

# AGENDA

## *COUNCIL WORKSHOP*

**Monday, January 14, 2019**

**7:00 p.m.**

**Committee Room, Municipal Hall**

**355 West Queens Road,**

**North Vancouver, BC**

**Council Members:**

Mayor Mike Little

Councillor Jordan Back

Councillor Mathew Bond

Councillor Megan Curren

Councillor Betty Forbes

Councillor Jim Hanson

Councillor Lisa Muri



[www.dnv.org](http://www.dnv.org)

THIS PAGE LEFT BLANK INTENTIONALLY

## **COUNCIL WORKSHOP**

**7:00 p.m.  
Monday, January 14, 2019  
Committee Room, Municipal Hall,  
355 West Queens Road, North Vancouver**

### **AGENDA**

#### **1. ADOPTION OF THE AGENDA**

##### **1.1. January 14, 2019 Council Workshop Agenda**

*Recommendation:*

THAT the agenda for the January 14, 2019 Council Workshop is adopted as circulated, including the addition of any items listed in the agenda addendum.

#### **2. ADOPTION OF MINUTES**

##### **2.1. September 25, 2018 Council Workshop**

**p. 7-10**

*Recommendation:*

THAT the minutes of the September 25, 2018 Council Workshop meeting are adopted.

##### **2.2. November 6, 2018 Council Workshop**

**p. 11-13**

*Recommendation:*

THAT the minutes of the November 6, 2018 Council Workshop meeting are adopted.

##### **2.3. November 13, 2018 Council Workshop**

**p. 15-18**

*Recommendation:*

THAT the minutes of the November 13, 2018 Council Workshop meeting are adopted.

##### **2.4. November 20, 2018 Council Workshop**

**p. 19-21**

*Recommendation:*

THAT the minutes of the November 20, 2018 Council Workshop meeting are adopted.

##### **2.5. November 26, 2018 Council Workshop**

**p. 23-25**

*Recommendation:*

THAT the minutes of the November 26, 2018 Council Workshop meeting are adopted.

**3. REPORTS FROM COUNCIL OR STAFF**

**3.1. Pace of Development**

**p. 29-91**

File No. 13.6480.30/001.002.000

*Recommendation:*

THAT the January 9, 2019 report of the General Manager – Planning, Properties & Permits entitled Pace of Development is received for information.

**4. PUBLIC INPUT**

(maximum of ten minutes total)

**5. ADJOURNMENT**

*Recommendation:*

THAT the January 14, 2019 Council Workshop is adjourned.

## MINUTES

THIS PAGE LEFT BLANK INTENTIONALLY

**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, September 25, 2018 in the Committee Room of the District Hall, 355 West Queens Road, North Vancouver, British Columbia.

**Present:** Mayor R. Walton  
Councillor M. Bond  
Councillor J. Hanson  
Councillor R. Hicks  
Councillor D. MacKay-Dunn (5:05 pm)

**Absent:** Councillor R. Bassam  
Councillor L. Muri

**Staff:** Ms. C. Grant, Acting Chief Administrative Officer  
Mr. G. Joyce, General Manager – Engineering, Parks & Facilities  
Mr. A. Wardell, Acting General Manager – Finance & Technology  
Mr. R. Danyluk, Manager – Financial Planning  
Ms. L. Brick, Deputy Municipal Clerk  
Ms. R. Jivraj, Section Manager - Financial Planning  
Ms. S. Dale, Confidential Council Clerk

Councillor MACKAY-DUNN arrived at this point in the proceedings.

**1. ADOPTION OF THE AGENDA**

**1.1. September 25, 2018 Council Workshop Agenda**

**MOVED by Councillor MACKAY-DUNN**

**SECONDED by Councillor BOND**

THAT the agenda for the September 25, 2018 Council Workshop is adopted as circulated.

**CARRIED**

**2. ADOPTION OF MINUTES**

**2.1. July 17, 2018 Council Workshop**

**MOVED by Councillor HANSON**

**SECONDED by Councillor HICKS**

THAT the minutes of the July 17, 2018 Council Workshop meeting are adopted.

**CARRIED**

### **3. REPORTS FROM COUNCIL OR STAFF**

#### **3.1. 2019 to 2023 Financial Plan Deliberations – September 25, 2018**

File No.

Mr. Andy Wardell, Acting General Manager – Finance and Technology, reviewed the Financial Plan process to date, noting that public input had been received at the September 24, 2018 Regular Meeting of Council and that earlier questions brought forward by Council have been addressed. Mr. Wardell further advised that the purpose of the Council Workshop was to discuss the 2019 - 2023 Financial Plan and address any additional questions.

Mr. Wardell provided a brief overview of the 2019-2023 Financial Plan and it was noted that staff will work with the new Council in 2019 to review this budget and amend it to reflect their priorities.

Mr. Wardell advised that the estimated increase in residential property taxes is three percent for 2019, with two percent to adjust for inflation and one percent for capital replacement. The estimated increase in utility rates is 3.8% for 2019.

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

- Acknowledged that the Metro Vancouver sewer rates will rise at an accelerated pace over the next five years due to the construction of the Lions Gate Waste Water Treatment Plant but its impacts to taxpayers will be mitigated by the District's financial resiliency strategy which began in 2013;
- Noted the budget could be amended at any time;
- Commented on the growth of the affordable housing fund;
- Commented on the benefits of early approval of the budget noting that project costs are lower when contractors can be booked earlier in the year;
- Suggested continuing to budget using the principle that development pays for development;
- Reported that as debt is retired, funding that had been allocated to debt servicing will be added to the infrastructure reserve in order to stabilize future costs of major infrastructure replacement;
- Opined that residents are generally satisfied with levels of services within the District;
- Stated that transportation issues across the North Shore are reaching crisis levels and addressing the situation should be a high priority;
- Suggested lobbying different levels of government for funding assistance;
- Spoke to the 1% tax levy to support asset renewal which will allow the District to continue to focus on sustainable service delivery within available financial resources;
- Clarified that to ensure development charges supporting the capital plan keep pace with the growth related impacts from development, Development Cost Charges (DCC) will be adjusted for inflation;
- Requested that Council review the priority list for 2018 and have the opportunity to adjust how Community Amenity Contributions (CACs) are allocated;
- Spoke to the challenges of using CACs as the costs are significantly higher in foregone CACs;

- Commented that an acceptable cost to provide affordable housing needs to be determined by the new Council;
- Noted that the draft financial plan reflects past Council direction along with input from the public and ensures the District can continue as governance transitions to a new Council;
- Questioned the cost savings of a universal water metering program as the population on the North Shore grows and suggested the new Council review the universal water metering study;
- Questioned if the local schools can accommodate the increased density;
- Reported that the new Delbrook Community Recreation Centre has had a significant increase in memberships largely due to the addition of the leisure pool;
- Questioned when the Long-term Financial Plan will be further discussed;
- Commented that the replacement of Montroyal Bridge was a significant expense and asset renewal work will continue with the upgrade of Ross Road Bridge;
- Commented on the transit infrastructure in correlation to the population density within the District and the need to increase services;
- Noted that small incremental changes overtime can be beneficial;
- Acknowledged the general upgrades to hardware, software and other technology initiatives;
- Commented on revenue growth inside and outside town centres;
- Noted that the contribution the District has made to the Highway 1 Interchange project is significant compared to the City of North Vancouver and the District of West Vancouver as the majority of the interchange is situated in the District;
- Suggested the new Council review the proposed Seylynn Bridge providing enhanced park connectivity; and,
- Spoke in support of the proposed 2019 to 2023 Financial Plan.

#### Public Input:

##### Mr. Peter Teevan:

- Spoke in support of the District's draft financial plan;
- Encouraged Council to improve engagement of the public in the Financial Plan process;
- Commented on the lack of infrastructure to accommodate increased traffic; and,
- Noted that as the population increases there will be a need for increased services.

##### Mr. John Miller:

- Opined that development does not pay for itself;
- Questioned how the District is going to accommodate increased growth; and,
- Noted that local schools are already at capacity.

**MOVED by Councillor BOND**

**SECONDED by Councillor MACKAY-DUNN**

THAT the September 19, 2018 report of the Acting General Manager – Finance & Technology entitled 2019 to 2023 Financial Plan Deliberations – September 25, 2018 is received for information.

**4. ADJOURNMENT**

**MOVED by Councillor BOND**

**SECONDED by Councillor MACKAY-DUNN**

THAT the September 25, 2018 Council Workshop is adjourned.

**CARRIED**  
(6:57 p.m.)

---

Mayor

---

Municipal Clerk

## **DISTRICT OF NORTH VANCOUVER COUNCIL WORKSHOP**

Minutes of the Council Workshop for the District of North Vancouver held at 5:07 p.m. on Tuesday, November 6, 2018 in the Committee Room of the District Hall, 355 West Queens Road, North Vancouver, British Columbia.

**Present:** Mayor M. Little  
Councillor J. Back  
Councillor M. Bond  
Councillor M. Curren  
Councillor B. Forbes  
Councillor J. Hanson

**Absent:** Councillor L. Muri

**Staff:** Mr. D. Stuart, Chief Administrative Officer  
Ms. C. Grant, General Manager – Corporate Services  
Mr. A. Wardell, Acting General Manager – Finance & Technology  
Mr. J. Gordon, Manager – Administrative Services  
Ms. S. Walker, Manager – Human Resources  
Ms. L. Brick, Deputy Municipal Clerk  
Mr. R. Parr, Municipal Solicitor  
Mr. B. Shad, Section Manager – IT Infrastructure & Client Services  
Ms. K. Charters-Gabanek, Research & Communications Assistant

### **1. ADOPTION OF THE AGENDA**

#### **1.1. November 6, 2018 Council Workshop Agenda**

No motion passed.

### **2. ADOPTION OF MINUTES**

#### **2.1 September 25, 2018 Council Workshop**

No motion passed.

### **3. REPORTS FROM COUNCIL OR STAFF**

#### **3.1. Nuts & Bolts Workshop**

File No.

Presentations:

- a) Mr. David Stuart, Chief Administrative Officer, reviewed the Council schedule until the end of 2018. Mr. Stuart advised that individual meetings will be scheduled in December with Councillors and KPMG to determine Councillors priorities and develop a strategic plan for the term of Council.

- b) Ms. Saira Walker, Manager – Human Resources, provided an overview of the employee programs and policies which govern the organization. Ms. Walker reviewed the following policies:
- Respectful workplace policy;
  - Substance use;
  - Health and safety;
  - Hiring of relatives; and,
  - Conflict of interest.

Ms. Walker reviewed the benefit package available to Council including:

- Extended Health;
- Dental;
- MSP;
- Group Life; and,
- AD&D.

- c) Mr. Andy Wardell, Acting General Manager – Finance & Technology, reviewed the remuneration of Council members and compensation package that will come into effect on January 1, 2019.

Mr. Wardell discussed the Council Expense Policy and financial structure outlined in the policy for attendance at key annual conferences in addition to travel allowances and representation costs.

- d) Mr. Ben Shad, Section Manager – IT Infrastructure & Client Services, provided an overview of the services provided by the IT Department and key contact methods for support. Mr. Shad commented on the technology packages available for conducting Council business and support provided for maintaining and monitoring those devices as well as delivery of agenda methods.

- e) Mr. James Gordon, Manager – Administrative Services, provided an overview of Council meeting procedures, constitution of a meeting and closed meeting requirements.

Mr. Gordon reviewed the agenda process, the flow of meetings, Council Chamber technology and Council procedures. Mr. Gordon noted that Council acts either by resolution or bylaw.

- f) Mr. Richard Parr, Municipal Solicitor, provided an overview of the roles and responsibility of Councillors in relation to decisions of Council, maintaining confidentiality and conflict of interest.

Mr. Parr reviewed the statutory exemptions for conflict of interest such as community interest or interest that is insignificant or remote.

Rules of conduct which were discussed included:

- Disclosure requirements;
- Acceptance of gifts;
- Inside/outside influence;
- Use of insider information; and,

- Disqualification.

Mr. Parr reviewed procedural rules surrounding public hearings, indemnification and jurisdiction of municipal councils.

In summary Mr. Stuart advised that the District implements a one employee model and provides equal access to information to all members of Council. Future discussions will involve committee structure and appointments. He further noted that items for consideration will be provided as part of the strategic planning process.

Mr. Stuart reviewed the Code of Ethics and implications of the document.

#### 4. **ADJOURNMENT**

**MOVED by Councillor HANSON**

**SECONDED by Councillor BOND**

THAT the November 6, 2018 Council Workshop is adjourned.

**CARRIED**  
(7:10 p.m.)

---

Mayor

---

Municipal Clerk

THIS PAGE LEFT BLANK INTENTIONALLY

## 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 13, 2018 in the Committee Room of the District Hall, 355 West Queens Road, North Vancouver, British Columbia.

**Present:** Acting Mayor L. Muri  
Mayor M. Little  
Councillor J. Back  
Councillor M. Bond (5:12 p.m.)  
Councillor M. Curren  
Councillor B. Forbes  
Councillor J. Hanson

**Staff:** Mr. D. Stuart, Chief Administrative Officer  
Ms. C. Grant, General Manager – Corporate Services  
Mr. D. Milburn, General Manager – Planning, Properties & Permits  
Mr. A. Wardell, Acting General Manager – Finance & Technology  
Mr. B. Hutchinson, Fire Chief  
Mr. J. Gordon, Manager – Administrative Services  
Mr. S. Ono, Manager – Engineering Services  
Ms. K. Charters-Gabaneck, Research & Communications Assistant  
Ms. A. Reiher, Confidential Council Clerk

### 1. ADOPTION OF THE AGENDA

#### 1.1. November 13, 2018 Council Workshop Agenda

**MOVED by Councillor BACK**

**SECONDED by Councillor CURREN**

THAT the agenda for the November 13, 2018 Council Workshop is adopted as circulated.

**CARRIED**

### 2. ADOPTION OF MINUTES

Nil

### 3. REPORTS FROM COUNCIL OR STAFF

#### 3.1. Council Orientation

File No.

Mr. David Stuart, Chief Administrative Officer, provided an overview of the departmental structure for the municipality and agencies. He also commented on the best practices for Council to respond to complaints from members of the public.

Presentations:

- a) Ms. Charlene Grant, General Manager – Corporate Services, provided an overview of the Clerks Department. She discussed the points of contact available to members of the public, including service calls to customer service, walk in requests and emails. Ms. Grant advised that due to demand over the Christmas holiday season front counter services are provided year round.

Ms. Grant provided an overview of the services provided by the Communications Department, including media reports, strategic monitoring and scripts for Council speaking notes. She commented about the role of the Mayor or Acting Mayor as the spokesperson for the District.

Councillor BOND arrived at this point in the proceedings. (5:12 p.m.)

- b) Mr. Dan Milburn, General Manager – Planning, Properties & Permits, discussed best practices, the *Community Charter* and *Local Government Act*. He provided an overview of the divisional structure, functions of the departments and operating budget. Mr. Milburn advised that the department issued 5,000 permits and conducted 15,000 inspections in 2017.

Mayor LITTLE left the meeting at this point in the proceedings. (5:30 p.m.)

Mr. Milburn provided an overview of the Development Planning Department which responds to applications for rezoning, OCP amendments, development permits, variance permits and other land use applications. The Environmental Sustainability Department assesses hazards and features requiring protection. The Community Planning Department oversees policy planning for housing, land use, heritage preservation and social planning.

Mr. Milburn discussed the role of the Bylaw Services Department and its enforcement measures. He clarified the processes for issuing tickets, bylaw notices, adjudication processes and fines.

Mr. Milburn discussed the role of the Real Estate and Properties Department noting that the department is responsible for appraisals regarding land values and land negotiations.

- c) Mr. Steve Ono, Acting General Manager – Engineering, Parks & Facilities, provided an overview of the divisional structure, budget and services. He discussed the role of the Engineering, Parks & Facilities and their day to day role looking after the public realm as well as their response to natural disasters.

He advised that the functions of the division include overseeing water supplies, maintaining streets, public works, public buildings and District parks which include urban trails. Mr. Ono advised that 1,300 Highway Use Permits were issued to mitigate construction impacts in 2017 and that 50 tonnes of garbage and organics are collected daily. The Engineering, Parks & Facilities Division works closely with outside agencies including Metro Vancouver, Port Metro Vancouver, Ministry of Transportation and Infrastructure and with Council direction regarding aspects of public interest.

Mr. Ono reported that current major projects and initiatives include the Integrated North Shore Transportation Planning Project, Highway Interchanges, B-Line and Phibbs Exchange. He discussed challenges faced by the department which include geographical challenges, natural hazards, limited road capacity at bridges, water courses and wetlands, climate change and the technological changes in transportation.

- d) Mr. Andy Wardell, Acting General Manager – Finance & Technology, provided a brief overview of the four departments which comprise the division. These include Financial Planning, Financial Services, Supplies & Risk Management and Information Technology Services. He advised that Finance and Information Technology are the two main functions of the department and that auditing services are provided by KMPG. The division works collaboratively with BC Assessment and also challenges assessment appeals at the Property Assessment Review Panel and Property Assessment Appeal Board.

He further advised that Financial Planning is responsible for the development of the Long Term Financial Plan and that every year a balanced budget is developed with Council. There are 16 Asset Management Plans that integrate into the Long Term Financial Plan. He discussed the Procurement and Risk Management services which are responsible for District purchasing, the management of the Stores inventory at the Operations Centre and liability and property insurance aspects of District business.

Mr. Wardell provided an overview of the 2019 budget and noted that in 2017 there were approximately 6,000 service calls to the tax line, 11,500 payments to suppliers and that currently there are 32,000 folios registered for tax purposes.

Mr. Wardell reported that there are 32,000 kilometres of fibre optics, over 3 million electronic documents and respond to an average of 1,000 monthly requests to the Service Desk. He discussed current major projects including system renewals and upgrading of District fibre networks. He noted that one key issue is working with the Province to resolve disparate land valuations on waterfront heavy industrial properties arising from the application of the Ports Property Tax Act.

- e) Mr. Brian Hutchinson, Fire Chief, reported that there are 140 personnel and provided an overview of the organizational structure of the Fire Department and responsibilities of the Fire Chiefs and Assistant Chiefs. He noted that the primary mission is the protection of life, property and the environment and that the most advanced fire fighting efforts are used.

Chief Hutchinson commented about the challenges of responding to an average of 140 technical rescues on an annual basis. He reported that modern technology is used in the field by the crews, that the provincial standards are being met in regards to training and that Fire and Life Safety education is provided to the public. The post disaster operations are aligned with the two other fire services on the North Shore and all three North Shore fire services have signed a mutual aid agreement.

He provided an overview of the services provided by the fire boats which are located at Kitsilano and the Sea Bus Terminal. He discussed the fire boat agreement which enables access to areas that are remote from fire hydrant systems.

**4. ADJOURNMENT**

**MOVED by Councillor FORBES**

**SECONDED by Councillor BOND**

THAT the November 13, 2018 Council Workshop is adjourned.

**CARRIED**

Absent for Vote: Mayor LITTLE  
(7:26 p.m.)

---

Mayor

---

Municipal Clerk

## DISTRICT OF NORTH VANCOUVER COUNCIL WORKSHOP

Minutes of the Council Workshop of the Council for the District of North Vancouver held at 5:03 p.m. on Tuesday, November 20, 2018 in the Committee Room of the District Hall, 355 West Queens Road, North Vancouver, British Columbia.

**Present:** Mayor M. Little  
Councillor J. Back  
Councillor M. Bond  
Councillor M. Curren  
Councillor B. Forbes

**Absent:** Councillor J. Hanson  
Councillor L. Muri

**Staff:** Mr. D. Stuart, Chief Administrative Officer  
Ms. C. Grant, General Manager – Corporate Services  
Mr. D. Milburn, General Manager – Planning, Properties & Permits  
Mr. A. Wardell, Acting General Manager – Finance & Technology  
Ms. N. Kirkpatrick, Director of North Vancouver Museum & Archives  
Ms. H. Turner, Director of Recreation & Culture  
Ms. J. van Dyk, Director of Library Services  
Mr. J. Gordon, Manager – Administrative Services  
Ms. K. Charters-Gabaneck, Communications & Research Assistant  
Ms. A. Reiher, Confidential Council Clerk

### 1. ADOPTION OF THE AGENDA

#### 1.1. November 20, 2018 Council Workshop Agenda

**MOVED by Councillor BOND**

**SECONDED by Councillor BACK**

THAT the agenda for the November 20, 2018 Council Workshop is adopted as circulated, including the addition of any items listed in the agenda addendum.

**CARRIED**

### 2. ADOPTION OF MINUTES

Nil

### 3. REPORTS FROM COUNCIL OR STAFF

#### 3.1. Council Orientation

File No.

Presentations:

- a) Mr. David Stuart, Chief Administrative Officer, commented on the many services provided by the partner agencies.

- b) Ms. Jacqueline van Dyk, Director of Library Services, provided an overview of:
- The history and volunteers of the North Vancouver District Public Library (NVDPL) services;
  - Technology and innovations that have modernized library services and how the NVDPL is adapting to these changes;
  - Library locations which include Parkgate, Lynn Valley and Capilano and discussed the maintenance of these buildings;
  - Key departments are Collection Services, Welcoming Initiatives, Innovation and Learning, Community Connections and Business Operations;
  - Partial funding is provided by the Province of BC, and the annual operating budget is \$9.6 million a year;
  - Library services are supported by the District's Finance, Facilities and Human Resources departments;
  - NVDPL works collaboratively with the BC Library community to provide services that support other library systems;
  - There are 43,000 active library members, 1.5 million visits per year and digital content amounts to 7% of the services that are lent out; and,
  - Projects and library programs for 2019 include a StoryLab and Lions Gate Community Centre Express Library.
- c) Ms. Heather Turner, Director of Recreation & Culture, provided an overview of:
- The divisional functions, priorities and service plans for 2019 and noted the Commission is the longest shared service in the District originating in 1971;
  - A focus area is addressing social isolation for newcomers, assisting vulnerable populations, persons with disabilities and youth;
  - The operating budget, subsidized programs and the current cost sharing between the City of North Vancouver and District of North Vancouver;
  - The Commission is comprised of three main divisions which are Support Services, Maintenance & Engineering Services, Recreation & Culture Services and reported that there are currently 910 employees;
  - The operating and capital budgets are based on the Annual Service Plan; and,
  - Extended an invitation to Council to tour the various facilities.
- d) Ms. Nancy Kirkpatrick, Director of North Vancouver Museum & Archives Commission, provided an overview of:
- The history of the North Vancouver Museum & Archives and The Friends Society;
  - The services provided by the museum and the work to preserve artifacts and records, documentation of local history and public programs;
  - A new museum is being constructed which will include a display of the historic street car 153 in the lobby. The new museum is scheduled to open in 2020;
  - The organizational structure, monthly Commission Board meetings, and bi-weekly Campaign Cabinet meetings;
  - The Commission operating budget, new museum fundraising campaign, donated funds and municipal and provincial funding; and,
  - The new programs, feature exhibits and rebranding of NVMA.

- e) Ms. Fiona Dercole, Director of North Shore Emergency Management, commented on:
- Services provided by North Shore Emergency Management (NSEM) to the North Shore municipalities, compliant with the Emergency Plan Bylaw;
  - The funding model for Federal and Provincial funds including response and recovery costs;
  - The cost sharing model shared by the North Shore municipalities;
  - The NSEM Operating and Executive Committees and business model;
  - Public education efforts through various programs, including the Youth Emergency Preparedness Program;
  - The 2018 apartment fires that affected vulnerable populations in the District of North Vancouver; and,
  - The organizational structure and upcoming orientation for Mayor and Council;

Councillor BOND left at this point in the proceedings. (6:38 p.m.)

- The Operational Readiness concept which consists of seven zones of readiness in the event of a major emergency;
- The core volunteers and volunteer associations and their specific roles during a major emergency; and,
- The major initiatives, including the North Shore Resilience Strategy, Network of Seismic Sensors, Common Operating Platform, Recovery Committee and upcoming exercises for mock evacuations.

#### **4. ADJOURNMENT**

**MOVED by Councillor FORBES**

**SECONDED by Councillor CURREN**

THAT the November 20, 2018 Council Workshop is adjourned.

**CARRIED**

Absent for Vote: Councillor BOND  
(7:00 p.m.)

---

Mayor

---

Municipal Clerk

THIS PAGE LEFT BLANK INTENTIONALLY

## **DISTRICT OF NORTH VANCOUVER COUNCIL WORKSHOP**

Minutes of the Council Workshop of the Council for the District of North Vancouver held at 5:01 p.m. on Monday, November 26, 2018 in the Council Chambers of the District Hall, 355 West Queens Road, North Vancouver, British Columbia.

**Present:** Mayor M. Little  
Councillor J. Back  
Councillor M. Curren  
Councillor B. Forbes  
Councillor J. Hanson

**Absent:** Councillor M. Bond  
Councillor L. Muri

**Staff:** Mr. D. Stuart, Chief Administrative Officer  
Ms. C. Grant, General Manager – Corporate Services  
Mr. G. Joyce, General Manager – Engineering, Parks & Facilities  
Mr. D. Milburn, General Manager – Planning, Properties & Permits  
Mr. A. Wardell, Acting General Manager – Finance & Technology  
Superintendent C. Kennedy, RCMP, North Vancouver Detachment  
Mr. R. Danyluk, Manager – Financial Planning  
Ms. L. Brick, Deputy Municipal Clerk  
Mr. S. Carney, Section Manager - Transportation  
Ms. K. Charters-Gabaneck, Communications & Research Assistant  
Ms. A. Reiher, Confidential Council Clerk

**Also in**

**Attendance:** Ms. Sarah Ross, Director, System Planning - TransLink  
Ms. Lisa Josephson, Senior Planner, Systems Plans - TransLink

### **1. ADOPTION OF THE AGENDA**

#### **1.1. November 26, 2018 Council Workshop Agenda**

**MOVED by Councillor BACK**

**SECONDED by Councillor CURREN**

THAT the agenda for the November 26, 2018 Council Workshop is adopted as circulated, including the addition of any items listed in the agenda addendum.

**CARRIED**

### **2. ADOPTION OF MINUTES**

Nil

### 3. REPORTS FROM COUNCIL OR STAFF

#### 3.1. Council Orientation

File No.

Presentations:

a) TransLink:

Ms. Sarah Ross, Director, System Planning – TransLink, provided an overview of TransLink’s governance structure, strategic and corporate objectives. She discussed the vision of the Mayors Council, the growing Metro Vancouver population and increase in transit ridership over the last three years.

Ms. Ross commented on the upcoming launch of the Main/Marine B-Line service which is planned for 2019. She further noted that the Integrated North Shore Transportation Planning Project hopes to address transportation needs and possible solutions to improve access and mobility within the North Shore.

b) RCMP

Superintendent Chris Kennedy, RCMP, North Vancouver Detachment provided an overview of the RCMP Detachment and noted that it is a shared service between the City of North Vancouver and the District of North Vancouver. Superintendent Kennedy reported there are 145 full time exempt police officers and discussed the structure, governance and policing which includes the *BC Police Act* and *Municipal Police Unit Agreement 2012*.

Superintendent Kennedy commented on the year-to-date crime statistic comparisons and reported that violent crimes in Metro Vancouver have dropped significantly. He also discussed future potential issues such as the *Cannabis Act* (Bill C-45) and *Cannabis Control and Licensing Act* (Bill 30).

c) Metro Vancouver

Mr. David Stuart, Chief Administrative Officer, provided an overview of Metro Vancouver’s functions, governance, member municipalities and committees.

Mayor LITTLE left the meeting at 6:16 p.m. Councillor HANSON assumed the Chair.

Mr. Stuart provided further information about the 2019 budget summary, budget drivers, and major capital projects.

Mayor LITTLE returned to the meeting at 6:25 p.m.

**4. ADJOURNMENT**

**MOVED by Councillor CURREN**

**SECONDED by Councillor HANSON**

THAT the November 26, 2018 Council Workshop is adjourned.

**CARRIED**  
(6:36 p.m.)

---

Mayor

---

Municipal Clerk

THIS PAGE LEFT BLANK INTENTIONALLY

## REPORTS

THIS PAGE LEFT BLANK INTENTIONALLY

| AGENDA INFORMATION                                   |                        |
|--|------------------------|
| <input checked="" type="checkbox"/> Council Workshop | Date: January 14, 2017 |
| <input type="checkbox"/> Finance & Audit             | Date: _____            |
| <input type="checkbox"/> Advisory Oversight          | Date: _____            |
| <input type="checkbox"/> Other:                      | Date: _____            |

|                  |                 |     |
|------------------|-----------------|-----|
| Dept.<br>Manager | GM/<br>Director | CAO |
|------------------|-----------------|-----|

## The District of North Vancouver REPORT TO COMMITTEE

January 9, 2019

File: 13.6480.30/001.002.000

**AUTHOR:** Dan Milburn, General Manager of Planning, Properties & Permits

**SUBJECT:** Pace of Development

### RECOMMENDATION:

THAT the report titled Pace of Development dated January 9, 2019, from the General Manager of Planning, Properties & Permits be received for information.

### REASON FOR REPORT:

Council members have expressed a desire to discuss pace of development in the District of North Vancouver. This report and accompanying presentation are intended to provide Council with useful background information on the District's historical and projected pace of development.

### SUMMARY:

Pace of development can be expressed as the amount of development (e.g. number of residential units) approved, under construction, or occupied in a given period of time (e.g. per year). The accompanying presentation includes information on the historical and projected pace of development, in addition to information on active rezoning applications (i.e. instream applications).

Development pace results from a combination of supply and demand influences. For example, with changing demographics (e.g. aging population and increasing immigration) comes demand for new and different housing. It should be noted that local governments have limited tools to moderate the supply and demand of development. For example, private individuals, corporations, non-profits organizations, and other levels of government construct housing, while local governments moderate the supply of housing through policies (e.g. OCP), regulations (e.g. zoning), and development application review processes (e.g. rezoning) which collectively define the amount, type, location, and density of development permitted in the District.

Pace of development has been the focus of many previous staff and committee reports since the OCP was adopted in June 2011. Attached to this report is a chronology of these various reports (Attachment B).

**EXISTING POLICY:**

The OCP identifies a number of key issues to address including:

- **Challenging demographic profile** – growing elderly population and a “missing generation” of younger adults 20-40 years in age.
- **Lack of diversity and affordable housing** – housing types, locations, sizes and affordability that did not match future needs (e.g. low vacancy and high cost)
- **Loss of economic vibrancy** – loss of jobs and vibrancy in commercial centres.
- **Large environmental footprint** – a spread-out community with costly and inefficient infrastructure (e.g. transit), resulting in a high reliance on automobile use.
- **Social issues** – Lack of active transportation options affecting physical and mental health. Increasing gap between rich and poor and a growth in the homeless population.
- **Aging municipal infrastructure and financial challenges** – Existing aging infrastructure and facilities. Lower population growth which limits the District’s ability to leverage funding through development costs charges and other mechanisms. The existing predominant single-family form is not sustainable.

Together with the Vision and Principles, these Goals inform the policies, strategies and targets developed for the District of North Vancouver Official Community Plan.

- **Create a network of vibrant, mixed-use centres** while enhancing the character of our neighbourhoods and protecting natural areas
- **Encourage and enable a diverse mix of housing type, tenure and affordability** to accommodate the lifestyles and needs of people at all stages of life
- **Foster a safe, socially inclusive and supportive community** that enhances the health and well-being of all residents
- **Support a diverse and resilient local economy** that provides quality employment opportunities
- **Provide a safe, efficient and accessible network of pedestrian, bike and road ways** and enable viable alternatives to the car through effective and coordinated land use and transportation planning
- **Conserve the ecological integrity of our natural environment**, while providing for diverse park and outdoor recreational opportunities
- **Develop an energy-efficient community** that reduces its greenhouse gas emissions and dependency on non-renewable fuels while adapting to climate change
- **Provide infrastructure** to support community health, safety and economic prosperity, and facilities that enhance recreational opportunities, cultural activity and artistic expression

Three Strategic directions were established to address these issues and achieve the goals of the OCP:

- **Balanced and Diverse Population** - Facilitate diverse housing choice and vibrant, age-friendly communities with a range of facilities and services.
- **Complete, Compact and Connected Communities** - Establish a network of connected town and village centres that support effective transit, walking and cycling; and focus growth and renewal in four key centres: Lynn Valley, Lynn Creek, Lions Gate, and Maplewood.
- **Reduced Environmental Footprint** – Conserve energy and reduce greenhouse gas emissions through compact, connected and “green” communities; and encourage the protection and enhancement of our natural systems; become more economically dynamic and sustainable; encourage the protection, intensification and diversification of our employment lands, and a customer-oriented and business-friendly environment.

Town and Village Implementation Plans and Related Guidelines:

- Lions Gate (formerly Lower Capilano Marine Village) Implementation Plan (April 2013)
- Lions Gate Peripheral Area Housing Policy (July 2014)
- Lions Gate Public Realm Strategy (July 2015)
- Lynn Valley Town Centre Flexible Planning Framework (October 2013)
- Lynn Valley Town Centre Public Realm and Design Guidelines (June 2015)
- Lynn Creek (formerly Lower Lynn) Town Centre Implementation Plan (May 2013)
- Lynn Creek Design Guidelines (January 2016)
- Maplewood Village Centre and Innovation District Implementation Plan & Design Guidelines (November 2017)
- Edgemont Village Centre Plan & Design Guidelines (March 2014).

### **Official Community Plan Monitoring**

An OCP Implementation Monitoring Committee was created in 2017. The purpose of this Committee was to encourage meaningful community engagement in the implementation of the OCP and to provide commentary and observations, as requested, on elements of OCP implementation, monitoring, and communications with the public. The Committee reported their findings to Council in October of 2018, and the Executive Summary is included with this report as Attachment C.

### **Conclusion:**

Pace of development is a key issue for the District of North Vancouver. This report and accompanying presentation are intended provide Council with useful background information for Council's consideration.

**SUBJECT: Pace of Development**  
January 9, 2019

Page 4

Respectfully submitted,



Dan Milburn  
General Manager of Planning, Properties & Permits

**Attachments:**

**Attachment A: Pace of Development Presentation**

**Attachment B: Chronology of Pace of Development Reports and Presentations**

**Attachment C: Official Community Plan – Implementation Monitoring Committee:  
Executive Summary**



## Introduction

### Defining the issue:

- What is “pace of development” and why is it important?
- Influences
- Current policy (OCP, 2011)
- Historical and projected pace of development
- Options/Discussion

## Options for Active Rezoning Applications (i.e. instream):

- Consider proposals on their individual merits
- Focus on key town and village centres
- Focus on rental housing, affordable housing and care facilities
- Focus on proposals with significant transportation improvements

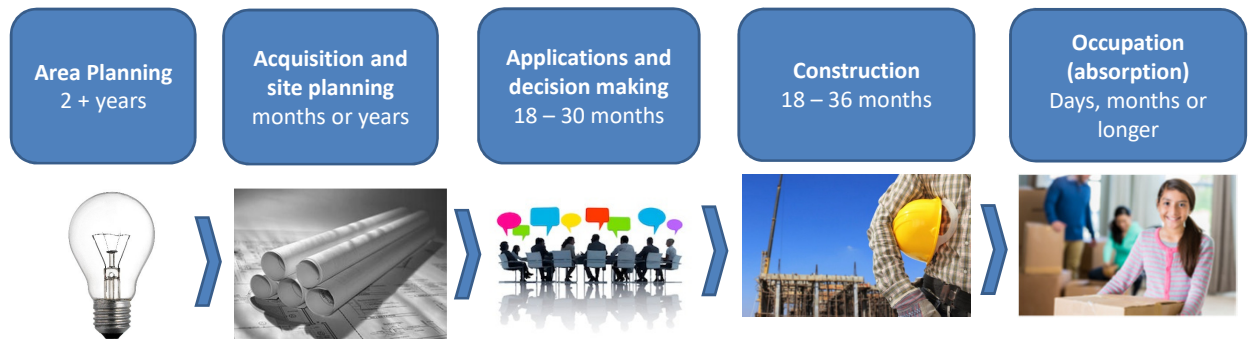


What is “pace of development”?

