

**DISTRICT OF NORTH VANCOUVER
COUNCIL WORKSHOP**

Minutes of the Council Workshop for the District of North Vancouver held at 5:02 p.m. on Tuesday, January 23, 2018 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 (5:05 p.m.)
Councillor D. MacKay-Dunn (via phone)
Councillor L. Muri

Staff: Ms. C. Grant, General Manager – Corporate Services
Mr. D. Milburn, General Manager – Planning, Properties & Permits
Mr. R. Danyluk, Manager – Financial Planning
Mr. J. Gordon, Manager – Administrative Services
Mr. T. Lancaster, Manager – Community Planning
Ms. J. Paton, Manager – Development Planning
Ms. A. Reiher, Confidential Council Clerk
Ms. A. Mauboules, Senior Community Planner

1. ADOPTION OF THE AGENDA

1.1. January 23, 2018 Council Workshop Agenda

MOVED by Councillor BOND

SECONDED by Councillor HANSON

THAT the agenda for the January 23, 2018 Council Workshop is adopted as circulated.

CARRIED

Absent for Vote: Councillor HICKS

2. ADOPTION OF MINUTES

2.1. November 6, 2017 Council Workshop Minutes

MOVED by Councillor BOND

SECONDED by Councillor BASSAM

THAT the minutes of the November 6, 2017 Council Workshop meeting are adopted.

CARRIED

Absent for Vote: Councillor HICKS

2.2. November 14, 2017 Council Workshop Minutes

**MOVED by Councillor BOND
SECONDED by Councillor BASSAM**

THAT the minutes of the November 14, 2017 Council Workshop meeting are adopted.

CARRIED

Absent for Vote: Councillor HICKS

2.3. November 28, 2017 Council Workshop Minutes

**MOVED by Councillor BOND
SECONDED by Councillor BASSAM**

THAT the minutes of the November 28, 2017 Council Workshop meeting are adopted.

CARRIED

Absent for Vote: Councillor HICKS

2.4. December 5, 2017 Council Workshop Minutes

**MOVED by Councillor BOND
SECONDED by Councillor BASSAM**

THAT the minutes of the December 5, 2017 Council Workshop meeting are adopted.

CARRIED

Absent for Vote: Councillor HICKS

2.5. December 11, 2017 Council Workshop Minutes

**MOVED by Councillor BOND
SECONDED by Councillor BASSAM**

THAT the minutes of the December 11, 2017 Council Workshop meeting are adopted.

CARRIED

Absent for Vote: Councillor HICKS

Councillor HICKS arrived at this point in the proceedings.

3. REPORTS FROM COUNCIL OR STAFF

**3.1. District of North Vancouver Housing Continuum January 2018
File No. 13.6480.30/003.002.000**

**MOVED by Councillor BOND
SECONDED by Councillor BASSAM**

THAT the January 12, 2018 report from the Senior Community Planner and the Manager of Community Planning, entitled District of North Vancouver Housing Continuum January 2018, be received for information.

CARRIED

Mr. Tom Lancaster, Manager – Community Planning, advised that the purpose of the meeting is to provide Council with an update on the housing continuum, emerging solutions, strategic direction and current housing demands. He advised that the Official Community Plan (OCP) anticipates 20,000 new residents in the District of North Vancouver by 2030 and that four areas of focus include:

- Housing diversity;
- Rental housing;
- Housing affordability; and,
- Non-market housing and homelessness.

Mr. Lancaster noted that Council approved the Rental and Affordable Housing Strategy (RAHS) in November 2016, and that six goals of the strategy include to:

- Expand the supply and diversity of housing;
- Expand the supply of new rental and affordable housing;
- Encourage the maintenance and retention of existing affordable rental units;
- Enable the replacement of existing rental housing with conditions;
- Minimize impacts to tenants; and,
- Partner with other agencies to help deliver affordable housing.

Mr. Lancaster provided a historical background for the development of housing in the District of North Vancouver and noted that the District's housing stock consists primarily of single family detached homes. He commented that only in recent history, the housing market has built rental units, but that the demand for affordable rental units is not being met.

Mr. Lancaster commented that the OCP target is to increase the percentages of attached homes, currently from 33% to 45%, by 2030. He noted that the current demographic challenges for the District of North Vancouver and Metro Vancouver include:

- From 2011 to 2016, a population growth of 150,000 individuals in the Lower Mainland, and a District growth of 1,523 individuals (1.8%);
- From 2011 to 2016, 833 new dwelling units in the District;
- An increasing population aged 65 and older and a decreasing population aged 15 to 64;
- The rising cost of housing; and,
- Low vacancy rates which leads to challenges in finding suitable and affordable rental housing.

