

**DISTRICT OF NORTH VANCOUVER
COUNCIL WORKSHOP**

Minutes of the Council Workshop for the District of North Vancouver held at 5:01 p.m. on Tuesday, April 17, 2018 in the Committee Room of the District Hall, 355 West Queens Road, North Vancouver, British Columbia.

Present: Mayor R. Walton
Councillor R. Bassam (via telephone, 5:15 pm)
Councillor M. Bond
Councillor J. Hanson
Councillor R. Hicks
Councillor L. Muri

Absent: Councillor D. MacKay-Dunn

Staff: Mr. D. Stuart, Chief Administrative Officer
Mr. D. Milburn, General Manager – Planning, Properties & Permits
Mr. A. Wardell, Acting General Manager – Finance & Technology
Mr. R. Danyluk, Manager – Financial Planning
Mr. J. Gordon, Manager – Administrative Services
Mr. T. Lancaster, Manager – Community Planning
Ms. S. Dale, Confidential Council Clerk
Ms. A. Mauboules, Senior Community Planner

1. ADOPTION OF THE AGENDA

1.1. April 10, 2018 Council Workshop Agenda

**MOVED by Councillor BOND
SECONDED by Councillor HANSON**

- ▶ THAT the agenda for the April 17, 2018 Council Workshop is adopted as circulated, including the addition of any items listed in the agenda addendum.

CARRIED

Absent for Vote: Councillor BASSAM

2. ADOPTION OF MINUTES

Nil

3. REPORTS FROM COUNCIL OR STAFF

3.1. Rental and Affordable Housing Strategy Update
File No. 13.6480.30/003.000

Ms. Annie Mauboules, Senior Community Planner, provided an overview of the Rental and Affordable Housing Strategy (RAHS) implementation noting that the main focus of the RAHS is to create an additional one thousand non-market affordable rental units by 2026.

Councillor BASSAM arrived at this point in the proceedings.

Ms. Mauboules advised that since 2011 there have been 625 market units and 84 non-market units approved and built. There are also several applications in process with approximately 74 market rental units and 198 non-market rental units awaiting final approval.

Ms. Mauboules mentioned that the costs to the District for realizing the one thousand units vary depending on the combination of tools employed (density bonusing, community amenity contributions or District-owned land) for achieving the non-market housing targets. The tools are also not mutually exclusive and can be used in combination depending on the project, the site and the opportunities presented by the development and/or equity contributions from senior levels of government.

Density bonusing relies on negotiations with developers over and above the established densities and/or heights for a site. The financial cost to the District to achieve units through this tool is limited to the development servicing (waived Development Cost Charges) and the opportunity cost for the use of potential Community Amenity Contributions (CACs) related to the bonus density.

CACs come in the form of cash, non-market units built as part of the project or land provided to the District. When CACs are in the form of cash contributions they can be allocated to projects, as directed by the District's Community Amenity Contribution Policy. Council provides direction as to where cash CACs are to be allocated.

District land has been provided in the form of a long-term lease for a nominal amount. This functionally maintains District ownership of the land, though removing options for use of that land during the term of the lease. In allocating lands to achieve its housing objectives, the District is making a long-term investment to realize broader access to subsidized rental in the community.

Councillor HICKS left the meeting at 5:37 pm and returned at 5:38 pm.

Ms. Mauboules acknowledged that the implementation of the RAHS has provided some improvements to the availability and sustainability of affordable rental housing in the District; however, more work needs to be done to achieve the housing needs of both the current and future residents of the District. Staff sought Council's feedback on the three tools and what the preference might be moving forward to deliver the RAHS target of one thousand units.

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

- Questioned the number of older affordable rental units that have been lost as a result of new development;
- Questioned how many new rental and affordable housing units are being proposed;
- Spoke to the complexity of balancing housing supply of both non-market and market housing in the District;

- Noted that many residents in the community have spoken in opposition to increased height;
- Stated that District-owned land is limited;
- Expressed concern with the challenges of using CACs as the costs are significantly higher in foregone CACs;
- Questioned if the District has the authority to create rental-only zones;
- Spoke to the importance of having a clear policy on how to implement affordable housing;
- Commented that the financial implications of all three scenarios needs to be understood;
- Commented that an acceptable cost to provide affordable housing needs to be determined;
- Spoke to the lost opportunities for density bonusing as the majority of development on Mountain Highway will soon be complete;
- Suggested that a percentage of affordable housing units be required for all rezoning applications;
- Opined that the Maplewood area be used for low to moderate income housing;
- Commented that temporary modular housing could provide residents with a short-term solution;
- Suggested that the District appeal for further support from the Federal and Provincial governments with respect to affordable housing;
- Questioned how many rental units would need to be built to achieve a healthy vacancy rate;
- Opined that delaying growth may have a negative impact on the community as rental vacancy rates would remain low;
- Suggested partnering with other agencies to help deliver affordable housing;

Mayor WALTON left the meeting at 6:27 pm and Councillor HICKS assumed the position of the chair.

- Observed that if affordable housing is not built, only a wealthy demographic will remain on the North Shore;
- Spoke to the City of North Vancouver's City's "10-10-10" policy noting that 10% of units in new market rental projects are required to be rented at 10% below average rents, as indicated by Canada Mortgage and Housing Corporation, for a minimum period of 10 years;
- Requested that preliminary applications be brought forward for Council to provide direction as to where cash CACs are to be allocated;
- Noted that older rental stock is important to the community;
- Questioned the amount of District-owned land that could be used for affordable housing;
- Commented that clarification is needed on affordability and CACs;
- Requested that Council review the priority list for 2018 and have the opportunity to adjust how CACs are allocated; and,
- Summarized that there is support for exploring increased affordable housing through density bonusing, the use of District-owned land and the use of CAC's as required.

Councillor MURI left the meeting at 6:42 pm.

Public Input:

Mr. Corrie Kost:

- Suggested that high-rise homes may cost more per foot than low-rise homes.

Ms. Kelly Bond:

- Noted that the Province is advocating to provide some potential tax exemptions for new purpose-built rental housing and will mirror property tax exemptions provided under a municipal revitalization agreement for qualifying propose-built rental housing and encouraged the District to take advantage of these opportunities; and,
- Suggested that a percentage of affordable housing units be negotiated for all rezoning applications.

4. ADJOURNMENT

MOVED by Councillor BOND

SECONDED by Councillor HANSON

THAT the April 17, 2018 Council Workshop is adjourned.

CARRIED

Absent for Vote: Mayor WALTON and Councillor MURI

(7:01 p.m.)

Mayor



① Municipal Clerk

