

AGENDA ADDENDUM

COUNCIL WORKSHOP

Tuesday, December 5, 2017

5:00 p.m.

Committee Room, Municipal Hall

355 West Queens Road,

North Vancouver, BC

Council Members:

Mayor Richard Walton

Councillor Roger Bassam

Councillor Mathew Bond

Councillor Jim Hanson

Councillor Robin Hicks

Councillor Doug MacKay-Dunn

Councillor Lisa Muri



NORTH VANCOUVER
DISTRICT

www.dnv.org

THIS PAGE LEFT BLANK INTENTIONALLY

COUNCIL WORKSHOP

**5:00 p.m.
Tuesday, December 5, 2017
Committee Room, Municipal Hall,
355 West Queens Road, North Vancouver**

AGENDA ADDENDUM

THE FOLLOWING LATE ITEMS ARE ADDED TO THE PUBLISHED AGENDA

3. REPORTS FROM COUNCIL OR STAFF

3.5 Housing Continuum

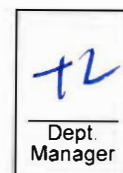
File No. 13.6480.30/003.002.000

Recommendation:

THAT the November 13, 2017 joint report of the Senior Community Planner and the Manager of Community Planning entitled District of North Vancouver Housing Continuum November 2017 is received for information.

THIS PAGE LEFT BLANK INTENTIONALLY

AGENDA INFORMATION	
<input checked="" type="checkbox"/> Council Workshop	Date: <u>Dec. 5/17</u>
<input type="checkbox"/> Finance & Audit	Date: _____
<input type="checkbox"/> Advisory Oversight	Date: _____
<input type="checkbox"/> Other:	Date: _____



The District of North Vancouver REPORT TO COMMITTEE

November 13, 2017

File: 13.6480.30/003.002.000

AUTHOR: Annie Mauboules, Senior Community Planner
Tom Lancaster, Manager of Community Planning

SUBJECT: District of North Vancouver Housing Continuum November 2017

RECOMMENDATION:

THAT the November 13, 2017 report from the Senior Planner and the Manager of Community Planning entitled District of North Vancouver Housing Continuum November 2017 be received for information;

REASON FOR REPORT:

To provide Council with an update on the workplan approach to achieving the housing continuum being undertaken by staff to address the housing needs of the anticipated 20,000 new residents moving to the District of North Vancouver (the District) by 2030 and to seek Council feedback on this approach.

SUMMARY:

Please see the attached report.

BACKGROUND:

Housing has emerged as a key issue for the District. Council asked staff to develop a Rental and Affordable Housing Strategy (RAHS) in 2015 with early work on an Affordable Housing Green Paper. Council approved a Rental and Affordable Housing Strategy in November of 2016 that included an estimated demand for 600 – 1,000 new “affordable” units for low income earners. The Strategy also included six goals:

- 1) Expand the supply and diversity of housing,
- 2) Expand the supply of new rental and affordable housing,
- 3) Encourage the maintenance and retention of existing affordable rental
- 4) Enable the replacement of existing rental housing with conditions,
- 5) Minimize impacts to tenants, and
- 6) Partner with other agencies to help deliver affordable housing.

Since that time, staff has actively worked to encourage rental and affordable housing through rezoning negotiations and through the development of District-owned lands, as directed by Council.

EXISTING POLICY:

The OCP Housing Affordability section states that the "District's objective is to formulate development strategies and work with community partners and senior levels of government to provide housing for modest to moderate income residents" (Bylaw 7900, Section 7.3). The OCP also states that "the District's objective is to work with senior levels of government and social service providers to support our most disadvantaged residents" (Bylaw 7900, Section 7.4). Policy 7.4.4 further provides that the District should "consider the use of District land, where appropriate, to contribute toward and leverage other funding for the development of social and affordable housing".

The District also approved the Rental and Affordable Housing Strategy in 2016 that summarized the District's policy framework on increasing the affordable rental inventory in the District.

Timing/Approval Process:

The non-market housing projects outlined in the housing continuum include the financial support of senior levels of government. The ability for District staff to streamline and expedite these housing projects, typically rezoning's, assists greatly in securing the provincial funding that is needed to reach the new non-market housing units target.

Concurrence:

Finance and Real Estate staff have read, and provided input to this report.

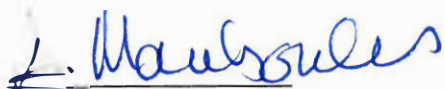
Conclusion:

This report provides an update on the work being done by staff to address the housing needs of District residents.

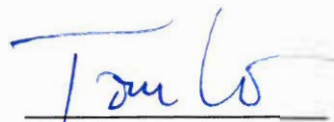
Options:

THAT the November 13, 2017 report from the Senior Planner and the Manager of Community Planning entitled District of North Vancouver Housing Continuum November 2017 be received for information;

Respectfully submitted,



Annie Mauboules
Senior Community Planner



Tom Lancaster
Manager of Community Planning

Attachment A: The District of North Vancouver Housing Continuum Demand Estimates
Attachment B: Housing Continuum Glossary of Terms
Attachment C: Achieving the Housing Continuum

REVIEWED WITH:		
<input type="checkbox"/> Sustainable Community Dev. _____	<input type="checkbox"/> Clerk's Office _____	External Agencies: _____
<input type="checkbox"/> Development Services _____	<input type="checkbox"/> Communications _____	<input type="checkbox"/> Library Board _____
<input type="checkbox"/> Utilities _____	<input type="checkbox"/> Finance _____	<input type="checkbox"/> NS Health _____
<input type="checkbox"/> Engineering Operations _____	<input type="checkbox"/> Fire Services _____	<input type="checkbox"/> RCMP _____
<input type="checkbox"/> Parks _____	<input type="checkbox"/> ITS _____	<input type="checkbox"/> NVRC _____
<input type="checkbox"/> Environment _____	<input type="checkbox"/> Solicitor _____	<input type="checkbox"/> Museum & Arch. _____
<input type="checkbox"/> Facilities _____	<input type="checkbox"/> GIS _____	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Human Resources _____	<input type="checkbox"/> Real Estate _____	