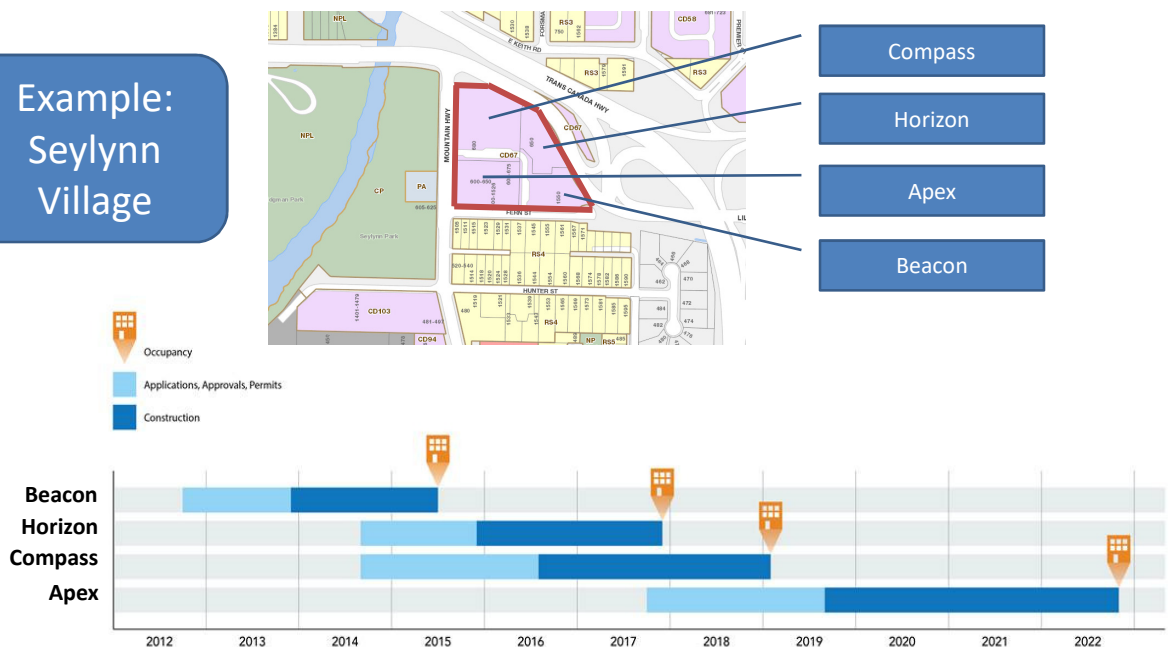
**E.g. Residential units approved,  
under construction or occupied per year**



# What is “pace of development”?



## Example: Seylynn Village



## Why is pace of development important?



Change, uncertainty and risk  
(e.g. existing tenants)

Construction impacts  
(e.g. noise, construction traffic)

Land use impacts  
(e.g. traffic, character)

Costs and service demands  
(e.g. capacity)

## Why is pace of development important?

Changing community needs  
(e.g. aging population)

Identified issues  
(e.g. housing diversity and affordability)

Renewal and revitalization  
(e.g. asset life cycle)



# What influences the pace of development?

## Demand:

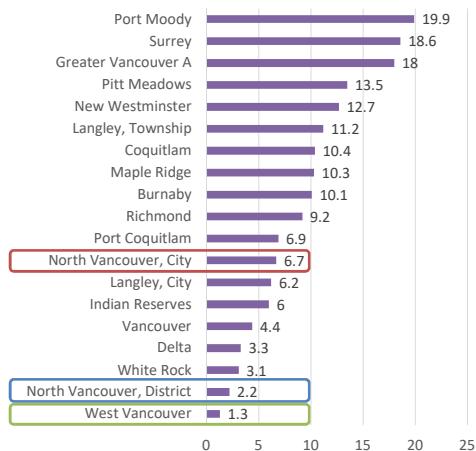
Population change  
Employment change  
Interest rates  
Foreign Buyers Tax  
Property Transfer Tax  
School Tax  
Mortgage “stress-test”

## Supply:

Land supply - vacant, partially utilized, underutilized  
Market factors - speculation, holdings & settlements  
Physical limits - environmental sensitivity, hazards  
Policies - federal, provincial, regional, **local**  
Regulations - **Zoning**  
**Development review process**

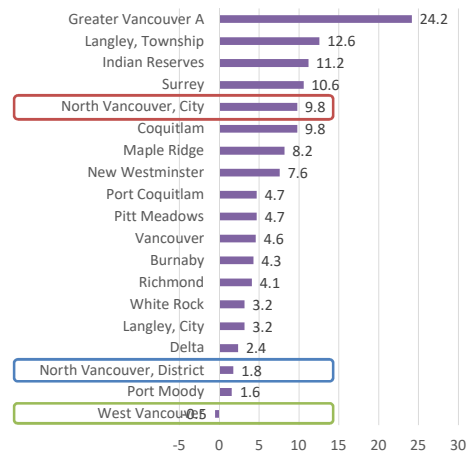


Census Growth Rate 2006 - 2011



Metro Vancouver = 9.3%  
BC = 7%  
Canada = 5.9%

Census Growth Rate 2011 - 2016



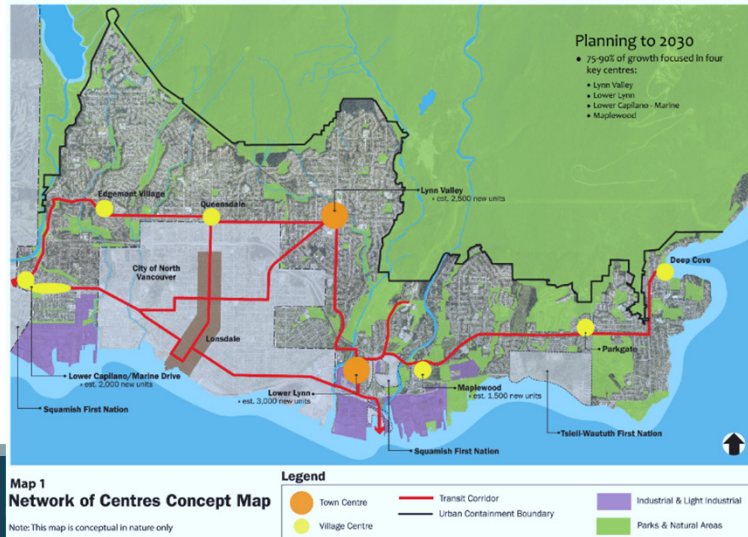
DNV Projection (OCP) = 6% (actual 1.8%)

Metro Vancouver = 6.5%  
BC = 5.6%  
Canada = 5%



Source: Statistics Canada Census

## Current Policy (OCP, 2011)



2011 – 2030

+ 10,000 homes  
(500/yr.)

+ 20,000 people  
(1,000/yr.)

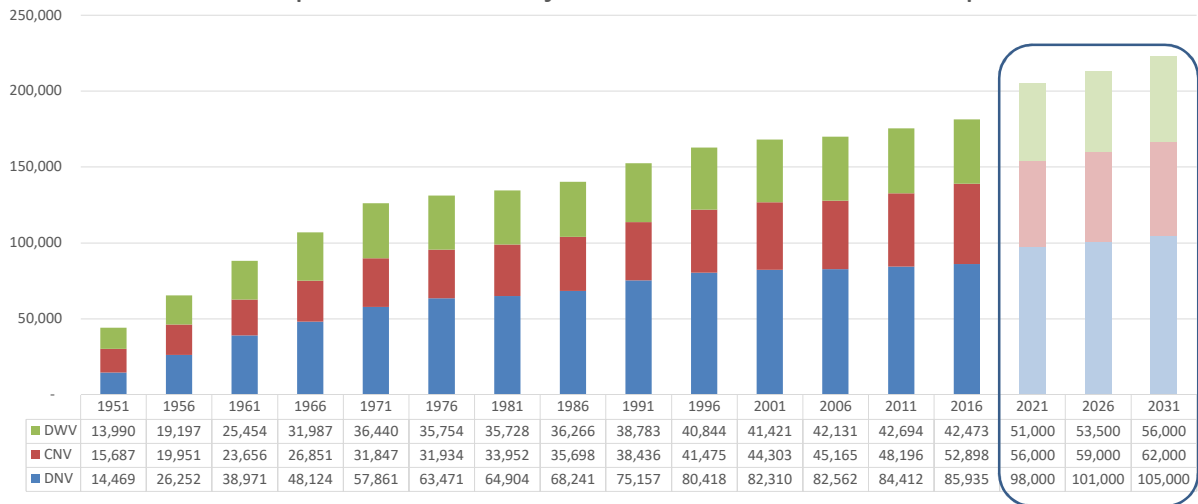
+ 10,000 jobs  
(500/yr.)

**Planning Framework  
Not targets**

## Housing Continuum

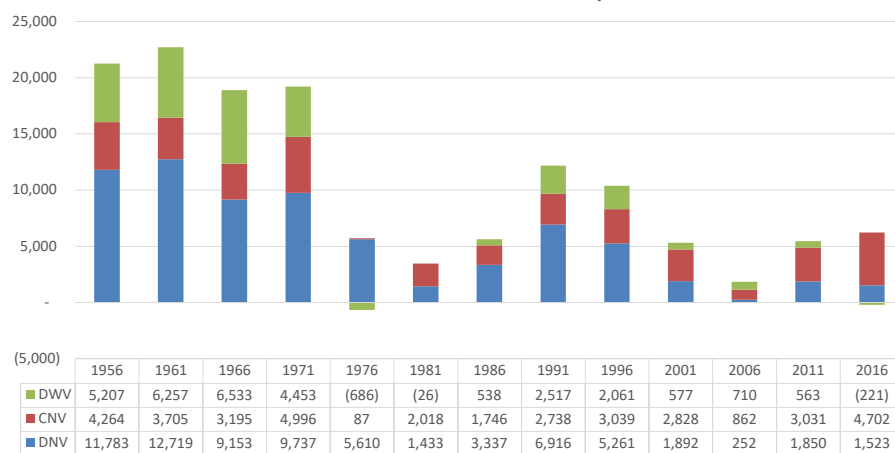
|            |            | 2011 UNITS                        | 2030 UNITS | NET INCREASE 2011-2030 |       |        | 2011 UNITS | 2030 UNITS                       | NET INCREASE 2011-2030 |        |       |
|------------|------------|-----------------------------------|------------|------------------------|-------|--------|------------|----------------------------------|------------------------|--------|-------|
| NON-MARKET | SUBSIDIZED | Safe Houses*                      | 22         | 37                     | 15    | MARKET | RENTAL     | Apartments above shops           | 28                     | 26     | -2    |
|            |            | Emergency Housing*                | 0          | 50                     | 50    |        |            | Seniors care and disability care | 328                    | 528    | 200   |
|            |            | Supportive Housing*               | 17         | 67                     | 50    |        |            | Coach Houses*                    | 0                      | 80     | 80    |
|            |            | Transition Housing*               | 21         | 121                    | 100   |        |            | Secondary Suites*                | 4,295                  | 6,930  | 2,635 |
|            |            | Seniors care and disability care* | 279        | 579                    | 300   |        |            | Purpose Built                    | 1,259                  | 2,859  | 1,600 |
|            |            | Subsidized Rental                 | 644        | 1,644                  | 1,000 |        | OWNERSHIP  | Strata Apartments                | 3,793                  | 10,143 | 6,350 |
|            |            | Ownership — Co-op                 | 343        | 343                    | 0     |        |            | Townhouses                       | 2,565                  | 3,485  | 920   |
|            |            | Ownership — Co-housing            | 0          | 0                      | 0     |        |            | Duplexes, Triplexes, etc.        | 73                     | 73     | 0     |
|            |            | Affordable Home Ownership         | 0          | 0                      | 0     |        |            | Row House                        | 0                      | 0      | 0     |
|            |            |                                   |            |                        |       |        |            | Single-Family Detached           | 19,944                 | 19,794 | -150  |
|            |            |                                   |            |                        |       | TOTAL* | 28,977     | 38,895                           | 9,918                  |        |       |

## Census Population and Projection: North Shore Municipalities



Sources: Statistics Canada Census and  
Metro Vancouver 2040 Shaping Our Future

## Census Population Change: North Shore Municipalities



Source: Statistics Canada Census

# Historical and Projected Pace of Development

Single Family

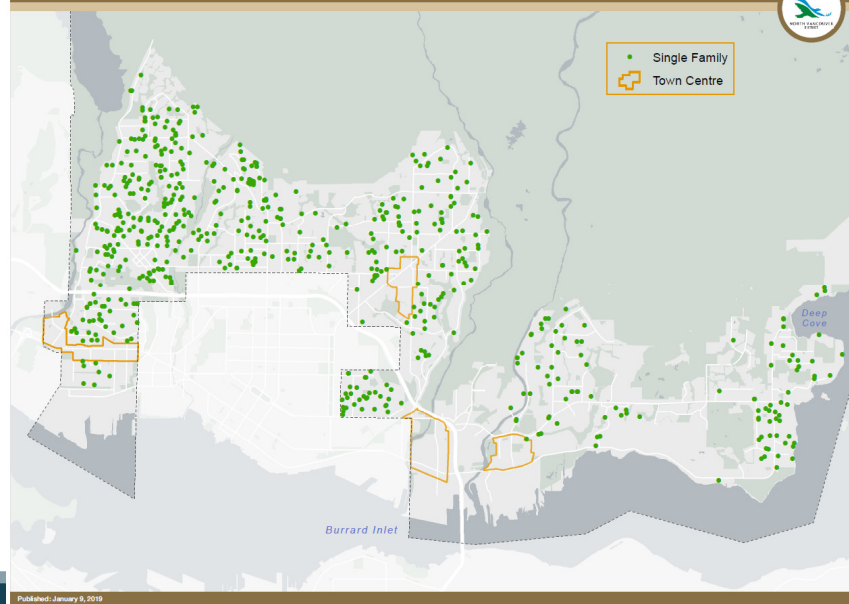
Multi-family



Single Family House  
construction and  
major renovations  
(over \$150K)

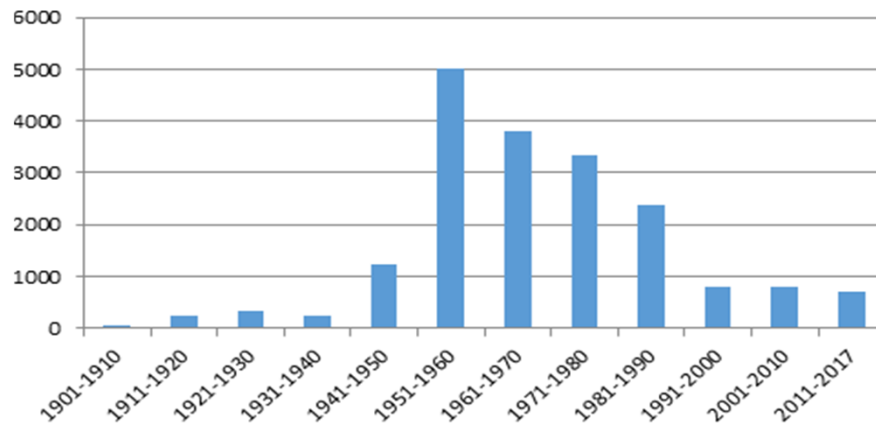
Under construction  
anytime in 2018

2018 Building Permits: Single Family



Source: DNV

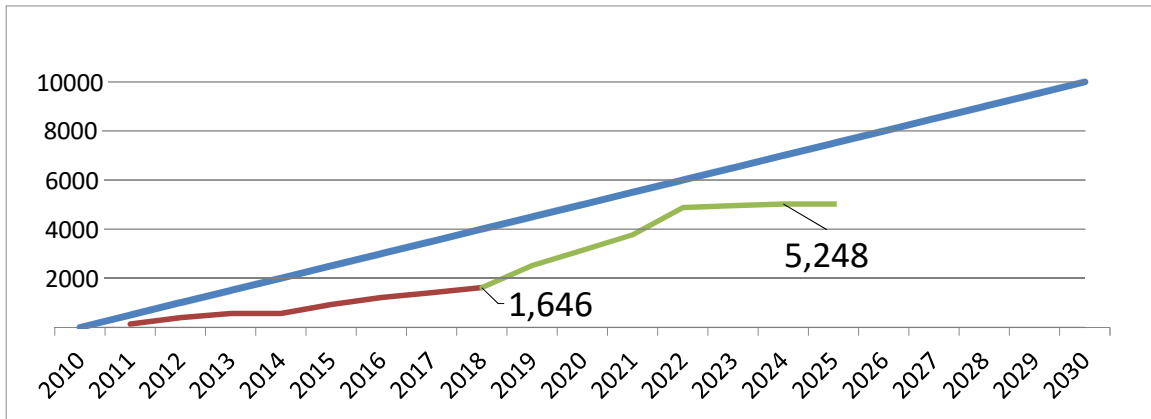
## Single Family Houses: Date of Construction



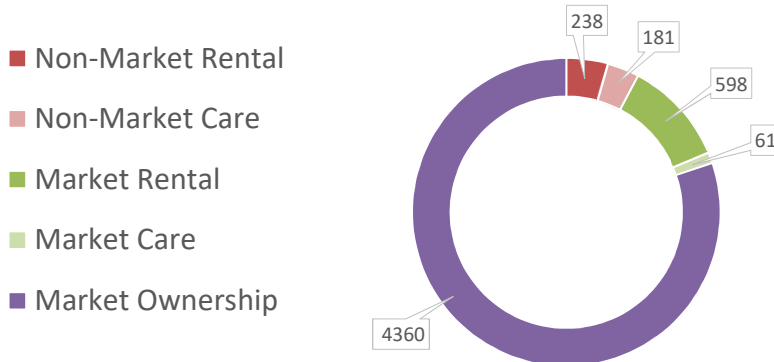
## Historical Pace of Rezoning Approvals and Multi-Family Occupancies

- Net new multi-family residential units approved (i.e. rezoning) since OCP adoption = 4,456 (Average ~ 595/yr.)
- Net new multi-family residential units occupied since OCP adoption = 1,646 (Average ~ 220/yr.)

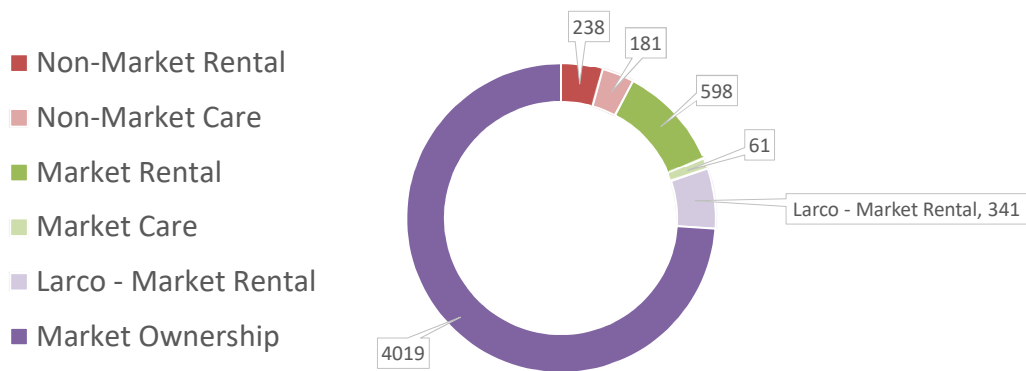
## OCP Projection, and Cumulative Occupancy



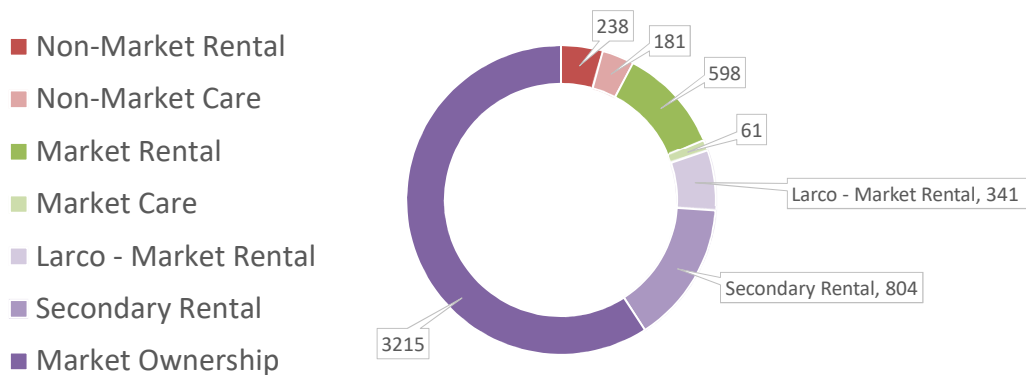
## Type of Approved Projects



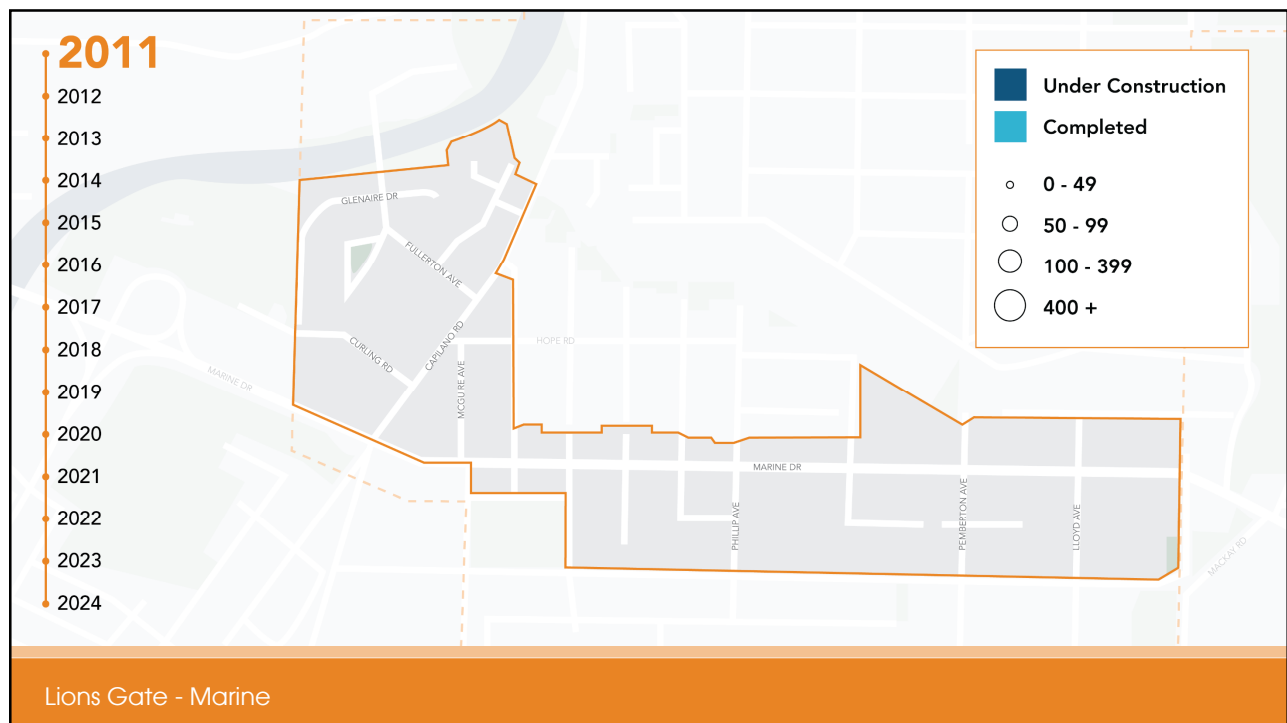
## Type of Approved Projects

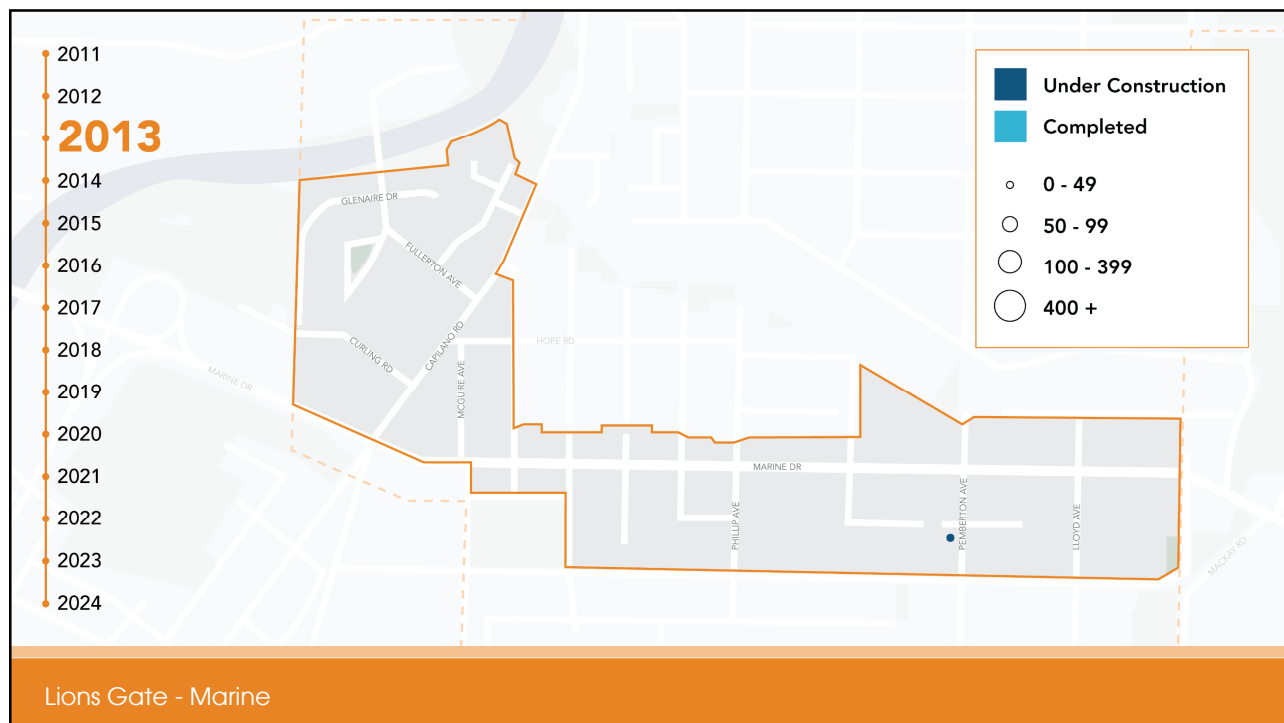
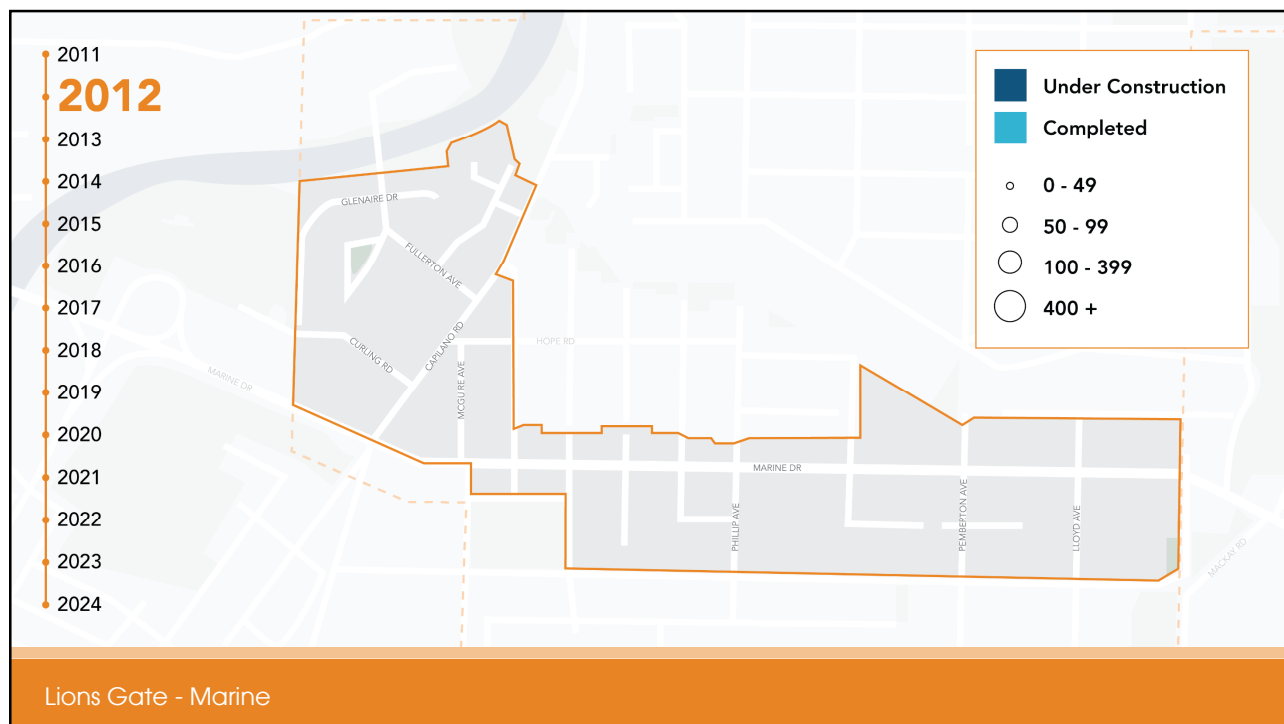


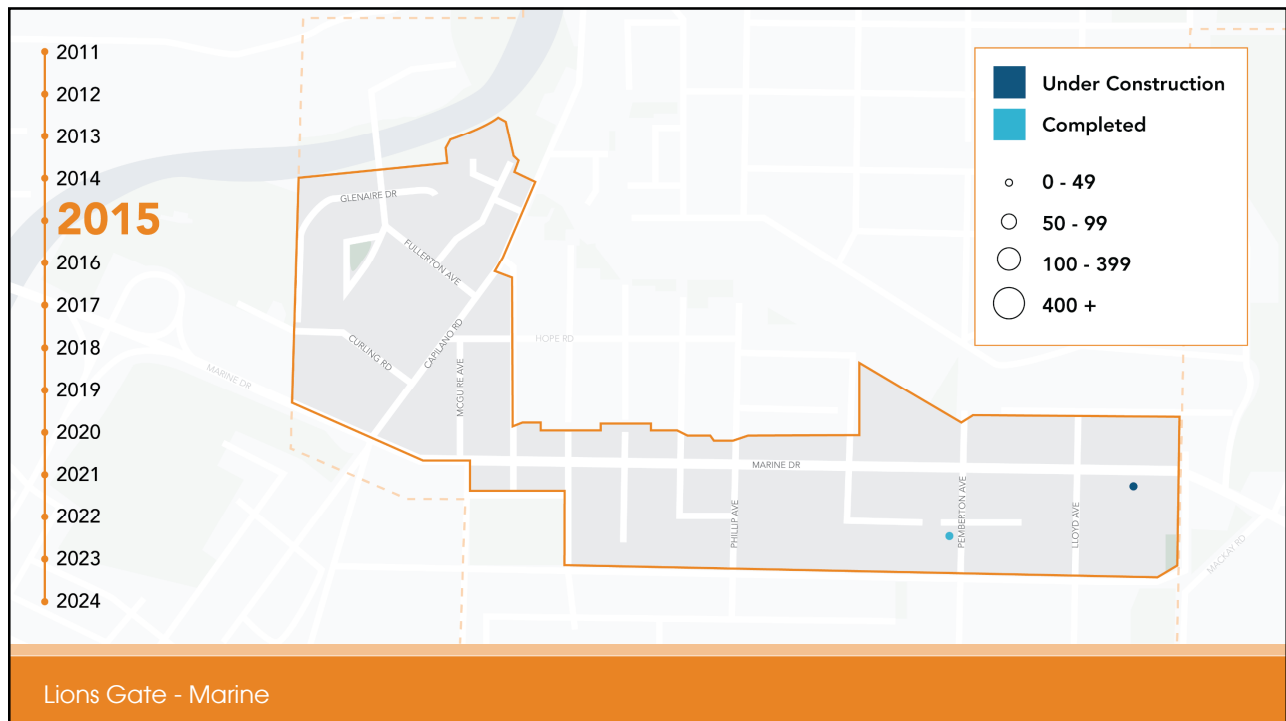
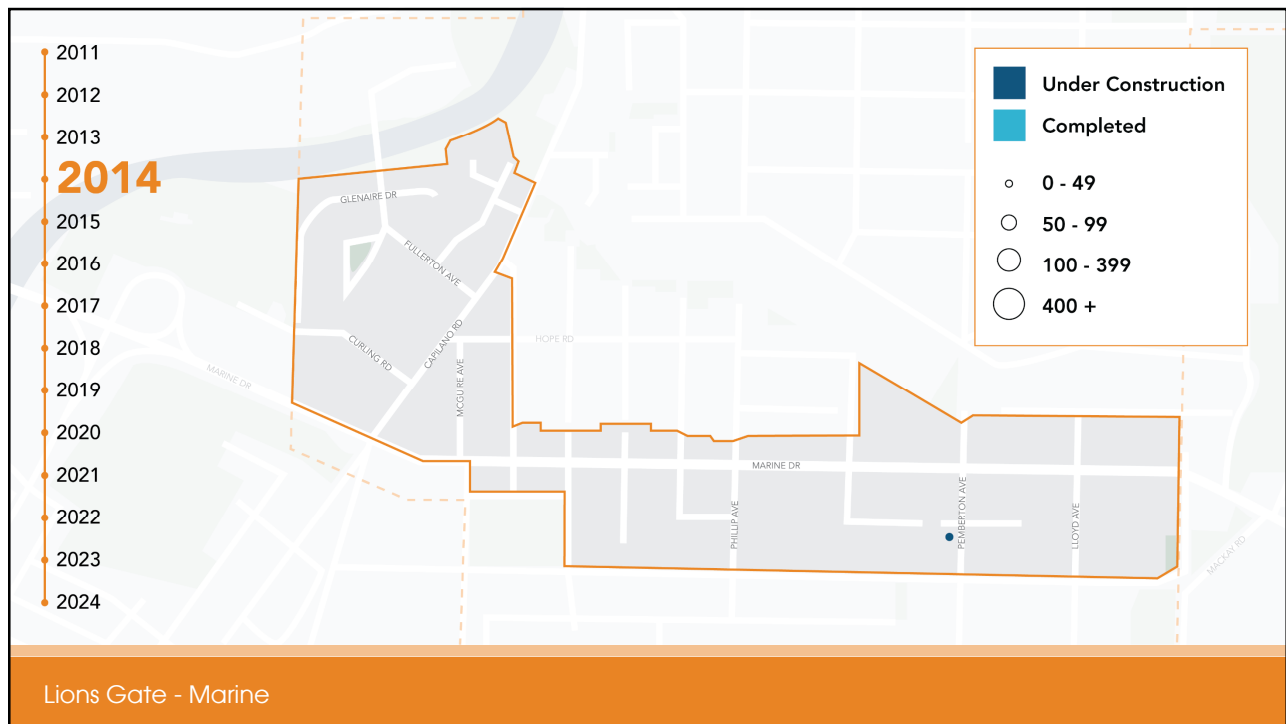
## Type of Approved Projects

