

# AGENDA

## *COUNCIL WORKSHOP*

**Monday, April 1, 2019**

**5:00 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



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## **COUNCIL WORKSHOP**

**5:00 p.m.  
Monday, April 1, 2019  
Committee Room, Municipal Hall,  
355 West Queens Road, North Vancouver**

### **AGENDA**

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

##### **1.1. April 1, 2019 Council Workshop Agenda**

*Recommendation:*

THAT the agenda for the April 1, 2019 Council Workshop is adopted as circulated, including the addition of any items listed in the agenda addendum.

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

##### **2.1. February 20, 2019 Council Workshop p. 7-10**

*Recommendation:*

THAT the minutes of the February 20, 2019 Council Workshop are adopted.

##### **2.2. February 26, 2019 Council Workshop p. 11-15**

*Recommendation:*

THAT the minutes of the February 26, 2019 Council Workshop are adopted.

##### **2.3. March 12, 2019 Council Workshop p. 17-20**

*Recommendation:*

THAT the minutes of the March 12, 2019 Council Workshop are adopted.

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

##### **3.1. Housing Affordability Definitions p. 23-32** File No. 10.5040.20/019.000

Report: General Manager – Planning, Properties and Permits, March 26, 2019

Appendix A – Professions and Incomes

Appendix B – CMHC Rental Market Survey

Appendix C – Statistics Canada: 2016 Census – select statistics for the District of North Vancouver

*Recommendation:*

THAT the March 26, 2019 report from the General Manager – Planning, Properties and Permits entitled Housing Affordability Definitions is received for information.

**4. PUBLIC INPUT**

(maximum of ten minutes total)

**5. ADJOURNMENT**

*Recommendation:*

THAT the April 1, 2019 Council Workshop is adjourned.

## MINUTES

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## DISTRICT OF NORTH VANCOUVER COUNCIL WORKSHOP

Minutes of the Council Workshop for the District of North Vancouver held at 7:00 p.m. on Monday, February 20, 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 J. Hanson  
Councillor L. Muri

**Absent:** Councillor B. Forbes

**Staff:** Mr. D. Stuart, Chief Administrative Officer  
Ms. L. Brick, Deputy Municipal Clerk  
Ms. A. Reiher, Confidential Council Clerk

**Also in**

**Attendance:** North Vancouver Community Associations Network (NVCAN)

### 1. ADOPTION OF THE AGENDA

#### 1.1. February 20, 2019 Council Workshop Agenda

**MOVED by Councillor MURI**

**SECONDED by Councillor HANSON**

THAT the agenda for the February 20, 2019 Council Workshop is adopted as circulated.

**CARRIED**

### 2. ADOPTION OF MINUTES

Nil

### 3. REPORTS FROM COUNCIL OR STAFF

Before proceeding Mayor Little had the representatives of the North Vancouver Community Associations Network (NVCAN) introduce themselves.

#### 3.1. Official Community Plan Review

File No.

Ms. Irene Davidson, Vice President, NVCAN, provided an overview of NVCAN and advised that the mandate is to facilitate effective community associations. She advised that members of the Board are:

- Mr. John Miller, President;
- Ms. Irene Davidson, Vice President;

- Ms. Babs Perowne, Secretary – Treasurer;
- Mr. Eric Anderson, Member-at-large;
- Mr. Peter Teevan, Member-at-large; and,
- Mr. Corrie Kost, Communications.

Mayor Little provided an overview of the Official Community Plan (OCP) and the items foreseen in its review. He also discussed the structure of Council Workshop discussions and advised that from these discussions, a staff report is produced for presentation at a Regular Council meeting where public input opportunities are also permitted. Mayor Little commented on the 'Meet The Mayor' days that are held at various locations in the community.

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

- Commented about the need to address climate change through a revision to the OCP;
- Discussed the Community Energy Emissions Plan and the Strategic Energy Management Plan;
- Spoke about the business community and the challenges that they face, including the challenges seen by light industrial businesses;
- Suggested that it would be beneficial to allow public input opportunities at the start of Council Workshops;
- Commented about the implementation of the OCP and the areas of focus that have changed since its implementation;
- Commented on the public engagement opportunities in the period 2009 – 2011 during the creation of the OCP; and,
- Suggested that the OCP review would need to address housing affordability and traffic issues, and that consultation would need to involve the entire community.