THIS PAGE LEFT BLANK INTENTIONALLY

District of North Vancouver Housing Continuum Estimated Demand



Housing Category	Housing Type	Total Units/Beds (End of 2011)	2030 Target Net Increase 2011-2030	2030 Total Units	Population Accommodated with Target Units*
Safe Houses		22	15	37	37
Emergency Housing		0	50	50	50
Supportive Housing		17	50	67	67
Transition Housing		21	100	121	121
Senior's Care & Disability Beds		279	300	579	579
Subsidized Rental	Purpose-built & Seniors w/o care	644	1,000	1,644	2,639
Ownership	Co-op	343	0	343	651
	Co-housing	0	0	0	0
Other Rentals	Apartments above shops	28	0	26	49
	Senior's & disability care beds (Independent Living**)	328	200	528	528
Coach Houses		0	80	80	152
Secondary Suites		4,295	2,635	6,930	13,167
Purpose Built	Apartments, multiplex, seniors w/o care	1,259	1,600	2,859	5,432
Strata Apartment	Ownership	3,621	1,000	4,621	19,272
Townhouses		8,790	920	9,710	9,410
Duplex, Triplexes, etc		73	0		139
Row Houses (fee simple)		0		0	0
Single Family Detached		19,944	-150	19,794	57,403
Total Units		33,611	10,000***	46,759	
Population		84,412			109,696

* Population estimates based on average of 1 person per seniors unit/bed, 2.7 per townhouse, 2.9 per single family home, and 1.9 for all other forms.

** Does not include safe houses, emergency, supportive, transition housing, and seniors and disability care rental (non-market or market).

*** Excludes emergency, care beds, supportive housing, transition housing, and secondary suites.

THIS PAGE LEFT BLANK INTENTIONALLY

HOUSING CONTINUUM GLOSSARY OF TERMS

Affordable Housing:

Housing is considered affordable when 30 per cent or less of your household's gross income goes towards paying for your housing costs.

Assisted Living:

A type of housing for seniors and people with disabilities that includes on-site hospitality and personal-care support services.

Below-market rental housing ("non-market"):

Below-market rental housing is housing with rents equal to, or lower than, average rates in private-market rental housing.

Co-operative housing (Co-op housing):

A co-op is a type of housing that residents own and operate as part of a membership.

Emergency Housing:

Immediate, short-stay housing for people who are homeless or at risk of becoming homeless.

Group homes:

A type of housing with supports for people with special needs such as severe mental and/or physical disabilities.

High-barrier shelter housing:

An emergency shelter that has a number of requirements for entry, for example sobriety.

Homeless rent supplements:

A type of rent supplement that BC Housing provides to people who are homeless or at risk of homelessness.

Homeless, at risk of homelessness:

You are an individual or family that does not have a permanent address or residence.

Household (core):

A core household is an applicant, spouse (if applicable) and dependent children.

Housing Income Limits HILs:

The maximum annual income, before taxes, that a household can earn for suitable housing in their location. Affordable is considered to be no more than 30% of the maximum annual income spent on housing. The HILs rates in 2017 in Vancouver were:

1. Bachelor: \$40,000
2. 1 bdrm: \$45,000
3. 2 Bdrm: \$55,500
4. 3 Bdrm: \$66,500
5. 4+ Bdrm: \$77,000

Housing Needs Categories:

1. Applicants facing a severe risk to health and/or safety, such as homelessness or living in a homeless shelter
2. Applicants with serious health/medical/social needs, such as risk of homelessness, fleeing domestic abuse, living in severely inadequate housing, or transitioning to a more independent living situation
3. Applicants whose housing needs are moderate compared with the two previous categories, such as living in temporary or inadequate accommodation
4. Applicants with a specialized housing need or low housing need, such as living in marginally crowded housing
5. Applicants for the low-end market units found in some subsidized buildings

Housing with supports:

Housing that includes on-site services such meals, housekeeping, health care, counselling and others

Inclusionary Zoning:

Any program or policy that requires or offers incentives for the creation of affordable housing when new development occurs.

Income assistance:

Social assistance, social security, or another form of payment that the provincial or federal government provides to people in need who don't have any other resources.

Low income:

Household earnings in relation to housing. BC Housing uses different ways to describe low income, depending on the program or service it relates to.

Lower-end-of-market housing:

A type of housing where the housing provider calculates rent according to rental market conditions.

Low and Moderate Income Limits:

- a. For residential units with less than two (2) bedrooms, a gross household income that does not exceed the median income for families without children in B.C., as determined by BC Housing from time to time based on data provided by Statistics Canada. **For 2017, this figure is \$69,360.**

- b. For residential units with two (2) or more bedrooms, a gross household income that does not exceed the median income for families with children in B.C., as determined by BC Housing from time to time based on data provided by Statistics Canada. **For 2017, this figure is \$99,910.**

Market rent:

A rent amount that is generally similar to the rent of other units in the private (non-subsidized) housing market.

Minimal-barrier/Low-barrier shelter:

An emergency shelter that has few requirements for entry.

Non-market housing (“below market”):

Non-market rental housing is housing with rents equal to, or lower than, average rates in private-market rental housing.

Non-profit housing:

A housing development that a community-based, non-profit housing partner owns and operates.

Rent Affordability Limits:

A maximum rent value that your property can be, in relation to the average rents in your area.

Rent geared to income:

A type of subsidized housing where the housing provider matches your rent to how much income you earn.

Rental Assistance Program:

A type of rent supplement program that BC Housing offers to eligible low-income families.

Safe homes:

A type of temporary housing for women and children fleeing violence, where a transition house is not available in the community.

Second-stage housing:

Second-stage housing is housing for women and children fleeing violence who have completed a stay in a transition house or safe home. Stays can be up to 18 months.

Senior:

An adult aged 55 years or older. BC Housing programs, partners and housing providers may define a senior by a different age.

Seniors Supportive Housing:

A type of housing for seniors and people with disabilities that includes on-site hospitality but not personal-care support services.

Service provider:

An individual, group or organization that helps with a person's needs related to health and housing.

Sharer:

A renter who occupies the same residence as the members of your core household, but is included in the tenancy you have with your landlord.

Shelter Aid for Elderly Renters (SAFER):

A type of rent supplement program that BC Housing offers to eligible low-income older adults and people with disabilities.

Single-room-occupancy (SRO) hotel:

A type of housing, typically a single room in a building with shared bathrooms and kitchens.

Social housing:

A housing development that the government or a non-profit housing partner owns and operates.

Subsidized Housing

This is long-term housing with rent geared to income (30% of household total gross income, subject to minimum rent based on # of people) for people who permanently reside in British Columbia when applying, with gross household income below a certain limit. A type of housing for which the Province provides financial support or rent assistance.

Supportive housing:

A type of housing that provides on-site supports and services to residents who cannot live independently.

