

DISTRICT OF NORTH VANCOUVER COUNCIL WORKSHOP

Minutes of the Council Workshop for the District of North Vancouver held at 7:03 p.m. on Monday, February 11, 2019 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
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. R. Danyluk, Manager – Financial Planning
Mr. B. Dwyer, Manager – Development Services
Ms. L. Brick, Deputy Municipal Clerk
Ms. A. Reiher, Confidential Council Clerk
Ms. N. Letchford, Senior Community Planner

Also in

Attendance: Ms. Armin Amrolia, Associate Vice President, Development Strategies, BC Housing
Mr. Marcus Paterson, Development Manager, Development Strategies, BC Housing

With the consent of Council, Mayor LITTLE varied the agenda as follows:

3. REPORTS FROM COUNCIL OR STAFF

3.1. Housing Affordability Definitions: A Brief Overview and Scenarios File No. 16.6480.30/003.000

Ms. Armin Amrolia, BC Housing, presented on BC Housing programs for social housing funded by the Provincial Government. She commented on the unprecedented Provincial investment and funding options for affordable housing through the Building BC ten-year project, including:

- A Community Housing Fund to deliver 14,350 affordable rental homes with a budget of \$1.9 billion;
- The Indigenous Housing Fund of \$550 million to create 1,750 new units. To date, 1,100 units have been approved;
- A fund of \$734 million to build and operate 1,500 units for Women's Transition Housing; and,
- A Supportive Housing Fund of \$1.2 billion to create 2,500 new homes for the homeless.

Ms. Amrolia provided an overview of the Housing Hub, a division of BC Housing, that focuses on partnerships and assistance programs for middle-income households. She also discussed the Rental Assistance Program for low-income, working families.

Mr. Marcus Paterson, Development Manager, BC Housing, discussed housing projects which have benefited from the Community Housing Fund in the District, including:

- Sanford Housing Society located on Oxford Street which is a non-market family-oriented housing containing 90 units with underground parking and has a 60-year lease with the District; and,
- Kiwanis Lynn Woods located on Whitely Court which has received a grant of \$10.6 million for 106 units to house low to medium income seniors. He advised that District contributions for this site included the waiving of development cost charges, application fees and the Community Amenity Contribution (CAC).

In response to a question from Council, Ms. Amrolia advised that it is difficult to define affordability as this varies by location on the housing spectrum and region.

In response to a question from Council, Ms. Amrolia advised that BC Housing has constructed housing without residential parking when the project is located near transit.

In response to a question from Council, Mr. Paterson advised that the construction standard used by BC Housing to achieve sustainable and energy efficient housing projects is the *BC Energy Step Code* regulation.

1. ADOPTION OF THE AGENDA

1.1. February 11, 2019 Council Workshop Agenda

MOVED by Councillor FORBES

SECONDED by Councillor MURI

THAT the agenda for the February 11, 2019 Council Workshop is adopted as circulated.

CARRIED

2. ADOPTION OF MINUTES

2.1. January 14, 2019 Council Workshop

MOVED by Councillor CURREN

SECONDED by Councillor MURI

THAT the minutes of the January 14, 2019 Council Workshop meeting are adopted.

CARRIED

Councillor MURI left the meeting at this point in the proceedings. (7:34 p.m.)

Ms. Natasha Letchford, Senior Community Planner, provided an overview of housing affordability definitions and housing costs in North Vancouver District. She advised that the District defines housing as affordable if no more than 30% of a before-tax household income is spent on housing and that this description is consistent with the Canada Mortgage and Housing Corporation (CMHC) and BC Housing definitions.

Councillor MURI returned to the meeting at 7:36 p.m.

Ms. Letchford reported that the District of North Vancouver median household income is higher than the Metro Vancouver average. She commented on the need to provide affordable housing to ensure people could live and work in North Vancouver and not have to commute to North Vancouver for work. Ms. Letchford provided an overview of renter median incomes as compared to owner median incomes. The majority of rental households are spending more than 30% of their before tax household income on housing. Most owners are spending less than 30% of their income on housing. The vacancy rate has consistently remained below 2%, which is considered lower than what is required for a balanced rental market.

