

**DISTRICT OF NORTH VANCOUVER
COUNCIL WORKSHOP**

Minutes of the Council Workshop Meeting of the Council for the District of North Vancouver held at 5:00 p.m. on Tuesday, July 5, 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 (5:06 pm)
Councillor L. Muri

Staff: Ms. C. Grant, General Manager – Corporate Services
Mr. G. Joyce, General Manager – Engineering, Parks & Facilities
Mr. D. Milburn, Acting General Manager – Planning, Properties & Permits
Ms. L. Brick, Deputy Municipal Clerk
Ms. S. Dal Santo, Section Manager – Planning Policy
Ms. S. Dale, Confidential Council Clerk

1. ADOPTION OF THE AGENDA

1.1. July 5, 2016 Council Workshop Agenda

MOVED by Councillor MURI

SECONDED by Councillor BASSAM

THAT the agenda for the July 5, 2016 Council Workshop be adopted as circulated.

CARRIED

2. ADOPTION OF MINUTES

Nil

3. REPORTS FROM COUNCIL OR STAFF

3.1. Affordable Housing Public Opinion Survey Results, and Rental and Affordable Housing Strategy

File No. 13.6480.03/003.000

Ms. Sarah Dal Santo, Section Manager – Planning Policy, presented the results of the public opinion survey conducted to help inform development of the District's Rental and Affordable Housing Strategy. Ms. Dal Santo advised that the District contracted NRG Research to conduct a statistically relevant survey of District residents about their level of awareness, and their opinions on affordable housing. Participants ranged in age from 18 to 55+ and included homeowners as well as renters.

Councillor MACKAY-DUNN arrived at this point in the proceedings.

The results of the survey are summarized as follows:

- Just over half (52%) of survey participants see their housing needs shifting over the next 5-10 years;
- A large portion (26%) of the younger survey participants (who are predominantly renters) see themselves leaving the District and a further 25% of this age group see themselves moving beyond the Metro region entirely, in the next 5-10 years;
- Almost 40% of all survey respondents spend more than 30% of their monthly income on housing costs;
- Roughly 19% of respondents are renters, and 63% of these renters spend more than 30% of their monthly income on housing;
- The group least likely to spend over 30% of their income on housing is homeowners aged 55+;
- There is an emerging convergence of desire for more two and three bedroom townhouses and row houses – from home owners planning on downsizing as well as renters needing to upsize;
- The majority of the survey respondents do not agree that affordable rental housing should be built as stand-alone projects. Nearly three-quarters of residents think that at least some of the new affordable rental units should be located in buildings that also have other housing types;
- Participants agreed there is a role for the District to play in creating more affordable housing. Among the possible levers the District could use to create more affordable housing, there is greatest support for leasing of District land;
- 57% of survey respondents somewhat or strongly support allowing developers increased density (height or number of units) in order to create affordable rental units. Renters are significantly more likely to support this option than homeowners; and,
- Younger renters, who use transit and car sharing far more frequently, are substantially more in favour of reducing the parking demands for developers as a lever to get more affordable rental units built.

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

- Expressed concern that directing funds towards affordable housing could result in an increase to property taxes to maintain recreation facilities and parks;
- Spoke to the importance of increasing the housing supply and developing a variety of housing options;
- Commented on the relationship between public transportation and the supply for housing;
- Commented that the District's population continues to decrease due to affordability and that affordability affects various vulnerable groups;
- Summarized that there is support for increased affordable housing through density, expansion of townhomes for families and downsizing residents and support for leasing District land;

- Suggested that District land may be provided to not-for-profit societies with experience in executing housing, and noted that most District owned land is not located in town centres;
- Commented that older rental properties are being redeveloped into larger higher-priced properties;
- Commented on the extensive community engagement that is needed and the importance of understanding the needs of different demographical groups;
- Questioned how much undeveloped land is available in town centres;
- Suggested focusing on short-term solutions to start the process of addressing affordable housing; and,
- Identified that the District needs to geographically locate areas of leased land.

Public Input:

Ms. Yvette Mercer:

- Thanked staff for conducting the Rental and Affordable Housing survey;
- Commented that less than 1% of District residents responded to the survey;
- Opined that it is the responsibility of Council to consider the well-being of residents in the community; and,
- Questioned how many affordable housing units have been built since the OCP was adopted.