Transition houses:

A type of temporary housing for women and children fleeing violence. A safe, anonymous place to stay with food, staff and services.

Transitional housing:

A type of housing for residents for between 30 days and three years. It aims to transition individuals to long-term, permanent housing.

Women's Transition House and Supports Program:

A type of program that provides housing and support services for women and their dependent children who are fleeing violence. The program includes safe homes, transition houses and second-stage housing.

DISTRICT OF NORTH VANCOUVER ACHIEVING the HOUSING CONTINUUM

November 2017

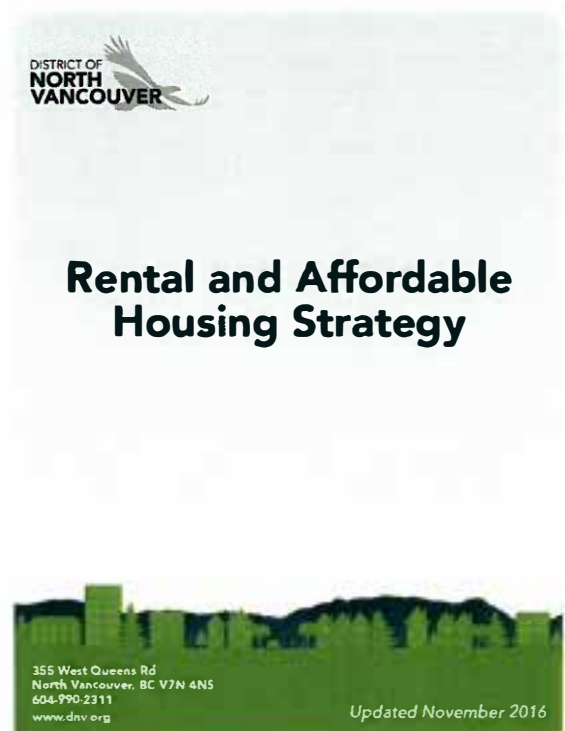
1 Introduction

Overview

There are two sections to this report. The first lays out the context for the Housing Continuum discussion, which includes the specific directions found in the District's Official Community Plan (OCP), Bylaw 7900, adopted in 2011 and the District's Rental and Affordable Housing Strategy (2016), the regional context, current issues, and a brief history of housing in the District.

Section two in this report outlines ongoing work to implement the 2011 OCP and 2016 Rental and Affordable Housing Strategy (RAHS), and lays out options for Council consideration. Attached to this report are the Housing Continuum (Attachment A) and the descriptions and definitions of the housing terms used (Attachment B). The Housing Continuum outlines the existing units by housing type, as of OCP adoption in 2011 and the estimated demand for these units by type to 2030.

The District's RAHS lays out six key rental and affordable housing goals, which are the basis for the approach to achieving the Housing Continuum. These goals are:



GOAL 1: Expand the supply and diversity of housing

GOAL 2: Expand the supply of new rental and affordable housing

GOAL 3: Encourage the maintenance and retention of existing affordable rental

GOAL 4: Enable the replacement of existing rental housing with conditions

GOAL 5: Minimizing Impacts to Tenants

GOAL 6: Partner with other agencies to help deliver affordable housing

Work to achieve these six key goals has been underway since Council approved the RAHS in November 2016. An update on the implementation of RAHS will be delivered to Council in early 2018.

Context

Metro Vancouver is a growing region with one million more residents expected by 2040. From 2006 to 2016, the regional population grew by about 14% (346,850) to reach 2.463 million and the number of dwellings by about 15% (156,621). There are several regional strategies for managing growth including Metro Vancouver's regional growth strategy Metro 2040 (2011) and Regional Affordable Housing Strategy (RAHS, 2016), and TransLink's Regional Transportation Strategy (RTS, 2013).

The Local Governments that make up Metro Vancouver address the pressures associated with this growth through their Official Community Plans. The District's Official Community Plan (OCP), Bylaw 7900, was adopted in 2011. The OCP envisions a community anchored by a Network of Centres that are well designed, vibrant, safe, and livable that are inclusive of all ages, cultures, and incomes and that host resilient and diverse local businesses. These are the key town and village centres anticipated to accommodate 75-90% of growth to 2030.

One of the most important issues that has emerged as a priority since the adoption of the OCP is housing. The District is made up of predominantly single family homes and the lack of housing diversity is now exacerbated by a sharp and ongoing increase in the costs of land and housing.

The OCP includes the following key priorities intended to create a diverse and balanced housing continuum:

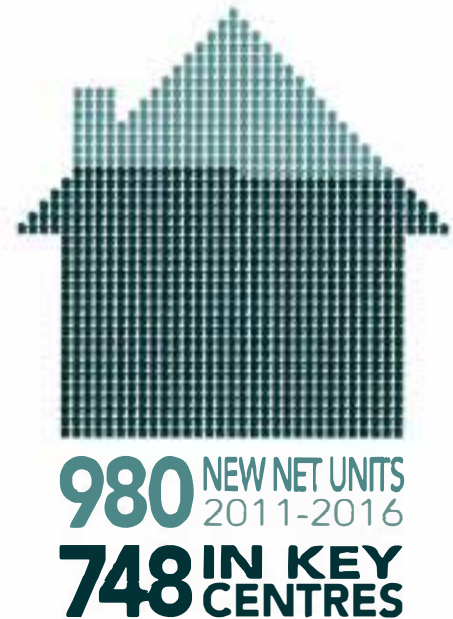
1. **Housing Diversity**
2. **Rental Housing**
3. **Housing Affordability**
4. **Non-Market Housing and Homelessness**



The OCP anticipates 20,000 more people in the District by 2030. In order to meet the challenge of accommodating these new District residents the District must address the existing backlog of demand for accessible, safe, and affordable housing, as well as the future demand anticipated with the new population expected by 2030.

In order to structure and clarify the District's housing objectives, a continuum of housing forms, types, tenures, and purposes needs to be expressed. This is the housing continuum. Pursuing the housing targets identified along the entire housing continuum needs to be deliberate, consistent, and diligent in order to have a long-lasting and positive impact, which will allow people to move across the continuum as their life situations change. A healthy and diverse housing inventory will release cost pressures throughout the entire housing system and will lead to a more vibrant, inclusive, diverse, and well functioning community.

