PUBLIC HEARING BINDER

West 16th Street and Lloyd Avenue

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3)	**Bylaw 8486**, which changes the OCP designation of the subject site from Light Industrial Commercial (LIC) to Commercial Residential Mixed-Use Level 1 (CRMU1).
4)	**Bylaw 8487**, which rezones the subject site from Employment Zone: Light Industrial (EZLI) to Comprehensive Development Zone 133 (CD133).
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14)	**BC Housing Materials (from Let's Talk:** https://letstalkhousingbc.ca/north-vancouver-west-16 • W. 16th Street Fact Sheet • BC Housing: Overview of Strategies from Case Studies of Supportive Housing Sites in BC • BC Housing Community Benefits of Supportive Housing

	• Social Return on Investment: Overview of The Social and Economic Value of Supportive and Affordable Housing in B.C. • Generic Supportive Housing Agreement
Public Input	
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16)	**Public Input** – Correspondence / submissions from the public since 1st Reading given on February 8, 2021

AGENDA INFORMATION				
☑ Regular Meeting	Date: FEB. 8, 2021	Dept. Manager	GM/ Director	CAO
☐ Other:	Date:			

The District of North Vancouver
REPORT TO COUNCIL

January 19, 2021
File: 10.5040.20/029.00

AUTHOR: Casey Peters, Senior Development Planner

SUBJECT: **Bylaws 8486, 8487, and 8488: OCP Amendment, Rezoning, and Development Cost Charge (DCC) Waiver Bylaws for a Supportive Housing Development at W. 16th Street**

RECOMMENDATION

THAT the "District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8486, 2021 (Amendment 43)" is given FIRST reading;

AND THAT the "District of North Vancouver Rezoning Bylaw 1407 (Bylaw 8487)" is given FIRST reading;

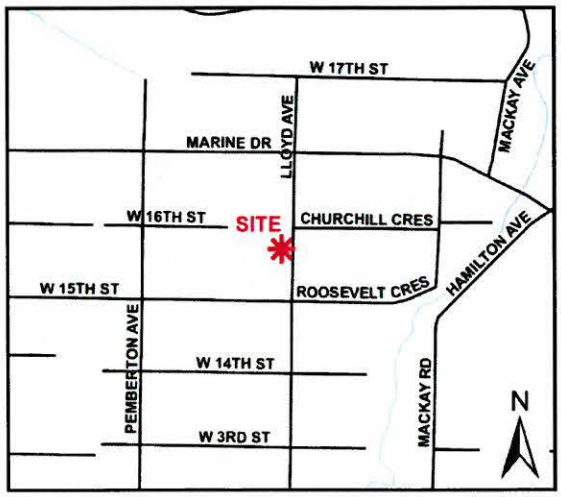
AND THAT the "West 16th Street Development Cost Charges Waiver Bylaw 8488, 2021" is given FIRST reading;

AND THAT pursuant to Section 475 and Section 476 of the Local Government Act, additional consultation is not required beyond that already undertaken with respect to Bylaw 8486;

AND THAT in accordance with Section 477 of the Local Government Act, Council has considered Bylaw 8486 in conjunction with its Financial Plan and applicable Waste Management Plans;

AND THAT Bylaw 8486 and Bylaw 8487 be referred to a Public Hearing;

AND THAT Staff be directed to proceed with waiving any additional District of North Vancouver fees, subject to securing the supportive housing units in a lease agreement.



Location Map

REASON FOR REPORT

Implementation of the proposed project requires Council's consideration of:

- Bylaw 8486 to amend the Official Community Plan (OCP) designation;
- Bylaw 8687 to rezone the subject properties;
- Bylaw 8488 to waive Development Cost Charges; and
- Issuance of Development Permits.

The OCP Amendment Bylaw, Rezoning Bylaw, and DCC Waiver Bylaw are recommended for introduction and the OCP Amendment Bylaw and Rezoning Bylaw are recommended for referral to a Public Hearing. A Development Permit would be forwarded to Council for consideration if the rezoning proceeds.

SUMMARY

The District has identified this District-owned land as a potential site for a supportive housing project and is proceeding with a District-led rezoning process. The District is proposing to redevelop the site as a supportive housing development comprising one five-storey building with approximately 60 units.

Aerial Map

The development site is located at the southwest corner of W. 16th Street (currently closed) and Lloyd Avenue. Surrounding properties include industrial uses to the east, west, and south; mixed-use residential/commercial to the northwest and commercial to the north and northeast.

The site includes nine parcels that are currently used for storage of vehicles for nearby car dealerships. The property is approximately 3,197 m^2 (34,412 sq. ft.) in size.

The proposal will require an amendment to the OCP and rezoning of the site to a new Comprehensive Development (CD) Zone. A development permit will be forwarded to Council if the OCP amendment and rezoning are approved.

EXISTING POLICY

Official Community Plan

The Official Community Plan (OCP) designates the site as "Light Industrial Commercial" (LIC) which is intended predominantly for a mix of industrial, warehouse, office, service, utility and business park type uses. The proposal does not comply with the OCP designation and an amendment to the OCP is required. Bylaw 8486 proposes to change the designation of the site to "Commercial Residential Mixed-use Level 1" (CRMU1) which permits density up to approximately 1.75 FSR. Properties to the north have this same designation.

Official Community Plan Map

The proposal addresses a number of OCP goals and policies including:

- "Consider the use of District land, where appropriate, to contribute towards and leverage other funding for the development of social and affordable housing."
- "Encourage and facilitate a wide range of multifamily housing sizes, including units suitable for families with an appropriate number of bedrooms, and smaller apartment units"; and
- "Consider incentives such as reduced Development Cost Charges to facilitate affordable rental housing".

The units proposed are a mix of studio, one, two, three, and four-bedroom units. The target populations to be housed are women and women-led families in need, at risk of homelessness, or experiencing homelessness.

Lower Capilano Local Plan Reference Policy

The site is located outside of a designated town or village centre and the Lower Capilano Local Plan Reference Policy document designates this site as "Light Industrial".

The proposal is broadly consistent in scale and density with recently-approved development within the Marine Drive corridor and with the future development potential of the lots to the north of the site.

Rental and Affordable Housing Strategy

The proposed bylaws, if adopted, will permit development of the site for a five-storey building with supportive housing. This responds to the following goals of the District's Rental and Affordable Housing Strategy (RAHS):

- Goal 1: Expand the supply and diversity of housing;
- Goal 2: Expand the supply of new rental and affordable housing; and
- Goal 6: Partner with other agencies to help deliver affordable housing.

The RAHS indicates that the 10 year (2016-2026) estimated demand for affordable rental units in the District is 600 to 1,000 units. To date, 414 units* have been approved towards this goal and the proposal would create an additional 60 units, bringing the total to 474 units. (*Source: *Pace of Development - 2019 Update,* dated July 12, 2020 reported 298 units. Since then the project at 600 W. Queens increased from 60 to 86 units and 90 units are anticipated to be approved at 267 Orwell Street on January 25, 2021).

Council Directions, 2019-2022

The proposed bylaws respond to the following Council Priority Directions to 2022:

- Key Issue 2: Increasing Housing Diversity and Addressing Affordability

A range of actions to support this priority include:

- Increasing the number of social and affordable housing units to fill gaps in the low to moderate income end of the housing continuum;
- Increasing housing diversity;
- Assessing available District land and its suitability for various housing forms.

Zoning

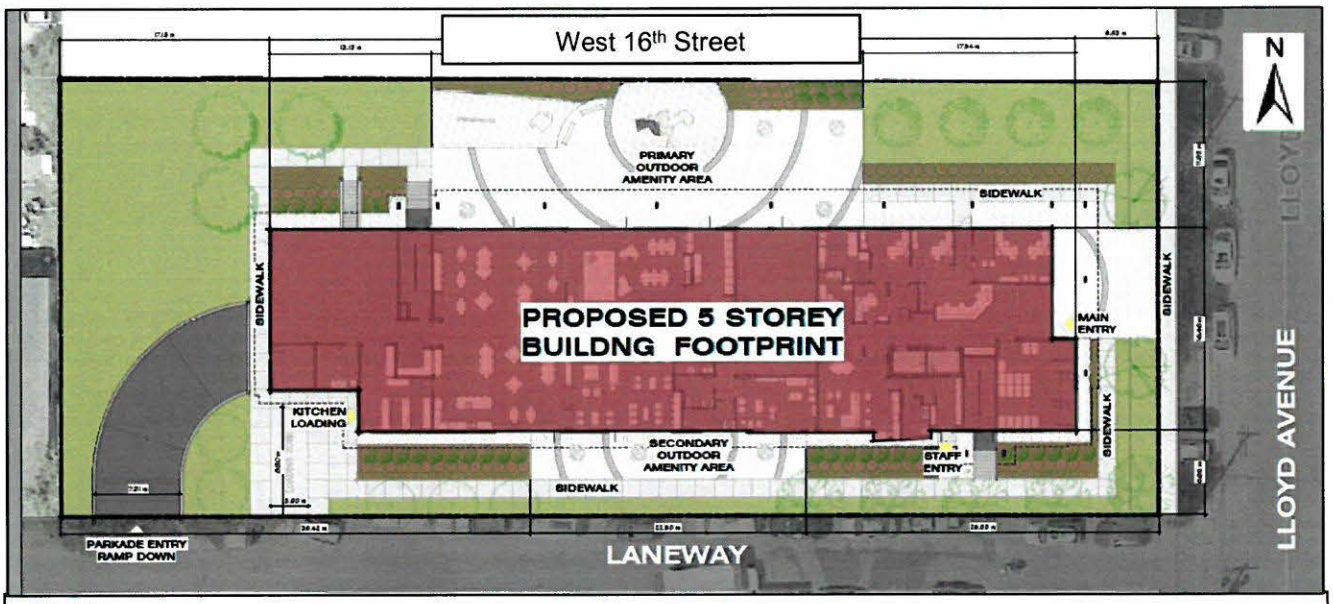
The subject properties are currently zoned "Employment Zone Light Industrial" (EZLI) which accommodates a mix of manufacturing and service businesses. The EZLI zone does not have a maximum FSR but the intensity of development is managed by height, setback, and coverage regulations.

Rezoning is required to accommodate the project and Bylaw 8486 proposes to create a new Comprehensive Development Zone 133 (CD 133) tailored specifically to this project. The proposed CD 133 zone prescribes permitted uses and zoning provisions such as a maximum density of 1.6 FSR, height, setbacks, and parking requirements.

ANALYSIS:

Site Plan and Project Description

The project consists of a five-storey building with a roof top amenity space with principal pedestrian access from Lloyd Avenue and an additional staff entrance at the southeast corner of the site. Vehicle access to the parking garage and a kitchen loading area are located at the southwest corner of the site.



Site Plan

The project as proposed includes 60 units with 40 studio units, 2 one-bedroom units, 12 two-bedroom units, 4 three-bedroom units, and 2 four-bedroom units. The units will meet BC Housing Design Guidelines and Construction Standards 2019 for net unit area and range in size from 31.7 m² (341 sq. ft.) to 116.6 m² (1,256 sq. ft.)

The CD 133 zone allows some minor flexibility in case of design changes or changes to unit types. The proposed building as currently designed is approximately 4,874 m² (52,461 sq. ft.) in size which is approximately 1.52 FSR. The CD133 zone permits up to 5,115 m² (55,047 sq. ft.) or approximately 1.6 FSR and design refinements may result in a modest increase in floor area, but the density will not exceed 1.6 FSR.

The ground floor of the proposed building includes a commercial kitchen, office and medical consultation rooms, cultural space, quiet room, resident laundry for the family-oriented units, staff lounge, and bike/stroller storage.

Levels two and three will be predominately family-oriented units and will include a counselling room. Levels four and five are studio units and will include additional laundry space and an amenity room. The outdoor amenity area on the roof includes picnic tables and garden beds. An outdoor play area will also be provided at grade.

Bird's eye view – Looking southwest from Lloyd Avenue

Parking will be provided in a one-level underground garage accessed at the southwest corner of the site from the lane.

Housing Affordability

BC Housing will be funding the project and RainCity Housing ("RainCity") will be the building operator. The District will retain ownership of the land and will enter into a long-term ground lease with BC Housing should the rezoning be approved.

Rents will be secured in the lease agreement and will include a mix of shelter rates for those on social assistance with a range from $375 to $660 per month (depending on family size) and "Rent Geared to Income" which currently ranges from $901 to $1,461 per month.

BC Housing notes that the proposed building occupancy will be based on need in the community. The proposed mix includes flexibility to support under-employed women with rent geared to income units. The tenant mix is proposed to remain fluid to respond to the need.

Of note, there will be no additional charges to residents for hydro, internet/wifi and cable, laundry, bike storage, and hot water.

Development Permits

The site is located within the following Development Permit Areas:

- Form and Character of Commercial, Industrial, and Multifamily Development
- Energy and Water Conservation and Greenhouse Gas Emission Reduciton
- Protection from Natural Hazards (Flood Hazard)

Advisory Design Panel

The application will be reviewed by the Advisory Design Panel (ADP) at the Development Permit stage.

A detailed review of development permit issues, outlining the project's compliance with the applicable development permit guidelines will be provided for Council's consideration should the application proceed through the OCP amendment and rezoning process.

View from Lloyd Avenue

Accessibility

BC Housing's "Design Guidelines and Construction Standards 2019" requires that 5% of the units and all common areas be accessible. This aligns with the District's Accessible Design Policy for Multifamily Housing as all of the apartment units meet the 'Basic Accessible Design' criteria and 5% of the apartment units meet the 'Enhanced Accessible Design' criteria.

Green Building Measures

On December 7, 2020 the District adopted an update to the Construction Bylaw requiring projects to meet either Step Code 4 or Step Code 3 with a Low Carbon Emission System (LCES). BC Housing requires the project to meet Step Code 4 which will also comply with the update to the Construction Bylaw effective July 1, 2021.

Vehicle Parking

All parking is proposed in a one-level underground garage. A total of 26 parking spaces are proposed for the use of staff, trades, and medical and other professional visitors. The CD133 zone requires no parking for residents and a minimum of 22 spaces for staff and visitors.

The District OCP includes statements related to reducing parking requirements including:

- Section 5.1 (8): Consider, where appropriate, reducing vehicle parking requirements for new developments in centres and corridors well served by

transit to encourage alternate modes of transportation and increase housing affordability

- Section 7.2 (8): Support, where appropriate, parking reductions for purpose built market and affordable rental units
- Section 7.3 (3) Apply incentives (including, but not limited to density bonusing, pre-zoning and reduced parking requirements) as appropriate, to encourage the development of affordable housing

Bicycle Parking and Storage

The proposal includes 20 bicycle storage spaces for residents, staff, and visitors. This storage space will be indoors and located on the ground floor adjacent to the main entrance.

Off-site improvements

Off-site improvements will be reviewed in detail at the Development Permit stage and it is anticipated that off-site improvements associated with the construction of the project will include a new sidewalk on Lloyd Avenue and improvements to the lane. The lane is currently used for informal parking and it is anticipated that this parking will need to be removed as part of the lane upgrades. A new multi-use path located to the north of the site is proposed to connect Lloyd Avenue to the opened portion of W. 16th Street to the west of the site. This path would be located on south side of the unopened W. 16th Street road allowance.

As review of the proposed civil works is still underway at this time, the estimated total value of off-site works (engineering and landscaping) is unknown and the full scope and value of required off-site construction will be determined through the detailed design work at the Building Permit stage.

Community Amenity Contribution

The District's Community Amenity Contribution (CAC) Policy outlines expectations for projects and includes a list of potential in-kind contributions that can be considered in lieu of a cash CAC including "land for, or provision of, affordable, rental or special needs housing." The proposal includes 60 supportive rental units secured in perpetuity which represents the in-kind amenity for this project.

Landscaping

A conceptual landscape plan has been submitted with the rezoning application showing a primary outdoor play area on the north side of the building with play equipment and seating areas. A secondary outdoor amenity area is included on the south side of the building with seating. An outdoor rooftop amenity is also provided that includes a picnic area and garden beds.

Landscaping is included around the perimeter of the site and around the outdoor amenity spaces on the north and south sides of the building.

Should the rezoning proposal proceed, a more detailed review of landscape issues will be included in the development permit report.

View from Lloyd Avenue looking southwest

Financial Impacts:

The District of North Vancouver anticipates supporting this project in the following ways:

- District-led rezoning of land;
- providing 0.3 hectares (0.8 acres) of land at a nominal fee of $10/year;
- waiving the typical application fees for the OCP Amendment, Rezoning; and Development Permit (approximately $24,000).

In addition the District will consider:

- waiving the Building Permit fees should the rezoning be supported by District Council. Staff estimate the building permit application fees at approximately $193,000;
- waiving the applicable District Development Cost Charges estimated to be $506,529; and
- supporting a property tax exemption (PTE) for the non-profit society operating the units should the housing be considered taxable by BC Assessment.

The District's housing reserve fund will support the waived fees and charges and one-time costs associated with the project. Staff are reviewing the District's property tax strategy and will report back on the need for PTE funding. BC Housing will contribute capital and operating costs, which will be reported should a PTE be necessary.

Concurrence:

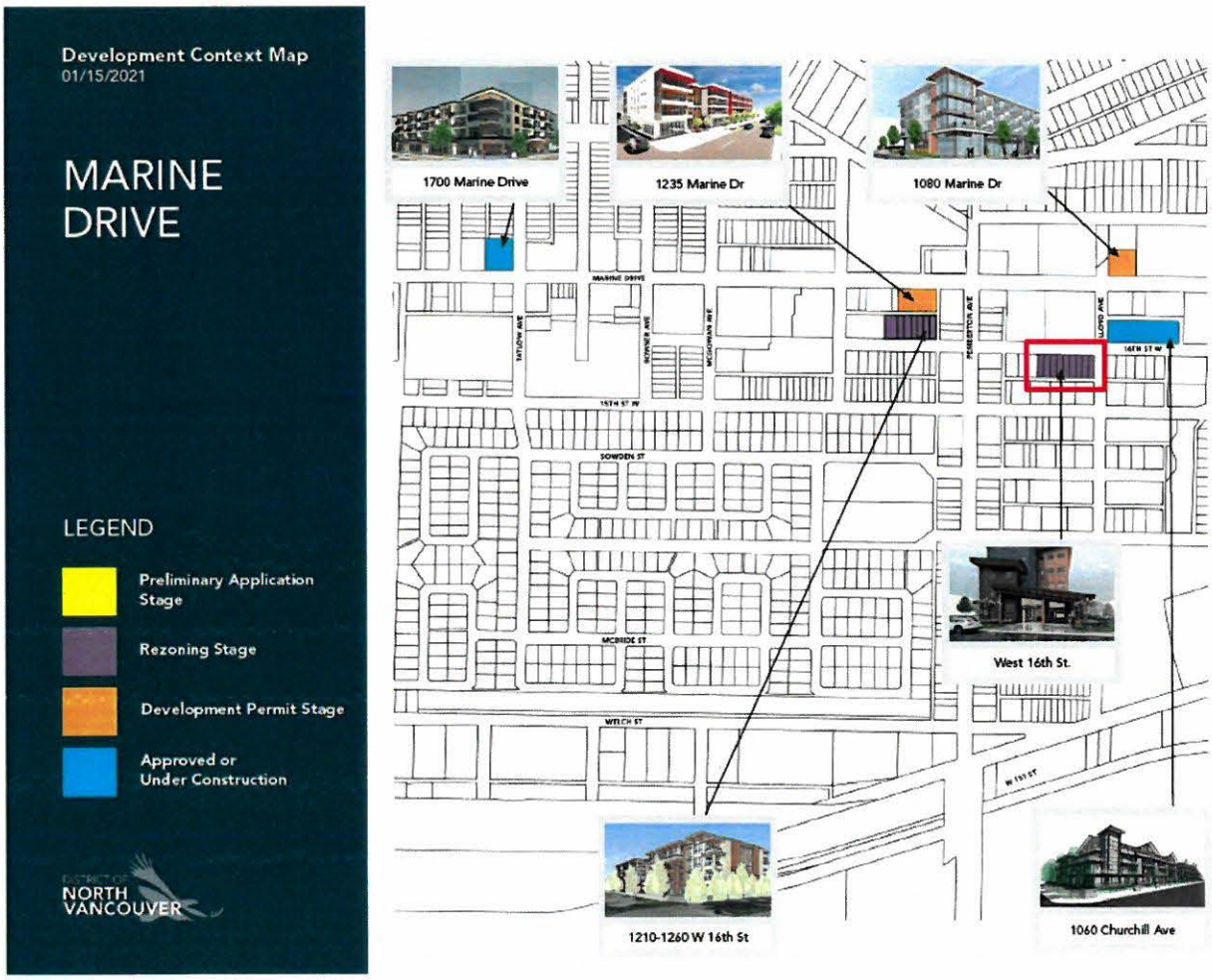
The project has been reviewed by staff from the Real Estate and Properties, Environment, Building and Permits, Legal, Parks, Engineering, Community Planning, Urban Design, Transportation, Fire, and Communications departments.

As an OCP amendment is part of the project, School District 44 was provided a copy of the application materials and asked to confirm that students expected to reside in the development can be accommodated.

Of note, the North Vancouver School District Long Range Facilities Plan (2018 Update) indicates capacity at the nearest elementary school (Norgate Community Elementary - Xwemélch'stn). For reference, there are four existing childcare providers within 200 m (656 ft.) of the site.

Construction Traffic Management Plan:

The site is shown in relation to other residential construction projects and potential development projects in the image below.



Construction traffic management will be key for the development of the site. Impacts to surrounding street and neighbourhood must be minimized. A Construction Traffic Management Plan (CTMP) will be required.

In particular, the Construction Traffic Management Plan must:

1. Provide safe passage for pedestrians, cyclists, and vehicle traffic;
2. Outline roadway efficiencies (i.e. location of traffic management signs and flaggers);
3. Make provisions for trade vehicle parking which is acceptable to the District and minimizes impacts to neighbourhoods;
4. Provide a point of contact for all calls and concerns;
5. Provide a sequence and schedule of construction activities;
6. Identify methods of sharing construction schedule with other developments in the area;
7. Ascertain a location for truck marshalling;
8. Address silt/dust control and cleaning up from adjacent streets;
9. Provide a plan for litter clean-up and street sweeping adjacent to site; and,
10. Include a communication plan to notify surrounding businesses and residents.

Public Input

An engagement plan was created, in partnership with BC Housing and RainCity, to provide information on the project to the public and to allow opportunities for the public to learn about the project, ask questions, and provide input.

Key elements of the plan include:

- initial outreach and notification;
- Provincial government news release;
- virtual meetings with stakeholders;
- sustained outreach via social media and DNV.org;
- ongoing engagement and Q&A through the BC Housing's "Let's Talk" interactive webpage.

A cornerstone of the engagement is the opportunity for community groups, First Nations, and stakeholders to participate in one of several small meetings (held virtually due to Covid-19) which are presented by a panel of staff from the District, BC Housing, and RainCity. These meetings are scheduled for February 10, 18, and 25 and additional meetings will be arranged as needed in advance of the required Public Hearing.

This engagement plan replaces the more typical Public Information Meeting and a summary of the public engagement will be provided to Council at the Public Hearing.

Implementation

Implementation of this project will require an OCP amendment bylaw and a rezoning, as well as issuance of a development permit and registration of legal agreements.

Bylaw 8488 (Attachment B) amends the OCP designation for subject properties from LIC to CRMU1.

Bylaw 8487 (Attachment C) rezones the subject site from EZLI to a new Comprehensive Development Zone 133 (CD133) which:

- establishes the permitted residential uses;
- establishes the maximum permitted floor area on the site;
- establishes setback and building height regulations; and,
- establishes parking regulations specific to this project.

Bylaw 8468, (Attachment D) authorizes the District to reduce the DCCs to 'zero'.

A legal framework will be required to support the project and it is anticipated that the lease agreement will be used to secure items such as the details of off-site servicing. Additional legal documents required for the project will include a subdivision plan to consolidate the site.

CONCLUSION:

This project assists in implementation of the District's Official Community Plan objectives and helps to fulfil District housing objectives. The proposal is now ready for Council's consideration.

Options:

The following options are available for Council's consideration:

1. Give Bylaws 8486, 8487, and 8488 First Reading, refer Bylaws 8486 and 8487 to a Public Hearing, and authorize staff to waive any additional District fees (staff recommendation);
2. Give the bylaws no readings; or,
3. Return the bylaws to staff.

Casey Peters
Senior Development Planner

Attachments:
1. Bylaw 8486 – OCP Amendment
2. Bylaw 8487 – Rezoning
3. Bylaw 8488 – DCC Waiver Bylaw
4. Architectural and Landscape Plans

REVIEWED WITH:

☑ Community Planning	TA	☐ Clerk's Office		External Agencies:	
☐ Development Planning		☑ Communications		☐ Library Board	
☐ Development Engineering		☑ Finance		☐ NS Health	
☐ Utilities		☐ Fire Services		☐ RCMP	
☐ Engineering Operations		☐ ITS		☐ NVRC	
☐ Parks		☐ Solicitor		☐ Museum & Arch.	
☐ Environment		☐ GIS		☐ Other:	
☐ Facilities		☑ Real Estate			
☐ Human Resources		☐ Bylaw Services			
☐ Review and Compliance		☑ Planning			

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Attachment 1.

The Corporation of the District of North Vancouver

Bylaw 8486

A bylaw to amend District of North Vancouver
Official Community Plan Bylaw 7900, 2011

The Council for The Corporation of the District of North Vancouver enacts as follows:

Citation

1. This bylaw may be cited as "District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8486, 2021 (Amendment 43)".

Amendments

2. District of North Vancouver Official Community Plan Bylaw 7900, 2011 is amended as follows:

    a) Map 2 Land Use: as illustrated on Schedule A, by changing the land use designation of the properties on Map 2 from "Light Industrial Commercial" (LIC) to "Commercial Residential Mixed-Use Level 1" (CRMU1)

READ a first time by a majority of all Council members

PUBLIC HEARING held

READ a second time by a majority of all Council members

READ a third time by a majority of all Council members

ADOPTED by a majority of all Council members

Mayor

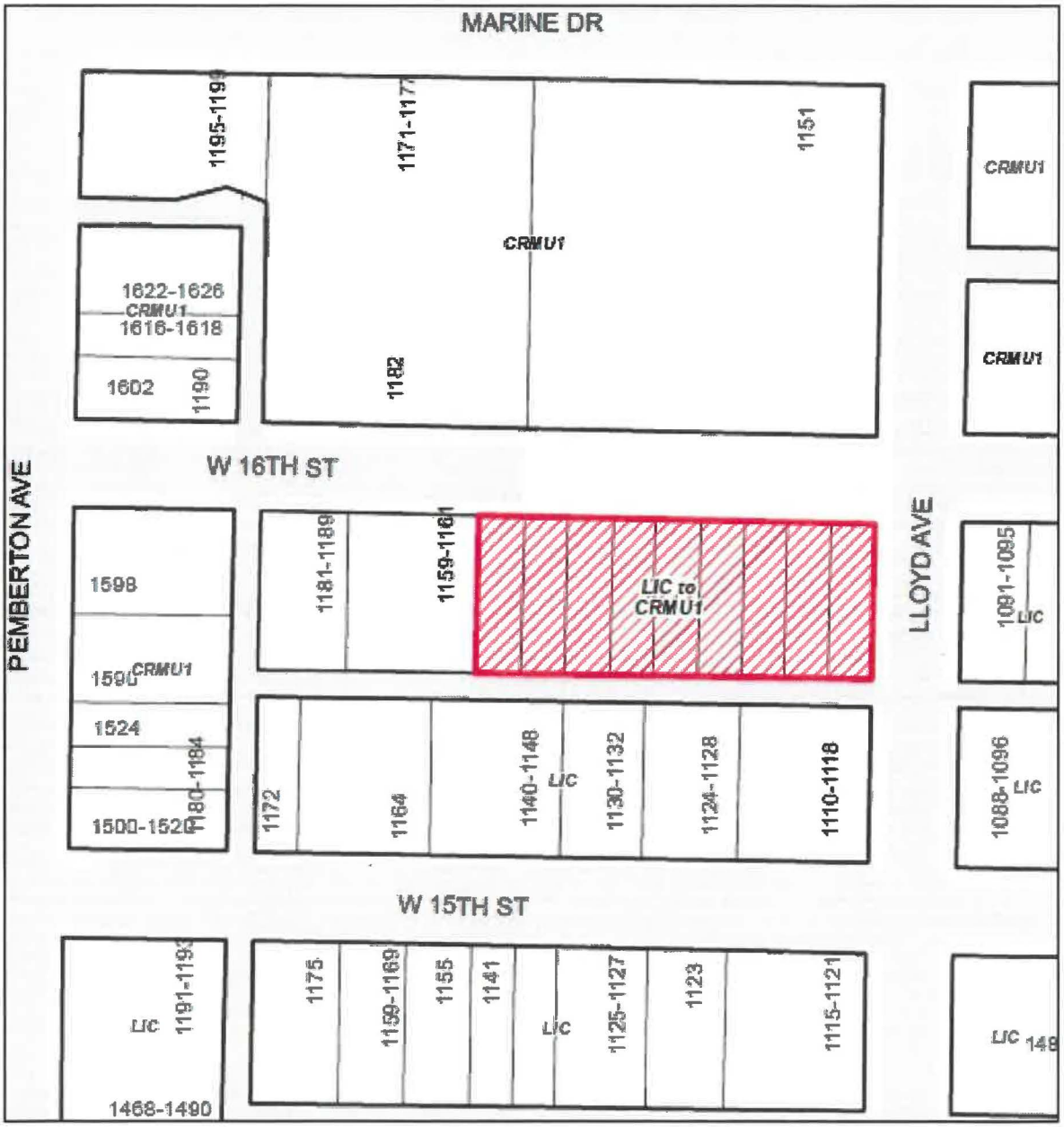
Municipal Clerk

Certified a true copy

Municipal Clerk

Schedule A to Bylaw 8486

District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8486, 2021 (Amendment 43)



Map 2 Land Use: as illustrated on Schedule A, by changing the land use designation of the properties on Map 2 from "Light Industrial Commercial" (LIC) to "Commercial Residential Mixed Use Level 1" (CRMU1)

Attachment 2.

The Corporation of the District of North Vancouver

Bylaw 8487

A bylaw to amend District of North Vancouver Bylaw 3210, 1965

The Council for The Corporation of the District of North Vancouver enacts as follows:

Citation

1. This bylaw may be cited as "District of North Vancouver Rezoning Bylaw 1407 (Bylaw 8487)".

Amendments

The following amendments are made to the "District of North Vancouver Zoning Bylaw 3210, 1965":

(a) Part 2A, Definitions is amended by adding CD133 to the list of zones that Part 2A applies to.

(b) Section 301 (2) by inserting the following zoning designation:

"Comprehensive Development Zone 133 CD133"

(c) Part 4B Comprehensive Development Zone Regulations by inserting the following, inclusive of Schedule B:

"4B 133 Comprehensive Development Zone 133 CD133

The CD133 zone is applied to:

i) Lot 13 Block 57 District Lot 552 Plan 4680 (PID: 011-418-206);
ii) Lot 14 Block 57 District Lot 552 Plan 4680 (PID: 011-418-214);
iii) Lot 15 Block 57 District Lot 552 Plan 4680 (PID: 011-418-222);
iv) Lot 16 Block 57 District Lot 552 Plan 4680 (PID: 011-418-249);
v) Lot 17 Block 57 District Lot 552 Plan 4680 (PID: 011-418-257);
vi) Lot 18 Block 57 District Lot 552 Plan 4680 (PID: 011-418-273);
vii) Lot 19 Block 57 District Lot 552 Plan 4680 (PID: 011-418-281);
viii) Lot 20 Block 57 District Lot 552 Plan 4680 (PID: 011-418-290); and
ix) Lot 21 Block 57 District Lot 552 Plan 4680 (PID: 011-418-311).

4B 133 – 1 Intent

The purpose of the CD133 Zone is to permit a medium-density residential rental development.

4B 133 – 2 Permitted Uses:

The following *principal* uses shall be permitted in the CD 133 Zone:

a) Uses Permitted Without Conditions:

   Residential use

b) Conditional Uses: Not Applicable

4B 133 – 3 Accessory Use

a) *Accessory uses* customarily ancillary to the principal use are permitted;

b) *Office purposes* related to the operation of the building are permitted;

c) Support services and common area facilities related to the operation of the building are permitted.

4B 133 – 4 Density

a) The maximum permitted density is 5,115 m² (55,047 sq. ft.) *gross floor area*.

b) For the purpose of calculating *gross floor area* the following is exempted:

   i. Any floor areas below finished grade.

c) For the purposes of calculating FSR the lot area is deemed to be 3,197m² (34,412 sq. ft.) being the site size at the time of rezoning.

4B 133 – 5 Setbacks

a) Buildings shall be set back from property lines to the closest building face (excluding any partially exposed underground parking structure) as established by development permit and in accordance with the following regulations:

Setback Location	Buildings (Minimum Setback)
North (W. 16th St)	5.5 m (18.1 ft.)
East (Lloyd Avenue)	5.5 m (18.1 ft.)
West	5.5 m (18.1 ft.)
South (Lane)	5.5 m (18.1 ft.)

4B133 – 6 Height

The maximum permitted height is:

a) Multi-family apartment building: 19.5m (64.0 ft.).

4B 133 – 7 Coverage

a) Building Coverage: The maximum building coverage is 50%.

b) Site Coverage: The maximum site coverage is 60%.

4B 133 – 8 Landscaping and Storm Water Management

a) All land areas not occupied by buildings, outdoor amenity areas, and patios shall be landscaped in accordance with a landscape plan approved by the District of North Vancouver.

b) A 2m (6.6. ft.) high screen consisting of a solid wood fence, or landscaping or a combination thereof, all with 90% opacity, is required to screen from view:

   i) any utility boxes, vents or pumps that are not located underground and/ or within a building; and

   ii) any solid waste (garbage, recycling, compost) or loading areas with the exception of temporary, at-grade staging areas that are not located underground and/or within a building.

4B 133 – 9 Parking, Loading and Servicing Regulations

a) Parking and loading are required as follows:

Use	Minimum Parking Required
Residential Dwelling Unit	0
Staff and Visitor Parking	22

b) A minimum of 20 bicycle storage spaces shall be provided;

c) Except as specifically provided in 4B133 - 10 (a) and (b), parking shall be provided in accordance with Part 10 of this Bylaw."

(d) The Zoning Map is amended in the case of the lands illustrated on the attached map (Schedule A) by rezoning the land from Employment Zone Light Industrial (EZLI) to Comprehensive Development Zone 133 (CD133).

READ a first time

PUBLIC HEARING held

READ a second time

READ a third time

ADOPTED

Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk

Schedule A to Bylaw 8487

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Attachment 3.

The Corporation of the District of North Vancouver

Bylaw 8488

A bylaw to waive Development Cost Charges

The Council for The Corporation of the District of North Vancouver enacts as follows:

Citation

1) This bylaw may be cited as "West 16th Street Development Cost Charges Waiver Bylaw 8488, 2021".

Waiver

2) Development Cost Charges are hereby waived in relation to the Eligible Development proposed to be constructed on the site as shown outlined in red on the attached map (Schedule A), and the development cost charge rates for the Eligible Development are hereby set at zero.

3) For the purpose of this Bylaw "Eligible Development" means supportive housing units where the rental rate structure is secured by way of a lease agreement, affordable housing agreement bylaw, restrictive land use covenant or other measure acceptable to the Municipal Solicitor.

READ a first time

READ a second time

READ a third time

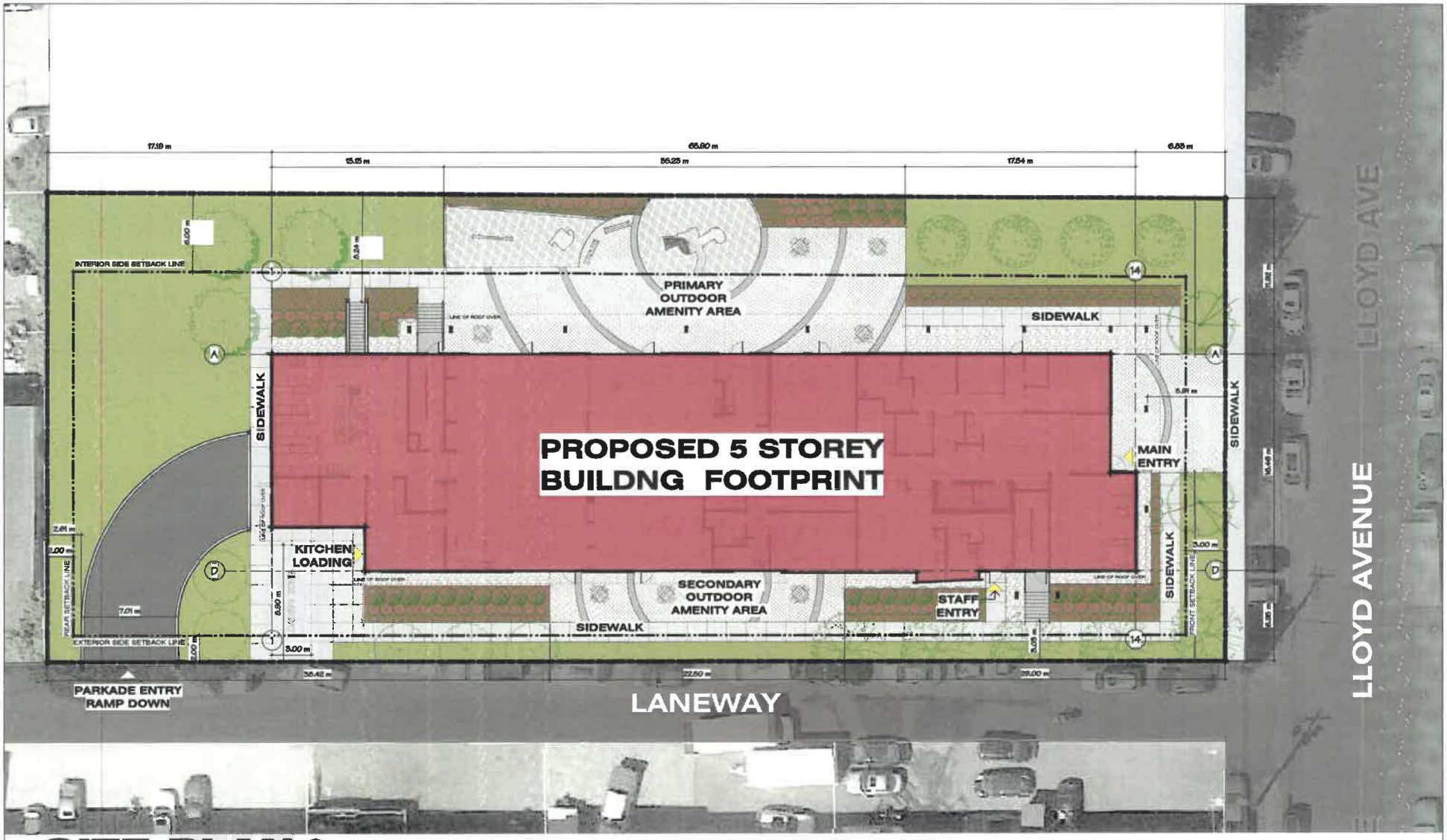
ADOPTED

Mayor	Municipal Clerk

Certified a true copy

Municipal Clerk

Schedule A to Bylaw 8488



SITE PLAN

NORTH

Women's Supportive Housing Lower Mainland

1151 MARINE DRIVE
NORTH VANCOUVER, B.C.

SCALE 1:120

JOB NO. 20061

02

9355 YOUNG ROAD
CHILLIWACK, B.C. CANADA
V2P 4R3

TEL: 604 | 792 | 9445
FAX: 604 | 792 | 9446
EMAIL: chp@chparchitects.com

Craven | Huston | Powers | Architects
CHPA

Attachment 4.

PERSEPCTIVE VIEW LOOKING SOUTHWEST

PERSPECTIVE VIEW LOOKING NORTHEAST

3D PERSPECTIVE VIEWS

Women's Supportive Housing Lower Mainland
1151 Marine Dr.

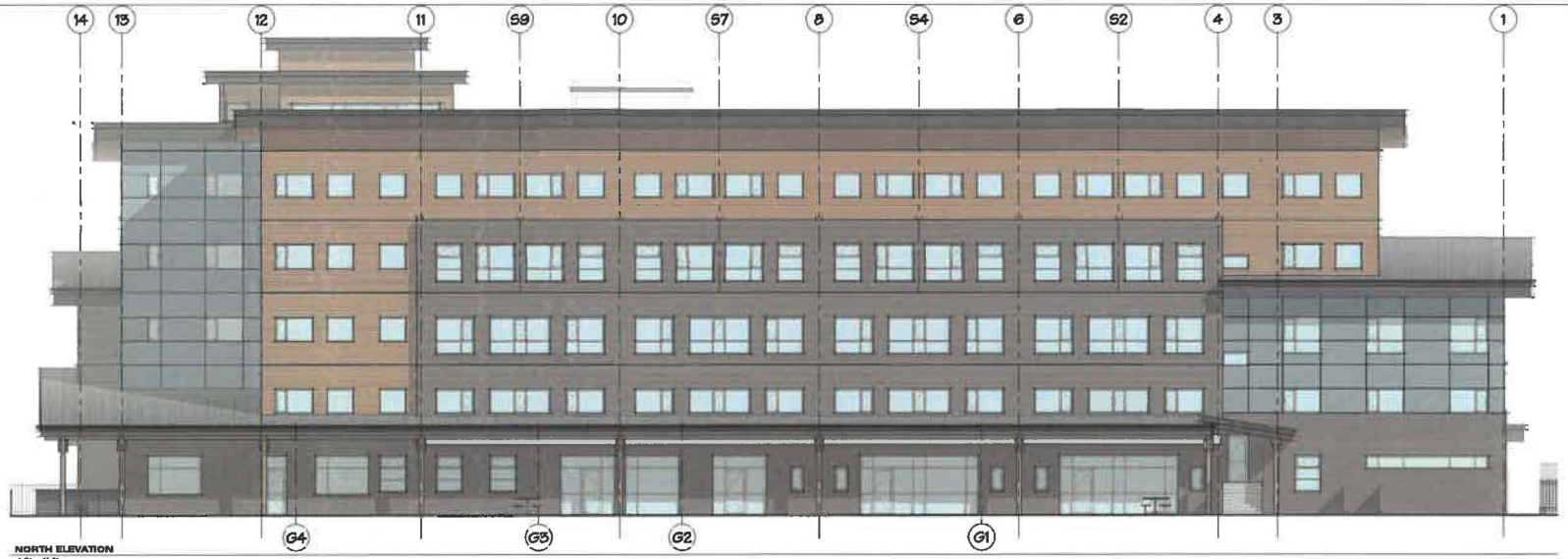
SCALE
JOB NO. 20061

08

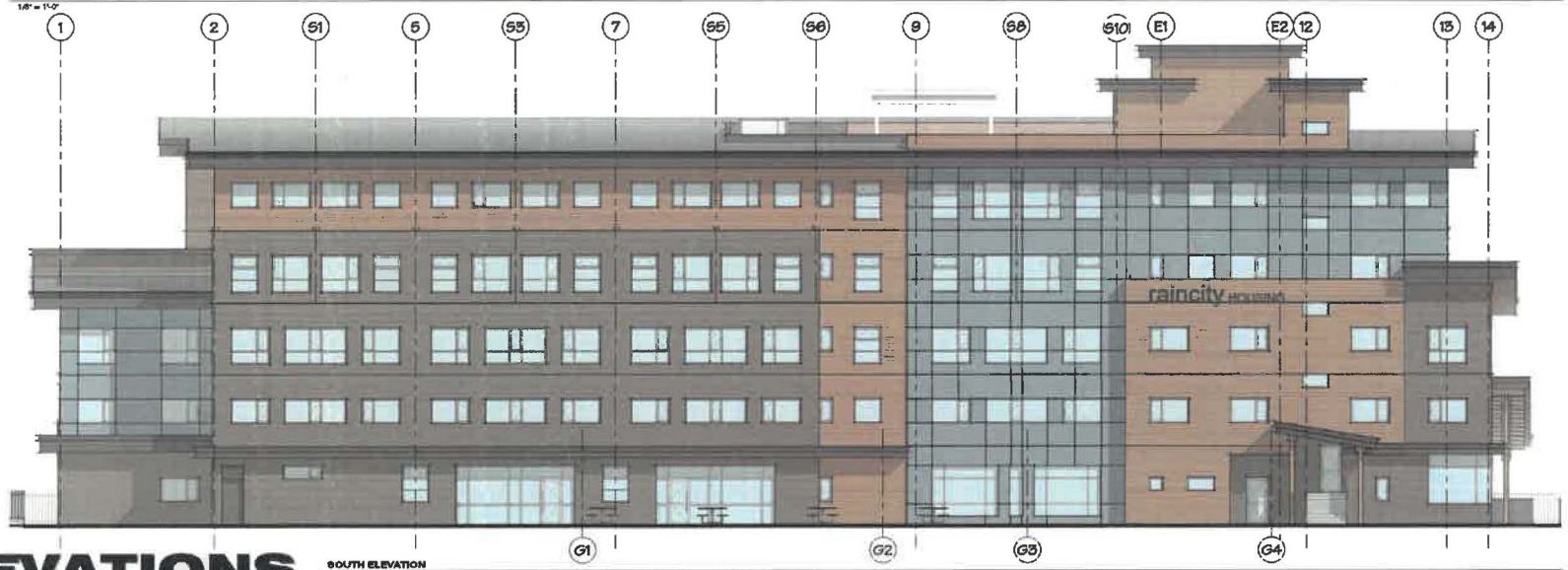
9365 YOUNG ROAD
CHILLIWACK, B.C. CANADA
V2P 4K3

TEL: 604 | 793 | 9445
FAX: 604 | 793 | 9446
EMAIL: chp@chpanchitects.com

Craven| Huston| Powers| Architects
CHPA



NORTH ELEVATION
1/8" = 1'-0"



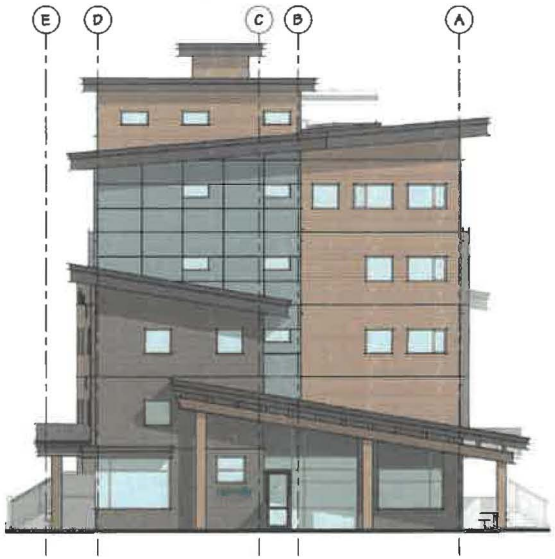
SOUTH ELEVATION
1/8" = 1'-0"

ELEVATIONS

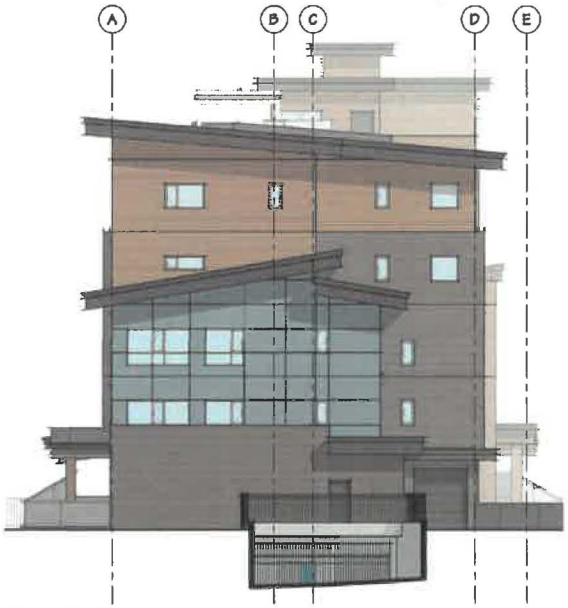
Women's Supportive Housing Lower Mainland
1151 Marine Dr.

