

**DISTRICT OF NORTH VANCOUVER
COUNCIL WORKSHOP**

Minutes of the Council Workshop for the District of North Vancouver held at 5:00 p.m. on Tuesday, November 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

Absent: Councillor L. Muri

Staff: Ms. C. Grant, Acting Chief Administrative Officer
Mr. D. Milburn, General Manager – Planning, Properties & Permits
Mr. J. Gordon, Manager – Administrative Services
Ms. J. Paton, Manager – Development Planning
Ms. S. Dal Santo, Section Manager – Planning Policy
Ms. C. Archer, Confidential Council Clerk
Mr. F. Donnelly, Research Analyst

1. ADOPTION OF THE AGENDA

1.1. November 15, 2016 Council Workshop Agenda

MOVED by Councillor BOND

SECONDED by Councillor HANSON

THAT the agenda for the November 15, 2016 Council Workshop is adopted as circulated.

CARRIED

2. ADOPTION OF MINUTES

2.1. October 4, 2016 Council Workshop

MOVED by Councillor BOND

SECONDED by Councillor HANSON

THAT the minutes of the October 4, 2016 Council Workshop are adopted.

CARRIED

2.2. October 18, 2016 Council Workshop

MOVED by Councillor BOND

SECONDED by Councillor HANSON

THAT the minutes of the October 18, 2016 Council Workshop are adopted.

CARRIED

2.3. October 24, 2016 Council Workshop

MOVED by Councillor BOND
SECONDED by Councillor HANSON

THAT the minutes of the October 24, 2016 Council Workshop meeting are adopted.

CARRIED

3. REPORTS FROM COUNCIL OR STAFF

3.1. Rental and Affordable Housing Council Strategy

File No. 13.6480.03/003.0000

Mr. Dan Milburn, General Manager – Planning, Properties & Permits, advised that the workshop will focus on items Council had requested be returned for further discussion.

Mr. Milburn provided an overview of milestones achieved since 2015 when Council had directed staff to proceed with development of an Affordable Housing Strategy, including the development of the framework, consultation with stakeholders and clarification of how to work with existing applications.

He advised that the Rental and Affordable Housing Strategy, Tenant Assistance Policy and Expressions of Interest for potential partners on the Oxford Street project will be brought to Council for consideration. Council's approval will be required to move forward with an application for a Provincial housing grant for the Oxford Street project. It was noted that the Provincial Government has allocated \$855 million to fund affordable housing projects.

The following items were brought forward from the July 11, 2016 Council Workshop for further discussion:

Ten year estimated demand

Mr. Milburn advised that the estimated range of 700 to 1,400 units of all housing types was derived from previous discussion and data taken from the Metro Vancouver Regional Affordable Housing Strategy. It was noted that the targets will be updated as more data becomes available.

Council Discussion:

- Transportation and public transit must be able to support the proposed increase in the number of housing units; and,
- Members of the community are concerned with the rate of development, as well as the timing and phasing of projects.

Council requested the ten year estimated demand not be included in the draft Rental and Affordable Housing Strategy as the overall demand for housing units is not specifically within the scope of affordable housing.

Use CMHC Affordability Levels to define affordability in Housing Agreements

Mr. Milburn reported that stakeholders have recommended using the Canada Mortgage and Housing (CMHC) measures rather than income to assess affordability. The CMHC Affordability Levels are defined by the rents in the region at:

- Level 1: 80th rent percentile;
- Level 2: 65th rent percentile; and,
- Level 3: 50th rent percentile.

It was noted that data comparing the cost of living in different municipalities within the Metro Vancouver area is not collected by any agency.

Council expressed support for using this measure in the Rental and Affordable Housing Strategy.

Specific population groups to focus on for rental and affordable housing

Mr. Milburn reported that the population groups considered under this item include seniors, students, downsizers, persons with cognitive disabilities and persons with mobility disabilities. He noted that all these categories would be captured under the low- to moderate-income group category and that there are existing policies regarding accessibility for persons with mobility disabilities.

Councillor BASSAM left the meeting at 5:31 pm.

Council expressed support for including a focus on seniors, students, persons with cognitive disabilities and persons with mobility disabilities in the Rental and Affordable Housing Strategy.