Staff advised that the costing mechanisms for the non-market housing continuum will be reported to Council at a future meeting.

Ms. Annie Mauboules, Senior Community Planner, reported that non-market housing is defined as any form of housing that requires subsidy and is an important part of the housing continuum. She further explained that non-market housing has varying levels of affordability depending on the need. Ms. Mauboules noted that for the homeless, the maximum rent would be \$375 per month, which would be defined as 'affordable' in the housing continuum. However, that for those seeking housing in a subsidized rental building, affordability could range from \$970 to \$1200 per month.

Ms. Mauboules reported on the ongoing work for the non-market housing continuum including:

- The development of a comprehensive Non-Market Housing strategy which provides recommendations for the needs of District residents who are homeless, at risk of homelessness, or those who are low to moderate income earners;
- Contributions through development for the District to secure non-market rental housing through voluntary Community Amenity Contributions (CAC) and/or density-bonus zoning negotiations; and,
- The leveraging of new non-market housing on District-owned land.

Ms. Mauboules noted that at a Regular Meeting of Council in September 2017, staff were directed to develop a business case for the creation of a Family Shelter and Supported Housing Project and to explore potential locations for the project on District owned land. She advised that this work is ongoing.

Ms. Mauboules provided an overview of the inventory of the non-market portion of the housing continuum and the statistics for homelessness and shelters within the North Shore. She reported that the District's target is to add fifteen safe house beds and fifty emergency beds by the year 2030. She also noted the target for supportive and transition housing is to increase the number of beds to 188 by 2030. She commented on the increasing population of seniors and the target to expand the senior and disability care beds.

Mr. Lancaster noted that within the District there are not currently any co-housing projects; however, there are 343 co-operative homes (co-op), many of which are dealing with expiring operating agreements. He reported that co-op and co-housing projects are forms of affordable home ownership that could be further explored and that the Federal and Provincial Governments have funded various programs to help Canadians create non-profit housing co-ops.

Ms. Mauboules mentioned that further work is needed for the District of North Vancouver to meet the targets set out in the Housing Continuum and that the emerging solutions and strategic directions being undertaken by staff include:

- Efforts to better understand the District of North Vancouver Land Strategy potential for District land to be sold and/or acquired to maximize the delivery of non-market housing;
- Exploring the potential to waive Development Cost Charge (DCC) fees for non-market housing projects;
- Developing a CAC strategy to analyze CAC revenue in the four Town Centres where non-market housing units are required;
- Exploring the potential for temporary modular housing as a way to address the District's increasing homeless population;

- Exploring the potential of Affordable Home Ownership to assist first time home buyers to enter the market; and,
- Exploring the opportunity for co-housing within the District and to work with co-op housing partners to address the expiring operating agreements and development pressures they face.

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

- Expressed concern regarding the lack of rental restrictions on strata units and whether or not this has impacted the affordability of housing;
- Noted that historically Municipalities have not been involved in housing to the current extent in terms of stimulus, taxation and immigration;
- The need to consider housing types, incomes, population age, demographic shifts and their correlation to zoning and market value;
- Commented that the economic spectrum is changing on the North Shore;
- Commented that clarification is needed on affordability and CACs;
- The preservation of municipal lands and the possibility of leasing them out;
- Expressed support for co-op housing for seniors;
- Commented on the practise of decommissioning properties (such as the Delbrook centres), the leverage value, and the opportunity costs that they may create;
- Commented on owning versus renting;
- Commented on transit routes outside of town centres in relation to home ownership;
- Noted that disability and senior housing is out of the jurisdiction of the District and that the demand for subsidy will continue to rise;
- Expressed concern regarding large properties that are partially occupied and whether or not basement suites could be incentivized.

Councillor HICKS left the meeting at 6:25 p.m. and returned at 6:26 p.m.

- Suggested that the Federal and Provincial governments could have further involvement in terms of affordable housing;
- Observed that if affordable housing is not built, only a wealthy demographic will remain on the North Shore; and,
- Suggested that transit densification is crucial to the long term housing vision for the District.

4. PUBLIC INPUT

Nil

5. ADJOURNMENT

MOVED by Councillor BOND

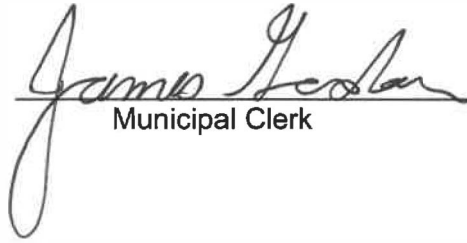
SECONDED by Councillor HICKS

THAT the January 23, 2018 Council Workshop is adjourned.

CARRIED
(6:51 p.m.)



Mayor



Municipal Clerk