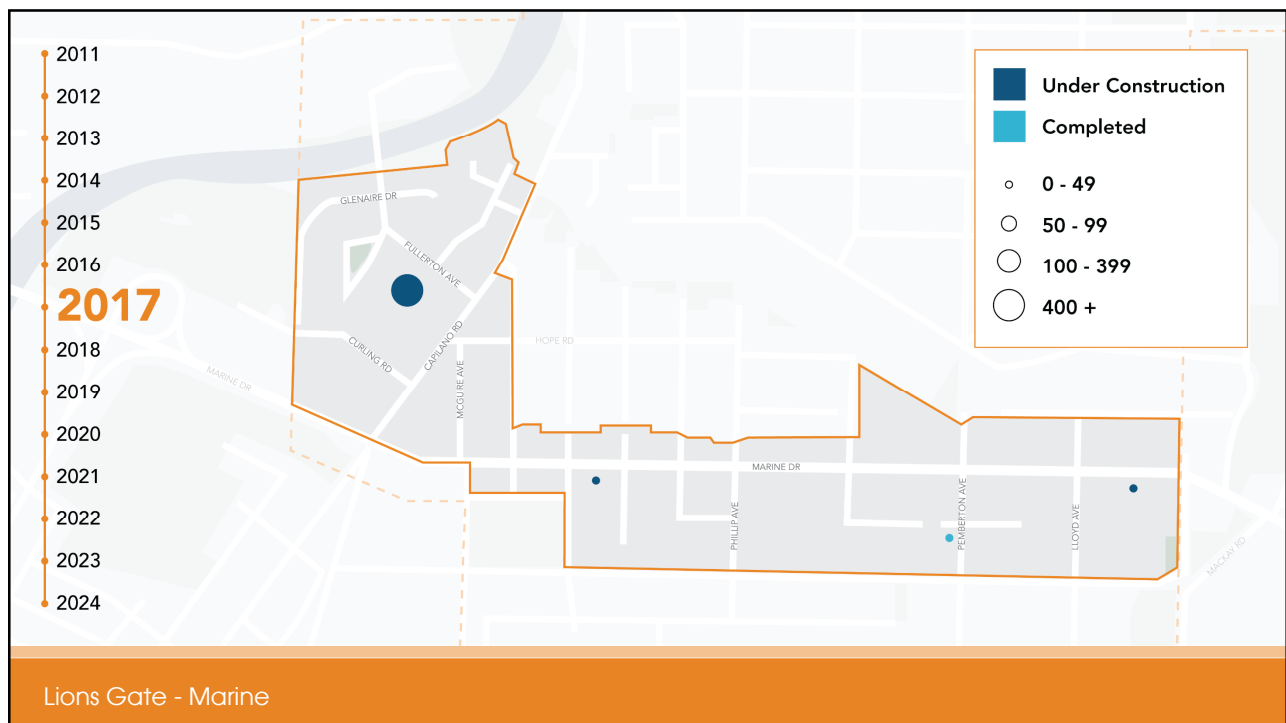
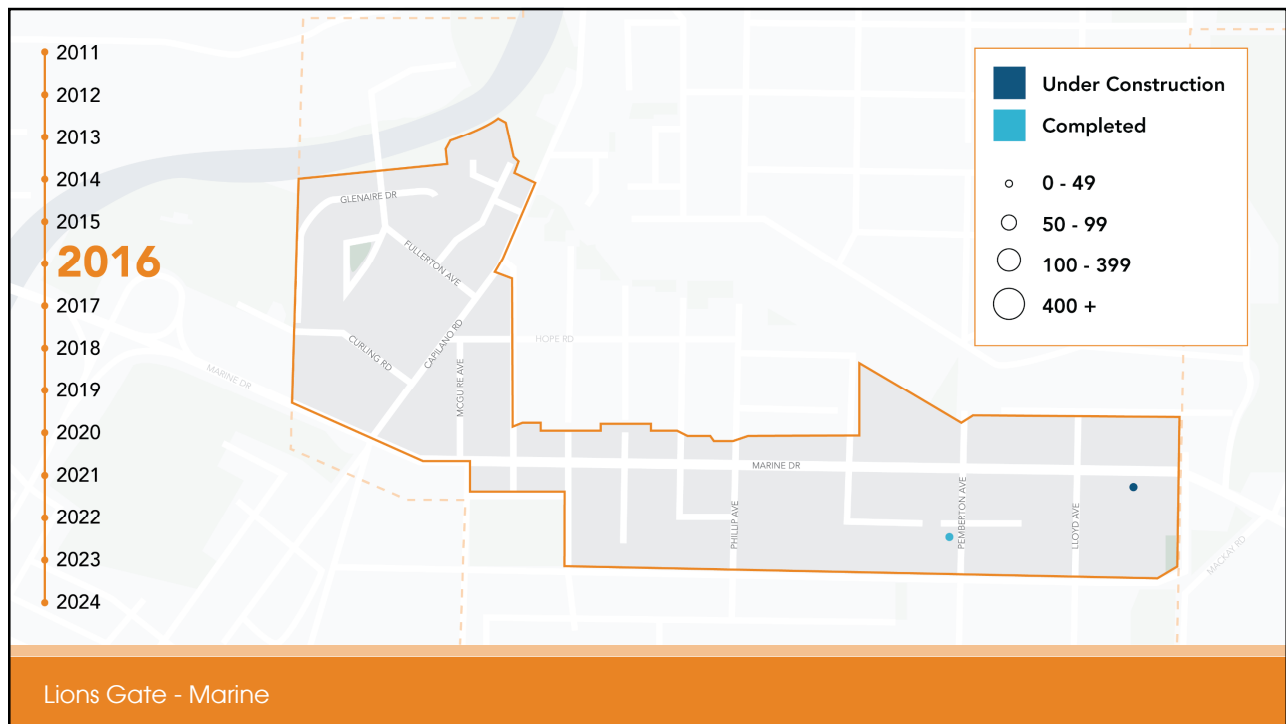


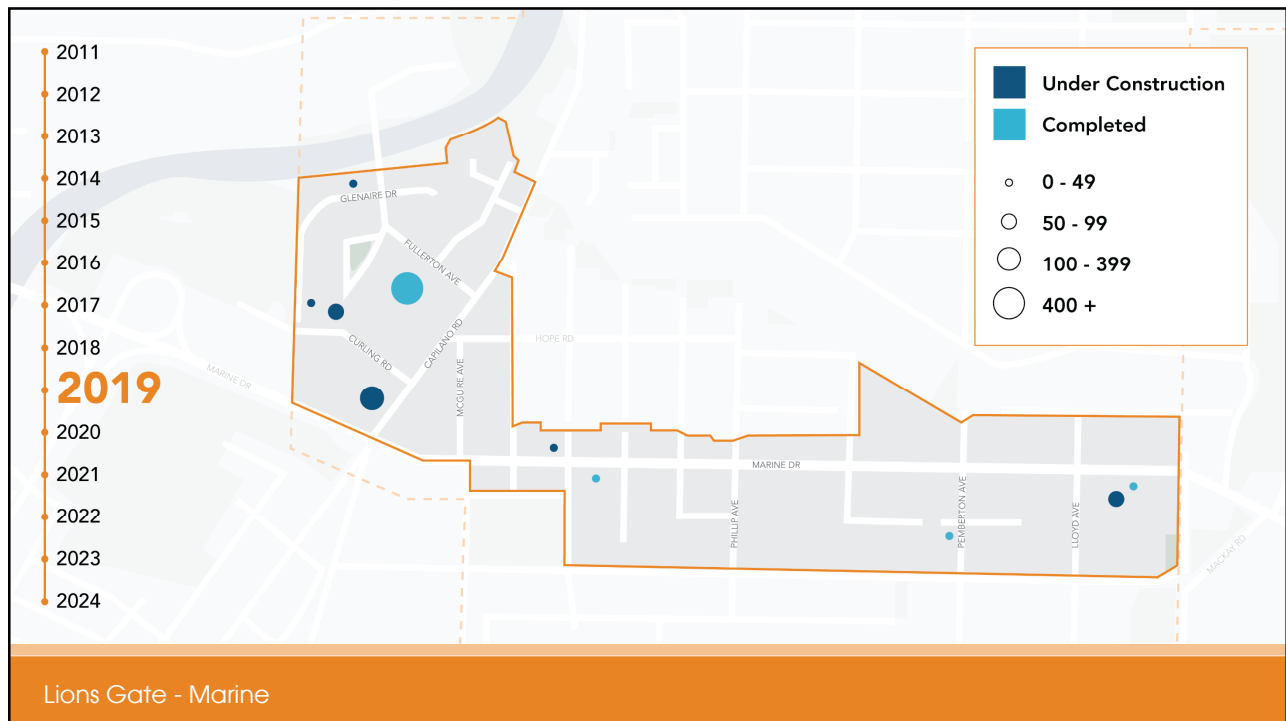
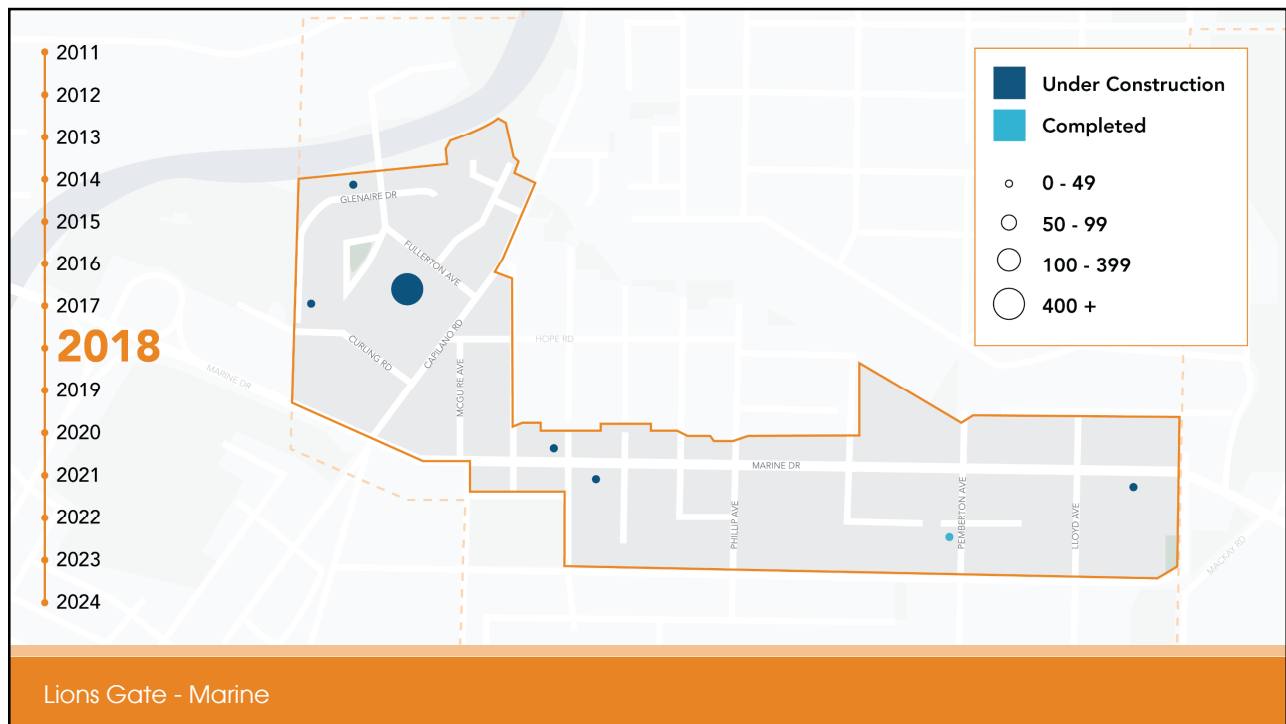
# Lions Gate-Marine Pace of Development

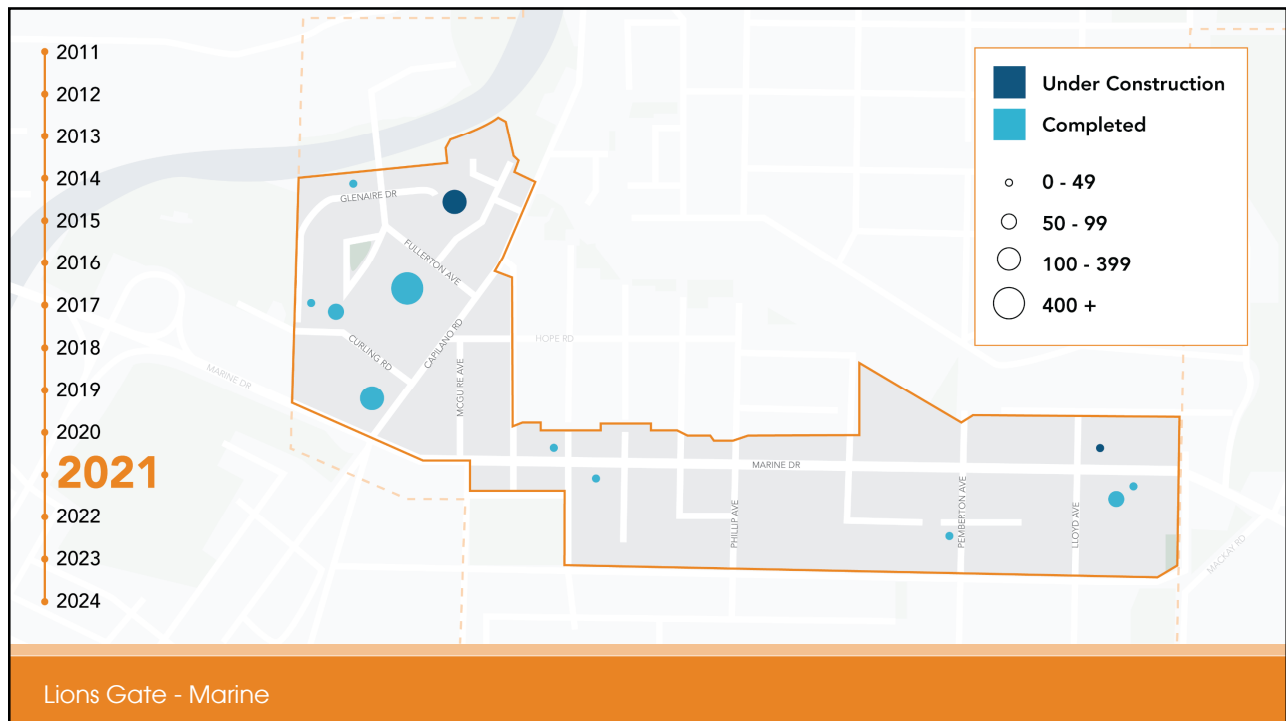
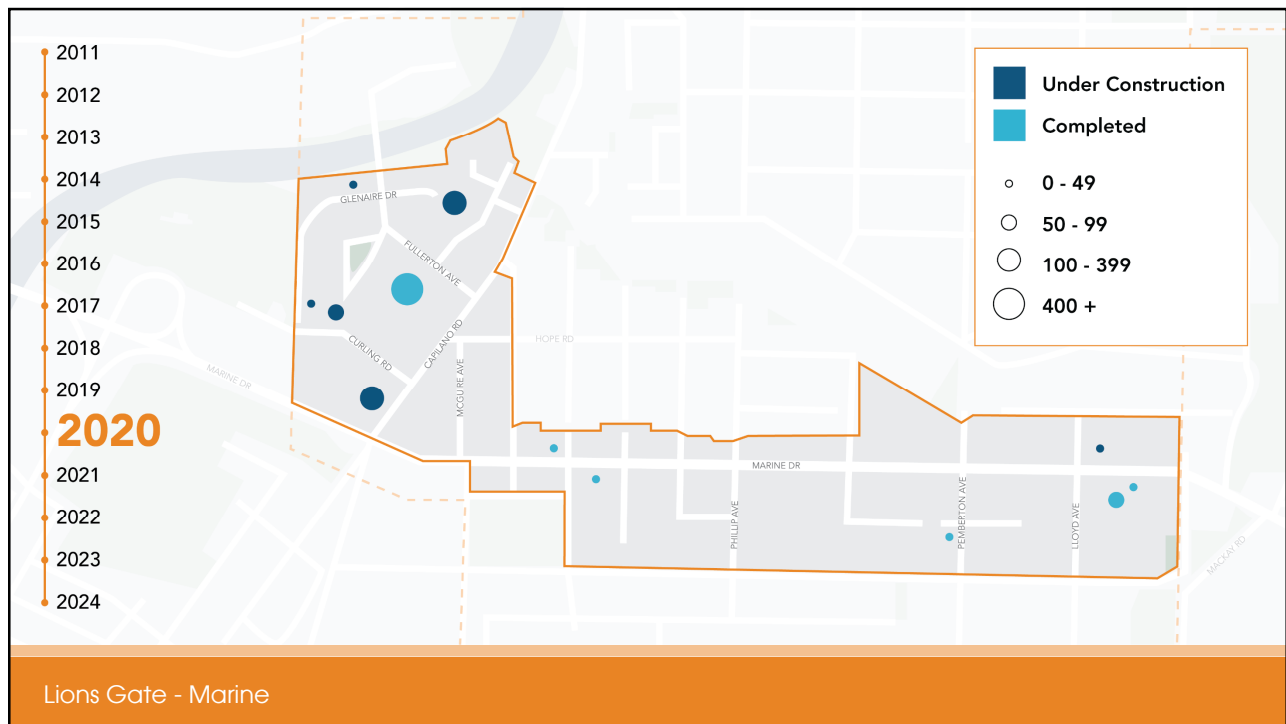


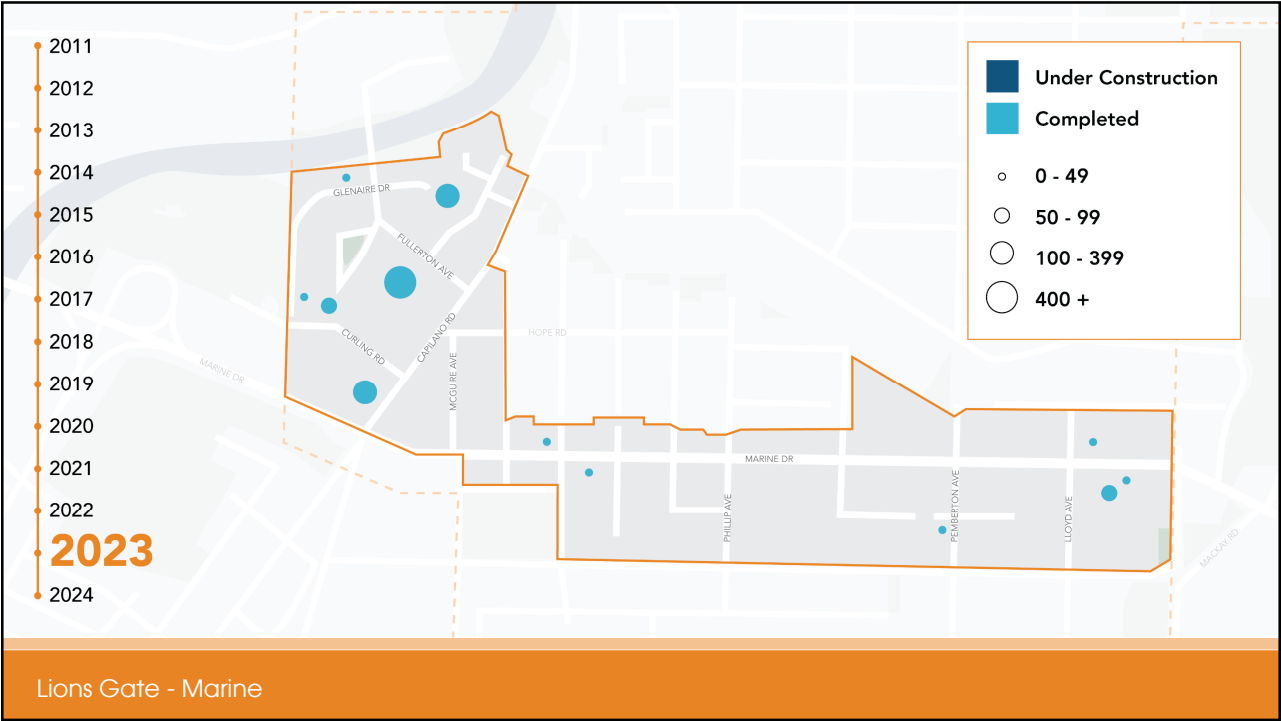
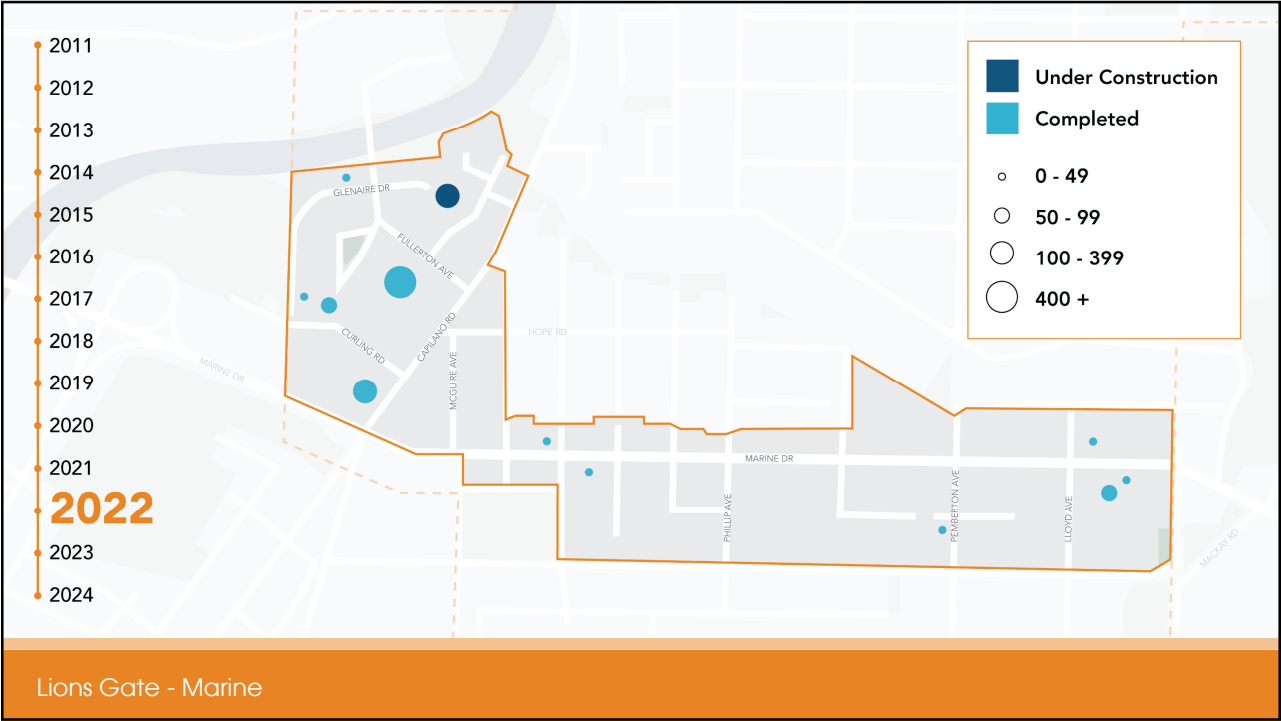


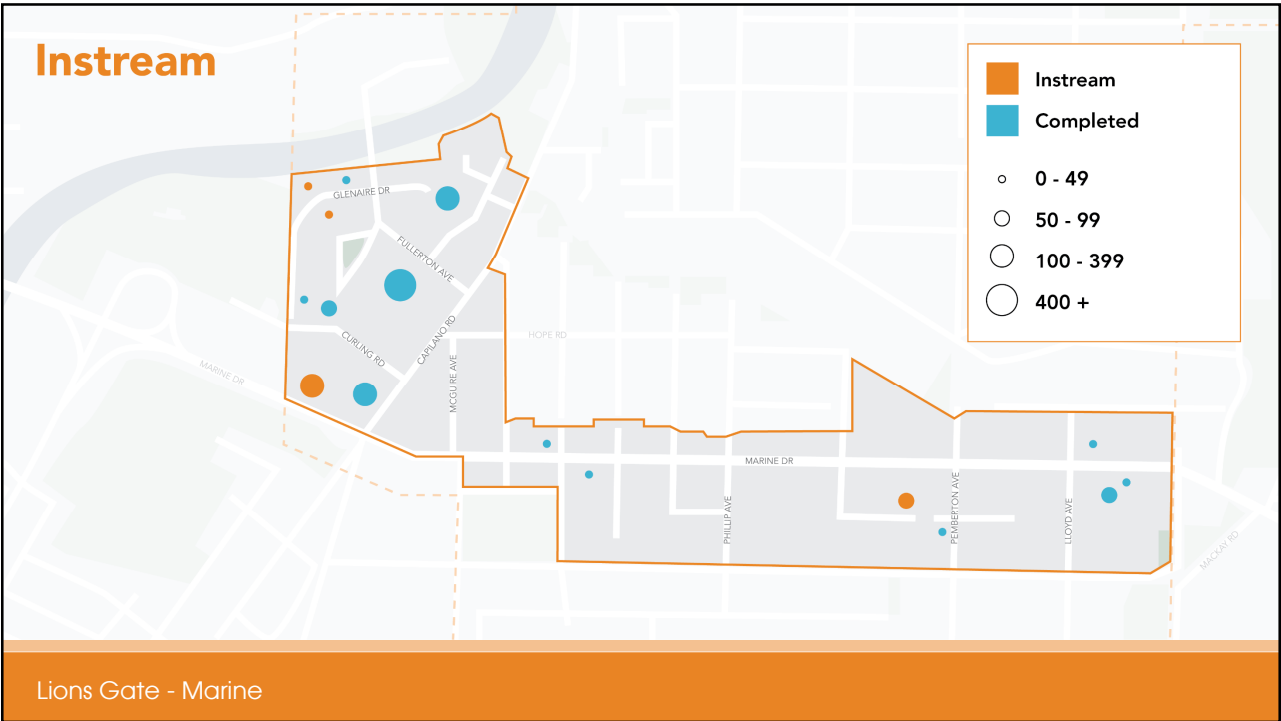
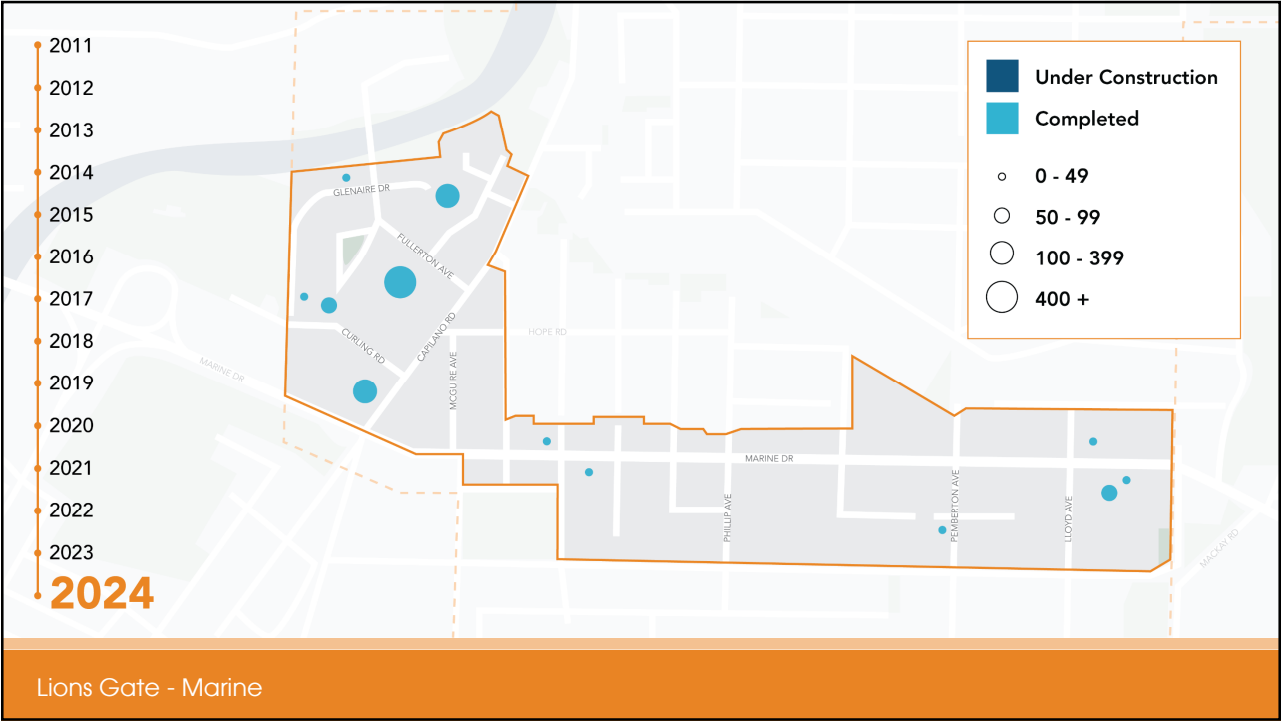




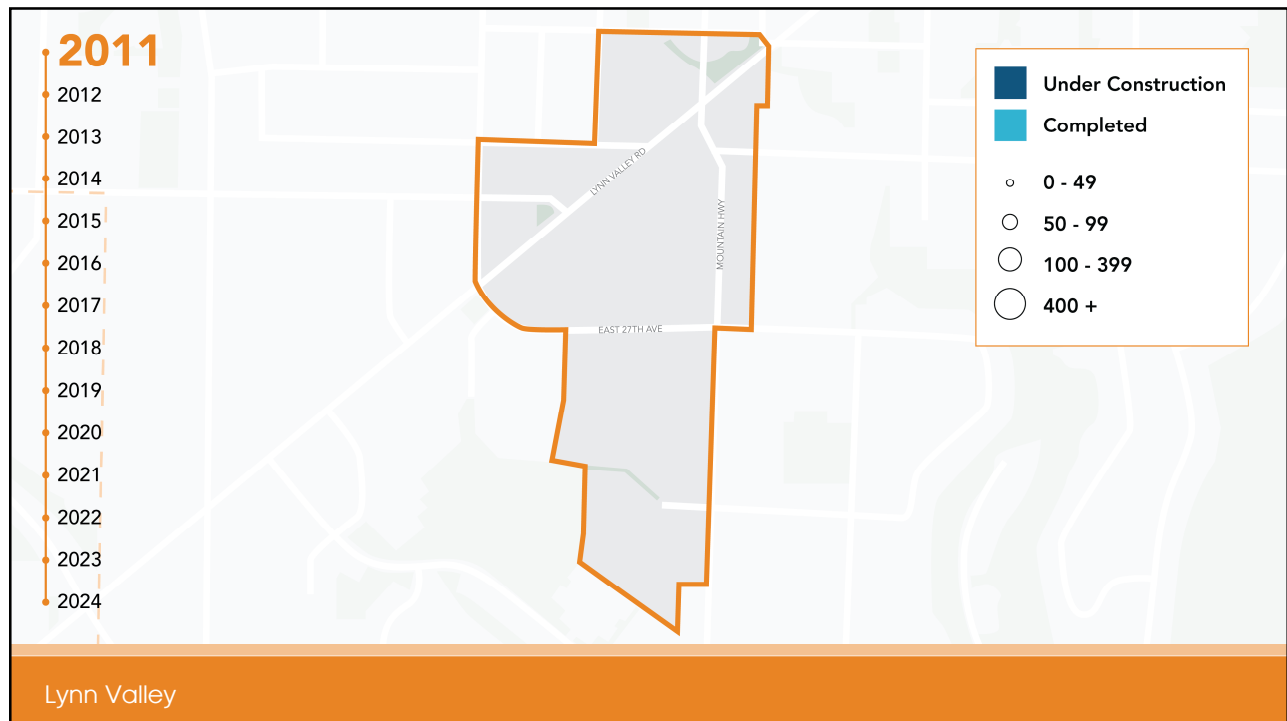


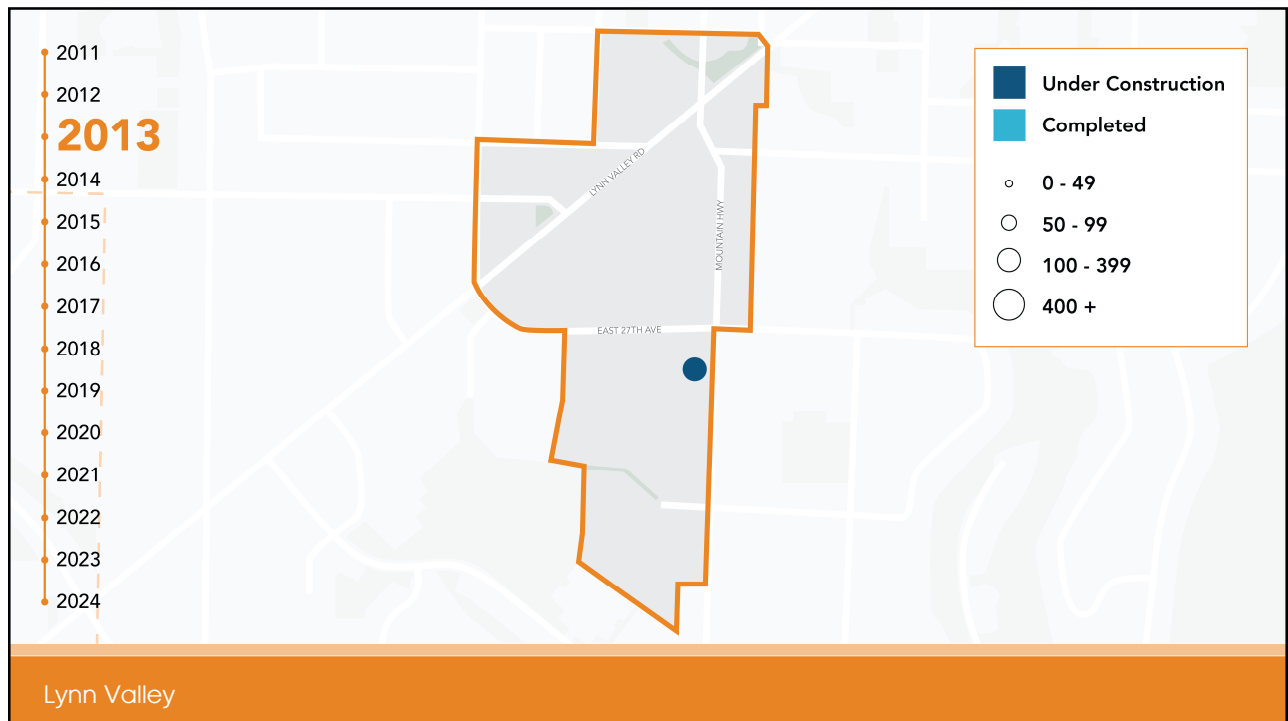
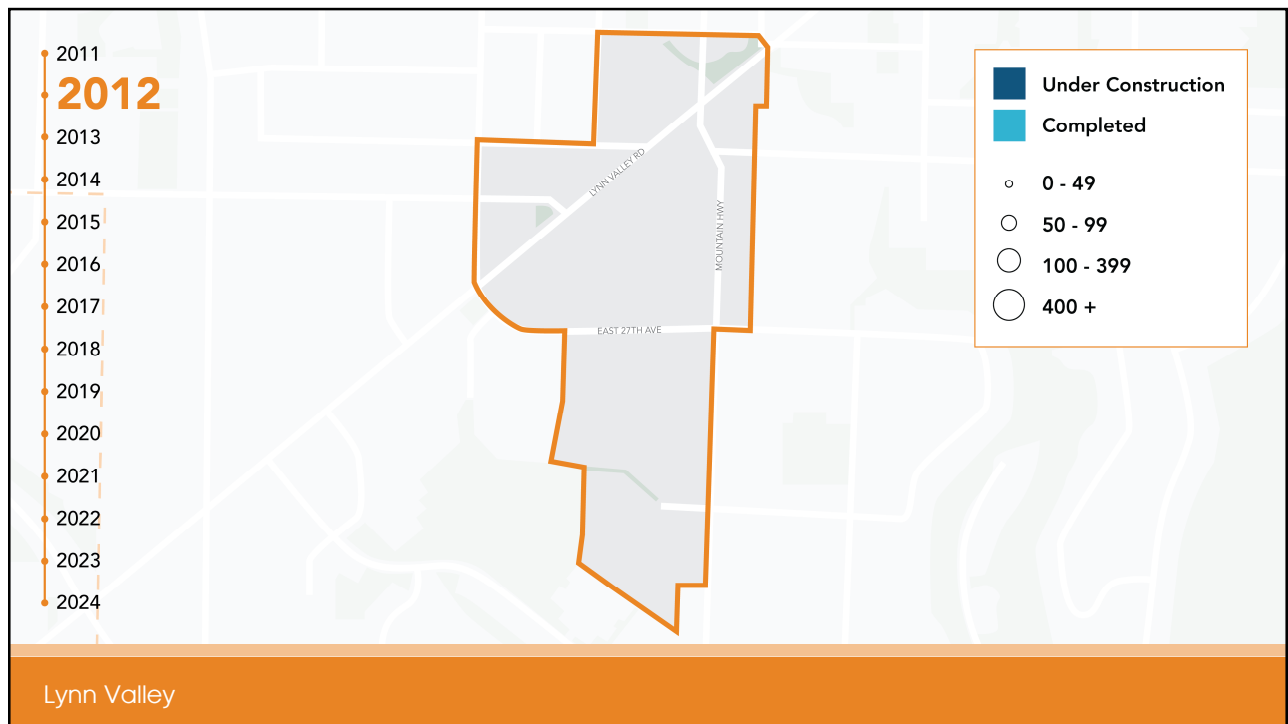