Since the adoption of the OCP in 2011, progress has been made towards achieving the housing goals set out in the plan to 2030. The OCP includes a goal to focus growth in the town and village centres. Of the 980 net-new residential units built in the District since 2011, about 76% (748 units) were built in the key centres, which is consistent with the OCP's target of 75-90% of residential growth. In 2011, 78% of housing in the four key centres was multi-family.



1.1 A Brief History of Housing in the District

The District's housing stock is made up primarily of single family detached homes (67%). The current distribution of detached homes across the District is a result of how the District developed over time, specifically in response to improved mobility as automotive technologies advanced. As industries grew on the North Shore, a greater number of settlers began purchasing land in what is now the City and District of North Vancouver. The advent of the streetcar enabled residential development to move further from the central ferry terminal in what is now Lonsdale Quay. The appeal of living within close proximity to nature and the views afforded by mountain plots made the North Shore increasingly attractive. The construction of the Second Narrows Bridge in 1925 and then the Lions Gate Bridge in 1938 further enabled large tracts of land to become available for residential development.



The cost of housing increased across the region and in North Vancouver through the late 1990s. At the same time, homelessness became an increasingly visible issue across the North Shore.

The period following the Second World War (WWII) saw a boom in housing to accommodate workers and their families and led to the creation of neighbourhoods such as Norgate, Capilano Heights, and Edgemont Village. Meanwhile, the Canada Mortgage and Housing Corporation (CMHC) was established as a Crown corporation to address post-WWII housing shortages. CMHC began a program, in collaboration with the federal government, which would eventually fund thousands of co-operative, non-profit, and social housing units across Canada.

The 1960s and 1970s also brought federal investment in programs for subsidized housing, which led to a boom in the construction of purpose-built market rental units during that time. By the mid-1980s however, Federal assistance programs ended, resulting in a near complete halt in the construction of market rental units in the District. This lasted until the early-2000s when the 'Branches' development and the 'Churchill House' were constructed as rental and seniors supportive housing respectively. When the Federal government withdrew funding support in the early 1990s, few subsidized housing units were built. Shortly after, land values and residential housing prices rose while rental unit construction dropped off.

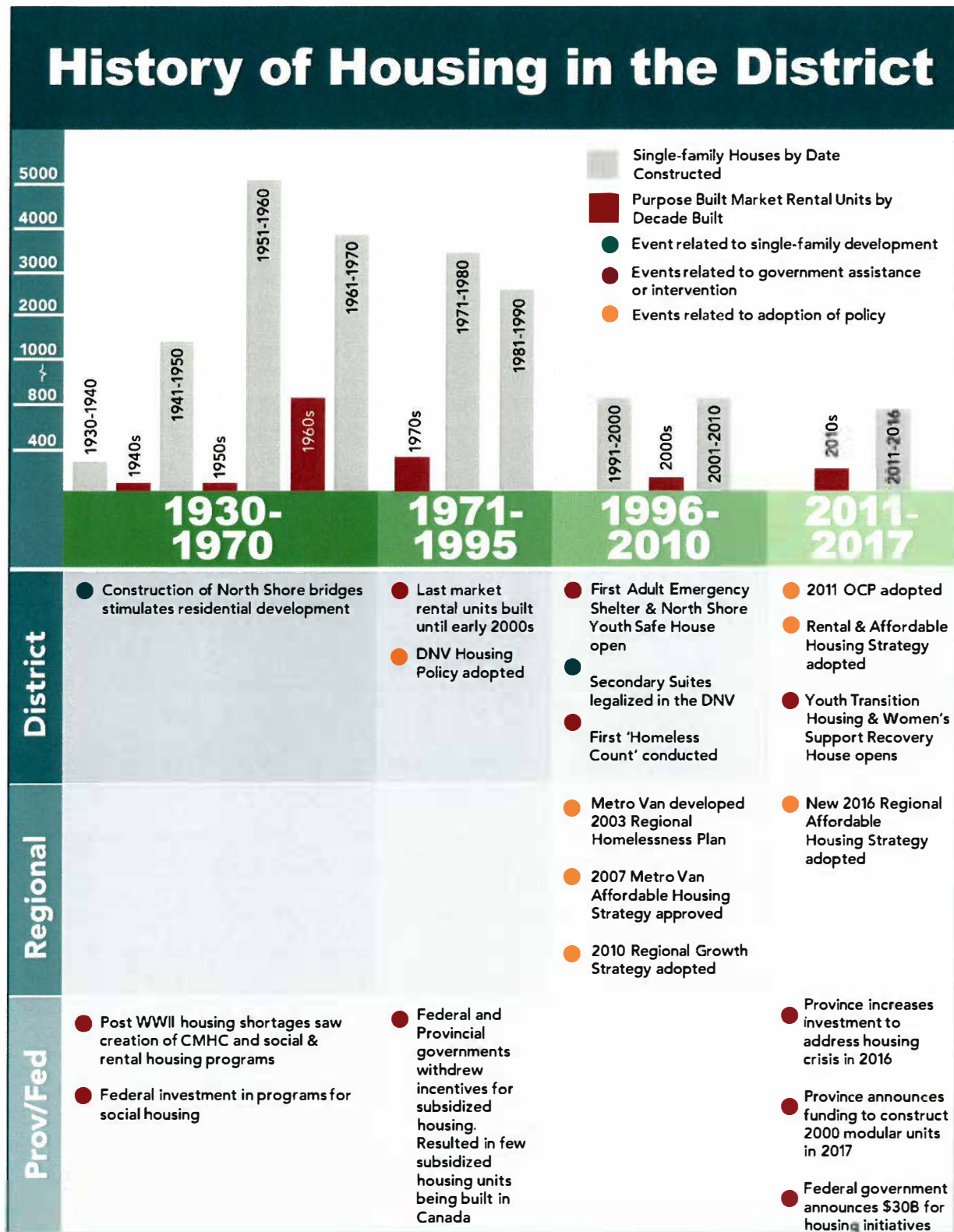
As a response to this and many concurrent local, provincial, and federal challenges, addressed in the following section, the District adopted a Housing Policy in 1995 to retain the existing rental stock, to help improve diversity of housing types and tenures, and to increase availability of housing through context-appropriate density where possible. Shortly after this the District legalized secondary suites (1996) to help meet the goals of this policy.

The North Shore Homelessness Task Force (HTF) was created in the late-1990s to address the increasing prevalence of homelessness. DNV, City of North Vancouver, and District of West Vancouver began work to create the first emergency shelter beds for adults and youth at this time. Further work on this part of the housing continuum was done in the last ten years, including transition housing for youth and support recovery beds for those struggling with drug and alcohol addictions.

