

**DISTRICT OF NORTH VANCOUVER
COUNCIL WORKSHOP**

Minutes of the Council Workshop Meeting of the Council for the District of North Vancouver held at 6:04 p.m. on Tuesday, March 29, 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: Ms. C. Grant, Acting Chief Administrative Officer
Mr. D. Milburn, Acting General Manager – Planning, Properties & Permits
Mr. A. Wardell, Director – Financial Services
Mr. J. Gordon, Manager – Administrative Services
Ms. J. Paton, Manager – Development Planning
Ms. L. Brick, Deputy Municipal Clerk
Ms. S. Dal Santo, Section Manager – Planning Policy
Ms. A. Reiher, Confidential Council Clerk

1. ADOPTION OF THE AGENDA

1.1. March 29, 2016 Council Workshop Agenda

MOVED by Councillor MURI

SECONDED by Councillor BASSAM

THAT the agenda for the March 29, 2016 Council Workshop be adopted as circulated.

CARRIED

2. ADOPTION OF MINUTES

2.1. March 7, 2016 Council Workshop

MOVED by Councillor MURI

SECONDED by Councillor MACKAY-DUNN

THAT the minutes of the March 7, 2016 Council Workshop meeting be adopted.

CARRIED

3. REPORTS FROM COUNCIL OR STAFF

3.1. Rental and Affordable Housing Workshop

File No. 13.6480.30/003.000

Mr. Dan Milburn, Acting General Manager – Planning, Properties and Permits, provided an overview of the Policy Framework on Affordable Housing.

Mr. Milburn reported that the next steps will include a Community Amenity Contribution Allocation discussion, a Tenant Assistance Policy Workshop, a presentation of the stakeholder engagement results, a community engagement process, and an ongoing review of development applications.

Mr. Milburn reviewed the key components of the Policy Framework, noting that if opportunities for onsite maintenance, renovation and restoration have been exhausted, rental redevelopment proposals may be considered based on the ability to:

- Provide rental replacement at a ratio which may be less than 1:1 as long as these replacement units are affordable to low and moderate income households;
- Ensure affordable units that are integrated as part of the market housing development; and,
- Include a diverse mix of unit sizes.

Mr. Milburn commented on the need to prioritize the redevelopment of town and village centres to provide ready access to Frequent Transit Networks (FTN), commercial and community services.

Mr. Milburn advised that to preserve and expand the low end market rental and market rental housing supply, it would be necessary to expand the supply consistent with the Official Community Plan (OCP), maintain strata rental policies, to prioritize the maintenance, restoration and retention of existing purpose built rental homes, and to create a Tenant Assistance Policy.

Mr. Milburn discussed that meeting the needs of low and moderate income earners includes being innovative, looking for opportunities with partners, negotiating land, units or cash contributions from redevelopments, providing affordable housing in all key centres and considering additional density and height.

Mr. Milburn advised that affordable housing can be incentivized by re-evaluating parking standards in town centres and on the FTN. It was noted that no development cost charge waivers would be appropriate as incentives.

Mr. Milburn brought forth the question to Council on how to prioritize the maintenance, restoration and retention of existing purpose built rental units and whether the policy direction should be extended to existing multi-family units under private ownership outside of town centres with a focus on the entry level market ownership to meet the needs of families, seniors and first time homebuyers.

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

- Queried if the items presented are compliant with the current OCP and how many projects the District has received enquiries on;
- Questioned the homeowner process, as well as the issues and decisions that would be brought to Council if a strata proposed to sell;

- Queried if depreciation reports are required for all stratas;
- Suggested a review of the OCP by Council to review the impact of density increases within current zoning and outside of town centres. The majority of Council did not support this suggestion;
- Questioned if Council would be effective in the sustainable maintenance of a strata and commented on the limitations of the bylaws on single family home maintenance and recommended it be revised to target a variety of homes effectively;
- Mentioned the need for homeowners to consider the OCP when redeveloping and the need to treat privately owned properties in the District equally;
- Queried if the OCP states the amounts of units to be rebuilt are the same number of units currently on the land;
- Expressed non-support to the policy as it is not in place for single family homes and would lose affordability. This view was expressed by a minority of Council;
- Expressed concern that Council would impact the housing market without a proper understanding of the market;
- Suggested Council support the housing opportunities outside of the town centres and that Council move toward a decision;
- Mentioned that most requests received by developers involve an increase in the number of units for marketability and suggested the formation of a Development Committee to address these issues;
- Mentioned that most complexes are in close proximity to schools and transit and not necessarily in town centres;
- Opined that an OCP review would halt the progress of Council and suggested to move to a simple classification system including density caps and clear guidelines to geographic locations; and,
- Commented on the need to properly communicate the OCP to residents.

Mr. Milburn reported that staff is committed to providing information to Council on preliminary applications received from developers and how the proposed sites would meet the needs and objectives of the community.

Mr. Milburn advised that the question on whether or not depreciation reports are required by the strata will be answered in a future meeting of Council. Mr. Milburn also stated that the Standards of Maintenance Bylaw will be returning to Council for further discussion.

Public Input:

Mr. Eric Miura, 1400 Block Frederick Rd:

- Commented on the affordable stock of housing and the number of depreciation tools available; and,
- Opined that the retention of existing strata is important and encouraged the restoring of current strata properties.

4. **ADJOURNMENT**

MOVED by Councillor MURI

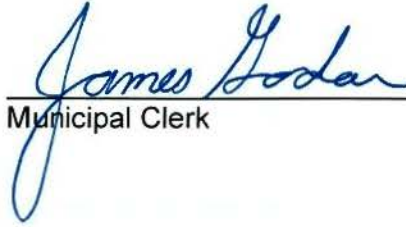
SECONDED by Councillor HICKS

THAT the March 29, 2016 Council Workshop be adjourned.

CARRIED
(7:34 pm)



Mayor



Municipal Clerk