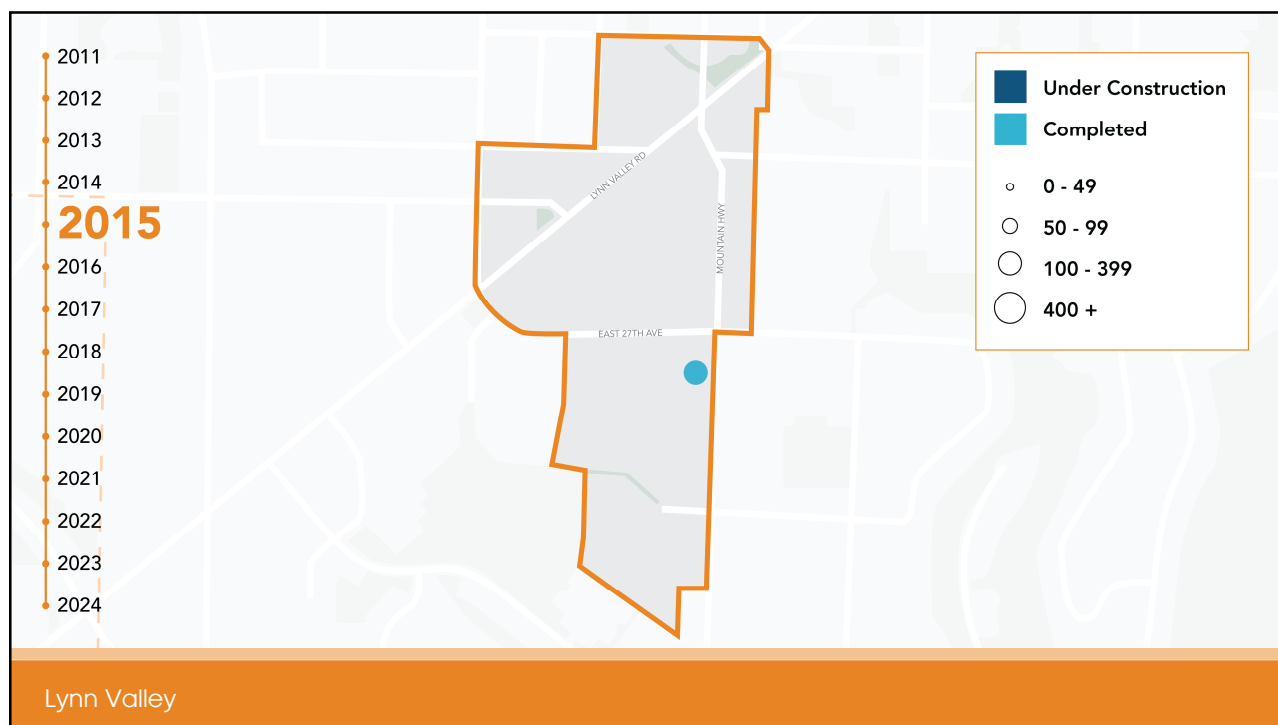
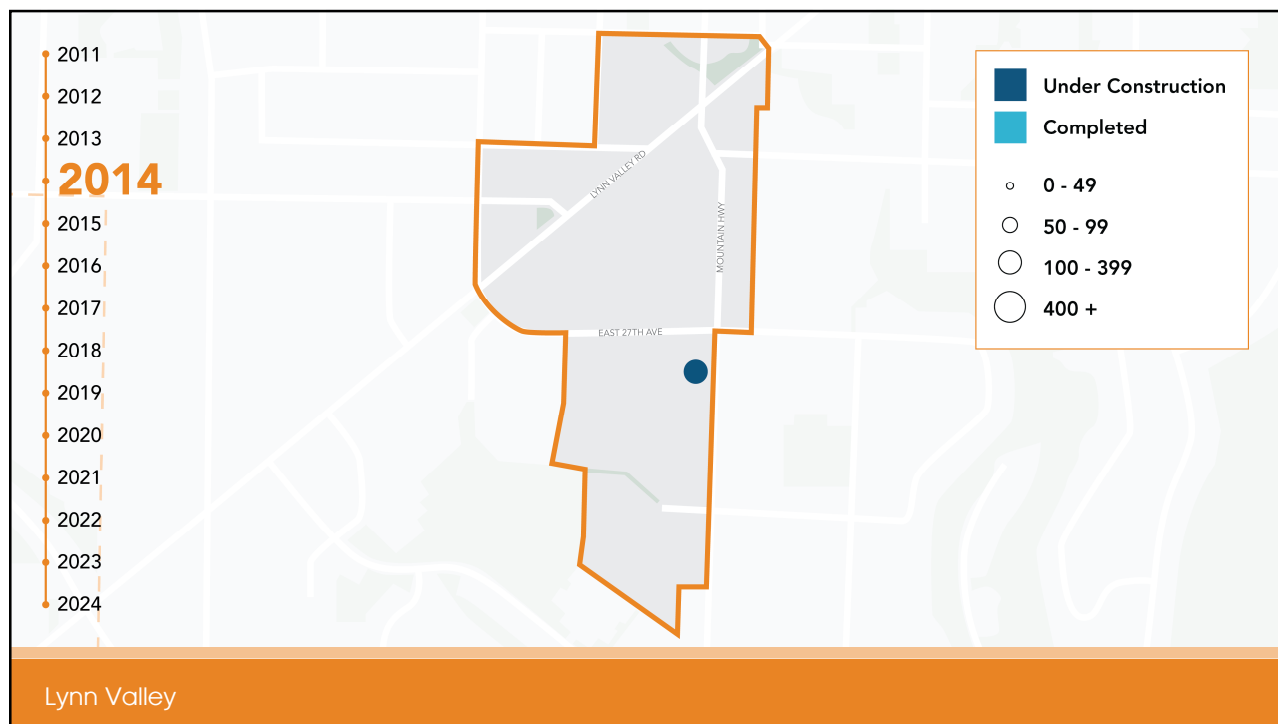


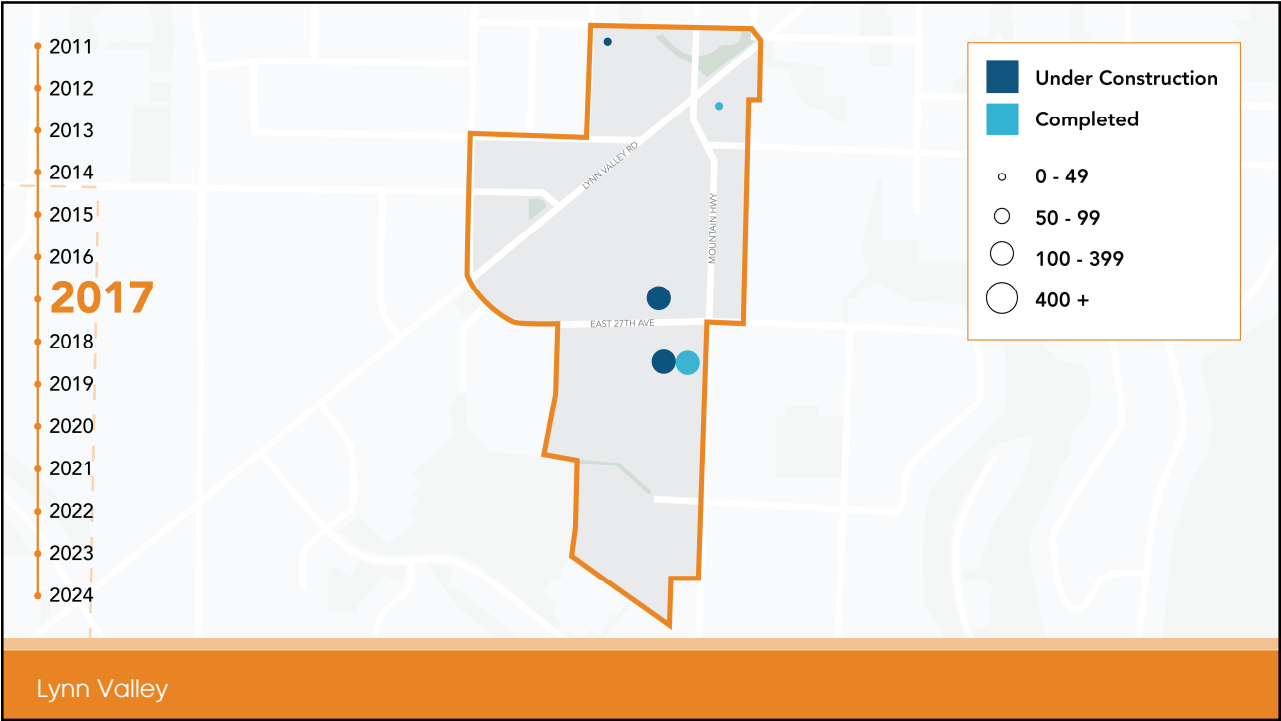
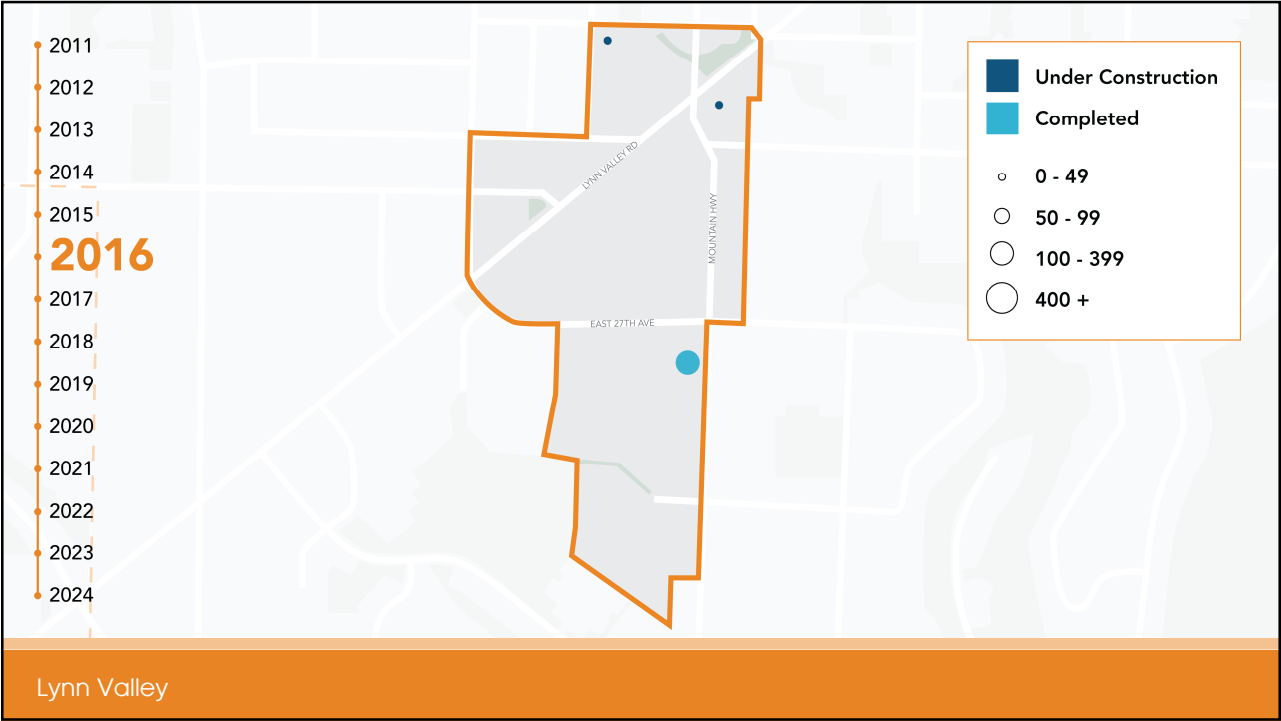


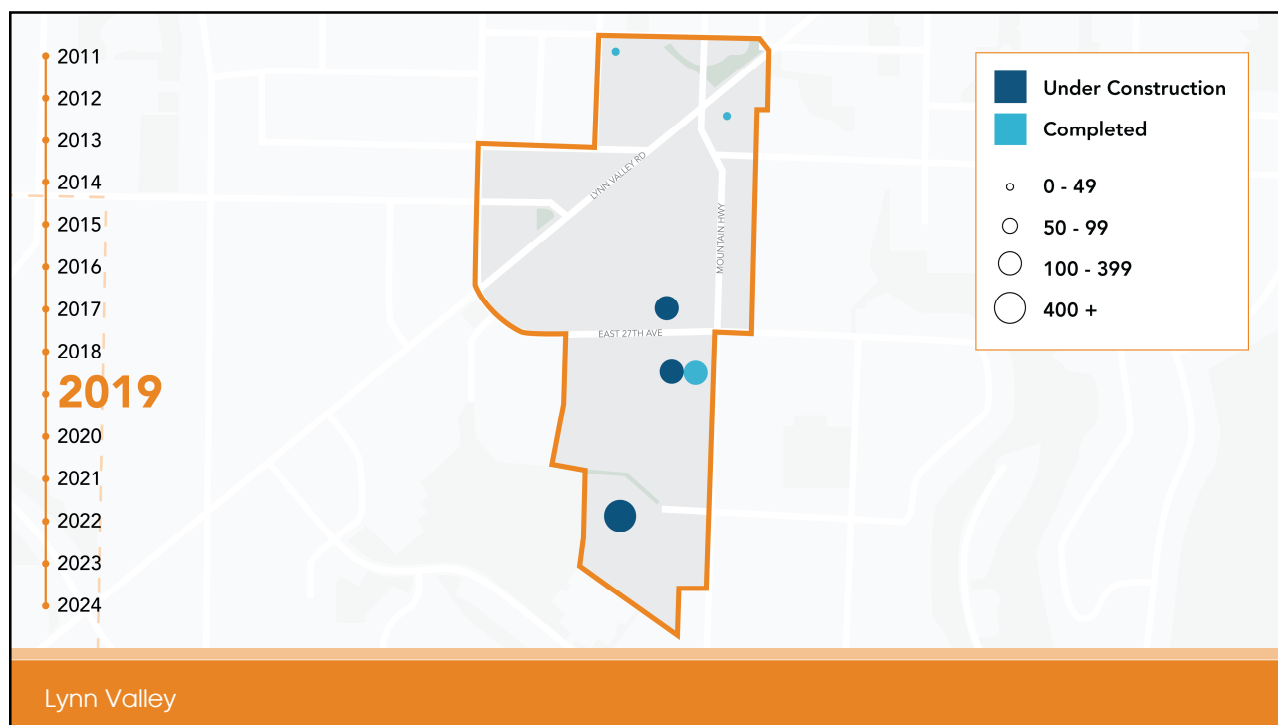
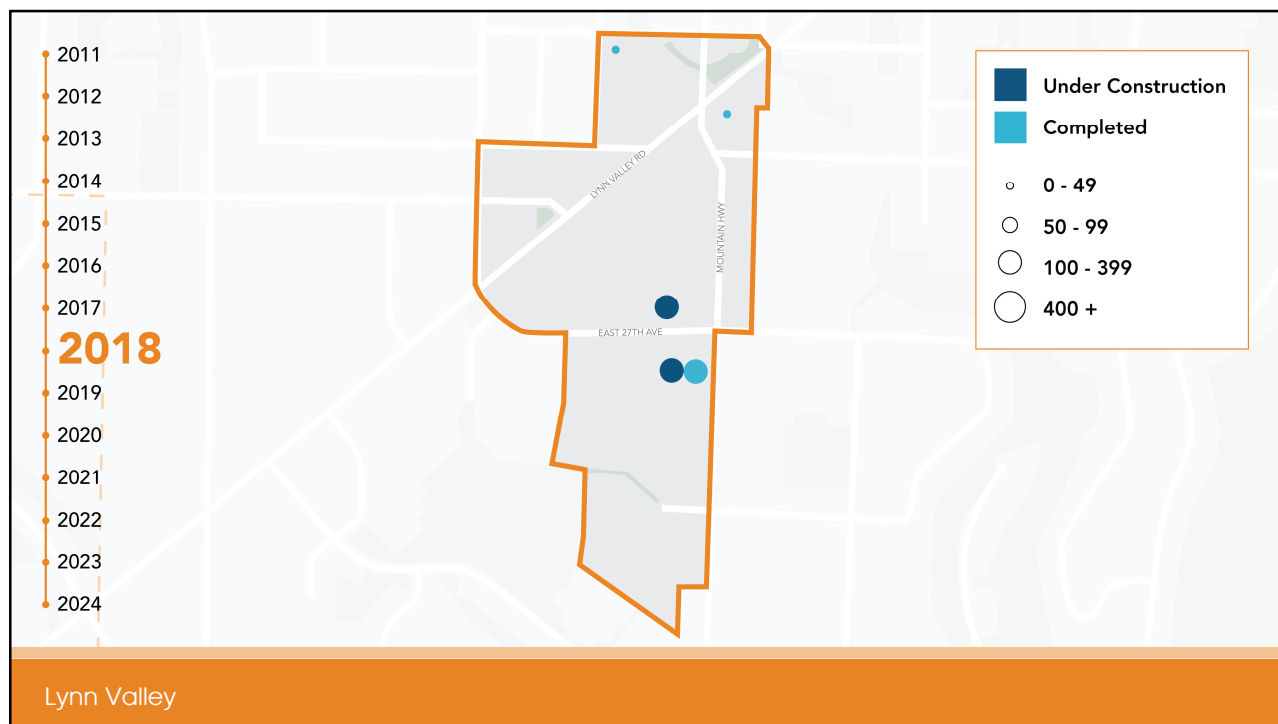
# Lynn Valley Pace of Development

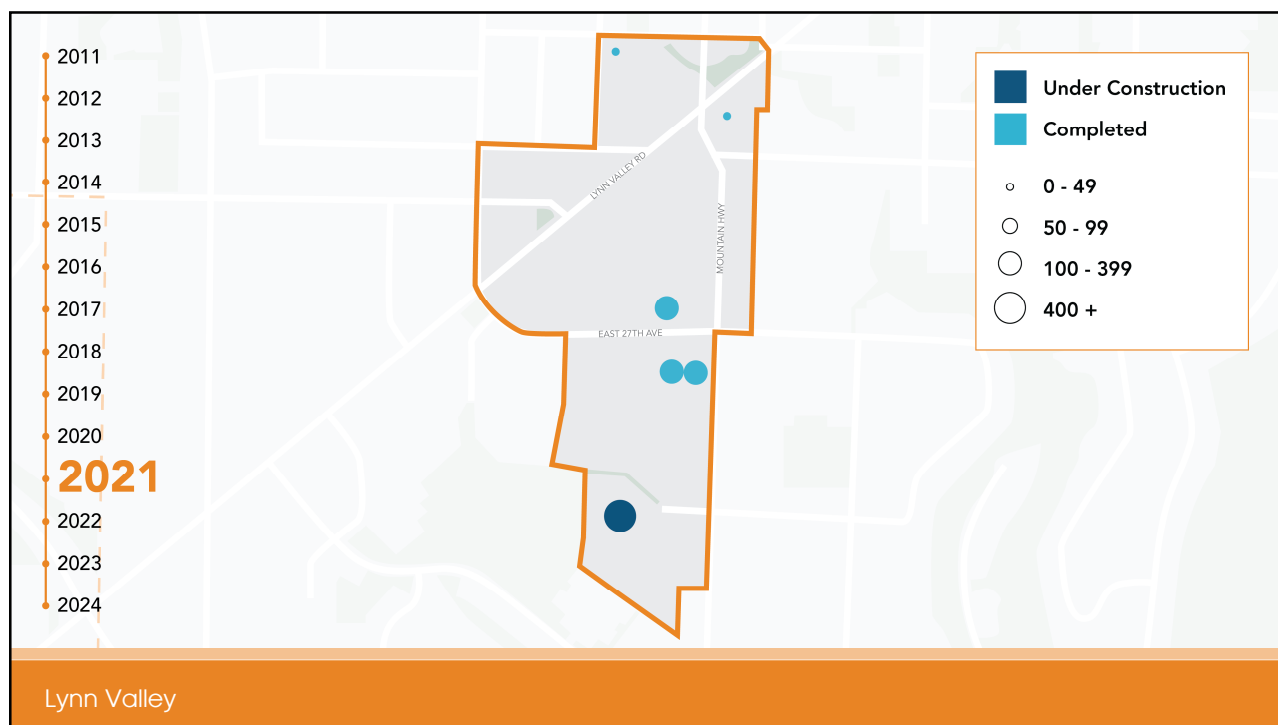
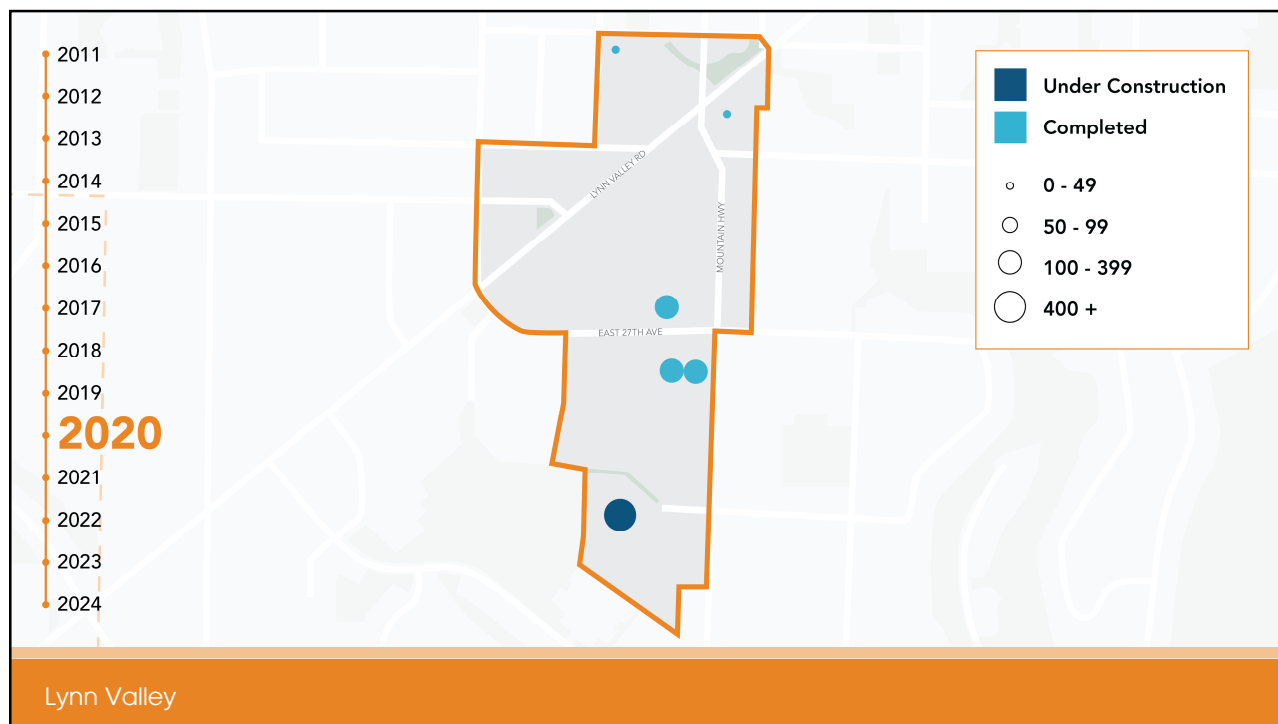


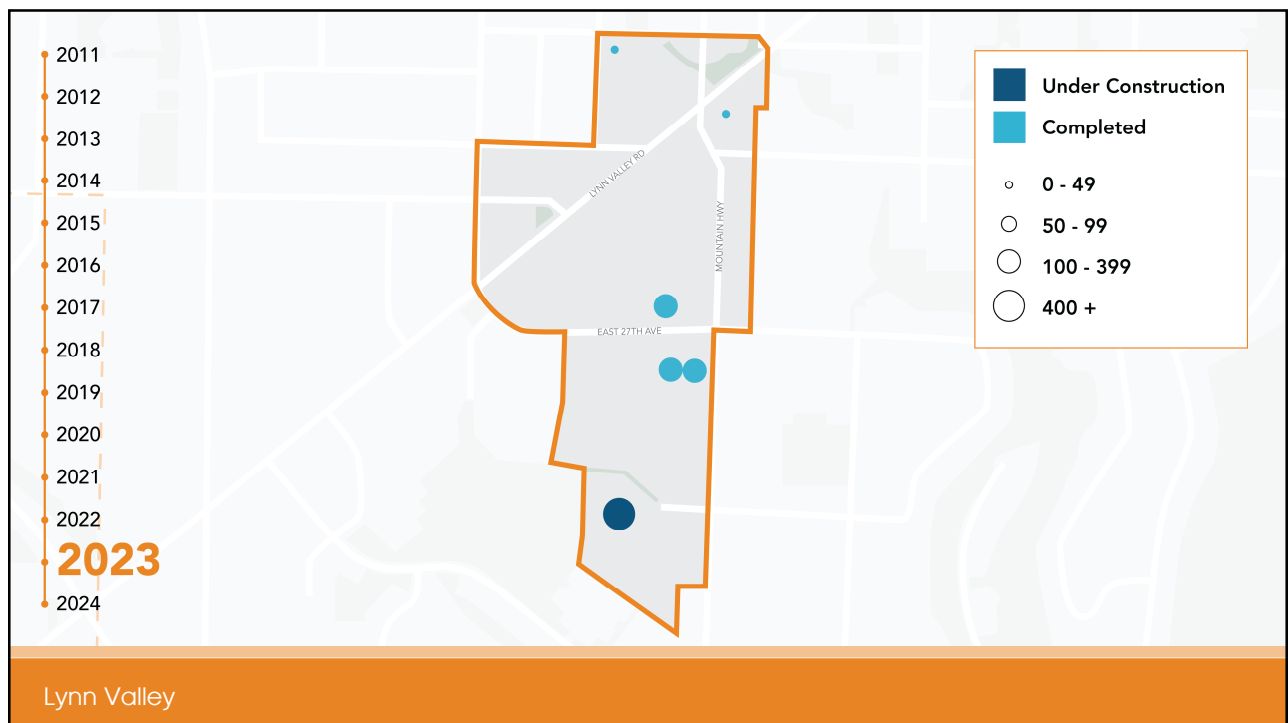
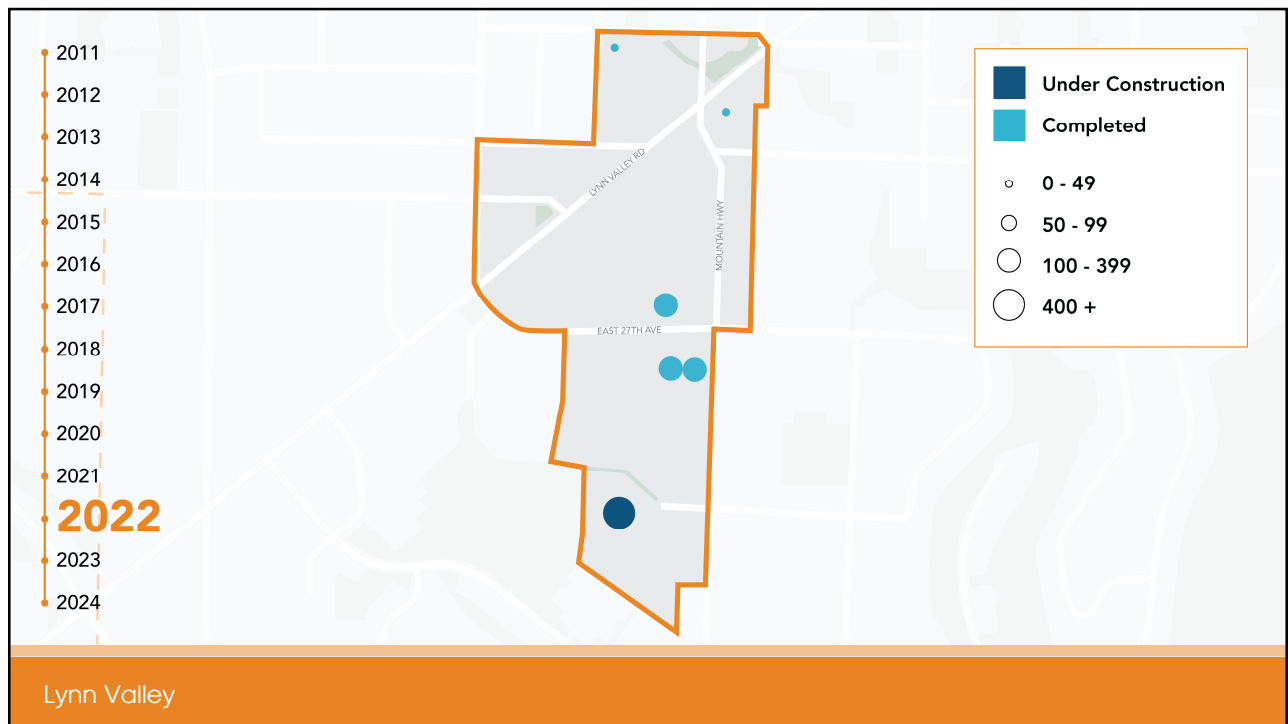


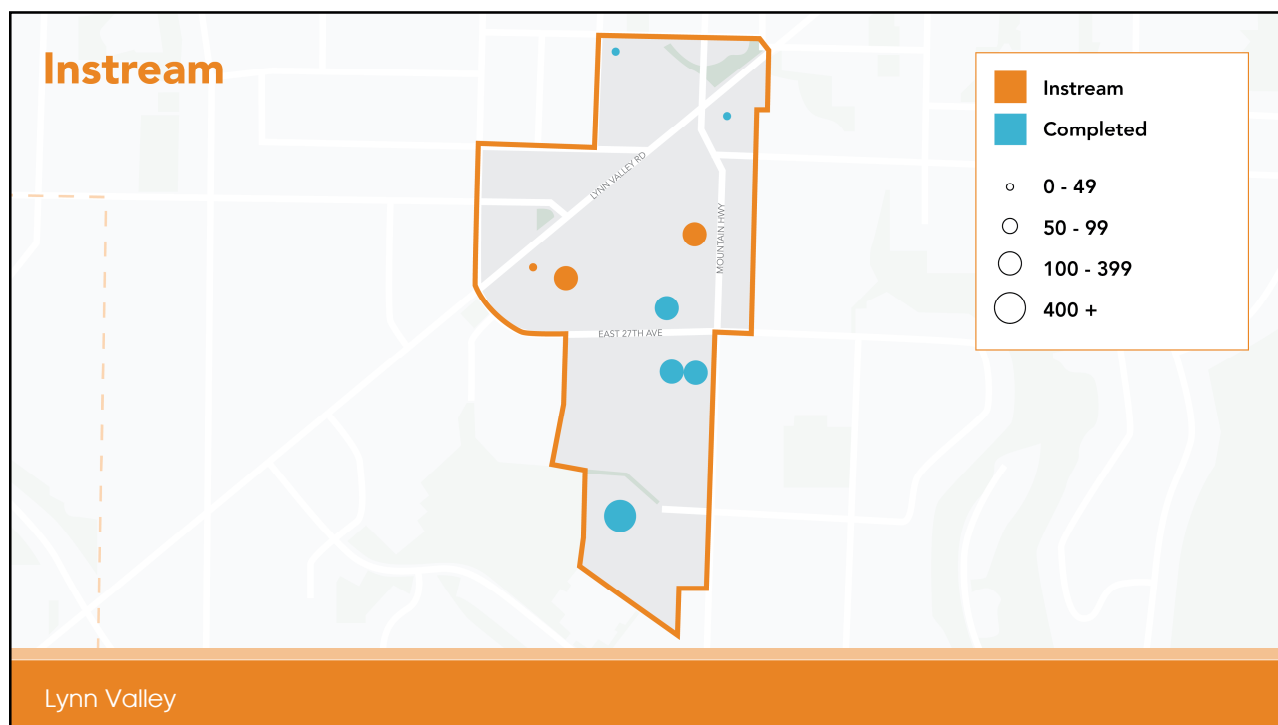
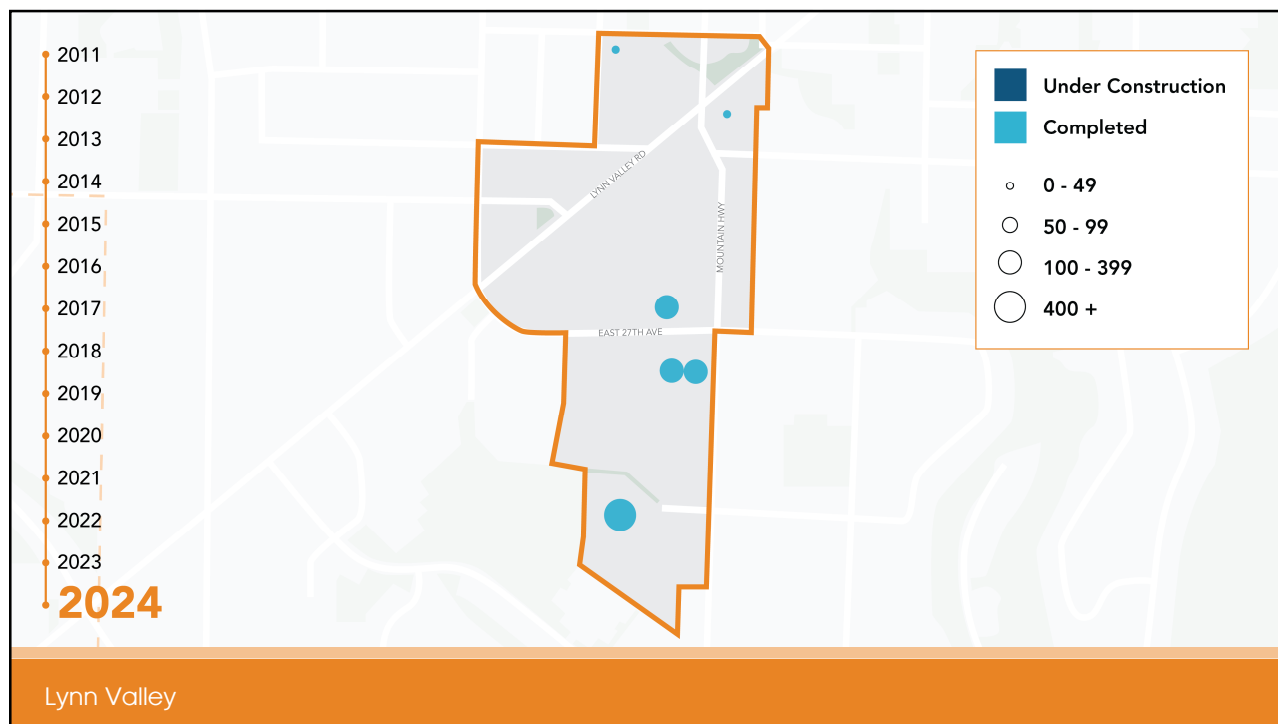