In response to a question regarding the process for the OCP review, Mayor Little advised that the scope has not yet been defined.

Mr. David Stuart, Chief Administrative Officer, commented about upcoming strategic planning and orientation sessions for Council. He also discussed the OCP review and next steps.

General discussion ensued and the following comments and concerns were noted by NVCAN members:

- Suggested that a debriefing session and facilitated public input opportunity at Council Workshop may be beneficial.
- Suggested Town Hall meetings be held in each community in the District where questions may be posed by the public;
- Provided suggestions for public input opportunities at Council meetings;
- Requested that historical Council information be made available to the public on the website;
- Expressed concern about Council agenda package production timeline and the timing of the Council meetings; and,
- Queried about the depth of the OCP review, anticipated timeline and public involvement.



### **3.2. Construction Vehicle Management**

File No.

General discussion ensued and the following comments and concerns were noted by NVCAN members:

- Commented about the challenges of consultation for development proposals and expressed concern to the perceived lack of detail regarding the proposals;
- Requested that information regarding developments be reported to community associations and that the District webpage include more comprehensive information about proposals;
- Expressed concern about staff reports regarding development proposals;
- Commented on the challenges of public consultation and suggested that further efforts be made to engage a younger audience;
- Suggested that more information be made available to the public;
- Commented about the GIS system, suggested that a summary page be included to enhance the user experience and that 2016 census data be included;
- Expressed concern about the timeline required to obtain a building permit;
- Suggested that the OCP engage the missing middle;
- Expressed concerns about construction proposals for Handsworth School;
- Expressed concern about the effects of construction traffic on local businesses;
- Commented about workload retention and the difficulties in obtaining appropriate staffing levels and suggested that a solution may be to streamline processes;
- Expressed that the developers who breach regulations should face consequences by way of fines;
- Suggested that a social policy may assist with regulating housing and traffic issues; and,
- Suggested that meetings to accommodate NVCAN be held four times per year.

Councillor BACK left the meeting at this point in the proceedings. (8:27 p.m.)

Councillor CURREN left the meeting at this point in the proceedings. (8:31 p.m.)

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

- Commented about the challenges of construction traffic;
- Commented about the challenges of retaining staff; and,
- Commented about the possibility of producing Council agendas a week in advance.

Councillor CURREN returned to the meeting at 8:34 p.m.

### **3.3. What would Mayor & Council like to see the North Vancouver Community Associations Network do?**

File No.

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

- Commented about the recent Council Workshops which have addressed traffic issues on the North Shore;

- Spoke about community associations, their roles in the community and with public engagement;
- Suggested that community associations should become more diverse and include the youth and newcomers in the communities;
- Spoke about community outreach and advised that suggestions on ways to further engage with residents are welcome;
- Commented about the importance of diversity;
- Spoke regarding small business owners and suggested that merchant associations be approached by community associations to create synergies;
- Expressed the desire for Council to meet more frequently with community associations; and,
- Suggested that public engagement may be done in a variety of different ways and that District community associations should work collaboratively.

A NVCAN member expressed concern about the lack of funds in the Community Building Fund.

Mr. Stuart commented that fees have been waived for community associations wishing to use municipal meeting rooms after hours and the Community Building Fund was increased during the last budget process.

#### 4. **ADJOURNMENT**

**MOVED by Councillor MURI**

**SECONDED by Mayor LITTLE**

THAT the February 20, 2019 Council Workshop is adjourned.

**CARRIED**

Absent for Vote: Councillor BACK  
(9:14 p.m.)

