this item will be returning at a Regular meeting of Council for discussion of the Terms of Reference and to review the framework for the analysis of the options to go forward to Phase 3.

**MOVED by Councillor MACKAY-DUNN**

**SECONDED by Councillor BOND**

THAT the February 19, 2016 report of the SFU Centre for Dialogue entitled Delbrook Lands Community Dialogue Ideas Report be received.

**CARRIED**

Public input:

Mr. Corrie Kost, 2800 Block Colwood Drive:

- Commented on the Delbrook Lands public consultation process; and,
- Requested the participation of residents who are not internet users be facilitated.

Mr. Prest noted that feedback from printed surveys and public input by telephone was included in Phase 1.

District resident:

- Queried if outside planners will be involved in research phase and if they would provide vision for the use of the Delbrook lands.

Mr. Prest advised that the community has been asked for their vision and asking consultants to provide vision would pre-empt the process.

### **3.2. Residential Tenant Assistance Policy**

File No. 13.6480.30/003.000

Mr. Dan Milburn, Acting General Manager – Planning, Properties and Permits, reported that the presentation responds to concerns expressed by Council regarding the need to provide support for residents displaced by redevelopment. Staff are seeking Council's feedback on the direction of the proposed tenant assistance policy.

Mr. Milburn noted that the key principles proposed for the new policy are:

- Providing appropriate measures to assist tenants who will be displaced by redevelopment;
- Establishing clarity for policy implementation;
- Ensuring compensation is for tenants on-site at the time of the development application;
- Limiting application of the policy to rezoning of purpose-built rental building sites; and,
- Providing a degree of flexibility in implementation to account for the scale of the proposed redevelopment.

Mr. Milburn reviewed the notice and compensation provisions of the Residential Tenancy Act (RTA). He reported that staff had reviewed how selected other municipalities deal with the issue, noting that the municipalities did not consider the RTA provisions adequate. Policies implemented by the other municipalities have taken three distinct policy approaches:

- Voluntary, where the developer is expected to exceed the requirements of the RTA but specific direction is not given;
- Open, where the developer is encouraged to propose options for relocation and financial assistance, but specific direction is not given; and,
- Directed, where specific direction is given on measures such as a Tenant Assistance Plan, right of first refusal or right to purchase and a current occupancy assessment for the subject property.

Mr. Milburn reported that it is becoming common for developers to offer tenants extended notice, bonus financial assistance based on length of tenancy, support for moving and utilities costs and some larger sites with many impacted tenants provide a relocation coordinator.

Mr. Milburn reviewed the elements of the proposed framework for the tenant assistance policy:

- Mandatory for rezoning applications with flexibility to account for scale of the project;
- Two additional months of free rent for a total of 3 months due to higher rents in the District;
- Between 2 and 6 months' notice due to low vacancy rates;
- Consideration of bonuses for long-term tenants and moving assistance; and,
- Provision of a Relocation Coordinator to assist tenants with finding rental units.

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

- Expressed support for the recommendations for the proposed policy;
- Noted the cost of each of the recommendations will need to be evaluated;
- Recommended consulting with developers on the policy;
- Commended the inclusion of the provision for early departing tenants to benefit from additional financial assistance;
- Queried if a communications plan would include informing incoming tenants that the building is subject to a proposed redevelopment; and,
- Queried staff on the number of District residents currently in purpose-built rental buildings.

Mr. Milburn noted that consultation with the development and non-profit community is underway and preliminary feedback has been positive. Stakeholder feedback will be presented to Council at a future Council Workshop. He commented that the policy would not impose requirements that would negatively affect affordability or raise the cost of development to inappropriate levels. It was noted that informing incoming tenants of the proposed development is a key component of a communications plan in the pre-application stage.

Mr. Milburn advised that there are between 1,100 and 1,200 units in purpose-built rental buildings in the District, half of which are in town centres. There are approximately 4,500 secondary suites and an estimated 20% of condo units are rented at any given time.

**MOVED by Councillor MACKAY-DUNN**

**SECONDED by Councillor HICKS**

THAT the presentation of the Acting General Manager, Planning, Properties and Permits regarding the proposed Tenant Assistance Policy be received;

AND THAT the item be brought forward at a future meeting of Council for further discussion.

**CARRIED**

Public input:

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

- Queried if there are any initiatives at the District to extend the life of older purpose-built rental buildings; and,
- Expressed support for the draft Tenant Assistance Policy.

Ms. Yvette Mercier, Chairperson, Mountain Court:

- Expressed support for the District moving forward with rental and affordable housing initiatives;
- Requested that tenants be informed of plans for redevelopment earlier in the process to reduce the impact of displacement; and,
- Commented on the length of notice tenants receive and the low vacancy rate.

Mr. Corrie Kost, 2800 Block Colwood Drive:

- Suggested the proposed tenant assistance policy include provisions to ensure early departing tenants benefit from financial assistance.

#### **4. ADJOURNMENT**

**MOVED by Councillor HANSON**

**SECONDED by Councillor HICKS**

THAT the March 7, 2016 Council Workshop be adjourned.

**CARRIED**  
(6:57 pm)

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Mayor

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Municipal Clerk