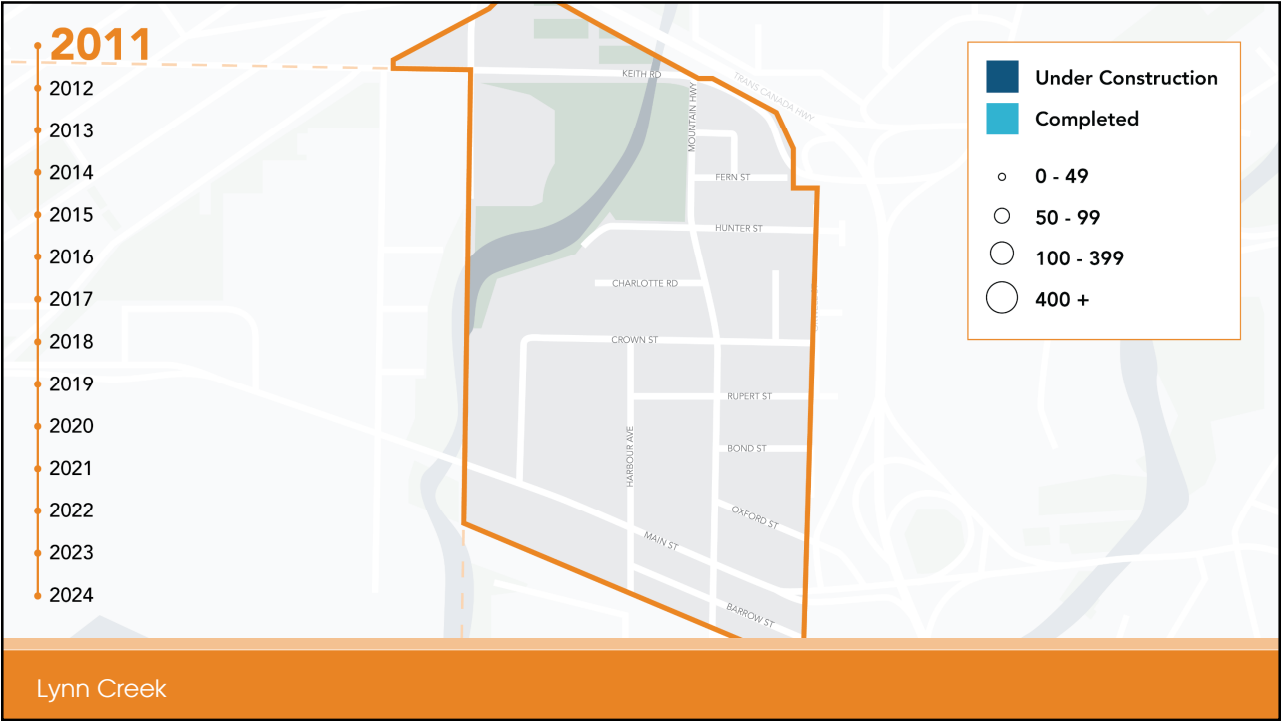


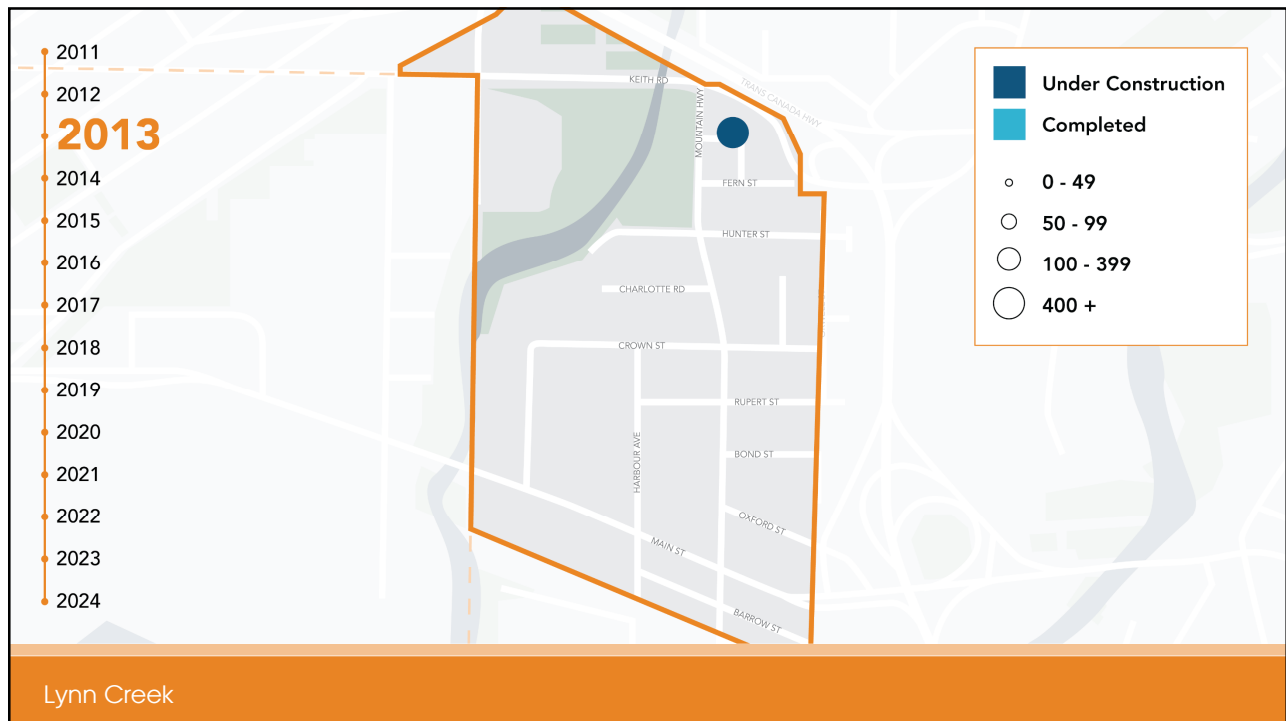
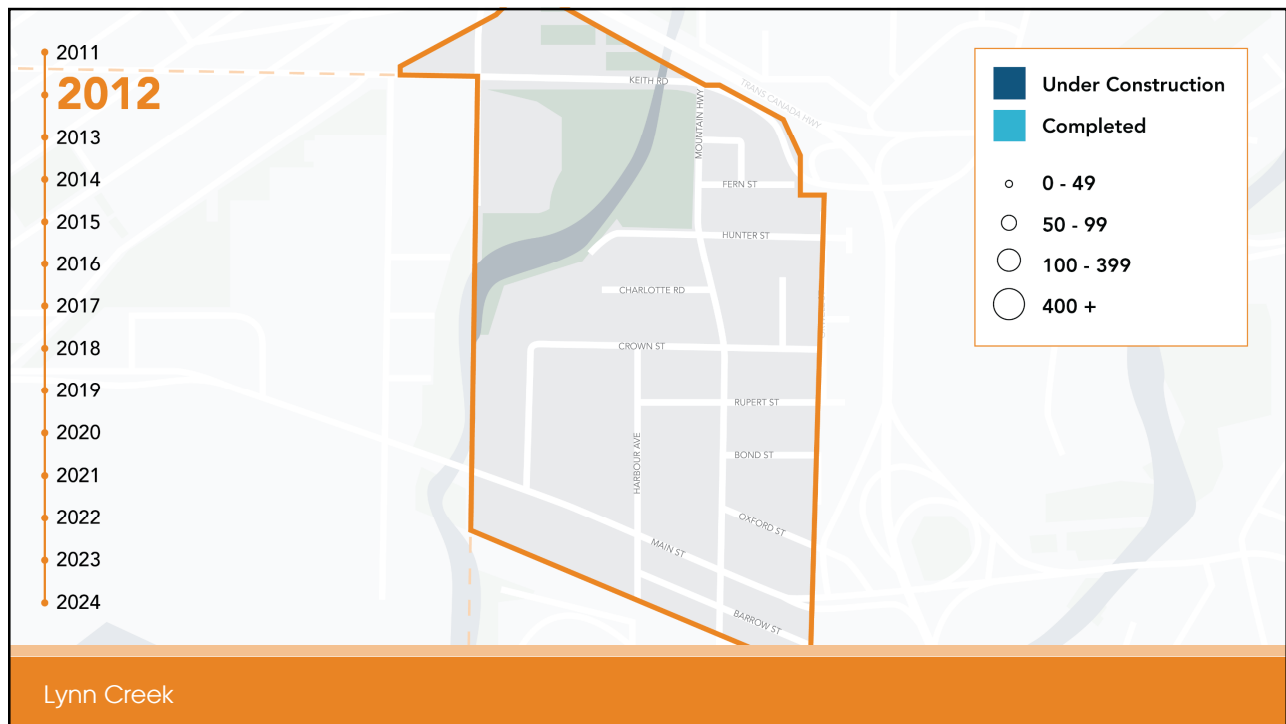


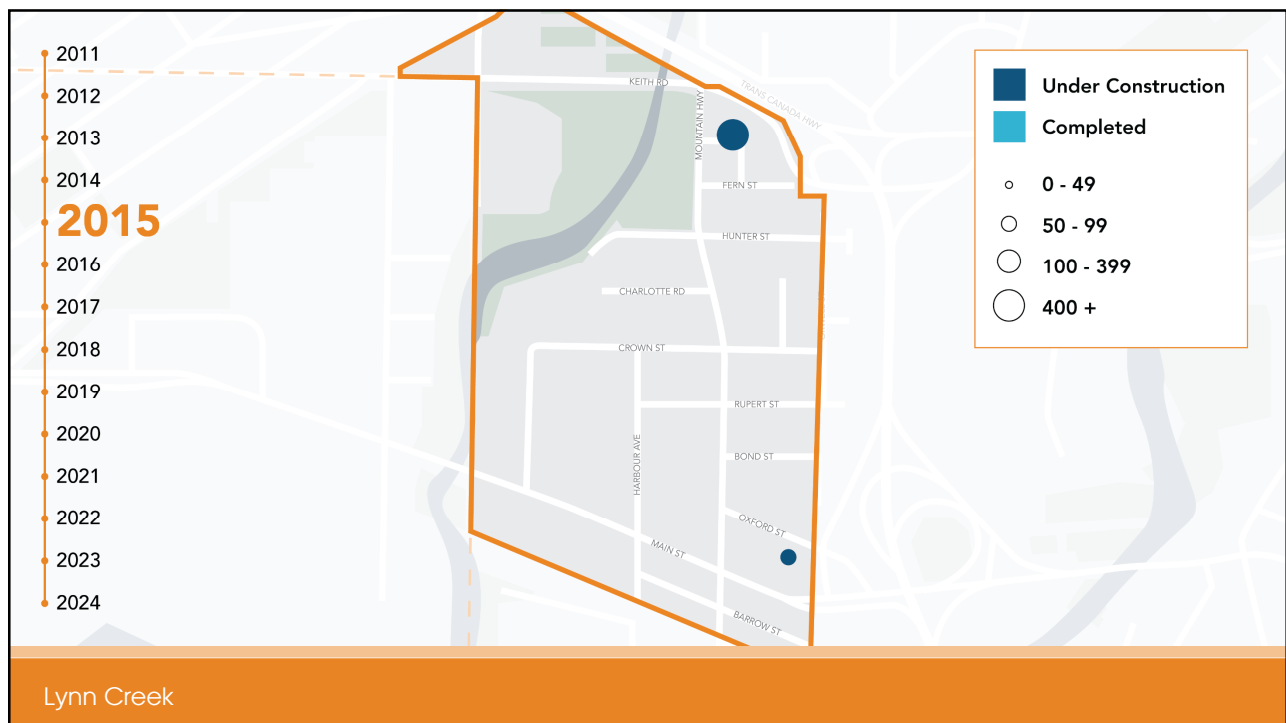
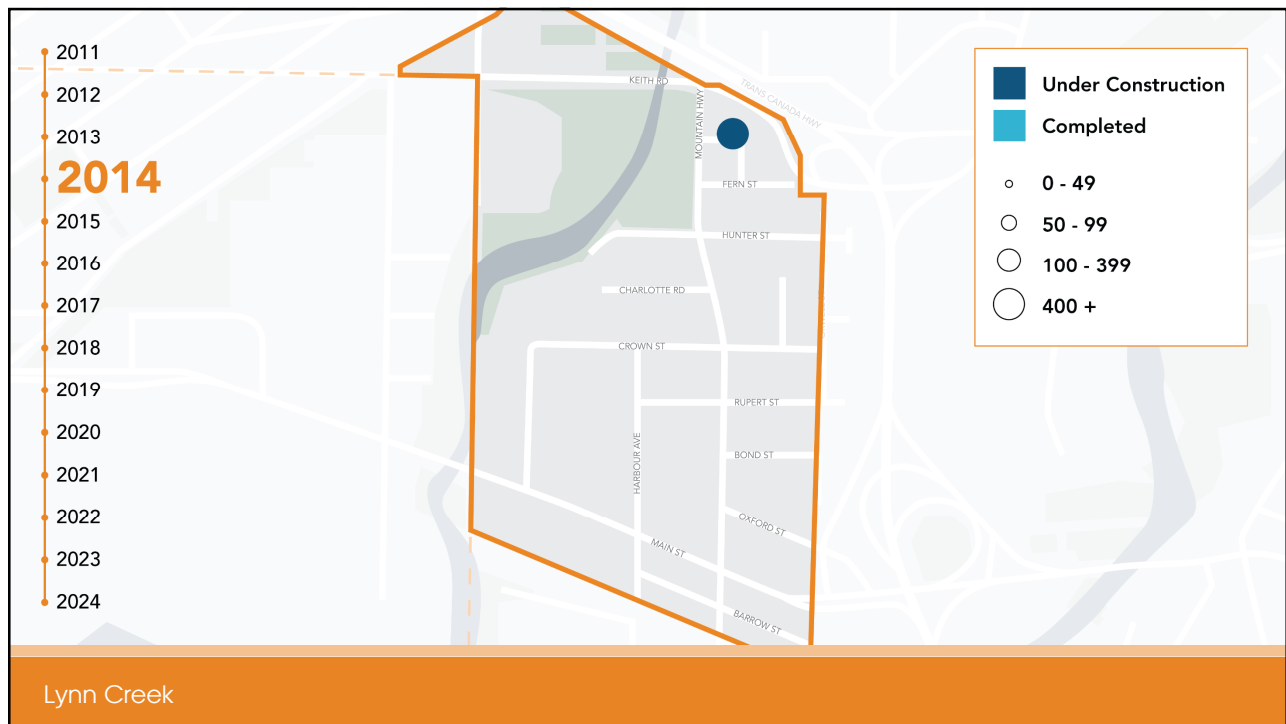


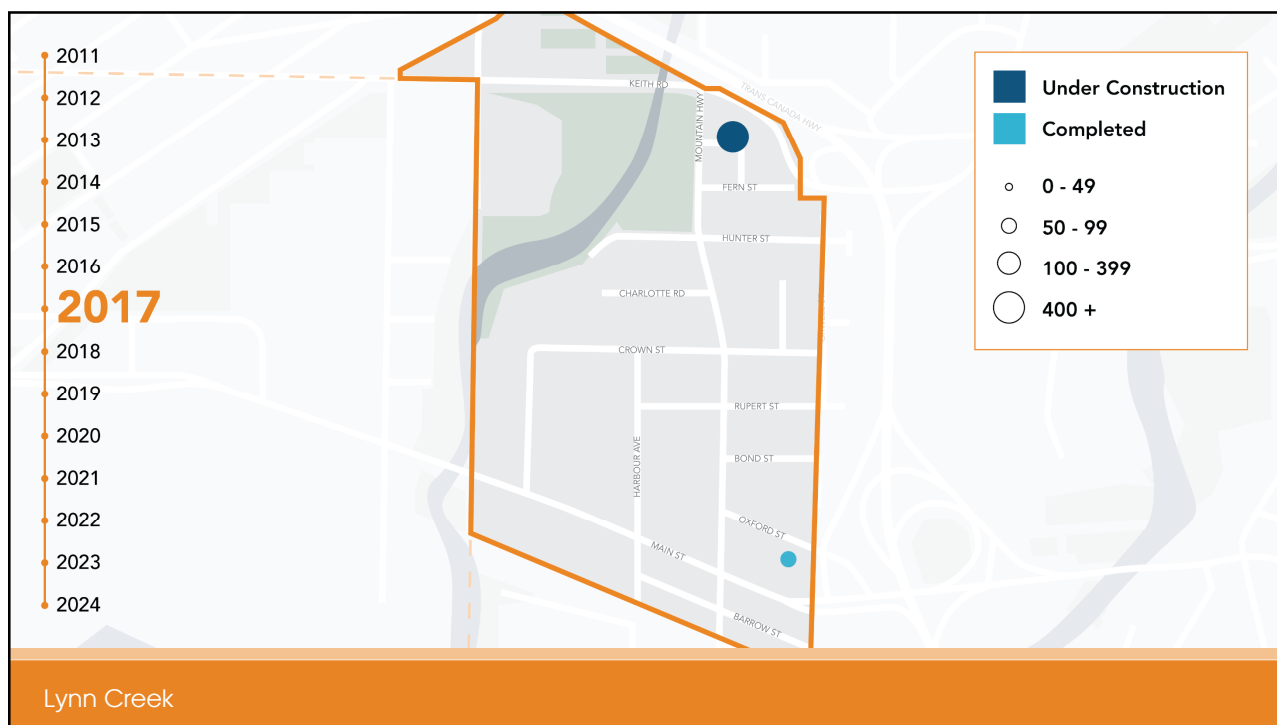
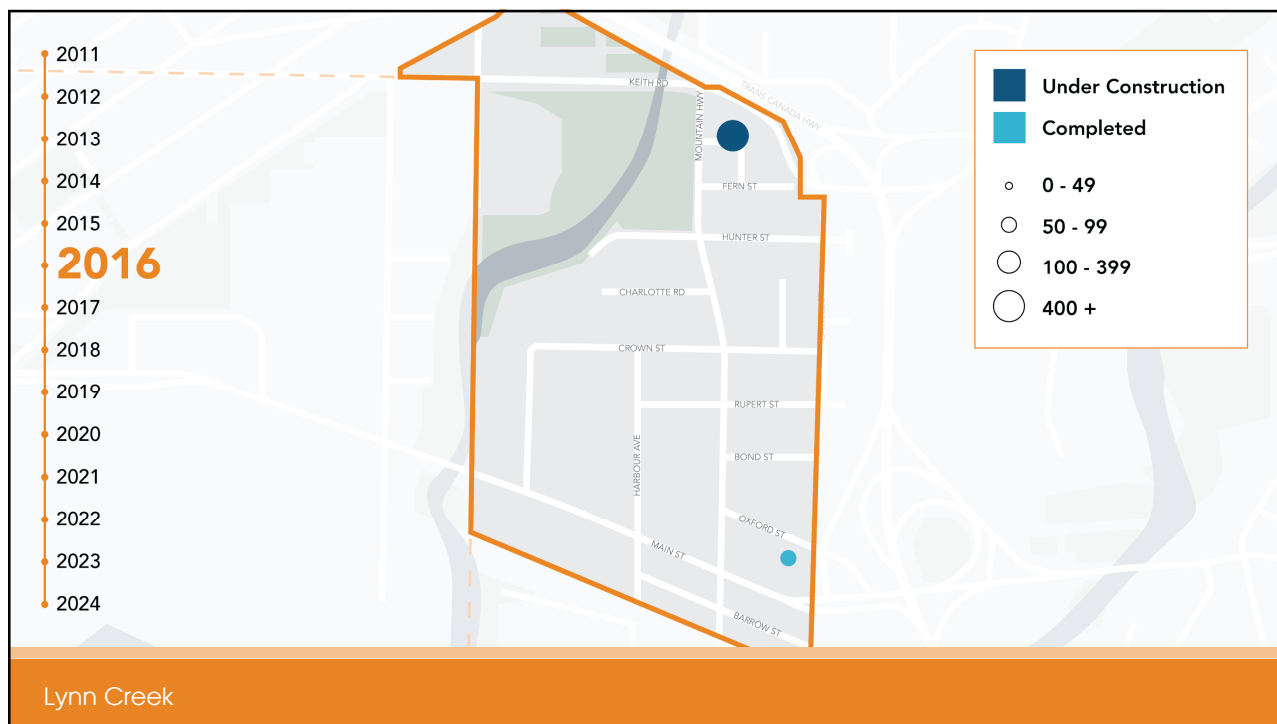


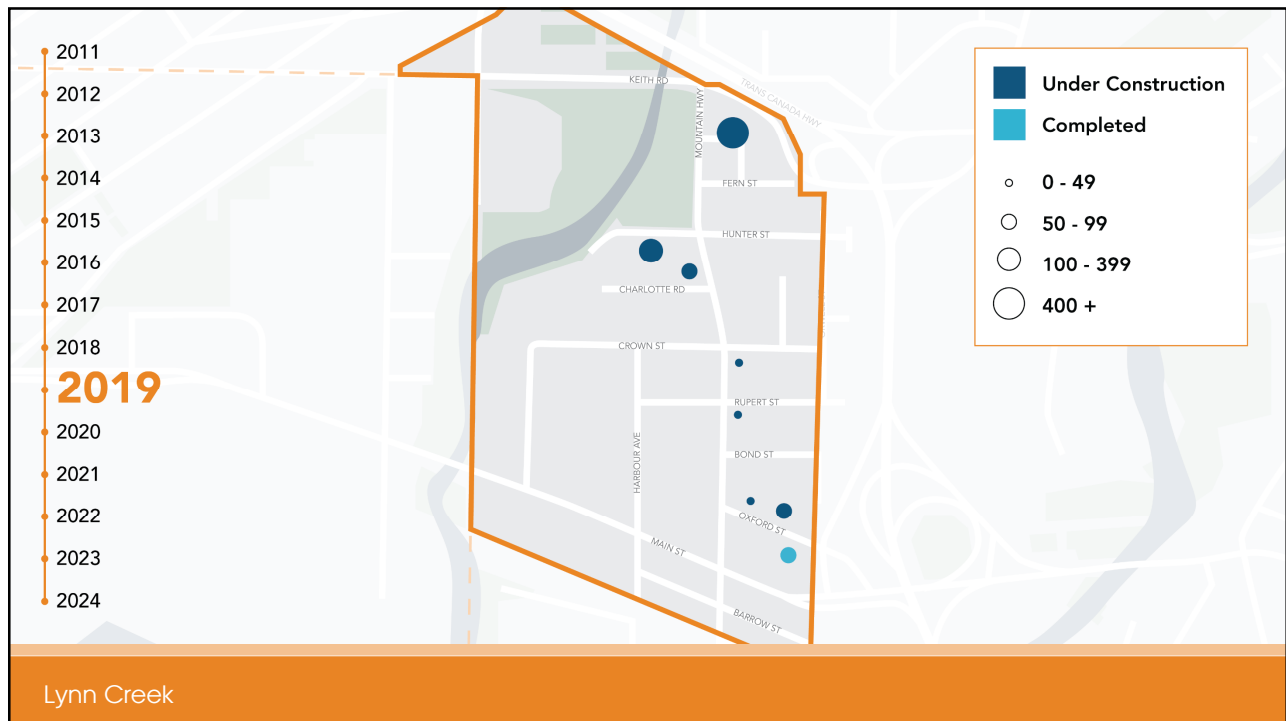
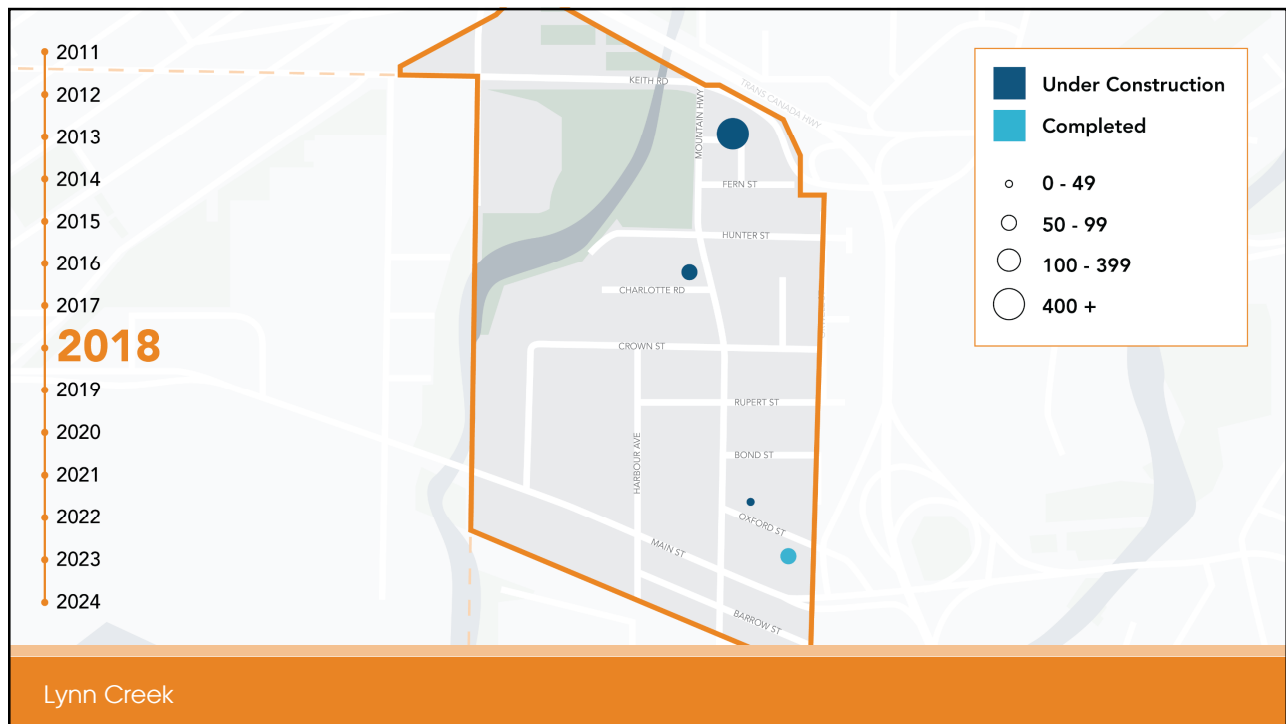
# Lynn Creek Pace of Development

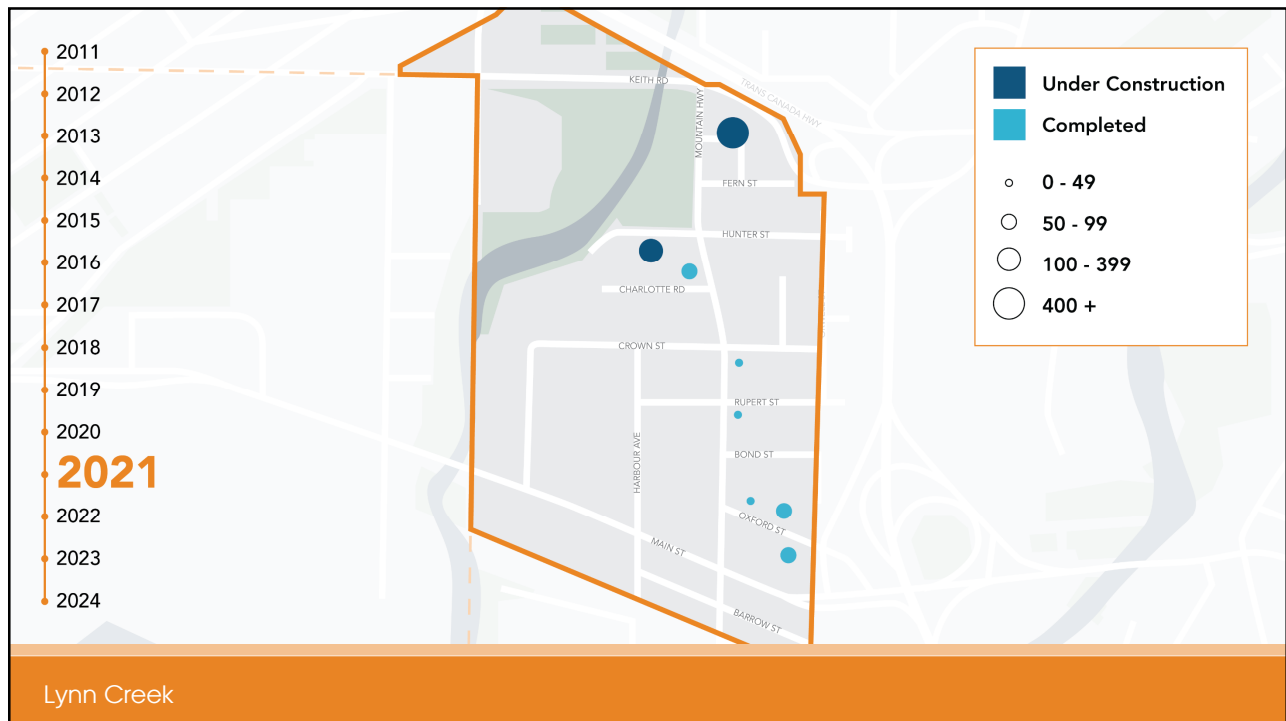
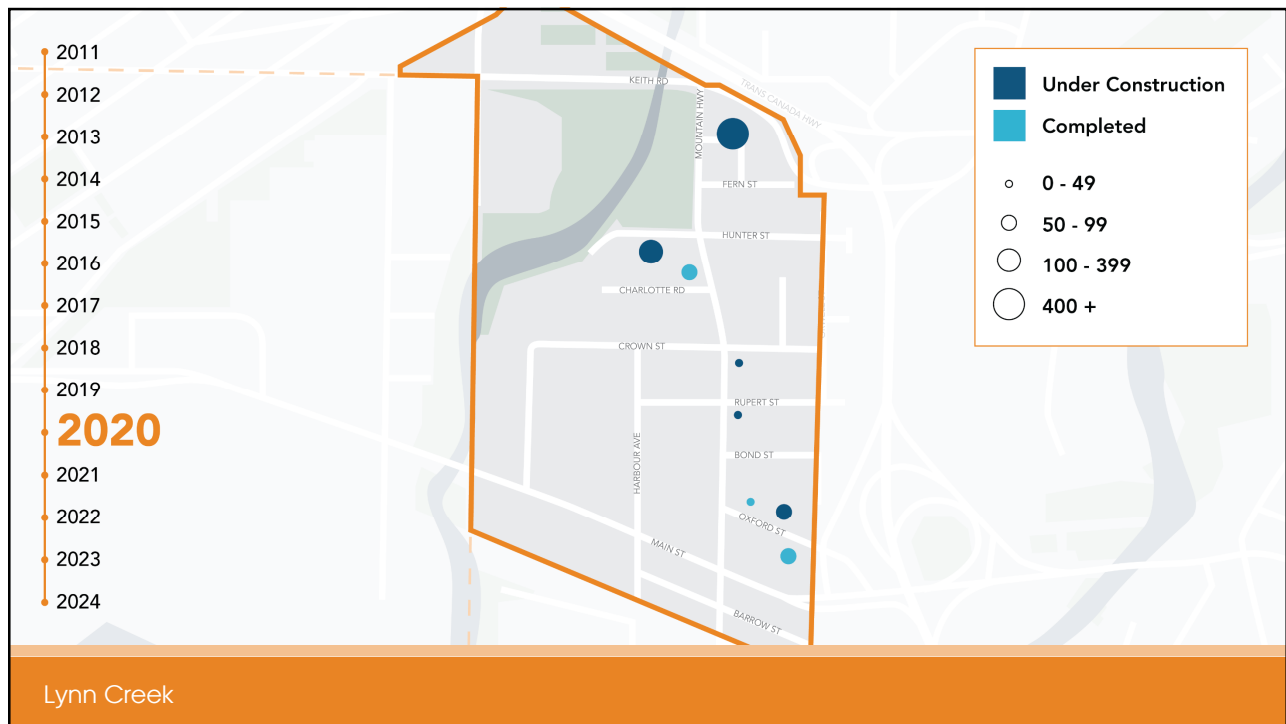


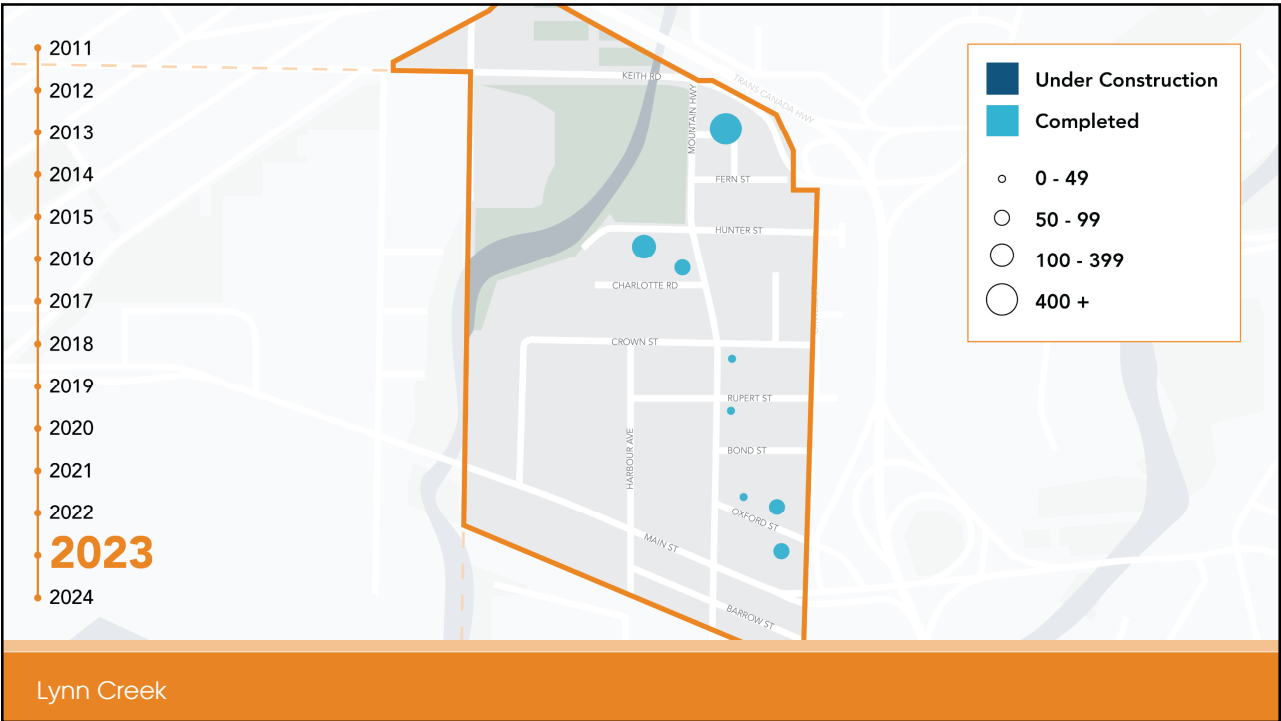
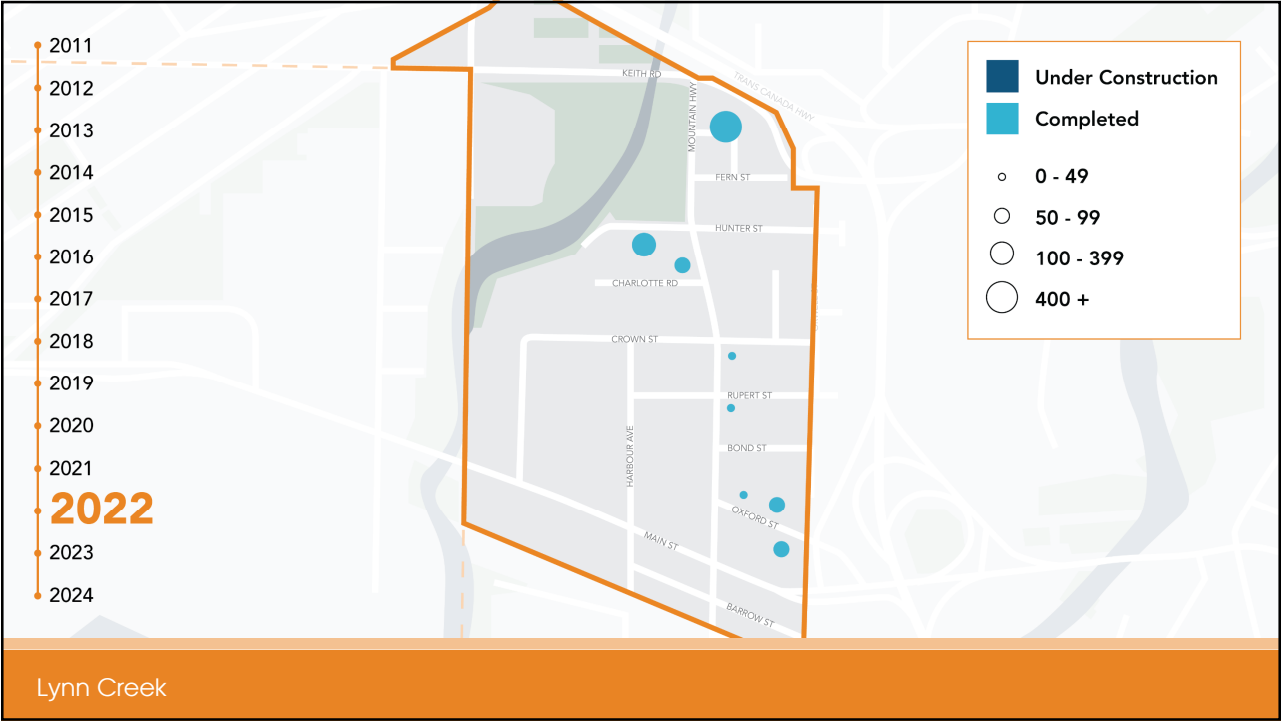