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Mayor

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Municipal Clerk

## 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, February 26, 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 J. Hanson  
Councillor L. Muri

**Absent:** Councillor B. Forbes

**Staff:** Mr. G. Joyce, Acting Chief Administrative Officer  
Mr. D. Milburn, General Manager – Planning, Properties & Permits  
Mr. R. Danyluk, Manager – Financial Planning  
Ms. J. Paton, Manager – Development Planning  
Ms. J. Ryder, Manager – Real Estate & Properties  
Ms. L. Brick, Deputy Municipal Clerk  
Ms. A. Reiher, Confidential Council Clerk

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

#### 1.1. **February 26, 2019 Council Workshop Agenda**

**MOVED by Councillor MURI**

**SECONDED by Councillor BACK**

THAT the agenda for the February 26, 2019 Council Workshop is adopted as circulated.

**CARRIED**

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

#### 2.1. **January 28, 2019 Council Workshop**

**MOVED by Councillor MURI**

**SECONDED by Councillor CURREN**

THAT the minutes of the January 28, 2019 Council Workshop meeting are adopted.

**CARRIED**

**2.2. February 4, 2019 Council Workshop**

**MOVED by Councillor MURI**

**SECONDED by Councillor CURREN**

THAT the minutes of the February 4, 2019 Council Workshop meeting are adopted.

**CARRIED**

**2.3. February 11, 2019 Council Workshop**

**MOVED by Councillor MURI**

**SECONDED by Councillor CURREN**

THAT the minutes of the February 11, 2019 Council Workshop meeting are adopted.

**CARRIED**

**3. REPORTS FROM COUNCIL OR STAFF**

**3.1. District Owned Lands**

File No. 08.3250.20/003.000

Ms. Janine Ryder, Manager – Real Estate & Properties, provided Council an overview of the District owned lands and a demonstration of the new GIS mapping tool which identifies District owned lands and categorizes its use. She advised that the District owns 2,658 hectares of land, 2,506 hectares of zoned park land, 16 hectares of civic buildings and 7.4 hectares of social housing leases.

Mayor LITTLE left the meeting at 5:09 p.m. and returned at 5:10 p.m.

She reported that 100 hectares of land is identified as lands that are not park, facility or under agreement. There are 21 different parcels of land that are over one acre in area and 11 of the land parcels that have commercial or residential zoning over and above single family residential.

In response to a question from Council, staff advised the minimum threshold for under-agreement lands category are lands with an area over 3,000 square feet in an unlicensed category and are land holdings with written agreements that are short-term in nature.

In response to a question from Council, staff advised that the Lions Gate area does not have any District leased properties.

In response to a question from Council, staff advised that there is an applicable financial adjustment to the devaluation of District property and will provide further information to Council.

In response to a question from Council, staff presented the individual land information in the report through an interactive GIS module outlining the land holdings of the District in each of the town centres.

In response to a question from Council, staff advised zoning could be aligned to the Official Community Plan (OCP) and that if Council wishes, staff can identify a housekeeping bylaw to advise potential future land uses.

In response to a question from Council, staff advised that it is at Council's discretion if there is public engagement, above the legislated requirements, for a possible rezoning of District lands.

In response to a question from Council, staff advised that if a property were designated as park land, there would be a public process to remove the park land designation through the Alternative Approval Process as part of a Park Dedication Removal Bylaw.

In response to a question from Council, staff advised that the completed cost of the Community Recreation Centre on Hunter Street is estimated to be \$15 million; and that the cost of the building shell is estimated to be \$10 million. Staff advised there are reserves in place to provide funding for the facility in conjunction with the Community Amenity Contributions (CAC).