SCALE 1/8" = 1'-0"
JOB NO. 20081

6365 YOUNG ROAD
CHILLIWACK, B.C. CANADA
V2P 4S3
TEL: 604 | 793 | 9445
FAX: 604 | 793 | 9446
EMAIL: chpa@chparchitects.com
Craves | Huston | Powers | Architects CHPA



EAST ELEVATION
1/8" = 1'-0"



WEST ELEVATION
1/8" = 1'-0"

ELEVATIONS

Women's Supportive Housing Lower Mainland
1151 Marine Dr.

SCALE 1/8" = 1'-0"
JOB NO. 20061

8355 YOUNG ROAD
CHILLIWACK, B.C. CANADA
V2P 4G3
TEL: 604 | 793 | 9445
FAX: 604 | 793 | 9446
EMAIL: chp@chparchitects.com
Craven | Huston | Powers | Architects
CHPA

FRONT ENTRANCE

Women's Supportive Housing Lower Mainland
1151 Marine Dr.

SCALE
JOB NO. 20061

6365 YOUNG ROAD
CHILLIWACK, B.C. CANADA
V2P 4S3
TEL: 604 | 793 | 9445
FAX: 604 | 793 | 9446
EMAIL: chp@chparchitects.com
Craven | Huston | Powers | Architects
CHPA

STREET VIEW

Women's Supportive Housing Lower Mainland
1151 Marine Dr.

SCALE
JOB NO. 20061

9355 YOUNG ROAD
CHILLIWACK, B.C. CANADA
V2P 4S3

TEL: 604 | 793 | 9445
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EMAIL: chp@chparchitects.com

Craven| Huston| Powers| Architects CHPA

BIRDS EYE VIEW

Women's Supportive Housing Lower Mainland
1151 Marine Dr.

SCALE
JOB NO. 20051

9356 YOUNG ROAD
CHILLIWACK, B.C. CANADA
V2P 4S3

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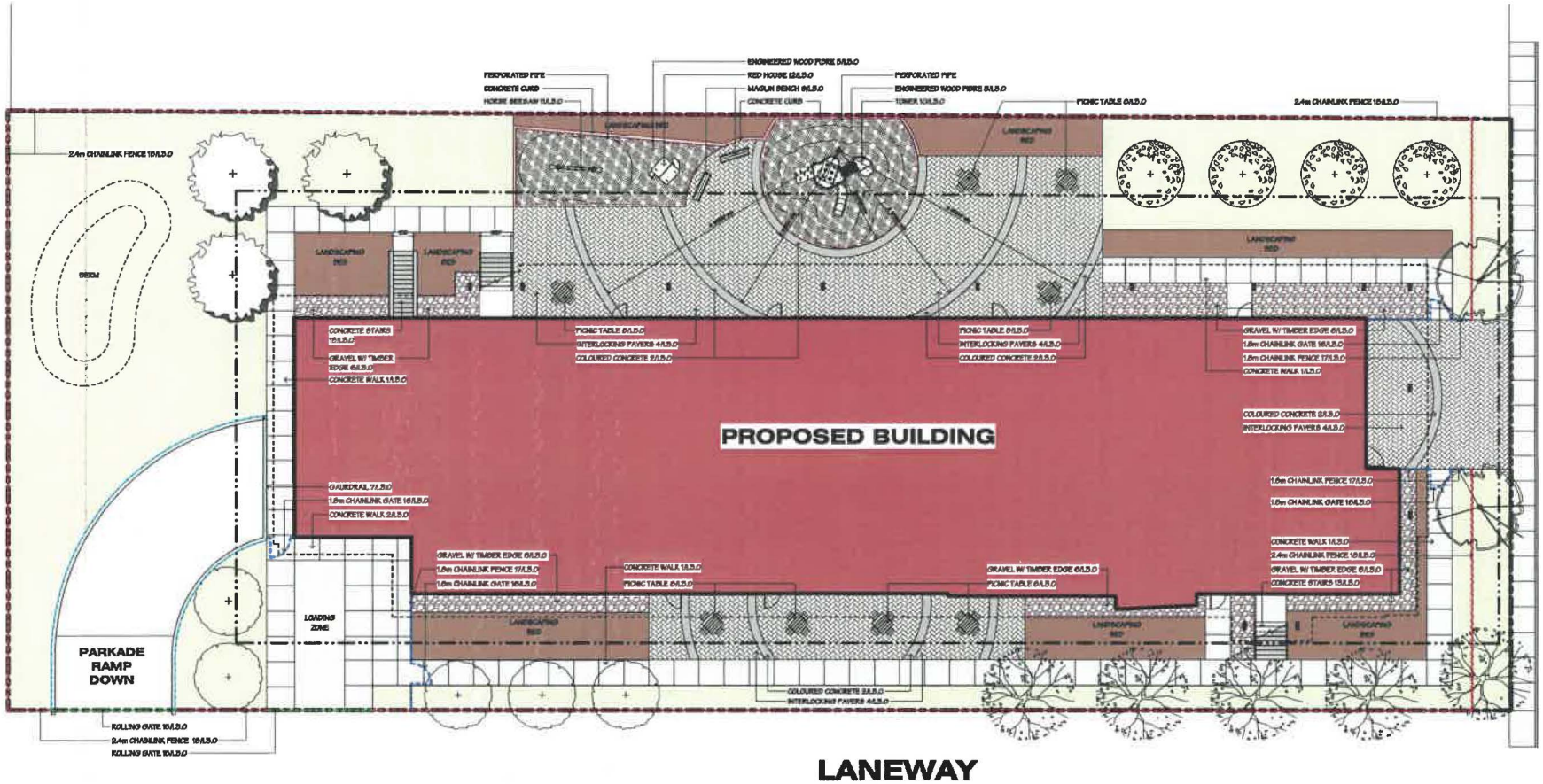
Craven| Huston| Powers| Architects
CHPA



NORTH

LANDSCAPE SITE PLAN
1 : 100

LANDSCAPE GENERAL NOTES

1. THE CONTRACTOR TO CONFIRM UNITS AND MEASUREMENTS
2. PREVENT DAMAGE TO ALL LANDSCAPING , BUILDINGS , STRUCTURES AND UNDERGROUND AND/OR OVERHEAD UTILITIES. MAKE GOOD ALL DAMAGE TO SATISFACTION OF OWNER.
3. PRIOR TO CLEARING, VERIFY LIMITS OF CLEARING WITH OWNER.
4. DISPOSE OF CLEARED AND GRUBBED MATERIALS AS WORK PROGRESSES AND DO NOT ACCUMULATE.
5. LEAVE GROUND SURFACE IN CONDITION SUITABLE FOR IMMEDIATE GRADING OPERATIONS.
6. CONTROL DUST AT ALL TIMES FOR DURATION OF CONTRACT.
7. PROVIDE HOARDING IF NECESSARY AND PROTECT PUBLIC AND PRIVATE PROPERTY FROM INJURY OR DAMAGE.
8. PROVIDE TEMPORARY DRAINAGE AND PUMPING IF NECESSARY AND DO NOT DISCHARGE WATER CONTAINING SUSPENDED MATERIALS INTO WATERCOURSES OR DRAINAGE SYSTEM.
9. MAINTAIN EXISTING CONDITIONS FOR PARKING AND TRAFFIC AROUND THE SITE THROUGHOUT CONSTRUCTION. TAKE MEASURES TO RE-ROUTE TRAFFIC OR WARN VISITORS TO THE SITE THAT HEAVY EQUIPMENT AND WORK CREWS ARE OPERATING.
10. AREA AND VEGETATION DISTURBED DUE TO GRADING AND EXCAVATING SHALL BE REHABILITATED SATISFACTORY TO THE OWNER AND NEIGHBOURS.

LANDSCAPE LEGEND

PROPERTY LINE	SOD LAWN
SETBACK LINE	CONCRETE WALK
BUILDING OVERHANG LINE	ENGINEERED WOOD FIBRE
GAUGEWALL	INTERLOCKING PAVERS
1.8m CHAIN LINK FENCE	ARTIFACT
2.4m CHAIN LINK FENCE	COLOURED CONCRETE
ROLLING GATE	GRAVEL
PERFORATED PIPE	
CONCRETE CURB	

CRAVEN | HUSTON | POWERS *ARCHITECTS* ARCHITECTURE AND LANDSCAPE ARCHITECTURE 9355 YOUNG ROAD, CHILLIWACK B.C. V2P 4S3 TEL: (604) 793-9445

DRAWING/IMAGE
Women's Supportive Housing Lower Mainland
1151 MARINE DRIVE
NORTH VANCOUVER, B.C.

REVISIONS		
No.	DATE	DESCRIPTION
1	2020.11.30	ISSUED FOR COORDINATION

DRAWING/IMAGE
OVERALL LANDSCAPE PLAN

JOB NO.	20061
SCALE	As indicated
DATE	2020.11.30

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CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS, DATA AND CONDITIONS PRIOR TO COMMENCEMENT OF WORK. REPORT ANY DISCREPANCIES TO THE ARCHITECT.
DRAWING NOT TO BE SCALED.

L1.0

The Corporation of the District of North Vancouver

Bylaw 8486

A bylaw to amend District of North Vancouver
Official Community Plan Bylaw 7900, 2011

The Council for The Corporation of the District of North Vancouver enacts as follows:

Citation

1. This bylaw may be cited as "District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8486, 2021 (Amendment 43)".

Amendments

2. District of North Vancouver Official Community Plan Bylaw 7900, 2011 is amended as follows:

    a) Map 2 Land Use: as illustrated on Schedule A, by changing the land use designation of the properties on Map 2 from "Light Industrial Commercial" (LIC) to "Commercial Residential Mixed-Use Level 1" (CRMU1)

READ a first time by a majority of all Council members February 8th, 2021

PUBLIC HEARING held

READ a second time by a majority of all Council members

READ a third time by a majority of all Council members

ADOPTED by a majority of all Council members

Mayor

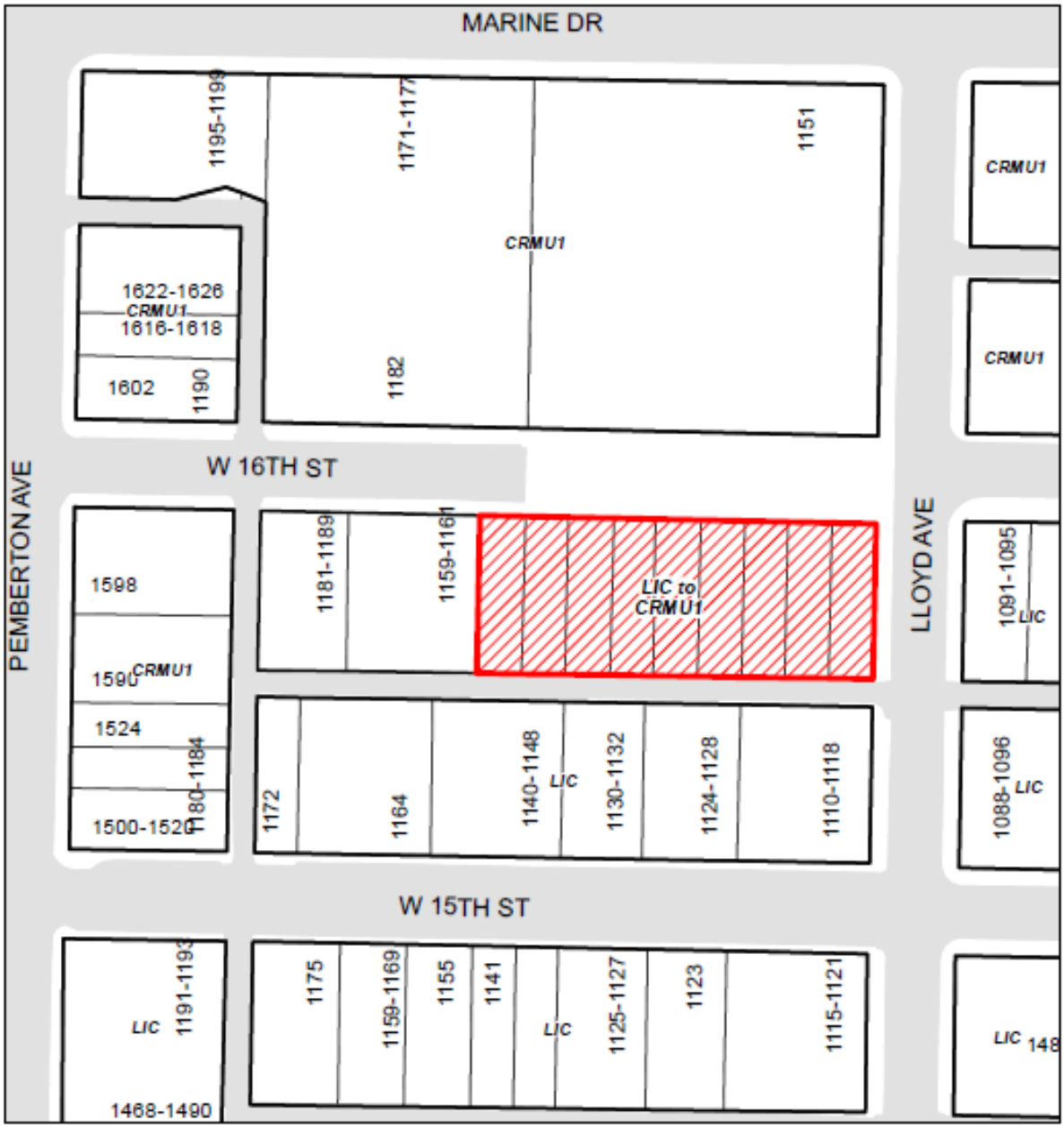
Municipal Clerk

Certified a true copy

Municipal Clerk

Schedule A to Bylaw 8486

District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8486, 2021 (Amendment 43)



Map 2 Land Use: as illustrated on Schedule A, by changing the land use designation of the properties on Map 2 from "Light Industrial Commercial" (LIC) to "Commercial Residential Mixed Use Level 1" (CRMU1)

The Corporation of the District of North Vancouver

Bylaw 8487

A bylaw to amend District of North Vancouver Bylaw 3210, 1965

The Council for The Corporation of the District of North Vancouver enacts as follows:

Citation

1. This bylaw may be cited as "District of North Vancouver Rezoning Bylaw 1407 (Bylaw 8487)".

Amendments

The following amendments are made to the "District of North Vancouver Zoning Bylaw 3210, 1965":

(a) Part 2A, Definitions is amended by adding CD133 to the list of zones that Part 2A applies to.

(b) Section 301 (2) by inserting the following zoning designation:

"Comprehensive Development Zone 133 CD133"

(c) Part 4B Comprehensive Development Zone Regulations by inserting the following, inclusive of Schedule B:

"4B 133 Comprehensive Development Zone 133 CD133

The CD133 zone is applied to:

i) Lot 13 Block 57 District Lot 552 Plan 4680 (PID: 011-418-206);
ii) Lot 14 Block 57 District Lot 552 Plan 4680 (PID: 011-418-214);
iii) Lot 15 Block 57 District Lot 552 Plan 4680 (PID: 011-418-222);
iv) Lot 16 Block 57 District Lot 552 Plan 4680 (PID: 011-418-249);
v) Lot 17 Block 57 District Lot 552 Plan 4680 (PID: 011-418-257);
vi) Lot 18 Block 57 District Lot 552 Plan 4680 (PID: 011-418-273);
vii) Lot 19 Block 57 District Lot 552 Plan 4680 (PID: 011-418-281);
viii) Lot 20 Block 57 District Lot 552 Plan 4680 (PID: 011-418-290); and
ix) Lot 21 Block 57 District Lot 552 Plan 4680 (PID: 011-418-311).

4B 133 – 1 Intent

The purpose of the CD133 Zone is to permit a medium-density residential rental development.

4B 133 – 2 Permitted Uses:

The following *principal* uses shall be permitted in the CD 133 Zone:

a) Uses Permitted Without Conditions:

   Residential use

b) Conditional Uses: Not Applicable

4B 133 – 3 Accessory Use

a) *Accessory uses* customarily ancillary to the principal use are permitted;

b) *Office purposes* related to the operation of the building are permitted;

c) Support services and common area facilities related to the operation of the building are permitted.

4B 133 – 4 Density

a) The maximum permitted density is 5,115 m² (55,047 sq. ft.) *gross floor area*.

b) For the purpose of calculating *gross floor area* the following is exempted:

   i. Any floor areas below finished grade.

c) For the purposes of calculating FSR the lot area is deemed to be 3,197m² (34,412 sq. ft.) being the site size at the time of rezoning.

4B 133 – 5 Setbacks

a) Buildings shall be set back from property lines to the closest building face (excluding any partially exposed underground parking structure) as established by development permit and in accordance with the following regulations:

Setback Location	Buildings (Minimum Setback)
North (W. 16th St)	5.5 m (18.1 ft.)
East (Lloyd Avenue)	5.5 m (18.1 ft.)
West	5.5 m (18.1 ft.)
South (Lane)	5.5 m (18.1 ft.)

4B133 – 6 Height

The maximum permitted height is:

a) Multi-family apartment building: 19.5m (64.0 ft.).

4B 133 – 7 Coverage

a) Building Coverage: The maximum building coverage is 50%.

b) Site Coverage: The maximum site coverage is 60%.

4B 133 – 8 Landscaping and Storm Water Management

a) All land areas not occupied by buildings, outdoor amenity areas, and patios shall be landscaped in accordance with a landscape plan approved by the District of North Vancouver.

b) A 2m (6.6. ft.) high screen consisting of a solid wood fence, or landscaping or a combination thereof, all with 90% opacity, is required to screen from view:

   i) any utility boxes, vents or pumps that are not located underground and/ or within a building; and

   ii) any solid waste (garbage, recycling, compost) or loading areas with the exception of temporary, at-grade staging areas that are not located underground and/or within a building.

4B 133 – 9 Parking, Loading and Servicing Regulations

a) Parking and loading are required as follows:

Use	Minimum Parking Required
Residential Dwelling Unit	0
Staff and Visitor Parking	22

b) A minimum of 20 bicycle storage spaces shall be provided;

c) Except as specifically provided in 4B133 - 10 (a) and (b), parking shall be provided in accordance with Part 10 of this Bylaw."

(d) The Zoning Map is amended in the case of the lands illustrated on the attached map (Schedule A) by rezoning the land from Employment Zone Light Industrial (EZLI) to Comprehensive Development Zone 133 (CD133).

READ a first time February 8th, 2021

PUBLIC HEARING held

READ a second time

READ a third time

ADOPTED

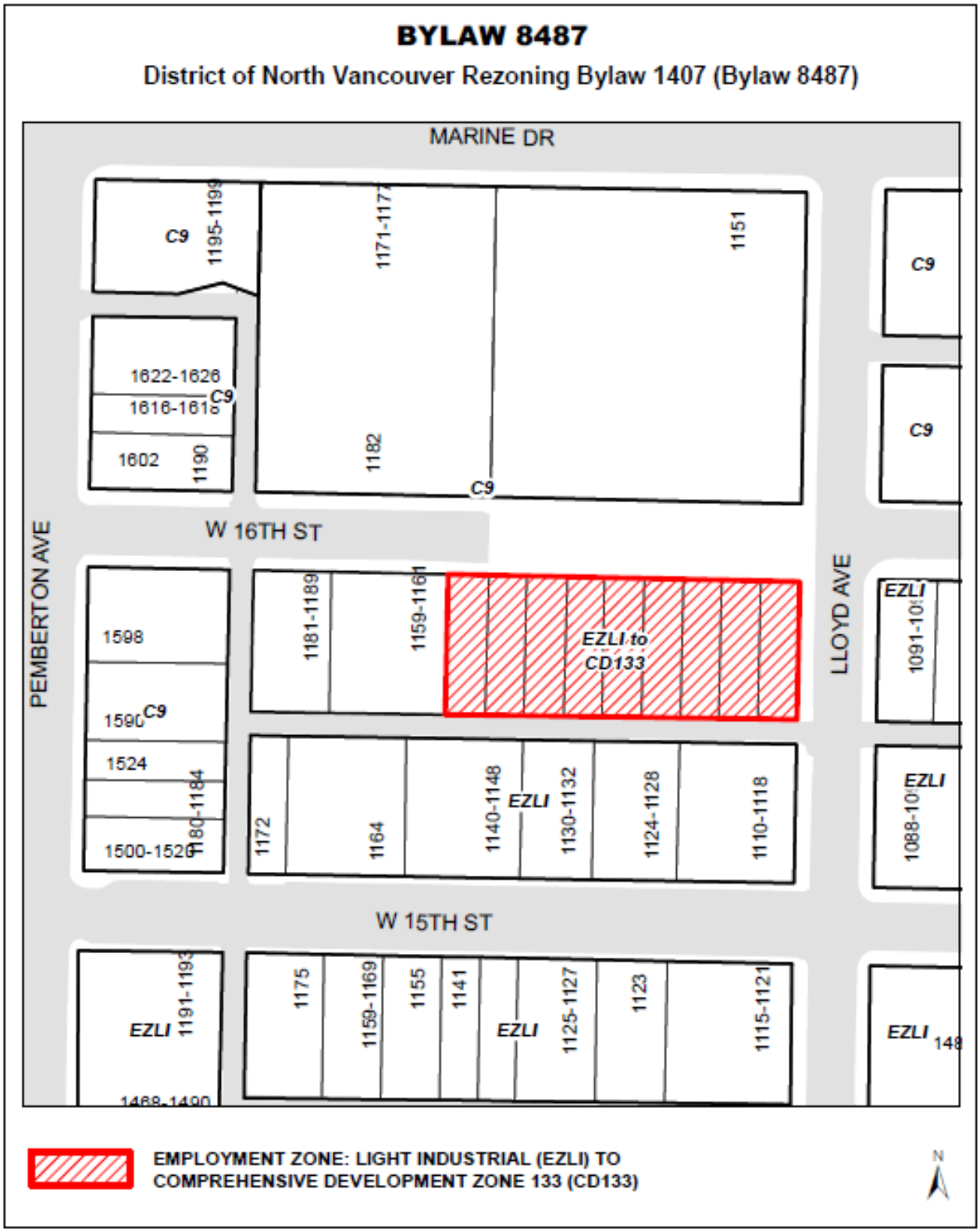
Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk

Schedule A to Bylaw 8487



The Corporation of the District of North Vancouver

Bylaw 8488

A bylaw to waive Development Cost Charges

The Council for The Corporation of the District of North Vancouver enacts as follows:

Citation

1) This bylaw may be cited as “West 16th Street Development Cost Charges Waiver Bylaw 8488, 2021”.

Waiver

2) Development Cost Charges are hereby waived in relation to the Eligible Development proposed to be constructed on the site as shown outlined in red on the attached map (Schedule A), and the development cost charge rates for the Eligible Development are hereby set at zero.

3) For the purpose of this Bylaw “Eligible Development” means supportive housing units where the rental rate structure is secured by way of a lease agreement, affordable housing agreement bylaw, restrictive land use covenant or other measure acceptable to the Municipal Solicitor.

READ a first time February 8th, 2021

READ a second time

READ a third time

ADOPTED

Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk

Schedule A to Bylaw 8488

VIRTUAL

PUBLIC HEARING

West 16th Street and Lloyd Avenue

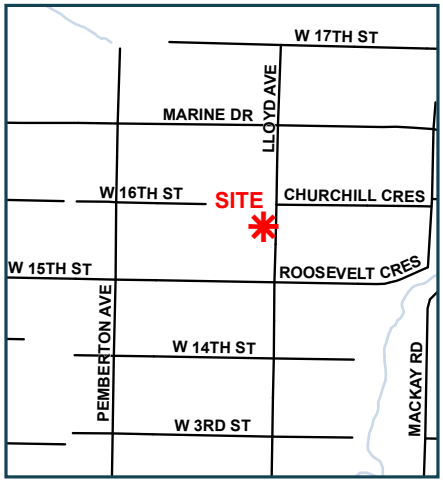
OFFICIAL COMMUNITY PLAN AND ZONING BYLAW AMENDMENTS

When: Tuesday, March 2, 2021 at 7pm

Where: 355 West Queens Road, North Vancouver, BC

How: This Public Hearing will be held virtually, with participation by electronic means only. The hearing will be streamed over the internet at **DNV.org/council-live**

What: A Public Hearing for Bylaws 8486 and 8487, proposed amendments to the Official Community Plan and Zoning Bylaw, to permit the creation of a five-storey, approximately 60-unit supportive housing development for women and women-led families.



**Proposed*

**Provided by applicant for illustrative purposes only. The actual development, if approved, may differ.*

What changes?

Bylaw 8486 proposes to amend the OCP land use designation of the subject site from Light Industrial Commercial (LIC) to Commercial Residential Mixed-Use Level 1 (CRMU1).

Bylaw 8487 proposes to amend the District's Zoning Bylaw by rezoning the subject site from Employment Zone: Light Industrial (EZLI) to Comprehensive Development Zone 133 (CD133). The CD133 Zone addresses permitted and accessory uses and zoning provisions such as density, setbacks, height, building and site coverage, landscaping, storm water management, and parking requirements.

When and How can I provide input?

We welcome your input on March 2, 2021 at 7pm. You may sign up in advance to speak at the hearing by contacting the Municipal Clerk at gordonja@dnv.org prior to noon, Tuesday, March 2, 2021. You may also provide a written submission at any time prior to the close of the hearing by sending it to the Municipal Clerk at input@dnv.org or by mail to Municipal Clerk, District of North Vancouver, 355 West Queens Road, North Vancouver, BC, V7N 4N5. After the speakers list has been exhausted, there will be an opportunity for additional speakers to make submissions by telephone. Dial-in information will be provided at the meeting over the internet to those viewing the video stream.

Please note that Council may not receive further submissions from the public concerning this application after the conclusion of the public hearing.

Need more info?

Relevant background material and copies of the bylaws are available for review online at **DNV.org/public-hearing**.

DISTRICT OF NORTH VANCOUVER

Questions?
Casey Peters, Senior Development Planner
petersc@dnv.org or 604-990-2388

Tuesday, March 2, 2021

NOTICE OF RESCHEDULING PUBLIC HEARING

Notice is hereby given that the Public Hearing previously scheduled for 7:00 p.m. on Tuesday, March 2, 2021 has been rescheduled for 7:00 p.m. on March 30, 2021.

Genevieve Lanz
Deputy Municipal Clerk

Posted this 26th day of February, 2021

DISTRICT OF NORTH VANCOUVER
REGULAR MEETING OF COUNCIL

Minutes of the Regular Meeting of Council for the District of North Vancouver held at 7:00 p.m. on Monday, February 8, 2021. The meeting was held virtually with participants appearing via video and telephone conference.

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
Mr. G. Joyce, General Manager – Engineering, Parks & Facilities
Mr. D. Milburn, General Manager – Planning, Properties & Permits
Mr. A. Wardell, General Manager – Finance/CFO
Ms. J. Paton, Assistant General Manager – Development Planning & Engineering
Mr. R. Danyluk, Manager – Manager – Business Planning and Decision Support
Mr. J. Gordon, Manager – Administrative Services
Ms. C. Grafton, Manager – Strategic Communications & Community Relations
Mr. M. Hartford, Section Manager – Development Planning
Ms. G. Lanz, Deputy Municipal Clerk
Mr. Z. Mathurin, North Shore TDM/Bike Share Joint Coordinator
Ms. C. Peters, Senior Planner
Ms. I. Weisenbach, Transportation Planner
Ms. S. Young, Accounting Officer 2
Ms. S. Dale, Confidential Council Clerk
Ms. S. Clarke, Committee Clerk
Ms. S. Ferguson, Committee Clerk

Also in Attendance: Ms. Catharine Hume, RainCity Housing
Ms. Amelia Ridgway, RainCity Housing
Ms. Naomi Brunemeyer, BC Housing

RESOLUTION TO HOLD PUBLIC MEETING WITHOUT THE PUBLIC IN ATTENDANCE

MOVED by Councillor MURI
SECONDED by Councillor BACK
WHEREAS:

- the Minister of Public Safety and Solicitor General has issued Order M192; and,

- Order M192 requires British Columbia municipalities to use best efforts to allow members of the public to attend open meetings of council in a manner that is consistent with the applicable requirements or recommendations of the *Public Health Act* and Public Health Officer orders; and,

- the District has assessed its ability to allow members of the public to attend open meetings of council in a manner that is consistent with the applicable requirements or recommendations of the *Public Health Act* and Public Health Officer orders; and,

- the District has taken into consideration its Covid-19 Safety Plan as required by Worksafe BC; and,

- the District has determined that, at this time, it cannot safely allow members of the public to physically attend open meetings of council in a manner that is consistent with the applicable requirements or recommendations of the *Public Health Act* or its Covid-19 Safety Plan;

THEREFORE, this meeting of the Council for the District of North Vancouver is to be held virtually and without members of the public, or Council, being physically present;

AND THAT the principles of openness, transparency, accessibility and accountability are being ensured through:

- Providing an online subscription service for residents to sign up and be apprised of upcoming meetings and the post-meeting availability of meeting minutes and meeting videos;

- Providing advance notice of this meeting in accordance with the *Community Charter* and advising the public on how they may participate in the meeting by providing public input;

- Providing the availability of the agenda for this meeting on the District's webpage six days in advance of the meeting;

- The live streaming of this meeting via a link readily available on the District's webpage;

- Maintaining the thirty minute public input opportunity at each regular meeting and the discretionary public input opportunity at each workshop;

- The ability of the public to provide input on agenda items by full two-way audio and video means;

- Adhering the rules of procedural fairness and acting with respect and courtesy at all times when hearing the public;

- Conducting meetings in a manner that resembles in-person meeting as much as possible;

And reminding the public that they may contact Mayor and Council at any time on any topic via its council@dnv.org email address.

CARRIED

1. ADOPTION OF THE AGENDA

1.1. February 8, 2021 Regular Meeting Agenda

MOVED by Councillor MURI
SECONDED by Councillor HANSON
THAT the agenda for the February 8, 2021 Regular Meeting of Council for the District of North Vancouver is adopted as circulated.

CARRIED

2. PUBLIC INPUT

2.1. Mr. Hazen Colbert, 1100 Block East 27th Street:

- Commented on the budget deliberations and opined that property taxes should be reduced by 20%;
- Spoke to item 8.3 regarding the proposed bylaws for a supportive housing development at West 16th Street; and,
- Spoke in support of this item proceeding to a Public Hearing.

2.2. Mr. Peter Teevan, 1900 Block Indian River Crescent:

- Spoke to item 8.1. regarding the Solid Waste Management Bylaw;
- Expressed concerns that the wording of the bylaw suggests that residents may be fined for placing their solid waste containers for collection outside the permitted times;
- Spoke to item 8.4 regarding 2021 Budget Introduction and Draft Financial Plan Workbook; and,
- Expressed concerns that the Budget Introduction and Draft Financial Plan Workbook was not made available to the public prior to the meeting.

2.3. Ms. Mari Kitawaki, 1100 Block Handsworth Road:

- Spoke as a member of the North Shore Safety Council (NSSC) and Safety Coordinator at Canyon Heights Elementary;
- Expressed support and gratitude for all the initiative by the District to foster safe active transportation, including hiring a full time Transportation Demand Management Coordinator; and,
- Thanked staff for attending NSSC meetings.

2.4. Mr. Ehsan Pourorab, 2700 Block Library Lane:

- Expressed concerns with the constant noise generated from the loading bay operated by Save-On-Foods in Lynn Valley;
- Noted that the noise starts at 6:30 a.m. and often continues past 10:00 p.m.; and,
- Commented that he works from home and is not able to open his windows.

3. RECOGNITIONS

Nil

4. DELEGATIONS

Nil

5. ADOPTION OF MINUTES

5.1. January 26, 2021 Public Hearing

MOVED by Councillor BACK
SECONDED by Councillor MURI
THAT the minutes of the January 26, 2021 Public Hearing are received.

CARRIED

6. RELEASE OF CLOSED MEETING DECISIONS

Nil

7. COUNCIL WORKSHOP REPORT

Nil

8. REPORTS FROM COUNCIL OR STAFF

8.1. Bylaws 8436 and 8437: Solid Waste Management Bylaw 8436 and Bylaw Notice Enforcement Bylaw 8437

File No. 09.3900.20/000.000

MOVED by Councillor MURI
SECONDED by Councillor BACK
THAT "Solid Waste Management Bylaw 8436, 2021" is ADOPTED;

AND THAT "Bylaw Notice Enforcement Bylaw 7458, 2004 Amendment Bylaw 8437, 2021 (Amendment 52)" is ADOPTED.

CARRIED
Opposed: Councillor FORBES

8.2. Bylaws 8489, 8490, and 8491: Proposed Bylaw Amendments to Enable E-Bike Share

File No. 16.8620.01/025.000

MOVED by Councillor MURI
SECONDED by Councillor BACK
THAT "Street and Traffic Bylaw 7125, 2004, Amendment Bylaw 8489, 2021 (Amendment 22)" is given FIRST, SECOND, and THIRD Readings;

AND THAT "Fees and Charges Bylaw 6481, 1992, Amendment Bylaw 8490, 2021 (Amendment 71)" is given FIRST, SECOND, and THIRD Readings;

AND THAT "Bylaw Notice Enforcement Bylaw 7458, 2004, Amendment Bylaw 8491, 2021 (Amendment 59)" is given FIRST, SECOND, and THIRD Readings;

AND THAT the E-Bike Share Permit be implemented on a pilot basis for two years from the time of permit issuance;
AND THAT staff is directed to limit the number of permits the District jointly issues with participating North Shore municipalities to one E-Bike Share operator during the pilot.

CARRIED

8.3. Bylaws 8486, 8487, and 8488: OCP Amendment, Rezoning, and Development Cost Charge (DCC) Waiver Bylaws for a Supportive Housing Development at W. 16th Street
File No. 10.5040.20/029.000

MOVED by Mayor LITTLE
SECONDED by Councillor HANSON
THAT "District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8486, 2021 (Amendment 43)" is given FIRST Reading;

AND THAT "District of North Vancouver Rezoning Bylaw 1407 (Bylaw 8487)" is given FIRST Reading;

AND THAT "West 16th Street Development Cost Charges Waiver Bylaw 8488, 2021" is given FIRST Reading;

AND THAT pursuant to Section 475 and Section 476 of the *Local Government Act*, additional consultation is not required beyond that already undertaken with respect to Bylaw 8486;

AND THAT in accordance with Section 477 of the *Local Government Act*, Council has considered Bylaw 8486 in conjunction with its Financial Plan and applicable Waste Management Plans;

AND THAT Bylaw 8486 and Bylaw 8487 is referred to a Public Hearing;

AND THAT staff is directed to proceed with waiving any additional District of North Vancouver fees, subject to securing the supportive housing units in a lease agreement.

CARRIED

8.4. 2021 Budget Introduction and Draft Financial Plan Workbook
File No. 05.1700

Councillor CURREN left the meeting at 8:41 p.m. and returned at 8:42 p.m.

MOVED by Councillor FORBES
SECONDED by Councillor BOND
THAT the Draft 2021-2025 Financial Plan is received for information.

CARRIED

Councillor MURI left the meeting at 8:56 p.m.

9. REPORTS

9.1. Mayor

Mayor Little reported his attendance at the Finance & Audit Committee meeting on February 3, 2021.

9.2. Chief Administrative Officer

Nil

9.3. Councillors

9.3.1 Councillor Back reported on his attendance at the North Shore Museum and Archives Commission meeting on February 4, 2021.

9.3.3 Councillor Curren reported on her attendance at the North Vancouver District Public Library Board meeting on January 28, 2021.

9.4. Metro Vancouver Committee Appointees

9.4.1. Housing Committee – Councillor Bond

Nil

9.4.2. Indigenous Relations Committee – Councillor Hanson

Councillor Hanson reported on his attendance at the Metro Vancouver Indigenous Relations Committee on February 4, 2021.

9.4.3. Board – Councillor Muri

Nil

9.4.4. Regional Culture Committee – Councillor Muri

Nil

9.4.5. Regional Parks Committee – Councillor Muri

Nil

9.4.6. Regional Planning Committee – Councillor Muri

Nil

9.4.7. COVID-19 Response & Recovery Task Force – Mayor Little

Mayor Little reported on his attendance at the Metro Vancouver COVID-19 Response & Recovery Task Force on January 27, 2021.

9.4.8. Liquid Waste Committee – Mayor Little

Nil

9.4.9. Mayors Committee – Mayor Little

Nil

9.4.10. Mayors Council - TransLink – Mayor Little

Nil

9.4.11. Zero Waste Committee – Mayor Little

Nil

10. ADJOURNMENT

MOVED by Councillor BACK
SECONDED by Councillor HANSON
THAT the February 8, 2021 Regular Meeting of Council for the District of North Vancouver is adjourned.

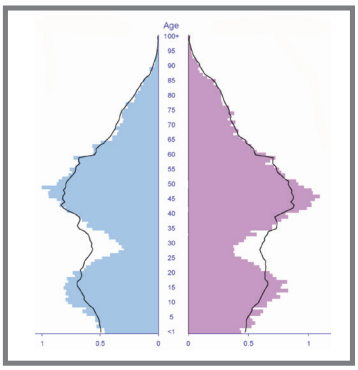
CARRIED
Absent for Vote: Councillor MURI
(9:06 p.m.)

Mayor

Municipal Clerk

Key Issues to Address in Planning for the Future

Initial plan development began with an inventory of existing conditions in the District and an analysis of the challenges facing us. Over the course of the public engagement process, certain issues and trends emerged. Policy statements contained in this Plan are designed to address those issues and their implications by proactively managing change in a way that enables us to preserve and enhance what is loved most about the District. Some of the key issues that this plan seeks to address are outlined below.

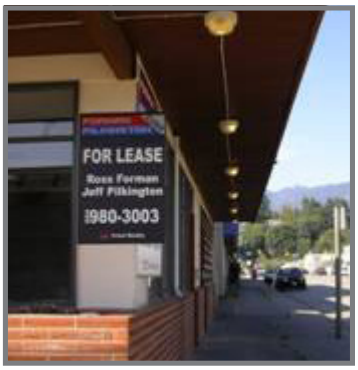


CHALLENGING DEMOGRAPHIC PROFILE

Over the past 30 years the number of seniors (65+) residing in the District has increased fourfold. One in four residents are now over 55. At the same time, a "missing generation" or low number of young adults aged 20-40 means there are fewer residents to drive the economy and start families. The number of jobs in the District has been declining and school closures are ongoing.

LACK OF HOUSING DIVERSITY AND AFFORDABILITY

As much as 70% of housing in the District is in the form of detached homes. As the population ages and household sizes decrease, more than 10% of our detached homes now have only one person living in them. This form of housing is the most expensive and presents a barrier to first-time buyers and to seniors wishing to downsize. With an effective 0% vacancy rate and a dwindling and aging rental housing stock, there are few options for renters.



LOSS OF ECONOMIC VIBRANCY

The District lost about 1,000 jobs between 1996 and 2006 at a time when the Metro Vancouver region gained around 150,000 jobs. Fewer local jobs mean fewer options for District residents to work close to home and more transportation-related greenhouse gas emissions. With businesses contributing 30% of the District's property tax revenue, their success is vital for all of the community.

LARGE ENVIRONMENTAL FOOTPRINT

Our spread out land use pattern of predominantly detached homes is costly and inefficient to serve with transit and often means residents are unable to walk to the shops and services they need. Our high reliance on the automobile (85% of the commute, 79% of all trips) is a significant contributor to our substantial community greenhouse gas emissions (412,000 tonnes annually).

SOCIAL ISSUES

The District's changing demographic profile places different demands on our services and programs. Walkable neighbourhoods and active transportation are important determinants of mental and physical health. We have a range of social issues to address and vulnerable populations to support. Examples include an increasing gap between the rich and poor, with over 10,000 of our residents (about 12% of the population) living in low income households. Our homeless population has also seen a dramatic increase, tripling from 44 in 2002 to 127 in 2008.

AGING MUNICIPAL INFRASTRUCTURE AND FINANCIAL CHALLENGES

Most of the District's infrastructure was built in the 1950s, 1960s and 1970s, which means rising maintenance and replacement costs. Regional infrastructure is in a similar state and these costs are passed on to our residents and businesses through rising utility fees. Our low population growth limits the ability of the District to leverage funding through development cost charges and community amenity contributions, creating a reliance on property taxes and utility fees to fund infrastructure, facilities and improvements. If the District continues to lose businesses, this burden will increasingly be borne by the residential sector. Continuing on the current path of minimal growth and a predominately single family land use pattern may be costly.

GOALS

Together with the Vision and Principles, these Goals inform the policies, strategies and targets developed for the District of North Vancouver Official Community Plan.