In response to the housing crisis faced by municipalities across the region and province, the provincial government announced a contribution of \$500 million in 2016 to support the creation of affordable (non-market) rental housing across British Columbia, which translates to roughly 2,900 new purpose-built rental housing units. The District responded by evaluating the District-owned land that could be used to leverage the provincial dollars that were being focused on creating more non-market housing inventory. In 2016 District Council approved moving forward with developing two significant land holdings on Oxford St. (Oxford and Orwell) and Queens Road (at Delbrook) through land leases to non-market housing providers in order to create much needed non-market units to begin to fill in this gap in the housing continuum.

Housing is incrementally becoming more diverse in the District, with an increasing share of multi-family units (2% increase in housing share) and 980 net new units. The majority (76%) of new units to date are located in the District's four key centres. Housing prices continue to rise regionally and on the North Shore and there is little available rental apartment supply with a vacancy rate of 0.3%.

This housing continuum is a response to the challenges the District is facing, recognizing that all pieces of the housing sector are inextricably linked, with any gap in inventory along the continuum impacting the rest of it (scarcity, prices, etc.). The work to enable the housing units along the entire continuum through to 2030 will help to address the current and future challenges the District is facing.



This graphic illustrates the chronological history of housing in the District, illustrating the key points relevant to implementing the housing continuum described in this report.

1.2 Current Demographic Challenges

Like other municipalities in our region, the District is a community managing change related to growth pressures, aging infrastructure, and a shifting, and commuting employment patterns. The OCP recognized the challenges in the municipality that needed to be addressed. These challenges included an over representation of seniors and a lack of young families, dramatically increasing housing costs and a lack of housing choices.

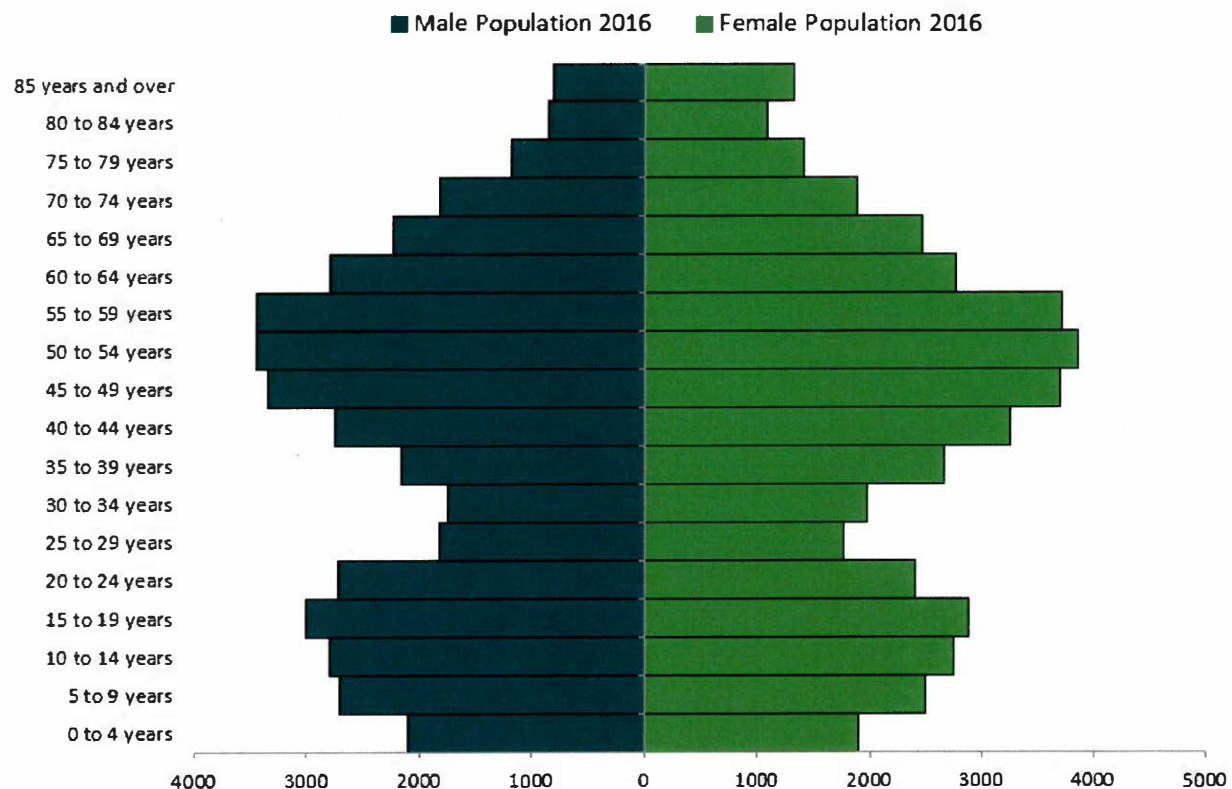
Each category of the housing continuum is tied to the others in order to meet all the various needs of District residents now, and in the future. It is normal for people to move up and down the continuum through various stages of their lives and in response to the socio-economic circumstances they face.

People with very low incomes (less than \$30,000 per year) face the most critical need for housing, however there is growing demand across the entire housing continuum as aging people downsize, and young people seek first time homes to purchase or rent.

The District distributed a survey in the spring of 2017 to multi-family housing units that were completed since 2011, with most of these units located in the town and village centres. Of the 100 respondents, staff heard that new multi-family homes recently constructed are being occupied by local residents who are typically younger than most District residents, and chose their home primarily because it fit their ability to pay. Most residents that responded had previously lived on the North Shore (54%) or elsewhere in Metro Vancouver (38%). Many residents chose their multi-family home because it was “affordable” (48%). There were also three times more residents aged 25-40 who live in a new multi-family unit compared to the District average.

The District has an increasing population aged 65 and older, and a decreasing population between the ages of 15-64. The graph below illustrates the shrinking population aged 30-44. This ‘missing middle’ demographic includes people of working age, and young families.

In 2016, the proportion of young adults aged 20-34 living with at least one parent was 56.6%. This is significantly higher than the rest of the region, with 38.6% of young adults living with a parent. The trends towards youth and young adults living with a parent, and young to middle aged adults leaving the North Shore may be a reflection of the increased cost of living.



Population and demographic trends

From 2011 to 2016 the Lower Mainland as a whole grew by 150,103 people, and the District grew by 1,523 (+1.8%) from 84,412 people to 85,935 people. In the five years from 2011 to 2016 North Vancouver District added 833 new dwelling units, which is roughly an annual increase (over that five year period of time) of just under 0.5% (2016 Census).