Negotiate for rental and affordable units, land or cash at the time of rezoning

Mr. Milburn advised that every application has different opportunities depending on the particulars of the site and that staff have been negotiating and moving forward with current applications.

Council expressed support for a flexible approach, noting that negotiating on a case-by-case basis gives Council the opportunity for input on each application.

Prioritize maintenance, restoration and retention of purpose built rental outside of centres

Mr. Milburn reported that this item had originally been part of the discussion on keeping the focus on redevelopment in town centres and on the maintenance and retention of existing buildings outside of town

centres. The concern expressed regarding this item was that some buildings have reached the end of their life and will need to be redeveloped.

Discussion ensued and agreement was reached on removing the words "outside of centres" and "prioritize" so that maintenance of existing buildings does not take precedence over all other considerations, and maintenance in town centres is not overlooked.

Negotiate for the replacement of existing purpose-built rental units on a 1:1 basis (based on the number and size of the units) and Negotiate for the replacement of existing purpose built rental units on a less than 1:1 basis if affordable housing is proposed/funded

Mr. Milburn recommended the omission of these items in order to give staff and Council flexibility with applications on a case-by-case basis. It was noted that setting specific requirements would reduce the ability of staff to negotiate the number, size and rent level of the units at individual sites.

In response to Council's concern about excluding a minimum target for replacement units, Mr. Milburn advised that the wording would be revised in the draft Rental and Affordable Housing Strategy to reflect that replacement levels are aspirational rather than prescribed.

Councillor BOND left the meeting at 5:52 pm.

Provide District-owned land for affordable housing

Mr. Milburn noted that Council has indicated their support for providing District-owned land for affordable housing on Oxford Street, in part due to the site's proximity to Phibbs Exchange.

Mr. Milburn reported that additional land in other centres may be suitable in the future, with proximity to transit a key requirement. Following current policy, these sites would be dealt with on a case-by-case basis. Staff advised that more than one possible partner organization will emerge from the Oxford Expression of Interest process, which will make discussion of additional sites timely.

Council requested specific wording to be added to clarify that any land sale would be subject to close scrutiny to ensure key criteria are met.

Dispose of individual District-owned lots and use proceeds for affordable housing

Mr. Milburn reported that this item is not a directive to sell land, but a show of intent to support affordable housing initiatives.

Council discussion:

- Suggested replacing "dispose of" with "derive value from";

- Expressed concern about discussion of this item in the absence of several members of Council; and,
- Proposed further discussion when all members of Council are present.

Reallocate Community Amenity Contribution (CAC) funds for affordable housing.

Council postponed discussion of this item until all members of Council could be present. Staff reported that the current policy is to negotiate on a case-by-case basis, noting that the Rental and Affordable Housing Strategy will be considered and discussed as part of long-term policy planning.

Mr. Milburn advised that the Rental and Affordable Housing Strategy will adapt and change over time and that the Goals section will be rewritten based on Council's feedback on the individual items already discussed.

4. PUBLIC INPUT

4.1. Mr. Phil Chapman, 1000 Block Handsworth Road

- Commended Council for undertaking work on developing a Rental and Affordable Housing Strategy and reaching consensus;
- Observed that the market is providing rental housing on its own;
- Questioned the need to use density bonusing and incentives to move forward on increasing rental housing;
- Urged Council to provide clear direction to staff;
- Commented on the allocation of Community Amenity Contributions; and,
- Commented on the density of existing purpose-built rental buildings and higher densities allowed in the OCP.

Councillor BASSAM returned to the meeting at 6:07 pm.

Councillor HICKS left the meeting at 6:09 and returned at 6:10 pm.

4.2. Mr. David Roppel, Director, Residential Development, Beedie Living

- Thanked Council for their work on the Rental and Affordable Housing Strategy; and,
- Commented that information from the Council Workshop will be helpful as the company plans for the development of property in the District.

3. ADJOURNMENT

MOVED by Councillor MACKAY-DUNN

SECONDED by Councillor HICKS

THAT the November 15, 2016 Council Workshop for the District of North Vancouver be adjourned.

CARRIED

Absent for Vote: Councillor BOND
(6:19 pm)

Mayor



Municipal Clerk