1. Create a network of vibrant, mixed-use centres while enhancing the character of our neighbourhoods and protecting natural areas

2. Encourage and enable a diverse mix of housing type, tenure and affordability to accommodate the lifestyles and needs of people at all stages of life

3. Foster a safe, socially inclusive and supportive community that enhances the health and well-being of all residents

4. Support a diverse and resilient local economy that provides quality employment opportunities

5. Provide a safe, efficient and accessible network of pedestrian, bike and road ways and enable viable alternatives to the car through effective and coordinated land use and transportation planning

6. Conserve the ecological integrity of our natural environment, while providing for diverse park and outdoor recreational opportunities

7. Develop an energy-efficient community that reduces its greenhouse gas emissions and dependency on non-renewable fuels while adapting to climate change

8. Provide infrastructure to support community health, safety and economic prosperity, and facilities that enhance recreational opportunities, cultural activity and artistic expression

7 Housing

2030 TARGET

a net increase in rental housing units (overall percentage)

The profile of the District resident of today has changed significantly from that of 20 years ago. During this time there has been a noticeable demographic shift from a younger family-oriented community towards more seniors with fewer young adults and children. Our housing mix, comprised largely of detached single family homes, has not kept pace with the needs of this changing community profile. Providing more diverse and affordable housing choice is needed for seniors, young singles, couples, and families with children so that a wide mix of ages can thrive together and ensure a healthy, diverse and vibrant community. Emergency, transitional and social housing is also needed to support vulnerable populations. **The District's objective is to increase housing choices across the full continuum of housing needs.**

7.1 Housing Diversity

7.2 Rental Housing

7.3 Housing Affordability

7.4 Non-Market Housing and Homelessness

7.1 Housing Diversity

The network of centres concept provides important opportunities for increasing housing diversity and approximately 75 - 90% of future development will be directed to the four planned centres (Chapter 2). While growth will be restricted in detached residential areas, opportunities will exist to sensitively introduce appropriate housing choices such as coach houses, duplexes and small lot infill that respect and enhance neighbourhood character. Some flexibility is encouraged to enable residents to better age in place, live closer to schools, or have a mortgage helper. **The District's objective is to provide more options to suit different residents' ages, needs and incomes.**

POLICIES

1. Encourage and facilitate a broad range of market, non-market and supportive housing

2. Undertake Neighbourhood Infill plans and/or Housing Action Plans (described in Chapter 12) where appropriate to:

    a) identify potential townhouse, row house, triplex and duplex areas near designated Town and Village Centres, neighbourhood commercial uses and public schools

    b) designate additional Small Lot Infill Areas

    c) develop criteria and identify suitable areas to support detached accessory dwellings (such as coach houses, backyard cottages and laneway housing)

3. Develop design guidelines to assist in ensuring the form and character of new multifamily development contributes to the character of existing neighbourhoods and to ensure a high standard of design in the new Town and Village Centres

4. Encourage and facilitate a wide range of multifamily housing sizes, including units suitable for families with an appropriate number of bedrooms, and smaller apartment units

5. Require accessibility features in new multifamily developments where feasible and appropriate

7.2 Rental Housing

Entry into home ownership is increasingly challenging given the high housing prices in the District. Rental housing typically offers more affordable options for mid-to-low income groups, which may include single parents, students, young families and seniors. **The District's objective is to provide more alternatives to home ownership. Currently, only 18% of the dwellings in the District are rental.**

POLICIES

1. Explore increasing the maximum permitted size of secondary suites
2. Consider permitting secondary suites or lock-off units within townhouses, row houses and apartments
3. Encourage the retention of existing, and the development of new, rental units through development, zoning and other incentives
4. Facilitate rental replacement through redevelopment
5. Continue to limit the conversion of rental units to strata title ownership and require, where possible and appropriate, that new strata units be available for rental
6. Establish a minimum acceptable standard of maintenance for rental properties
7. Develop a rental and affordable housing strategy through Housing Action Plan(s) and/or Centres Implementation Plans
8. Support, where appropriate, parking reductions for purpose built market and affordable rental units
9. Encourage the provision of student housing at or near the campus of Capilano University
10. Support the addition of ancillary rental housing on church sites where additional development can be accommodated

Encourage and enable a diverse mix of housing type, tenure and affordability to accommodate the lifestyles and needs of people at all stages of life

7.3 Housing Affordability

Lack of affordable housing in the District is often cited as a factor contributing to the loss of our "missing generation" of 20-40-year-olds and the inability of many local employers to find and retain staff. With approximately 2,645 households in core need of appropriate housing and 1,460 households spending at least half of their income on housing, our lack of affordability is widely felt. **The District's objective is to formulate development strategies and work with community partners and senior levels of government to provide housing for modest to moderate income residents.**

POLICIES

1. Reflect District housing priorities through an appropriate mix, type and size of affordable housing

2. Focus a higher proportion of affordable housing in designated growth areas

3. Apply incentives (including, but not limited to density bonussing, pre-zoning and reduced parking requirements) as appropriate, to encourage the development of affordable housing

4. Require, where appropriate, that large multifamily developments contribute to the provision of affordable housing by, but not limited to:

    a) including a portion of affordable rental or ownership units as part of the project

    b) providing land dedicated for affordable housing

    c) providing a payment-in-lieu to address affordable housing

5. Expand the District's Affordable Housing Fund to receive funds from non-municipal sources

6. Work with community partners and the Province to facilitate options for affordable housing and advocate the Federal government to develop a national housing strategy for affordable housing

7. Consider incentives such as reduced Development Cost Charges to facilitate affordable rental housing

7.4 Non-Market Housing and Homelessness

Emergency, transitional and supportive housing is needed to provide access to the full continuum of housing in the District. This section addresses the housing needs of our growing homeless population, those most at risk of homelessness, those with substance abuse and mental health issues, seniors who need support to remain living independently and others. Provision of such housing requires funding that the District cannot address on its own. **The District's objective is to work with senior levels of government and social service providers to support our most disadvantaged residents.**

POLICIES

1. Encourage non-profits, supportive housing groups, developers, senior levels of government and others to develop or facilitate the development of:

    a) transitional housing for homeless adults, families and youth

    b) supportive housing for those with mental health and/or addiction issues

    c) independent living units for people with disabilities

    d) assisted living facilities for people with cognitive and/or developmental disabilities

2. Work with community partners to explore opportunities for social housing, co-operative and innovative housing solutions

3. Continue to facilitate community facility lease policies to provide municipal land or infrastructure for services to vulnerable populations

4. Consider the use of District land, where appropriate, to contribute towards and leverage other funding for the development of social and affordable housing

5. Encourage other levels of government to contribute financial support and/or a portion of surplus lands towards appropriate and affordable housing for those with special needs

6. Continue to support regional efforts to eliminate and prevent homelessness on the North Shore

7. Continue to support non-profit agencies that provide short-term emergency and transitional shelter, food and access to social services for those in need

8. Support community partners in providing a full continuum of support services to address issues related to mental health, addictions, health services, housing, employment, and food security; and to provide assistance for homeless people to facilitate their transition to independent living

3. Information on the proposed *development* should, at a minimum, include:

   a) locations and dimensions of proposed buildings, driveways, parking areas and utility services relative to the *natural environment protected area* or *streamside protected area*, as the case may be; and

   b) any temporary encroachment(s) by clearing, grading and other construction-related activities into the *natural environment protected area* or *streamside protected area*, as the case may be, and measures to mitigate and/or compensate such encroachment(s).

4. A written analysis should be provided demonstrating that the proposed *development* is consistent with the applicable development permit guidelines, and identifying any mitigation or compensation measures that are consistent with the guidelines, including measures that may be specified as development permit conditions.

5. The report must describe by plan and text the erosion control measures that are to be put in place during the site preparation and construction stages of the project.

6. If the *director* is not satisfied that the information is sufficient to comply with this section in scope, level of detail or accuracy or in any other respect, the *director* may, within 30 business days of receipt of the information submitted by the applicant, require the applicant to provide, at the applicants expense, further information to reasonably comply with this section.

DISTRICT OF NORTH VANCOUVER

Rental and Affordable Housing Strategy

355 West Queens Rd
North Vancouver, BC V7N 4N5
604-990-2311
www.dnv.org

Updated November 2016

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1 | INTRODUCTION

As guided by the North Vancouver District's Official Community Plan (OCP), increasing housing choices to meet the diverse needs of residents of all ages and incomes is a key objective for this community.

While important strides have been made to increase the type and tenure of housing through revitalization and mixed use redevelopment of designated town and village centres, a more focused strategy is needed to address the needs of low and moderate income households in their efforts to find affordable housing choices.

Intent of this Strategy

The District has an opportunity to promote retention of existing rental, and the expansion of the affordable rental housing inventory through the implementation of the OCP and other relevant bylaws and policies, and the administration of the land development application and review process. Realization of affordable housing objectives will require collaboration and partnerships with senior government agencies, non-profit housing providers, and other community stakeholders.

This Rental and Affordable Housing Strategy has been developed with the input of District residents, non-profit housing providers, housing agencies, and development industry representatives. Goals, policies and implementation measures in this strategy are intended to guide the community, developers, Council and staff towards the provision of housing choices for low to moderate income households in the District.

This strategy also supplements and provides additional detail to inform existing housing policies in the Official Community Plan (OCP), centres implementation plans, and other relevant Council policies.

Public and Stakeholder Engagement

This Rental and Affordable Housing Strategy has been shaped by housing research, data from OCP-related forums on housing, a series of workshops with Council, online and in-person public surveys, and stakeholder feedback. This process is illustrated in Figure 1.

In February - March 2016, the District hosted a number of workshops with non-profit organizations, housing providers/agencies, and development industry representatives to gather feedback on the draft strategy. Approximately 45 participants, representing 32 organizations, attended these workshops.

In May 2016, the District retained NRG Research Group to conduct statically valid telephone and onsite interviews with home owners and renters in the District. A total of 689 residents provided input through these surveys. An additional 83 residents submitted responses through an online survey posted on the District's website.

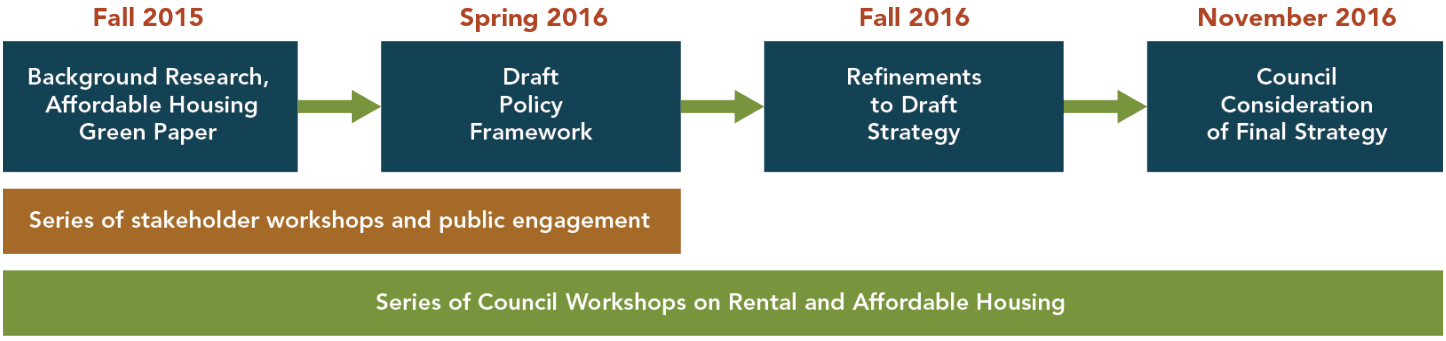


Figure 1. Planning and engagement process to develop the strategy

2 | FOCUS FOR THIS STRATEGY

Low and moderate income households

A healthy community has a diverse spectrum of housing types to accommodate the housing needs of residents of all ages, incomes, abilities and household sizes. Figure 2 illustrates the continuum of housing in the District from non-market housing for vulnerable and low income populations to market housing for higher income households.

1. **Focus on the needs of low and low to moderate income earning households that are most likely to face challenges in finding appropriate and affordable housing.**

These households are largely renters earning an estimated 30 - 50% and 50 - 80%, respectively, of the District's median rental household income. This area of focus roughly coincides with the social housing, low end market rental and market rental housing segments of the District's housing continuum.

Figure 2. Housing continuum in the District

The above focus aligns with OCP direction to develop a rental and affordable housing strategy to address the housing needs of low to moderate income earning households. It is also consistent with and helps support key goals in the Regional Affordable Housing Strategy.

Target resident households

Ensuring an intergenerational mix of residents of all ages, incomes and abilities is important to the ongoing health and vibrancy of our community.

2. Consider the housing needs of lower income families as a key area of focus.

3. Seek to address the housing needs of lower income seniors, students, persons with disabilities and vulnerable populations at risk of being homeless, as well.

There is an on-going need for more affordable and rental housing choices for the following types of residents.

Families

Housing is needed for families that cannot afford home ownership and need additional space for children and/or extended family members. In 2011, an estimated 1,520 District households were living in core need and spending at least half of their income on housing, and approximately 860 (56%) of these were family households. In the absence of more affordable housing choices, many of these families may be forced to leave the District.

Young Adults and Students

Demographic trends for the District show a declining number of young adults aged 20 - 40 years, and identified as the 'missing generation' in the OCP. At the same time, local business operators report challenges in attracting and retaining qualified employees given the high land values on the North Shore. Affordable housing choices are needed to ensure that young adults receiving education, entering the work force and starting to raise families can continue to live and thrive in the District.

Seniors

Seniors are projected to comprise the largest proportion of the District's population in the coming decades. While the majority of seniors over 55 years own their current home and expect to be owning a home for the next 10 years, some lower income seniors are looking for low maintenance and affordable rental housing choices close to transit and other community amenities and services.

Persons with Disabilities

Persons living with cognitive and/or mobility disabilities are faced with tough challenges in finding affordable, barrier free housing. Some older purpose built rental units present limited options for persons with disabilities and an increased supply of affordable accessible designed units is needed.

Vulnerable persons at risk of homelessness

While the numbers of homeless people have, in recent years, remained relatively constant; social service providers across the North Shore report a growing number of vulnerable populations at risk of homelessness and waitlists for social and non-market housing continue to grow.

3 | ESTIMATED RENTAL DEMAND

The OCP (2011) anticipates capacity for approximately 10,000 net new units in the District by 2030.

As guided by the Metro Vancouver housing demand estimates in the Regional Growth Strategy (Metro 2040) and the Regional Affordable Housing Strategy, the District has established an estimated 10 year demand for affordable housing.

4. The 10 year (2016 – 2026) estimated demand for affordable rental units in the District is 600 -1,000 units.

These affordable rental units are intended to form part of, and not in addition to, the anticipated 10,000 net new units.

4 | LEVEL OF AFFORDABILITY

Canada Mortgage and Housing Corporation (CMHC) generally considers housing to be "affordable" when a household spends no more than 30% of their gross household income on shelter costs (rent, mortgage payments, property taxes, strata fees, and heating costs). CMHC has also established a set of recognized and regularly updated affordability levels that are derived from the CHMC annual rental market survey.

5. Establish rental thresholds for new affordable rental units at the time of rezoning and through a signed Housing Agreement.

6. Use the established CMHC Affordability Criteria, as updated on an annual basis, to guide the determination of affordability levels.

7. Include provisions in the Housing Agreement to the effect that existing and potential renters are income tested to ensure that affordable units are provided to low and low-moderate income earners.

Calculations of actual rents must refer to annually updated CMHC Market Rental reports.

Stats Canada census provides median household income (MHI) data every 5 years. MHI calculations may be adjusted by the annual rate of inflation to reflect incremental changes to income in the interim years.

5 | KEY RENTAL AND AFFORDABLE HOUSING GOALS

This section establishes key goals and corresponding policies to guide the rental and affordable housing in the District.

GOAL 1: Expand the supply and diversity of housing

As we move towards 2030, the majority (75 – 90%) of new housing is anticipated to be added in key growth centres, while preserving the neighbourhood character and lower density of established neighbourhoods. Increased supply of housing in centres will add diverse multi-family housing choices (type, tenure, unit sizes etc.) for District residents, and encourage competitive pricing for homes.

8. Continue to encourage diversity and increase the supply of housing in town and village centres in accordance with OCP and centre implementation plan policies.

GOAL 2: Expand the supply of new rental and affordable housing

Following a 30 - 40 year period of little change in the inventory of rental housing, some renewed interest in developing new purpose built market rental is emerging. Low interest rates, higher rental returns, municipal incentives and other factors have contributed to making the market rental housing more attractive to some developers. Municipal policy, partnerships and negotiated approaches at rezoning are needed to increase the supply of affordable rental housing that the market will not ordinarily provide. Locating affordable rental in centres that are within walking distance to frequent transit provides alternate transportation choices and helps ease the transportation costs and financial burden for renters.

9. Expand the supply of rental and affordable housing in a manner that is consistent with the OCP, and enables low and moderate income households to access transit and community services, retail and employment within walking distance from their homes.

10. Encourage development applicants to demonstrate how the proposed project will support rental and affordable housing in the District, where feasible.

11. Ensure that new rental includes a range of units, (i.e. number of bedrooms) to suit the needs of families and other households.

12. Negotiate for rental and affordable units, land (typically for larger projects), a cash-in-lieu contribution (typically for smaller projects) towards affordable housing, or some combination thereof, at the time of rezoning, and on a case-by-case.

13. Consider opportunities for density/height bonus zoning, on a case-by-case basis, to facilitate provision of affordable housing.

14. Consider opportunities, on a case-by-case basis, to incentivise rental and affordable housing with parking reductions in key centres and along the frequent transit network, and in consideration of applicable centres plans and transportation policies.

15. Continue to apply the strata rental protection policy recognizing that strata rental provides an important source of market rental housing.

Key Goals - continued

GOAL 3: Encourage the maintenance and retention of existing affordable rental

Existing, older purpose built rental housing makes an important contribution to the affordable rental inventory in the District, and provides a key source of more affordable housing for low to moderate income families and other households. Progressive maintenance and restoration of these buildings is necessary to extend their service life and to ensure their functionality and liveability for residents.

16. Encourage the maintenance of purpose built rental to the end of its economic life, and ensure the appropriate enforcement of the Standards of Maintenance Bylaw in consideration of other applicable policies.

17. Prioritize the maintenance, restoration and retention of purpose built rental subject to an objective assessment of the building condition, and in consideration of applicable centres plans objectives and policies.

GOAL 4: Enable the replacement of existing rental housing with conditions

It is recognized that even with ongoing and regular maintenance, by 40 - 50 years of age, several major mechanical components of residential buildings may need to be replaced outright. Higher maintenance costs associated with this work may be reflected in higher rents and/or sub-standard living conditions if maintenance is deferred. On a case-by-case basis, the condition of an existing rental building may warrant redevelopment.

18. Consider the replacement of existing rental, on a case-by-case basis, and subject to negotiation of the replacement rental units reflecting the number of bedrooms and affordability of original units, or some combination thereof, to meet the affordable housing needs of families and other households.

GOAL 5: Minimizing Impacts to Tenants

Potential demolition of older multi-family rental buildings has raised concerns for displaced renters who may face significant challenges in finding suitable affordable housing in a low vacancy rate climate.

A Residential Tenant Relocation Assistance Policy outlines procedures to assist current tenants in finding alternative and affordable accommodation. Such procedures may include providing advanced notice to tenants, assistance with relocation, moving cost allowance, right of first refusal in the new building, long term tenant bonus, and/ or other measures.

19. Work with land owners and developers to explore a phased approach to development to minimize impacts to existing tenants, where feasible.

20. Apply a Residential Tenant Relocation Assistance Policy to encourage development proponents to offer assistance to tenants in their search for new housing.

Key Goals - continued

GOAL 6: Partner with other agencies to help deliver affordable housing

Addressing the affordable housing needs of lower and low to moderate income households will require partnership and collaboration with diverse community partners. Efficiencies can be realized when affordable housing is constructed as part of a market housing or mixed use development project. The day-to-day operation of affordable housing units and provision of services to tenants, as needed, is often managed by non-profit housing providers. Capital grants or other financing from Provincial and Federal governments can strengthen the economic feasibility of an affordable housing project. Strategic use of District owned lands, which may involve a long-term lease, can help leverage senior government funding.

21. Seek opportunities to partner with community stakeholders and senior government towards achieving affordable housing goals.

22. Explore opportunities to utilize District owned land subject to consideration of, but not limited to: proximity to frequent transit network; access to community services and employment; availability of external funding and partnerships; alignment with OCP, centres implementation plans and other applicable municipal policies.

23. Derive value from individual District owned lots for affordable housing in a manner that is consistent with Council policies.

6 | IMPLEMENTATION OF THIS STRATEGY

Successful implementation of rental and affordable housing in the District will require regular data collection and monitoring to ensure alignment with changing community needs. A reporting framework will provide a consistent and comprehensive means of tracking important housing metrics, and may be used to inform future adjustments, as may be needed, for Council's consideration. Implications to the existing funding levels will be considered with the long-term funding strategy.

26. Establish a reporting framework to routinely monitor appropriate affordable housing metrics, not limited to the number of units and bedrooms, and level of affordability of existing and new affordable units, by project and by area.

27. Report on these metrics for each applicable residential development application and on a consolidated, annual basis and compare to projected demand estimates.

28. Consider the allocation of Community Amenity Contribution funds for affordable housing, on a case-by-case basis, and subject to consideration of the District's long-term funding strategy.

Memorandum of Understanding
between
BC Housing Management Commission (BC Housing) and the
District of North Vancouver (the District)
regarding the development of multiple non-market housing sites in the District

June 2018

1. Introduction

This Memorandum of Understanding (MOU) sets out the proposed partnership between BC Housing and the District of North Vancouver in the development of [redacted] affordable housing sites to help support the priorities identified in the District's *Official Community Plan* (2011. Section 7: Housing) and the *Rental and Affordable Housing Strategy (*2016). These priorities will be met through District-owned sites governed under this MOU.

The MOU aims to identify and respond to the need to create long-term affordable, non-market housing across the District, in particular to assist low to moderate income households, as well as the homeless, and those needing supportive and transition housing.

BC Housing and the District will partner with suitable non-profit housing Societies to further this goal. BC Housing intends to issue Province-wide RFPs to solicit proposals to design, construct, and operate the housing projects. Non-profit partners for District-owned sites will be selected from those organizations that respond to the BC Housing RFPs and staff from both organizations will select the best proposals, with final approval by District Council.

In addition to the Province-wide RFP's, BC Housing has formed 'The Housing Hub' which is a division within BC Housing created to work with the private sector, local governments, non-profit societies, and community organizations to facilitate the creation of new affordable rental housing and homeownership opportunities for middle income British Columbians. The Housing Hub will facilitate new opportunities by providing expertise and a centre for collaboration with partners interested in developing new affordable rental construction or redeveloping existing sites.

The District will be required to secure suitable sites, explore pre-zoning those sites and will provide 60-year land leases for a nominal value to the selected non-profit housing Societies who will be tasked with developing the sites. Details of the sites under consideration can be found in **Attachment A**. BC Housing will provide access to Project Development Funding, Interim Construction Financing, and equity contributions (grants), and CMHC insured take-out financing at favourable rates to the successful Society. The District will be required to provide timely approvals processes, dedicated staff time, municipal permit application fee waivers, and concessions as well as consideration on a project by project basis for the waiving of taxes.

Under this MOU, BC Housing and the District will also support the creation of transitional and supportive housing in partnership with non-profit housing Societies. These projects will be eligible for access to Project Development Funding, Interim Construction Financing, and CMHC insured take-out financing at favourable rates to the successful Society. BC Housing will also consider providing a capital grant to these projects to contribute to their ongoing sustainability.

1. Objective and Housing Priorities

This MOU forms the basis of understanding for the partnership between BC Housing and the District for the implementation of the District's *Housing Policy* as outlined in the *Official Community Plan*, the District's *Rental and Affordable Housing Strategy and other non-market housing objectives*. The District's main focus is to target the needs of low and low to moderate income earning households that are most likely to face challenges in finding appropriate and affordable rental housing. The District sites will collectively achieve BC Housing's stated housing objectives in the RFPs that are issued. The current RFP, with a September 17, 2018 deadline, includes a mix of 20% deep subsidy, 50% rent geared to income (HILs) and 30% affordable income mix of rents and incomes.

The specific objectives that will be met through the partnership are:

i. Address the housing needs of lower income families;
ii. Create additional units for young adults and students, Seniors, Persons with Disabilities and Vulnerable persons at risk of homelessness; and
iii. Develop a permanent, supportive housing project for the homeless project.

2. The Sites

The following provide an overview of the sites that have been identified for consideration as part of this MOU. Detailed site information can be found in **Attachment A.**

i. <u>Oxford Street Non Market Housing Site</u> (families)

Council Resolution December 5, 2016 (Regular Meeting):
THAT staff is directed to work with Sanford Housing Society and the Hollyburn Family Services Society to prepare a funding application to BC Housing for the development of a family oriented affordable rental housing project for the District-owned sites on Oxford Street.

ii. <u>Delbrook Lands Non Market Housing Site</u> (workforce housing)

Council Resolution January 22, 2018 (In Camera):
THAT Council authorize Mayor and Clerk to execute the Agreement to Lease with Catalyst Community Development Society for the proposed non-market housing project on a portion of the Delbrook Lands.

THAT Council direct staff to authorize Catalyst Community Developments Society to prepare a rezoning application for the construction of a non-market housing project.

[redacted]

iii. [redacted]

iv. District owned [redacted] Maplewood (all populations)

Council Resolution on November 6, 2017 (Regular Meeting)
THAT the Maplewood Village Centre and Innovation District Implementation Plan & Design Guidelines as attached to the October 25, 2017 report of the Senior Planner entitled Final Draft Maplewood Village Centre and Innovation District Implementation Plan & Design Guidelines is approved;

The District approved a Maplewood Village Implementation Plan on November 6, 2017, and subsequently approved a comprehensive Official Community Plan amendment for this area on Feb. 5th, 2018. The Plan supports innovative, non-market housing opportunities on District-owned lands for families and employee-oriented housing, at medium densities (2.5 FSR).

3. Building / Operating Program

The proposed rental housing will be designed and constructed to meet BC Housing's Design and Construction Guidelines. Dependant on the client group

served there will be the requirement of the project to include key features. The Guidelines will be attached to the MOU in an Appendix.

4. Sustainability

The District and BC Housing are committed to achieving high environmental standards and minimizing green house gas emissions in the development of projects. The Rental Housing Projects will be required to be built to BC Housing's sustainability standards. The District has adopted the Energy Step Code and will require projects to meet the step consistent with the Construction Bylaw.

5. Parking

The parking required for the housing and any proposed commercial uses will be in compliance with the zoning bylaw and any parking variances will be subject to District approval.

6. Design and Program Development Funding

BC Housing may provide Proposal Development Funding ("PDF") to any of the MOU projects after they have been successful in the upcoming RFP process. BC Housing will determine when the business case is substantive enough to submit for Preliminary Project Approval and approval of a PDF loan for the pre-development costs to design the building through to issuance of the Development and Building Permits. These costs include the fees for the architects and their sub-consultants, municipal permit fees, legal costs, survey and building related engineering costs, quantity surveying, off-site servicing etc. The PDF loan will be secured through a Promissory Note or secured on Title.

7. Leases

The District as owner of the land will lease the sites for 60 years for a nominal rent. The lease will commence once the Building Permit has been issued, the construction financing is in place, and the contract to build the Building has been executed. The lease will require the lessee to maintain and repair the affordable housing; pay all utilities, insurance, fees, and applicable taxes. The District would like BC Housing to review leases with non-profit housing providers.

8. Property Taxes

The District may exempt the housing project or specific units within the project, from District property taxes for the term of the lease.

9. Access to the Site

In the event the District acquires a site for the Housing Projects with existing tenancies, the District may grant licenses to the proponent that will allow access to the Site in advance of the commencement of the lease for the purpose of surveys, testing, and remediation, and construction mobilization.

10. Soils and Hazardous Materials

The District will provide copies of any environmental reports and the approved Certificate of Compliance for the sites acquired for the Housing Projects. The liability and risk considerations for each project will be addressed in the Agreement to Lease and the Ground Lease negotiations with operators and BC Housing, based on the advice of the Municipal Solicitor.

11. Crane Over Swing and Underpinning Agreements and Site Access

The non-market housing projects may require a number of agreements with neighbouring property owners to allow for the construction cranes to circle over property lines and allow for any underpinning of shoring required for excavation. Access to the sites for the purposes of constructing the projects across property lines may also be required. The District will assume the responsibility for ensuring these reciprocal agreements are in place (or will be granted) for any adjacent lands they own and over other municipal lands (i.e. Roads sidewalks, etc.). Any legal agreements will require the approval of the District's solicitors.

12. Development Permit Process

The District will work to ensure that the Development and Building Permit applications can be expeditiously processed for all projects included in this MOU. All parties recognize that good communication, prompt responses, and complete documentation will be essential to achieve this schedule.

13. Communication

Prior to any public announcements being made, all major communications activities and materials will be approved by the B.C. Government, through BC Housing, and the District of North Vancouver concerning the approval and execution of this MOU and during the development of the housing.

14. Roles

District

- Provision of a 60 year leasehold interest in the sites at a nominal cost for all projects;
- Expedite approvals processes for all projects under the MOU;
- Dedicated staff time for all projects under the MOU;
- Explore and create partnerships for all projects under the MOU; and
- Provide financial assistance (land, DCCs, CACs, consideration of PTEs and permit fees) for all projects under the MOU.

BC Housing

- Issue an RFP for a qualified Society to develop and operate the proposed Rental Housing Projects;

- Subject to the final approval of BC Housing's Executive Committee, provide Project Development Funding, Capital Grants, Interim Construction Financing and CMHC insured take-out Financing; and
- Provide design and construction oversight for all projects under the MOU.

15. Schedule

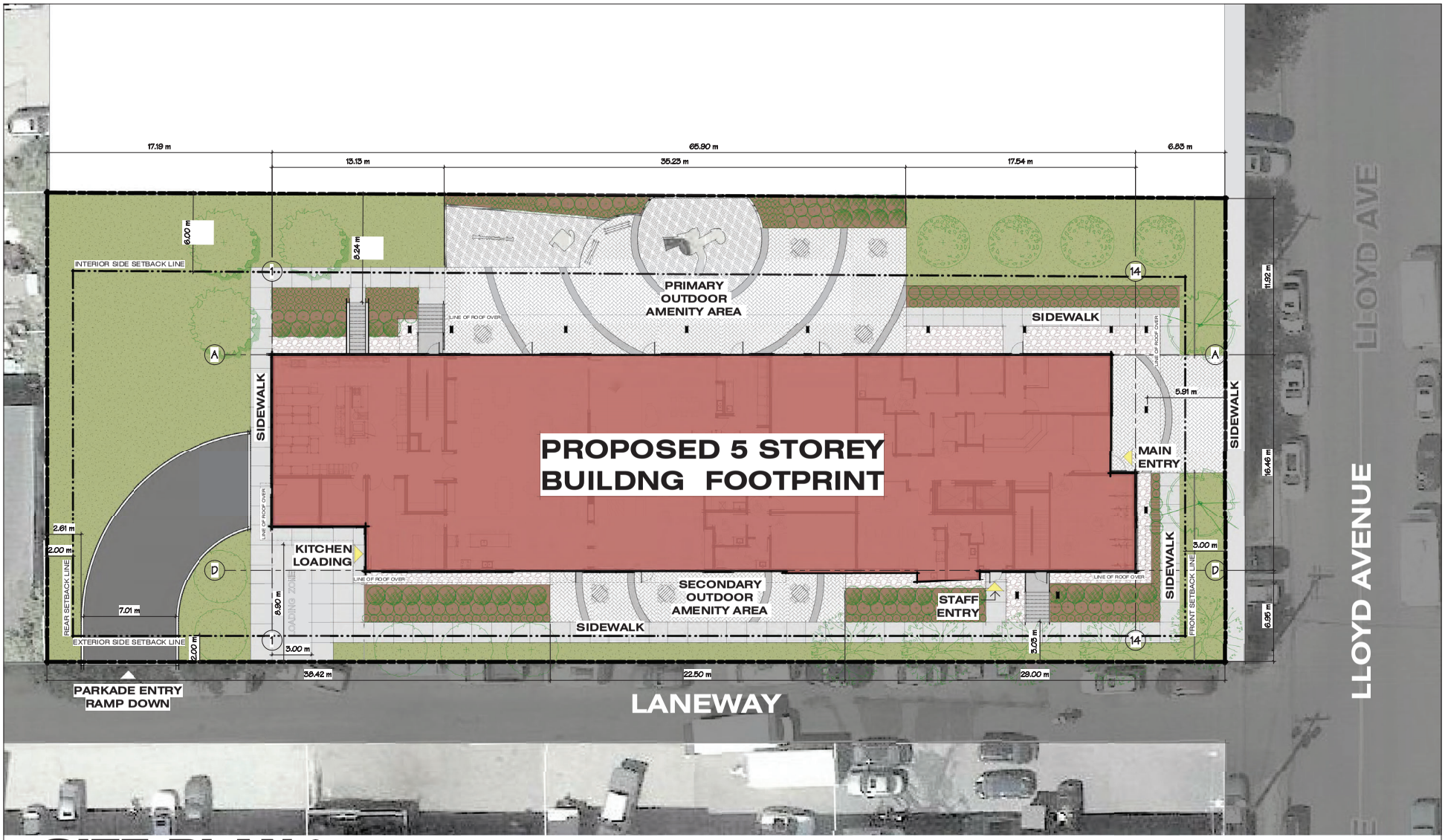
	ESTIMATED DATE
MOU to BC Housing's Executive for approval	
MOU to District of North Vancouver Council for approval	

16. Execution of the MOU

Once this Memorandum of Understanding has been finalized by staff, it will be presented to the Council of the District of North Vancouver, BC Housing's Executive Committee, and PRHC Board of Directors. No legal rights or obligation shall be created or arise until Council of the District of North Vancouver, BC Housing's Executive Committee, and the Provincial Rental Housing Corporation's Board of Director's have approved this Memorandum of Understanding and this Memorandum of Understanding has been fully executed on terms and conditions satisfactory to the District, BC Housing, and PRHC.

For BC Housing	For the District of North Vancouver
[redacted]	
Michael Flanigan VP, Development and Asset Strategies	David Stuart, Chief Administrative Officer
Date: June 15, 2018	Date: June 21, 2018

Document: 3558442



SITE PLAN

NORTH

Women's Supportive Housing Lower Mainland

1151 MARINE DRIVE
NORTH VANCOUVER, B.C.

SCALE 1 : 120
JOB NO. 20061

02

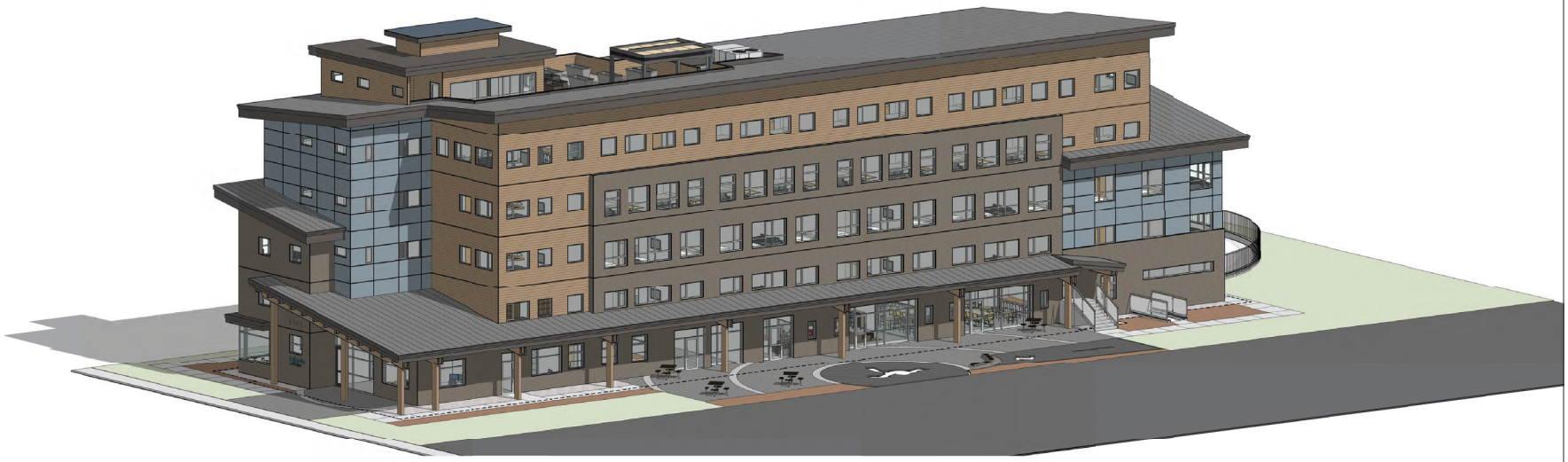
ARCHITECTURE & LANDSCAPE ARCHITECTURE

9355 YOUNG ROAD
CHILLIWACK, B.C. CANADA
V2P 4S3

TEL: 604 | 793 | 9445
FAX: 604 | 793 | 9446
EMAIL: chp@chparchitects.com

Craven | Huston | Powers | Architects
CHPA

Attachment



PERSEPCTIVE VIEW LOOKING SOUTHWEST

PERSPECTIVE VIEW LOOKING NORTHEAST

3D PERSPECTIVE VIEWS

Women's Supportive Housing Lower Mainland

1151 Marine Dr.

SCALE

JOB NO. 20061

08

ARCHITECTURE & LANDSCAPE ARCHITECTURE

9355 YOUNG ROAD
CHILLIWACK, B.C. CANADA
V2P 4S3

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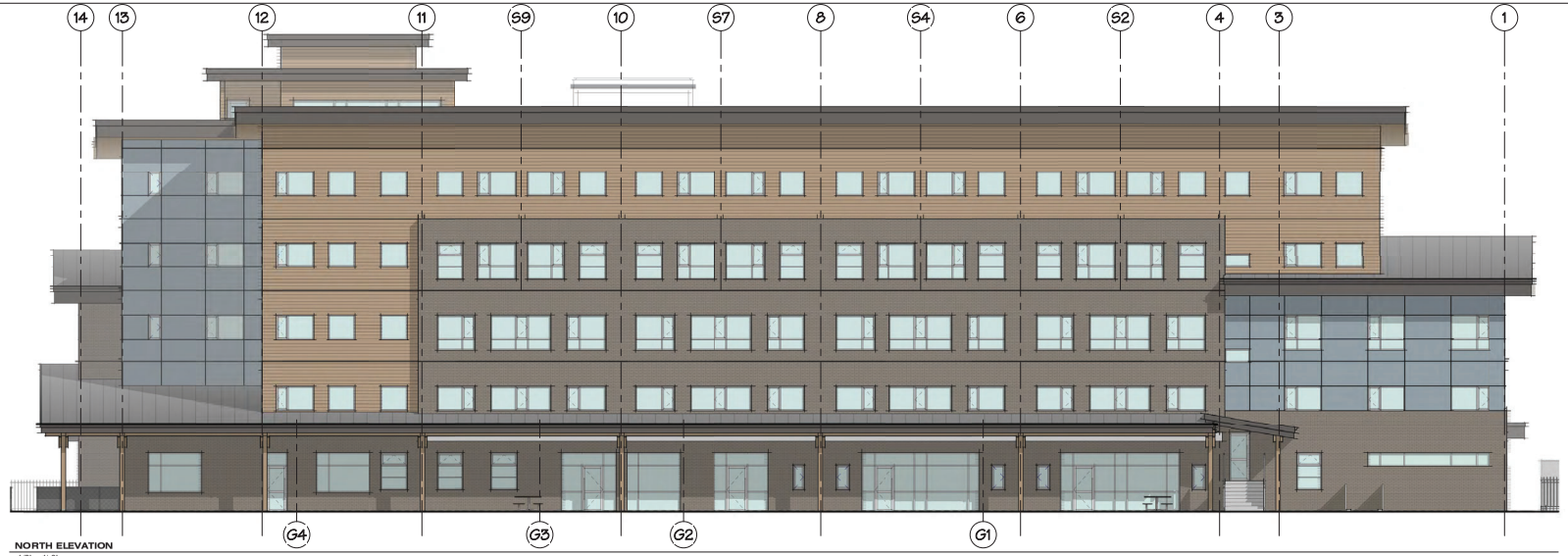
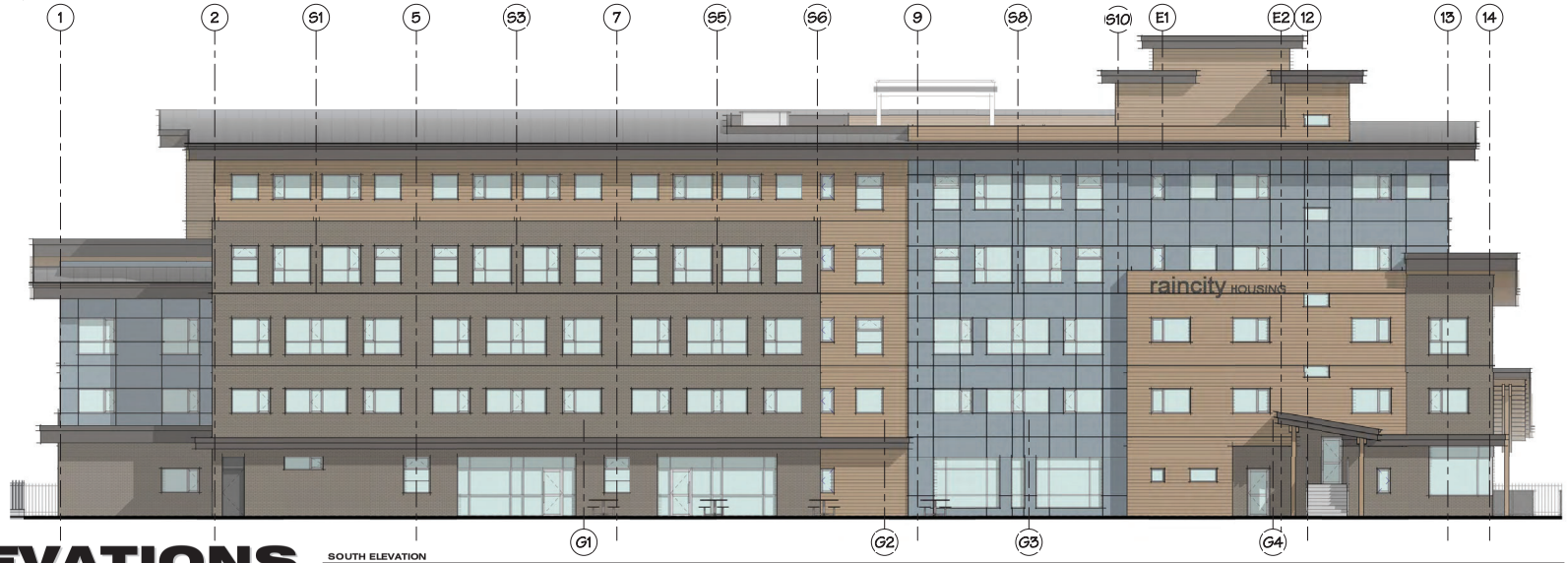


NORTH ELEVATION
1/8" = 1'-0"



SOUTH ELEVATION
1/8" = 1'-0"

ELEVATIONS

Women's Supportive Housing Lower Mainland

1151 Marine Dr.

SCALE 1/8" = 1'-0"
JOB NO. 20061

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9355 YOUNG ROAD
CHILLIWACK, B.C. CANADA
V2P 4S3

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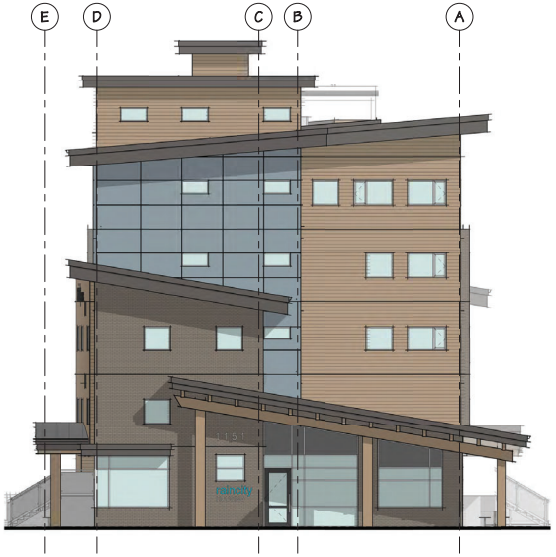
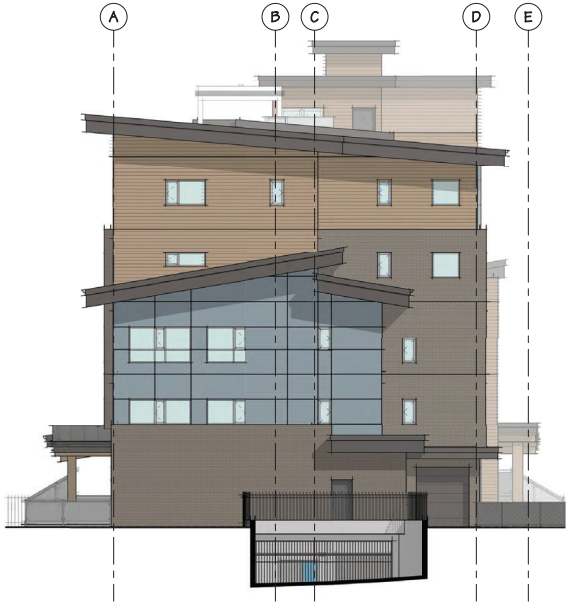


EAST ELEVATION
1/8" = 1'-0"



WEST ELEVATION
1/8" = 1'-0"

ELEVATIONS

Women's Supportive Housing Lower Mainland
1151 Marine Dr.

