

**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, July 15, 2019 in the Committee Room of the District Hall, 355 West Queens Road, North Vancouver, British Columbia.

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

Staff: Mr. D. Stuart, Chief Administrative Officer
Mr. D. Milburn, General Manager – Planning, Properties & Permits
Mr. A. Wardell, General Manager – Finance & Technology
Mr. R. Danyluk, Manager – Financial Planning
Mr. D. Desrochers, Manager – Engineering Projects & Development Services
Mr. S. Ono, Manager – Engineering Services
Ms. L. Brick, Deputy Municipal Clerk
Ms. A. Reiher, Confidential Council Clerk

1. ADOPTION OF THE AGENDA

1.1. July 15, 2019 Council Workshop Agenda

MOVED by Councillor MURI

SECONDED by Councillor FORBES

THAT the agenda for the July 15, 2019 Council Workshop is adopted as circulated.

CARRIED

2. ADOPTION OF MINUTES

2.1. June 24, 2019 Council Workshop

MOVED by Councillor MURI

SECONDED by Councillor FORBES

THAT the minutes of the June 24, 2019 Council Workshop meeting are adopted.

CARRIED

3. REPORTS FROM COUNCIL OR STAFF

3.1. Community Amenity Contribution Policy

File No. 13.6480.30/001.001

Mr. Dan Milburn, General Manager – Planning, Properties & Permits, provided an overview of the Community Amenity Contributions (CAC's) as of 2011, associated

projects and previous Council workshops regarding CAC's. He provided an overview of the financial principles and capital costs of CAC's by amenity type and project. He spoke regarding the capital projects funded by CAC's from 2011 to 2019, and infrastructure and amenities from approved development from 2011 to 2018. The CAC's are received either by cash payment, community assets or by housing amenity. If a development proposal includes market sale units with a net zero increase, there are CAC's for the value of the rental units where the lift is not as high.

Mr. Milburn advised that the amenities are described in various policies such as the CAC Policy, Official Community Plan (OCP), Bicycle Master Plan, Centres Implementation Plans and Design Guidelines, Rental and Affordable Housing Strategy, Child Care Needs Assessment and Public Art Program Review. The amenities found in the existing policies were shaped by community and stakeholder input through a series of engagement events with local residents, business operators, members of the general public, the Advisory Committee on Disability Issues, Vancouver Coastal Health, the Advisory Design Panel and development and consulting teams.

Mr. Milburn provided an overview of the financial reporting for amenities and a summary of negotiated CAC's and committed projects. He spoke regarding tools for achieving housing targets, including Density Bonus Zoning and District owned land earmarked for the creation of non-market rental housing with the collaboration of not-for-profit housing providers and BC Housing. He spoke regarding past approaches for housing targets including case-by-case density bonus, District lands for capital improvements and contributed assets from 2011 to 2018.

Mr. Milburn highlighted the alternative approaches available to achieve housing targets, including:

- Town Centre and Future Transit Network (FTN) strategy;
- Strategic acquisition of land and capital; and,
- \$5-10 million cash and contributed assets.

Mr. Milburn discussed the need for Council to confirm:

- An estimated demand for market rental, social housing and care beds in the housing continuum;
- Desired social housing rental rates and eligibility criteria; and,
- Use, density, infrastructure and amenities.

Mr. Milburn commented about previous direction from Council to staff to prepare a housing continuum that identifies the OCP policy regarding residential unit growth of 10,000 net new units by housing type. He presented a graph showing the estimated demand for various types of non-market housing units and advised that these do not include emergency beds, care beds, supportive housing, transition housing, non-market senior's care, secondary suites and coach houses.

In response to a question from Council regarding the difference of DCC's and works and services, staff advised that DCC's can be used for engineering infrastructure that are located offsite, whereas works and services are mostly onsite. Both are a one-time payment.

In response to a question from Council in regard to the set rate of DCC or CACs and land values, staff advised lower CACs mean developers can pay more for land assembly.

In response to a question from Council, staff advised that every development project produces a different amount of lift, dependant if it is a wood frame or concrete construction, and the size of lots being assembled. The market price is also determined by lot size.

In response to a question from Council, staff advised that there is a description of market rate and proposed non-market rate whenever a rezoning application is brought forward to Council.

In response to a question from Council, staff advised that a breakdown of rents for non-market and market housing will be provided to Council and that information can be obtained from BC Housing regarding queues for BC Housing funded units.

In response to a question from Council, staff advised average rental rates are published each year by the Canada Mortgage and Housing Corporation for the District and Metro Vancouver, and can be used as a benchmark for non-market housing proposals.

In response to a question from Council, staff advised that rental increases are based on the Provincial Maximum Allowable Rent Increase per annum by property owners and that the 2019 rate is 2.5%. For District owned properties leased to not-for-profit organizations, clarification regarding rent increases at the start of a tenancy allows organizations to estimate future rental increases.

In response to a question from Council, staff advised that previous Council's have directed staff to prioritize the review of non-market housing applications.

In response to a question from Council, staff advised that resources are being sourced for the creation of the OCP white papers. The Community Energy and Emissions Plan (CEEP) is projected to be released by fall 2019.

In response to a question from Council, staff advised that a date for the Housing Task Force initial meeting will be scheduled by the Manger of Community Planning.

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

- Commented about land value assessments and their increase, highest and best use and amenities which contribute to the land values;
- Queried about development without parking facilities along transit corridors;
- Queried if development pays for itself or adds a further cost through assets that may depreciate in the future;
- That areas identified for projects need to be regularly reevaluated;
- Spoke about the need for good planning to promote outdoor living in community plazas;
- The benefit to solicit comments from those new to the community;
- Stated that parkland was greatly reduced with the creation of the OCP and the need to increase parkland;

- Expressed concern about the displacement of residents to accommodate towers;
- The need to differentiate market and non-market developments;
- Commented about rental increases and expressed concern that if rents are not increased, the money is sourced from another area to fund ongoing maintenance costs;
- The need to identify an acceptable range of rental units and the value in the retention of older units;
- Consider using District owned land to assist in securing Provincial or Federal funding opportunities;
- The need to define affordability and income brackets to build homes for;
- Suggested that CAC's be used to buy more District land;
- Suggested that statistics on affordability and existing models may be obtained from non-market housing providers;
- Commented about the value of single-family homes built before the 1960's;
- Suggested that using District owned land is the best way to create affordable housing and the need to come up with a strategy for District land;
- The need to discuss the whitepapers for the OCP review;
- The need to create transit, car share and small business opportunities in town centres; and,
- Suggested that District land should not be sold to secure more land.

4. ADJOURNMENT


**MOVED by Councillor MURI
 SECONDED by Mayor LITTLE**

THAT the July 15, 2019 Council Workshop is adjourned.

**CARRIED
 (9:02 p.m.)**



 Mayor **Mike Little**
 Mayor



 Municipal Clerk **LOUISE SIMKIN**
 ACTING DEPUTY CLERK