1.3 Housing Challenges: Global, National, Regional

A key issue voiced by the community during the consultations in the development of the OCP was the lack of housing diversity and affordability across the District. In the six years since the OCP was adopted, residents are increasingly voicing their concerns about the affordability of housing and the inability of new families to be able to afford to buy a home here. The OCP facilitates the creation of diverse housing choices and focuses growth and renewal into the four key centres.

There are many reasons behind the current housing challenge from the global to the local levels. There continues to be a worldwide demand for housing investment, which includes a trend

toward the “financialization of housing” and land, where housing is treated more as a commodity and less as place to live (*Report from the Special Rapporteur, United Nations General Assembly 2017*). At the national level, low interest rates have influenced price increases as banks lend “cheap” money to investors and home-owners alike. It has been the longest period of low interest rates in Canada since World War II. There is also a general trend of rising housing prices across major Canadian cities in the past 10 years, exemplified in Toronto.

At the local level, detached houses currently make up roughly 67% of all housing units in the District. This form of housing is the most expensive and presents a significant barrier to first-time buyers and to seniors wishing to downsize. Further exacerbating the problem is the constrained land area on the North Shore and the entire Metro region.

Currently at 0.3%, rental vacancy rates are extremely low and there is increasing demand for housing as more households are being formed (children aging into young adults, while ‘baby boomers’ are maintaining homes), as well as more people moving to the region.

1.4 Housing Challenges: Local

The District is addressing housing diversity and attainability by increasing the share of attached (i.e. multi-family) housing in the District. The share of attached housing, such as townhouses and apartments, increased by 2% between 2011 and 2016. In 2011, approximately 31% of the housing units in the District were attached and 69% were detached single-family homes. In 2016, 33% were attached and 67% detached. The OCP aims for a more balanced and diverse population by increasing housing options to provide choices for residents of all ages, including the “missing generation”, downsizers, aging residents, young families, and households of moderate income.

The District shares the regional trend of increasing rental lease rates, as well as a low rental apartment vacancy rate. The District has a lower rental apartment vacancy rate for all unit sizes.

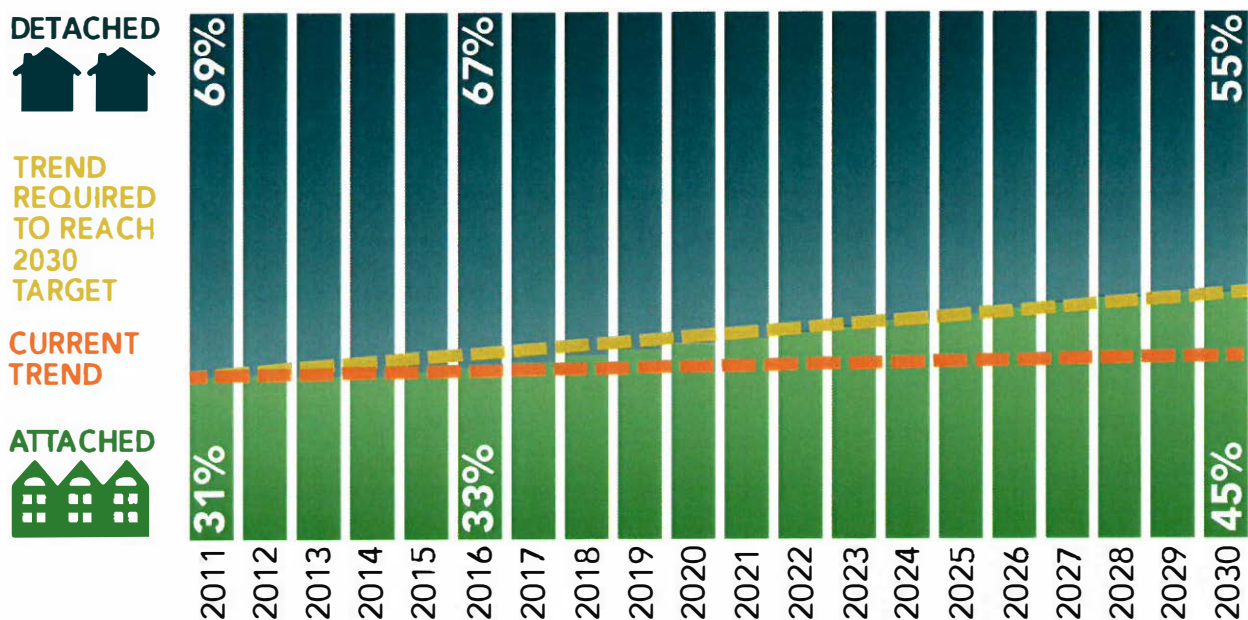
The housing needs of the District’s current population guides the work needed to fully achieve the housing continuum for the future. Using the following analytics, the District has housing unit demand estimates for each category on the housing continuum. Data used in this analysis include:

1. Population totals by gender and age,
2. Population projections,
3. After tax household income,
4. Cost of living including housing cost (rental and ownership), and
5. Other supplementary data, such as information on homelessness, migration and market trends.

2 Ongoing Work and Future Options

In order to meet the targets set out in the OCP and the demand estimates of the Rental and Affordable Housing Strategy (RAHS), detailed analysis has been done on housing-related data. In order to illustrate the housing components of the OCP and RAHS, the Housing Continuum in Attachment A lays out the total number of units in 2011 and then indicates what's needed to reach the overall number of 10,000 new units by 2030 set out in the OCP, including the 1,000 new units of purpose-built affordable rental set out in the Rental and Affordable Housing Strategy. The Housing Continuum provides coordinated demand estimates for both non-market and market housing in the District to achieve the 2030 vision of the OCP. Staff is working on initiatives to diversify housing options in the District. A wider variety of housing choices allows residents to find housing that is suitable for their household size, income, and age needs. The OCP lays out an expectation of shifting the 2011 ratio of attached (31%) to detached (69%) housing to 45% attached and 55% detached (illustrated below) by 2030.

PERCENT OF ATTACHED AND DETACHED HOUSING UNITS



The following two sections outline ongoing work to achieve the continuum, and emerging solutions/strategic directions for Council discussion.