SCALE 1/8" = 1'-0"
JOB NO. 20061

ARCHITECTURE & LANDSCAPE ARCHITECTURE
9355 YOUNG ROAD
CHILLIWACK, B.C. CANADA
V2P 4S3
TEL: 604 | 793 | 9445
FAX: 604 | 793 | 9446
EMAIL: chp@chparchitects.com
Craven|Huston|Powers|Architects
CHPA

FRONT ENTRANCE

Women's Supportive Housing Lower Mainland
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ARCHITECTURE & LANDSCAPE ARCHITECTURE
9355 YOUNG ROAD
CHILLIWACK, B.C. CANADA
V2P 4S3
TEL: 604 | 793 | 9445
FAX: 604 | 793 | 9446
EMAIL: chp@chparchitects.com
Craven|Huston|Powers|Architects
CHPA

STREET VIEW

Women's Supportive Housing Lower Mainland
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ARCHITECTURE & LANDSCAPE ARCHITECTURE

9355 YOUNG ROAD
CHILLIWACK, B.C. CANADA
V2P 4S3

TEL: 604 | 793 | 9445
FAX: 604 | 793 | 9446
EMAIL: chp@chparchitects.com

Craven|Huston|Powers|Architects
CHPA

BIRDS EYE VIEW

Women's Supportive Housing Lower Mainland
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SCALE
JOB NO. 20061

ARCHITECTURE & LANDSCAPE ARCHITECTURE

9355 YOUNG ROAD
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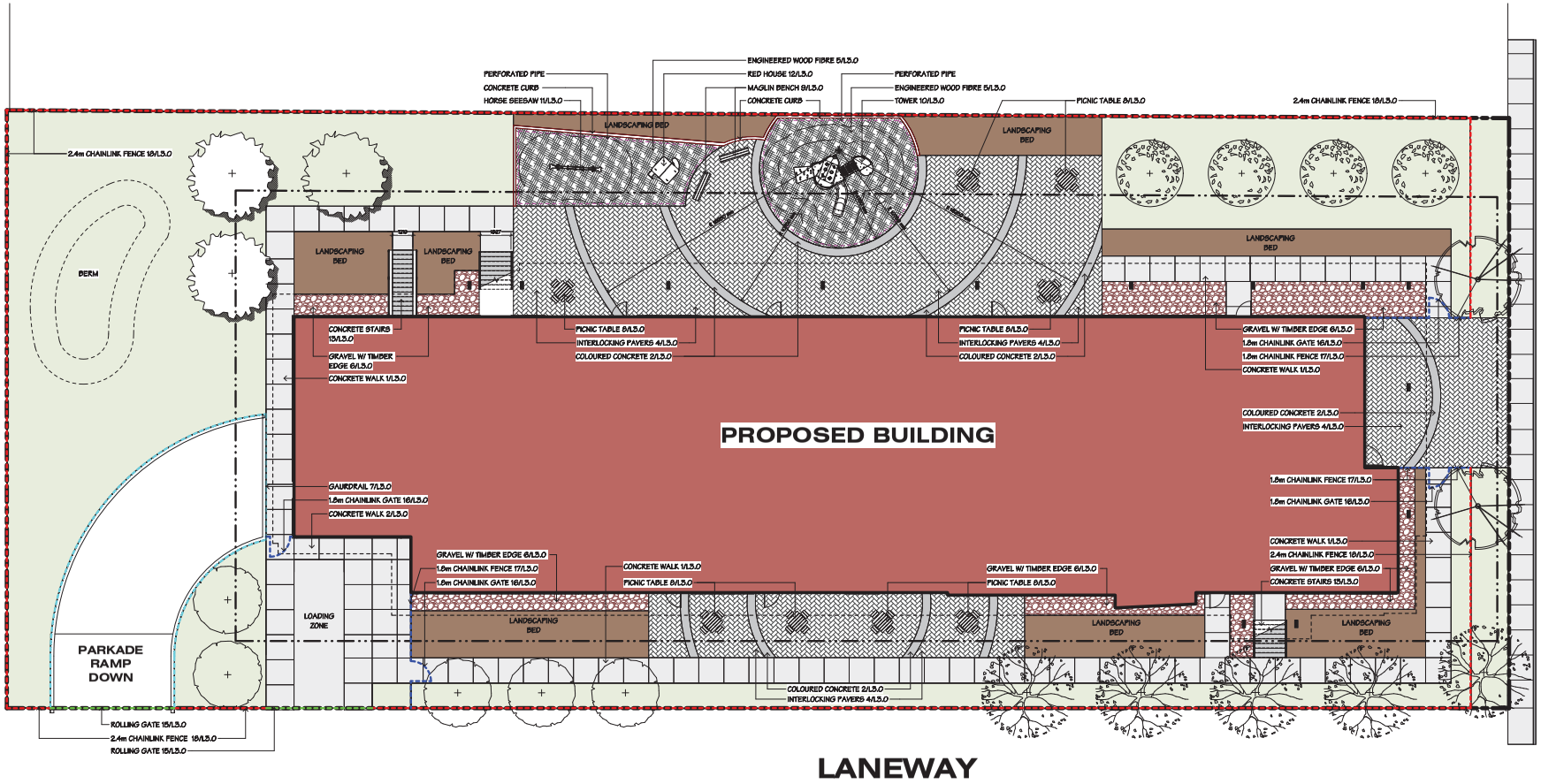
CHPA



LANDSCAPE SITE PLAN
1 : 100
NORTH

LANDSCAPE GENERAL NOTES

1. THE CONTRACTOR TO CONFIRM UNITS AND MEASUREMENTS
2. PREVENT DAMAGE TO ALL LANDSCAPING , BUILDINGS , STRUCTURES AND UNDERGROUND AND/OR OVERHEAD UTILITIES. MAKE GOOD ALL DAMAGE TO SATISFACTION OF OWNER.
3. PRIOR TO CLEARING, VERIFY LIMITS OF CLEARING WITH OWNER.
4. DISPOSE OF CLEARED AND GRUBBED MATERIALS AS WORK PROGRESSES AND DO NOT ACCUMULATE.
5. LEAVE GROUND SURFACE IN CONDITION SUITABLE FOR IMMEDIATE GRADING OPERATIONS.
6. CONTROL DUST AT ALL TIMES FOR DURATION OF CONTRACT.
7. PROVIDE HOARDING IF NECESSARY AND PROTECT PUBLIC AND PRIVATE PROPERTY FROM INJURY OR DAMAGE.
8. PROVIDE TEMPORARY DRAINAGE AND PUMPING IF NECESSARY AND DO NOT DISCHARGE WATER CONTAINING SUSPENDED MATERIALS INTO WATERCOURSES OR DRAINAGE SYSTEM.
9. MAINTAIN EXISTING CONDITIONS FOR PARKING AND TRAFFIC AROUND THE SITE THROUGHOUT CONSTRUCTION, TAKE MEASURES TO RE-ROUTE TRAFFIC OR WARN VISITORS TO THE SITE THAT HEAVY EQUIPMENT AND WORK CREWS ARE OPERATING.
10. AREA AND VEGETATION DISTURBED DUE TO GRADING AND EXCAVATING SHALL BE REHABILITATED SATISFACTORY TO THE OWNER AND NEIGHBOURS.

LANDSCAPE LEGEND

- PROPERTY LINE
- SETBACK LINE
- BUILDING OVERHAND LINE
- GAURDRAIL
- 1.5m CHAIN LINK FENCE
- 2.4m CHAIN LINK FENCE
- ROLLING GATE
- PERFORATED PIPE
- CONCRETE CURB
- SOD LAWN
- CONCRETE WALK
- ENGINEERED WOOD FIBRE
- INTERLOCKING PAVERS
- ASPHALT
- COLOURED CONCRETE
- GRAVEL

CRAVEN | HUSTON | POWERS *ARCHITECTS* ARCHITECTURE AND LANDSCAPE ARCHITECTURE 9355 YOUNG ROAD, CHILLIWACK B.C. V2P 4S3 TEL: (604) 793-9445

DRAWING NAME: **Women's Supportive Housing Lower Mainland**
1151 MARINE DRIVE
NORTH VANCOUVER, B.C.

REVISIONS

No.	DATE	DESCRIPTION
1	2020.11.30	ISSUED FOR COORDINATION

DRAWING NAME: **OVERALL LANDSCAPE PLAN**

JOB NO. 20061
SCALE As indicated
DATE 2020.11.30

THIS DRAWING AND DESIGN IS THE PROPERTY OF CRAVEN | HUSTON | POWERS ARCHITECTS AND MAY NOT BE REPRODUCED OR USED FOR OTHER PROJECTS WITHOUT THEIR CONSENT.
THIS DRAWING AND DESIGN IS INTENDED FOR THE USE OF THE CONTRACTOR ON THIS PROJECT. THE CONTRACTOR MUST VERIFY ALL DIMENSIONS, DATA AND DESIGN PARAMETERS BEFORE PROCEEDING WITH FABRICATION OF PARTS AND ASSEMBLIES.
DO NOT SCALE DRAWINGS.
ALL OTHER DRAWINGS, SPECIFICATIONS AND MODELS ARE TRUE AND EXACT REPRESENTATIONS OF THE DESIGN.

L1.0

.4 Provide operating controls with visual, tactile and/or auditory information where required

.5 Provide backing to support wall and ceiling mounted operable fixtures and mounted accessories.

8 Wheelchair Accessible and Adaptable Dwelling Units

8.1 GENERAL

All common areas in and around the buildings must be designed to allow universal access. In addition, projects shall be designed to include units modified for wheelchair accessibility. For new construction, it is required to develop at least 5% of the total units as wheelchair accessible. Review with Owner.

Depending on the municipality and need and demand study in the community, this number may increase to accommodate more wheelchair accessible units in a project. Unit areas may be increased by up to 12% to accommodate wheelchair accessibility.

8.2 WHEELCHAIR ACCESSIBLE UNITS

.1 General

Wheelchair accessible units shall be designed in accordance with all applicable Building Codes.

Reference shall also be made to CSA B651-12 Accessible Design for the Built Environment for design guidelines not covered by Code.

.2 Circulation

.1 Provide a clear 1500 mm (5'-0") turning radius:

- inside and outside of suite entrance doors
- inside the bedroom, and a clear floor area of at least 750 x 1200 mm (29.5" x 4'-0") to at least two sides of the bed
- inside the bathroom, (radius to be clear of all cabinets and fixtures)
- inside the kitchen (radius to be clear of all cabinets and fixtures)

- Clothing closet shall have a accessible maneuvering space of at least 750 mm x 1200 mm (2'-6" x 4'-0") in front.

.2 Provide a 920 mm (3'-0") minimum clearance for circulation throughout the unit with no steps or level changes.

.3 Unit Entrance Weather Protection

Provide weather protection at the primary unit entrance if accessed directly from the outside.

.4 Doors

.1 Doors and doorways shall have accessible maneuvering space on either side of the door swing. Door latch swing towards the person shall have a minimum clear level floor space of 600 mm x 1500 mm (2'-0" x 4'-0") beside the latching door frame. Door latch swing away

from the person shall have a minimum clear level space of 300 mm x 1200 mm (1'-0" x 4'-0") beside the latching door frame.

.2 Commercial grade lever door handles are to be installed throughout the dwelling unit.

.3 Install low resistance, delayed action closers for all doors on accessible routes, including suite entrance doors.

.4 In projects with wheelchair accessible units, consider the use of kick plates at least 250 mm (10") high on the push side of doors in high traffic areas to prevent doors from damage.

.5 Two door viewers to be provided at standard height 1625 mm (5'-4") and at an accessible height between the range of 1000 mm and 1200 mm (3'-3" and 4'-0") from the floor.

.6 Doors to swing out (or be pocket doors) at bathroom/ washroom, roll-in closets and general storage.

.5 Windows

.1 Windows should be designed so that the sill is no more than 750 mm (2'-6") above the floor.

.2 Ensure that hardware for operable portions of windows are not more than 1067 mm (3'6") above the floor. Provide window restrictors where required by Code or requested by Owner. Provide a clear accessible floor space in front at 1350 mm x 800 mm (4'-5" x 2'-8") centered.

.6 Kitchen

Provide L-shaped configurations wherever possible. All controls in the kitchen should be in an accessible location. Provide a clear floor area of 750 mm x 1200 mm (2'-6" x 4'-0") directly in front of fixtures and appliances and on one side of open drawers and cabinets.

.1 Cabinets

.1 Provide a counter height between 810 mm to 860 mm (2'-8" to 2'-10") high from the floor.

.2 Provide at least one work surface that is 760 mm wide x 600 mm deep (2'-6" wide x 2'-0" deep), with a centred knee clearance at least 760 mm wide x 500 mm deep x 685 mm high (2'-6" wide x 1'-8" deep x 2'-3" high).

.3 Provide a knee clearance centred on the cook top at least at least 750 mm wide x 480 mm deep x 680 mm high (2'-6" wide x 1'-6" deep x 2'-3" high) from the floor with an additional toe space at least 760 mm wide x 250 mm deep x 250 mm high (2'-6" wide x 10"deep x 10" high).

.4 Provide a pull-out heat resistant work surface with hardwood or plastic laminate top below the counter and an additional pull-out shelf below the wall oven.

.5 Provide full-extension pull-out shelves with minimum 40 mm (1.6") raised edges or drawers on free-rolling mechanical slides rather than fixed shelving in base cabinets.

.6 Provide a base cabinet toe space of 150 mm deep x 250 mm high (6" deep x 10" high).

.7 Cabinet doors shall be provided with easily graspable D-type door pulls, and shall be within 400 mm to 1200 mm (1'-4" to 4'-0") reaching range.

.8 Kitchen storage shall have at least one shelf in cupboards no more than 1100 mm (3'-7") high from above the floor.

.9 Kitchen countertop work surfaces shall be illuminated to a level at least 300 lx.

.2 Kitchen Sink

.1 Provide a double bowl stainless steel sink, complete with insulated hot water supply, insulated off-set drain, and single lever faucet.

.2 Provide a knee clearance centered on the sink at least 760 mm wide x 250 mm deep x 685 mm high (2'-6" wide x 10" deep x 2'-3" high) with an additional toe space at least 760 mm wide x 250 mm deep x 685 mm high (2'-6" wide x 10" deep x 2'-3" high). Front of sink shall have at least 750 mm x 1200 mm (2'-6" x 4'-0") clear floor area which may extend up to 480 mm (1'-8") underneath the sink.

.3 Appliances

.1 Appliances in wheelchair accessible units should include the features as noted below:

.1 Dishwasher: front loading, ENERGY STAR® rated porcelain liner.

.2 Refrigerators: frost free; ADA compliant ENERGY STAR® rated top freezer refrigerators with all controls not more than 1200 mm (4'-0") above finished floor and allow one-hand operation. Provide a refrigerator with top mount freezer with bottom shelf no more than 1100 mm (3'-7") from the floor, or a side by side refrigerator/freezer.

.3 Cooktop: four elements, front controls mounted on front panel, no more than 1200 mm (4'-0") high from the floor. Provide a clear floor space of at least 750 mm x 1200 mm (2'-6" x 4'-0"), a countertop work surface at least 400 mm (1'-4") wide adjacent to cooktop at the same height and minimum knee and toe clearance space.

.4 Range hood: two speed range hood with light and fan controls mounted on the front of the counter, ENERGY STAR® rated. Obtain on-site CSA approval if required.

.5 Wall Oven: Provide an energy efficient wall oven with side opening swing door, self cleaning feature optional, installed at 700 mm to 840 mm (2'-4" to 2'-9") from floor to bottom edge, with a pull-out heat resistant shelf beside the oven door or under the oven. Controls to be mounted on front panel, no more than 1200 mm (4'-0") high from the floor.

.6 Provide outlets for microwave ovens to be installed at the countertop or lower cabinet.

.2 Provide convenience outlets, light, and fan controls at locations accessible from seated positions.

.7 Bathroom

.1 Provide a minimum maneuvering space, in front of lavatory at least 800 mm x 1350 mm (2'-8" x 4'-5") (up to 480 mm (1'-8") may be under counter), provide top of lavatory height between 810 mm and 860 mm (2'-8" and 2'-10") from above the floor, centerline of lavatory at least 460 mm (1'-6") from side wall.

.2 Provide a knee clearance centred on the sink at least 760 mm wide x 250 mm deep x 685 mm

high (2'-6" wide x 10" deep x 2'-3" high) with an additional toe space at least 760 mm wide x 250 mm deep x 250 mm high (2'-6" wide x 10" deep x 10" high). Provide a lavatory with single lever faucet, temperature limit stop, insulated hot water supply, and off-set drain.

.3 Provide a 915 mm x 1500 mm (3'-0" x 3'-5") prefabricated non-slip gelcoat roll-in shower. Make provision for wall- mounted folding seats that will allow lateral transfer from a wheelchair. Review type of seat with Owner. Provide low flow, with pressure balance mixing valves with telephone type shower head on adjustable slide bars.

.4 Bath and shower control positioning: all controls are offset from centre, roughly 1 /2 way between center location and the outside edge of the shower or tub enclosure.

.5 Provide a clear transfer space at least 900 mm wide x 1500 mm long (3'-0" wide x 5'-0" long) on the open side of the toilet and in front of the shower.

.6 Provide solidly backed grab bars beside the water closet and in the shower installed in accordance with the current BC Building Code. Grab bars and towel bars shall be designed and installed to withstand a load of 1.3 kN. Towel bars shall be located no more than 1100 mm (3'-7") high from above the floor. Provide support structural to all wall and ceiling with mounted accessories.

.7 Provide a mirror with bottom edge no more than 1000 mm (3'-3") from the floor.

.8 Provision should be made to ensure that the bathroom door can be opened in case of emergency. Bathroom doors shall swing out. Sliding pocket doors with heavy duty "D" pulls are also acceptable.

.9 Provision of a trench drain could be considered in the shower enclosure design. Refer to SAFERhome Standards Manual.

.10 Provide medicine cabinets with at least 750 mm x 1200 mm (2'-6" x 4'-0") clear floor area; shall be located within a horizontal reach maximum of 500 mm (1'-8"), the bottom of the shelf not more than 1000 mm (3'-3") from above the floor, and illuminated level at least 200 lx.

.11 Toilet fixture centerline shall be at least 460 mm to 480 mm (1'-6" to 1'-7") from an adjacent wall.

.12 Toilet seat height shall be between 430 mm and 485 mm (1'-6" and 1'-7") from the floor. Tank lid shall have bolted lids.

.13 Provide a floor drain with trap primer in all accessible bathrooms.

.8 Operable Fixtures

All operable fixtures, including cabinet and window hardware, must be accessible and easily operable by persons with limited strength and dexterity. Refer to Section 1.7.6 Operating Controls.

.9 Storage

Provide for storage closets rather than storage rooms for easy access. Closet widths less than 1200 mm (4'-0") are not recommended.

.10 Clothes Closets

All clothes closet rods must be adjustable from 1200 mm to 1400 mm (4'-0" to 4'-8") above finished floor.

- Clothing closets shall have a maneuvering space of at least 750 mm x 1200 mm (2'-6" x 4'-0") in front.
- Where shelves are provided, at least 3 shelves shall be between 400 mm and 1200 mm (1'-4" and 4'-0") from the floor

.11 Electrical Items

.1 Refer to Article 8.2.3 Electrical in this section for mounting height and outlet placement.

.2 In bedrooms, in addition to the switched ceiling mounted fixture, provide a three way switched wall outlet adjacent to the bed; one switch at the door to the room, and one adjacent to the proposed bed location.

.3 Light fixtures must contain two or more bulbs.

.4 Provide a ground fault current interrupter (GFCI) electrical outlet at the bathroom vanity and kitchen counter, in a location accessible from a seated position.

.5 General storage room shall provide an electrical outlet inside close to the door and shall be illuminated to a level of at least 100 lx.

.6 Operating controls shall be installed centerline of the maneuvering space.

8.3 ADAPTABLE UNITS

Adaptable units are designed and constructed to facilitate future modification to provide access for persons with disabilities. The requirements for the design of adaptable units are set out in Section 3.8.5 Adaptable Dwelling Units of the BC Building Code. In addition, many municipalities have their own adaptable requirements.

Designing for adaptable units will allow residents to age in place if they desire or allow adaptations in their units to meet possible changes in their physical abilities. The number of adaptable units in projects will be based on the Owner's requirement supported by a need and demand in that geographical location. This will allow flexibility for future access for persons with disabilities at minimal additional cost.

It is required that all suites in multi-unit residential buildings for seniors be designed as adaptable units. Adaptable units shall consider all other design requirements contained in the BC Housing Design Guidelines including the following features below. Where there is a conflict, the more stringent shall prevail.

.1 Access requirements

.1 Refer to Article 4.4 Circulation and Access of this section for exterior and interior access route and other requirements.

.2 Refer to BC Building Code section 3.8.5 for corridors and passageways providing access to adaptable dwelling units entrances and common facilities.

.3 The construction of adaptable units and the building in which they are located shall comply with all the other access requirements called for in the BC Building Code and the local municipality.

.2 Doorways to adaptable dwelling units

.1 Refer to Finishes and Materials for door width, latch clearance and other requirements for adaptable units.

.2 Doorways at the suite entry and at least one bedroom and one bathroom shall have a level clearance of 600 mm x 1500 mm (2'-0" x 5'-0") on the pull side of the door and 300 mm x 1200 mm (1'-0" x 4'-0") on the push side of the door.

.3 Adaptable Dwelling Unit Bathrooms and Kitchens

.1 Bathrooms in adaptable units shall be designed to allow maneuverability and access to the shower, lavatory and water closet by persons using mobility aids such as walkers. Some requirements are:

- A 915 mm x 1500 mm (3'-0" x 5'-0") prefabricated non-slip gelcoat shower with a low threshold curb (3"-4"). Location of the shower fixtures should be easily reached by the people with wheelchairs. Other shower sizes are acceptable if accepted by the Owner and the municipality. Provide telephone type shower head on adjustable sliding bar.
- Position bath and shower controls halfway between the outer edge and the centreline of the tub or shower enclosure to avoid having to lean in and reduce the potential slip and fall accidents.
- A dimension from the front edge of the toilet to the facing wall of not less than 850 mm (2'-10").
- A dimension from the front face of the shower to the centreline of the toilet not less than 510 mm (1'-8").
- Units with bathtub should be designed to allow easy conversion to shower units.
- A clear floor area in front of the lavatory not less than 760 mm wide x 1220 mm deep (2'-6" wide x 4'-0" deep).
- Provide 38 mm x 286 mm (2" x 12") solid wood backing for installation of grab bars beside the water closet and around the shower as called for in the current BC Building Code which will resist a vertical and horizontal load of not less than 1.3 kN.
- Install grab bars as required in the current BC Building Code.

.2 Design the kitchen to provide kitchen counter lengths to the requirements called for under Kitchens and Bathrooms. Additional requirements are:

- the range and sink are adjacent or can have a continuous counter between them. Provide 900 mm (3'-0") base cabinet for the kitchen and bathroom sinks which can be removed in the future if necessary to create an open knee space for wheelchair users. Refer to Kitchens and Bathrooms for lowering waste pipe under sinks.

.4 Electrical

.1 Refer to Article 8.2.3 Electrical for mounting height and outlet placement.

.2 For seniors, adaptable, and wheelchair accessible units, fire alarm signaling devices in suites shall incorporate visual signals (strobes) in addition to audible signals (buzzers).

April
2020

TECHNICAL BULLETIN NO. 1-2020

SUBJECT: Energy Step Code and CleanBC program update

REFERENCE: BC Housing Design Guidelines and Construction Standards May 2019

SUBJECT:

BC Housing Design Guidelines and Construction Standards May 2019 - revision to Section 2 Energy and Environmental Design. The change is to take effect immediately on new projects and projects that have not gone past Design Development approval from BC Housing.

PURPOSE:

To align BC Housing's energy performance targets with BC Building Code 2018 Revision 2 and BC Housing's GHG reduction target with the provincial Climate Change Accountability Act, legislated update December 25th, 2019. BC Building Code 2018 has issued Revision 2, effective December 12th, 2019. Revision 2 includes changes to BC Energy Step Code to better reflect colder climate conditions outside of Climate Zone 4. The Province also announced interim GHG reduction targets.

DESCRIPTION:

The changes to BC Housing Guidelines and Construction Standards 2019 are:

Section 2 - Energy and Environmental Design

- **1.0 Sustainability Goals**
  1.3.1; 1.3.2
- **2.0 Building and Energy Performance**
  2.1.1.1; 2.1.1.2; 2.1.3; 2.1.4
- **4.0 Energy Efficient Products, Incentives and Energy Assessment**
  4.1.1; 4.6

DESCRIPTION:

Section 2 - Energy and Environmental Design

1.0 Sustainability Goals

1.3.1 Reduce energy consumption level and GHG emissions

Revise as follows:

1.3.1.2 BC Housing will reduce its greenhouse gas (GHG) emissions from PRHC owned and leased buildings relative to 2010 baseline by 50% by 2030 to align with the CleanBC Plan.

1.3.1.3 BC Housing monitors and reports energy consumption and related GHG emissions to the BC Government for all PRHC owned and leased buildings under the legal requirement of Bill 44 – Climate Change Accountability Act (formerly titled Greenhouse Gas Reduction Target Act) and the Carbon Neutral Government Regulation. The emissions data, GHG reduction actions and plans and statement of relevant carbon offsets applied, are submitted by BC Housing as a Carbon Neutral Action report to the BC Government. The reports are made publicly available every year by the end of June.

1.3.2 Achieve BC Housing's Building and Energy Performance Targets

BC Housing established the following minimum Performance Targets for all new projects:

- Thermal Energy Demand Intensity (TEDI) (kWh/m^2/yr)
- Total Energy Use Intensity (TEUI) (kWh/m^2/yr)
- Greenhouse Gas Intensity (GHGI) (kgCO_2/m^2)
- Envelope Air Leakage Rate ($EALR_{n75}$) (L/s/m^2)
- Interior Partitions Air Leakage Rate ($IPALR_{n50}$) (L/s/m^2)
- Peak Thermal Load (PTL) (W/m^2)
- Mechanical Energy Use Intensity (MEUI) (kWh/m^2/yr)

Where required by the local by-laws, the BC Housing's Buildings and Energy Performance Targets should be achieved in addition to the municipal requirement of achieving other third-party certification. Consult the re-zoning and energy by-law requirements of the Municipality having jurisdiction before establishing the performance criteria for the project.

2.0 Building and Energy Performance

2.1 REQUIREMENTS

2.1.1.1 Change the Article title to "Part 3 Projects – Less than 7 Storeys:"

Remove wording "Combustible (i.e. wood frame)"

Change the table in this article as follows:

Climate Zone[1]	Step Code Level	GHGI ($kgCO_2/m^2$)	$EALR_{N75}$ ($L/s*m^2$@75 Pa)	$IPALR_{N50}$ ($l/s/m^2$@50 Pa)
4[2]	Step 4	5.5	2.0	1.2
5[3]	Step 3	5.5		
6[4], 7[5], 8[5]	Step 3	6.0		

1 Climate Zone is based on Heating Degree Days (HDD) below 18°C for 25 years period ending in 2006 as per BC Building Code Appendix C - Division B Climatic and Seismic Information for Building Design in Canada.
2 Less than 3000 HDD
3 3000 to 3999 Heating Degree Days (HDD)
4 4000 to 4999 Heating Degree Days (HDD)
5 Greater than 4999 Heating Degree Days (HDD)

2.1.1.2 Change the Article title to "Part 3 Projects – 7 Storeys and higher:"

Remove wording "Non combustible (i.e. concrete)"

Change the table in this article as follows:

Climate Zone[1]	Step Code Level	GHGI ($kgCO_2/m^2$)	$EALR_{N75}$ ($L/s*m^2$@75 Pa)	$IPALR_{N50}$ ($l/s/m^2$@50 Pa)
4[2], 5[3], 6[4], 7[5], 8[5]	Step 3	6.0	2.0	1.2

1 Climate Zone is based on Heating Degree Days (HDD) below 18°C for 25 years period ending in 2006 as per BC Building Code Appendix C - Division B Climatic and Seismic Information for Building Design in Canada.
2 Less than 3000 HDD
3 3000 to 3999 Heating Degree Days (HDD)
4 4000 to 4999 Heating Degree Days (HDD)
5 Greater than 4999 Heating Degree Days (HDD)

2.1.3 Thermal Comfort Evaluation

Revise as follows:

2.1.3 Thermal Comfort Evaluation: A thermal comfort evaluation is required for all passively cooled buildings (i.e. buildings without full mechanical cooling in all occupied spaces). For all BC Housing buildings, it shall not exceed more than 20 overheating hours per year for any zone and must adhere to the City of Vancouver Energy Modelling Guidelines.

2.1.4 Whole Building Airtightness Testing

Revise as follows:

2.1.4 Whole Building Airtightness Testing: Whole building airtightness shall be tested and reported. The Envelope Air Leakage Rate is to be confirmed through mandatory testing performed in accordance with the requirement of the Provincial Energy Step Code. Until the air leakage rate confirmed through testing is available, an air leakage rate determined in accordance with the City of Vancouver Energy Modelling Guidelines shall by used. If a more stringent placeholder is used as an assumption in the energy model, the building is to be designed and constructed with the intention of meeting the modelled air leakage target. The architect must work closely with the whole team but especially the mechanical and electrical engineer, envelope consultants, and contractor to ensure the design details and contractor's responsibilities are met. The airtightness testing result shall be submitted by the contractor at substantial completion. Refer to Section 4 Division 7 Thermal Bridging and Airtightness.

The buildings that do not achieve the airtightness target, the contractor must find and seal the sources of air leakage (using techniques such as visual inspection, smoke testing, and/or thermal imaging), and then re-test. Where the building is still unable to meet the target, a follow up report must be provided by the architect in coordination with the contractor. The report shall include the findings of a visual air barrier inspection, any air leaks that were found and sealed, remaining sources of air leakage and why they could not be sealed, and recommendations for future buildings to achieve the target.

4.0 Energy Efficient Products, Incentives and Energy Assessment

4.1 ENERGY EFFICIENT SYSTEMS

4.1.1 Heating, Ventilation, Air Conditioning (HVAC) Systems:

Add the following sentence at the end of first paragraph:

All make up air units (MUA) shall be high efficiency condensing model if using natural gas as a source.

4.6 ENERGY ASSESSMENT AND ENERGY CONSERVATION MEASURES (ECM)

Revise as follows:

4.6.3 Project team should implement ECM to achieve a 50% GHG emission reduction target in line with CleanBC requirements. Consult with BC Housing's Energy Management Team.

- End -

AGENDA INFORMATION	
☑ Regular Meeting	Date: Dec 7, 2020
☐ Other:	Date:

Dept. Manager	GM/ Director	CAO
TA	DM	

The District of North Vancouver
REPORT TO COUNCIL

November 20, 2020
File: 01.0360.20/078.000

AUTHOR: Darren Veres, Senior Community Planner

SUBJECT: Immediate Action Items from the Rental, Social and Affordable Housing Task Force

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RECOMMENDATION:
THAT staff is directed to amend the Rental and Affordable Housing Strategy to be consistent with this report and prepare a revised Residential Tenant Relocation Assistance Policy for Council's consideration.

REASON FOR REPORT:
At the Council Workshop on September 28, 2020, Council directed staff to report back on the immediate action items recommended by the Rental, Social and Affordable Housing Task Force.

SUMMARY:
The interim report, prepared by the Rental, Social and Affordable Housing Task Force ("Task Force"), provides recommendations for immediate action to address housing issues in the District. The interim report may be found at https://www.dnv.org/sites/default/files/edocs/RSAHTF-final-interim-report.pdf.

Staff are generally supportive of the Task Force's immediate action items and have provided recommendations in this report regarding the implementation and timing related to:

- actions that could be commenced or implemented relatively quickly;
- actions that the District is already undertaking but could be further advanced or accelerated; and
- actions where exploratory work could be undertaken or alternative approaches that align more closely with Council's strategic directions and priorities.

BACKGROUND:
The Rental, Social and Affordable Housing Task Force was established by Council on June 17, 2019 and is comprised of 11 members representing a cross section of District of North Vancouver residents and representatives from the non-profit housing sector, BC Housing and the development/construction industry. The Task Force was appointed to a two-year term, which is scheduled to end on June 17, 2021.

The purpose of the Task Force, as outlined in their terms of reference, is to explore and identify innovative local government housing solutions and make recommendations to Council for action. The terms of reference may be found at https://www.dnv.org/our-government/find-committee/rental-social-and-affordable-housing-task-force.

On September 28, 2020, the Task Force presented their interim report along with their recommendations on the District's *Residential Tenant Relocation Assistance Policy* (**Attachment 1**) to Council for feedback. The interim report provides recommendations on the six goals contained within the current Rental and Affordable Housing Strategy, next steps in the Task Force's work plan, and recommendations for immediate action. This staff report discusses an action plan for the interim report recommendations.

The interim report includes 11 recommendations for immediate action which are organized into five categories: Staff Resources; Lands and Process; Funding and Partners; Regulations; and Tenant Impacts. The "Analysis Section" of this report contains staff's response to each of these recommendations.

EXISTING POLICY:

Official Community Plan (2011)
The District's Official Community Plan (OCP) (Bylaw 7900) includes the following goals which are applicable to rental, social and affordable housing:

Goal 2: Encourage and enable a diverse mix of housing types and tenure and affordability to accommodate the lifestyles and needs of people at all stages of life; and
Goal 3: Foster a safe, social inclusive and supportive community that enhances the health and well-being of all residents.

Rental and Affordable Housing Strategy (2016)
The Rental and Affordable Housing Strategy (RAHS) includes goals and strategies to achieve the District's housing objectives with a focus on low and moderate-income households.

Residential Tenant Relocation Assistance Policy (2018)
The Residential Tenant Relocation Assistance Policy provides voluntary policy intended to minimize the impacts faced by renters who are displaced through the rezoning process.

ANALYSIS:
Staff have reviewed the Task Force's recommendations for immediate action against the District's OCP and other policies, Council's Strategic Directions, the District's Corporate Plan and applicable bylaws. The Task Force's actions are listed below in italics. They are followed by a summary of staff's evaluation and response. **Attachment 2** provides a summary table of this analysis.

1. *Staff Resources: Establish one or more high-ranking positions responsible for rental, social and affordable housing with a mandate to animate and coordinate the actions and recommendation raised in this Report.*

The District's housing portfolio is currently distributed amongst several staff members in the Community Planning department. The Task Force recommends that housing initiatives be implemented on an accelerated timeline; therefore additional resources are required. Staff supports Council's consideration of this recommendation as part of the 2021 budget process. The position would be funded from tax growth to support Council's initiatives including the increased demand for affordable housing in the community. If approved, this new position would likely be hired in early-to-mid 2021.

2. *Lands and process:*
   a. *Source lands for rental, social and affordable housing. Consider District lands.*

A number of District-owned parcels have been identified for rental, social and affordable housing and are subject to a Memorandum of Understanding (MOU) with BC Housing. These include sites in which development applications have been advanced (e.g. Delbrook Lands, Orwell Street) and others that are still under consideration.

On November 2, 2020, Council directed staff to prepare scenarios for affordable housing on several District sites including the remaining MOU sites and bring them back to a regular Council meeting for further discussion. This work will be undertaken in 2021.

The District also works with private land owners and non-profit housing societies on rental, social and affordable housing proposals (e.g. Lynn Manor – Kiwanis). This work is ongoing and will continue in 2021.

Sourcing additional lands for rental, social and affordable housing could be undertaken. This would entail, for example, working with non-profit organizations, BC Housing, senior levels of government, owners of public assembly lands (e.g. places of worship), and others to explore ways to appropriately increase the amount of affordable housing in the District. In addition, the District could also continue to source lands that are suitable for acquisition and could be used for rental, social and affordable housing such as lands is proximity to amenities such as transit (e.g. in Town Centres). Leveraging District and non-profit organization lands and partnering with BC Housing or other levels of government is an efficient way to deliver deeper rental subsidies and supportive housing.

   b. *Speed up development approvals for rental, social and affordable housing.*

The District currently facilitates new affordable housing by undertaking District-initiated rezoning of District-owned sites, expediting the review process and waiving fees and charges (e.g. permit fees, community amenity contributions, and development cost charges). This work is ongoing and will continue in 2021. Other actions that could lead to faster approvals include:

- Working with senior levels of government to expedite their review of projects and/or contribution to design development, where relevant. Project delays can occur at the

senior government level which are beyond the District's ability to control (e.g. election cycles). This action could be undertaken immediately and continued on an ongoing basis.

3. *Funding & partners:*
   a. *Access federal and provincial funding to support rental, social and affordable housing. Advocate for increased supply-side financing for the District but also for reduced demand for District financial housing support; for example, by asking the Province to require post-secondary institutions to provide housing solutions for their international students.*

Federal and provincial funding is critical for developing District lands for rental, social and affordable housing. The District's Memorandum of Understanding (MOU) with BC Housing establishes a partnership framework to obtain funding for the delivery of social housing on sites identified in the MOU. This work is ongoing and the District will continue to identify and ready sites to take advantage of current and future funding opportunities.

For example, the District responded to Metro Vancouver Housing's expression of interest to create Metro Vancouver Housing on municipal lands. While not selected this year, Metro Vancouver indicated that other future applications may be possible. If a new staff position is approved, the District will be better poised to take advantage of funding and partnership opportunities.

The District has worked with Capilano University to identify opportunities for student housing and is currently expediting the review of a student housing project on campus. The District will continue to work with Capilano University on future student housing projects on campus.

Additionally, staff will maintain regular dialogue with senior government representatives and continue to advocate where appropriate, for support in meeting the District's housing needs.

   b. *Partner with Indigenous groups and non-profits for delivery of rental, social and affordable housing.*

The District currently partners with non-profit housing societies on the delivery of social and supportive housing on District lands (e.g. Sanford Affordable Housing Society on 267 Orwell Street and Hollyburn Family Services Society on 600 West Queens Road), and on private lands (e.g. Kiwanis Seniors in Lynn Valley, Trellis Seniors in Lynn Creek, Pacific Arbour in Seymour and Amica Edgemont Village).

In addition to non-profit societies, the District also requires developers to contribute amenities including social housing (e.g. Denna Homes in Lynn Creek, Mosaic in Lynn Valley, Fonnie in Maplewood and Bosa in Lynn Valley). Non-profit housing societies are required to operate social housing included in private developments. The District will continue to partner with non-profits for the delivery of rental, social and affordable housing.

An opportunity exists to strengthen these current partnerships by encouraging non-profit societies to seek professional third party support in their negotiations with developers. This

work will commence in 2021. Staff will also continue to meet with and explore partnership opportunities with North Shore First Nations to address housing needs.

c. *Allocate a percentage of community amenity contributions received as cash-in-lieu on every rezoning directly to a housing reserve fund. Create a process by which such monies can be used to increase the available fund for rental, social and affordable housing (such as providing development cost charge waivers, tax emptions and other measures).*

The District's current community amenity contribution (CAC) program strives to ensure that amenity contributions are achieved through new development. CACs are amenity or cash-in-lieu contributions agreed to by the developer and local government as part of a rezoning process initiated by the developer. CACs support new amenities such as social housing, community facilities, seniors care and child care, cultural spaces, public art, and financial contributions towards other infrastructure.

Staff are supportive of the objective of allocating funds generated from private development into a reserve fund for affordable housing and will explore the option of a defined percentage amount that balances the aim of investing the majority of contributions in the area where the development occurred with the need for affordable housing across the District. In addition, staff recommend investigating the use of a density bonus scheme to achieve rental, social and affordable housing to supplement the current CAC approach.

A density bonus approach has several key advantages including predefining the appropriate densities and corresponding amenities (e.g. social housing or cash-in-lieu contributions). An approach such as this could be targeted to certain locations in the District such as Town and Village Centres and transit corridors. This work could be undertaken in 2021 and would require additional consulting resources.

d. *Be prepared with rental, social and affordable housing projects and infrastructure plans to take advantage of new funding from the Federal government due to the Pandemic.*

Having sites ready for the development of social and supportive housing is critical as new funding opportunities emerge. As mentioned previously, the District's current approach includes District-initiated rezoning of District-owned sites to make these sites more attractive to partners, such as in the case of 600 West Queens (Delbrook Lands). Staff are supportive of this action and, with Council's direction, will continue to identify and ready District sites for future funding partnerships including BC Housing, Metro Vancouver and federal programs such as the Rapid Housing Initiative which was launched in October 2020 to address urgent housing needs of vulnerable Canada.

4. *Regulations:*
   a. *Conduct a technical analysis on implementing rental-only zoning within the next four to six months.*

Residential rental tenure zoning (RRTZ) is a planning tool introduced by the Province in 2018. It allows municipalities to zone residential areas for rental housing. It can be used to achieve new rental housing or preserve existing rental housing (e.g. by specifying a number or percentage of rental units required on a zoned lot). The tool has been implemented or proposed in a limited number of municipalities in the region to date and its effectiveness is still largely untested.

In response to this priority action, staff are proposing to undertake research and analysis on the potential land tenure and economic implications of applying residential rental tenure zoning, particularly to existing purpose-built rental sites, and reporting back to Council in 2021. This will include a comparison with the District's current approach which has been successful in achieving a full replacement of existing rental units targeted to low-to-moderate income households and securing market rental and non-market rental through Housing Agreement covenants.

   b. *Lobby the provincial government for changes to the Residential Tenancy Act to accommodate the important differences between secondary suites and purpose-built rental buildings to encourage an increase in secondary suite rentals. The RTA regulations discourage secondary suites.*

The Province amended the Residential Tenancy Act (RTA) in 2017 to effectively ban the use of fixed-term tenancies except in limited circumstances. The amendments were made to protect tenants from dramatic rent increases beyond the maximum allowable rental increase rates provided by the Province. According to the Task Force, these changes make it challenging for homeowners with secondary suites to rent their units because of the risk involved with the use of month-to-month tenancy agreements.

Staff do not recommend the approach identified by the Task Force at the time. Rather, staff recommend the District take advantage of recent changes to the BC Building Code and make changes to the Zoning Bylaw to allow the construction of new and larger secondary suites in more forms of housing, such as duplexes and row housing. To take advantage of these changes, and to further support an increase in secondary suites, staff recommend incorporating a review of the District's secondary suite regulations in upcoming work plans for 2021.

To further support long-term rentals in suites, a revised regulatory framework for short-term rentals is anticipated to be presented to Council for consideration in 2021.

5 *Tenant impacts:*

a. *Create a policy to minimize impact on tenants that are evicted or relocated and lobby the Province for more power to enforce tenant protection.*

Impact to renters displaced due to demolition and redevelopment can be significant. The District's current Residential Tenant Relocation Assistance Policy (RTRAP) has been carefully reviewed by the Task Force with suggested improvements such as additional compensation and greater specificity around rents and other expenses (see **Attachment 1**). Staff propose to review all of the proposed suggestions, along with local best practices, and present a revised RTRAP to Council for consideration in early 2021.

b. *Partner with developers to create measures to accommodate people in need of housing where development has ceased. If land is going to remain empty due to the economy or delayed permitting processes, allow temporary modular, container or tiny homes to be located on the site to house people who might otherwise be homeless.*

Staff recognize that opportunities may exist to partner with developers to provide temporary housing for homeless persons on vacant development sites. Potential challenges with this approach include conflicts with zoning, concerns over liability, loss of ownership/control and managing competing interests. Staff propose to discuss opportunities for temporary housing with developers as they arise, with the acknowledgement that longer-term solutions are the preferred approach. In circumstances where opportunities for short term modular housing exist, a temporary use permit could provide an avenue for temporary permission of modular housing. This work can begin immediately on an ongoing basis.