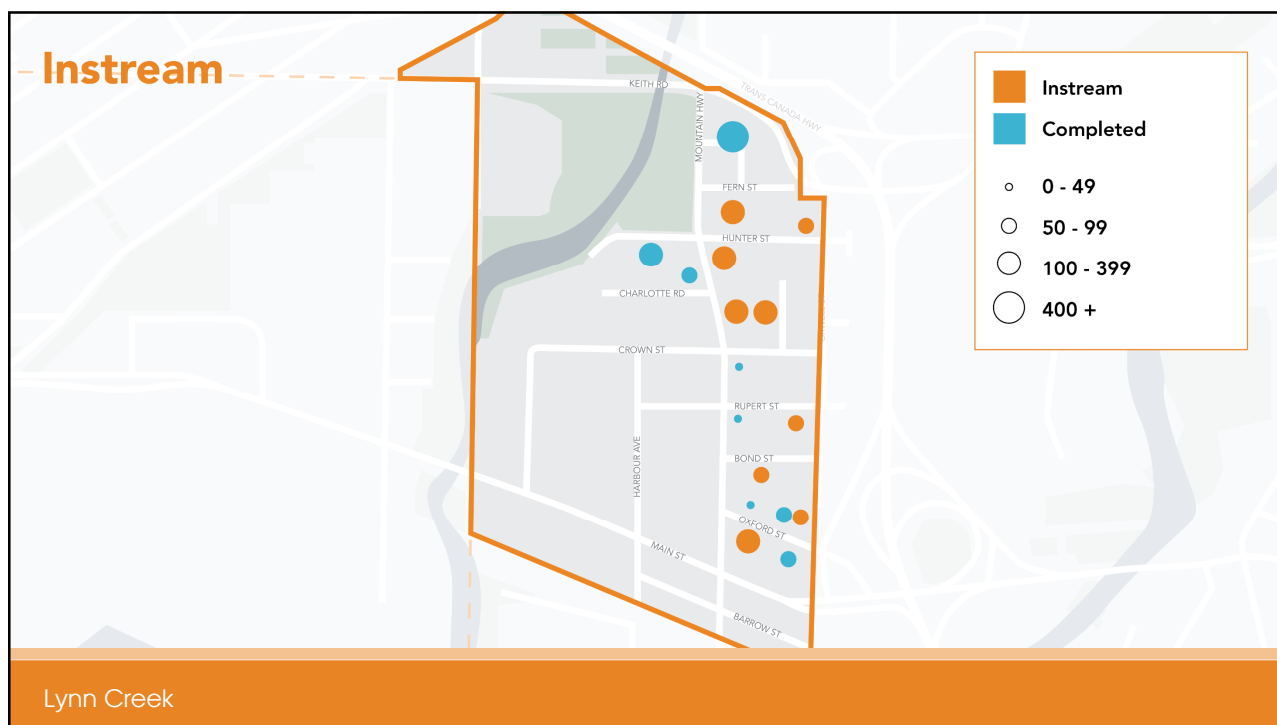
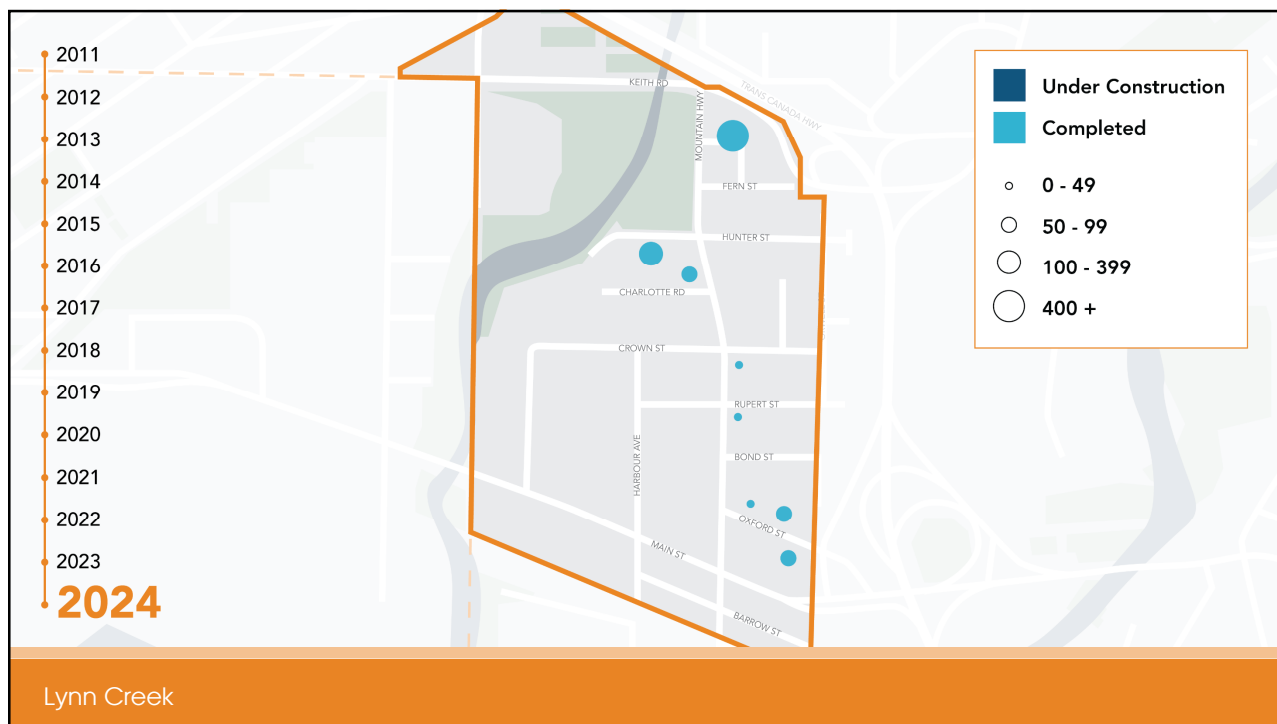




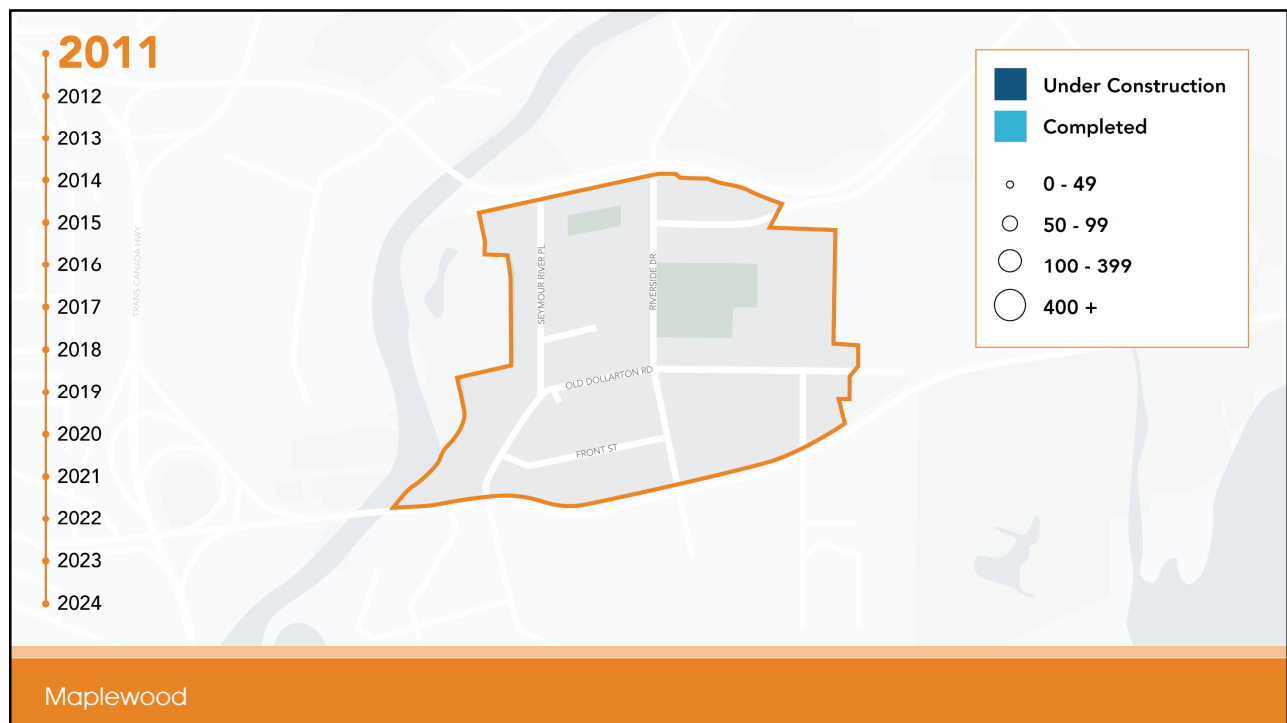


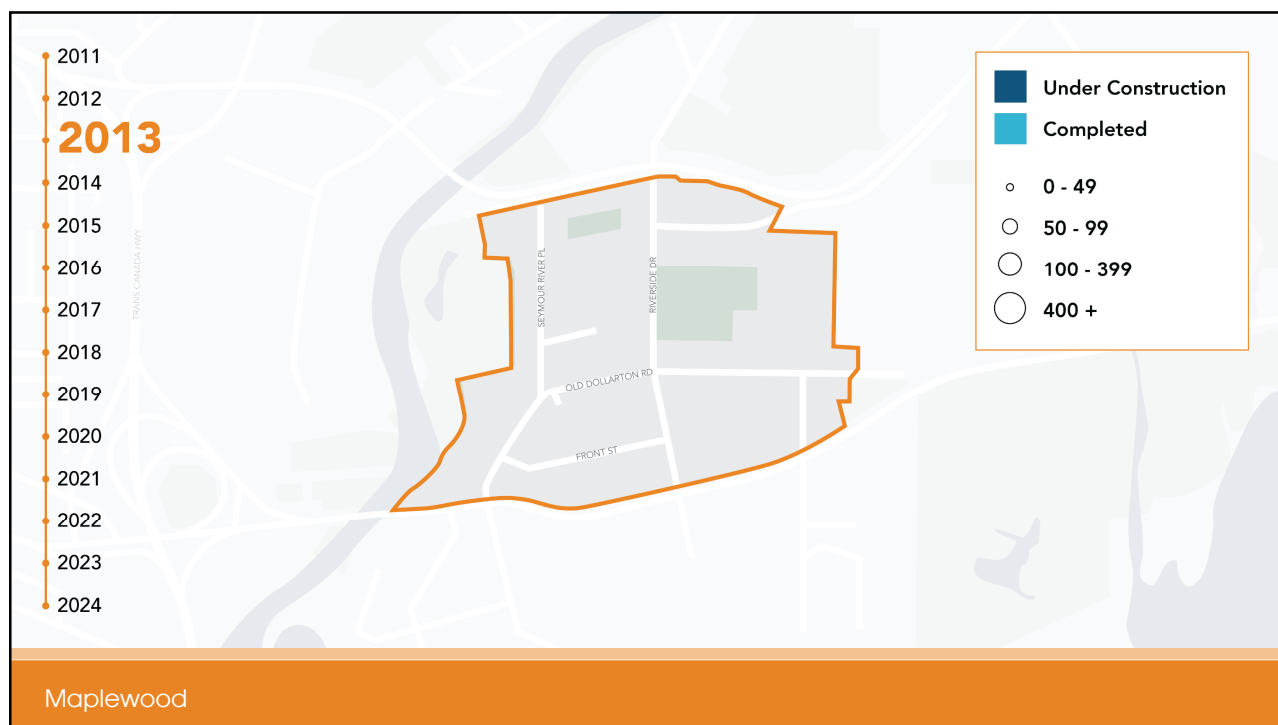
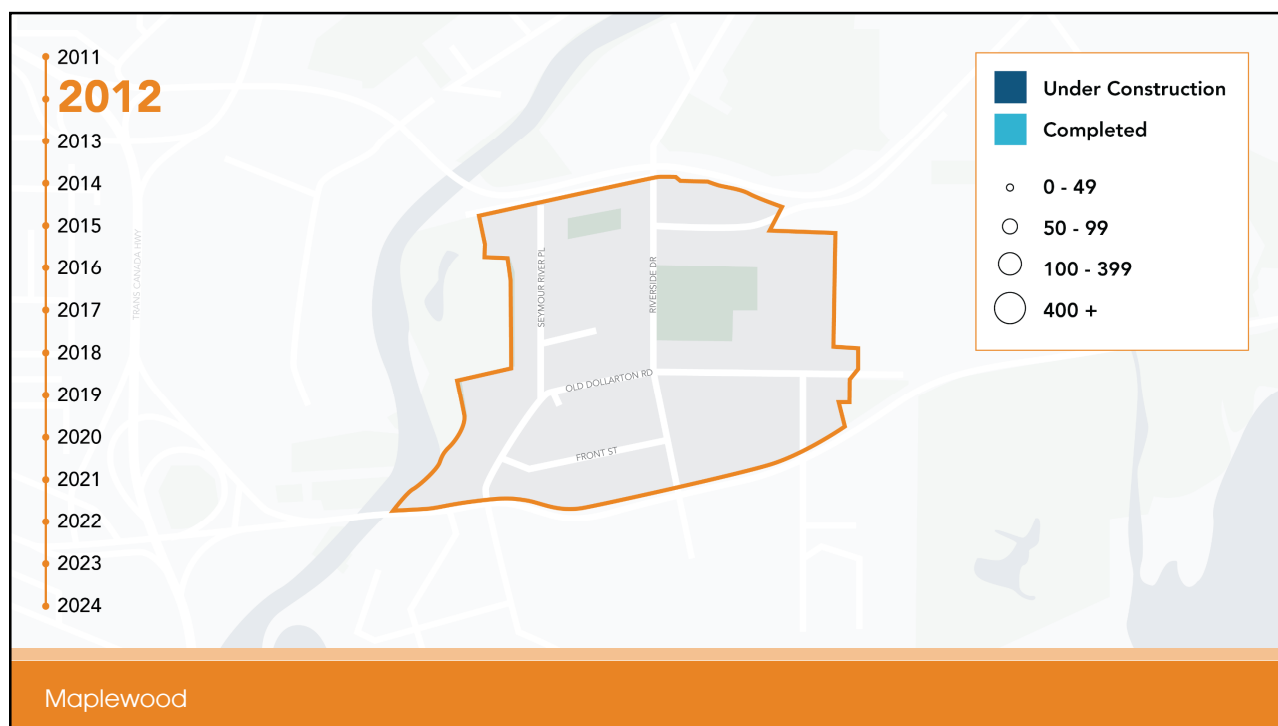


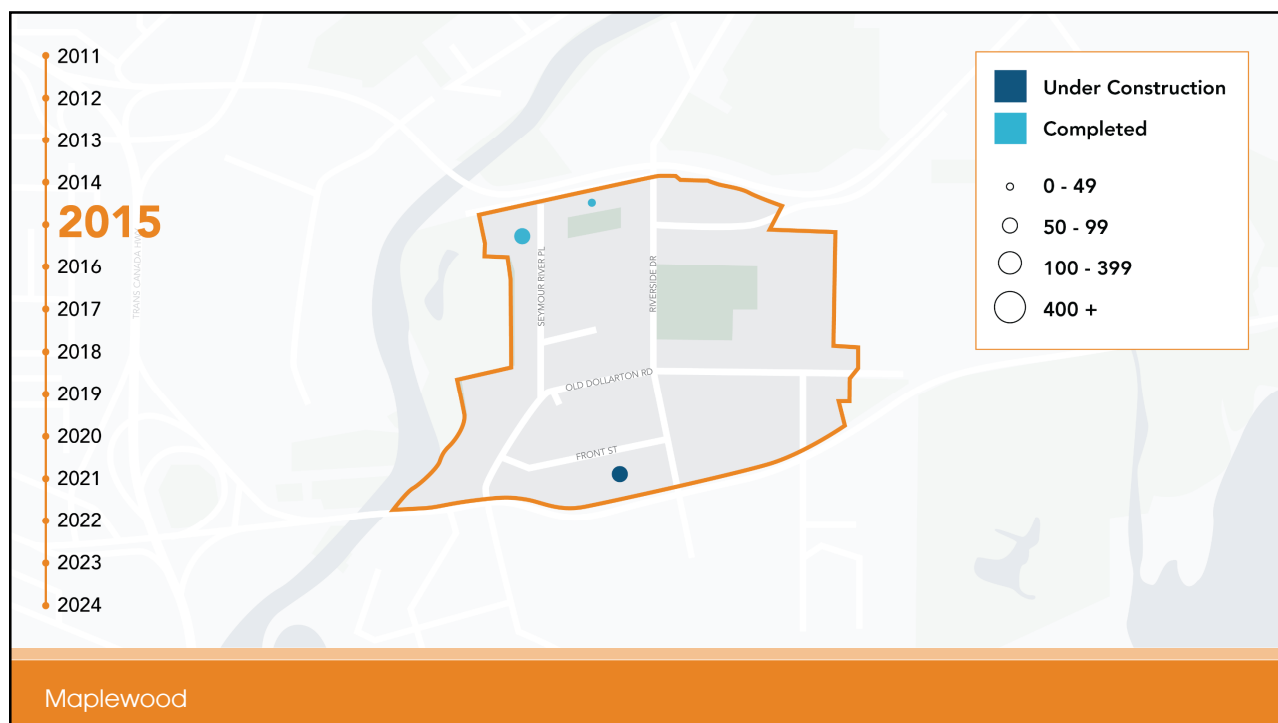
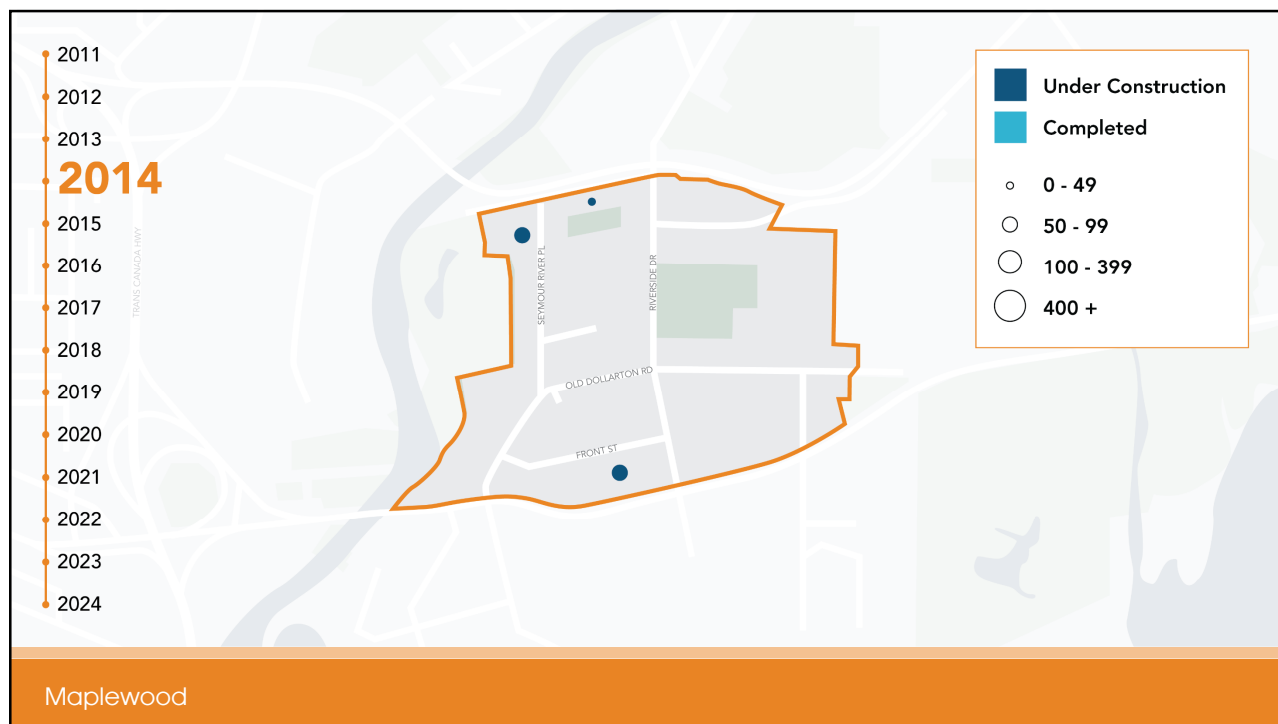


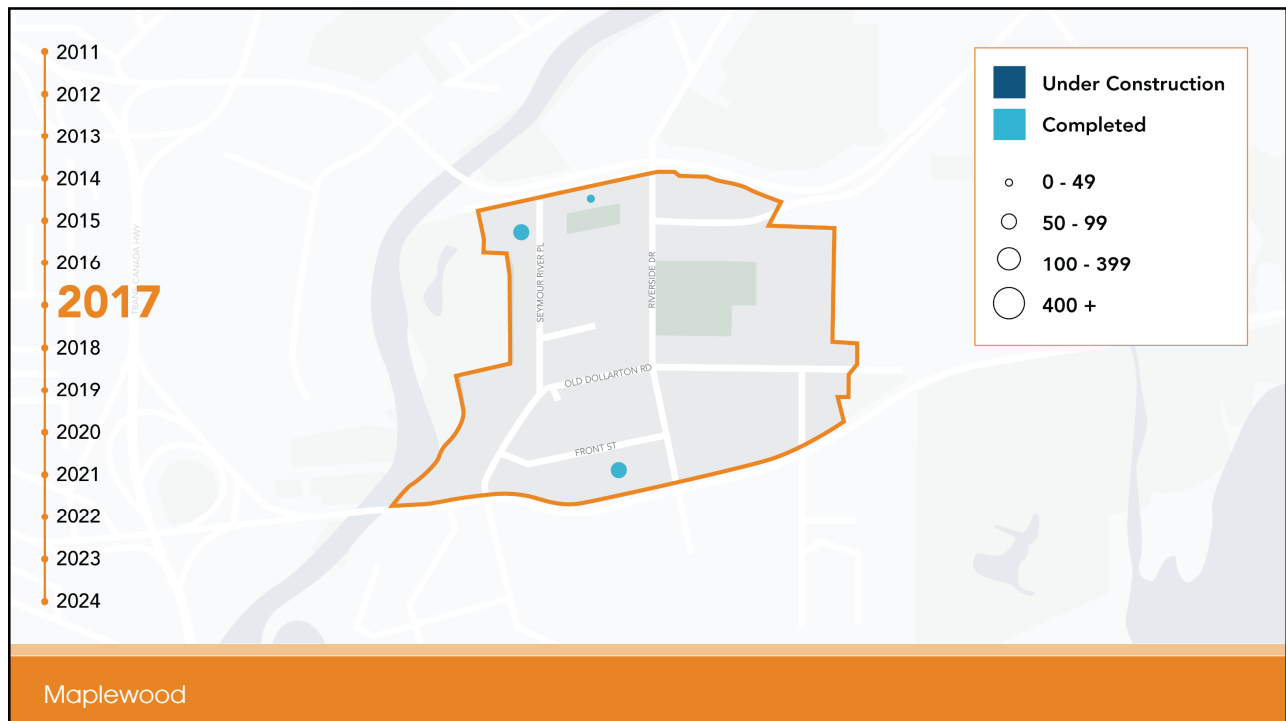
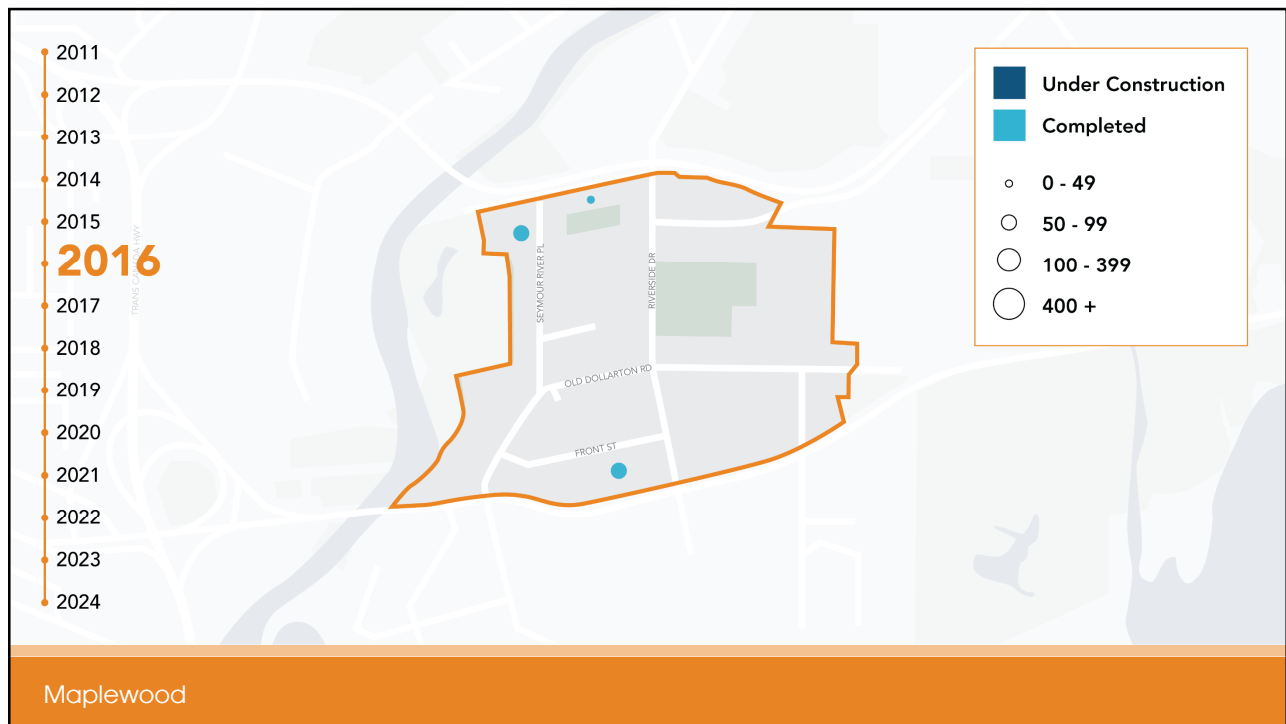


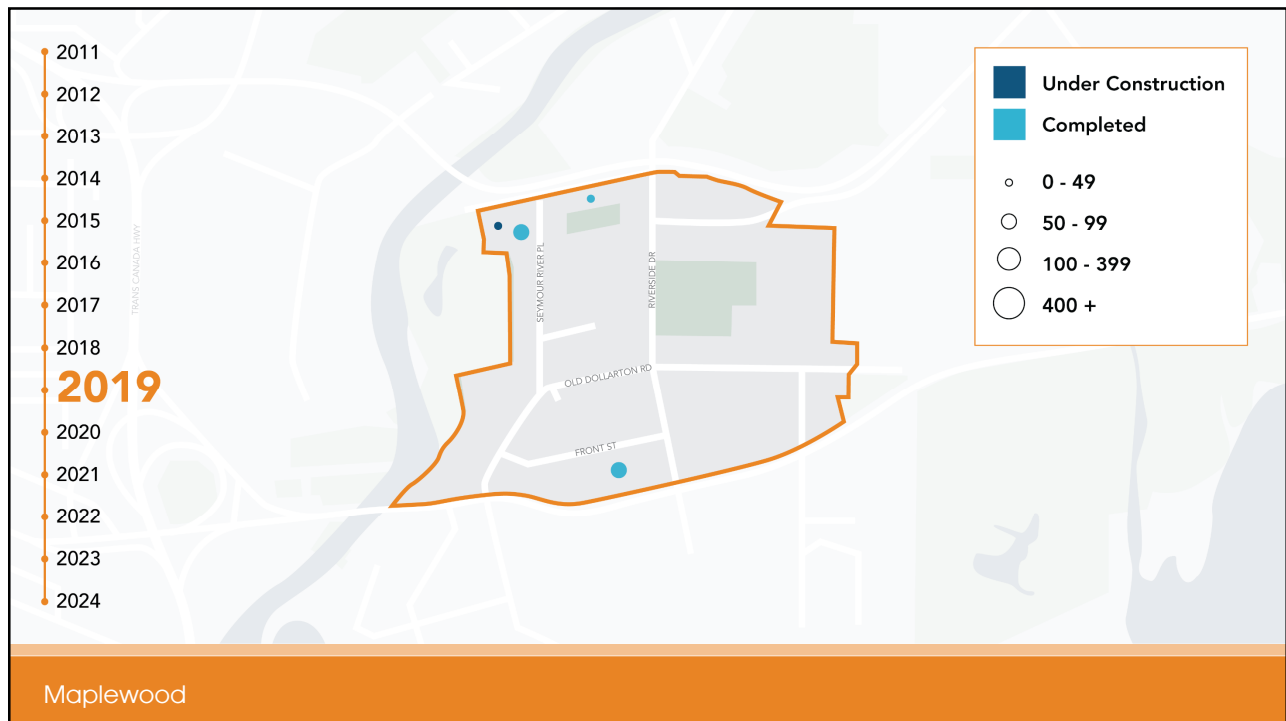
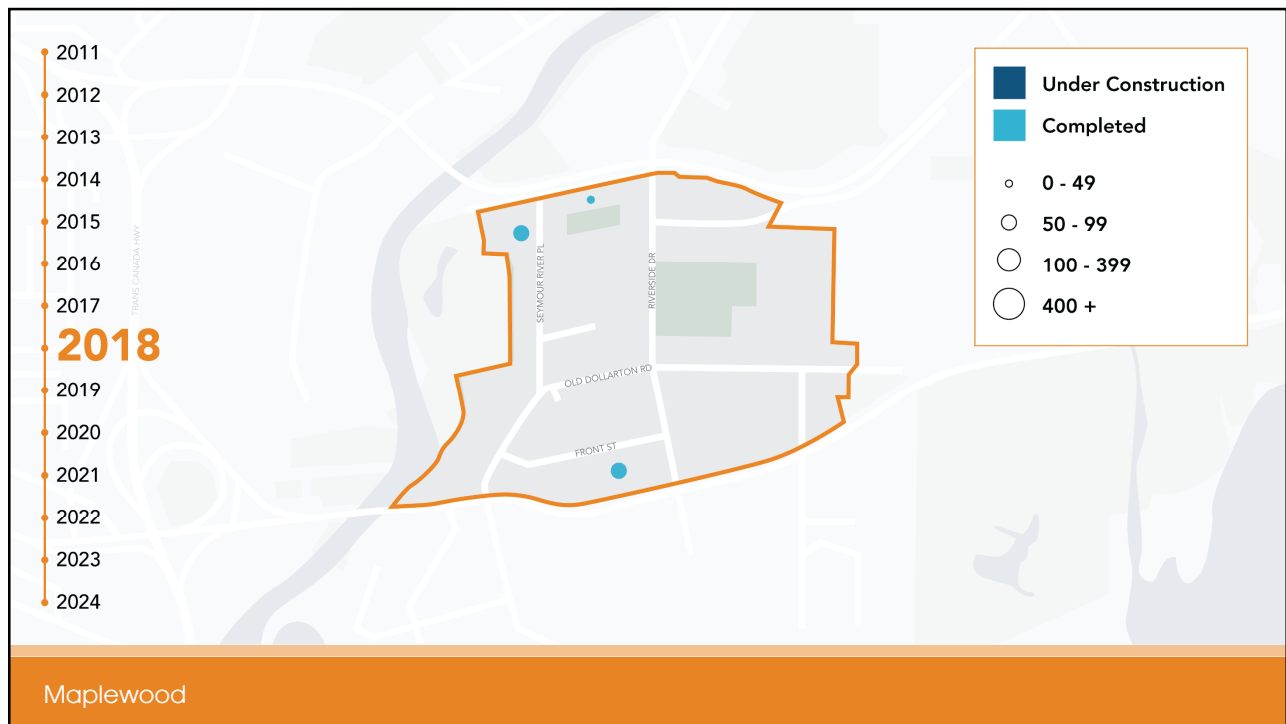
# Maplewood Pace of Development

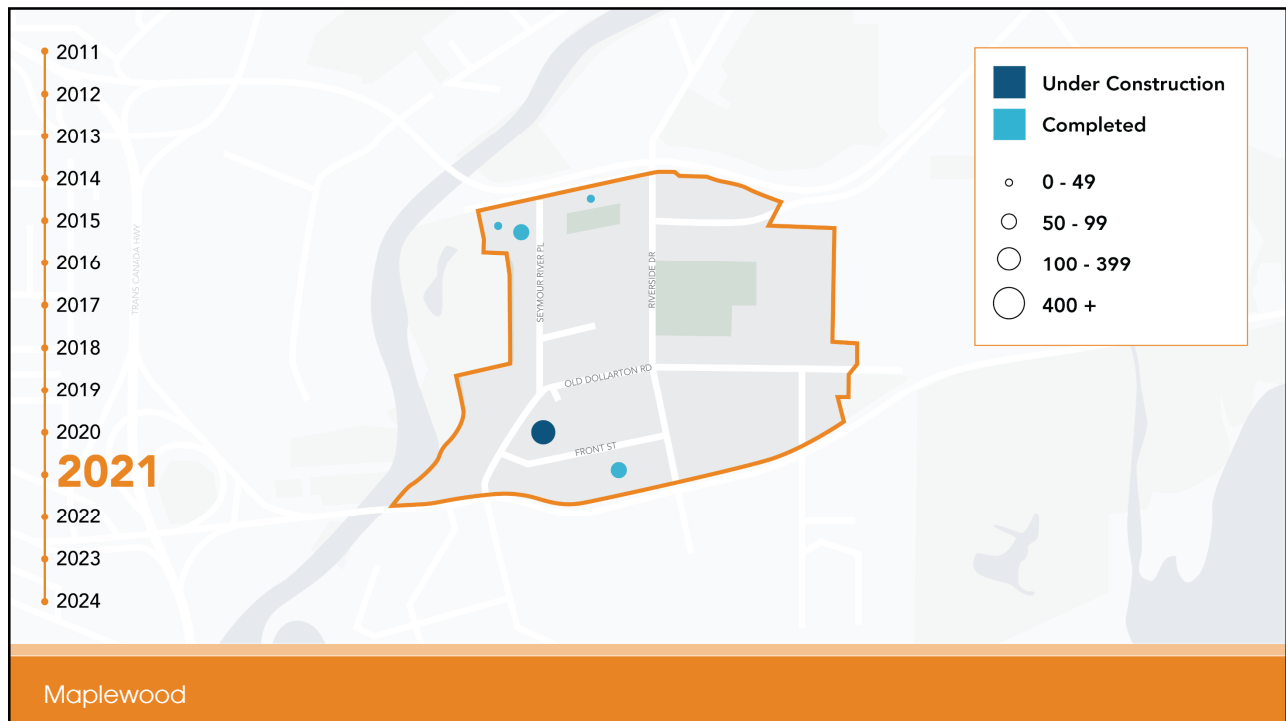
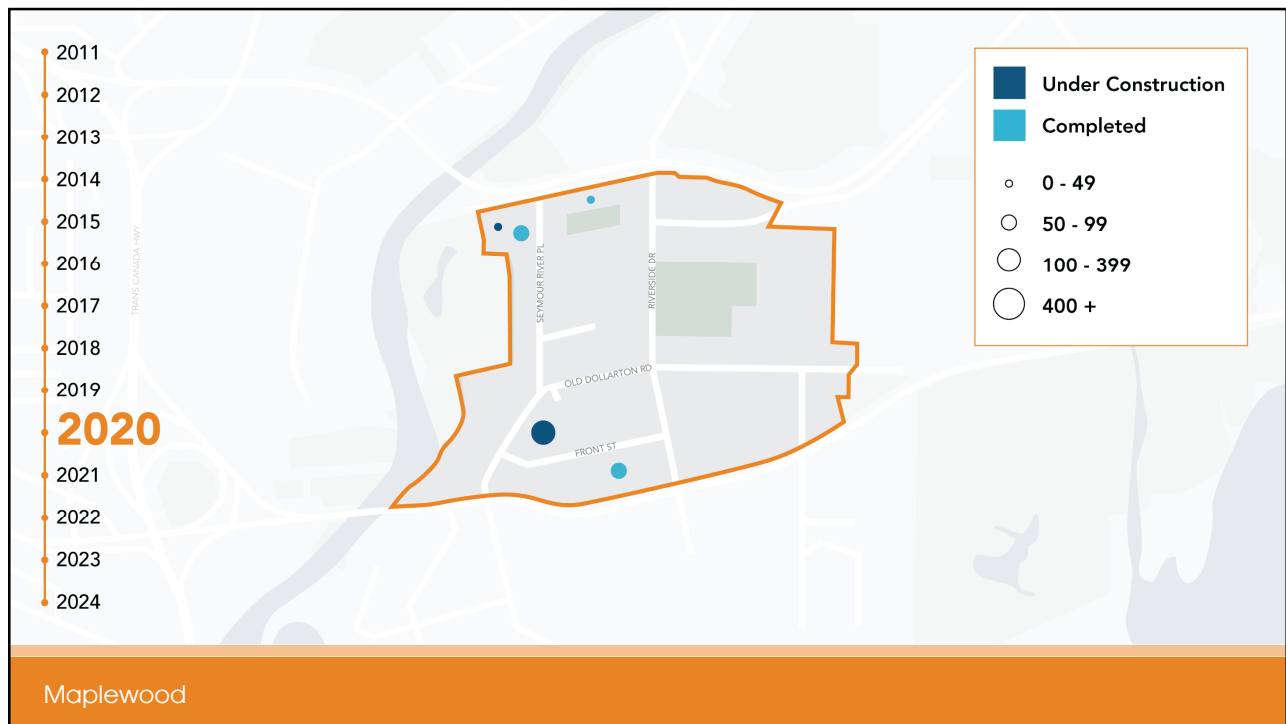