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

- Commented about the District owned land inventory and suggested that many properties may not be considered suitable for affordable housing;
- Requested a list of the available single-family lots the District has historically considered selling or that have development potential and their market values;
- Suggested that greenbelt areas should remain protected;
- Commented about dedicated park land and the use of rezoning;
- Suggested that transit and affordable housing issues are connected;
- Suggested that lands that are identified for affordable housing may be leased to societies but opined that selling District land to obtain other parcels of land would not be supported by the public;
- Suggested that District lands identified as potential development sites that are not near Town Centres may be sold to purchase land in Town Centres to create affordable housing;
- Opined that opportunities have been lost by the previous Councils to provide non-market housing;
- Commented about non-market rentals and suggested that a density bonus policy for Lynn Creek could be explored;
- Opined that density bonus and non-market housing have been achieved in Coquitlam;
- Spoke about negotiations with housing societies for integrated housing and suggested that other options to achieve diverse housing may be explored;
- Commented about CAC's, if they need to be replaced in the future and whether they should be used to achieve housing diversity;
- Suggested that CAC's are the least efficient way for Council to deliver non-market housing and that density bonus may be a more effective way to achieve this;
- Opined that the CAC's could deter affordability and suggested that transit services may lower the cost of living; and,
- Suggested that CAC's come at a cost, commented about the rental strategy and suggested that CAC's are meant to achieve affordable housing.

Public Input:

Mr. Peter Teevan, 1900 Block Indian River Crescent:

- Suggested that CAC's from Emery Place were meant for affordable housing;
- Encouraged Council to be transparent and advise where CAC contributions are applied; and,
- Spoke about potential development lands and suggested that the District invite other levels of government to provide social and affordable housing.

Ms. Katherine Fagerlund, 1800 Block Deep Cove Road:

- Commented about rental housing and affordability; and,
- Suggested that Council consider alternate forms of housing.

Mr. Corrie Kost, 2800 Block Colwood Drive:

- Commented about Council conversations about District lands;
- Commented about Development Cost Charges (DCC); and,
- Suggested that there is more room for DCC and CAC charges.

Council recessed at 6:45 p.m. and reconvened at 6:50 p.m.

### **3.2. Subdivision: Role and Authority of Approving Officers and Councils**

File No. 13.6440.00/000.000

Mr. Dan Milburn, General Manager – Planning, Properties & Permits, advised that a subdivision is the division of land into two or more parcels as defined in the *Land Title Act* and *Strata Property Act*. He provided examples of subdivisions and the subdivision approval. He advised that Mr. Brett Dwyer, Manager – Development Services, Ms. Jennifer Paton, Manager – Development Planning, and he are the approving officers for the District. Examples of subdivisions requiring approval include conventional, air space, phased strata or bare land strata properties.

Mr. Milburn then discussed subdivisions requiring Council approval such as a strata title conversion of a previously occupied building. He commented about the Strata Conversion – Prohibition Policy which has a very high threshold.

Mr. Milburn spoke about subdivisions where no approval from Council or the Approving Officer is required including strata conversion of a previously unoccupied building, consolidation of parcels, transfers for Highway purposes, subdividing Crown land for the creation of highways and the expropriation of lands.

He commented about the appointment, independence and legal authority of the approving officers which are selected by Council. The approving officer must be independent, consistent and fair, seek input from those affected and use broad discussion when making decisions. Mr. Milburn advised that a District Approving Officer cannot give approval when in contradiction with District Bylaws.

In response to a question from Council about the threshold of size that may be applied in the OCP for seeking input from Council regarding the public interest, staff advised that the municipal solicitor may provide clarification to Council.

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

- Requested that information be clarified on when Council may consider public interest comments for discussions with the Approving Officer; and,
- Suggested that it is reasonable for Council to have input on the threshold standard for Council consideration.

Public Input:

Mr. Corrie Kost, 2800 Block Colwood Drive:

- Presented staff with a list of questions;
- Expressed concern about the strata conversion of 4% threshold; and,
- Expressed concern that there is a deficiency of District parkland.

#### **4. ADJOURNMENT**

**MOVED by Councillor MURI**

**SECONDED by Councillor CURREN**

THAT the February 26, 2019 Council Workshop is adjourned.