The District strives to address the needs of homeless persons through a number of mechanisms. These include financial and in-kind support for homeless outreach services, the North Shore Homelessness Task Force, and identifying potential lands for additional supportive housing as well as other regional collaborations.

Timing/Approval Process:
Several of the Task Force's recommended actions have the potential to be implemented relatively quickly (e.g. new staff position, review of residential rental tenure zoning) while others require more work and a detailed Council approval process (e.g. density bonus policy). Staff propose to strengthen the language in the District's current Rental and Affordable Housing Strategy to reflect the Task Force's immediate areas for action. Staff also propose revising the current Residential Tenant Relocation Assistance Policy in a manner that balances the Task Force's suggestions with local best practises and approaches that are best suited for the District.

These two items are proposed to be brought back to Council in early 2021. It is anticipated that other potential housing directions, which may align with the Task Force's more detailed recommendations on housing goals, will continue to be explored in conjunction with the Targeted OCP Review.

Concurrence:
This report has been prepared with input from Real Estate and Finance staff.

Financial Impacts:
Actions requiring funding will be considered through the financial planning process, including the long-term financial plan review. Staff will provide an update on rental and affordable housing strategic directions, desired service levels, required funding and funding gaps through the long-term financial plan workshop in January.

Liability/Risk:
The actions proposed in this report do not expose the District to any particular risk or liability.

Social Policy Implications:
Rental, social and affordable housing is an essential part of a complete community. It supports the needs of a diverse socio-economic population and helps to ensure the well-being of many District residents.

Conclusion:
The Rental, Social and Affordable Housing Task Force's recommendations for immediate action provide valuable input that can help address housing affordability issues in the District. Staff are generally supportive of the recommendations and have suggested ones that may be acted upon immediately. Staff have also noted actions that are underway and could be accentuated. Alternative approaches that align more closely with Council's strategic directions and priorities are also noted, including exploring policy options for density bonuses, reviewing secondary suite regulations, and establishing a regulatory framework for short-term rentals.

Options:

1. THAT staff is directed to amend the Rental and Affordable Housing Strategy to be consistent with this report and prepare a revised Residential Tenant Relocation Assistance Policy for Council's consideration. (staff recommendation)

   OR

2. THAT Council provide staff with alternative direction.

Respectfully submitted,

Darren Veres
Senior Community Planner

Attachment 1: Document entitled "Revisions to Residential Tenant Relocation Association Policy"
Attachment 2: Rental, Social and Affordable Housing Task Force Recommended Priority Actions and Opportunities for Further Action

REVIEWED WITH:

☐ Community Planning		☐ Clerk's Office		External Agencies:	
☐ Development Planning		☐ Communications		☐ Library Board	
☐ Development Engineering		☑ Finance	TA for RD	☐ NS Health	
☐ Utilities		☐ Fire Services		☐ RCMP	
☐ Engineering Operations		☐ ITS		☐ NVRC	
☐ Parks		☐ Solicitor		☐ Museum & Arch.	
☐ Environment		☐ GIS		☐ Other:	
☐ Facilities		☑ Real Estate	JR.		
☐ Human Resources		☐ Bylaw Services			
☐ Review and Compliance		☑ Planning			

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ATTACHMENT 1

FORWARD: **Please note that the items listed in this document are only suggestions and are based along the same lay out/headings as the existing RTRAP for ease of comprehension.
All Task Force (TF) input is indicated in green font. Comments are further indicated by grey shading.

REVISIONS TO RESIDENTIALTENANT RELOCATION ASSISTANCE POLICY

POLICY

These recommended revisions reflect more accurately the crisis in our current housing climate, fairness to ALL democvictees and to set a standard for future residential tenant relocation provisions province wide.

Therefore, adding some wording like the following in this portion: the District wishes to become a provincial leader in delivering assistance to displaced tenants utilizing the OCP goals and is striving to create a policy that will ensure a fair process and quality of life for ALL displaced tenants. The District also encourages Developers to aspire above the forthcoming measures.

This policy is supported by the District's Official Community Plan through the following goals:

- Encourage and enable a diverse mix of housing type, tenure and affordability to accommodate the lifestyles and needs of people at all stages of life, and
- Foster a safe, socially inclusive and supportive community that enhances the health and well-being of all residents.

Housing is a fundamental human right and Council recognizes that existing residential buildings, particularly purpose-built rental buildings, form an important source of affordable rental housing for many District residents. The Ongoing low rental vacancy ~~rates~~ crisis creates ~~challenges~~ severe hardships for tenants being displaced by redevelopment to find alternate comparable and affordable accommodations in a timely manner.

Under this heading there should also be some wording that notes "Council recognizes that this housing crisis has had a serious impact to our community and its' quality of life and it is necessary to update/amplify/mandate this policy in order to meet the dire housing needs of our community.

Policy approved on: November 28, 2016
Policy amended on: March 19, 2018

PROCEDURE

The following procedure used to implement this policy does not form part of the policy.
Can staff please explain what this means? Does this statement make this policy non-binding? Further, this policy, as mentioned in our RAHS revision, should become a bylaw or introduce enabling legislation so that it becomes fully binding. (As we understand it, a bylaw does not give a municipality authority over provincial law, which is why the 'enabling legislation' is mentioned here.)

This procedure may be amended from time to time at the discretion of the Chief Administrative Officer. Adherence to this policy does not guarantee development approval from Council.

Applicability: -

What is the widest most allowable application of tenant policy? Can renter be defined to include tenants in a land assembly area, in an older strata where a large percentage are rental units? (i.e., if owner gets paid by developer, can or should developer be required to compensate tenant)? We recommend Council advocate to province for widest application of tenant protections. This should involve requesting 'ENABLING LEGISLATION' of the Province for Municipalities to require these provisions to protect tenants.

This policy is applicable to all rezoning applications that require the demolition of any building or combination of buildings containing more than four rental dwelling units, at the time of the detailed application. This policy and the measures outlined will be mandatory ~~represent the preferred suggestions for a voluntary commitment by~~ for the developer applicant to provide ~~additional~~ any and all measures necessary to support renters' ~~efforts to~~ by finding suitable, (similar in rent, sq ftge and number of bedrooms) affordable type housing. ~~alternative accommodations~~. Document: 3047442

We need to define renter; this policy should clarify that it applies to ALL renters regardless of status, type of lease or agreement, and is applied to ALL forms of rentals, stratas, purpose built, etc. ALL tenants/renters should be treated the same in any type of dwelling and under all redevelopment

Exemptions:

This policy does not apply to redevelopment that is permitted as an outright use under existing zoning.

Provisions: ~~Consideration of~~ The following provisions ~~are~~ will be ~~requested~~ mandatory of all development applicants as a ~~voluntary~~ commitment to implement the Residential Tenant Relocation Assistance policy:

A. Provisions at the Development Application Stage

Prior to reading/detailing the following, the task force feels it is imperative to create standardized forms for A.1, A.2, A.3, for tenant relocation information and status with the following information. This creates a contractual facet, ensuring a fair & accountable process for all. The task force has researched some sample templates and can provide these. This information is important because it reflects the development's impact to our current community and to our quality of life. It also provides us with statistics and records to analyze this huge impact made by the development.

For sites subject to this policy, the applicant should submit the following documents at the time of Preliminary Rezoning Application:

1. Current Standardized Occupancy Summary Form: With the following information:

The development of a standardized occupancy form for ALL applicants at the Preliminary Application to Rezone should include everyone in the RTRAP plus address special needs, ie seniors, students, disabled, pets, # of vehicles, etc. So add these areas for information in the following:

a. Number of occupied and vacant units;

b. Number of people living in residence. (As in we have absolutely no records of the huge amount of people that we have displaced).

c. Type of tenancy for each tenant (e.g. periodic or fixed term);

d. Start and end of tenancy for each tenant;

e. Rent for each unit;

f. Number of bedrooms of each unit;

g. Mobility or accessibility features and/or other housing supports required by the tenant.

h. Number and type of pets owned.

i. Age of tenants? Is extremely important. Add something for the elderly (who are seriously impacted by demoviction to the point it has a dire effect on their life span and health) ... elderly shall be given the utmost attention during this process.

j. We also need to address the needs of children who are also severely affected by moving such as changing schools and losing friendships.

l. list anyone who needs special help with moving; i.e., they are hoarders, have no one to help them pack and move, are elderly and cannot pack themselves, (this might be covered under the existing f. so maybe reword that to be more detailed and binding)

k. People who need interpreters.

l. Number of vehicles owned by tenant/renter. Builder to ensure existing parking ability is not reduced for demovictees. Parking should be replaced on a 1-1 ratio.

2. Tenant Assistance Package:

Via standardized forms, require tenant assistance to meet provincial standards within the RTA. ***Maximize/increase*** *the notice to vacate period and the required months of free rent. The provisions for moving expenses, right of first refusal, return at displaced rental rate, any purchase discount, rent to own options must be specific and clearly communicated in Preapplication to DNV and to each tenant.*

An outline of the proposed assistance the applicant ~~intends to~~ *will* offer tenants. In consideration of the scale of the redevelopment project. This package may contain ~~any or all of~~ shall contain all of the following ~~considerations~~ provisions and shall apply to all re-developments with 4 units and up:

a. Extension of the notice to vacate period;

b. ~~Additional~~ Minimum 6 months of free rent;

c. Assistance with moving expenses with receipts – to include the use of a moving vehicle and assistance with packing if needed;

d. Residency bonus for long time tenants; we need to be more specific here so provide/insert a standardized rental graph like CNV has in their relocation policy.

e. First right to rent in new building; at same rate as before or per the Residential Tenancy Act at an increase of 2.5%

f. Any rental discount for returning tenants; Be specific so state percentage as in 20%

g. Any purchase discount for returning tenants wishing to become owners. Be specific so state percentage as in 20%

h. Create a rent to buy option for demovictees;

i. This policy and compensation therein is to apply to everyone that is forced to relocate, even people who choose to move early as the move was created by the redevelopment;

j. Provide a detailed plan showing phased development and timing of rental availability as the development will progress;
k. The provision of any type of swing housing needed (trailers, modular, container) until tenant is permanently relocated.

3. Tenant Communications Plan: An outline of how tenants will be involved and notified of input opportunities throughout the rezoning and development process. Information on tenant resources such as that available from the Tenant Resource and Advisory Centre should be made available to tenants and notifications posted in conspicuous places within the building(s). The applicant is responsible for providing copies of all written correspondence and notifications to tenants and to municipal planning staff. This communications plan will be included in the staff report for Council review and consideration.

TF recommends that in order to make the Tenant Communications Plan binding, we feel the need to: Create a form (contract) indicating a step-by-step public input process including First/Second/Third reading of bylaw/ensure notification given for each tenant at each step (initialed by both parties each step).
State explicitly when tenant qualifies to receive compensation (i.e., early departure?) -developer to give package that includes RTA, RTRAP Municipal policy, TRAC, other tenant resources Name/request a non-partisan tenant representative/agency for communication with Council /staff on equal level to developer as a tenant communications rep.
*Tenant rep can verify all tenants receive and understand the process, including translation and any special need, when they would qualify for compensation (i.e., at adoption? First reading? etc.) ** Tenant must sign the form (contract) to verify that they have been fully advised on the above items, development and relocation process.*
TF has suggested in RAHS that this position might be filled internally

4. Tenant Relocation Co-ordinator: The applicant should designate a Tenant Relocation Co-ordinator to aid tenants in finding up to three comparably priced rental units in the municipality, or on the North Shore which have the same number of bedrooms and features as their existing housing. The Tenant Relocation Co-ordinator should have regular hours during which they are available to the tenants and those hours should be convenient to the tenants. These hours should be posted in conspicuous places on-site. The recommended maximum rent for the new units found by the Tenant Relocation Coordinator should be no more than 10% above current rent unless agreed to by tenant. The Tenant Relocation Coordinator is responsible for continuing to track~~ing~~ the units found for each tenant and submitting a status report to Planning staff prior to the issuance of a Demolition Permit. Tenants may opt out of this service by providing the Co-ordinator written notice.

Prior to the issuance of an ~~Occupancy~~ Building (Wouldn't occupancy be a little too late?) Permit the District must be presented with documentation on the status of all tenants including those who wish to relocate to the new building. *Can staff inform TF where this existing information is found at DNV?*

Developer should be required to hire outside firm for tenant relocation, not employee of company who simply sends craigslist ads or possibly create a position within DNV for this role.
Determine best rental relocation option below and lobby Province to bring into law:

a. rent no more than 10% above current rent
b. rent no more than 10% current year's median CMHC rent (include graph/chart for guidance and update annually).
c. developer pays rent gap above previous two options for duration of displacement
d. developer provide a temporary or transitional site.
e. if rent exceeds median CMHC rental rates by more than 10%then Relocation Coordinator shall continue to find comparable units and/or the Developer will pay the rent gap for duration of displacement (if tenant moves back in) or for two (or more) years following displacement.
f. Developer/TRC shall provide updated reports (f/u statistics) on all tenants 2 years after issuance of a demolition permit to provide proof that everyone was provided for. This should be done so no one falls thru the cracks.

B. Provisions After Development Approval

If the rezoning is approved by Council, the following provisions are applicable:

1. After a Demolition Permit is issued by the municipality the applicant will provide all tenants with a minimum of ~~two~~ six months' notice due to housing crisis

2. The applicant will provide all tenants with the compensations agreed to in the Tenant Assistance Package. The applicant ~~should~~ will compensate all tenants, whether on periodic (month to month) or fixed term tenures, with ~~three~~ six months' rent to assist in finding alternative accommodation. This is due to the current housing crisis and less than 1% rental market. The applicant should also allow tenants who elect to vacate their units up to ~~three~~ six months prior to the end of the "Notice to End Tenancy" period to leave without paying the outstanding rent and to qualify for any other provisions included in the Tenant Assistance Package.
**Council should lobby for longer time limits to be required in the *Residential Tenancy Act*

3. A provision should go in here also for "based on length of tenancy" – provide a chart with numerical amounts based on length of tenancy.

4. The applicant is required to provide to Planning staff proof of delivery of the approved Tenant Assistance Package prior to the issuance of any ~~Occupancy~~ Building Permit.

Authority to Act:
Administration of this policy is delegated to the Community Planning Department

How is this all enforced?
Should council also consider fines for applicants who do not follow this policy, to include fines for developers that stall redevelopment after democvicting residents thus leaving an even more crucial housing gap and crisis?

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ATTACHMENT 2

Rental, Social and Affordable Housing Task Force
Recommendations for Immediate Action and Opportunities for Further Action

Recommended Priority Actions	Current District Approach	Opportunities
1. Staff Resources		
a) Establish a new position(s) responsible for rental, social and affordable housing	• The housing portfolio is currently distributed amongst several staff members in the District's Community Planning department.	• Refer request to the 2021 budget process for a dedicated housing planner position.
2. Lands and Process		
a) Source lands for rental, social and affordable housing including District lands.	• Focus on District-owned sites subject to BC Housing Memorandum of Understanding (MOU). • Partner with private land owners and non-profits on proposals (e.g. Kiwanis Lynn Manor).	• Accelerate planning on District sites and bring back to Council in 2012. • Continue to work with non-profit societies, BC Housing, senior levels of government, and owners of public assembly lands to increase affordable housing in appropriate locations and densities. • Continue to explore ways to identify and evaluate sites suitable for acquisition by the District.
b) Speed up development approvals for rental, social and affordable housing.	• Undertake District-initiated rezoning of District sites suitable for affordable housing. • Expedite review process and waive fees and charges (permit fees, community amenity contributions, and development cost charges).	• Continue to initiate rezoning of suitable District-owned sites. • Lobby senior levels of government to expedite their review and/or contribution to supportive housing projects.

Rental, Social and Affordable Housing Task Force
Recommendations for Immediate Action and Opportunities for Further Action

Recommended Priority Actions	Current District Approach	Opportunities
3. Funding & Partners		
a) Access federal and provincial funding to support rental, social and affordable housing. Advocate for increased supply-side financing for the District but also for reduced demand for District financial housing support; for example, by asking the Province to require post-secondary institutions to provide housing solutions for their international students.	• BC Housing MOU established a partnership to obtain funding for the delivery of social and supportive housing. • Identify and respond to current and future funding opportunities (e.g. Metro Vancouver Housing on municipal lands) • Expedited review of Capilano University student housing proposal.	• Continue to identify and ready sites to take advantage of current and future funding opportunities. • Continue to work with Capilano University on student housing proposals.
b) Partner with Indigenous groups and non-profits for delivery of rental, social and affordable housing.	• Currently partnering with: ○ Non-profits societies on DNV lands including Oxford Street and Delbrook Lands. ○ Non-profits societies on private lands including Kiwanis Seniors in Lynn Valley, Trellis Seniors Living, Pacific Arbour. ○ Private developers on private lands including Denna Homes, Mosaic, Fonnie, and Bosa.	• Encourage professional advice/support (third party) for non-profits to assist in negotiations with private developers. • Explore opportunities to partner with Indigenous groups on the North Shore.
c) Allocate a percentage of community amenity contributions received as cash-in-lieu on every rezoning directly to a housing reserve fund.	• District's CAC Policy allows for cash-in-lieu contributions to offsite community amenities including social and supportive housing. • Corporate Plan calls for update to CAC framework in line with community priorities.	• Continue to allocate cash CACs towards social and supportive housing and explore a defined percentage amount. • Investigate policy options for density bonusing to achieve rental, social and affordable housing.

Rental, Social and Affordable Housing Task Force
Recommendations for Immediate Action and Opportunities for Further Action

Recommended Priority Actions	Current District Approach	Opportunities
d) Be prepared with rental, social and affordable housing projects and infrastructure plans to take advantage of new funding from the Federal government due to the Pandemic.	• District-initiated rezoning of sites for social and supportive housing including those identified in the MOU.	• Continue to identify and ready District sites for future funding opportunities (e.g. Rapid Housing Initiative).
4. Regulations		
a) Conduct a technical analysis on implementing rental-only zoning within the next four to six months.	• District currently achieves full replacement of existing rental and secures new rental (targeting low-to-moderate income households) in perpetuity through use of housing agreements.	• Undertake research and analysis on the potential economic implications of rental zoning on existing rental.
b) Lobby the provincial government for changes to the Residential Tenancy Act to accommodate the important differences between secondary suites and purpose-built rental buildings.	• Secondary suites in a single-family dwellings limited in size up to 90m^2 (968 sq ft) in size or 40% of the area of the home. • No regulatory framework for short-term rentals to protect long-term rentals.	• Review secondary suites regulations. • Bring back draft regulations on short-term rentals for Council's consideration.
5. Tenant impacts		
a) Create a policy to minimize tenant impact and lobby the Province for more power to enforce tenant protection.	• Residential Tenant Relocation Assistance Policy provides assistance for tenants who have been displaced through demolition to find suitable alternative accommodations.	• Revise Residential Tenant Relocation Assistance Policy based on Task Force input and a review of local best practices and bring forward for Council consideration.
a) Partner with developers to create measures to accommodate people in need of housing where development has ceased.	• No experience to date.	• Work with developers to identify opportunities for temporary housing, if appropriate, and with acknowledgement that longer term solutions are preferred.

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Interim report to Council to address rental, social and affordable housing issues

Prepared by the Rental, Social and Affordable Housing Task Force

September 2020

DRAFT

Document Number: 4501022

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DRAFT

Message to Council

The 2016 Rental and Affordable Housing Strategy (RAHS) report outlined six goals and a series of linked recommendations to address District housing challenges. Using the most recent data available to assess progress in meeting the goals of the original report, the Task Force has expanded on and begun to clarify the original recommendations.

However, given the current state of housing in the District and the pressing need for action, the Task Force has also identified several priority actions that can be acted on immediately to effect positive change. These are actions that would either have a short-term beneficial impact on the District's housing issues or require a long lead time to bring stakeholders on board. This Interim Report begins by listing those actions with the intent of highlighting them for Council's attention.

The remainder of the report is an interim review of the work of the Task Force to date—including a "Where we are now" overview, an update on the original goals and recommendations, and a brief summary of next steps.

Recommendations for immediate action

1. **Staff Resources:** Establish one or more high-ranking positions responsible for rental, social and affordable housing with a mandate to animate and coordinate the actions and recommendation raised in this Report. [All Goals]
2. **Lands and process:**
    a. Source lands for rental, social and affordable housing. Consider District lands. [Goals 1 & 2]
    b. Speed up development approvals for rental, social and affordable housing. [Goals 1, 2 & 4]
3. **Funding & partners:**
    a. Access federal and provincial funding to support rental, social and affordable housing. Advocate for increased supply-side financing for the District but also for reduced demand for District financial housing support, for example by asking the Province to require post-secondary institutions to provide housing solutions for their international students. [Goal 6]
    b. Partner with Indigenous groups and non-profits for delivery of rental, social and affordable housing. [Goal 6]
    c. Allocate a percentage of community amenity contributions received as cash-in-lieu on every rezoning directly to a housing reserve fund. Create a process by which such monies can be used to increase available funds for rental, social and affordable housing (such as by providing development cost charge waivers, tax exemptions or other measures). [Goal 2]

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d. Be prepared with rental, social and affordable housing project and infrastructure plans to take advantage of new funding from the Federal government due to the Pandemic. [Goals 2, 3 &4]

4. **Regulations:**

   a. Conduct a technical analysis on implementing rental-only zoning within the next four to six months. [Goals 2, 3 & 4]

   b. Lobby the provincial government for changes to the *Residential Tenancy Act* to accommodate the important differences between secondary suites and purpose-built rental buildings to encourage an increase in secondary suite rentals. The RSTA regulations discourage secondary suites. [Goals 1 & 6]

5. **Tenant impacts:**

   a. Create a policy to minimize impact on tenants that are evicted or relocated and lobby the Province for more power to enforce tenant protection. [Goal 5, See also Appendix A]

   b. Partner with developers to create measures to accommodate people in need of housing where development has ceased. If land is going to remain empty due to the economy or delayed permitting processes, allow temporary modular, container or tiny homes to be located on the site to house people who might otherwise be homeless. [Goals 2, 4 & 6]

Signed with the names of the Task Force members.

Members: Kelly Bond
Keith Collyer
Bruce Crowe
Ian Cullis
Hesam Deihimi
Phil Dupasquier
Katherine Fagerlund
Heather Fowler
Derek Holloway
Ellison Malin
Michael Sadler

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Where we are now

This report builds on the work of the District of North Vancouver's 2016 Rental and Affordable Housing (RAH) Strategy. Using the most recent data available, the Task Force has assessed the District's progress over the past three years in increasing housing choices to meet the diverse needs of residents of all ages and incomes. Our examination reveals that little progress has been made and that the goals and recommendations outlined in the RAH Strategy continue to be as relevant as ever. In addition to updating the RAH Strategy with new data, this report revisits and expands on the original recommendations to Council.

A synopsis of the current situation

British Columbia's housing crisis affects all communities and all families. Skyrocketing costs over the past decade have made it challenging to find affordable accommodation across the entire housing spectrum, with low- and middle-income earners the hardest hit. This is at odds with the objectives outlined in the District of North Vancouver's 2011 Official Community Plan (OCP), which had as a central objective the goal of increasing housing choices to meet the diverse needs of residents of all ages and incomes.

Almost 10 years have passed since the 2011 OCP and the situation has deteriorated:

- According to the Real Estate Board of Greater Vancouver, the benchmark price for a typical dwelling in North Vancouver rose 65.8% over the past 10 years. This has had spillover effects on the rental market, with median two-bedroom rents increasing 50% from 2011 to 2019.
- Statistics suggest that, although the District's population is growing, the net increase in the number of households is predominantly in the upper income brackets at the expense of those earning less that $100,000.
- From 2011 to 2016, the number of renter households in the District increased by 15%[1], or 860 households. Meanwhile, from 2011 to December 31, 2019, only 490 net new multi-family residential market and non-market rental units were approved for occupancy permit.
- For the past 10 years, the District has for the most part had a vacancy rate below 1.0%, making it extremely difficult for people to find rental housing and likely contributing to higher rental rates. However, in the last two years the vacancy rate has climbed to 1.7% (2018) and 2.6% (2019).[2] For comparison, a healthy vacancy rate is between 2% to 3%.[3]
- At least four[4] demovictions in the past few years have had tremendous impact on some of the District's most vulnerable households and reduced available housing types. For instance, the actual number of rental bedrooms available was reduced by 34[5] after the four demovictions.

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[1] Number of households by tenure type (Source: Statistics Canada Census 2011 and 2016).
[2] CMHC. "Vacancy rates by bedroom type, North Vancouver DM." https://www03.cmhc-schl.gc.ca/hmip-pimh/en/TableMapChart/Table?TableId=2.1.31.3&GeographyId=2410&GeographyTypeId=3&DisplayAs=Table&GeograghyName=Vancouver#TableMapChart/241017/5/North%20Vancouver%20DM (accessed June 9, 2020)
[3] Metro Vancouver Housing Data Book 2019. "Average Purpose Built Apartment Vacancy Rate" http://www.metrovancouver.org/services/regional-planning/data-statistics/housing-data-book/Pages/default.aspx (accessed April 23, 2020).
[4] Canyon Springs; Mountain Court Phase 1; Emery Village; Maplewood Plaza

It is clear that what was a challenging situation in 2016 when the RAH Strategy was developed has become more complex and acute. The District needs an affordable and sustainable supply of housing options and, in particular, more options for renters that are compatible with the lower and middle ranges of actual working incomes for resident households.

Rental, Social and Affordable Housing Task Force update

In August 2019, the District formed the Rental, Social and Affordable Housing Task Force to report on the significant challenges of housing diversity and availability in North Vancouver. The Task Force's mandate was to explore and identify innovative local government housing solutions in regard to, but not limited to:

- retention and maintenance of rental buildings, social housing and affordable housing such as older strata buildings;
- the housing continuum;
- tenant relocation policies;
- providing housing diversity;
- housing definitions; and,
- partnerships.

The Task Force was also requested to make recommendations to Council for action on the above-noted and related issues.

Eleven individuals representing a diversity of interests were selected by Council from those who volunteered to serve on the Task Force. They generally included:

- one person who is currently renting;
- one person currently living in social housing;
- one person currently living in a co-op; unable to find volunteer
- one senior;
- one student;
- one representative of people with disabilities; unable to find volunteer
- one owner of a unit in an existing older strata building;
- one representative from the not-for-profit housing sector;
- one representative from BC Housing;
- one representative from the development/construction sector with experience in rental, social and affordable housing; and,
- two representatives from the community at large.

The group met once in August 2019 and at least twice monthly from September 2019 through March 2020 to analyze recommendations from the 2016 RAH Strategy, meet with housing experts and citizens, and review recent data to understand how housing issues have developed over the past three years. A database of researched articles was collected on the DNV "Basecamp" software. (In-person Task Force meetings were interrupted by the District's COVID-19 restrictions, but three teleconference meetings have been held in June.) The position of chair has been changed every three months.

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[5] DNV Nov.28, 2019 staff memo, file: 13.6410.01/000.000

Main Topics discussed thus far:

August 7, 2019	Task Force member Introductions
September 11, 2019	Motion to use previous RAHS report, Chair elected for 3 months
September 25, 2019	Facilitator workshop
October 9, 2019	Task Force discussed update plans for RAHS
October 23, 2019	Rick Danyluk, Manager of Financial Services – Presentation on funding, incomplete
November 2, 2019	Sarah Bermel- Tour of River Woods Housing Co-Op in Parkgate
November 6, 2019	Raymond Kan and James Stiver, Metro Vancouver – Transit Oriented Affordable Housing (TOAH) Study
November 6, 2019	Mayor Mike Little
November 20, 2019	Michael Hartford, Section Manager, Development Planning, DNV
November 20, 2019	Dan Milburn, DNV General Manager Planning Properties and Permits, and CAC's
December 2, 2019	Task Force delegation presented to Council
December 18, 2019	Michael Sadler, First Nations Director from BC Housing discussed Programs
January 9, 2020	Task Force discussed updates for RAHS Goals 3 to 6
January 23, 2020	Hesam Deihimi, Developer, presented Land Development Economics
February 6, 2020	Discussed Affordability for RAHS updated introduction
February 20, 2020	Robyn Adamache and Andrew Middleton, from CMHC
February 20, 2020	Ian Cullis discussed not-for-profits, and Targeted OCP Review
February 21, 2020	Naomi Brunemeyer, BC Housing Regional Director of Development
March 5, 2020	Dan Milburn DNV G.M. discussed RTRAP; Reviewed Facilitator list outstanding

Through their own diverse experience and collaborative work, the Task Force has identified a series of actions that Council must take to ensure the District has a healthy mix of housing diversity and availability to meet the needs of its population.

Rental and Affordable Housing Strategy review

As guided by the North Vancouver District's 2011 Official Community Plan (OCP), a key objective for the District of North Vancouver is to increase housing choices to meet the diverse needs of residents of all ages and incomes.

In 2016, the Rental and Affordable Housing (RAH) Strategy was developed with the input of District residents, non-profit housing providers, housing agencies and development industry representatives to advise on the implementation of the housing policies in the OCP. Goals, policies and implementation measures outlined in the RAH Strategy were intended to:

- guide the community, developers, Council and staff to increase the type and tenure of housing through revitalization and the mixed-use redevelopment of designated town and village centres, and
- place greater priority on addressing the needs of low- and moderate-income households to secure affordable housing choices.

Unfortunately, the RAH Strategy does not appear to have influenced development as it was intended to. Below, we summarize each of the RAH Strategy's areas of focus and provide an update on how the issue has evolved over the past three years.

Target households

As outlined in the existing RAH Strategy, a healthy community has a diverse range of housing types to accommodate the needs of residents of all ages, incomes, abilities and household sizes. The RAH Strategy focused on housing choices for low- and moderate-income households, including populations that are particularly vulnerable. These households are largely renters earning an estimated 30%-50% and 50%-80%, respectively, of the District's median rental household income. They include families, young adults and students, seniors, persons with disabilities and persons at risk of homelessness.

Amongst this demographic, a particular concern for this Task Force has been those who have been democvicted from existing "affordable" rental housing, as well as single-parent families. In the current market, it is exceedingly difficult for these populations to find two- or three-bedroom housing that is affordable while absorbing the costs of raising one or more children. The National Occupancy Standard, as established by CMHC, states that there needs to be at least one bedroom per cohabitating adult couple; per unattached household member 18 years of age and over; per same-sex pair of children under 18; per additional boy or girl, unless there are two opposite sex children under 5 years of age, in which case they can share a bedroom.[6]

The focus of the RAH Strategy and this report overlaps with the social housing, low-end market rental and market rental housing segments of the District's housing continuum as shown in the figure below.

[6] CMHC "National Occupancy Standards." https://cmhc.beyond2020.com/HiCODefinitions_EN.html#_Suitable_dwellings (accessed June 9, 2020)

Figure 1: Housing continuum (Source: District of North Vancouver Rental and Affordable Housing Strategy, 2016)

Affordability

The Canada Mortgage and Housing Corporation (CMHC) generally considers housing to be "affordable" when a household spends no more than 30% of its gross household income on shelter costs (rent, mortgage payments, property taxes, strata fees and heating costs). CMHC has also established a set of recognized and regularly updated affordability levels that are derived from the CHMC annual rental market survey. However, regional context is key in evaluating affordability. Given that the District's median income is relatively high, this skews the measure of affordability for those with lower incomes.

The rising value of land and housing has impacted affordability. According to the Real Estate Board of Greater Vancouver, the benchmark pricing for a typical dwelling in North Vancouver has risen 65.8% over the past 10 years and 45.9% over the past five years. When values increase, landlords also tend to raise rental rates and we have seen this throughout the rental market, most acutely in the lower end of the rental market. This has put significant pressure on housing costs for the community's lower- and middle-income households. With rising rental prices, the required income needed to sustain a household in the District's rental market also rises, exacerbating barriers.

The data bears this out.

In 2016 (the most current year for which Statistics Canada data is available), the percentage of renter-occupied households that spent more than 30% of their income on housing was more than double that of owner-occupied households (44% versus 22%).[7]

Looking deeper, Figure 2 shows the increase in median monthly rent in the District between 2011 and 2019 and the resulting rise in minimum required household income for these properties to be considered affordable. (Please note that the data in this table are provided by CMHC. Recent searches on Craigslist in the spring of 2020 suggest much higher monthly rental rates.) In 2016, the median household income of renter households of *all sizes* in the District in 2016 was $41,504 before taxes.[8] Reviewing the Figure 2 data against that income, only a bachelor apartment would have been considered affordable for the median renter household in the District in 2016.

[7] Housing Affordability Definitions: A Brief Overview and Scenario. PowerPoint Presentation prepared for Council by Natasha Letchford and Brett Dwyer, February 11, 2019.

[8] This compares to the median household income of District home owners of $88,220 (CMHC Annual Report, adapted from Statistics Canada (2016 Census of Canada)).

Median Monthly Rent					Required Annual Income Before Tax				
Year	Housing Type				Year	Housing Type			
	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom		Bachelor	1 Bedroom	2 Bedroom	3+Bedroom
2011	$ 855	$ 1,020	$ 1,200	$ 1,470	**2011**	$ 34,200	$ 40,800	$ 48,000	$ 58,800
2012	$ 885	$ 1,066	$ 1,200	$ 1,625	**2012**	$ 35,400	$ 42,640	$ 48,000	$ 65,000
2013	$ 900	$ 1,110	$ 1,300	$ 1,635	**2013**	$ 36,000	$ 44,400	$ 52,000	$ 65,400
2014	$ 923	$ 1,130	$ 1,350	$ 1,625	**2014**	$ 36,920	$ 45,200	$ 54,000	$ 65,000
2015	$ 950	$ 1,175	$ 1,361	$ 1,690	**2015**	$ 38,000	$ 47,000	$ 54,440	$ 67,600
2016	$ 991	$ 1,223	$ 1,375	$ 1,870	**2016**	$ 39,640	$ 48,920	$ 55,000	$ 74,800
2017	$ 1,045	$ 1,296	$ 1,690	$ 1,709	**2017**	$ 41,800	$ 51,840	$ 67,600	$ 68,360
2018	$ 1,143	$ 1,451	$ 1,775	$ 1,835	**2018**	$ 45,720	$ 58,040	$ 71,000	$ 73,400
2019	$ 1,248	$ 1,538	$ 2,000	$ 1,931	**2019**	$ 49,920	$ 61,520	$ 80,000	$ 77,240

Figure 2: Median monthly rent in the District's primary rental market by bedroom count, and minimum required household income according to CMHC definitions of affordability, 2011-2019. (Source: CMHC Annual Report 2011-2019)

Rising land values and consequent rises in rents, and negative new rental housing starts could be expected to push some lower- and moderate-income earning families out of the District. This impact would appear to be supported by changes in the distribution of income categories in the District shown in Figure 3, illustrating that while there was a net gain in the number of District households, there was a significant loss of households at all income levels below $100,000 per annum.

Household Income Category	2011 (Before Tax)		2016 (Before Tax)		Difference
Total Number of Households	30,550		31,120		570
Under $20,000	2,680	46%	1,995	38%	(685)
$20,000 to $39,999	3,640		3,210		(430)
$40,000 to $59,999	3,865		3,360		(505)
$60,000 to $79,999	3,750		3,340		(410)
$80,000 to $99,999	3,310	54%	3,070	62%	(240)
Over $100,000	13,310		16,145		2835

Figure 3: Analysis of changes in District income categories, 2011-2016. (Source: CMHC Annual Report 2011-2019)

To improve housing affordability, the recommendations in the RAH Strategy are as relevant today as they were in 2016:

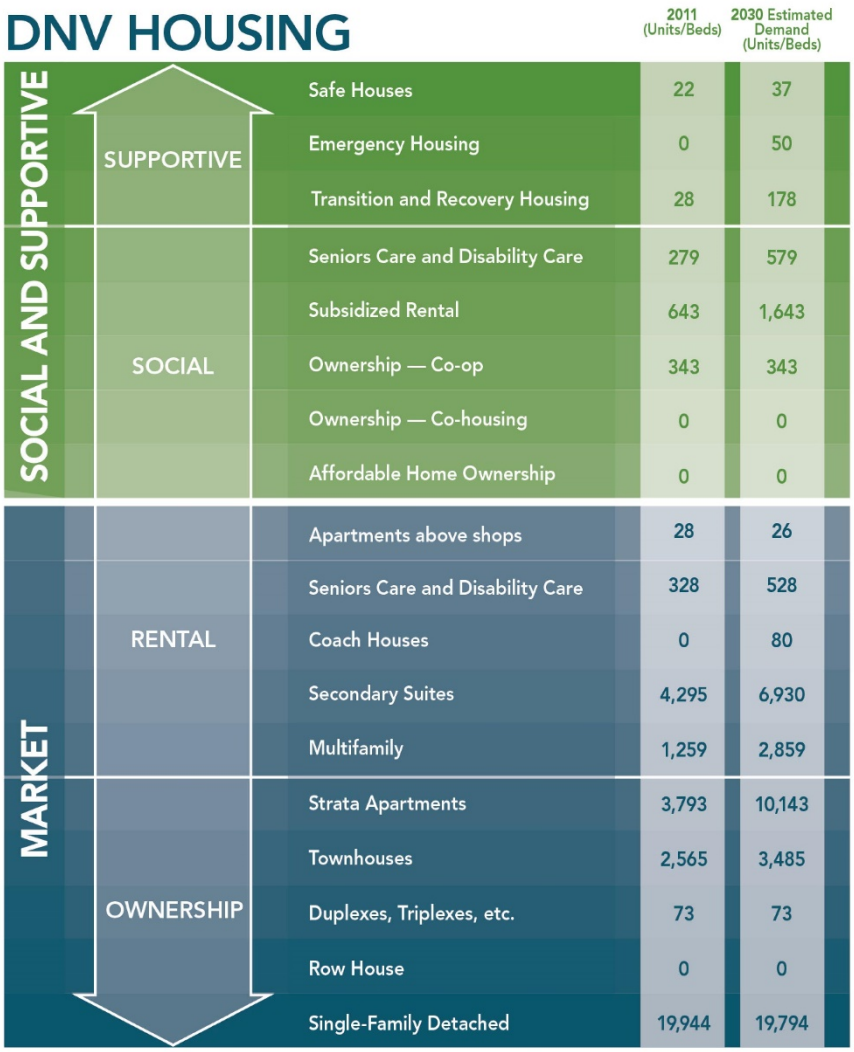
1. Establish rental thresholds for new affordable rental units at the time of rezoning and through a signed Housing Agreement.
2. Use the established CMHC Affordability Criteria, as updated on an annual basis, to guide the determination of affordability levels.
3. Include provisions in the Housing Agreement to the effect that existing and potential renters are income tested to ensure that affordable units are provided to low and low-moderate income earners.

Rental demand and the housing continuum

In 2011, the OCP anticipated capacity for approximately 10,000 net new units in the District by 2030, with these units spanning the housing continuum to include everything from non-market subsidized housing through to ownership. Since 2011, we have seen an increase in units on the market ownership

side of the housing continuum, but less progress in areas that address the housing needs of the vulnerable sectors of our population.

Figure 4 below illustrates the District's estimate of the net increase in housing units across the housing spectrum that would be needed to meet the change in demand from 2011 to 2030 based on population projections using census data. As guided by the Metro Vancouver housing demand estimates in the Regional Growth Strategy (Metro 2040) and the RAH Strategy, the District established an estimated 10-year demand (2016-2026) for affordable housing of 600-1,000 rental units.



DNV HOUSING

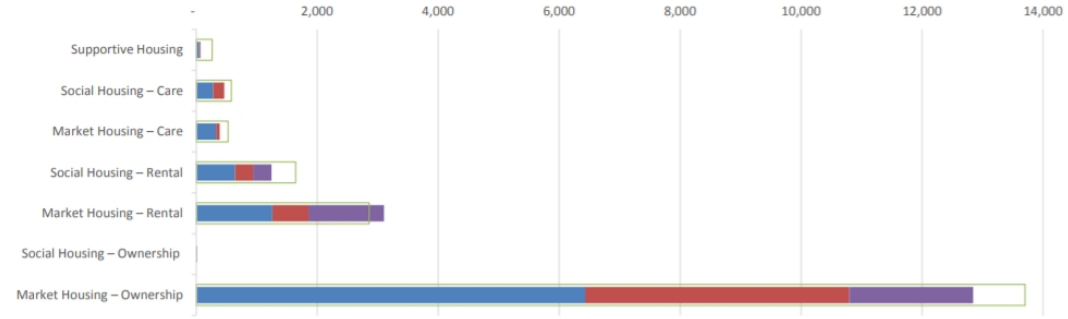
			2011 (Units/Beds)	2030 Estimated Demand (Units/Beds)
SOCIAL AND SUPPORTIVE	SUPPORTIVE	Safe Houses	22	37
		Emergency Housing	0	50
		Transition and Recovery Housing	28	178
	SOCIAL	Seniors Care and Disability Care	279	579
		Subsidized Rental	643	1,643
		Ownership — Co-op	343	343
		Ownership — Co-housing	0	0
		Affordable Home Ownership	0	0
MARKET	RENTAL	Apartments above shops	28	26
		Seniors Care and Disability Care	328	528
		Coach Houses	0	80
		Secondary Suites	4,295	6,930
		Multifamily	1,259	2,859
	OWNERSHIP	Strata Apartments	3,793	10,143
		Townhouses	2,565	3,485
		Duplexes, Triplexes, etc.	73	73
		Row House	0	0
		Single-Family Detached	19,944	19,794

Figure 4: The District's housing continuum showing the number of units of each type in 2011, the estimated demand for each type of unit in 2030, and the number of units that would be needed between 2011 and 2030 to address this estimated demand (Source: District of North Vancouver, 2018)

As illustrated in Figure 5**,** between 2011 and 2018, the District approved market and non-market rental units that address a portion of the estimated housing demand. (This information represents the best

numbers available to date. The District is continually working on new and better ways to track units, so these numbers will continue to be updated.)

Figure 24. Status of Multi-family Housing (2011, Approvals 2011-2019, In-Stream Applications, and 2030 Estimated Demand)



	Market Housing – Ownership	Social Housing – Ownership	Market Housing – Rental	Social Housing – Rental	Market Housing – Care	Social Housing – Care	Supportive Housing
2011	6,431	-	1,259	643	328	279	50
Approvals 2011 to 2019	4,365	-	598	298	61	183	18
In-Stream	2,048	14	1,248	302	-	-	-
Remaining Estimated Demand	2,905	-	1,002	702	139	117	197
2030 Estimated Demand	13,701	-	2,859	1,643	528	579	265

Approvals 2011 to 2019 includes:

- rezoning applications approved after OCP adoption (2011),
- rezoning applications approved before OCP adoption (2011), but occupied after OCP adoption (2011), and
- Development Permits approved after OCP adoption (2011).

In-Stream (as of July 15, 2020) includes:

- rezoning applications at the Preliminary stage of application review,
- rezoning applications after the Preliminary stage of application review, but before the Detailed stage of application review, and
- rezoning applications at the Detailed stage of application review,

Remaining Estimated Demand = the 2011 count plus Approvals after OCP adoption (2011) to 2019, subtracted from the Estimated Demand.

The number of In-Stream applications for Market Housing – Rental, if approved would result in an exceedance of the estimated demand by approximately 246 units.

Source: District of North Vancouver

Figure 5: Number of units approved in the District between 2011 and 2018 (Source: District of North Vancouver, 2019).

Reviewing Figure 3 data regarding household income against the assessment of housing demand in Figure 4, the Task Force strongly believes that the housing demand model and the consequent focus on new development needs to be reconsidered. As shown in the graph, progress has been made in adding units across several housing categories, but there is an observable lack of progress in the area of non-market rental. Given District's income demographics (including the noticeable loss of households in the low- to moderate-income brackets), we see the need for more housing choices, particularly in subsidized rental, co-op and co-housing.