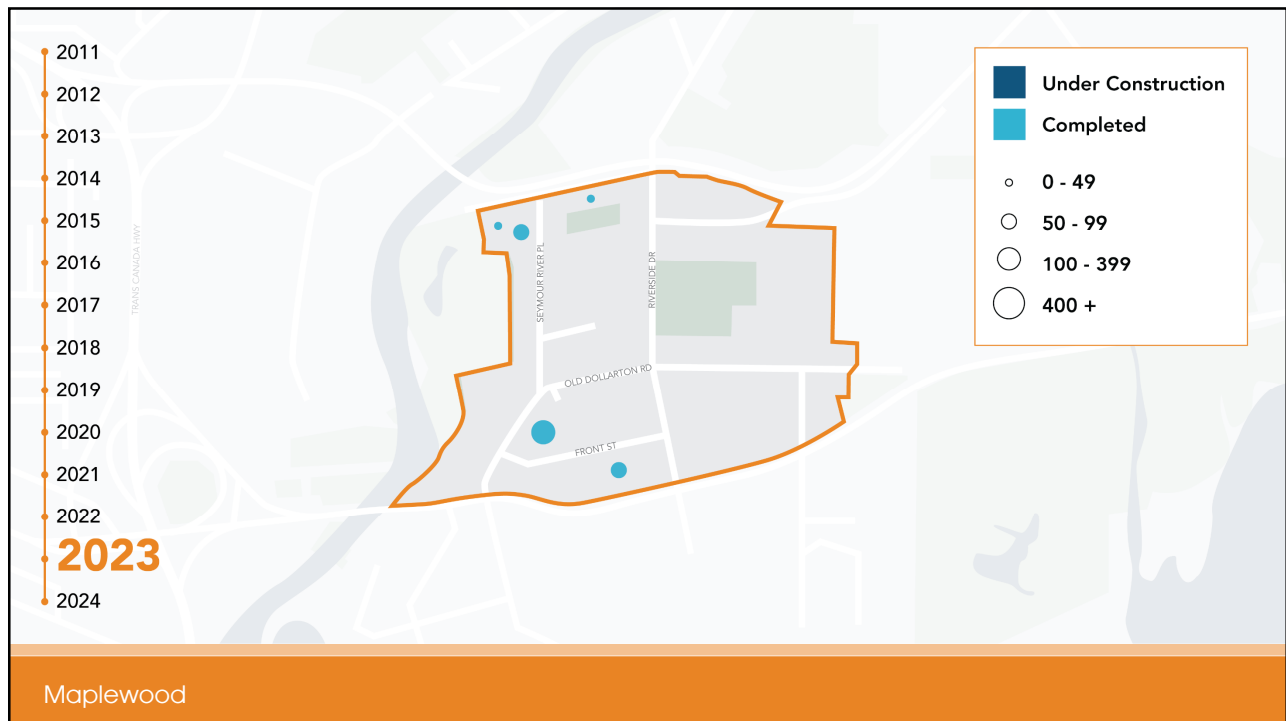
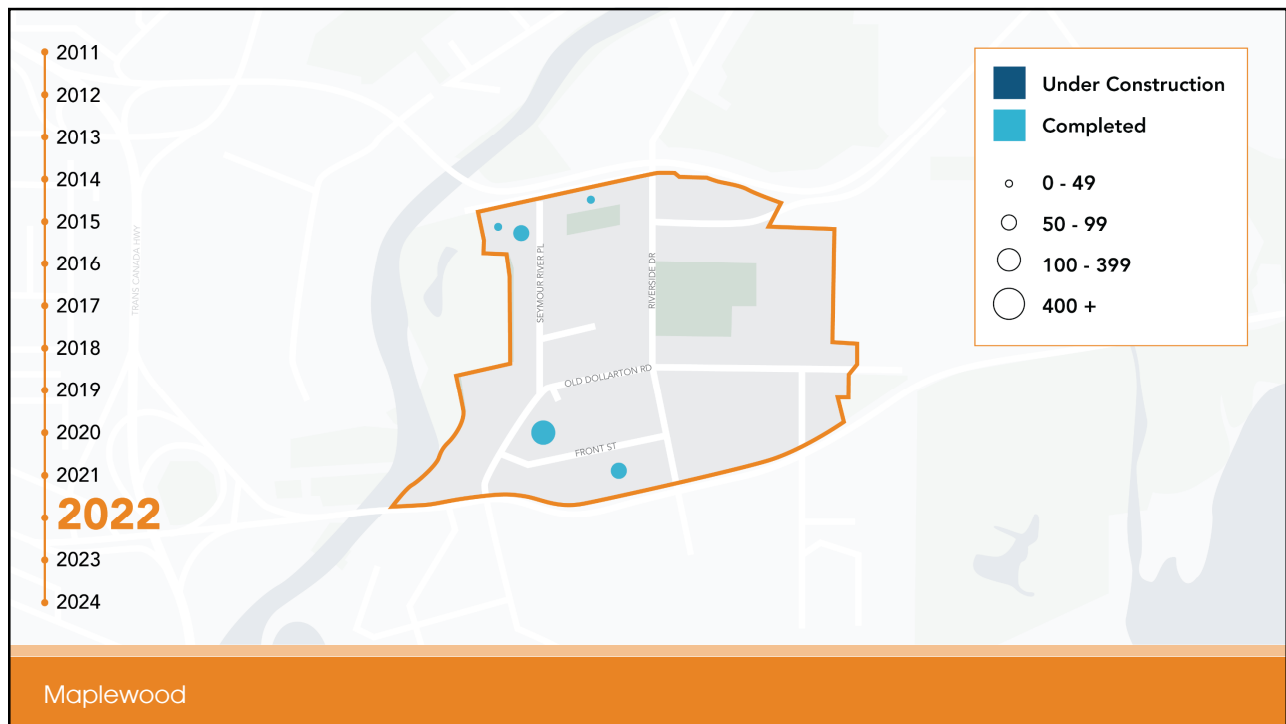


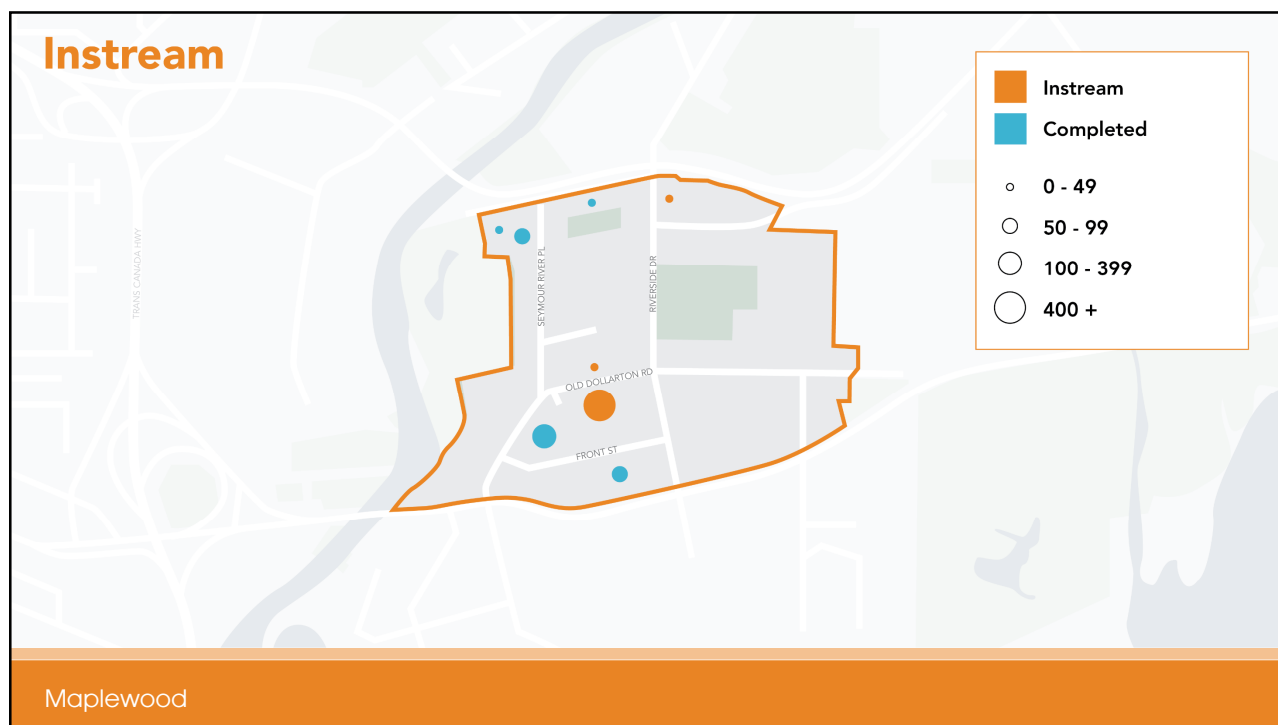
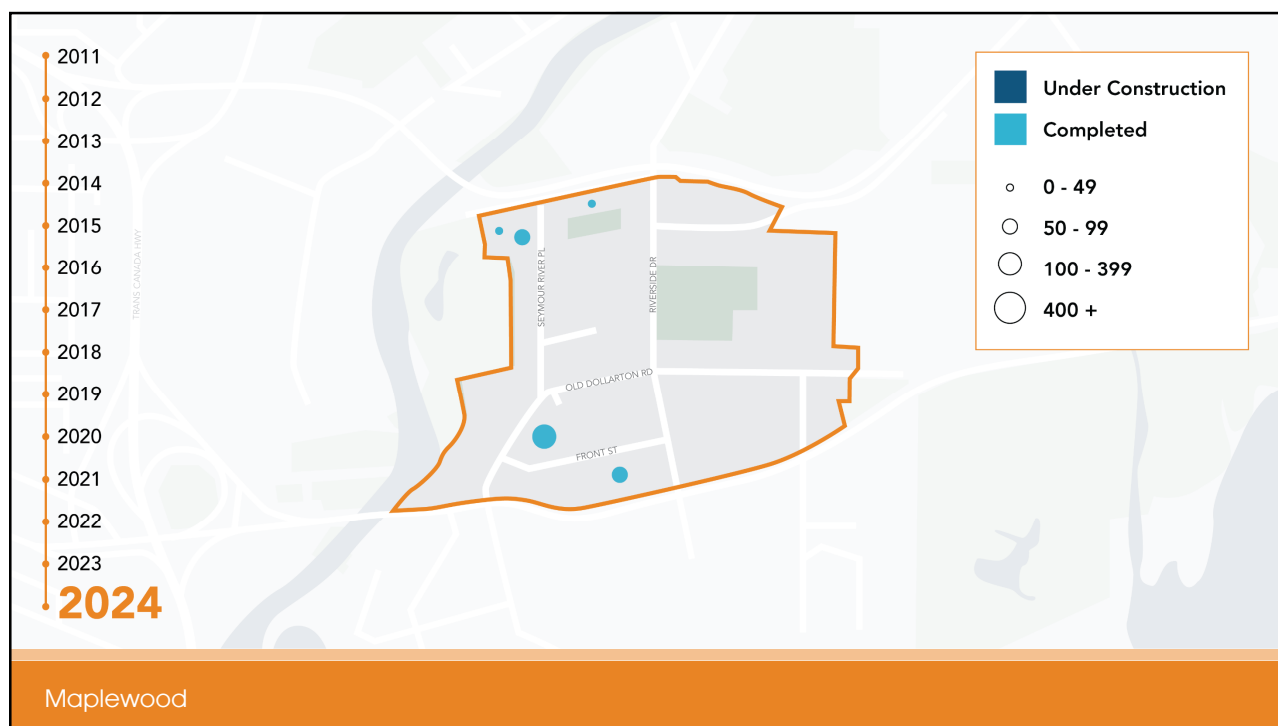




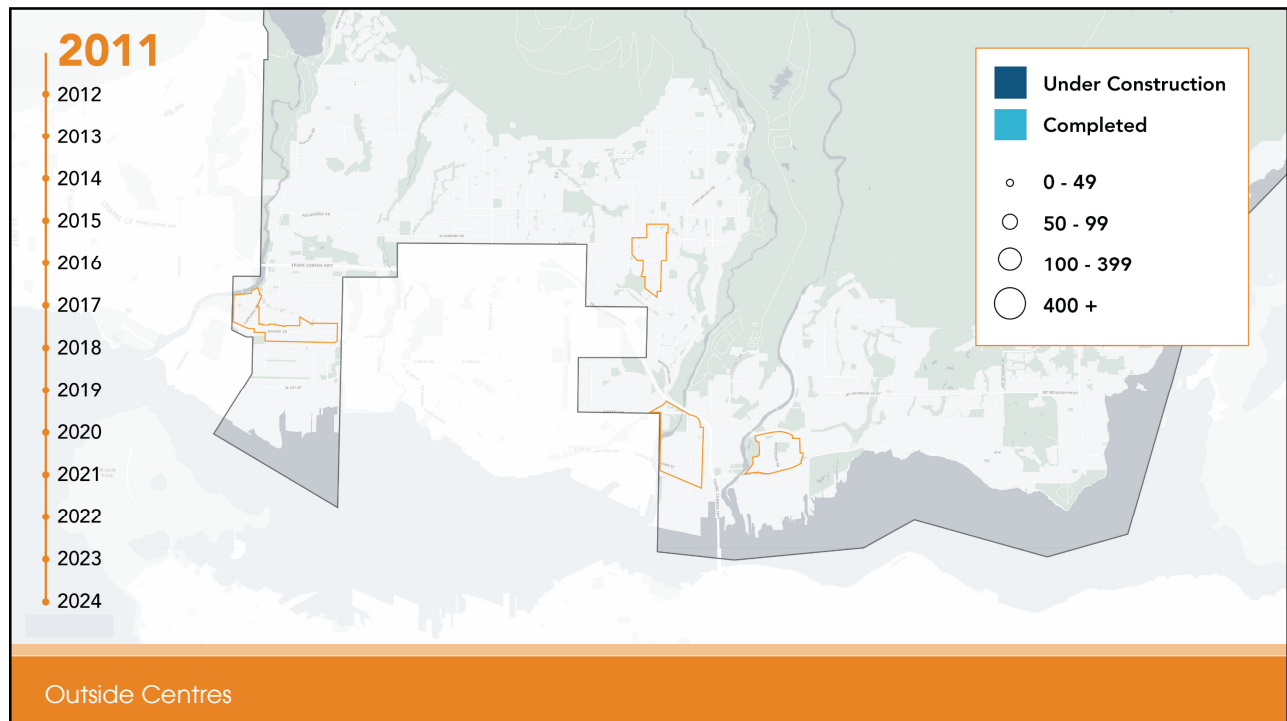


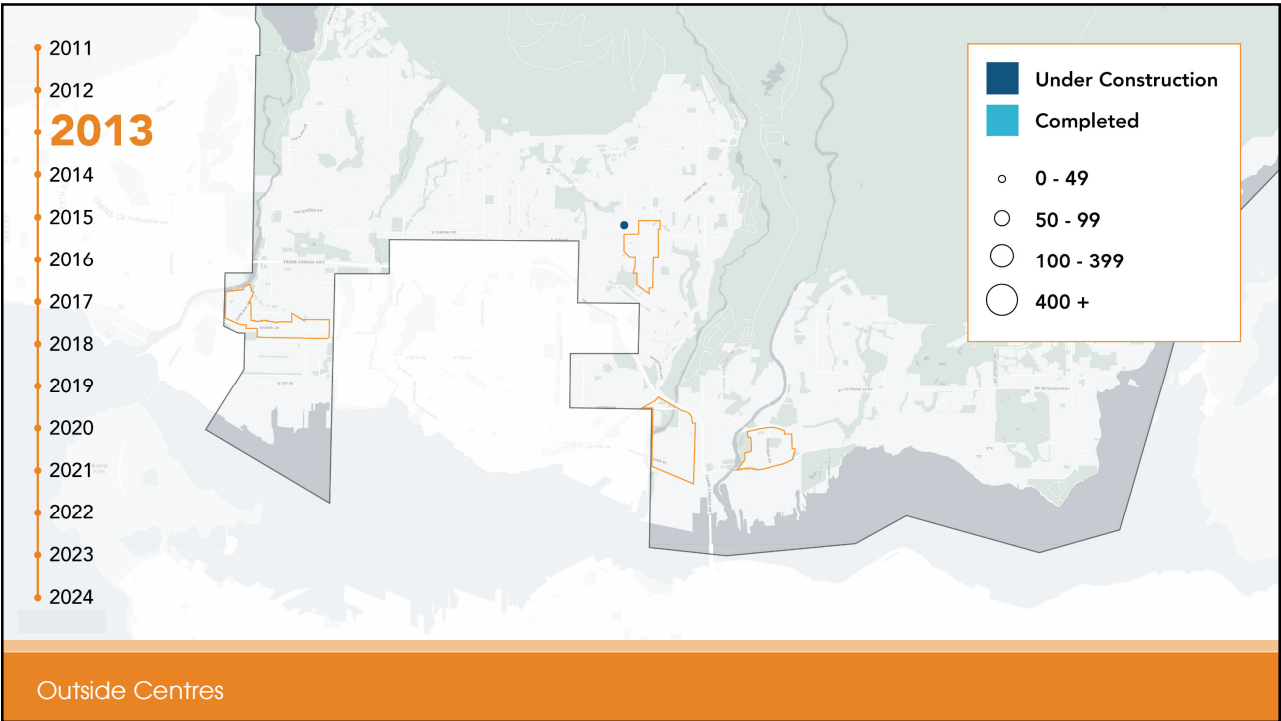
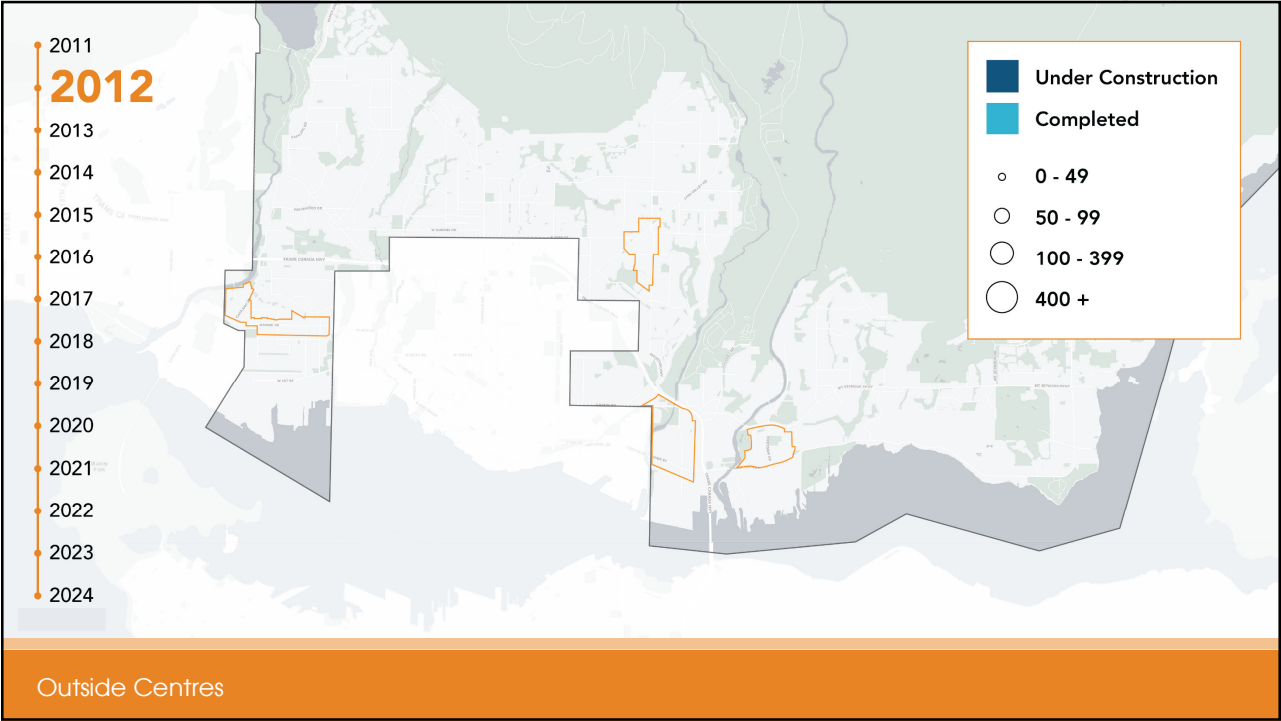


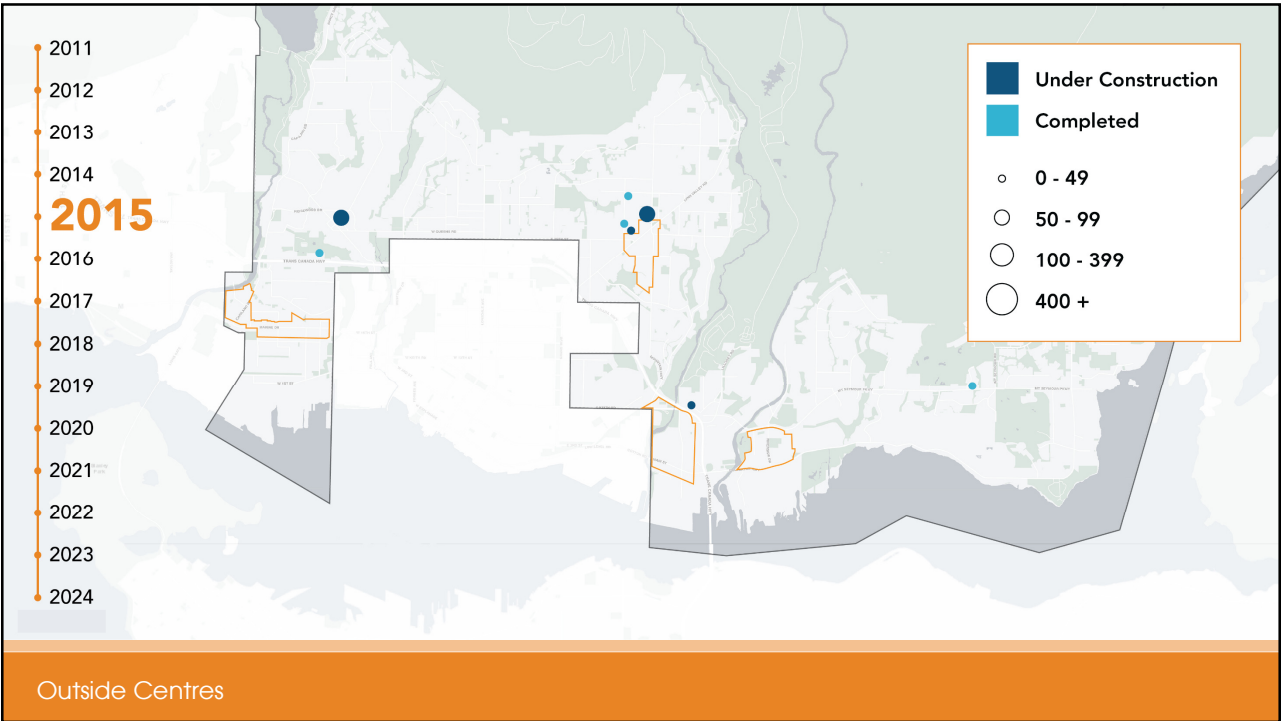
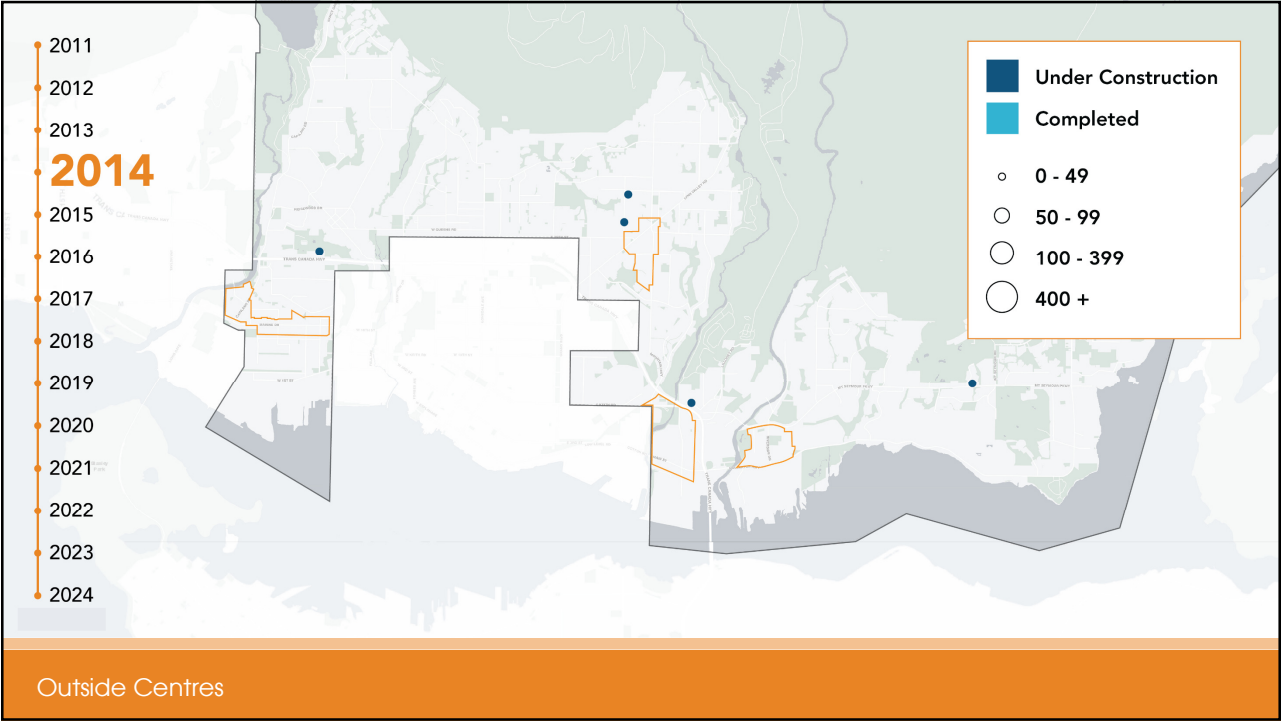


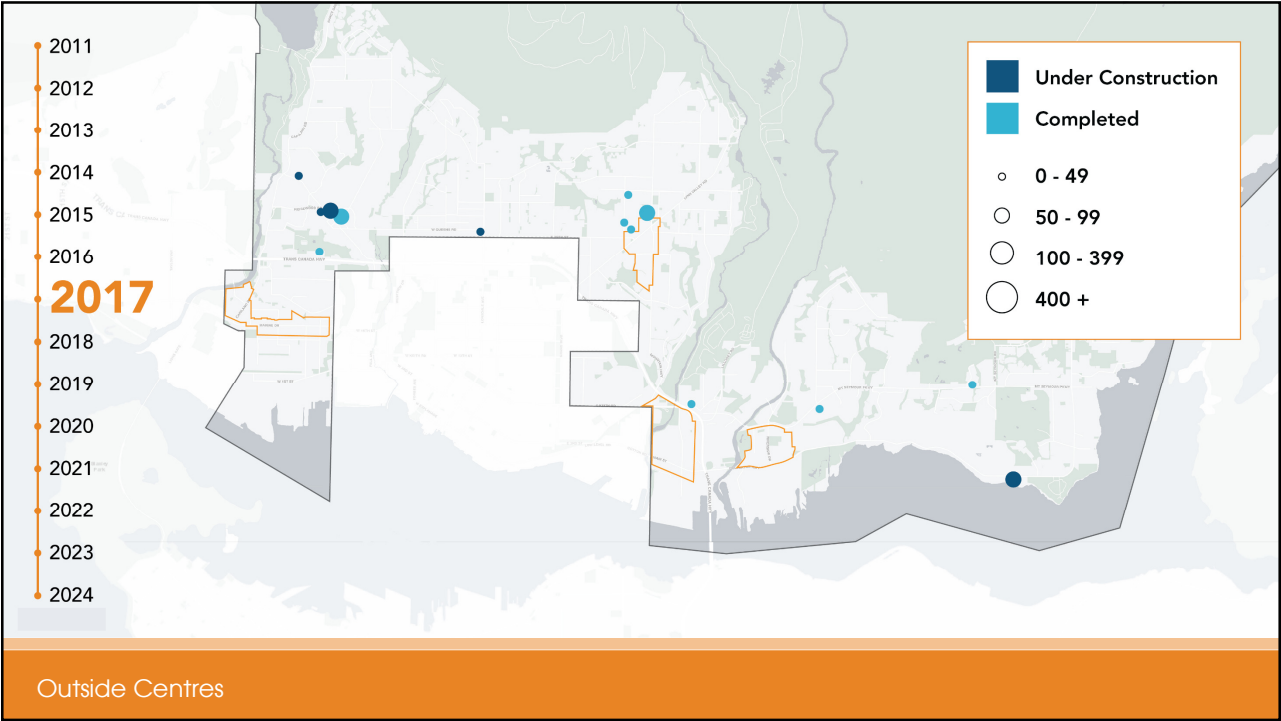
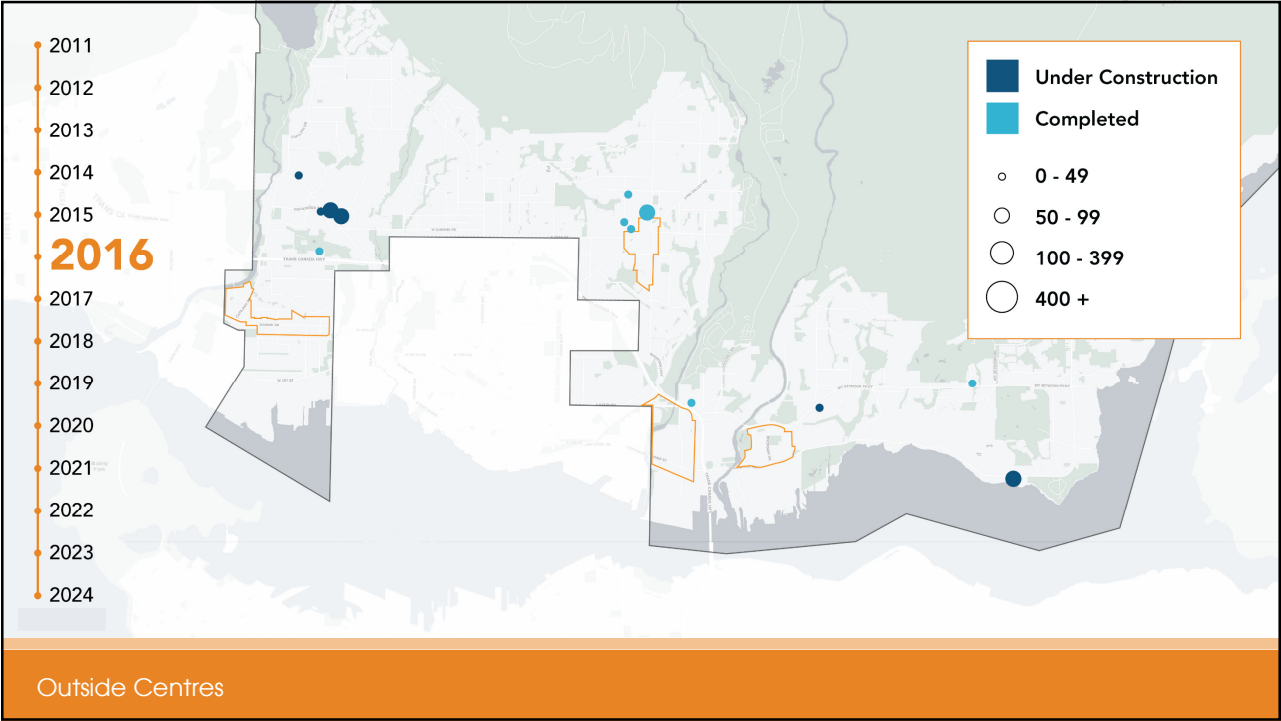