**CARRIED**  
(7:18 p.m.)

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Mayor

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Municipal Clerk

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

Minutes of the Council Workshop for the District of North Vancouver held at 5:39 p.m. on Tuesday, March 12, 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 (via telephone)  
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. B. Dwyer, Manager – Development Services  
Mr. J. Gordon, Manager – Administrative Services  
Ms. S. Rogers, Manager – Parks  
Ms. S. Dale, Confidential Council Clerk  
Ms. C. Girard, Parks Planner

**Also in**

**Attendance:** Mr. Rene Gourley, Delbrook Community Association  
Ms. Cynthia Luo, Delbrook Community Association  
Mr. Keith Collyer, Delbrook Community Association  
Mr. Keith Reynolds, Delbrook Community Association  
Ms. Sharlene Hertz, Delbrook Community Association  
Mr. Jim Gill, Delbrook Community Association  
Mr. Bill Lloyd-Jones, Delbrook Community Association  
Mr. Bev Parslow, Delbrook Community Association

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

#### **1.1. March 12, 2019 Council Workshop Agenda**

**MOVED by Councillor MURI**

**SECONDED by Councillor BOND**

THAT the agenda for the March 12, 2019 Council Workshop is adopted as circulated.

**CARRIED**

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

Nil

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

#### **3.1. Council Discussion with Delbrook Community Association**

File No.

Mr. Rene Gourley, Delbrook Community Association (DCA), spoke to the Delbrook Lands public consultation process and thanked Council for recognizing the importance of having the community actively engaged. Mr. Gourley discussed the DCA's desire to be involved in the planning of the Delbrook Lands and noted their commitment to keeping the community informed and to relay issues as required regarding Delbrook Lands. The creation of a monitoring committee was suggested to allow for transparent dialogue and highlighted the following issues to be included in the monitoring process:

- Community planning principles;
- Design principles and guidelines (scale, breadth, parking and environmental concerns); and,
- Consultant selection.

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

- This would not set a precedent for the block-face of Queens Road as any applications coming forward would be required to go through a Public Hearing process and the public would be engaged;
- Discussed the need to accommodate individuals who require social housing;
- Advised that the District has a good source of first responders who live locally and would be able to handle emergency situations;
- Commented that the entire former Delbrook Community Recreation Centre should be looked at as one site;
- Commented that developments that sit below the grade have less impact and spoke to the importance of working with the topography;
- Expressed concern with the shading of the tennis court and recreation space that was proposed in the previous application;
- The Terms of Reference for the Rental, Social and Affordable Housing Task Force will be brought forward for approval at a future Council meeting;
- Spoke to the opportunity for modular housing on this site;
- Noted that if funding for capital grant applications is successful, deeper levels of affordability may be achieved;
- Commented on the importance of working diligently with the development community to create diversity;
- Expressed concern with traffic and discussed ways to move people around safely on bikes and further opportunities for car shares and electrical vehicles;
- There are more opportunities to build family-size units;
- Stated that affordability for seniors is critical; and,
- Acknowledged that a park is a local need.

In response to a question from Council, staff 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.

The DCA provided comments and concerns and highlighted the following:

- Spoke in support of integrated care for children and seniors;
- Opined that the former Delbrook Community Recreation Centre site should be planned in its entirety;
- Noted that park space is key and would allow for a place for people to gather within the community;
- Expressed concern with the height of the buildings that may result in the loss of views and site lines;
- Reminded Council that the Advisory Design Panel had concerns with regards to the mass of the building;
- Suggested having a youth under the age of twenty years old be a representative on the monitoring committee;
- Spoke to the opportunity to try something new and innovative such as green rooftop patios;
- Noted the challenge of accommodating everyone needs;
- Questioned if a tenant may be evicted if their income level increased; and,
- Stated the importance of engaging with the community.

Mr. Corrie Kost:

- Advised that he participated in the District Dialogue process;
- Commented on the importance of preserving parkland;
- Expressed concern with the height of the proposed building; and,
- Spoke in favour of the Delbrook Lands being reviewed.

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

- The importance of being transparent during the public consultation process;
- Support for a seniors' respite care facility;
- Parking be moved off of West Queens Road;
- More family-oriented housing is needed;
- Explore other funding models and partner opportunities;
- More childcare facilities are needed on the North Shore and could be an amenity provided as part of the project; and,
- Traffic is a key concern at this location.

Mr. John Harvey:

- Thanked Council for engaging with the community; and,
- Spoke to the importance of the DCA's role during this process.

Mr. Milburn advised that this item will return to Council to seek direction for consultation.