New units are also being developed in the District as local First Nations expand the housing stock on their lands. However, these plans are not co-ordinated with District plans. As an example, Through the Tseil-Waututh Nation's Takaya developments, 1,089 units (as of February 2020) have been built in the Ravens Wood community over the past 25 years. The Nation is currently developing a 500-unit project

that when complete will bring the total number of units to 1,550.[9] These are both purpose-built rentals and lease hold property, and units are priced at market for non-band members. The Squamish Nation also has extensive land on the North Shore and has recently created a housing society to address the Nation's need for affordable and supportive housing for its members.

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[9] Takaya Developments. https://twnation.ca/about/our-businesses/takaya-developments/ (accessed April 23, 2020).

Rental, social and affordable housing goals

The 2016 RAH Strategy outlined six goals to support rental and affordable housing, along with a series of recommendations to help the District achieve these goals. Given that little progress has been made over the past three years to ensure an accessible and diverse mix of housing types, the Task Force believes that the RAH Strategy's goals are as relevant as ever. However, we have expanded upon the list of recommendations to reflect the many areas where significant action is needed.

We believe it is crucially important that Council address these goals through the lens of sustainability. The OCP included ambitious greenhouse gas emissions targets and in July 2019, Council declared a climate emergency. The ongoing climate crisis, the potential for natural disasters like earthquakes and tsunamis, and other profoundly disruptive events point to the need to shift away from short-term decisions focused on the immediate bottom line. The Task Force believes it is essential that housing is considered within this broader context. For example, although the initial upfront investment to build units that meet high sustainability standards may seem higher than using conventional building design, the reduced long-term operating costs and reduced emissions and carbon footprint associated with green buildings must be taken into account.

GOAL 1: Expand the supply and diversity of housing

The RAH Strategy mimicked the objectives of the 2011 OCP in predicting that growth towards 2030 would see the majority (75%–90%) of new housing planned by the District added in key growth centres, while preserving the neighbourhood character and lower density of established neighbourhoods. The anticipation was that increased supply of housing in centres would add diverse multi-family housing choices (in terms of type, tenure, unit sizes, etc.) for District residents, and theoretically encourage competitive pricing for homes.

The District must expand the supply and diversity of housing to meet the diverse needs of its diverse residents. There are many innovative practices the District can adopt – from encouraging tiny homes and coach houses to supporting co-housing initiatives to helping seniors retrofit their homes into smaller rentable spaces. Our most vulnerable populations must not be overlooked, particularly single-parent families, the disabled and low-income earners.

Recommendations to Council:

1. Continue to increase diverse housing opportunities in town and village centres in accordance with OCP and centre implementation plan policies.
    a. Focus on transit routes where parking requirements may be reduced to deliver housing
    b. Explore inefficient uses of land (District-owned, public and private) in areas appropriate for gentle densification, such as two- or three-storey townhomes, suites and duplexes.
    c. Create town centre specific housing action plans that include more affordable rental and co-op options, to ensure the town centre concept is achieving its desired effect of reduced car use.
2. Explore new building methods and revise building codes to accommodate potential alternatives for construction, such as pre-fab and 3D printing as well as tall wood-frame buildings using cross-laminated timber.

3. Create bylaws to support new types of housing that could be added into the District's diverse housing landscape.
    a. Consider policies to support tiny homes, modular housing and container housing, as well as policies to support a party wall ownership model.
4. Support co-op housing platforms and projects and introduce co-housing as an option. These can include student and senior co-housing, as well as single-parent co-ops.
5. Recognize the risk of creating an economically divided North Vancouver and ensure affordable options are placed throughout the municipality.
    a. Explore the option of minor densification in single-family neighbourhoods, such as tiny homes, coach houses and basement suites.
6. Encourage greater acceptance of supportive housing for homeless populations.
7. Create emergency housing and plan for emergencies with community centres and schools. Consider using these facilities as homeless shelters.
8. Consider the environmental impacts and benefits of amenities with net zero requirements.
9. Encourage more duplex/triplex living.
10. To recognize the value and importance of pets in our lives, create a pet-friendly policies to ensure the availability of pet-friendly rental accommodations.
11. Be a leader in providing more than the basic requirements in building for persons with disabilities.

GOAL 2: Expand the supply of new rental and affordable housing

The RAH Strategy spoke with optimism about a perceived renewed interest in new purpose-built market rental. The report suggested that some developers were taking advantage of low interest rates, higher rental returns, municipal incentives and other factors to develop market rental housing.

Despite the good intentions and optimism expressed in the original Goal 2 that we would see an expanded supply of new rental and affordable housing, the supply of affordable rental housing in the District has decreased. However, there is some potential good news. Renewed interests from senior levels of government in funding the construction of new affordable and rental housing via various programs (sponsored by BC Housing, Housing Hub and CMHC in partnership with non-profit and for-profit developers) for the purpose of delivering below market and market rental units offers some hope for progress.

Recommendations to Council:

1. Expand the supply of rental and affordable housing in a manner that is consistent with the OCP, and enables low- and moderate-income households to access transit and community services, retail and employment within walking distance from their homes.
2. Use incentives to encourage development applicants to demonstrate how their proposed project will support rental and affordable housing in the District.

3. Ensure that new rental includes a range of units (i.e., number of bedrooms) to suit the needs of families and other households by requiring that a minimum percentage of units in new developments (35%-45%) be two or three bedrooms.
4. Review district parking policy for opportunities to increase affordability of housing.
5. Continue to apply the strata rental protection policy, recognizing that strata rental provides an important source of market rental housing.
6. Reconsider policies – such as the flexible framework for Lynn Valley – that are in conflict with meeting the town centre housing targets.
7. Shorten the approval process for rental, social and affordable housing projects by previewing projects to Council for input and by pre-zoning in some areas.
8. Require developers to provide rent subsidies for existing tenants during the construction period.
9. Compare new rental developments by number of bedrooms replaced and by square footage.
10. Provide density bonusing for rental and below market rental developments of between 0.5 to 1.2 for rental and below market rental applications.
11. Explore the inclusion of rental caps at the time of rezoning for applications that receive density bonusing, CAC exemption and expedited approval process.
12. Explore opportunities for redeveloping properties along main transit corridors, such as those having bus service at 15-minute intervals for most of the day, and/or within walking distance to town centres for rental-only zoning.

GOAL 3: Support and facilitate the maintenance and retention of existing affordable rental

As stated in the RAH Strategy, existing, older purpose-built rental housing makes an important contribution to the affordable rental inventory in the District, and provides a key source of more affordable housing for low- to moderate-income families and other households. Progressive maintenance and restoration of these buildings is needed to extend their service life and to ensure their functionality and liveability for residents.

Another important consideration is that maintaining an existing building or upgrading it to meet new energy-efficiency targets can have less of an environmental impact than demolishing the building and constructing a new structure on the site.

Recommendations to Council:

1. Enable the appropriate enforcement of the Standards of Maintenance Bylaw in consideration of other applicable policies.
    a. Review the Bylaw and update as necessary relative to acceptability and enforceability.
    b. When revising the Bylaw, consider social, environmental and monetary impacts in that order.

   c. Retain/designate qualified personnel to monitor Bylaw compliance. Explore partnerships with other north shore municipalities to share staff. This could include retaining, designating or training District staff or using a specialist consultant.

2. Prioritize the maintenance, restoration and retention of purpose-built multi-unit rental buildings in consideration of applicable town centre plans, objectives and policies.

   a. Create a registry/matrix of existing purpose-built multi-unit rental buildings and populate with relevant information (e.g., # of units of each type, age, Facility Condition Index (FCI) or equivalent).

   b. Prioritize retention of existing purpose-built multi-unit rental outside of OCP centres. This is in consideration that OCP centres are suitable for redevelopment to fit with the overall vision for that centre and such properties have largely already been absorbed for redevelopment purposes.

3. Create a framework that will facilitate the maintenance, restoration and retention of purpose-built multi-unit rental buildings.

   a. Explore partnerships to help support maintenance and retention (e.g., Landlord BC, residential tenancy branch).

   b. Establish policies/practices to implement partnership support in maintaining existing purpose-built rental stock.

   c. Streamline/prioritize building permits for renovation of existing purpose-built rental stock

4. Establish incentives for landlords/owners to retain existing purpose-built rental stock. These could include penalties, fees or financial incentives (e.g., taxes, carbon off-sets). Also consider financial contributions to repairs (e.g., VHF Heritage Energy Retrofit Grant).

   a. Consider maintenance and retention policies that would include other types of rental stock, such as secondary suites.

5. Create a body that assists elderly homeowners in ways that may reduce the demand to build more seniors homes.

   a. Provide assistance for retrofits to add accessibility aides, such as grab bars, ramps and chair lifts – so seniors can age in place.

   b. Explore options for allowing the subdivision of homes to accommodate other senior

GOAL 4: Enable the replacement of existing rental housing with conditions

The RAH Strategy recognized that even with ongoing and regular maintenance, once a residential building is 50 or 60 years old, several major mechanical components may need to be replaced outright. Higher maintenance costs associated with this work may be reflected in higher rents and/or sub-standard living conditions if maintenance is deferred. On a case-by-case basis, the condition of an existing rental building may warrant redevelopment.

Recommendation to Council:

1. Review all applications for the replacement of existing rental on a case-by-case basis to determine if there are any aspects of the application that offer the District leverage to negotiate benefits to the stock of affordable rental housing with particular reference to accommodating existing tenants and diversifying the types of units. Consideration should be given to the replacement of units to reflect the number of bedrooms and affordability of original units, or some combination thereof, to meet the affordable housing needs of families and other households.

GOAL 5: Minimize impacts to tenants

The RAH Strategy noted that the demolition of older multi-family rental buildings has raised concerns for displaced renters who may face significant challenges finding suitable affordable housing in a low vacancy rate climate. This concern had not been adequately addressed.

The District needs a *revised* Residential Tenant Relocation Assistance Policy that outlines procedures that go beyond provincial legislation in the *Residential Tenancy Act* to help current tenants find alternative and affordable accommodation. The revised policy should include the requirement that developers/landlords must to provide advance notice to tenants, assistance with relocation (including swing housing or rental top-up), a moving cost allowance, right of first refusal in the new building, and a long-term tenant bonus.

Recommendations to Council:

1. Work with land owners and developers to explore a phased approach to development where feasible and to minimize impacts to existing tenants.

2. Create a revised Residential Tenant Relocation Assistance Policy that ensures tenants are provided with adequate compensation for their demoviction and relocation costs, as well as with acceptable temporary (or permanent) new housing.

3. Adopt revisions to the Tenant Relocation Assistance Policy as indicated in Appendix 1. The revisions address many gaps in the existing policy and brings it in line with current standards elsewhere in Metro Vancouver.

4. Appoint an outside consultant or staff person (perhaps same person as in our priority measures) to manage the relocation process, doing so by the use of standardized forms and procedures to make sure the process is accountable and fair to all tenants.

GOAL 6: Partner with other stakeholders to help deliver affordable housing

Addressing the affordable housing needs of lower and low- to moderate-income households will require partnership and collaboration with diverse community partners. Efficiencies can be realized when affordable housing is constructed as part of a market housing or mixed-use development project.

The day-to-day operation of affordable housing units and provision of services to tenants, as needed, is often managed by non-profit housing providers. Capital grants or other financing from provincial and federal governments can strengthen the economic feasibility of an affordable housing project. Strategic use of District-owned lands, which may involve a long-term lease, can help leverage senior government funding.

Recommendations to Council:

1. Seek opportunities to partner with community stakeholders (including First Nations, school boards, churches, private agencies and senior government) towards achieving affordable housing goals.
2. Explore opportunities to use District-owned land to build affordable housing.
3. Leverage District-owned lots for affordable housing in a manner that is consistent with the OCP.

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Implementing this strategy and its recommendations

Successfully expanding rental, social and affordable housing options in the District will require regular data collection and monitoring to ensure alignment with changing community needs. A reporting framework will provide a consistent and comprehensive way to track important housing metrics and can inform future adjustments. Implications to the existing funding levels will be considered with the long-term funding strategy.

Recommendations to Council:

1. Establish a reporting framework to routinely monitor appropriate affordable housing metrics (not limited to the number of units and bedrooms) and level of affordability of existing and new affordable units, by project and by area.
2. Track metrics, including number of partnerships, number of units and bedrooms built due to partnerships and dollars leveraged.
3. Track the number of people being demovicted as part of the standardized relocation forms that developers must submit as part of the redevelopment process.
4. Report on these metrics for each applicable residential development application and on a consolidated annual basis and compare to projected demand estimates.
5. Consider the allocation of Community Amenity Contribution funds for affordable housing, on a case-by-case basis, and subject to consideration of the District's long-term funding strategy.

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Next steps

The Task Force's research, discussion and analysis has identified other areas for exploration in the next phase of its work. These include:

- Developing a list of key indicators of data that can be tracked and monitored.
- Reviewing parking requirements and other barriers that are preventing higher take-up of coach house and secondary suite rentals.
- Exploring ways to develop sensitive infills on single-family lots, converting larger homes into two or more units or joining two houses together to create four to six units.
- Reviewing legislation that encourages fee simple row houses.
- Rethinking traditional land use – such as using cul-de-sacs as possible sites for multi-family housing.

Over the next period of its work, the Task Force will explore the following issues under each aspect of its mandate:

- **Retention and maintenance of rental buildings, social housing and affordable housing such as older strata units**
    - Determine accurate accounting of building so far to move ahead
    - Explore existing inventory and its status
    - Request/develop Council feedback plan
    - Offer incentives to landowners to retain and maintain their current properties
    - Develop an aging-in-place program so seniors can live longer in their homes
    - Create green demonstration plans
    - Explore rezoning residential bylaws to allow for senior co-op housing
    - Require the District to carefully review each rezoning if demolition of affordable rental required
- **The housing continuum**
    - Identify and review existing audits to determine where we are now
    - Analyze and revise existing continuum to suit current needs
    - Find out what CNV/DWV are planning for housing development to see how this impacts the needs of the District and reflects in our existing appropriation to the housing
    - Carefully review the Whistler Housing Authority Model to see if it can work in our District
    - Review whether Council can apply permissive tax exemption to purpose-built rental to achieve affordability
    - Create/develop a rent-to-own policy
    - Explore options and ideas for reducing the barrier of high land costs
    - Identify incentives that are working in other jurisdictions for fixing or improving existing housing
- **Tenant relocation policies**
    - Discuss biases, hopes and needs
    - Revise existing RTRAP to formulate a solvent policy driven by fair standards which are enforceable.

- **Provide housing diversity**

- Review rental housing index
- Evaluate rental & affordable housing breakdown *in regard to specific income brackets* for lower-income populations, seniors, students, disabled and other vulnerable populations

Continue to explore implementing creative housing examples such as modular, tilt wall and container housing

- Allow seniors to subdivide their properties/homes for income and to accommodate other seniors' housing needs.
- Provide information on building secondary suites to homeowners wishing to renovate/build
- Develop a guide for infill and subdivision of existing stock of house suites (Ontario)
- Explore possibility of community Land Trusts
- Formulate a policy for below-market or rent geared to income rental, % required for all applications going forward
- Recommend DNV complete the housing data needs report by Q4 2020 - Q2 2021

- **Housing definitions**
  - Define for older rentals what is meant by objective, end of economic life and standard of maintenance
  - Study house-sharing concept (including bylaws) to work with the province on the *Residential Tenancy Act*
- **Partnerships**
  - Invite presentations from First Nations
  - Create (CAPU) student initiative to work with and represent youth
  - Compile lists of available grants and non-profit providers
  - Partner with for-profit and corporate partners to develop strategies that benefit businesses and people (Airbnb)
  - Short-list non-profit partners and form memorandums of understandings with housing societies, churches and charities
  - Work with the provincial government to get BC Assessment to reconsider taxes
  - Advocate to federal and provincial government partners
  - Include community groups in our discussions, as they can provide valuable input into what works and what is needed in the area should be included in relevant ways

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North Vancouver
Supportive Housing

The proposal

BC Housing is is partnering with the District of North Vancouver and RainCity Housing on a proposal to develop approximately 60 new homes with support services in a five-storey building at the corner of Lloyd Avenue and West 16 Street in North Vancouver.

The new homes would offer safe and secure housing to single women and women-led families experiencing or at risk of homelessness.

Why does North Vancouver need this housing?

Poverty and homelessness are a real issue throughout the North Shore.

The number of people experiencing homelessness is rising and social service providers report more people at risk of homelessness and wait lists for social and non-market housing continue to grow.

What is supportive housing?

Supportive housing is an opportunity for people to leave the streets, the shelter system and precarious housing situations for safe and stable housing.

A typical supportive housing unit is a self-contained studio home with various support services provided on-site, to ensure people can achieve and maintain housing stability – the studio units in this building will have that make up.

The family units will be two, three and four bedroom apartments. Supports may include on-site family support workers, life skills training, employment assistance, connection and referral to community services and support groups, depending on the unique needs of each resident.

Who would live here?

The single women and women-led families who apply to live here would need to meet eligibility requirements around income, homelessness and required supports and programming.

BC Housing and RainCity would work with local service providers to determine the criteria and to select residents, while recognizing that this housing will be specifically targeted to women and families. All new residents would pay rent and sign a program agreement and good neighbour agreement.

Community safety

We are committed to building a safe community both inside and outside the housing with:

Experience: BC Housing and RainCity have extensive experience providing services and housing to people experiencing or at risk of experiencing homelessness across the region.

Staffing: RainCity staff would be on-site 24/7 to support residents, manage the building, and be available to respond directly to any related concerns that arise in a timely manner.

Resident Mix: Residents are selected through a thoughtful and thorough assessment process. Every resident is considered on an individual basis to ensure that the housing and services provided by the program match the supports they need.

Property Maintenance: Regular cleanups of property and immediate area would ensure cleanliness.

Design Features: Well-lit and fenced grounds, security cameras, controlled single point of entry, landscaping, parking, contained outdoor space for smoking and pet area.

Agreements: Residents would sign a program agreement and good neighbour agreement.

Community Advisory Committee: A Community Advisory Committee would be created to support the successful integration of the building into the community, with representation from BC Housing, the District of North Vancouver, RainCity, Vancouver Coastal Health, RCMP or community policing, and community members.

Next steps

BC Housing, the District of North Vancouver and RainCity will hold small group dialogues to share information, answer questions and gather feedback about the proposal. An engagement summary report will be provided to the District of North Vancouver as part of the rezoning process.

Sessions are scheduled on:

Wednesday, February 10, 2021 – 7:00 to 8:00pm
Thursday, February 18, 2021 – 7:00 to 8:00pm
Thursday, February 25, 2021 – 12:00 to 1:00pm

Please email communityrelations@bchousing.org to register and indicate which session you want to attend.

Partners

- BC Housing would fund the construction and provide operating budget for the housing.
- District of North Vancouver is leading the rezoning process.
- If approved, BC Housing and RainCity will engage with the Vancouver Coastal Health Authority to discuss support services that could potentially be provided at the site.
- RainCity would operate the housing and provide support services to residents.

RainCity Housing is an experienced non-profit charitable organization that provides housing and support in over 10 municipalities in the Lower Mainland and Sunshine Coast, and has been in operation since 1982.

Learn more about the organization at http://www.raincityhousing.org/.

How can I provide input?

Email **communityrelations@bchousing.org**

Visit **LetsTalkHousingBC.ca/north-vancouver-west-16**

CASE STUDY

BUILDING KNOWLEDGE

BC HOUSING RESEARCH CENTRE

This report summarizes the case studies in the Community Acceptance Series documenting the experiences of supportive housing sites that gained neighbourhood acceptance. The purpose of this research is to help future sites better address neighbourhood concerns at the initial stages of a project. Sharing lessons learned also helps identify strategies to improve relationships with neighbours of existing social housing sites.

Other case studies in this series include: 5616 Fraser Street, Vancouver; Timber Grove, Surrey; Christine Lamb Residence, Abbotsford; Camas Gardens, Victoria and Cardington Apartments, Kelowna.

Community Acceptance Series

Overview of Strategies from Case Studies of Supportive Housing Sites in BC

Supportive housing provides housing and support services to people who are homeless or at risk of homelessness. These support services help vulnerable people maintain their housing. Supports can include 24/7 staffing, life skills training, employment preparation, meal programs and referrals to other community resources. BC Housing works in partnership with non-profit societies who operate these projects and provide on-site supports to residents.

In 2014, BC Housing conducted a research study looking at five supportive housing projects for homeless people or people at risk of homelessness that were initially met by concern from their surrounding neighbours. In some cases, these projects were the first of their kind in these neighbourhoods. Over time, initial concerns from some community members developed into positive relationships.

This report summarizes:

- **The type of concerns raised by neighbours of supportive housing developments and whether these concerns change over time, specifically from site proposal to after-site occupation**
- **Strategies and actions taken by housing providers to address concerns and build positive relationships with neighbours**
- **The number of police calls in the neighbourhood before and after site opening**
- **Lessons learned from this project**

Methodology

BC Housing's Research and Corporate Planning conducted the research for the five case studies. Case studies were conducted with:

- **Timber Grove in Surrey** (Coast Mental Health)
- **Cardington Apartments in Kelowna** (John Howard Society of the Central and South Okanagan)
- **Christine Lamb Residence in Abbotsford** (SARA for Women, formerly Women's Resource Society of the Fraser Valley)
- **5616 Fraser Street in Vancouver** (RainCity Housing)
- **Camas Gardens in Victoria** (Pacifica Housing)

BC Housing's Research and Corporate Planning collected data through the following methods:

- Key informant interviews with staff representatives from each supportive housing site
- Working with local police departments, data was gathered showing the number of police calls for each study neighbourhood before and after project opening

Neighbours

Across the case study sites, concerned neighbours typically included a range of stakeholders such as renter and owner residential neighbours, nearby businesses, schools and other community amenities. In some cases, a small but vocal group of neighbours expressed concerns; in other cases, the majority of neighbours raised opposition to proposed supportive housing projects.

Neighbour Concerns

There were a number of common concerns across the case studies and stakeholder groups, including:

- Safety issues for residential neighbours, kids attending nearby schools, and local business staff and patrons
- Higher incidents of crime
- Decreased property values
- Increased loitering
- More noise

How Neighbour Concerns Were Expressed

Community opposition in all five cases was quick to emerge as soon as neighbours heard about the proposed developments, especially if the property required rezoning. Concerns were expressed through a variety of means throughout the development process, including: public meetings, letters and meetings with municipal staff and politicians, letters and meetings with funders and supportive housing providers, the media, social media and internet, and community advisory committees. One group of opposed neighbours took the municipality to court with a land use challenge which was later dismissed by the judge.

Strategies to Build Positive Relationships During Development

The case study sites used some common strategies during the development phase to address concerns that emerged once neighbours heard about proposed supportive housing sites in their areas. Many of the case study sites used or suggested the following strategies:

At development outset

- Expect community opposition and prepare for it with a clear plan for public meetings and communications
- Prepare to justify the need for this type of housing and explain why the particular site was selected
- Ensure development plans include sufficient time for public input, so neighbours are heard
- Set a clear timeline for public input to ensure it is not used to delay the development process
- Develop a community advisory committee with representatives from concerned neighbourhood stakeholder groups to allow neighbours to provide input, voice concerns, and ask questions
- Budget sufficient resources to cover formal and informal meetings with neighbours and other community stakeholders
- Set clear boundaries around what type of input neighbours

can have on the design plans and communicate those boundaries to stakeholders

- Be clear on key messaging (e.g. how to describe the target client group) before going out to the public because it is hard to change public perceptions once a message is out
- Ensure consistent messaging: Have one partner, such as the non-profit supportive housing provider, be the project spokesperson for media and other public events, so the public knows who to go to with questions or concerns
- Give the project a name early in the development process to limit negative project descriptions in public discussions
- Using a site that does not need to be rezoned helps limit community opposition
- Create a site review task force, including community service providers and neighbours, to assess whether the site earmarked is the most suitable for the proposed client group (e.g. zoning issues, proximity to services, transit, and other amenities, and the need)
- Trust that you are doing the right thing and that the opposition will diminish over time

During Development

- Hold public meetings and information sessions, so the public can get a sense of the need for this type of housing, who will be served, supports to be provided, construction plans, as well as Q & A sessions
- Start gathering public input early in the process
- Be patient with the public input process, even if it feels repetitive
- Reach out to neighbours and nearby service providers one-on-one to explain the program, who it serves, and be available to answer questions
- Send letters to neighbours providing them with updates on the development process. Inform them of public meetings and other events
- Respond to concerns right away and take each complaint seriously so neighbours feel heard rather than dismissed
- Respond to concerns right away and take each complaint seriously so neighbours feel heard rather than dismissed
- Allow neighbours to comment on design plans, as there may be some easy design adjustments that can reduce potential complaints (e.g. moving the parking lot to the other side of the building, moving the building to a different spot on the property, or adding trees and a fence to create separation from neighbours)
- Ensure all partners and funders are on the same page and kept up-to-date on all plans and decisions to make sure all partners are communicating consistent messaging when responding to questions and concerns (e.g. who is the client group, who is involved in the project, what supports will be available, why this site was selected, etc.)
- Once the site is built, offer tours to neighbours and other community stakeholders so they can see how the building fits into the neighbourhood and safety features of the site
- Tours can be done before or after the site opens (some supportive housing providers do not want to disrupt residents with site tours, while others want individuals touring the site to meet residents)

Strategies that were not common across the case study sites but helped their particular sites:

- Offer to take neighbours on tours of existing supportive housing projects in other neighbourhoods, to see who is served, how they are supported, and view the buildings calm atmosphere
- Invite residents of other supportive housing projects to public meetings to share success stories demonstrating the importance and impact of supportive housing
- Create opportunities for neighbours to meet residents before and after the building opens, so they can get a better understanding of who will be served
- Meet with police and ask them to do more regular drive-bys through the neighbourhood to alleviate neighbour concerns and reduce existing suspicious or criminal activities that may already be happening in the area

- Invite police and fire departments for a tour of the site so they can get to know the site and gain a better understanding of the program when there is no critical incident requiring their attention
- If the supportive housing provider is new to the community, consider partnering with a well-known and trusted community service provider to provide services on-site to put neighbours at ease
- Carefully select the construction team and provide clear expectations about appropriate behaviour during the construction process as the construction team will be neighbours' first introduction to the project
- Ensure there is a plan in place to address any neighbour concerns during construction

Strategies to Build Positive Relationships after Opening

Several common themes emerged around strategies to mitigate and address neighbour concerns that may come forward after the site becomes operational. Many of these focus on how site staff and management may handle concerns. For example:

- Continue community advisory committee meetings to provide a formal opportunity for neighbours to express ongoing or emerging concerns directly with the building's supportive housing providers
  - Meetings may become less frequent over time as the number of issues for discussion decrease
- Empower neighbours to keep a watch out and to report suspicious activity or incidents right away
- Have regular check-ins with neighbours so they know who to contact if they have a concern
- Be available and ensure any neighbour concerns are addressed immediately so issues do not fester becoming a bigger deal
- Ensure neighbour concerns are heard and responded to without being defensive, so neighbours feel comfortable coming forward
- Install security cameras around the site and monitor the site regularly to immediately address inappropriate behaviour
- Place office space overlooking the street so staff can see what happens outside the building
- Invite neighbours to events or building celebrations (e.g. summer BBQ) or ask them to volunteer at the site, to meet residents and get a better understanding of who is being served and to breakdown stereotypes
- Incorporate community amenities and services into the building to help make the building not just fit into the neighbourhood, but become a space for neighbours to congregate (e.g. a ground floor coffee shop or public art)

There are strategies involving residents too that maintain and promote positive relationships with neighbours, including:

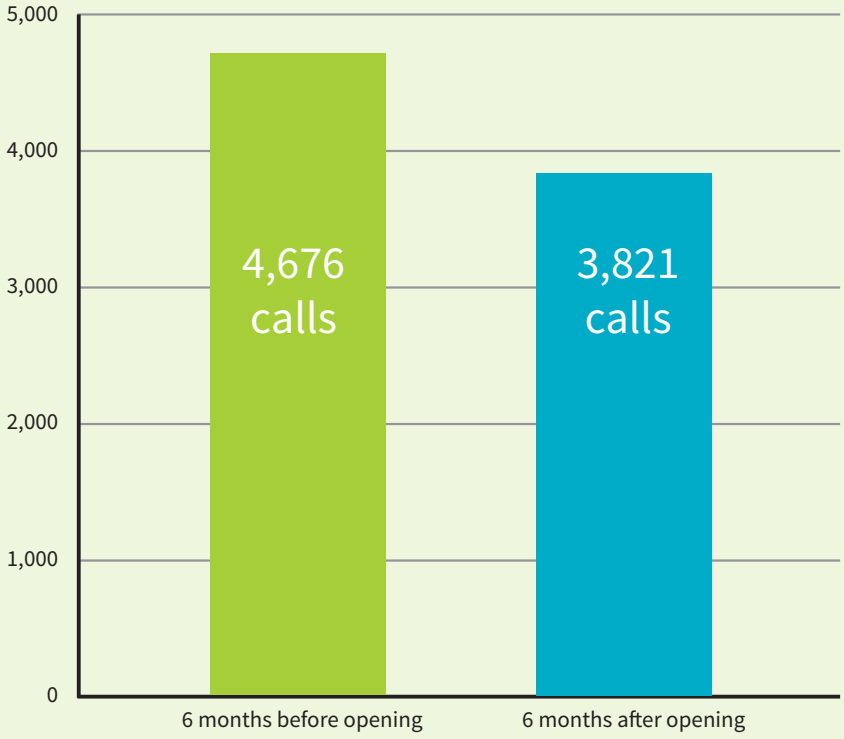
- Hold residents accountable for their behaviour on-site and in the neighbourhood through agreements such as tenancy agreements, program agreements and good neighbour agreements
- When a new residents moves in, go over the agreements and ensure they are clear on their responsibilities
- Remind residents of their obligations on a regular basis
- Encourage residents to keep a look out and report suspicious activity or incidents right away
- Encourage residents to volunteer in the neighbourhood (e.g. gardening, shoveling snow, etc.)
- Encourage residents to access nearby services and amenities
- Residents can write a letter to the local newspaper to thank neighbours for welcoming them to the area

Police Calls Before and After Opening

in police calls between the periods 6 months prior and 6 months post opening

Combined quantitative data provided by the local police departments for all five case study sites show a pattern of decreasing calls to police from the neighbourhoods surrounding the sites following supportive housing project openings. While one of the case study sites did see an increase in the number of calls to police after the project opened, the number of calls was typically below five per month. Calls to police decreased in the other four sites in the six months after the projects opened.

Figure 1: Number of Calls to Police in Case Study Neighbourhoods Combined Six Months Before and After Supportive Housing Sites Opened (5616 Fraser Street, Camus Gardens, Cardington Apartments, Christine Lamb, and Timber Grove)



Source: Vancouver, Victoria, Kelowna, Abbotsford, and Surrey Police Departments (combined data), 2014.

Data Limitations

1) Police call data was requested for the neighbourhood around the case study sites. Neighbourhood boundary definitions vary by police department.

2) Key informant interviews were limited to representatives from each of the case study sites. Most other stakeholder groups, such as neighbours, other community members, funders and residents were not consulted for this study. While this limits study reliability, the key informants selected played a lead role in all aspects of the development and operations, providing valuable, comprehensive insights and perspectives. Clear common themes emerged across the case study sites supporting the validity of the case studies. Quantitative data from police departments also aligned with comments from key informants. Further research could be done to broaden the scope of stakeholders consulted to further validate the views expressed by those consulted for this report.

3) The case studies in this series only explore the experience of supportive housing sites that have achieved successful community integration. In the future, additional case studies could be conducted with supportive housing providers that have not fully achieved community acceptance. This would help measure the effectiveness of some of the strategies proposed in this report and identify additional lessons learned for future community integration best practices.

Conclusion

Opposition to the case study sites was mostly limited to the development phase. In all five case studies, neighbours stopped expressing concerns after a few months of the supportive housing sites becoming operational. Now all case study sites enjoy positive relationships with neighbours. Neighbours show support by dropping off donations, volunteering and attending events at the sites, making supportive housing residents welcome in their businesses, and in one case, advocating for additional supportive housing. Through several of the case studies, it was reported that the most vocal opponents to the sites became some of the biggest supporters once the sites were operational.

Timber Grove in Surrey
(Coast Mental Health)

Cardington Apartments in Kelowna
(John Howard Society of the Central and South Okanagan)

Camas Gardens in Victoria
(Pacifica Housing)

Christine Lamb Residence in Abbotsford (SARA for Women, formerly Women's Resource Society of the Fraser Valley)

5616 Fraser Street in Vancouver
(RainCity Housing)

More Information:

To find out more, visit BC Housing's Research Centre at www.bchousing.org to find the latest workshops, research and publications on the key challenges and successes in building and operating affordable, sustainable housing.

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The greatest care has been taken to confirm the accuracy of the information contained herein. However, the authors, funder and publisher assume no liability for any damage, injury or expense that may be incurred or suffered as a result of the use of this publication including products, building techniques or practices. The views expressed herein do not necessarily represent those of any individual contributor or BC Housing. It is always advisable to seek specific information on the use of products in any application or detail from manufacturers or suppliers of the products and consultants with appropriate qualifications and experience.

Contact: **Research Centre** Email: **research@bchousing.org** Phone: **604-439-4135**
To find more Building Knowledge Case Studies, visit our website at: **www.bchousing.org**

BC HOUSING
RESEARCH CENTRE

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Community Benefits of Supportive Housing

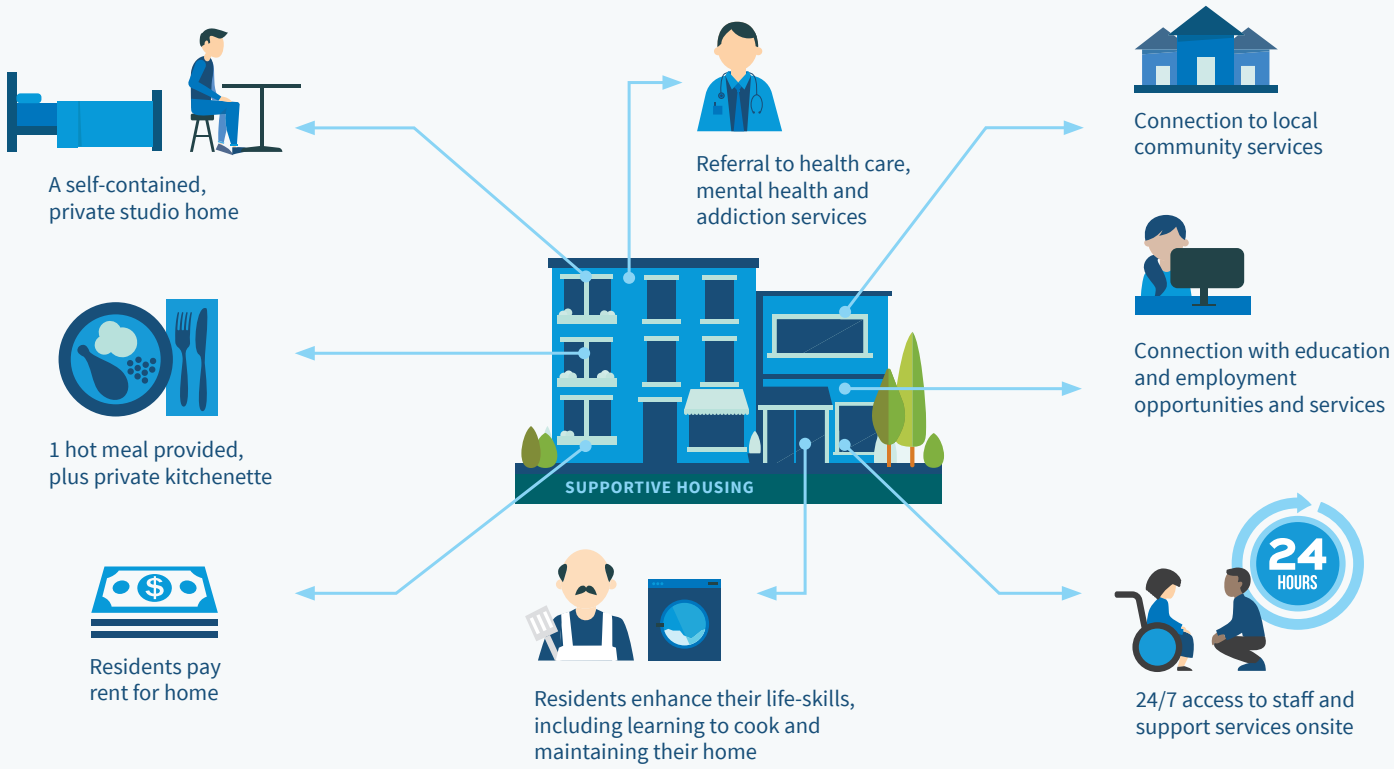
This resource answers questions about Supportive Housing in your neighbourhood

BC HOUSING
RESEARCH CENTRE

What is supportive housing?

Provincially-funded supportive housing is for people experiencing homelessness. Supportive housing provides a home with access to on-site supports to ensure people can achieve and maintain housing stability. Residents have access to their own self-contained studio apartment or, in some cases, a secure unit with shared bathroom and amenity spaces. All residents sign either a program or tenancy agreement and participate in programming based on an individualized case plan.

All residents in supportive housing have made a choice to live there and are able to access the services provided by non-profit housing operators, such as life-skills training, and connections to primary health care, mental health and/or substance use services.



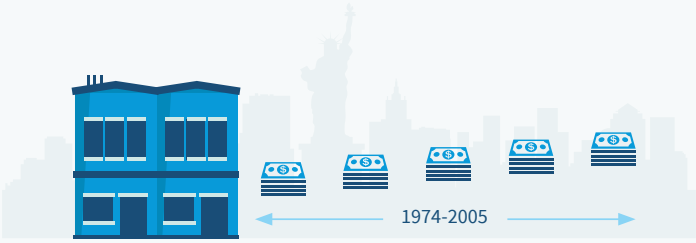
Q Will supportive housing affect property values in my neighbourhood?

A

Studies show that property values immediately surrounding supportive housing sites typically keep pace with the trends of the surrounding municipality.

10/13

Property values immediately surrounding supportive housing sites **kept pace or surpassed** municipal trends



7,500

Supportive housing units **did not impact property values** between 1974-2005 in New York City

Facts and Statistics

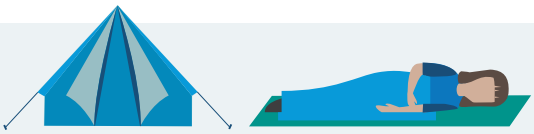
- Research completed in 2019 of 13 B.C. supportive housing sites showed that property values immediately surrounding 10 sites either kept pace or surpassed surrounding municipal trends. Property values for the other three sites were not notably different compared to municipal trends.
- A study in New York City of 7,500 supportive housing units from 1974 to 2005 found no evidence of a negative impact on property values close to supportive housing.

Sources:

- Insight Specialty Consulting. 2019. *Exploring Impacts of Non-Market Housing on Surrounding Property Values*. BC Housing
- Furman Center for Real Estate & Urban Policy. 2008. *The Impact of Supportive Housing on Surrounding Neighborhoods: Evidence from New York City.* New York University. http://furmancenter.org/files/FurmanCenterPolicyBriefonSupportiveHousing_LowRes.pdf

Q Is supportive housing costly for tax-payers?

A Studies show the cost of providing supportive housing is less than the cost of providing the health and public safety services needed to address homelessness.



On average, a person **experiencing homelessness** with addictions and/or mental illness used

$55,000 per year in health care and/or corrections services

VS

On average, a person **in supportive housing** with addictions and/or mental illness used

$37,000 per year in health care and/or corrections services

$ = $ $ $ $ / $

Every dollar invested in supportive housing **creates $4-5** in social and/or economic value

Supportive housing residents were **64% less likely** than shelter clients **to use ambulance services**

Average hospital stay for supportive housing residents was **50% less** than shelter clients

Facts and Statistics

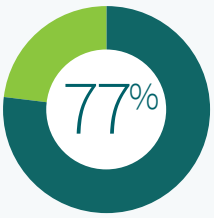
- A 2008 B.C. study found that on average a person experiencing homelessness with addictions and/or mental illness used $55,000 per year in health care and/or corrections services compared to $37,000 for a person in supportive housing.
- 2018 B.C. studies showed that every dollar invested in supportive housing creates four to five dollars in social and/or economic value:
  - Government realizes about half of the savings from decreased use of services
  - Neighbourhoods benefit from improved well-being and increased local spending.
- A 2019 B.C. study linking data for more than 450 individuals in BC Housing-funded supportive housing and emergency shelters found:
  - Supportive housing residents were 64% less likely than emergency shelter clients to use ambulance services
  - The average hospital stay for supportive housing residents was 50% less than for emergency shelter clients.

Sources:

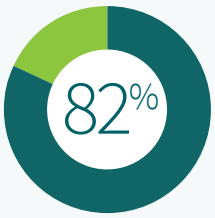
- Patterson, Michelle, Julian Somers, Karen McIntosh, Alan Shiell, Charles James Frankish. 2008. *Housing and Support for Adults with Severe Addictions and/or Mental Illness in British Columbia*. Centre For Applied Research in Mental Health and Addiction, Simon Fraser University https://www.sfu.ca/carmha/publications/housing-and-support-for-adults-with-severe.html
- Constellation Consulting Group. 2018. *SROI Analysis: The Social and Economic Value of Dedicated-Site Supportive Housing in B.C.* BC Housing. https://www.bchousing.org/research-centre/library/tools-developing-social-housing
- Malatest & Associates Ltd. 2019. *Supportive Housing Outcome Evaluation.* BC Housing (Underway).

Q Will supportive housing change my neighbourhood?

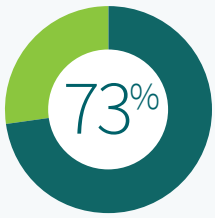
A Many supportive housing residents have an existing connection with the neighbourhood and report experiencing positive interactions with neighbours after they moved in.



of supportive housing survey respondents reported **a prior connection** to the neighbourhood



of supportive housing survey respondents reported **positive interactions** with neighbours



of supportive housing survey respondents reported having **friends or relatives** in the neighbourhood

Facts and Statistics

- 77% of survey respondents across seven[1] modular supportive housing sites reported having a prior connection to the neighbourhood before moving into their modular housing unit. These connections include living in the neighbourhood immediately before moving into their unit, having friends or relatives in the neighbourhood, and using services located in the neighbourhood.
- 82% of survey respondents across seven modular supportive housing sites reported experiencing positive interactions with neighbours in the surrounding community since they moved in.
- 73% of survey respondents across seven modular supportive housing sites reported having friends or relatives in the neighbourhood who they can talk to.

[1] Further reports are being completed which may cause results to change.

Sources:

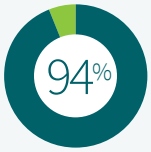
- BC Housing. 2019. *Modular Supportive Housing Resident Outcomes Study: Results for First Seven Modular Supportive Housing Developments.* https://www.bchousing.org/research-centre/library/transition-from-homelessness/modular-supportive-housing-resident-outcomes?sortType=sortByDate

Q Does supportive housing work to reduce homelessness in my neighbourhood and community?

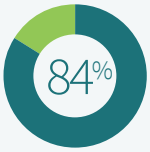
A

Supportive housing residents are no longer homeless after they are housed. Once in a supportive housing unit, individuals previously experiencing homelessness report improvements in access to employment, income, education, addiction issues, mental health and life-skills.

After Six Months:



of supportive housing residents **remained housed**



of supportive housing survey respondents reported **improved overall well-being**

of supportive housing survey respondents reported **improved access to employment opportunities**

of supportive housing survey respondents reported **improvement in addiction issues**

Facts and Statistics

- 94% of residents in seven[1] modular supportive housing sites remained housed six months after moving in.
- 84% of survey respondents in seven modular supportive housing sites reported improvements to their overall well-being.
- 54% of survey respondents in seven modular supportive housing sites reported improved access to employment opportunities and employment support services.
- Not everyone who moves into supportive housing has an addiction issue. 39% of all survey respondents in seven modular supportive housing sites reported improvements in addiction issues six months after moving in, while 39% reported that their addiction issues were the same and 15% reported that this question did not apply to them.

[1] Further reports are being completed which may cause results to change.

