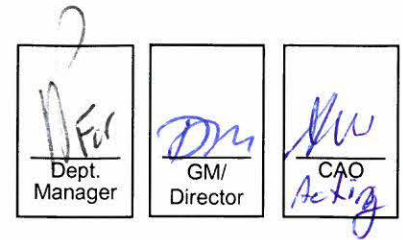


AGENDA INFORMATION	
<input checked="" type="checkbox"/> Council Workshop	Date: February 1, 2021
<input type="checkbox"/> Finance & Audit	Date: _____
<input type="checkbox"/> Advisory Oversight	Date: _____
<input type="checkbox"/> Other:	Date: _____



## The District of North Vancouver REPORT TO COMMITTEE

January 19, 2021  
File: 13.6480.35/001.000

**AUTHOR:** Tina Atva, Manager, Community Planning  
Nicole Foth, Community Planner

**SUBJECT:** Targeted OCP Review: COVID-19 Impacts on Topic Areas & Additional Business Input

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### RECOMMENDATION:

THAT the January 19, 2021 report entitled "Targeted OCP Review: COVID-19 Impacts on OCP Topic Areas and Additional Business Input" is received for information.

### REASON FOR REPORT:

This report provides information on how COVID-19 has affected the Targeted OCP Review's four key topic areas (climate emergency, economy and employment lands, housing, and transportation). It also provides results from additional engagement with the business community.

### SUMMARY:

Four COVID-19 Supplement Papers were developed to understand the impacts of COVID-19 on the Targeted OCP Review's four key topic areas. This information is also intended to help shape potential actions that will be considered in the Action Plan, the anticipated deliverable of the Targeted OCP Review. Results show that the pandemic has accentuated the need in some areas (e.g. housing diversity near walkable, mixed-use town centres), as well as introduced new considerations (e.g. curb space for pick-up and deliveries to support local businesses and respond to e-commerce increase).

The additional business community engagement held in December 2020-January 2021 had a high proportion of small businesses participate. Results show that the issues and potential actions generally aligned with the previous input heard on the economy and employment lands topic.

This report leads off a series of Council workshops. The topics for the workshops are included in this report.

**SUBJECT: Targeted OCP Review: COVID-19 Impacts on Topic Areas & Additional Business Input**

January 19, 2021

Page 2

**BACKGROUND:**

On May 27, 2019, Council endorsed a targeted review of the District's OCP. Due to the onset of the COVID-19 pandemic, the Targeted OCP Review was paused on March 24, 2020, along with most activities involving public engagement as the District and community members were responding to the pandemic. Before the pause, several project milestones had been met, including completion of stakeholder workshops, the delivery of four White Papers and one Council workshop in early March 2020.

At the Regular Meeting of Council on October 19, 2020, Council endorsed an updated process and timeline for the Targeted OCP Review. Revised milestones include Council workshops in early 2021, community engagement in spring 2021, a draft Action Plan in summer 2021, and the final Action Plan anticipated for presentation in September 2021.

At the October 2020 meeting, Council provided direction for staff to undertake additional engagement with local businesses.

The four OCP White Papers and other related documents are available online at [DNV.org/official-community-plan-targeted-review](https://dnv.org/official-community-plan-targeted-review).

**ANALYSIS:**

2020 Community Engagement Survey

In November 2020, a telephone survey of 400 District residents was conducted to build upon information learned during the 2016 community engagement survey. The survey provided a check in with residents about potential impacts of the pandemic, any changes in how they prefer to engage on municipal matters, as well as any changes in views related to the four key areas of the Targeted OCP Review.

The survey results related to the OCP show that the four key topic areas continue to resonate with the community. When asked to cite their levels of concern about the four key areas on a scale from 1 (not at all concerned) to 5 (extremely concerned), responses averaged at 4 on the scale (concerned). By topic area, the average responses for levels of concern are as follows:

- Transportation: 4.4 out of 5
- Economy: 3.7 out of 5
- Housing: 4.0 out of 5
- Climate emergency: 3.7 out of 5

Residents also indicated their level of concern about the impacts of COVID-19 on the community (3.8 out of 5), with particular concerns cited about the wellbeing of residents (39% of respondents) and the economy (36% of respondents).