2.1 Ongoing Work

The District has established a host of policies, strategies, bylaws and action items to achieve the community goals for housing. Some of those have already been mentioned such as the OCP, RAHS. Others are ongoing including:

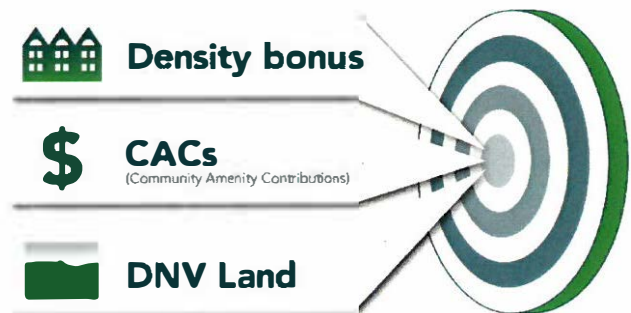
2.1.1 Non-Market

Non-Market Housing Strategy

As laid out in the RAHS, access to housing that is safe, affordable, and suitable is an important foundation for a healthy inclusive community and a strong economy where residents can thrive and prosper. Building a diverse housing supply is complex and involves many different stakeholders and partners, some private and some non-profit, depending on the kind of housing that is being built.

The RAHS lays the groundwork for the Non-Market Housing strategy provides recommendations that will create inventory along the non-market section of the continuum and focusses primarily on the needs of District residents who are homeless, at risk of homelessness, or those who are low to moderate income earners seeking rental apartments across the municipality. These types of housing are very difficult to achieve, and must include the active participation of many partners including senior levels of government.

TOOLS FOR ACHIEVING OUR NON-MARKET HOUSING TARGETS



Contributions through Development:

As part of market residential and/or mixed use development, there are opportunities for the District to secure “turn-key” non-market rental housing through voluntary CACs and/or density bonus zoning negotiations. The District can identify housing partners to lease, operate, and maintain the housing projects at prescribed rates below market over the lease term (typically 60 years).

District Land Contributions:

Through long term land leases to non-profit housing partners at lower end of market rent (to provide security in tenure or subsidized below market rent achieve a desired level of affordability) for 60 years or longer, the District continues to leverage new non-market housing on District-owned land. These non-market housing partners design, build, finance, operate, and maintain the housing projects on a long-term leasehold basis, depending on the nature of the

partnership. At Council's direction, staff is looking to advance such projects on DNV-owned lands on Oxford Street, the Delbrook site, and in Maplewood.

The non-market housing strategy will provide for some immediate short term solutions to meet the needs of the District's most vulnerable residents but will also include strategies that create a long term plan to ensure that the District has a healthy and diverse housing system.

Making progress to meet the needs of District residents seeking housing in the non-market section of the Housing Continuum requires a thoughtful, well planned and collaborative approach. The housing in this part of the continuum is increasingly complex to deliver as the cost of land increases, making these projects very difficult to develop. Creating beds for those who are homeless and seeking emergency shelter requires a systems-based approach. The work must include strategies to prevent individuals and families falling into homelessness; ensure access to adequate and timely emergency services should an individual or family become homeless; and, finally, include long term strategies to ensure people remain safely, securely and adequately housed once they exit homelessness.

Emergency Family Housing and Supportive Housing Project

The existing emergency shelter bed inventory on the North Shore is not meeting the demand. There are currently 18 beds for women fleeing domestic violence (SAGE House, operated by North Shore Crisis Services Society), four beds at the North Shore Youth Safe House (operated by Hollyburn Family Services Society), and 45 emergency shelter beds for adults (operated by Lookout Housing and Health Society). Lookout Housing and Health Society also has the ability to add 20 mats on the floor of the shelter to their emergency program during times of extreme weather. In 2016 the extreme weather mat program ran at near-capacity.

Emergency housing (shelter) is considered the entry point to the Housing Continuum, serving the needs of the most vulnerable and at-risk members of the community. While there are emergency services to meet the needs of women and children, youth and adults, there is a lack of beds available to meet the nightly demand. Council, at a regular meeting in September 2017, directed staff to work with non-profit partners to develop a business case for the creation of a Family Shelter and Supported Housing project in the District and to explore potential locations for this project on a District-owned site.

Seniors and Youth Supportive Housing Project

Hollyburn Family Services Society (HFSS) currently leases two District-owned houses on Mount Seymour Parkway for youth transition housing (6 beds). HFSS has now received funding from CMHC to further refine a redevelopment proposal for this site. The society would like to redevelop the site into a mixed use project for at-risk seniors and youth, increasing the number of beds from 6 to approximately 35. Staff will bring forward an update to Council in early 2018 on this project to Council and to gauge Council interest in increasing the total number of units through redevelopment of this site.

2.1.2 Market

Small lot Infill Areas (SLIAs)

The OCP recognizes there may be opportunities to sensitively introduce more housing choices in established single-family neighbourhoods, and one example is designating additional SLIAs. SLIAs enable small lot subdivisions for smaller single-family homes. The District is currently looking at adding three new SLIAs in Upper Capilano. The amendments to the Zoning Bylaw are anticipated to be brought forward to Council this fall. There are currently 23 SLIAs located across the District.

Coach Houses

Coach houses are another housing form envisioned by the OCP as an opportunity to sensitively introduce more housing choices in single-family neighbourhoods. The Coach House policy will be reviewed in order to recommend changes for Council consideration to incentivize and overall increase in the total number of Coach Houses in the District. The housing continuum target is to have 100 by 2030.

Short Term Rental Strategy/Approach

Staff have presented a report to a Council Workshop outlining the impact of Short Term Rentals (STRs) on the community. At the time of analysis there were 588 property listings for STRs in the District. Staff will be reporting back with additional information to inform Council's deliberations on this issue.

2.2 Emerging Solutions/Strategic Directions for Discussion

2.2.1 Non-Market

Non-Market Housing: DNV Land Strategy

Council has directed staff to make certain District-owned sites available for non-market housing projects. Staff has been asked to work in partnership with senior levels of government and non-profit housing service providers to identify opportunities to deliver non-market housing on a number of appropriate District-owned sites. Physical site conditions, availability of servicing to the site, applicable Development Permit Area (DPA) regulations, land use and zoning, neighbourhood context, as well as accessibility to transit, shopping, jobs, etc. would all be key filters used in the development of an evaluation matrix.

Further work is needed to better understand the potential for other District-owned sites in the context of the town and village centres, the network that connects the town and village centres, and where land could be sold and/or purchased to maximize the delivery of non-market housing units. The goal is to create non-market housing projects on sites that have the most potential to create the highest number of units, while also within walking distance to services, transit, and amenities. This might include both sales and acquisition of property in order to meet the housing goals.