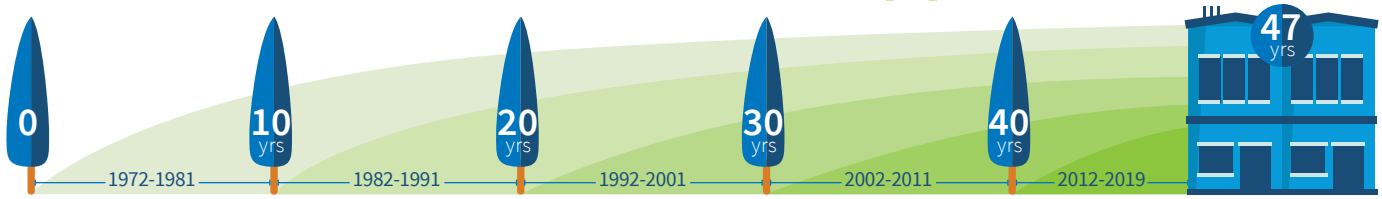
Sources:

- BC Housing. 2019. *Modular Supportive Housing Resident Outcomes Study: Results for First Seven Modular Supportive Housing Developments.* https://www.bchousing.org/research-centre/library/transition-from-homelessness/modular-supportive-housing-resident-outcomes?sortType=sortByDate

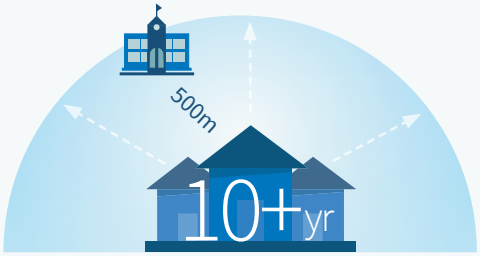
Q Will supportive housing have an impact on nearby schools in my neighbourhood?

A Many supportive housing sites for people experiencing homelessness across the province have been operating in their communities and near schools for 10+ years with no issues and with support from the community.

Oldest supportive housing site operating for 47 years



210 provincially-funded sites operate **within 500 metres** of a school



52% of supportive housing sites in B.C. within 500 metres of a school **have been operating for 10+ years**

Facts and Statistics

- The oldest supportive housing site in B.C. has been operating for 47 years.
- There are over 210 provincially-funded supportive housing sites across the province that are within 500 metres of a school.
- 52% of provincially-funded supportive housing sites in B.C. within 500 metres of schools have been operating for 10+ years.

Sources:

- BC Housing. 2019. Central Property System.

Understanding Pathways to Homelessness

The information below provides a brief overview of pathways to homelessness.

Often it is a combination of factors.

Structural Factors

- Poverty
- Discrimination
- Lack of affordable housing
- Impact of colonization on Indigenous peoples

Individual/ Relationship Factors

- Traumatic events
- Family violence and abuse
- Mental health issues
- Addiction issues
- Other physical and health issues

System Failures

- Barriers to accessing public systems
- Transition planning from child welfare
- Discharge planning from publicly funded institutions and systems (e.g. hospitals and corrections)

Sources:

- Gaetz, Stephen, Jesse Donaldson, Tim Richter and Tanya Gulliver. *The State of Homelessness In Canada 2013*. A Homeless Hub Research Paper. https://www.homelesshub.ca/sites/default/files/SOHC2103.pdf

Works Cited

For additional information, methodologies and limitations please see the studies cited.

BC Housing. 2019. Central Property System.

BC Housing. 2019. *Modular Supportive Housing Resident Outcomes Study: Results for First Seven Modular Supportive Housing Developments.* https://www.bchousing.org/research-centre/library/transition-from-homelessness/modular-supportive-housing-resident-outcomes?sortType=sortByDate

Constellation Consulting Group. 2018. *SROI Analysis: The Social and Economic Value of Dedicated-Site Supportive Housing in B.C.* BC Housing. https://www.bchousing.org/research-centre/library/tools-developing-social-housing

Furman Center for Real Estate & Urban Policy. 2008. *The Impact of Supportive Housing on Surrounding Neighborhoods: Evidence from New York City.* New York University. http://furmancenter.org/files/FurmanCenterPolicyBriefonSupportiveHousing_LowRes.pdf

Gaetz, Stephen, Jesse Donaldson, Tim Richter and Tanya Gulliver. The State of Homelessness In Canada 2013. A Homeless Hub Research Paper. https://www.homelesshub.ca/sites/default/files/SOHC2103.pdf

Insight Specialty Consulting. 2019. *Exploring Impacts of Non-Market Housing on Surrounding Property Values.* BC Housing

Malatest & Associates Ltd. 2019. *Supportive Housing Outcome Evaluation*. BC Housing (Underway).

Patterson, Michelle, Julian Somers, Karen McIntosh, Alan Shiell, Charles James Frankish. 2008. *Housing and Support for Adults with Severe Addictions and/or Mental Illness in British Columbia*. Centre For Applied Research in Mental Health and Addiction, Simon Fraser University https://www.sfu.ca/carmha/publications/housing-and-support-for-adults-with-severe.html

SUMMARY REPORT

BUILDING KNOWLEDGE

BC HOUSING RESEARCH CENTRE

Full reports

The Social and Economic Value of Scattered-Site Supportive Housing in B.C.

The Social and Economic Value of Dedicated-Site Supportive Housing in B.C.

The Social and Economic Value of Affordable Housing Development Supported through the BC Housing Community Partnership Initiative

Social Return on Investment (SROI) Series

Overview of The Social and Economic Value of Supportive and Affordable Housing in B.C.

BC Housing commissioned three studies to examine the social and economic value created by affordable and supportive housing. All three studies follow the internationally standardized Social Return on Investment (SROI) methodology.

SROI analysis combines quantitative, qualitative, and participatory research techniques to determine the value of outcomes from different stakeholder perspectives. The result is a ratio that compares the total amount invested in a social initiative to the financial value of social and economic outcomes that are achieved, showing – in monetary terms – the financial benefit of social investments.

Findings from all three studies show that a range of significant social and economic value is created through investment in affordable and supportive housing. The studies took a conservative approach in determining the value created: the actual value created by the programs is likely higher than the research findings. Outcomes in the SROI analysis were identified and valued for the following stakeholders:

Stakeholder	Key Outcomes
Affordable/Supportive Housing Residents	Housing stability, increased disposable income, decreased utility costs, increases in personal wellbeing, healthier living conditions, ability to engage in employment, reduced substance use, increased safety, and social connections.
Local community and neighbourhood	Employment generated during construction[1], increased local spending, and less homelessness.
Landlords[2]	Positive and stable tenancies, decreased loss of income, and less time spent due to rent arrears, repairs or evictions.
Government	Increased revenue from local permits and taxes[1] and cost reallocations due to decreased use of services such as emergency health, hospitals, criminal justice, child welfare, and other social services such as homeless shelters and basic needs supports.

[1] Applies only to affordable housing development supported through CPI.
[2] Applies only to scattered-site supportive housing.

SROI of Affordable Housing Construction

The Social and Economic Value of Affordable Housing Development Supported Through the BC Housing Community Partnership Initiative: A Social Return on Investment Analysis (2016)

This study explores the social return on investment (SROI) of constructing affordable housing in B.C. Four affordable housing developments receiving investment from BC Housing were examined as case studies.

BC Housing partners with non-profit societies, government agencies and community organizations through the Community Partnership Initiative (CPI) to facilitate the development of affordable housing in communities across British Columbia. The CPI arranges mortgage financing to create self-sustaining affordable housing that does not require ongoing operating subsidies. BC Housing's capacity to arrange financing with favourable terms is the cornerstone of the program.

Affordable housing developed through CPI is intended for people who have low and moderate incomes. Rents may be structured as rent geared to income, fixed rent and /or up to affordable market rent.

The four affordable rental housing projects that were examined as case studies in this SROI study were:

Case Study	Operated By	Location	# of Units
Dahli Place	Greater Victoria Housing Society	Victoria	68
Pembroke Mews	Greater Victoria Housing Society	Victoria	25
Qualicum Park Village	Qualicum Parksville Kiwanis Housing Society	Qualicum Beach	34
Ellendale	Elizabeth Fry Society of Greater Vancouver	Surrey	22

RESULTS:

For every dollar invested in affordable rental housing through CPI, between two to three dollars in social and economic value is created.

SROI of Supportive Housing Operations

The Social and Economic Value of Dedicated-Site Supportive Housing in B.C.: A Social Return on Investment Analysis (2018)

This study explores the social return on investment (SROI) of operating dedicated-site supportive housing in B.C. Five dedicated-site supportive housing programs receiving investment from BC Housing were examined as case studies.

To support individuals experiencing — or at risk of experiencing — homelessness in transitioning from the streets, shelters, or inadequate housing to long-term housing stability in the community, BC Housing invests in community-based non-profits to operate supportive housing buildings across the province (dedicated-site supportive housing).

Dedicated-site supportive housing: where a building exclusively offers supportive housing units, with supports directly available on-site as well as through outreach workers and connections to off-site services.

Each case study considered the total 2016-2017 operational budget for the supportive housing building. For some programs, operational costs are covered entirely by BC Housing and rents paid by the residents, while others include additional funding from other agencies.

The five dedicated-site supportive housing projects that were examined as case studies in this SROI study were:

Case Study	Operated By	Location	# of Units
The Budzey Building	RainCity Housing	Vancouver	147
Cardington Apartments	John Howard Society of Central & South Okanagan	Kelowna	30
The Kettle on Burrard	Kettle Friendship Society	Vancouver	140
Queens Manor	Victoria Cool Aid Society	Victoria	36
Wesley Street	CMHA Mid Island Branch	Nanaimo	36

RESULTS:

For every dollar invested in dedicated-site supportive housing, approximately four to five dollars in social and economic value is created.

The Social and Economic Value of Scattered-Site Supportive Housing in B.C.: A Social Return on Investment Analysis (2018)

This study explores the social return on investment (SROI) of operating scattered-site supportive housing in B.C. Five scattered-site supportive housing programs receiving investment from BC Housing were examined as case studies.

To support individuals experiencing — or at risk of experiencing — homelessness in transitioning from the streets, inadequate or emergency housing to long-term housing stability in the community, BC Housing invests in community-based non-profits to provide programming and rent supplements through the Homeless Outreach and Homeless Prevention Programs (HOP and HPP respectively).

Scattered-site supportive housing: residents are supported in securing market rentals scattered throughout the community (usually with a rent supplement) and supports are provided by an outreach worker to residents where they live or through supported connections to other services.

Each case study considered the total 2016-2017 scattered-site program budget, including rent supplements, staffing, administration and landlord liaison, and rents paid by residents (usually shelter component of BC income assistance). For some programs, operational costs are covered entirely by BC Housing HPP/HOP investment, while others receive funding from BC Housing and other agencies.

The five scattered-site supportive housing projects that were examined as case studies in this SROI study were:

Case Study Housing Provider	Location	# of Residents Supported in One Year
CMHA Kelowna	Kelowna	54
CMHA Mid-island Branch	Nanaimo	30
Lookout Housing & Health Society	Surrey	75
MPA Society	Vancouver	160
Pacifica Housing	Victoria	286

RESULTS:

For every dollar invested in scattered-site supportive housing, approximately three to five dollars in social and economic value is created.

Contact: **Research Centre** Email: **research@bchousing.org** Phone: **604-439-4135**
To find more Building Knowledge Case Studies, visit our website at: **www.bchousing.org**

BC HOUSING
RESEARCH CENTRE

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SUPPORTIVE HOUSING AGREEMENT

This Agreement is between:
XXXXXXXXXXXX
And
_____
(Hereinafter known as the 'Participant')

_____
Date of Birth (m/d/y)

The address of the unit being rented to the Participant is;
_____ - FOB: _____

The address and telephone number for service of XXXXXX is;
_____

A. **This Agreement commences on:** _____
(m/d/y)
This Agreement ends on the date on which:
   i. XXXXX terminates the Agreement; or
   ii. The Participant terminates this Agreement.

B. **Rent:**
The rate of rent will be **$375** per month. This includes the below listed utilities/amenities. Rent is calculated utilizing Rent Geared to Income (RGI) if the Participant is not receiving Ministry of Social Development and Poverty Reduction (MSDPR) funding. If the Participant receives rent through MSDPR, rent is to be paid directly from MSDPR to XXXXX. Rent may change if your income or assets change. Proof of income and assets will be required every twelve (12) month period to determine any changes in rental cost. Rent shall be paid on or before the 1st day of the month. Included in the rent is:

☐ Water	☐ Electricity	☐ Chest of Drawers
☐ Refrigerator	☐ One Bicycle Slot	☐ Bed/Mattress
☐ Mailbox	☐ Shared laundry facility	☐ Garbage/Recycling
☐ Storage Locker	☐ Heat	☐ Sundry Breakfast & Lunch
☐ Cable	☐ Internet (common area)	☐ Window Blinds
☐ Induction Cook-top	☐ Support Services	☐ Hot Dinner

Security Deposit:
The Participant is required to pay security deposit of $_____by _____
(m/d/y)

C. **Background:**
This Supportive Housing Community provides Support Services to assist the Participant in addressing and enhancing life skills, restoring the ability to maintain healthy, independent lives and eventually maintain a productive independent residency. The Specific Support Services provided will be determined in consultation with the Participant and staff. The Participant agrees to utilize the Support Services offered, which include, but are not limited to:

i. Directly assisting with room de-cluttering and/or normal cleaning and maintenance;
ii. Individual or group support services such as life skills, community information, harm reduction practice, social and recreational programs;
iii. Connecting the Participant to community supports and services such as education, employment, health and life skills and dependent residential tenancy opportunities when appropriate;
iv. Case planning and Participant needs assessment;
v. Medication administration assistance;
vi. Wellness checks, security measures, meals and other services;

D. **Not Subject to Residential Tenancy Act:**
The Residential Tenancy Act (or successor legislation) (the 'Act) does not apply to this Agreement. The act does not apply to the accommodation because the accommodation is temporary accommodation made available in the course of providing the Participant with rehabilitative or therapeutic treatment services.

E. **Pets:**
All pets must be registered and are subject to approval by the Manager.
The Participant agrees to comply with the Participant Pet Ownership Agreement established or amended by XXXXX from time to time.

F. **Guests:**
I. The building is only for the designated Participants, and only Participants may live in the building. If it is believed that a guest or other unauthorized person is living in or occupying a Participant unit, XXXXX reserves the right to ask the person to leave.
II. The Participant may, subject to The Community's guidelines, permit an overnight guest in the unit for a maximum of _____ nights out of a 365-day calendar year.
III. No guests will be provided access to the building if they are not greeted by the Participant they are visiting in the lobby of the building. Guests must sign-in upon entry and show valid identification.
IV. Guests must sign-out and leave through the front entrance.
V. The agency reserves the right to refuse access to the building, to any person if it is determined the safety or security of participants or staff to be at risk or if the person

fails to or refuses to comply with all of the community's guidelines, notices and directions.

VI. Guests are not permitted in the common areas of the building or to participate in program activities or Support Services.

VII. Participants are responsible for the behaviour of their guests and issues with guests behaviour will be considered a breach of this Agreement and could result in a termination of this Agreement.

VIII. The community reserves the right to limit the amount of guests per unit (2) in accordance with fire safety standards throughout the building or for other reasons as determined by the community.

G. **Health & Cleanliness Standards:**

I. The Participant must clean the unit and report maintenance problems to staff to ensure that all health and safety standards are met;

II. Permit staff and repair and maintenance workers timely access to the unit to ensure all concerns are resolved as required or requested.

III. Staff will conduct Unit Inspections to assist Participants in maintenance of life skills and to ensure that units are in compliance with, but not limited to, the Supportive Housing Agreement, building codes, fire regulations, and associated health standards.

IV. Suite entry doors must open 90 degrees and not be blocked from fully opening or closing by items in the suite.

V. Walls, windows, and electrical outlets must be accessible at all times and not be blocked or have access prevented by items in the home or excess clutter.

H. **Keys/FOBs:**

I. Participants will be issued one (1) FOB, one (1) mail key and one (1) unit key to access the main entrance of the building, their mailbox and the unit they reside in.

II. The participant may not copy, destroy, damage or tamper with the key and/or FOB in any way.

III. The Participant may not change or add a lock or security device to the accommodation.

I. **Entry into the Unit:**

For the duration of this agreement, the unit is the Participant's home and the Participant is entitled to quiet enjoyment, reasonable privacy, and freedom from unreasonable disturbance and exclusive use of the unit. XXXX may enter the unit only if one of the following applies:

I. Staff gives the Participant a written notice (not sooner than twenty-four (24) hours and no later than seventy-two (72) hours from the time of giving notice), which states the reason for entering, including, but not limited to a general unit inspection or the need to conduct repairs, replacement, upgrade or renovations to the unit and/or building;

II. There is an emergency and the entry is necessary to protect life or property;

III. As part of the wellness checks procedure, which may warrant room checking when a Participant has not been seen or heard from for an extended period (without limitation).
IV. The level of noise within the unit is affecting quiet enjoyment and the Participant is not responding to requests to decrease the noise level;
V. The Participant gives XXXXX permission to enter at the time of request;
VI. The Participant has abandoned the unit;
VII. XXXXX has a Court Order stating XXXXX may enter the unit;
VIII. XXXXX is providing housekeeping and the entry is for that purpose and at a reasonable time.
IX. At any time without notice if this Agreement has ended, regardless of whether the Participant has moved out.

J. **Smoking:**
Smoking of any substance in any part of the building, including the unit is strictly prohibited. A designated outdoor smoking area is provided.

K. **Drug Use:**
I. Keeping/storing drugs in your suite is permitted provided that it is an amount that is deemed as personal use. If you choose to use drug(s) orally, intravenously and/or nasally, you are to utilize the Overdose Prevention Service located within the building.
II. Participants are not to use drugs in public near the building or in common areas such as hallways, stairways, etc.
III. Drug trafficking is not permitted by any person.

L. **Violence:**
I. Physical and emotional violence will not be tolerated.
II. Any activity or behaviour that threatens the health, safety or welfare of the staff, service workers, other participants or persons on the residential property or residential premises.

M. **Bicycles & Carts/Cargo Trailers:**
The building will provide bicycle storage for the use of the Participants under the following conditions:
I. The Participant may only keep one (1) working bicycle and one (1) working cargo trailer on the premise at any given time and register the make and model to staff within 48 hours of bringing it onto property.
II. All bicycles kept on the premises must be stored in the space provided. No bicycles may be brought into the building.
III. Non-functioning bikes and/or bicycle parts are not permitted in participant units.
IV. The Participant assumes all risk and liability for their and Guest bicycle when brought or stored on the premise.
V. Guests must store their bikes in the provided bike racks at the front of the building.

VI. Staff will provide those Participants whom collect recyclables to supplement their income, cart storage.
I. At all times the cart is to be stored in the space provided. No carts may be brought into the building.

N. **Use of Premises:**
I. The Participant will use the unit only as a private residence and will not conduct any trade or business from the unit.

O. **Alterations of Premises:**
Participants must obtain the prior written consent of Management to do any of the following:
I. Place any notice or sign on the rental unit or the residential property;
II. Place on or affix any radio, satellite or television equipment or any other object whatsoever to the building;
III. Make any structural alterations to the rental unit or the residential property;
IV. Paint, paper, carpet or decorate the rental unit or the residential property;
V. Install or store heavy appliances or equipment in the unit or on the residential property; or
VI. Use any other drapes, curtains and curtain rods EXCEPT those that have been supplied by the building.

P. **Hazards:**
The Participant must take all necessary steps to prevent the creation of a hazard and must immediately rectify any hazards created by the Participant or guest of the Participant:
I. Must report to staff without delay any fire, water escape, gas escape or other hazard; and
I. Must pay the costs incurred to repair any damage arising from any hazard or threat to safety, including any fire, caused by a willful or negligent act or omission of any Participant or guest of the Participant.
II. If the Participant does not comply with the above duties, XXXXX may discuss the matter with the Participant and may charge the Participant the cost of repairs, serve a notice to end the Agreement, or both.

Q. **Common Areas:**
The Participant must take all reasonable steps to ensure that the use of common areas of the residential property, including any laundry room, patio area, or storage area, by the Participant or guest of the Participant will:
I. Be safe and used fairly;
II. Comply with all notices, rules or regulations posted on or about the residential property concerning the use of common areas, including rules restricting use to Participants only.
III. The Participant agrees that the use of common areas by a guest of a Participant is at the sole risk of the Participant.

IV. Any items left in common areas of will be disposed of immediately;
V. Staff will not store, receive, or hold onto participant belongings in the office or any staff or common area at except for designated storage areas;

R. **Storage:**
The Participant must not store any heavy appliance, bicycle, wheelchair, scooter or power scooter in hallways, and must not store any property except in proper storage areas. As the unit(s) are not equipped to house many personal affects, i.e. coffee table, couch, etc., all Participants must seek approval from staff prior to housing personal effects. If items are not approved to house within the unit, it is the Participants responsibility to seek alternate accommodations for said personal affects.
The Participant must take all reasonable steps to ensure that all items stored in the designated storage are not contaminated or infested with vermin or other pests. Any items in the designated storage areas that are found to be contaminated or infested will be removed and disposed of immediately by staff without notification. XXXXX retains the right to prohibit the storage of any item on the premises. The Participant agrees that use of the storage areas is at the sole risk of the Participant and that XXXXX is not responsible for damaged, lost or stolen items. Belongings not obtained upon vacating the building will be held for no more than 60 days, dependent upon the space available.

S. **Rules & Regulations:**
The Participant agrees to observe the rules and regulations delivered within this Agreement, and changes from time to time made to such rules and regulations by XXXXX. Any changes will be posted or communicated to the Participant in writing, and the Participant agrees to require all guests to observe such rules and regulations.

T. **Moving:**
The Participant must move possessions and furniture in or out of the unit and residential property in a competent manner and if any damage is caused in the course of moving in or out of the unit or residential property, the Participant must pay to repair such damage.

U. **Condition Inspections:**
I. XXXXX and the Participant must inspect and document the condition of the unit together
    a. When the Occupant is entitled to possession, and
    b. At the end of the Agreement.

At the end of this agreement, the Participant will deliver possession of the unit to XXXXX in the same condition as at the start of this agreement, except for reasonable wear and tear.

V. **Ending the Agreement:**
XXXXX may end this Agreement immediately at any time if the Participant and/or guest act in a way, which is:
I. Abusive;

II. A threat to the health, safety or welfare of the landlord, service workers, other participants, persons on the residential property and members of the community.

XXXXX may also end this Agreement by giving the Participant at least thirty (30) days written notice, if:

I. The Participant is away from the unit for one month or longer without obtaining permission in advance from Management;
II. The Participant, in the opinion of Management, is not participating in Support Services;
III. The Participant fails to pay rent or is chronically late in paying rent;
IV. The Participant or visitor breaches any term of this Agreement and do not correct the breach to the satisfaction of XXXXX.

XXXXX will provide the Participant with written notice to end this Agreement and will:

I. Include the address of the unit; and
II. Include the date this Agreement, and therefore your right to occupy the unit, will end; and
III. Include the reason for ending this Agreement; and
IV. Be signed by a representative of XXXXX.

The Participant may end this Agreement by providing a written thirty (30) days' notice to XXXXX, which must include the following:

I. The address of the unit;
II. The date this Agreement is to end;
III. Be signed by the Participant.

If the Participant does not move out of the unit when this Agreement ends:

I. XXXXX may change the locks;
II. XXXXX may remove your property if XXXXX reasonably believes that:
   - The property has a total market value below $500;
   - The cost of removing, storing and selling the property would be more than the proceeds of its sale; or
   - Storing the property would be unsanitary or unsafe.

W. **Liability Waiver:**

The Participant waives and releases XXXXX, its employees, members, directors, and volunteers from any liability whatsoever, including claims for negligent acts or omissions, in connection with:

I. This Agreement, including the Services provided to you;
II. The use or occupation by a guest of the Participant of the rental unit or the residential property or the use of any services, furnishings, equipment and facilities supplied by XXXXX.
III. Any damage to or loss of any personal property of a Participant or guest of the Participant.

X. **Signatures:**

By signing this Agreement, XXXXX and the Participant are bound by its terms and the Participant acknowledges receiving a copy of it.

_____	_____	_____
Participant Name	Signature	Date (m/d/y)
_____	_____	_____
On behalf of XXXXX (Name & Title)	Signature	Date (m/d/y)

District of North Vancouver

Engagement Summary Report – West 16th Street Supportive Housing
29 March 2021

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Document Number: 4738834

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About this report

This report provides a summary of the community engagement organized by BC Housing, in partnership with the District of North Vancouver, and input received. The purpose of this engagement was to inform the community and collect public feedback on the proposed supportive housing development at 1577 Lloyd Ave and took place between 26 January and 30 March 2021, prior to the District of North Vancouver public hearing.

This report includes:

- A synopsis of the roll out to provide the public with notice about the engagement process
- An overview of opportunities to participate
- A summary of feedback/input received during engagement

This report was prepared by Lucent Quay Consulting Inc. on behalf of the District. Lucent Quay Consulting Inc. is a Vancouver-based communications and engagement firm.

Note that the input received reflects the interests and opinions of people who chose to participate in this engagement process.

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Background

The District's homeless population, including children, women and seniors, has increased significantly over the past several years. Staff have been working to address the critical needs for emergency shelter beds and supportive housing units. BC Housing is partnering with the District of North Vancouver and RainCity Housing on a proposal to address the crucial need for supportive housing in North Vancouver.

A permanent supportive housing project for single women and women-led families has been earmarked for the district-owned site at the corner of Lloyd Avenue and West 16th Street. As a supportive housing development with on-site supports and services, this project would provide welcoming, fully accessible permanent housing for the local citizens experiencing homelessness, including female-led families.

About the project

The proposal is to construct a five-storey, 60-unit building that provides homes for single women and women-led families who are experiencing or at risk of homelessness. The District-owned West 16th Street site is located one block off Marine Drive, close to many mental health and social support services.

The site requires an OCP amendment, rezoning application, lot consolidation, development permit and building permit. District staff are leading the rezoning process and BC Housing would be the funder. RainCity Housing would operate the housing, with staff on site 24/7 to provide supports, including meal programs, life and employment skills training, as well as health and wellness support services.

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Engagement Activities

The purpose of engagement was to inform the community and collect public feedback on the proposed supportive housing development at 1577 Lloyd Ave. **Notifications and activities were conducted between 26 January and 30 March 2021**, prior to the District of North Vancouver public hearing.

Notifications

A plan was developed to meet all requirements to provide the public with notice of the opportunity to participate in the engagement process.

Neighbourhood and Strata letters

A neighbourhood letter was sent to 2,431 residents and local businesses, within an approximately 1,000 metre radius, on 26 January 2021 by BC Housing. The letter provided:

- Information about the supportive housing development
- Links to the BC Housing *Let's Talk Housing* website, the District project rezoning webpage and the RainCity Housing website
- Invitation to register for neighbourhood information sessions
- Contact for community relations at BC Housing to send questions or comments

A letter was sent by email to six strata and property managers for adjacent multi-family dwellings. This followed phone calls notifying them of the project, during the week of January 26 by RainCity Housing. The letter provided:

- Information about the supportive housing development
- Links to the BC Housing *Let's Talk Housing* website, the District project rezoning webpage and the RainCity Housing website
- Invitation to register for neighbourhood information sessions
- Invitation to register for stakeholder meetings
- Contact for community relations at BC Housing to send questions or comments

Copies of the notification letters are provided as Appendix 1.

BC Housing Webpage – Let's Talk Housing

The community was invited to visit the *Let's Talk Housing* webpage to find out more information about the project and submit feedback. This digital platform launched 26 January 2021 and includes the following:

- Project details
- Neighbourhood information session registration details
- Information about key project personnel
- Question or comment form
- Moderated Q&A
- Link to Supportive Housing information

- Documents for download
    - Frequently asked questions
    - Project Fact sheet
    - Generic Supportive Housing Agreement Sample
    - Supportive Housing Case Study Overview
    - Social & Economic Value of Support and Affordable Housing in B.C.
    - Community Benefits of Supportive Housing
    - Community Acceptance Series: Property Values and Support Housing
    - Video of webinar recording (posted to site on 11 March)

The project web page URL is: letstalkhousingbc.ca/north-vancouver-west-16

A copy of the Project Fact sheet is provided as Appendix 2.

District of North Vancouver Rezoning Webpage

The community was invited to visit the District rezoning webpage to find out more information about the rezoning process. A link to the rezoning page was included in the neighbourhood and strata letters and on the *Let's Talk Housing* webpage. This digital platform launched 26 January 2021 and includes the following:

- Status and progress updates
- Additional proposal details
- Photos, drawings, renderings
- Documents and related web content

The rezoning web page URL is: dnv.org/west-16th-street-supportive-housing

Social Media Posts

BC Housing and the District of North Vancouver sent notifications and reminders using Facebook and Twitter during the engagement period.

Project site signage

The District of North Vancouver posted notification signs at the project site on 26 January 2021.

Project signage provided the following information:

- Link to the Let's Talk Housing website for project details and meeting registration
- Map with location of project
- Number of units and storeys
- Link to District rezoning webpage

Seven signs were posted in the following locations:

- Lloyd Avenue and Marine Drive
- Lloyd Avenue and Churchill Crescent
- Pemberton Avenue and West 16th Street
- West 16th Street east of Pemberton and adjacent to the project site

A photos of project signs and a map of locations is included as Appendix 3.

Advertising in Local Newspaper

BC Housing placed print advertisements in the North Shore News that included the following information:

- Dates and times of Neighbourhood Information Sessions
- Link to register for session
- Information about the project and how to participate
- Link to *Let's Talk Housing* webpage
- Link to community relations email address

Advertisements were placed on the following dates:

- Wednesday, 3 February 2021
- Wednesday, 10 February 2021
- Wednesday, 17 February 2021
- Wednesday, 10 March 2021

Copies of advertisements are included as Appendix 4.

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Engagement methods

Community members were invited to ask questions and provide input through the virtual neighbourhood information sessions, the *Let's Talk Housing* webpage and via the BC Housing community relations email address. See the Summary of Response section of this report for key themes of input received.

Neighbourhood Information Sessions

Due to the restrictions on public gatherings, the public engagement sessions were held online using Zoom and GoToWebinar. These sessions presented an opportunity for the public to learn more about the initiative, ask questions and provide input. BC Housing and the project partners hosted five neighbourhood information sessions on the following dates:

Neighbourhood Information Session	Format	Date	Time
Session #1	Zoom	Wednesday, February 10, 2021	7:00 to 8:00 pm
Session #2	Zoom	Wednesday, February 18, 2021	7:00 to 8:00 pm
Session #3	GoToWebinar	Wednesday, February 23, 2021	7:00 to 8:30 pm
Session #4	Zoom	Wednesday, February 24, 2021	7:00 to 8:00 pm
Session #5	Zoom	Wednesday, February 25, 2021	12:00 to 1:00 pm
Session #6	GoToWebinar	Wednesday, March 11, 2021	7:00 to 8:30 pm

At the virtual neighbourhood information sessions, community members heard from project team representatives from BC Housing, the District of North Vancouver and RainCity Housing:

- Carmen Hall, Coordinated Access and Assessment Manager, BC Housing
- Stanley Yuen, Development Manager, BC Housing
- Naomi Brunemeyer, Director, Regional Development, BC Housing
- Eliza Li, Supportive Housing Advisor, BC Housing
- Casey Peters, Senior Development Planner, District of North Vancouver
- Tina Atva, Manager of Community Planning, District of North Vancouver
- Eirikka Brandson, Social Planner, District of North Vancouver
- Amelia Ridgway, Associate Director, RainCity Housing
- Catharine Hume, Co-Executive Director, RainCity Housing

The sessions included a presentation from representatives of BC Housing, the District and RainCity Housing followed by a facilitated question and answer dialogue.

A copy of the neighborhood information session presentation is included as Appendix 5.

A video recording of the presentation was made available on the *Let's Talk Housing* webpage on March 11, 2021 for those who were unable to attend.

The webinar presentation recording is available on the project web page at: letstalkhousingbc.ca/north-vancouver-west-16

BC Housing Community Relations Information Email

Participants were encouraged to email BC Housing community relations representatives to:

- Asks questions
- Provide comments
- Register for a neighbourhood information session

BC Housing responded to questions and provided information about registering for neighbourhood information sessions to participants.

***Let'sTalk Housing* webpage**

Participants were encouraged to submit questions and comments to BC Housing directly using the engagement platform. Questions, comments and responses from BC Housing are available on the webpage.

First Nations Meetings

Amelia Ridgway, Associate Director, and Allan Lindley, Manager of Indigenous Services, from RainCity Housing conducted the following meetings:

- **Squamish Nation –** 10 February 2021 meeting with including representatives of Hiyam Housing
- **Tsleil-Waututh Nation –** 10 February 2021 RainCity meeting with two representatives

The purpose of the meetings was to introduce the RainCity Housing organization and set intention around working with Host Nations. Information provided included:

- Describing the proposed program and the model of how RainCity approaches working with families and women.
- Assuring both Nations that if their members were living at this building that RainCIty Housing would collaborate and would welcome feedback on how to support their members.
- Discussing opportunities to provide input into the design of the cultural space in the building and any cultural programming/activities or events.
- Assuring both Nations that the land that the building will be built on would be properly prepared prior to the construction process beginning.

Input received included overall enthusiasm and support for the purposed project and willingness to collaborate together in the future as needed.

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Participation

A variety of methods for participation were provided during the engagement period, as outlined in the table below.

Engagement method	Description
Neighbourhood Information Session #1 – Zoom • Wednesday, February 10, 2021, 7:00 to 8:00 pm	• 12 people attended
Neighbourhood Information Session #2 – Zoom • Wednesday, February 18, 2021, 7:00 to 8:00 pm	• 12 people attended
Neighbourhood Information Session #3 – GotoWebinar • Wednesday, February 23, 2021, 7:00 to 8:30 pm	• 26 people attended
Neighbourhood Information Session #4 – Zoom • Wednesday, February 24, 2021, 12:00 to 1:00 pm	• 11 people attended
Neighbourhood Information Session #5 – Zoom • Wednesday, February 25, 2021, 7:00 to 8:00 pm	• 11 people attended
Neighbourhood Information Session #6 – Webinar • Thursday, March 11, 2021, 7:00 to 8:00 pm	• Zero registrations for this session
Stakeholder Information Sessions – Zoom • Wednesday, February 3, 2021 • Thursday, February 4, 2021 • Thursday, February 4, 2021	• Zero registrations for these sessions
First Nations Meetings • Wednesday, February 10, 2021	• Online meeting with Squamish Nation • Online meeting with Tsleil-Waututh Nation
***Let's Talk Housing* webpage – Q&A**	• A total of 55 questions and comments were submitted online
***Let's Talk Housing* webpage – Activity**	• 1,700 views were recorded during the engagement period • 213 documents were downloaded with the top three documents being the Project Fact Sheet, Property Values and Supportive Housing report and the Genertic Supportive Housing Agreement Sample
Community Relations Email line – Q&A	• A total of 14 questions and comments were submitted to BC Housing by email
District of North Vancouver Email line – Q&A	• A total of 94 email submissions were received by the District
BC Housing Social media – proposal announcement	• Facebook – reach 706, 34 Engaged users 34, likes 21, cares 2, comment 1 and shares 4

	• Twitter – reach 1.627, impressions 51, retweets 4, replies 1, likes 21 • Instagram – engagement 32, comments 1 • LinkedIn – reach 3,187, impressions 75, likes 71, celebrate 2, support 2, shares 7

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Summary of input

KEY THEME	WHAT WE HEARD
Interest in tenancy	• Questions about how to apply to live in the building • Questions about how the application process works
Involvement with project	• Questions about ideas to make tenants feel welcome • Questions about volunteer opportunities
Operations	• Questions and support for vegetable plots for tenants or rooftop gardens • Comments of support for RainCity Housing as operator • Questions about how RainCity Housing will connect with other support organizations in the area
General support for project	• Comments about this being an excellent project • Comments about benefit of having projects like this in the District to support people at risk of homelessness • Comments about helping people get their lives on track • Comments about this being a great step towards providing long-term housing to people who need it • Comments about this issue being a challenge that the local community needs to address, and this building will help • Comments about this being an important part of supporting community and neighbours • Comments in support of providing homes for women and children • Questions about how to provide support to make sure this project goes ahead • Comments about strong general support for the project
Operations	• Questions about who will live in the building and whether men will be allowed • Questions about who will be on the Community Advisory Committee • Questions about total occupancy of the building • Questions about what the residency agreement looks like and how it is enforced • Questions about staffing and operations • Question about how noise complaints will be addressed
Schools	• Questions about project school catchment area • Questions about how development will affect school • Questions about whether there is capacity at local school
Supportive Housing	• Questions about whether this will be “low barrier” housing
Crime, drugs and alcohol	• Comments about increased crime in the neighbourhood • Comments about increased drug use in the area • Questions about whether project will include a safe injection site • Comments about impacts to local businesses

	• Questions about whether tenants will be able to use drugs
Building height	• Questions about whether project is exempt from height restrictions
Property values	• Comments that project might lead to decreased property values
Property taxes	• Question about what property taxes will be paid
Traffic	• Questions about whether a traffic study will be conducted • Questions about impacts to street parking
Construction	• Question about whether building will meet LEED standards • Question about lighting and lighting impacts to nearby business • Question about whether youth and trainees will be hired by the builder • Questions about when the building will be completed
Rezoning process	• Questions about how the rezoning process works

A record of verbatim questions and comments received on the Let's Talk Housing webpage and the Community Relations email line is provided as Appendix 6.

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Summary

The engagement activities for this project were well subscribed, with a high level of interest, support and concern demonstrated by community members.

The questions and comments were overwhelmingly supportive of both the development of a supportive housing project and the rezoning of the proposed location in the District of North Vancouver. Key themes identified through questions and comments included general support for the project, building operations, location, safety and security, possible drug use outside of the property, whether the project is “low barrier”, information on how to participate in the public hearing and impact on property values.

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Appendix 1 – Notification letters

January 26, 2021

Dear Neighbour,

BC Housing, the District of North Vancouver (DNV) and RainCity Housing are partnering on a proposal to address the crucial need for supportive housing in North Vancouver.

The District of North Vancouver's *2018 Rental and Affordable Housing Strategy* identified that homelessness is on the rise in North Vancouver, and that women and children are increasingly vulnerable.

This urgent community need has led District Council to direct staff to work with partners to pursue the development of a permanent supportive housing project. A district-owned site at the corner of **Lloyd Avenue and West 16th Street** has been earmarked as the location. This project will follow the standard Council rezoning process and will include ample opportunities for public input.

If approved, the proposal is to construct a five storey, 60-unit building that would provide homes for single women and women-led families who are experiencing or at risk of homelessness.

District staff are leading the rezoning process and BC Housing would fund construction and operations. RainCity Housing would operate the housing. RainCity staff would be on site 24/7 to provide support services including meal programs, life and employment skills training, and health and wellness support services. RainCity Housing is an experienced non-profit charitable organization that has provided programs and services in Vancouver since 1982. Learn more about the organization at http://www.raincityhousing.org/.

We will be hosting small group **Neighbourhood Information Sessions** and invite the community to learn more, ask questions and provide feedback. Due to COVID-19 restrictions, the information sessions will be held online.

Sessions are scheduled on:

1. Wednesday, February 10, 2021 – 7:00 to 8:00pm
2. Thursday, February 18, 2021 – 7:00 to 8:00pm
3. Thursday, February 25, 2021 – 12:00 to 1:00pm

Please email communityrelations@bchousing.org to register and indicate which session you would like to attend.

You can find more information about the proposal at https://letstalkhousingbc.ca/north-vancouver-west-16. You can also send questions and comments to communityrelations@bchousing.org.

For more information about the project and upcoming community engagement, visit
https://letstalkhousingbc.ca/north-vancouver-west-16
For information about the District of North Vancouver rezoning process, visit:
https://www.dnv.org/west16th

January 26, 2021

Dear Neighbour,

BC Housing, the District of North Vancouver (DNV) and RainCity Housing are partnering on a proposal to address the crucial need for supportive housing in North Vancouver.

The District of North Vancouver's *2018 Rental and Affordable Housing Strategy* identified that homelessness is on the rise in North Vancouver, and that women and children are increasingly vulnerable.

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District staff are leading the rezoning process and BC Housing would fund construction and operations. RainCity Housing would operate the housing. RainCity staff would be on site 24/7 to provide support services including meal programs, life and employment skills training, and health and wellness support services. RainCity Housing is an experienced non-profit charitable organization that has provided programs and services in Vancouver since 1982. Learn more about the organization at http://www.raincityhousing.org/.

We will be hosting special small group **Stakeholder Information Sessions** for immediate neighbours and invite you to learn more, ask questions and provide feedback. Due to COVID-19 restrictions, the information sessions will be held online.

Sessions are scheduled on:

1. Wednesday, February 3, 2021 – 7:00 to 8:00pm
2. Thursday, February 4, 2021 – 7:00 to 8:00pm
3. Thursday, February 4, 2021 – 12:00 to 1:00pm

Please email communityrelations@bchousing.org to register and indicate which session you would like to attend.

These sessions are in addition to **Neighbourhood Information Sessions** where we invite the broader community to learn more about the proposal. These sessions are scheduled on:

1. Wednesday, February 10, 2021 – 7:00 to 8:00pm
2. Thursday, February 18, 2021 – 7:00 to 8:00pm
3. Thursday, February 25, 2021 – 12:00 to 1:00pm

You can find more information about the proposal at https://letstalkhousingbc.ca/north-vancouver-west-16. You can also send questions and comments to communityrelations@bchousing.org.

For more information about the project and upcoming community engagement, visit
https://letstalkhousingbc.ca/north-vancouver-west-16
For information about the District of North Vancouver rezoning process, visit:
https://www.dnv.org/west16th

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Appendix 2 – Project Fact Sheet

North Vancouver
Supportive Housing

The proposal

BC Housing is is partnering with the District of North Vancouver and RainCity Housing on a proposal to develop approximately 60 new homes with support services in a five-storey building at the corner of Lloyd Avenue and West 16 Street in North Vancouver.

The new homes would offer safe and secure housing to single women and women-led families experiencing or at risk of homelessness.

Why does North Vancouver need this housing?

Poverty and homelessness are a real issue throughout the North Shore.

The number of people experiencing homelessness is rising and social service providers report more people at risk of homelessness and wait lists for social and non-market housing continue to grow.

What is supportive housing?

Supportive housing is an opportunity for people to leave the streets, the shelter system and precarious housing situations for safe and stable housing.

A typical supportive housing unit is a self-contained studio home with various support services provided on-site, to ensure people can achieve and maintain housing stability – the studio units in this building will have that make up.

The family units will be two, three and four bedroom apartments. Supports may include on-site family support workers, life skills training, employment assistance, connection and referral to community services and support groups, depending on the unique needs of each resident.

Who would live here?

The single women and women-led families who apply to live here would need to meet eligibility requirements around income, homelessness and required supports and programming.

BC Housing and RainCity would work with local service providers to determine the criteria and to select residents, while recognizing that this housing will be specifically targeted to women and families. All new residents would pay rent and sign a program agreement and good neighbour agreement.

Community safety

We are committed to building a safe community both inside and outside the housing with:

Experience: BC Housing and RainCity have extensive experience providing services and housing to people experiencing or at risk of experiencing homelessness across the region.

Staffing: RainCity staff would be on-site 24/7 to support residents, manage the building, and be available to respond directly to any related concerns that arise in a timely manner.

Resident Mix: Residents are selected through a thoughtful and thorough assessment process. Every resident is considered on an individual basis to ensure that the housing and services provided by the program match the supports they need.

Property Maintenance: Regular cleanups of property and immediate area would ensure cleanliness.

Design Features: Well-lit and fenced grounds, security cameras, controlled single point of entry, landscaping, parking, contained outdoor space for smoking and pet area.

Agreements: Residents would sign a program agreement and good neighbour agreement.

Community Advisory Committee: A Community Advisory Committee would be created to support the successful integration of the building into the community, with representation from BC Housing, the District of North Vancouver, RainCity, Vancouver Coastal Health, RCMP or community policing, and community members.

Next steps

BC Housing, the District of North Vancouver and RainCity will hold small group dialogues to share information, answer questions and gather feedback about the proposal. An engagement summary report will be provided to the District of North Vancouver as part of the rezoning process.

Sessions are scheduled on:

Wednesday, February 10, 2021 – 7:00 to 8:00pm
Thursday, February 18, 2021 – 7:00 to 8:00pm
Thursday, February 25, 2021 – 12:00 to 1:00pm

Please email communityrelations@bchousing.org to register and indicate which session you want to attend.

Partners

- BC Housing would fund the construction and provide operating budget for the housing.
- District of North Vancouver is leading the rezoning process.
- If approved, BC Housing and RainCity will engage with the Vancouver Coastal Health Authority to discuss support services that could potentially be provided at the site.
- RainCity would operate the housing and provide support services to residents.