### COVID-19 Supplements on Four Key Topic Areas

Four COVID-19 Supplement Papers were developed by the project consultant (**Attachment 1**) to develop a better understanding of how each of the OCP's four key topic areas have been impacted by the shifts that have occurred since the start of the pandemic. The wide-ranging scale of the pandemic's impacts, from household to global systems, shows that the District is not alone in many impacts and sector trends.

The COVID-19 Supplement Papers provide local context where published data is available. These papers represent the most readily available information at this time. The District's responses to the pandemic are also highlighted, such as temporary outdoor areas to support local businesses with physical distancing, and additional resources for parks as visits increased.

Main findings from the COVID-19 Supplement Papers for each of the four OCP topic areas are summarized below. These are new or emphasized potential actions that build on the White Papers. Since the topic areas are inter-related, some findings overlap and support each other.

### **Transportation**

- Leverage senior government pandemic recovery funding to accelerate investments in transportation infrastructure;
- Continue to develop Town and Village Centres with diverse land uses and housing types where people can work, live, learn, shop, and recreate within a 15-minute walking distance;
- Actively support work from home as a strategy to reduce peak hour trips and greenhouse gas emissions; and
- Study and improve curbside management.

### **Economy and employment lands**

- Continue to support the Union of BC Municipalities' discussions with the Province about changes to property assessment and taxation;
- Explore ways to address challenges businesses face, such as flexible zoning, and curbside management;
- Be a leader in remote work options to reduce congestion;
- Collaborate with business groups, such as the North Vancouver Chamber, to explore ways to retain head offices on the North Shore; and
- Locate more housing options near commercial, service, and retail employment to support local employee attraction and retention.

### **Housing**

- Increase attention to implementing housing diversity across the housing continuum, with a focus on housing security for vulnerable populations (e.g. seniors, women, children, people with disabilities, people at risk of homelessness, and racialized communities);
- Continue to address demand for affordable housing;

**SUBJECT: Targeted OCP Review: COVID-19 Impacts on Topic Areas & Additional Business Input**

January 19, 2021

Page 4

- Consider needs of diverse and vulnerable householders (e.g. low income, multi-generational, and larger households); and
- Leverage senior government funding and development industry partnership opportunities to secure affordable housing projects.

**Climate emergency**

- Accelerate reduction of GHG emissions from transportation due to a change in transportation patterns arising out of the pandemic;
- Leverage senior government funding to increase resiliency of municipal assets and invest in energy efficient infrastructure; and
- Continue and enhance leadership in climate action for greater resiliency.

The COVID-19 Supplement Papers reflect further on some of the preliminary actions identified to date that could help address climate emergency, economy and employment lands, housing, and transportation issues. This analysis will be useful for upcoming discussions on actions and the development of the draft Action Plan.

**Business Engagement Results**

In response to Council's direction to further engage the District's business community, particularly small businesses, an online survey was available in December 2020 and follow-up meetings were held in January 2021. This survey was conducted separately from the Community Engagement Survey held in November 2020 (summarized above). The survey targeted business owners and workers operating within the District. The Business Survey Summary Report is available in **Attachment 2**.

The purpose of the business survey was to gather additional feedback on the key issues and potential actions regarding the economy and employment lands, and to identify any potential gaps. Email notification was sent to all business licence holders in the District that have email contact information on file. In total, the email was sent to 3,101 recipients representing 96% of District business licence holders. The online survey was publicly available and could be shared by those who received it by email.

The District received 180 responses to the survey representing a range of business sizes, with a majority of respondents from small businesses (69% from businesses with fewer than 10 employees), and longer-term businesses (63% from those in business for more than 10 years).

To further explore the responses and unique perspective of businesses and employees within the District, survey respondents were invited to participate in follow-up conversations with staff. Staff connected with all respondents who indicated interest, and held two virtual meetings with representatives from 12 businesses.