She reported that the District has a larger percentage of households earning greater than \$100,000 and a lower percentage of households earning less than \$70,000 as compared to the Metro Vancouver average. The time needed for saving a down payment in Vancouver has increased dramatically over the last few decades.

Ms. Letchford reported that according to CMHC statistics, there are 14,032 rental units in the District of North Vancouver. She provided four scenarios of families along various points of the housing continuum. She noted that the categories on the housing continuum cannot be addressed in isolation and that assisting one category may benefit families in other categories.

Councillor MURI left the meeting at 7:42 p.m. and returned at 7:43 p.m.

In response to a question from Council, staff advised that at the end of 2018 there was \$500,000 available in the affordable housing fund.

In response to a question from Council, staff advised that when a Community Amenity Contribution (CAC) is collected, there is a provision where part of the funds may contribute to affordable housing.

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

- Discussed the definition of affordable housing and transportation in connection to housing;
- Spoke about social housing and suggested that District land may be used to assist with the creation of this type of housing;
- Opined that District owned land should not be sold;
- Spoke about density bonus and requested data on what other municipalities are doing in regard to housing for the disabled;

- Commented on the median income and Tenant Relocation Policy and suggested that implementation of the policy should not be the responsibility of the developer;
- Commented about the role of Municipal government in partnership with Federal and provincial governments;
- Commented about prospective social housing developments on District land and the need to ensure that the housing is affordable and not simply 10% below market rental;
- Suggested that District single-family lots be sold to raise funds to create housing opportunities closer to transit centres;
- Commented about density bonus and CACs and the consensus of Council in terms of their use;
- Commented about the housing spectrum and types of housing available in the District and opined that there is a need to build purpose-built rentals and to provide further opportunities for market and non-market rental;
- Discussed the need to look at average regional incomes, rather than District only;
- Discussed the need to accommodate individuals who require social housing and suggested that District single-family lots may be a good option;
- Discussed CACs and that the funds should be allocated to resources that will not depreciate;
- Suggested changing legislation to allow for homeowners to sell their coach houses; and,
- Commented about market rental options such as incentivizing secondary suites and rental only zoning.

Public Input:

Ms. Stephani Baker, 7900 Block Enterprise Street:

- Commented about affordable housing strategies for Habitat for Humanity;
- Suggested that a housing target is beneficial and queried about community engagement; and,
- Commented about North Shore housing demographics, the homeless sectors and suggested that CAC's may be used to address housing issues.

Mr. Peter Teevan, 1900 Block Indian River Crescent:

- Commented on the Emery Place Public Hearing input comments;
- Spoke about the definition of subsidized housing and suggested that the terminology should be changed; and,
- Opined that the terminology used in bylaws is very important.

Mr. Juan M. Palacio, 200 Block West Kings Road:

- Commented on housing and affordability challenges for students.

Mr. Corrie Kost, 2800 Block Colwood Drive;

- Spoke about the median incomes required to purchase various types of housing;
- Suggested that a high percentage of families cannot afford to live in the District; and,

- Commented on the history of housing affordability in the District.

Mr. Lyle Craver, 4700 Block Hoskins Road:

- Commented about the housing continuum and suggested that row housing does not exist in the District;
- Opined that a definition of affordable housing should be adopted by Council;
- Commented about the definition of affordable housing; and,
- Commented on the difference between renters and potential home owners.

4. **ADJOURNMENT**

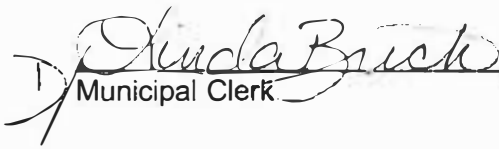
MOVED by Councillor MURI

SECONDED by Councillor FORBES

THAT the February 11, 2019 Council Workshop is adjourned.

CARRIED
(9:11 p.m.)

Mayor



Municipal Clerk