Mr. Corrie Kost:

- Suggested that high-rise homes cost more per foot than low-rise homes;
- Noted that many projects offer optional parking;
- Commented that transportation costs are decreasing and the cost of living is increasing;
- Opined that the cost of parking is not the issue;
- Thanked Council for conducting the Rental and Affordable Housing survey; and,
- Commented that more high paying jobs in the District are needed.

Mr. Murray Mollard:

- Noted the importance of identifying specific geographic areas in the District to lease land;
- Noted the need for a diversity of housing options; and,
- Urged staff to report annually on the progress of affordable housing.

Mr. Milburn reported on six goals and targets identified at previous sessions which include:

- Expanding the supply and diversity of housing;
- Prioritizing the retention of affordable housing outside centres;
- Enabling the replacement of existing housing with conditions;
- Minimizing impacts to tenants;
- Expanding the supply of new rental and affordable housing; and,
- Partnering with other agencies to deliver affordable housing.

Mr. Milburn advised that the RAH Strategy builds a common understanding of the housing needs and challenges in the District and provides direction to meet the

housing needs of low to moderate income households. It also recognizes the important role of partnerships in collaborating to provide affordable housing. This strategy is intended to guide developers, community, Council, and staff towards achieving the estimated demand for rental and affordable housing in the District. It supplements and provides additional detail to inform existing housing policies in the OCP, centres implementation plans and other relevant corporate policies.

It was noted that policies and actions in this strategy aim to address the needs of low and low to moderate income earning households earning 30 - 50% and 50 - 80% of the District's median household income. This area of focus coincides predominantly with the low end market rental and market rental housing segments of the District's housing continuum which includes income geared rental, purpose built rental and private strata rental units in multi-family residential buildings. This strategy also recognizes the need for affordable entry level market ownership to help bridge the gap from renting to owning a home.

Mr. Milburn advised the Rental and Affordable Housing Strategy estimates that the demand for all rental housing in the next ten years is between 700 – 1,400 units and the demand for affordable rental units for low and low to moderate income households in the next ten years is between 600 – 1,000 units. This translates to building an estimated 60 - 100 affordable rental units per year.

Mr. Milburn identified three key rental and affordable housing tools which include:

- Inclusion of affordable housing units;
- Land dedication; and,
- Cash contribution towards an affordable housing fund.

Mr. Milburn noted that local governments may use a number of incentives to encourage provision of affordable housing. Opportunities for consideration and application of these incentives in the District include:

- Density bonus;
- Reduced parking requirements; and,
- Use of District lands.

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

- Emphasized that the key area of focus should be low income market rental;
- Requested the number of affordable units being built in the Lower Capilano Town Centre;
- Spoke in support of the proposed flexible framework where proposed developments will be evaluated on a case by case basis;
- Commented on the importance of maximizing affordable housing units;
- Suggested that a percentage of affordable housing units be required for all rezoning developments;
- Opined that the Maplewood area be used for economic development as there is a need for well-paying jobs in the District;
- Noted that expanding the supply and diversity of housing will meet a variety of needs;
- Suggested that staff use a strategic approach to managing all the development projects on the North Shore;

- Noted that more affordable housing is needed within town centres;
- Spoke in support of leasing District land to develop affordable housing; and,
- Requested that this item be brought forward to a Regular Council meeting before the summer break.

Mr. Milburn advised that the RAHS includes a set of actions to help guide implementation of the rental and affordable housing. These implementations will be discussed at a future Council meeting.

MOVED by Councillor MURI

SECONDED by Councillor BASSAM

THAT the results of the 2016 affordable housing public opinion survey be received for information.

CARRIED

3.2. Residential Tenant Assistance Policy

File No. 13.6480.30/003.000

This item will be brought forward at a future Council meeting.

4. ADJOURNMENT

MOVED by Councillor HICKS

SECONDED by Councillor BASSAM

THAT the July 5, 2016 Council Workshop be adjourned.

CARRIED

(7:03 pm)

Mayor



D/ Municipal Clerk

