

**DISTRICT OF NORTH VANCOUVER
COUNCIL WORKSHOP**

Minutes of the Council Workshop for the District of North Vancouver held at 5:00 p.m. on Monday, April 1, 2019 in the Committee Room of the District Hall, 355 West Queens Road, North Vancouver, British Columbia.

Present: Acting Mayor B. Forbes
Councillor J. Back
Councillor M. Bond
Councillor M. Curren
Councillor J. Hanson
Councillor L. Muri

Absent: Mayor M. Little

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. R. Danyluk, Manager – Financial Planning
Mr. B. Dwyer, Manager – Development Services
Mr. J. Gordon, Manager – Administrative Services
Ms. A. Reiher, Confidential Council Clerk

1. ADOPTION OF THE AGENDA

1.1. April 1, 2019 Council Workshop Agenda

MOVED by Councillor MURI

SECONDED by Councillor BACK

THAT the agenda for the April 1, 2019 Council Workshop is adopted as circulated.

CARRIED

2. ADOPTION OF MINUTES

2.1. February 20, 2019 Council Workshop

MOVED by Councillor MURI

SECONDED by Councillor BACK

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

CARRIED

2.2. February 26, 2019 Council Workshop

MOVED by Councillor MURI
SECONDED by Councillor BACK

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

CARRIED

2.3. March 12, 2019 Council Workshop

MOVED by Councillor MURI
SECONDED by Councillor BACK

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

CARRIED

3. REPORTS FROM COUNCIL OR STAFF

3.1. Housing Affordability Definitions

File No. 10.5040.20/019.000

Mr. Dan Milburn, General Manager – Planning, Properties & Permits, provided an overview of housing definitions for affordability and types of housing the District wishes to support and subsidize. He advised housing is considered affordable if it costs less than 30% of a household's before-tax income.

Mr. Milburn commented about the 2016 census data in regard to the rate of unaffordable housing. He provided a draft definition of social housing as:

Housing that a government or non-profit housing partner owns and operates including:

- Supportive housing – housing for people who are typically homeless or at risk of being homeless;
- Low-income households – households with up to \$30,000 before-tax income which are typically households requiring a deeper level of subsidy, such as seniors on a fixed income and those receiving income assistance; and,
- Low-to-moderate income households with annual before-tax incomes between \$30,001 and \$85,170 and shelter costs geared to before tax income.

He advised that if tenants no longer meet the income eligibility criteria they can often be accommodated by either paying more rent based on their higher income and a rebalancing of the rents across the portfolio, or the tenants may be given an adequate period of time to relocate to another type of housing in accordance with the *Residential Tenancy Act*.

Mr. Milburn discussed social housing and commented on the current rental and affordable housing strategy and housing continuum. He discussed middle-income households with typical before-tax incomes of up to \$71,200 for homes with less

than two bedrooms, or up to \$104,000 for homes with two or more bedrooms typically consisting of market rental, less than market ownership or co-op housing.

In response to a question from Council, staff advised social housing providers have different criteria and may keep their own wait lists.

In response to a question from Council, staff advised that for low-to-moderate income earners, rents are based on before tax income levels and the rents provided in the presentation are maximum rents by unit type.

In response to a question from Council, staff advised that the Habitat for Humanity criteria falls in the income range of low-to-moderate income households and that the draft definitions provided in the presentation relate to the BC Housing Building BC: Community Housing Fund criteria.

In response to a question from Council, staff advised that the income information in Appendix 1 of the Council report is an average of salaries across the District.

In response to question from Council, staff advised that the 1200 Emery Place development includes 84 rental units of which 42 are at non-market rental rates.

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

- Commented about the Mount Seymour Housing Society rental rates including rents geared to incomes at 30%;
- Spoke about transportation and transit improvements to help achieve green house gas emission targets and housing affordability;
- Suggested that a development application process be studied by Council, including housing agreements and CAC's to better understand the role of Council in the process;
- Commented about purpose-built rentals in the District and their rental rates, and the income required to rent such properties;
- Commented on the need to understand upcoming lease renewals for District properties, parking costs, storage costs and utilities;
- Expressed concern regarding the cost of gas and housing in the Province;
- Commented about the residual income model and the academic studies on the 30% affordability model and suggested that focus be on building homes for those with core housing needs;
- Spoke regarding the proposed Rental, Social and Affordable Housing Task Force and it's mandate and opined that the Residential Tenant Relocation Assistance Policy may need to be reviewed; and,
- Commented about the net-zero climate emission target by 2050 and suggested that it be included as a part of housing discussions.

Public Input:

Mr. Corrie Kost, 2800 Block Colwood Drive:

- Expressed concern about affordability and housing definitions.

Mr. Peter Teevan, 1900 Block Indian River Crescent:

- Expressed concern about the sign-up procedure for public input at Regular Council meetings;
- Expressed concern about the Emery Village housing agreement, rents, affordability definitions profit and non-profit housing; and,
- Commented about transit services, income levels and employment on the North Shore.

4. ADJOURNMENT

MOVED by Councillor MURI

SECONDED by Councillor CURREN

THAT the April 1, 2019 Council Workshop is adjourned.

CARRIED

(6:37 p.m.)

Mayor



Municipal Clerk