Non-Market Housing DCC and Fee Waivers

The District does not currently have a standard DCC Waiver By-Law for non-market housing projects but has in the past considered DCC waivers on a site by site basis.

The District can incentivize non-market housing projects by making them exempt from DCC's and waiving municipal permit application fees. Consistent with Council policies, non-market housing projects are expected to be self-sustaining and do not require further operating subsidies, property tax exemptions, and/or financial guarantees from the District. The District works with its housing partners on an operating model and tenant mix that achieves the desired level of affordability while optimizing long-term viability. The only exception to this is supportive housing. If a project qualifies and is designated by the Province as supportive housing, it is subject to special valuation rules that reduce the assessed value to a nominal amount and are effectively exempt from property taxes. In light of the unprecedented housing affordability challenge the District is facing, the District cannot act alone as its financial capacity is limited. Senior levels of government including Metro Vancouver, the Province, and the Federal Government, non-profit and charitable housing partners, and private developers can contribute their land, equity and expertise, and play a significant role in achieving housing affordability, enabling diversity, and supporting economic development in the District and the region.

Work is ongoing to bring information to Council for consideration of the preferred approach to DCCs and housing.

Non Market Housing CAC Strategy

Council has asked staff to assess options for changing the ways CACs are collected from developers to ensure full value is achieved by the District. Staff is analyzing scenarios of impact to CAC revenue in the four Centres when non-market housing units are required as built amenities. Realizing the estimated demand of 1,000 non-market housing units (RAHS) will require a combination of approaches, each of which has an impact to development revenue. Determining the optimum balance of approaches to building non-market housing will require thorough understanding of site-specific economics. More work is required to assess the overall balance between CAC generation through development in the centres and achieving non-market housing targets.

Temporary Modular Housing

The Province has announced funding for 2,000 temporary modular shelter beds to be distributed across BC. BC Housing is administering this project on behalf of the Province. This is a potential direction forward to address immediate and pressing homelessness needs.

Affordable Home Ownership (AHO)

Affordable home ownership (AHO) projects target moderate and middle income working households facing a shortage of affordable family-sized units in the District. AHO projects would assist in relieving the pressure on young working families wishing to enter the housing market. In the AHO model, units are priced at below fair market value and sold to an eligible household. There are restrictions on ownership and resale and when the units are sold, they are only able to be sold to eligible buyers meeting income tested targets. With Council direction staff could explore the policies and incentives that can best achieve affordable home ownership including Co-Housing and Co-Ops.

Co-op Housing

There are many kinds of co-operatives including food co-ops, co-op daycares, worker co-ops and housing co-ops. Any group of people can form a co-operative. The members own the co-operative and the co-operative provides a service they need. Housing co-operatives provide housing. Since the 1930s, Canadians have been building and living in housing co-ops. The people who live in the housing are the co-op's members. They elect, from among themselves, a board of directors to manage the business of the co-op. Each member has one vote. Members work together to keep their housing well-managed and affordable.

Members of co-ops have security of tenure and residents can live in their homes for as long as they wish (assuming they are following the co-op housing rules and are paying their rent). Members have a say in decisions that affect your home as they each own their homes co-operatively. Members form a community that works together to manage the co-op. Co-

op communities are made up of all kinds of people - people with different backgrounds and incomes and special needs. These diverse and vibrant communities are the unique strength of the co-op housing movement.

Over the years, federal and provincial governments have funded various programs to help Canadians create non-profit housing co-ops. The co-ops developed under these programs provide good quality, affordable housing. There are more than 261 non-profit housing co-ops comprising more than 14,500 units in British Columbia. There are 343 units of co-operative housing in the District. Staff would consider the development of a new co-op housing project in the District should residents come forward with a development proposal. Staff also recognize that many existing operating agreements for housing co-ops will expire in the next several years and have met with various co-op Board members to discuss how to address this funding issues as it affects the overall affordability of these units. Work is on-going as more information becomes available from the provincial and federal government on the expiring agreements.

Co-Housing

Cohousing is a concept that came to North America in 1988 from Denmark where it emerged in the early 1960's. Co-housing describes neighbourhoods that combine the autonomy of private dwellings with the advantages of shared resources and community living.

Residents usually own their individual homes, which are clustered around a "common house" with shared amenities. These amenities may include a kitchen and dining room, children's playroom, workshops, guest rooms, home office support, arts and crafts area, laundry and more. Each home is self-sufficient with a complete kitchen, but resident-cooked dinners are often available at the common house for those who wish to participate. In some communities participants will join a cooking team once or twice a month – then sit and enjoy meals cooked by fellow residents the remaining evenings of that month.

There are currently no co-housing projects in the District. Staff would consider the development of a co-housing project in the District should residents come forward with a development proposal. If there is interest in seeing this type of housing development in the District, staff could conduct a public process to provide information about the financial context, and planning process, as other municipalities have done.

2.2.2 Market

Increasing Housing Choices in Single Family Neighbourhoods

As part of a future OCP review staff can explore how to provide more housing opportunities and choice in the single family neighbourhoods across the District. The intent is to focus on areas appropriate for ground-oriented housing forms. Any changes that would create improved housing choices that would be implemented on single family lots would ensure the character of the neighbourhoods is retained. Some of the changes may include increasing the number of homes allowed on a 33 or 50 foot lot, introducing new housing forms such as duplexes, triplexes, and finally, permitting large lots to consider fourplexes. This work would provide future opportunities to create more housing choices to meet the needs of families across the District.

Fee Simple (non-strata) Row Houses

Through implementation of the OCP, the District's housing diversity is being augmented by construction of townhouses. Townhouse units are typically strata ownership. As part of expanding housing diversity in the District, different types of tenure (ownership) as well as forms contribute to a greater mix of housing choices. District Council requested information on fee-simple row houses, so staff is conducting research to explore whether this tenure and form of housing may be suitable in the District and under what circumstances they might be financially viable. Several local municipalities have fee simple row houses including New Westminster, Coquitlam, Port Coquitlam, Surrey, Langley, and Vancouver. Fee simple row housing fits within existing policy frameworks for expanded housing diversity and is enabled through provincial legislation. Technical issues related to the implementation can be addressed through rezoning, and subdivision application review. The gap in information about fee simple row houses is the land economics, which can be analyzed and communicated to the public by staff if Council expresses the desire to explore it further.

THIS PAGE LEFT BLANK INTENTIONALLY