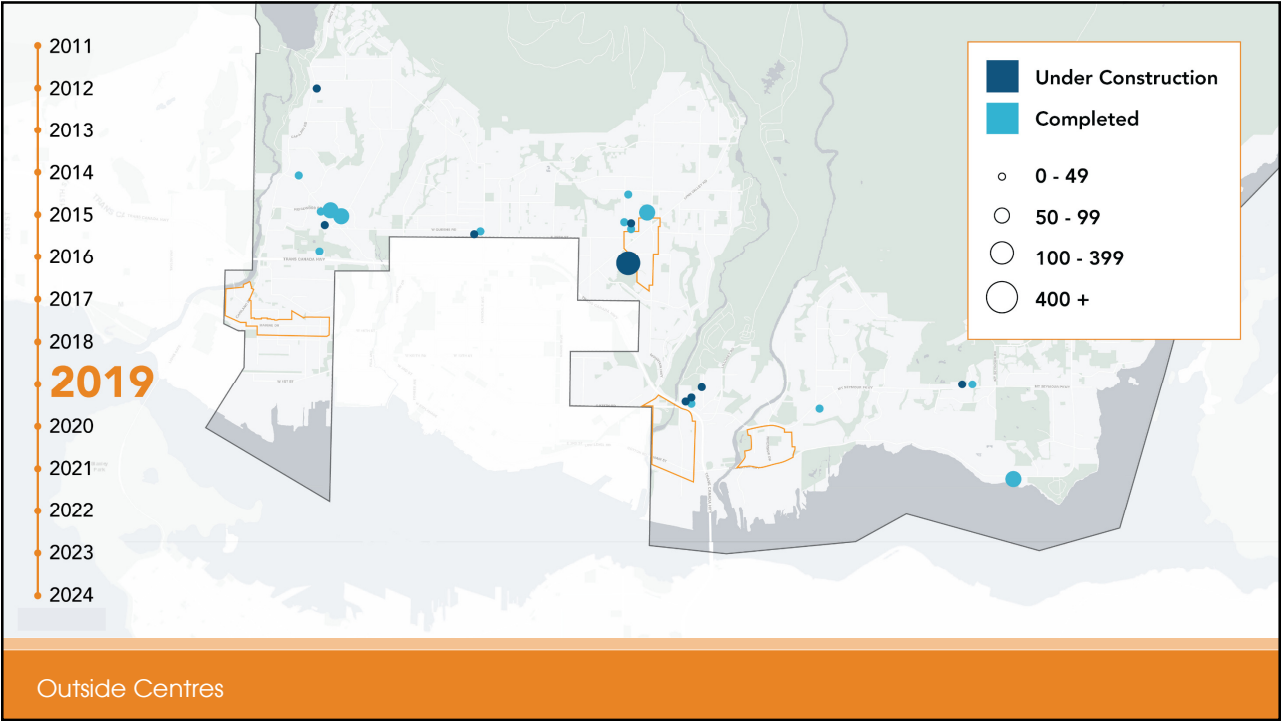
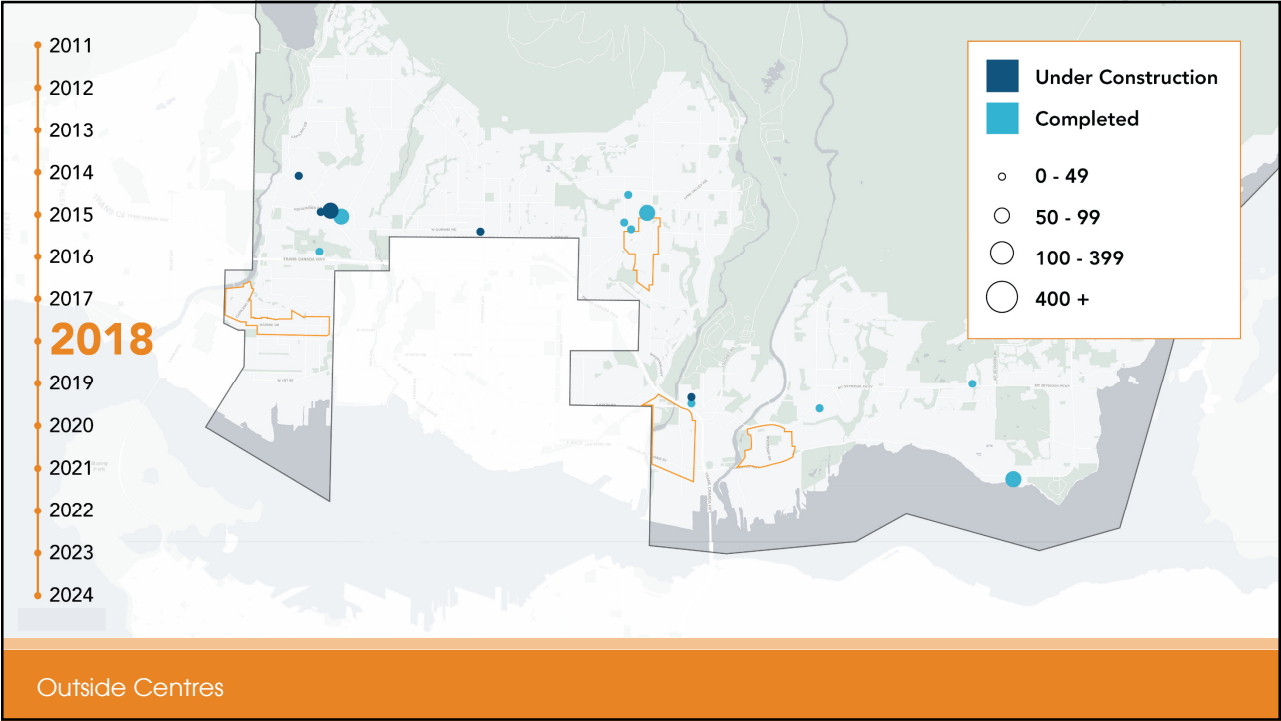
# Outside Centres Pace of Development

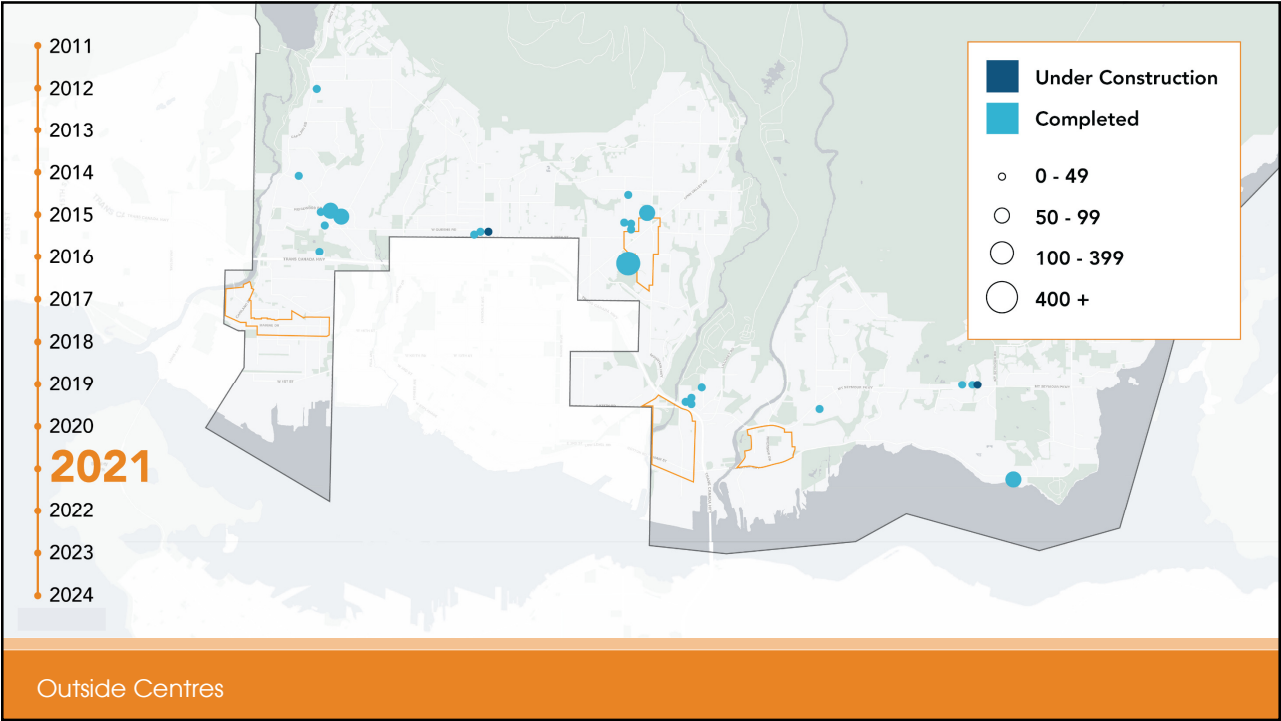
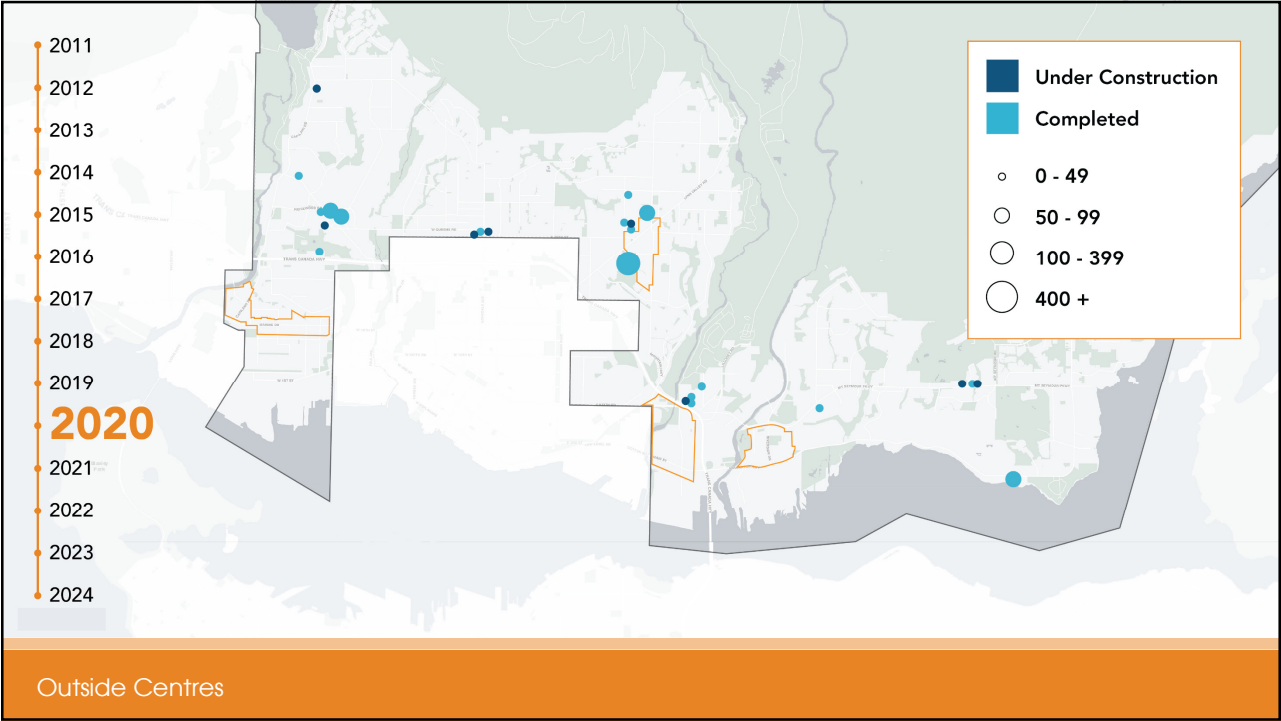


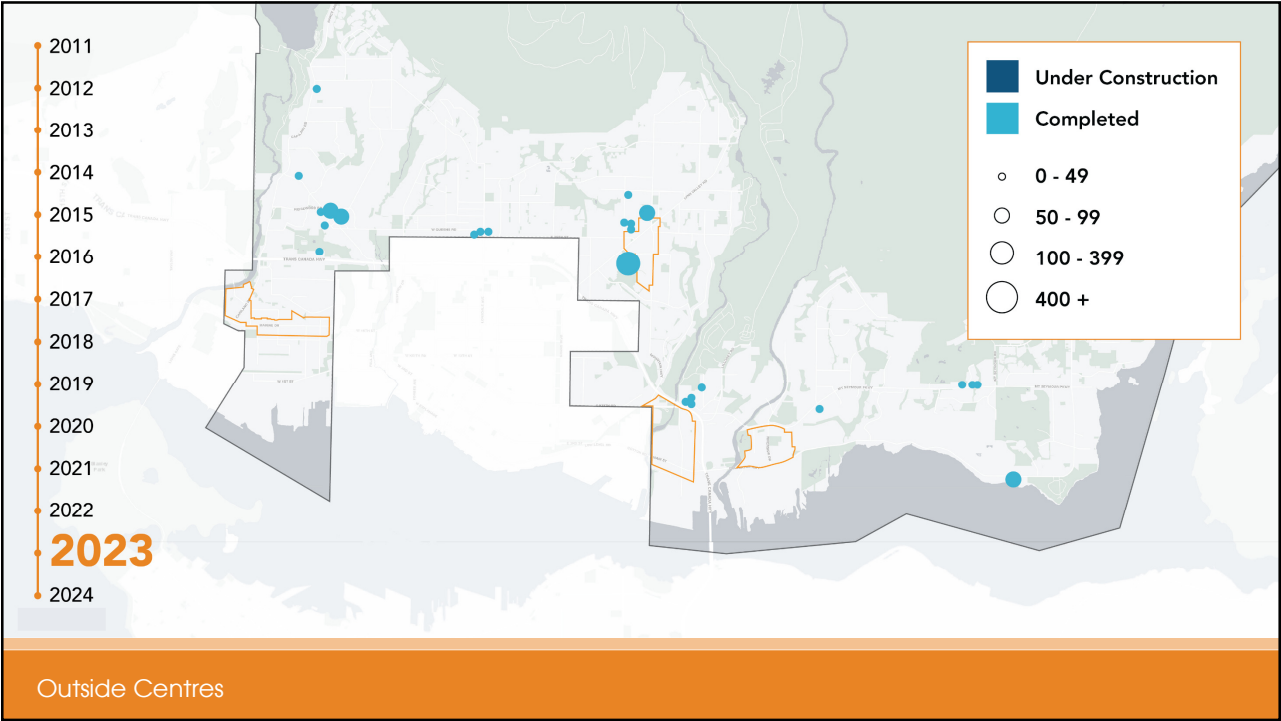
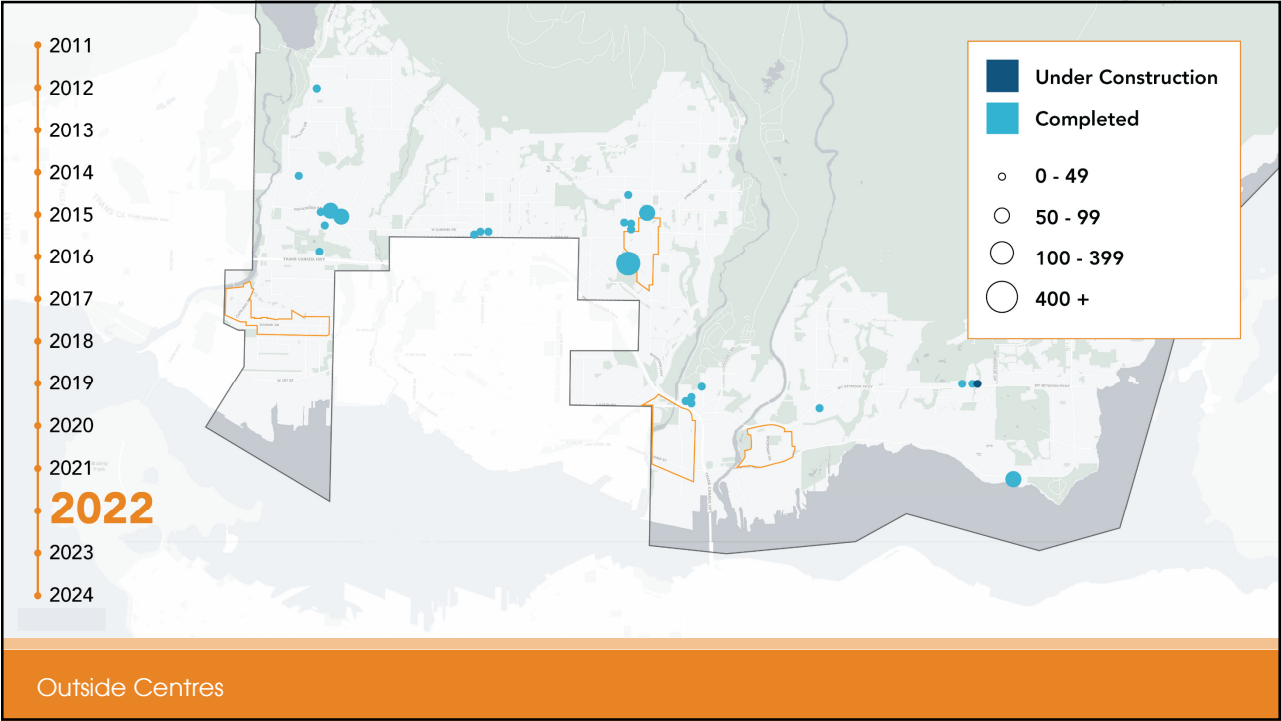


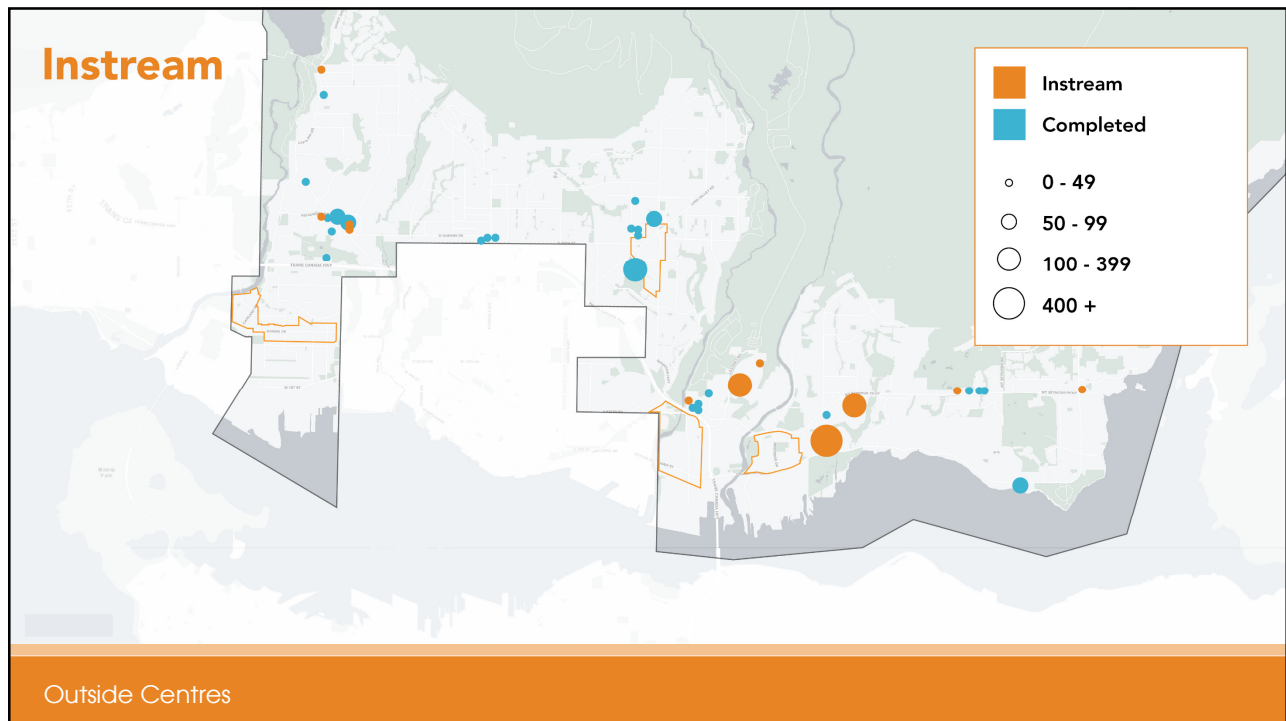
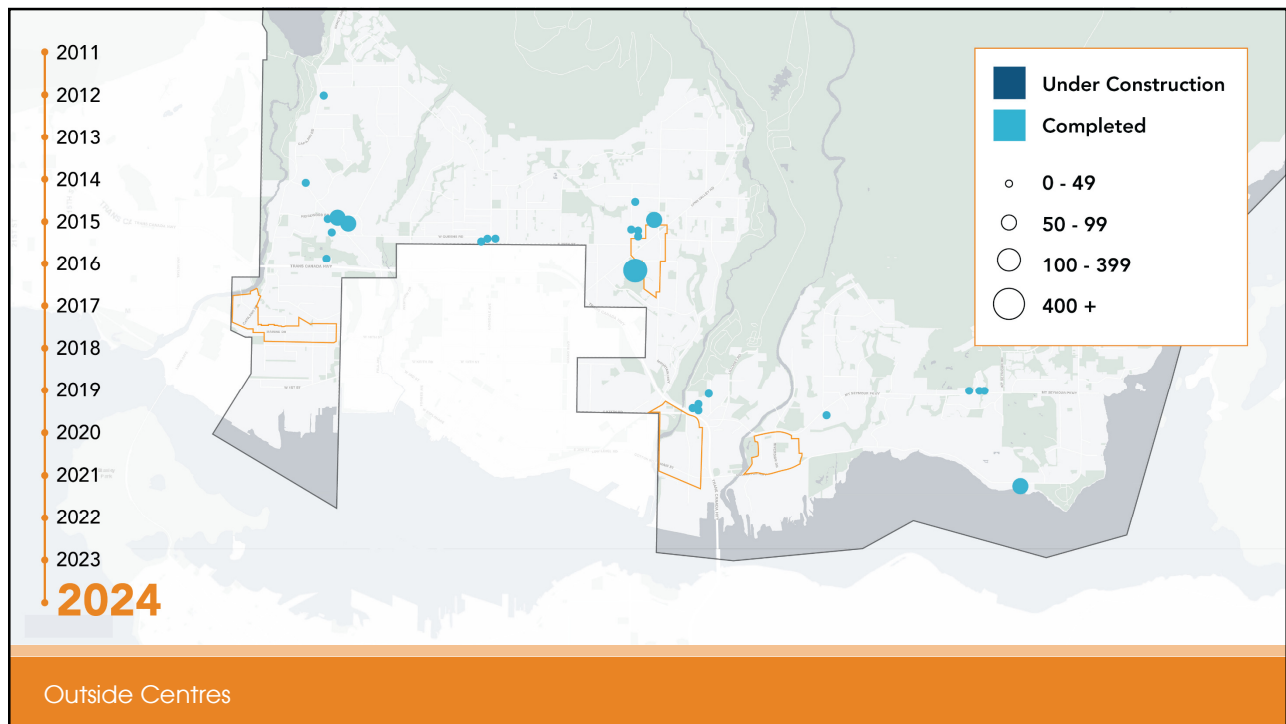




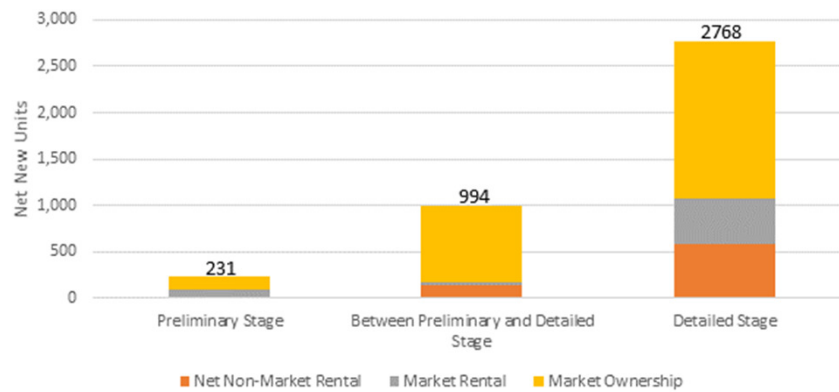








## Active Rezoning Applications (i.e. instream) Multi-Family Units



### Options for Active Rezoning Applications (i.e. instream):

- Consider proposals on their individual merits
- Focus on key town and village centres
- Focus on rental housing, affordable housing and care facilities
- Focus on proposals with significant transportation improvements

## **Attachment B: Chronology of Pace of Development Reports and Presentations**

This attachment provides a chronological overview of the pace of development reports and presentations to Council beginning with Council's endorsement of the Regional Growth Strategy and adoption of the Official Community Plan in 2011. The reports and presentations summarized below are found on the District's web page: District Council minutes, agendas and notices: <https://app.dnv.org/councilsearchnew/>

### **Regional Growth Strategy – March 2011**

On March 21, 2011, Council endorsed the new Regional Growth Strategy entitled Metro Vancouver 2040 – Shaping Our Future, which included collective goals: Compact Growth Management; Sustainable Economy; Natural Environment & Climate Change; Complete Communities; and Transportation Choice. As a member municipality, the District's OCP and approach to growth management aligns with the Metro Region which is expected to accommodate an additional 1 million people and 500,000 jobs by 2040.

Please see item number 8.2 (page 43) in the March 21, 2011 agenda:

<https://app.dnv.org/OpenDocument/Default.aspx?docNum=1592661>

### **Official Community Plan (OCP) Adoption – June 2011**

After two years of intense, creative dialogue and input, the District Council adopted an Official Community Plan (OCP) on June 20, 2011. The OCP included an estimated of 10,000 net new residential units (500 units/year) and 20,000 new residents (1,000 people/yr.) between 2011 and 2030. The OCP also called for growth to be focused (75% to 90%) in the four key centres (Lions Gate, Lynn Valley, Lynn Creek and Maplewood), and housing diversity to increase with new multi-family development in town/village centres and modest infill in existing single-family neighbourhoods. The OCP includes direction for plan monitoring (Sec. 12.2) and plan implementation (Sec. 12.3). Please see item number 8.2 (page 5) in the June 20, 2011 agenda: <https://app.dnv.org/OpenDocument/Default.aspx?docNum=1649188>

### **OCP Implementation Committee – April 2012 to February 2014**

In April 2012, an OCP Implementation Committee was created to encourage meaningful community engagement in the implementation of the OCP and to provide comment to staff on the direction of the implementation plans to ensure they support the community's vision as expressed in the OCP. The committee's focus included:

- Community engagement
- Reviewing implementation plans, and other related plans, to ensure consistency with the OCP, and
- Comment on a monitoring program to measure progress on OCP targets

### **OCP Implementation Committee – February 2014 to December 2015**

In February of 2014, an updated Implementation Committee Terms of Reference was approved, while the mandate remained relatively consistent:

- Community engagement in OCP implementation
- Consistency of implementation planning with the OCP vision
- Monitoring program to measure progress on OCP targets

A Monitoring Working Group subcommittee was formed in July 2014, with a mandate to:

- Establish OCP performance indicators
- Track progress towards OCP goals and objectives

To view the Terms of Reference please click:

<https://www.dnv.org/sites/default/files/edocs/OCP-Implementation-terms-reference.pdf>

The OCP Implementation Committee and staff presented the results of their work to Council during two workshops (October 26, 2015, and December 14, 2015), and the Committee's mandate ended on December 31, 2015. Key finding of the Committee included:

- Relatively short time lapse since adoption
- Slow incremental change heading in the right direction towards OCP implementation
- Value in establishing targets/trends, indicators and baseline measures
- Background planning and ongoing implementation work as important foundation
- Stay the course, results become more meaningful over time
- Useful tool for the community and Council

On March 7, 2016, District staff provided Council with a comprehensive report in response to the committee's work. Please see item number 9.2 (page 37) in the March 7, 2016 agenda:

<https://app.dnv.org/OpenDocument/Default.aspx?docNum=2827978>

#### **Pace of Development Update - January 2015**

While the OCP Implementation Committee's work was ongoing, Staff provided Council with a pace of development update on January 20, 2015. At that time, staff predicted that 2,752 new units would be built in the District by the end of 2019, and a total of 4,674 new units would be built by the end of 2024. Furthermore, the witnessed pace of approximately 370 new residential units built per year was less than the OCP estimate of 500 net new residential units per year between 2011 – 2030. The age of single-family homes was also highlighted as a potential cause of future increases in the rate of single-family house renewal. Key observations:

- Approved development not outpacing the OCP estimates
- Building for local needs and occupants
- On track for a balanced market
- Regionally, the District was not taking a large share of growth
- Plan directions remained valid:
  - Network of centres
  - Minimize change to single-family neighbourhoods
  - Producing needed housing to support a vibrant economy
  - Manage OCP and construction impacts
  - Focus on relieving HWY 1

To view the presentation click:

<https://app.dnv.org/OpenDocument/Default.aspx?docNum=2607542>

#### **Pace of Development (Town Centre) Update - February 2016**

On February 1, 2016, staff provided Council with an overview of progress achieved towards Council's vision, principles and goals for the growth centres including an update on the number of permit approvals and an overview of in-stream applications. The analysis

indicated that the pace of development continued to lag behind the anticipated demand from the OCP (500 net new residential units per year); however the forecast also indicated that pace would quicken over the subsequent years. Staff estimated that approximately 3,000 units could be constructed between 2011 and 2019, and approximately 6,000 total units constructed by 2022, if Council approved all of the applications under review at that time.

To view presentation click:

<https://app.dnv.org/OpenDocument/Default.aspx?docNum=2807594>

### **Pace of Development (Town Centre) Update – July 2016**

On July 18, 2016, staff provided Council with an update on year-to-date permit and land use application activity. To view presentation click:

<https://app.dnv.org/OpenDocument/Default.aspx?docNum=2942437>

### **Metro Vancouver Regional Affordable Housing Strategy – November 2016**

After considering a draft strategy in December 2015, Council endorsed the Metro Vancouver Regional Affordable Housing Strategy on November 21, 2016, which includes the following goals:

- Expand the supply and diversity of housing to meet a variety of needs
- Preserve and expand the rental housing supply
- Meet housing demand estimates for low and moderate income earners
- Increase the rental housing supply along the Frequent Transit Network
- End homelessness in the region

Please see item number 9.5 (page 137) from the November 21, 2016 agenda:

<https://app.dnv.org/OpenDocument/Default.aspx?docNum=3046579>

### **District of North Vancouver Rental and Affordable Housing Strategy – November 2016**

After a series of workshops in 2015 and 2016, Council approved the Rental and Affordable Housing Strategy on November 28, 2016. The strategy is focused on the needs of low and moderate income households including families, young adults and students, seniors, persons with disabilities, and vulnerable persons at risk of homelessness. The strategy includes an estimated 10-yr demand of 600 to 1,000 affordable rental units (2016 – 2026) and the following goals:

- 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
- Enable the replacement of existing rental housing with conditions
- Minimize impacts to tenants
- Partner with other agencies to help deliver affordable housing.

Please see item number 9.6 (page 235) from the November 28, 2016 agenda:

<https://app.dnv.org/OpenDocument/Default.aspx?docNum=3056928>

### **Review of the Official Community Plan Implementation – November 2016**

On November 29, 2016, Council directed staff to complete a high-level review of the OCP implementation in consideration of emerging issues and their impact on progress towards the OCP goals, and report back in early 2017.

Please see item number 3.1 (page 13) in the November 29, 2016 workshop agenda:  
<https://app.dnv.org/OpenDocument/Default.aspx?docNum=3056009>

### **Progress Towards 2030: OCP Implementation Review – April and May 2017**

In response to Council's direction in November 2016, staff presented a report on April 18<sup>th</sup>, 24<sup>th</sup>, and May 2<sup>nd</sup> 2017 which included the results of the high-level review on progress towards implementing the OCP from the years 2011 to 2016. The results of a New Multi-Family Residential Survey were also presented. Some key findings:

- A combined 92% of new multi-family survey respondents indicated their previous home location was the North Shore (54%) or in other parts of Metro Vancouver (38%)
- 46% of new multi-family survey respondents were in the “missing generation” (20 - 40 years of age)
- Consistent with the OCP target, about 76% of the net-new residential unit growth was focused in the four key centres
- 86% of the net-new residential unit growth was close to existing or future Frequent Transit Network.
- Regional and sub-regional growth outpaced the District's growth (1.8% for the DNV, 3.4% for the North Shore, and 6.5% for Metro Vancouver between 2011 and 2016)
- Since 2011 the District maintained or exceeded the target ratio of 3.6 Ha of community and neighbourhood park per 1,000 residents.
- Housing diversity and choice is increasing with the vast majority (98%) of net-new residential units being multi-family (e.g. apartments and townhouses)
- Single-family home renewal was likely to increase over time as the bulk (61%) of the existing supply was nearing 40 to 70 years old.

Please see presentation from April 18, 2017:

<https://app.dnv.org/OpenDocument/Default.aspx?docNum=3184623>

Please see item number 3.1 (page 7) from April 24, 2017:

<https://app.dnv.org/OpenDocument/Default.aspx?docNum=3184947>

Please see presentation from May 2, 2017:

<https://app.dnv.org/OpenDocument/Default.aspx?docNum=3197900>

### **OCP Implementation Monitoring Committee – May 2017 to October 2018**

Council debated the need for a new committee on May 9<sup>th</sup>, 2017, and a Terms of Reference for this new committee was approved by Council on May 29, 2017, and amended on June 19, 2017. The purpose of the Committee was to encourage meaningful community engagement in the implementation of the OCP and to provide commentary and observations, as requested, on elements of OCP implementation, monitoring, and communications with the public. After their appointment on September 18, 2017, the committee developed a work plan and presented a series of reports to Council, with a final report on October 1, 2018. An executive summary of the Committee's final report is included with this report as Attachment C.

Please see presentation from May 9, 2017:

<https://app.dnv.org/OpenDocument/Default.aspx?docNum=3203874>

Please see Terms of Reference, item number 9.8 (page 331) from the May 29, 2017 agenda:

<https://app.dnv.org/OpenDocument/Default.aspx?docNum=3218400>

Please see final report, item 9.1 (page 29) from the October 1, 2018 agenda:  
<https://app.dnv.org/OpenDocument/Default.aspx?docNum=3732389>

### **Housing Continuum – January 2018**

While the OCP Implementation Monitoring Committee's work was ongoing, Staff provided Council with an update on the Housing Continuum on January 23, 2018. The continuum provided a detailed breakdown of the anticipated market and non-market housing types to meet the future needs of District residents with four areas of focus:

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

Please see continuum here:

<https://app.dnv.org/OpenDocument/Default.aspx?docNum=3463495>

### **Rental and Affordable Housing Strategy Update – April 2018**

On April 17, 2018, staff provided Council with an update on the implementation of the District's Rental and Affordable Housing Strategy including progress towards the six goals of the strategy, and a description of the National Housing Strategy and Provincial: Homes for BC plan. Please see presentation here:

<https://app.dnv.org/OpenDocument/Default.aspx?docNum=3549643>

### **Information Report: Detailed Rezoning Applications Pending Council Consideration of First Reading – March and April 2018**

A list of in-stream rezoning applications was provided to Council in March of 2018. On April 9, 2018, Council requested a report on current and future development being considered for the year 2018.

Please see item number 9.2 (page 49) from the April 9, 2018 agenda:

<https://app.dnv.org/OpenDocument/Default.aspx?docNum=3535885>

### **Development Update (2011 – 2018) – June 2018**

In response to Council's request from April 9<sup>th</sup>, 2018, staff provided a detailed report on June 19, 2018, summarizing:

- Historical and anticipated net new housing units (both annual and cumulative estimates) for the whole community and each key centre.
- The gross number of units by housing type and number of bedrooms was also provided
- Updated Housing Continuum summarizing progress towards the estimated units described in the OCP (i.e. 10,000 net new units)
- Estimated construction values, and
- Estimated Community Amenity Contributions approved by Council from 2011 – 2018.
- The net new residential units built and occupied from 2011 to May 2018 was 1,530, while the total number of residential units that were presented to Council for the remainder of the 2014 – 2018 Council term totalled up to 6,540 units which could be built and occupied by 2030. Please note: Not all of these units were ultimately

considered by the former Council (e.g. Maplewood Innovation District was deferred to the new Council)

Please see item number 3.2 (page 19) from the June 19, 2018 agenda:

<https://app.dnv.org/OpenDocument/Default.aspx?docNum=3604911>

**Community Amenity and Housing Update – July 2018**

On July 17, 2018, staff presented the current state of affairs related to Community Amenity Contributions and housing that had been approved since 2011, and those pending Council consideration in 2018.

Please see presentation here:

<https://app.dnv.org/OpenDocument/Default.aspx?docNum=3642103>

**Multi-family Development Statistics – November 2018**

Development statistics were updated on the District's web-page:

<https://www.dnv.org/property-development/multi-family-development-statistics>

## Official Community Plan - Implementation Monitoring Committee

## Executive Summary

District of North Vancouver

October 2018

The OCP was published in 2011. The Council requested that the OCP IMC committee begin September 2017.

- We affirm the OCP as a living document that accurately reflects the vision and plans of the District of North Vancouver.
- We encourage our fellow citizens to recognize that we are in a *growing pains* stage of growth.
- The dynamics of the real estate market have distorted the implementation of the OCP. High density condominium development proposals have mushroomed and the DNV has not been as diligent as it needs to be to achieve the goals of the OCP in providing a variety of diverse housing opportunities.
- OCP implementation has had issues in Transportation with respect to Infrastructure for pedestrians, bicyclists and transit.
- The DNV needs to create more affordability and the most efficient and long term ways to do that are
  - Follow the OCP by opening up zoning so that more housing diversity is possible.
  - Motivating and requiring developers to build non-market and purpose built rental in perpetuity.
  - Recognizing that innovative ways of thinking are required to respond to new problems
- Transportation solutions follow density but need to be planned at the same time.
- The OCP goals to create concentrated town and village centres (and along transit corridors) with diverse housing help us solve issues of climate change, traffic and create more opportunities for people to live and work on the North Shore. This connection to minimizing environmental impact cannot be overstated.
- We recommend that any future OCP review committee use the OCP IMC Reports dated February 2018 and October 2018 as a starting place.

THIS PAGE LEFT BLANK INTENTIONALLY