RainCity Housing is an experienced non-profit charitable organization that provides housing and support in over 10 municipalities in the Lower Mainland and Sunshine Coast, and has been in operation since 1982.

Learn more about the organization at http://www.raincityhousing.org/.

How can I provide input?

Email **communityrelations@bchousing.org**

Visit **LetsTalkHousingBC.ca/north-vancouver-west-16**

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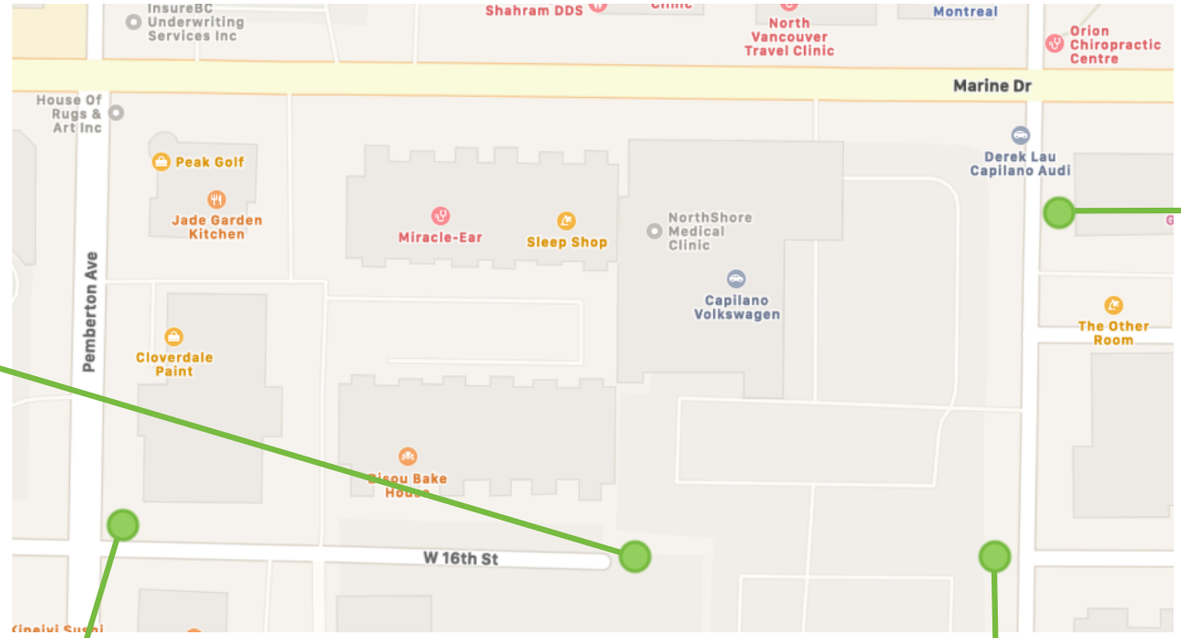
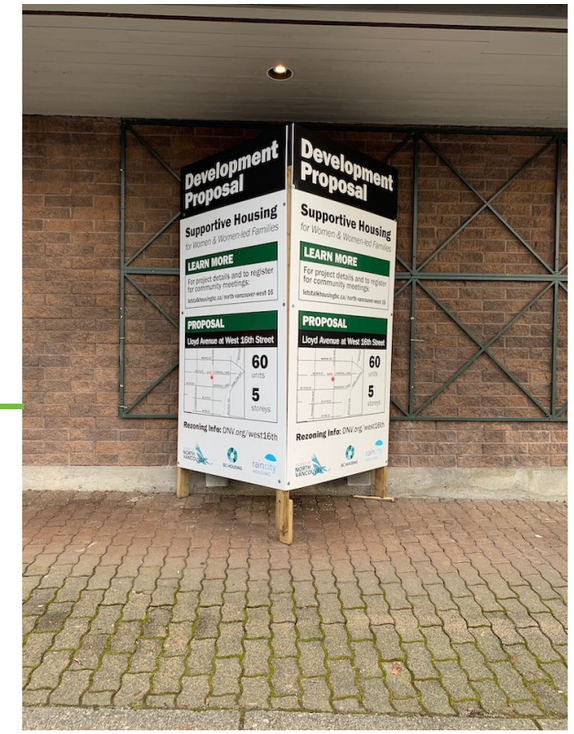
Appendix 3 – Project Signage

Development Proposal
Supportive Housing
for Women & Women-led Families
LEARN MORE
For project details and to register for community meetings:
PROPOSAL
Lloyd Avenue at West 16th Street
60 units
5 storeys
Rezoning Info: DNV.org/west16th


InsureBC Underwriting Services Inc
Shahram DDS
North Vancouver Travel Clinic
Montreal
Orion Chiropractic Centre
Marine Dr
House Of Rugs & Art Inc
Peak Golf
Jade Garden Kitchen
Miracle-Ear
Sleep Shop
NorthShore Medical Clinic
Derek Lau Capilano Audi
Capilano Volkswagen
The Other Room
Pemberton Ave
Cloverdale Paint
Bisou Bake House
W 16th St


Development Proposal
Supportive Housing
for Women & Women-led Families
LEARN MORE
For project details and to register for community meetings:
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60 units
5 storeys
Rezoning Info: DNV.org/west16th

Development Proposal
Supportive Housing
LEARN MORE
PROPOSAL
60
5

Development Proposal
Supportive Housing
for Women & Women-led Families
LEARN MORE
For project details and to register for community meetings:
PROPOSAL
Lloyd Avenue at West 16th Street
60 units
5 storeys
Rezoning Info: DNV.org/west16th

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Appendix 4 – Advertisements

ICBC OR OTHER INJURY CLAIM?
CALL FOR A FREE CONSULTATION
Griffin Business Centre
901 West 3rd Street
North Vancouver
604-737-6900
taylorandblair.com
TAYLOR & BLAIR LLP
LAWYERS

Michaels
Made by you
Correction Notice
In the circular beginning Friday, February 12, 2021, the offer description of Select Artist Easels & Tables on page 2 is incorrect. The correct offer description is **Select Artist Easels**.
We apologize for any inconvenience this may have caused.

VOLUNTEER CANCER DRIVERS SOCIETY
VOLUNTEER DRIVERS NEEDED!
Call 604-515-5400 or visit volunteercancerdrivers.ca

PRESENTATION HOUSE

Theatre invests in live-stream future

BEN BENGTSON
bbengtson@nsnews.com

Presentation House Theatre is gearing up for a future where live-streamed theatre may be more and more common – even after pandemic restrictions are loosened.

The North Vancouver theatre is investing in video streaming technology to support its delivery of virtual programming, following a $50,000 grant from the B.C. government for capital projects in a variety of sectors across the province.

Like all venues that specialize in live events across B.C., Presentation House was forced to cancel or postpone much of its season last year due to COVID-19 restrictions barring in-person attendance.

Those restrictions are technically still in place until Feb. 5, but most venues expect them to be extended indefinitely by the province.

While the theatre has found ways to host some of its community projects online – and started a new creative hub co-op for artists to use during the pandemic – Presentation House is investing in new cameras and equipment that will allow them to beef up the kind of virtual theatre experiences they're able to offer in the future.

North Vancouver's Presentation House Theatre is investing in video streaming technology after receiving a government grant. MIKE WAKEFIELD

"We don't think live streaming of theatre is going to go anywhere after COVID is done. I think artists are interested in it as a potential artistic expression, some audiences prefer to watch it at home – and also, it's an accessibility issue. Some people, for a variety of reasons, don't find coming to the theatre particularly accessible, but they'd be able to access it at home," said Andrea Loewen, the theatre's managing director. "We're a space that a lot of other artists and community groups come to host their own projects. We wanted to have that gear and have technicians that could use it."

While the theatre is using the grant money to buy new camera equipment, the main piece of new tech will be a switcher – a device that will allow technicians to seamlessly use a multi-camera or multi-screen setup to make the experience of virtual theatre more immersive.

"It allows for multiple cameras or multiple streams to be controlled in the broadcast. We can bring it all in and broadcast it out, and control what people see. It's like with live television – when you have six different cameras around," said Loewen. "They can control what people are seeing in the moment."

While in-person theatre will continue to be the venue's bread and butter, bolstering the theatre's virtual capabilities will be useful during and after the pandemic, according to Loewen.

For example, although the theatre can't finalize details right now, they're hoping to be able to stream an immersive female-based combat drama this April from a Vancouver-based theatre production company, she said.

"They want to reach a wide audience. Hopefully, we'll have a live audience, but even if we do have in-person we'll live stream it out using our new technology," said Loewen.

LET'S TALK ABOUT SUPPORTIVE HOUSING IN NORTH VANCOUVER

BC Housing and our partners invite you to join us at a virtual neighbourhood information session to learn more, ask questions and provide feedback about the proposal for new housing with supports for women and women-led families at the corner of Lloyd Avenue and West 16th Street in North Vancouver.

Wednesday, February 10, 2021, 7–8 pm
Thursday, February 18, 2021, 7-8 pm
Thursday, February 25, 2021, 12-1 pm

To register please email communityrelations@bchousing.org and indicate which session you would like to attend.

Online small group discussion with Q + A.

Visit letstalkhousingbc.ca/north-vancouver-west-16 or email communityrelations@bchousing.org to ask questions and submit input.

BC HOUSING
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north shore news

SPOTLIGHT ON EVENTS

ART RENTAL SHOW
Through February 20
Rent it, buy it, love it!
Visit CityScape Community ArtSpace to explore the 2021 Art Rental Collection. With over 200 new works, have fun choosing your next local artwork.
For more information visit northvanarts.ca

OUT OF THE BOX EXHIBITION
February 10 – March 6
Visit the Silk Purse Arts Centre to view work by talented artists from the Art Box. Take in stunning works in painting, photography, sculpture, diorama & mixed media.
For more information visit westvanartscouncil.ca

RETURN TO THE BRITISH ISLES
March 13 Virtual Concert | 8 p.m.
Laudate Singers return to the British Isles with madrigals from the English Renaissance, Byrd, Stanford, works by contemporary composers and a brand new commission from our composer-in-residence.
For more information visit laudatesingers.com

Events listed here are sponsored by the North Shore News. For more information on our sponsorship program, please email nshoxangans@nsnews.com

SICK SISKINS

Warning issued for salmonella in bird feeders

ELISIA SEEBER
Local Journalism Initiative reporter@nsnews.com

A North Shore resident wants to remind the community to be vigilant about cleaning their bird feeders in winter, after she found a number of sick pine siskins suffering from salmonella.

The Wildlife Rescue Association of BC says that during the winter salmonella infection is common in finches, but it has seen record-breaking numbers of the songbirds displaying symptoms of infection across British Columbia this season.

"In 2020, 127 pine siskins were admitted, which is a 13-fold increase from what we saw in the last two years," the association's website states. In December alone, 75 pine siskins were admitted and suspected to be infected with salmonella."

A further 36 sick pine siskins have already been taken to the centre since the New Year began.

"People are finding large numbers of these songbirds lethargic, and too weak to fly away, symptoms consistent with salmonella poisoning," the association's website states.

Salmonella infection spreads through bird feeders

The association says when the birds are feeding in proximity, disease can easily be passed from bird to bird through fecal contamination of food and water in bird feeders.

A pine siskin suffering from salmonella poisoning was rescued by a North Shore resident. CHELSEA IRWIN

"Salmonellosis is an infection caused by bacteria of the genus salmonella. These bacteria primarily attack the digestive system, notably the throat, making it difficult for the birds to feed," the association's website states.

When sick, the little brown and yellow feathered birds look puffed-up and sleepy, they're not alert, and they don't move very much. They also often have seeds all over their beak and it's common to find dead birds nearby.

Chelsea Irwin, a Central Lonsdale resident, says she has found four sick birds in her area alone in the past month.

"One of them I was able to save and get to the wildlife rescue in Burnaby, but the rest didn't make it," she wrote over email.

"There seems to be a high number of cases in the Central and Lower Lonsdale area, which can easily transmit to other animals and people.

"It's really escalated and it's really sad to see so many sick or dead little birds around."

If you find a symptomatic bird, the association encourages you to try and capture the bird by placing a small cloth over the top of it and putting it in a cardboard box.

It's important that you wash your hands afterwards as salmonella can spread to humans and pets.

Once you have the bird, contact Wildlife Rescue Association of BC at 604-526-7275.

Afterwards, the association recommends taking down the feeder for at least two weeks, and to make sure you are no longer seeing sick birds before putting it back up.

Before putting the feeder back up, disinfect it in 10 per cent bleach solution, rinse and dry it thoroughly, and put in fresh feed.

To keep birds safe, make sure to repeat this cleaning weekly to prevent another infection and sweep up any old seed on the ground.

LET'S TALK ABOUT SUPPORTIVE HOUSING IN NORTH VANCOUVER

BC Housing and our partners invite you to join us at a virtual neighbourhood information session to learn more, ask questions and provide feedback about the proposal for new housing with supports for women and women-led families at the corner of Lloyd Avenue and West 16th Street in North Vancouver.

Thursday, February 18, 2021, 7-8 pm
Wednesday, February 24, 2021, 7-8 pm
Thursday, February 25, 2021, 12-1 pm

To register please email **communityrelations@bchousing.org** and indicate which session you would like to attend.

Online small group discussion with Q + A.

Visit letstalkhousingbc.ca/north-vancouver-west-16 or email communityrelations@bchousing.org to ask questions and submit input.

BC HOUSING
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VIMFF

New documentary looks at athlete's journey with parasurfing

BEN BENGTSON
bbengtson@nsnews.com

When it comes to athletics and outdoor recreation, there isn't much that Sam Danniels doesn't do – and that's remained so even after his accident.

When he was 19, Danniels' life changed forever, while his zest for life and passion for adventure stayed the same.

Danniels grew up in Ontario, but he has since made the wise decision to live in North Vancouver. Like many kids reared in the heartland province, though, he spent countless summers being pulled by a boat through the water while tubing, barefoot waterskiing or wakeboarding.

He played rugby and hockey. He windsurfed and rock climbed. One of his major passions was mountain biking.

"I was never shy to learn something new," Danniels tells the North Shore News.

When he finished high school, Danniels moved to British Columbia. Everything changed in 2005 following a mountain biking accident near Kamloops that left him with a broken back and more than a hundred broken bones.

One of those broken bones was a spinal cord injury that essentially left Danniels paralyzed from the armpits down.

While that kind of trauma to one's body and mind would be unimaginable to most, he's never let it get in the way of pursuing his athletic passions. He's just carried on,

Sam Danniels' story of resilience in the face of a major accident is the focus of a new movie show at the Vancouver International Mountain Film Festival. TROY BAIRD

adapting to new circumstances on the fly.

"My goal from the beginning of my accident was to not let it define me as a person," he says.

Danniels' life story, including his latest endeavour to develop his own adaptive surfboard so he could once again hit the water, is the subject of a new documentary.

"His family was basically all called to the hospital to say goodbye. It was amazing he lived," explains Missy Mcintosh, the North Vancouver-raised filmmaker behind *Beyond the Break: The Sam Danniels Story*, showing at the Vancouver International Mountain Film Festival, which kicks off this Friday. "Once he was able to lift himself into his wheelchair from the ground, he starting thinking about a career as a skier. He got into skiing really quickly, he trained really hard."

Mcintosh works for a production company that specializes in making five-minute documentaries with the simple premise of profiling people in the community who love what they do. As soon as she met Danniels, however, she realized his story was anything but simple, and decided she'd need a larger stage to tell his tale.

Among Danniels' many career highlights, he was a member of Team Canada for the 2010 Paralympic Games, and he's also taken home gold in slalom skiing at the X Games.

Besides paraskiing, Danniels has taken up cycling, snowmobiling and paragliding since his accident – while Mcintosh's film examines his latest athletic pursuit: surfing.

"I never had an opportunity to learn to surf until I was 30 years old," quips Danniels. "The biggest thing that kept me out of it really was just access to equipment – I just didn't know what equipment I'd need or where I'd get the equipment I didn't even know I needed."

Mcintosh's film in large part focuses on that question. Because many existing adaptive surfboards weren't compatible with Danniels' level of paralysis, he learns to craft his own over the course of the film, from the initial brick of foam to the final board being made, to when he tries it out in Tofino for the very first time.

"There's never a one-size-fits-all. Depending on where your paralysis is – where your stability lies – everything has to be custom," says Mcintosh.

Production on the film started in October 2019. Following COVID delays, production wrapped up this past October.

Not only was Danniels' surfboard project a success, he's endeavoured to keep going with it as well. He's now continuing to build adaptive surfboards for others, according to Mcintosh.

When Danniels first entered the frigid Tofino waters on his adaptive surfboard during filming, there wasn't a sense of fear coursing through him. He felt more analytical – making sure everything was working just right – than he did emotional, he says, which is typical for someone so accustomed to high-energy outdoor activities. He was more focused on surfing correctly than he was with being scared. There was one thing about his plunge into the water that did make him pause for a moment, however, notes Danniels. "Admittingly, the cameras brought on an element of nervousness for sure," he jokes. But when talking about wanting to continue his athletic pursuits no matter what, he's all business. "I just wanted to continue that for the rest of my life as long as I could. That's what's kept me going."

Beyond the Break: The Sam Danniels Story is showing at the Vancouver International Mountain Film Festival starting this Friday, Feb. 19. Visit vimff.org for tickets.

LET'S TALK ABOUT SUPPORTIVE HOUSING IN NORTH VANCOUVER

BC Housing and our partners invite you to join us at a virtual neighbourhood information session to learn more, ask questions and provide feedback about the proposal for new housing with supports for women and women-led families at the corner of Lloyd Avenue and West 16th Street in North Vancouver.

Tuesday, February 23, 2021, 7:00-8:30 pm

Visit letstalkhousingbc.ca/north-vancouver-west-16 for more information and to register for the session or email communityrelations@bchousing.org to ask questions and submit input.

Online small group discussion with Q + A.

BC HOUSING

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north shore news

SPOTLIGHT ON EVENTS

MOTHER TONGUE
February 26 - April 10
Katherine Ducios, Sara Khan, and Laura Rosengren explore the joyful, chaotic, loud, incredible, anxious, and surreal elements of being a mother at CityScape Community ArtSpace.
For more information visit northvanarts.ca

HOW POLICIES AND NEW BUSINESS MODELS CAN REDUCE SINGLE-USE PLASTICS
March 10, 7:30-8:15pm via Zoom
The first of five webinars in Ocean Ambassador's Ocean Health Speaker Series. Karen Storry, senior engineer with Metro Vancouver Solid Waste Services will talk about her research in reducing plastic waste.
For more info or to register www.oceanambassadorscanada.com

NORTH SHORE ART CRAWL
Online March 12 - April 12
With a scroll and a swipe, you can discover and meet the talented artists of Vancouver's North Shore. Explore textiles, jewelry, pottery, sculpture, painting, glass, photography, and more. All month, all free.
Visit northvanarts.ca/north-shore-art-crawl/ to start your crawl.

Events listed here are sponsored by the North Shore News. For more information on our sponsorship program, please email nshoker@nsnews.com.

PARK & TILFORD

Public gardens to reopen this spring

BEN BENGTSON
bbengtson@nsnews.com

Those hoping to escape the winter doldrums by taking a stroll through one of the North Shore's favourite community gardens have a wait still ahead.

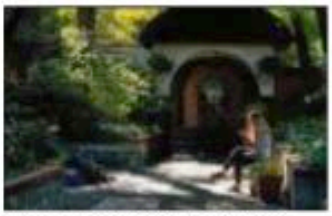
Since November, Park & Tilford Gardens in North Vancouver has been closed to the public.

A sign on the gardens' front gate reads: "Due to the current pandemic, COVID-19, Park & Tilford Gardens will be closed for the winter season and reopen in the new year."

Fans of the botanical gardens, which celebrated its 50th anniversary in 2019 and is home to eight themed garden displays, have expressed their dismay the space remains closed.

North Vancouver resident and photographer Stephanie Alexandra said she was used to frequenting the gardens up to twice a week and has been frustrated at what she sees as a prolonged closure.

"I specialize in floral photography and as a person with disabilities on low income, it's been my favourite garden for about 10 years, partly because it's free but mostly because they've had a wonderful variety of flowers to enjoy during the year," said Alexandra. "I did not expect it would be closed for so long, especially when VanDusen Gardens [in Vancouver] has managed to remain open, and other gardens have been accessible as well."



A person relaxes in Park & Tilford Gardens during sunnier days. The popular North Vancouver spot has been closed due to the pandemic.
STEPHANIE ALEXANDRA

And volunteer gardeners who exercise their green thumbs at P&T are particularly anxious to get back into the space, according to Ann Pentland, past president of the Friends of the Gardens Society.

"I'm disappointed that the garden is not open to the public," said Pentland, who also sits on the Gardens Review Board along with representatives from the City of North Vancouver and property manager BentallGreenOak. The review board is an independent, appointed body established by the City of North Vancouver to oversee maintenance of the gardens.

However, while Pentland wants to get back into the gardens along with everybody else, she acknowledges BentallGreenOak's commitment to safety during the pandemic, especially after a set of provincewide restrictions on gatherings and events was imposed on Nov. 19.

"The decision to close the gardens in November came from an abundance of caution that put the health and safety of our valued guests and their families first," said Rahim Ladha, a spokesman for BentallGreenOak, in an emailed statement. "The enclosed nature of the gardens, and the narrow pathways within, introduced challenges with social distancing that compromised adherence to the guidelines as established by our local and provincial public health authorities at that time."

According to BentallGreenOak, the property manager is preparing the gardens for a spring reopening, with timing dependent on the completion of infrastructure repairs on the premises.

The repairs are "largely seasonal maintenance and general upkeep in nature," added Ladha.

LET'S TALK ABOUT SUPPORTIVE HOUSING IN NORTH VANCOUVER

BC Housing and our partners invite you to join us at a virtual neighbourhood information session to learn more, ask questions and provide feedback about the proposal for new housing with supports for women and women-led families at the corner of Lloyd Avenue and West 16th Street in North Vancouver.

Thursday, March 11, 2021, 7-8:30 pm

Visit letstalkhousingbc.ca/north-vancouver-west-16 for more information and to register for the information session.

Online information session with Q + A.

Visit **letstalkhousingbc.ca/north-vancouver-west-16** or email **communityrelations@bchousing.org** to ask questions and submit input.

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Appendix 5 – Webinar Presentation

District of North Vancouver
West 16th Street Supportive Housing
Neighbourhood Information Session

February 25, 2021

BC HOUSING

DISTRICT OF NORTH VANCOUVER

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Today’s Agenda

1. Welcome & introductions
2. Understanding pathways to homelessness
3. The need for this housing in North Vancouver
4. The proposal
5. How the site would be managed
6. Next steps

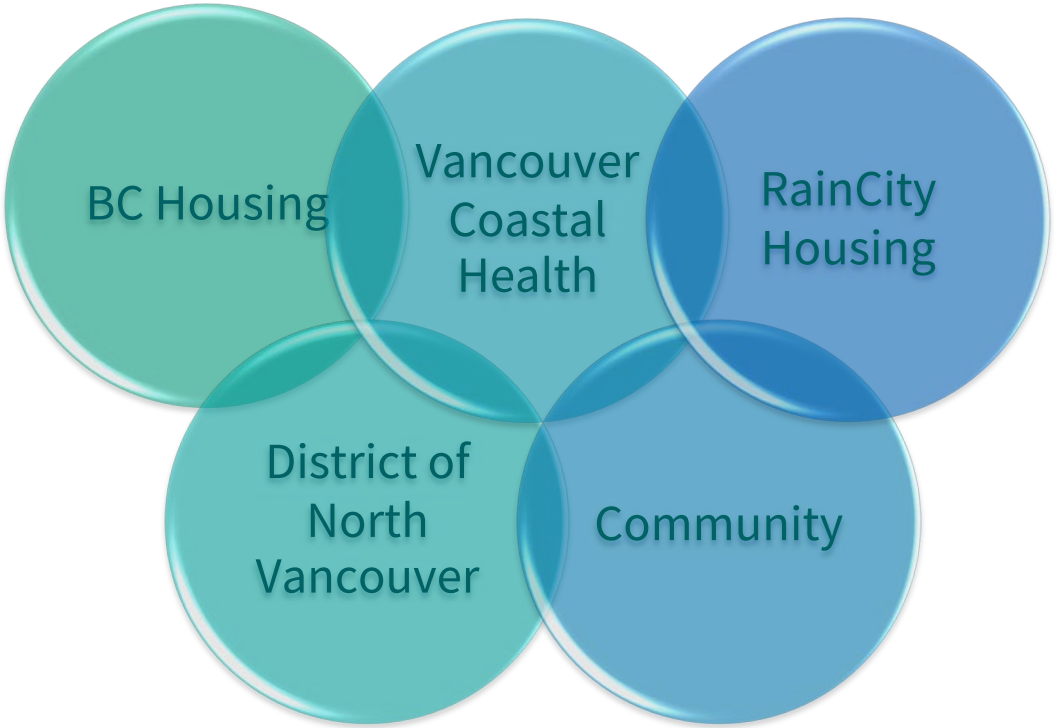
Guiding Principles

- We will work to balance airtime.
- We are committed to answering questions and sharing information.
- We will come together for a safe and respectful discussion.

Presenters & Panelists

- Naomi Brunemeyer, Director, Regional Development, BC Housing
- Eliza Li, Supportive Housing Advisor, BC Housing
- Casey Peters, Senior Development Planner, District of North Vancouver
- Eirikka Brandson, Social Planner, District of North Vancouver
- Amelia Ridgway, Associate Director, RainCity Housing

It takes a community to address homelessness



Why are people experiencing homelessness?

Homelessness in North Vancouver….

- Homelessness is on the rise
- Women and children are increasingly vulnerable
- Social service providers report more people at risk and increased wait lists

Questions & Discussion

District of North Vancouver Process

- Signed MOU with BC Housing
- District-owned land at Lloyd Avenue and W. 16th Street identified for permanent supportive housing site
- District is leading the rezoning process
- If approved, District will lease land to BC Housing

DISTRICT OF NORTH VANCOUVER

How this site was chosen

- Availability
- Appropriate condition and size
- Proximity to services/transit

The proposal for Lloyd Avenue and West 16th Street

- BC Housing would fund construction and lease site from the District
- Five-storey building
- Approximately 60 new homes with supports
- Safe, stable housing for single women and women-led families

This rendering is an approximation of what we intend to build and is subject to change.

Questions & Discussion

Supportive housing is not a shelter

Shelter	Supportive Housing
First come first served	Assessment process for applicants
Access to a bed temporarily (1 night at a time)	A self-contained studio home
Some meals may be provided	1 hot meal provided, plus private kitchenette
Must leave shelter space during daytime	No requirement to leave unit or building
Shared sleeping space	Private unit
No payment	Pay rent for unit
Outreach worker available to connect to support services offsite	24/7 access to staff and support services onsite

RainCity Housing

- Operating since 1982
- Provide housing and support in over 10 municipalities across the lower mainland and sunshine coast

raincity HOUSING

How the site will be managed

Process & next steps

Community and stakeholder outreach

District approval process

Construction

Community Advisory Committee formed

Residents move into the new housing

Questions & Discussion

More questions or comments?

- Visit **Let's Talk Housing BC** website https://https://letstalkhousingbc.ca/north-vancouver-west-16
- Submit inquiries through communityrelations@bchousing.org
- To participate in the public hearing, in writing or in person, visit https://www.dnv.org/events/public-hearing-west-16th-supportive-housing
- For more information on how to apply for supportive housing, visit https://www.bchousing.org/housing-assistance/housing-with-support/supportive-housing

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Appendix 6 – Verbatim questions and comments from *Let's Talk Housing* webpage and Community Relations email

Verbatim Comments and Questions – *Let's Talk Housing* and Community Relations
1577 Lloyd Avenue, North Vancouver

***Let's Talk Housing* webpage comments and questions**
So, if the rate of homeless women/ families is at 27% (according to the news paper article linking to this site) why are we not focusing on a complex that has BOTH sexes supported. Since apparently men are the predominant homeless percentage on the shore? There are easy ways of designg it that has the two wing separate to lower any safety concerns from involved parties.
Hi there. I'm a member of Norgate community and also have my business two blocks away from the lookout shelter. Nightly we are chasing junkies that are ripping our tow trucks off with many many phone calls to the rcmp. When you state that they can't be evicted for dug and alcohol use that concerns me. Since when is it a good idea to mix children with drug and alcohol use in the same living complex? I feel like Norgate is going to take a huge hit for this and will feel the strain of people stealing in the community. I do not agree with the terms outlined in the article.
I am living in co-up right now in north Burnaby are and apply to transfer to north van. almost 3 years ago, can I apply for this building? and for registration what do i have to do?
I've heard rumors that an InSite type facility is to be included in the plan. Is this true? Is there any reason to believe the rumors at all? I have a business within one block of the area, and I've driven through the DTES lately.
Is this approved? How do local residents vote for or against this? What is the timeline? I would like to register foe the zoom call - how do I do so?
I agree with the concept of having transition housing for the homeless. I have a couple of concerns. I used to live at The Shore Building across from Lookout in the City of North Vancouver. My biggest complaint was the noise. The constant sirens of police, fire, and ambulance responding to problems with residents inside and out. Also the residents wandering the trails and streets in early morning screaming obscenities. I now live in Norgate and have concerns that this new facility will bring the same problems here. How will this new facility be different than Lookout? I also have concerns about increased crime in our area. Why are homeless facilities only located down by the waterfront communities?
Will this site be housing active drug users or is this development strictly limited to low income, at risk of homlessness or homeless women? Will any men be permitted to live on site?
What percentage of the attendant public for this kind of supportive housing (for women) are drug addictive? The provided documentation gave the impression that 78% would be addictive and I would like to confirm as it seems very high. If so, what is the usual impact on the surrounding neighbourhood?
I'm a single Mom with my 4yrs old son and been in a BC housing registry for almost 2years. I also got an eviction noticed before the pandemic, but with extreme begging we are able to stay, we're no where else to go. Right now, we're just relying on social assistance to pay part of our apartment rent. Relying in food bank for our food. Please help us. How can we get in to BC housing facility to relieve our shelter burden and fear of being homeless. How can I apply to get in your new housing project for people like me? I would really need and want to register if that requires, but how? Please advice.
Please address how this type of development will solve/mitigate other social issues that have to date not been addressed by Gov't?
I would like to express support for this important initiative. Will comments posted here be shared with Council?
Do you agree with what Minister Bowinn Ma said in the BC Legislature, "I mean, on housing and affordability, I think it's also important to acknowledge that families of all income ranges suffer from challenges of affordability, and it's not just those family members. I mean, in my community, in the city of North Vancouver, the median household income is about $67,000 a year, which is actually lower than the provincial average. People don't often know this about a riding like North Vancouver–Lonsdale, because the sense of the entire North Shore is that it is a very affluent area. It is true that there is a lot of affluence in the North Shore. But in the riding that I represent, specifically, there are also a lot of struggling families." If you disagree, why?

Verbatim Comments and Questions – *Let's Talk Housing* and Community Relations
1577 Lloyd Avenue, North Vancouver

***Let's Talk Housing* webpage comments and questions**
Yeah, why are you even having a consulting session? Just build the project and put a sign outside saying, "THIS IS THANKS TO MINISTER BOWINN MA, MLA".
Back in 2/2018, Minister Bowinn Ma said in the BC Legislature, "In my community, there are 750 members of the population who are homeless." Has this number gone up or down? Also will this project help house them?
Minister Ma spoke in the BC Legislature, "I know that housing is top of mind for so many people in North Vancouver. Sixteen years of neglect have allowed our real estate market to get out of control, our rental rates to skyrocket. Waiting lists on our subsidized housing stock run miles long." I wonder what this project will do for the waiting lists and why you haven't addresses this?
This is an important part of supporting our community and neighbours. Thank you to the DNV team leading this important project. I only ask how can we be creative to also have nearby childcare support so these women can also work, their children have contact with other supporters in the community, and collectively progress towards more stability and satisfaction?
When would development start on this project please and how will it affect neighbouring buildings during the project?
This is LONG overdue and I am so, so pleased to head that this project is moving forward. Perfect location, and a great step towards providing long term housing to those who really need it. Well done!
This is an amazing project and I support it 100%! Finally a home for women and children that provide safety, & stability for them and their children. This is action!
I fully support this project! I live only 2 blocks away at 16th and Bridgman. It's exciting and encouraging that we are finally addressing these longstanding issues in our community.
I am in full support of supportive housing on the North Shore and also fully support this location. I have signed up for the Feb 23 info session. Please let me know if there is any other way I can support this housing project for women-lead households.
This is absolutely a good idea. I saw the article in the news about the NIMBY, classist flier campaign. The North Shore is a peaceful place that I hope can be transformative for the women and children who need it. I support this project.
Not a question but congratulations for getting this done. Really needed for a portion of our population that is too often ignored. Now let's get some housing done for other parts of our community that desperately need it (first nations, low income, no income, service industry workers who have to commute here, municipal workers and teachers who have to commute here, students, people with disabilities ...) you get the idea. Housing is a human right so lets work to do the right thing.
I support this project for supportive women led family housing. This project to help give 60 women a home, with on-going support is Action in the right direction. Raise up a woman you raise the family, and the whole community will prosper.
I support this important project. What are the most effective effective actions I could take to help ensure it goes ahead.
I 100% support this project as a DNV resident
I absolutely support this project. If all of those who are supportive speak up, I think you will see that North Van is more welcoming and progressive than it seems.
I cannot attend a meeting; but I would like to voice my support for this community housing. We never leave stray animals without shelter - shouldn't we also ensure that our fellow human beings are sheltered? Women are especially vulnerable and I welcome the move to provide housing for those at risk. Thank you!
I fully support this project. When people are safe, healthy and cared for them they can contribute to society in a positive way. Children grow up happy and healthy into adults that can be successful. If basic needs are not

***Let's Talk Housing* webpage comments and questions**
met, then this will have a detrimental impact on the entire community. There are not enough safe places in shelters anywhere in the lower mainland.
I support this project moving forwards.
I fully support this, and hope it will quickly get built.
This is such a great project! Fully support. We need lore facilities like this in our community.
I don't have a specific question, but I want to voice my support for this project as a long-time CNV and DNV resident, and to thank you for taking this initiative. For many years I worked as a support worker and youth worker, both here and in other cities. I have worked with women, families, and youth who were homeless, and I am really glad to see projects like this happening in our community. Mahatma Ghandi said that "The true measure of any society can be found in how it treats its most vulnerable members." Please do not let those who are opposing this project through fliers and petitions influence it; we as a community must be better than that. Thank you!
No questions. I am fully supportive of this much needed housing project.
I am in full support of this project, as someone who lives nearby in Lower Lonsdale. North Vancouver needs more affordable housing and support for vulnerable individuals, especially women and children. Those that oppose this project cannot see past their own experience, and cannot bring themselves to consider that in one instant, they could find themselves in a similar situation - searching for supports and finding long wait lines, lack of funding and no options.
I don't have a specific question, I am just concerned because I saw a post about some leaflet going around that is disparaging the positive influence this sort of project has on all of society I no longer live in North Vancouver (West End now), but 28/30 of my years have been spent full time in NV. It is my home. And I want it to be inclusive and supportive of all, but especially of those who are down and out. PLEASE do not let the bigotry and fear of a small percent of the population affect your decision in any way. This is extraordinarily important. It can not be scrapped, Thank you.
I am very happy to see North Vancouver step up to support our most vulnerable community members! I fully support this project going forward.
I live in North Vancouver and fully support this project.
This is SUCH an amazing thing!!! As a child, I was the victim of a violent home. My Mum and I didn't have this kind of support. All people deserve a chance to thrive!
How can I support this community project? We need many more just like it.
I'm a long term City of North Van resident and I support this project.
I live in the District of North Vancouver and fully support this project. We need more housing projects like this!
I'm glad to see initiatives like this and hope that those campaigning against it will see its value as well.
I am writing to say I support this project! Well done!
No question, but I am a resident of the North Shore who strongly supports this project and would love to see more like it.
What will it take to make sure this project goes ahead? I live and work in the immediate area and am very much in favour of a project that will provide housing for vulnerable people. I look forward to welcoming these families to my neighbourhood.
Great initiative!!! Proudly welcome the de dedevelopment in our neighborhood
These are badly needed homes! Please don't turn them down.
Will there be drug use allowed on these premises?

Verbatim Comments and Questions – *Let's Talk Housing* and Community Relations
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***Let's Talk Housing* webpage comments and questions**
What exactly is 'Women lead families' Does that include men living in residence?
Is this Webinar substantially any different from the Neighbourhood Information Sessions?
If drugs are not allowed at the beginning (to appease the neighbourhood) will this be allowed to change in the future? Will it be re-examined in the future?
Will there be a safe injection site in this location? If yes, is there really a need for a safe injection site on the North Shore? Please provide details, examples, statistics....
I asked a very clear question "Does the housing primarily benefit women with connections to the North shore? " But received a very unclear response. Could you please answer my question. Thank you
How will you ensure the safety of adults & their children in this facility when there will be people who are still active in their addiction there? I fully support the housing first model but I question the decision to house addicts with families. What are the specific plans to keep people and property safe? There have been problems at other housing first sites with dealers and aggressive drug users. I'd hate to see that happen here.

Community Relations email comments and questions

Hi there

I strongly support the proposal for low barrier supported housing for women and their kids in North Van. Preventing homelessness, and bringing stability to these vulnerable folks in my own community is much needed.

Please make it happen.

Dear Community Housing Personages, As 30 year residents of Norgate Park, my wife and I welcome the excellent initiative to house women and children in supported housing at Lloyd Avenue. Like so many of us who frequently are critical of local government it is uplifting to see excellent decisions being made in our community to benefit our less fortunate. Well done indeed. Keep up the good work.

Hi there,

I just wanted to write to say how glad I am to read the letter that was just in my mailbox. This is a fantastic and I'm sure a sorely needed initiative. If there is anything I can fill out to put my support behind this, please let me know. I would be happy to blast out to my members as well.

To whom it may concern,

I am pleased to see the proposal to rezone the corner of Lloyd Ave. and West 16th Street in the DNV, and build a 60 unit permanent housing project for women who are at risk/experiencing homelessness.

I live in the neighbourhood and look forward to seeing this project completed,I am pleased to see that this is a collaboration with RainCity Housing.

How many staff will there be onsite?

Is there an age limit for children?

What is criteria that they no longer meet the needs to reside there?

Hello,
Unfortunately I can't attend any of the times that you have set aside for community input on this proposed Supportive Housing project, so I thought I should send an email instead with my thoughts. I would really appreciate a response.
I am all for helping the most vulnerable in our neighbourhood, so for that reason I am in favour of this proposal. My biggest issue with it is that it is low-barrier and I don't see anything that says there are plans to wean people off of drugs if they have a drug problem. I am <u>not</u> in favour of people using illegal drugs anywhere—in their homes, on the streets, anywhere. I would love to hear about the plans to HELP any residents who might have a drug addiction and return them to becoming productive members of our society. In all of the places where I volunteer, this is always the plan---to help them get back on their feet---NOT to enable a drug addiction. I am NOT in favour of a housing project that enables drug users and looks the other way. Can someone clarify this for me so that I can feel better about this housing project?
Also, I have heard rumours that it is planned to become a safe injection site in the future. If this is just a rumour, can you also squash this?
Our neighbourhood of Norgate (which is 2 blocks away) is completely split on this project. Many are for it because we see the benefits of helping these struggling members of our society, but many are terrified that crime and drug paraphernalia on the streets and alleys is going to increase. We need some reassurances please.

As there has been very little information on the District of North Vancouver website on who will be living in and what actual services will be available in this facility could you please respond to questions below so that I may respond to the public online information meeting in the next few weeks. If you do not have the answers to my questions below could you please forward them to the organisation that does

Community Relations email comments and questions

What of the following services will be available at this facility?
General education?
Job training?
Health education?
Medical services?
Financial education?
Alcohol abuse recovery?
Drug rehab?
Safe injection site?
Are there any other services?

Could you please tell me who of the following will occupy the 40 bachelor suites in this facility?
Single women
Women with babies
Teenage pregnancy
Senior women
Disadvantaged women
Abused women
Are there any other?

What is the estimated average length of stay for people using this Facility

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To Whom It May Concern,

I am a resident of North Vancouver. I wanted to send a quick email to lend my support for the proposed project that would house women and families in North Vancouver.

When I first heard about this project I felt so proud to be living in a city that took care of its citizens and care about young people. I felt like we were making steps in the right direction to help support women and children in difficult situations by giving them a soft place to land and find their footing again.

Recently it was brought to my attention that there is an effort underway to undermine this project. I stand against this effort. We need to do more, not less, to protect women and children. We need to care more, not less about them and their safety. We also need to stop suggesting that places like this go elsewhere. No. Enough is enough. Our communities are diverse and varied. They are made up of families that are struggling and those that need support. We do not turn them away or shame them. We must support them.

I fully support this project and look forward to it being completed.

I live in North Vancouver and I would like to state my whole-hearted support for the proposed 60 unit building that would provide low-barrier housing for women and their families. I applaud this proposal and hope to see it approved.

Thank you for your time

Thanks for the letter and information on the above.

As residents of the Norgate area my wife and I are totally in favour of this proposal.

Hi, i fully support this initiative and would like express that support this evening at your online session.

Thank you

Community Relations email comments and questions

Hi there

I strongly support the proposal for low barrier supported housing for women and their kids in North Van. Preventing homelessness, and bringing stability to these vulnerable folks in my own community is much needed.

Please make it happen.

Kind regards

Hello!

I'm a longtime DNV resident (I grew up and continue to live in the DNV). I am fully supportive of the 1577 Lloyd Ave project and I would like to express my support and observe the Community Engagement session on Thursday, February 18 at 7:00pm.

Kindly advise! Thank you!

Dear Interested Parties;

I hope I'm acute. Got a lot going on but Minister Ma has called for help, and I'm here to help to partially repay a debt of honour to the hero who saved TransLink from Dark Tuesday where TransLink was in grave crisis last year.

Now to the topic at hand: Apparently the District of North Vancouver is in a 'danger close' situation regarding emergency housing. I want to begin by entering Minister Ma's own infographic into the public record because the infographic speaks for itself:

I agree with Minister Ma that compassion is needed, "To keep children with their mothers". That one can, "Actually improve our community by lifting up people and families in ways that enable them to find stability and move forward in their lives".

Furthermore, as the lead editor of Minister Ma's WikiQuote page, I want to enter into the public record at this stage some very relevant statements in the BC Legislature Minister Ma has made on housing. These statements are timely and should be considered by all thoughtful parities.

FIRST on 17 September 2017, Minister Ma stated, " I know that housing is top of mind for so many people in North Vancouver. Sixteen years of neglect have allowed our real estate market to get out of control, our rental rates to skyrocket. Waiting lists on our subsidized housing stock run miles long. This issue has generally left hard-working individuals and families behind. It is a huge mess. And now that we have a government made up of people who are ready to work for people, it also means that we now have a government that is actually interested in cleaning up that mess".

SECOND on 22 February 2018, Minister Ma stated, " Housing affordability — I think it would be fair to say — is the number one issue across the province. There are, of course, many other extremely important issues, but housing affordability seems to be at the crux of it all. In my community, over and over, I hear from renters who tell me that if they lose their home in their current rent-controlled apartment, they will end up on the street. In my community, there are 750 members of the population who are homeless".

I would very, very much consider in your deliberations what the heckfire are the #s now in February of 2021. I would think that's something to actively consider as you consider this project.

THIRD on 25 March 2019, Minister Ma also said, "It's now well demonstrated in transportation demand management research and practice that you cannot build your way out of traffic congestion by building roads. In fact, the opposite is true. The more freeways and car lanes you build, the more people drive and the more

Community Relations email comments and questions

congestion and other negative results there are. What do we do then? We can't simply allow people to languish in worsening congestion. Instead, we must start to work to build the housing that people can afford."

To me: This project at 1577 Lloyd Avenue was not too long ago a place for cars to be sold for folks to commute. Not a good use of buildable land in the middle of a city. This project will provide housing a 6 minute walk from a Rapidbus R2 BowinnLine stop. I know the people of North Vancouver prioritize transit unlike West Vancouver. Well a big part of prioritizing transit is ensuring transit is accessible and land is used to house close to transit.

I want to conclude with this urging: Please do not fall to the NIMBY stereotypes. Stand up for housing. Stand with Minister Bowinn Ma, MLA who I know works long hours to do right by her riding. Or stand on the wrong side of history and against a climate action + human rights shero. Up to you.