#### **4. ADJOURNMENT**

**MOVED by Councillor MURI**

**SECONDED by Councillor CURREN**

THAT the March 12, 2019 Council Workshop is adjourned.

**CARRIED**  
(6:53 p.m.)

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Mayor

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Municipal Clerk

## REPORTS

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AGENDA INFORMATION	
<input checked="" type="checkbox"/> Council Workshop	Date: <u>April 1, 2019</u>
<input type="checkbox"/> Finance & Audit	Date: _____
<input type="checkbox"/> Advisory Oversight	Date: _____
<input type="checkbox"/> Other:	Date: _____

Dept. Manager	GM/ Director	CAO
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## The District of North Vancouver REPORT TO COMMITTEE

March 26, 2019  
File: 10.5040.20/019.000

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

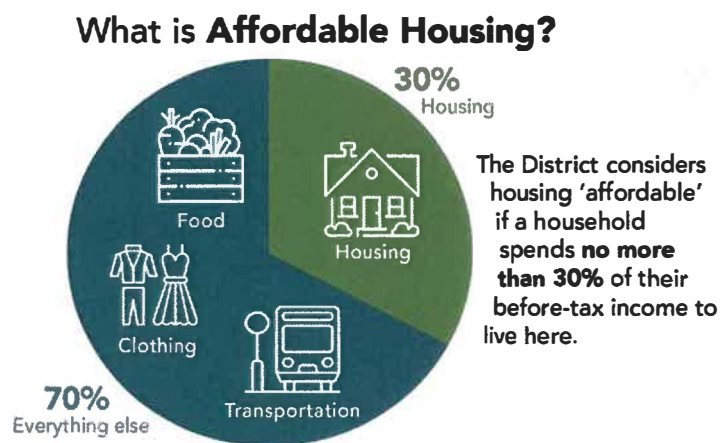
**SUBJECT:** Housing Affordability Definitions

### RECOMMENDATION:

THAT the March 26<sup>th</sup>, 2019, report entitled "Housing Affordability Definitions" is received for information.

### REASON FOR REPORT:

Following the Council Workshop on the Housing Affordability Definitions on February 11, 2019, Council asked staff to report back with more information about defining target populations for a housing strategy.



Having a shared understanding of definitions will greatly assist with updating the DNV Rental and Affordable Housing Strategy (2016) and working with potential partners such as non-profit housing providers and funding agencies (i.e. BC Housing).

**ANALYSIS:**

Staff recommend Council considers the following definitions:

- **Social Housing** – Housing that a government or non-profit housing partner owns and operates including:
  - **Supportive Housing,**
  - **Low Income Households,** and
  - **Low-to-Moderate Income Households.**

Additional Social Housing eligibility criteria may include different classes of persons with special needs such as seniors, families, youth, students, and people with accessibility challenges, or others needing shelter subsidies.

- **Supportive Housing** – A type of housing that provides on-site supports and services for those who cannot live independently. This housing is typically for people who are homeless or at risk of being homeless.
- **Low Income Households** – Households with 2019 before-tax incomes up to \$30,000/year, depending on unit size. These are typically households requiring a deeper level of subsidy, such as seniors on fixed incomes and those receiving income assistance. The rents are based on Provincial Income Assistance Shelter Allowances as follows:

Unit size	Bach	1 Bdrm	2 Bdrm	3 Bdrm	4+ Bdrm
Shelter Costs per month	\$375	\$375	\$570	\$660	\$700

- **Low-to-Moderate Income Households** – Households with 2019 before-tax incomes ranging from \$30,001 to \$85,170. Shelter cost are geared to before-tax household incomes; therefore, a household with a before-tax income of \$30,001 per year will pay \$9,000/year or \$750/month in shelter costs, while a household with a before-tax income of \$85,170 per year will pay \$25,551/year or \$2,129/month in shelter costs, depending on unit size. Estimated 2019 shelter costs are no more than:

Unit size	Bach	1 Bdrm	2 Bdrm	3 Bdrm	4+ Bdrm
Shelter Costs per month	\$1,058	\$1,224	\$1,479	\$1,734	\$2,129
Income	\$42,330	\$48,960	\$59,160	\$69,360	\$85,170



- **Middle Income Households** – Households typically having 2019 before-tax incomes up to \$71,200 for homes with less than two bedrooms, or up to \$104,000 for homes with two or more bedrooms. Eligibility criteria could also be included with this type of housing, including different classes of persons with special needs such as seniors, families, youth, students, and people requiring accessible housing, or others. Middle income households could be accommodated with a variety of housing types and tenures:
  - Market rental housing,
  - Less than market ownership,
  - Co-op housing, etc

Estimated 2019 shelter costs for typical Middle Income Households:

Unit size	Bach or 1Bdrm	2 + Bdrm
Shelter Costs	\$1,780	\$2,600
Income*	\$71,200	\$104,000

**CONCLUSION:**

A clear definition for housing affordability starts with definitions based on income levels, which can be supplemented by eligibility criteria based on classes of persons. This report proposed definitions for Social Housing, Supportive Housing, Low Income Households, Low-to-Moderate Income Households and Middle Income Households to assist Council with their consideration of development proposals and partnership agreements with non-profit housing providers and funding agencies including the Provincial and Federal governments.

Respectfully submitted,



Dan Milburn, General Manager of Planning, Properties and Permits

Appendix A. Professions and Incomes

Appendix B. CMHC Rental Market Survey

Appendix C. Statistics Canada: 2016 Census – select statistics for the District of North Vancouver

**SUBJECT: Housing Affordability Definitions**

March 26, 2019

Page 4

REVIEWED WITH:					
<input type="checkbox"/> Community Planning	_____	<input type="checkbox"/> Clerk's Office	_____	External Agencies:	
<input type="checkbox"/> Development Planning	_____	<input type="checkbox"/> Communications	_____	<input type="checkbox"/> Library Board	_____
<input type="checkbox"/> Development Engineering	_____	<input type="checkbox"/> Finance	_____	<input type="checkbox"/> NS Health	_____
<input type="checkbox"/> Utilities	_____	<input type="checkbox"/> Fire Services	_____	<input type="checkbox"/> RCMP	_____
<input type="checkbox"/> Engineering Operations	_____	<input type="checkbox"/> ITS	_____	<input type="checkbox"/> NVRC	_____
<input type="checkbox"/> Parks	_____	<input type="checkbox"/> Solicitor	_____	<input type="checkbox"/> Museum & Arch.	_____
<input type="checkbox"/> Environment	_____	<input type="checkbox"/> GIS	_____	<input type="checkbox"/> Other:	_____
<input type="checkbox"/> Facilities	_____	<input type="checkbox"/> Real Estate	_____		
<input type="checkbox"/> Human Resources	_____	<input type="checkbox"/> Bylaw Services	_____		

**Appendix A**

<b>Profession</b>	<b>Income</b>
Food and Beverage Servers	\$20,474
Home Child Care Providers	\$21,506
Hairstylists and Barbers	\$24,600
Cashiers	\$27,119
Home Care Providers	\$27,742
Early childhood educators	\$33,221
Post-secondary teaching and research assistants	\$35,062
Vet Technologists	\$35,117
Retail salesperson	\$37,124
Cleaners	\$38,124
Sales & Service Occupations	\$38,159
Landscaping and grounds maintenance labourers	\$38,698
Janitors, caretakers and building superintendents	\$43,776
Roofer	\$44,986
Dental assistant	\$45,010
Library clerk	\$49,662
Chiropractors	\$53,133
Mail and Postal workers	\$57,179
Automotive service technicians	\$58,287
Social and Community Service professionals	\$60,581
Dental Hygienists	\$68,335
Elementary School Teacher	\$70,550
Metro Vancouver Median Income:	\$72,662
Architects	\$76,255
Secondary school teachers	\$78,738
Mechanical engineers	\$82,354
Veterinarians	\$82,868
Registered Nurse	\$83,181
Pharmacists	\$93,272
Deck officers, water transport	\$94,554
Dentists	\$102,910
DNV Median Income	\$103,981
Police Officer	\$104,071
Fire Fighter	\$106,105
Longshore Workers	\$111,941
Specialist Physicians	\$120,930

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**Appendix B****CMHC Rental Market Survey**

Every October the Canadian Mortgage and Housing Corporation (CMHC) completes a Rental Market Survey for all urban centres with populations of 10,000 or more across Canada. CMHC published the results of their October 2018 survey earlier this year.

