

**DISTRICT OF NORTH VANCOUVER  
COUNCIL WORKSHOP**

Minutes of the Council Workshop for the District of North Vancouver held at 6:06 p.m. on Monday, February 5, 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  
Councillor D. MacKay-Dunn  
Councillor L. Muri

**Staff:** Mr. D. Stuart, Chief Administrative Officer  
Mr. G. Joyce, General Manager – Engineering, Parks & Facilities  
Mr. D. Milburn, General Manager – Planning, Properties & Permits  
Mr. A. Wardell, Acting General Manager – Finance & Technology  
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. K. Charters-Gabaneck, Communications & Research Assistant  
Ms. A. Mauboules, Senior Community Planner

**1. ADOPTION OF THE AGENDA**

**1.1. February 5, 2018 Council Workshop Agenda**

**MOVED by Councillor MURI**

**SECONDED by Councillor HICKS**

THAT the agenda for the February 5, 2018 Council Workshop is adopted as circulated.

**CARRIED**

**2. ADOPTION OF MINUTES**

**2.1. January 16, 2018 Council Workshop Minutes**

**MOVED by Councillor MURI**

**SECONDED by Councillor BOND**

THAT the minutes of the January 16, 2018 Council Workshop meeting are adopted.

**CARRIED**

### 3. REPORTS FROM COUNCIL OR STAFF

#### 3.1. District of North Vancouver Housing Continuum

File No. 13.6480.30/003.002.000

Ms. Annie Mauboules, Senior Community Planner, provided a summary of the Housing Continuum Workshop held on January 23, 2018, and advised that the purpose of the presentation is to include market and non-market components within the discussion.

Mr. Tom Lancaster, Manager – Community Planning, advised that ongoing work for the market housing includes Small Lot Infill Areas (SLIAs), coach houses, purpose built market rentals and addressing Short Term Rentals (STRs). He advised that as per Council discussion at the November 28, 2017 Council Workshop staff will report back on a policy and regulatory approach for STRs.

Mr. Lancaster commented that market housing currently includes:

- Apartments above shops, which are existing older buildings with ground level shops and residential dwellings on the second storey;
- Independent living for seniors and the disabled with an anticipated increase in demand to 528 units by 2030;
- Coach houses;
- Secondary suites; and,
- Purpose built rental units.

He commented on the data from the Official Community Plan (OCP) on population growth in the four Town and Village Centres, to alleviate pressure on the existing roads and infrastructure and to provide residents with closer access to amenities and transit. He further stated that an increase of apartments and townhouses would help meet the OCP target for Town and Village Centres and that at the direction of Council, duplexes, triplexes and fee-simple row houses could be further explored.

Mr. Lancaster noted that the District had 19,944 single family homes in 2011, and that with the projection of future growth planned for the Village and Town Centres, it is anticipated that 150 single family homes will be lost due to redevelopment by 2030. He suggested that during a future OCP review, staff could explore housing opportunities for single family neighbourhoods across the District, focusing on areas appropriate for ground-oriented housing such as multi-dwelling homes.

Mr. Lancaster noted Council's request for information on fee-simple row houses and advised that staff is currently conducting research on this form of housing and noted that other market-driven options could include tiny homes or micro suites.

In response to a question from Council regarding Light Industrial Artisan apartments, staff advised that apartments above shops would be strata title apartments, the same as other mixed use designations.

In response to a question from Council, staff advised that further information will be provided on particular housing areas where Council has expressed an interest for further deliberation and policy direction.

In response to a question from Council regarding secondary suites, staff advised that the secondary suites projected to 2030 are based on the assumption that approximately 2% of single family homes will undergo renovations per year and that approximately 70% of those renovations will contain a secondary suite.

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

- That guidelines should be developed for SLIA homes and duplexes with regards to secondary suites and coach houses;
- The need to further explore secondary suites, duplexes, triplexes, co-housing, co-operative homes and micro-suites;
- Suggested that the District could provide further affordable housing options by means of better utilization of District owned land;
- Suggested that the District could appeal for further support from the Federal and Provincial governments in terms of affordable housing;
- Suggested that District policy and zoning may be changed to further encourage affordable housing;
- Suggested that further analysis on housing types and financial analysis on income types could be carried out by staff for single family neighbourhoods;
- Opined that properties bordering Town Centres could be purchased by the District to be rezoned for affordable housing developments;
- Commented on the transit infrastructure in correlation to the population density within the District and the need to increase services; and,
- Stated that secondary suites are not generally on frequent transit routes and contribute to increased traffic.

#### 4. PUBLIC INPUT

Nil

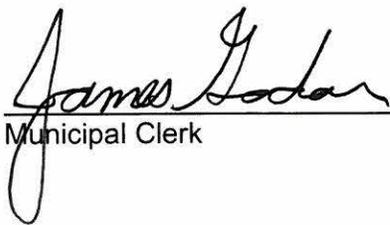
#### 5. ADJOURNMENT

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

THAT the February 5, 2018 Council Workshop is adjourned.

**CARRIED**  
(6:58 p.m.)

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Mayor

  
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Municipal Clerk