**SUBJECT: Targeted OCP Review: COVID-19 Impacts on Topic Areas & Additional Business Input**

January 19, 2021

Page 5

Key findings from this business engagement are as follows:

- Overall, responses were generally aligned with the input heard at the Economy and Employment Lands Stakeholder Workshop held in February 2020 (stakeholder workshops summary available online at [DNV.org/official-community-plan-targeted-review](https://www.dnv.org/official-community-plan-targeted-review)). Responses indicated participants agreed with the key issues and potential actions, as well as their relative importance;
- Responses were generally consistent between small and large businesses;
- The top two issues by perceived importance (selected “very important” or “important”) were:
  - “Highest and best use” approach to property assessment and taxation has resulted in major tax increases and is significantly affecting small businesses (84%); and,
  - Housing and transportation challenges make it difficult for employers to attract and retain workers (78%);
- The top two potential actions by perceived importance (selected “very important” or “important”) were:
  - Support implementation of North Shore transportation plans (89%); and,
  - Streamline permitting processes (Development Permit and Building Permit) (82%); and
- The follow-up conversations underscored the need to address transportation and housing issues in order to attract and retain local workers, and for improved goods movement. This emphasizes the inter-connected nature of the Targeted OCP Review topic areas.

**Council Workshop Series**

This report leads off a series of Council workshops. The first workshop is scheduled for February 1, 2021. The topics of each workshop are described below.

**Workshop #1: February 1, 2021**

- Overview of OCP process
- Business survey (December 2020-January 2021) summary report
- Economy and employment lands:
  - Refresher on the White Paper (originally presented at the March 9, 2020 Council Workshop)
  - COVID-19 Supplement Paper
- Transportation:
  - Refresher on the White Paper (originally presented at the March 9, 2020 Council Workshop)
  - COVID-19 Supplement Paper

**SUBJECT: Targeted OCP Review: COVID-19 Impacts on Topic Areas & Additional Business Input**

January 19, 2021

Page 6

- Climate emergency:
  - White Paper
  - COVID-19 Supplement Paper

**Workshop #2**

- Housing:
  - White Paper
  - COVID-19 Supplement Paper
- Social equity lens paper
  - Social services stakeholders workshop (December 2020) summary report

**Workshops #3 and #4**

- Facilitated discussion on the draft actions towards developing a Draft Action Plan.

The White Papers are available online at [DNV.org/official-community-plan-white-papers](https://www.dnv.org/official-community-plan-white-papers)

**Timing/Approval Process:**

The updated process and timeline endorsed by Council on October 19, 2020, continues to guide the next steps of this project.

After the workshop series, community engagement on the draft actions and ideas for the Action Plan will take place. This is anticipated for spring 2021. A revised engagement plan will be reported to Council in advance.

The draft Action Plan and presentation of the final Action Plan are anticipated for summer and early fall, respectively.

Staff will continue to provide regular email updates to Council at key milestones.

**Concurrence:**

The Targeted OCP Review is supported by staff from the Community Planning, Development Planning, Parks, Engineering, Transportation, Environment, Corporate Services, and Communications departments.

**Conclusion:**

This report presents the key findings from the COVID-19 Supplement Papers for the four topics areas: climate emergency, economy and employment lands, housing, and transportation. It also provides the results from the additional business engagement conducted in December 2020 and January 2021.

Learnings from how the pandemic has impacted the District thus far, and additional insights from the local business community, provide valuable insight into the Targeted OCP Review's four topic areas. The aim is that this body of information will complement the foundational White Papers, and stakeholder input from the spring 2020 workshops, to inform development of the draft Action Plan. Additional Council workshops and community input will also be used

**SUBJECT: Targeted OCP Review: COVID-19 Impacts on Topic Areas & Additional Business Input**

January 19, 2021

Page 7

to develop the draft Action Plan. The Action Plan is anticipated for Council consideration in September 2021.

**Options:**

1. THAT the January 19, 2021 report entitled "Targeted OCP Review: COVID-19 Impacts on OCP Topic Areas and Additional Business Survey" is received for information.

OR

2. No further action is taken.

Respectfully submitted,



Tina Atva  
Manager of Community Planning



Nicole Foth  
Community Planner

Attachment 1: COVID-19 Supplement Papers  
Attachment 2: Business Survey Summary Report  
Attachment 3: Presentation

**SUBJECT: Targeted OCP Review: COVID-19 Impacts on Topic Areas & Additional Business Input**

January 19, 2021

Page 8

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