The Primary Rental Market Median Rent in the District of North Vancouver in October 2018:

Unit size	Bach	1 Bdrm	2 Bdrm	3 + Bdrm
Shelter Costs	\$1,143	\$1,451	\$1,775	\$1,835

The Primary Rental Market Median Rent in Metro Vancouver (Census Metropolitan Area) in October 2018:

Unit size	Bach	1 Bdrm	2 Bdrm	3 + Bdrm
Shelter Costs	\$1,100	\$1,250	\$1,519	\$1,703

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**Appendix C**

Statistics Canada: 2016 Census – select statistics for the District of North Vancouver

Total dwellings occupied by usual residents	31,116
Population	85,935
Average household size	2.7
Median monthly shelter costs for rented dwellings (\$)	1,428
Median monthly shelter costs for owned dwellings (\$)	1,501
All households spending 30% or more of income on shelter costs	8,260
% of renter households spending 30% or more of its income on shelter costs	43.8
% of owner households spending 30% or more of its income on shelter costs	21.9
% of renter households in subsidized housing	14.3
Total income groups in 2015 for the population aged 15 years and over in private households	70,170
Under \$10,000 (including loss)	10,200
\$10,000 to \$19,999	8,855
\$20,000 to \$29,999	6,975
\$30,000 to \$39,999	6,085
\$40,000 to \$49,999	5,640
\$50,000 to \$59,999	4,840
\$60,000 to \$69,999	4,075
\$70,000 to \$79,999	3,580
\$80,000 to \$89,999	3,115
\$90,000 to \$99,999	2,410
\$100,000 and over	11,545
\$100,000 to \$149,999	6,315
\$150,000 and over	5,235

Rate of core housing need	10.5
Rate of unaffordable housing	26.6
Rate of inadequate housing	6
Rate of unsuitable housing	3.5

**Definitions from Dictionary, Census Population, 2016:**

A household is said to be in '**core housing need**' if its housing falls below at least one of the adequacy, affordability or suitability standards and it would have to spend 30% or more of its total before-tax income to pay the median rent of alternative local housing that is acceptable (meets all three housing standards).

Housing standards are defined as follow:

Adequate housing is reported by their residents as not requiring any major repairs.

Affordable housing has shelter costs equal to less than 30% of total before-tax household income.

Suitable housing has enough bedrooms for the size and composition of resident households according to National Occupancy Standard (NOS) requirements.

Only private, non-farm, non-reserve and owner- or renter-households with incomes greater than zero and shelter-cost-to-income ratios less than 100% are assessed for 'core housing need.'

Non-family households with at least one maintainer aged 15 to 29 attending school are considered not to be in 'core housing need' regardless of their housing circumstances. Attending school is considered a transitional phase, and low incomes earned by student households are viewed as being a temporary condition.

'**Owner household**' refers to a private household where some member of the household owns the dwelling, even if it is still being paid for.

'**Renter household**' refers to private households where no member of the household owns their dwelling. The dwelling is considered to be rented even if no cash rent is paid.

'**Shelter cost**' refers to the average monthly total of all shelter expenses paid by households that own or rent their dwelling. Shelter costs for owner households include, where applicable, mortgage payments, property taxes and condominium fees, along with the costs of electricity, heat, water and other municipal services. For renter households, shelter costs include, where applicable, the rent and the costs of electricity, heat, water and other municipal services.

'**Subsidized housing**' refers to whether a renter household lives in a dwelling that is subsidized. Subsidized housing includes rent geared to income, social housing, public housing, government-assisted housing, non-profit housing, rent supplements and housing allowances.