

**DISTRICT OF NORTH VANCOUVER
COUNCIL WORKSHOP**

Minutes of the Council Workshop for the District of North Vancouver held at 5:02 p.m. on Monday, January 25, 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
Ms. C. Grant, General Manager – Corporate Services
Mr. G. Joyce, General Manager – Engineering, Parks & Facilities
Mr. D. Milburn, General Manager – Planning, Properties & Permits
Mr. A. Wardell, General Manager – Finance/CFO
Mr. R. Danyluk, Manager – Business Planning and Decision Support
Mr. J. Gordon, Manager – Administrative Services
Ms. G. Lanz, Deputy Municipal Clerk
Ms. J. Simpson, Confidential Council Clerk
Ms. C. Archer, Clerk Typist 3
Ms. S. Clarke, Clerk Typist 3
Ms. S. Ferguson, Customer Service Clerk

RESOLUTION TO HOLD PUBLIC MEETING WITHOUT THE PUBLIC IN ATTENDANCE

MOVED by Councillor HANSON
SECONDED by Councillor CURREN
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. January 25, 2021 Council Workshop Agenda

MOVED by Councillor HANSON

SECONDED by Councillor CURREN

THAT the agenda for the January 25, 2021 Council Workshop is adopted as circulated, including the addition of any items listed in the agenda addendum.

CARRIED

2. ADOPTION OF MINUTES

Nil

3. REPORTS FROM COUNCIL OR STAFF

3.1. Long-Term Financial Plan Workshop #1

File No. Financial Plan Process/2021

Mr. Rick Danyluk, Manager – Business Planning and Decision Support, presented an overview of the integrated approach for the ten year Long-Term Financial Plan, noting the assessment of funding required to maintain District services, infrastructure and new investments to improve services. Mr. Danyluk noted that the current funding gap is estimated at just below 20% of the District's ten-year project plan at approximately \$200 million. Mr. Danyluk outlined key issues and risks considered in the creation of the plan, including impacts of the COVID-19 pandemic.

Mr. Danyluk noted the following highlights and strategies pertaining to the livability plan:

- Adding over 2,000 rental housing units;
- Social housing rents at a minimum of 20% below market (median);
- Support for over 500 new child care spaces at a higher quality of care;
- Mobility, climate and economic benefits;
- Investments for livability have an estimated imbalance of \$60 million at 2030;
- Stated the following emerging strategies:
 - Rezoning District lands for housing;
 - Allocating a fixed percentage of Community Amenity Contributions (CACs) to affordability and housing;
 - Opportunities to leverage other lands and co-locate services; and,
 - Financing options for social housing construction.

In response to a question from Council, staff advised that the imbalance at 2030 is a net amount of the ongoing funding allocated to the land reserve. The total value of lands are approximately \$70 million.

In response to a question from Council, staff advised that there will be a review of the remaining growth, including calculating a percentage of CACs for affordability and housing using fixed rates.

In response to a question from Council, staff advised that the imbalance will be reduced once sites have been identified for affordable social housing.

In response to a question from Council, staff advised that the District currently supports approximately 25% of child care spaces in the community. This strategy maintains the District's current share while investing in new spaces.

In response to a question from Council, staff advised that 500 out of the 2,000 spaces identified in the Child Care Strategy were estimated for the Districts

contribution. They are to be provided on District lands or at District facilities and may be public or private service providers.

In response to a question from Council, staff advised that senior government grants are assumed based on new commitments from the Provincial and Federal Governments aiming to improve child care.

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

- Suggested incorporating the School District's future plans;
- Suggested providing child care in schools;
- Requested a list of assumptions and sources are provided in future reports for clarity;
- Suggested reviewing the amount of CACs collected;
- Suggested reviewing what the future community looks like regarding required funding and new developments; and,
- Commented on the lack of affordability on the North shore.

In response to a question from Council, staff advised that the estimates in the Official Community Plan (OCP) are used to determine the amount of market homes required to use CACs as a funding source to fulfill the imbalance in the livability plan.

In response to a question from Council, staff advised that supportive housing is housing provided for those at risk of homeless and social housing is based on a range of incomes and rents. The depth of affordability is dependant on the amount of subsidy provided from various levels of government or is negotiated with a developer.

Mr. Danyluk noted the following highlights and strategies pertaining to the mobility plan:

- Expand the transportation network by 42km;
- Improve accessibility to bus stops;
- Signal optimization;
- Reduce crash rates and transit delays;
- North Shore planning to attract transit investment to the North Shore;
- Climate and economic benefits;
- Investments for mobility have an estimated imbalance of \$40 million at 2030;
- Stated the following emerging strategies:
 - Revisiting cycling routes and facility types;
 - Transportation demand management;
 - Regional planning initiatives; and,
 - Prioritizing mobility improvements in centres.

In response to a question from Council, staff advised that the ten year investment in transportation and mobility is projected to be approximately \$300 million.

Mr. Danyluk noted the following highlights and strategies pertaining to the safety, health and resiliency plan:

- Improvements to community hubs;
- Improvements to the Maplewood Fire and Rescue Centre;

- Replace fire halls in Norgate and Lynn Valley;
- New parks, park facilities, trails and sports fields;
- Improve library spaces;
- Livability and mobility benefits;
- Investments have an estimated imbalance of \$80 million at 2030;
- Stated the following emerging strategies:
 - Parking revenue in parks;
 - Consolidation of end of life stand alone buildings into community hubs;
 - Review funding models for exclusive use of District facilities; and,
 - Partnerships with the development community.

In response to a question from Council, staff advised that community hubs encompass a variety of services including libraries, museums and recreation facilities.

In response to a question from Council, staff advised that the District is exploring new and creative solutions for services and facilities due to space limitations.

Mr. Danyluk noted the following highlights and strategies pertaining to the climate and environment plan:

- Climate initiatives to reduce carbon emissions and energy use;
- Adaptations to increase community resilience and reduce risk;
- Environmental initiatives to support biodiversity and resilient ecosystems;
- Education initiatives to support community stewardship and waste management, water conservation and fossil fuel use;
- The imbalance estimate is \$0 at 2030, however, the cost analysis has not been completed as this is an emerging subject;
- Stated the following emerging strategies:
 - Integrating climate action into decision making;
 - Third party funding and partnerships; and,
 - Eco-levy to support environmental projects.

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

- Suggested that adaptation will be a critical component in the climate and environment plan; and,
- Spoke to the Disaster Mitigation and Adaptation Fund (DMAF).

Mr. Danyluk noted the following highlights and strategies pertaining to the economy plan:

- Support local businesses that have been impacted by the COVID-19 pandemic;
- Over 100,000 square meters of new commercial and light industrial space, creating over 5,000 new jobs;
- Intensifying industrial and employment opportunities;
- Strategic land acquisitions;
- The imbalance estimate at 2030 is \$0 and this presents a funding source opportunity for other goals;
- Stated the following emerging strategies:
 - Rezoning District lands identified for employment and mixed use;
 - New property tax strategies for industry, business and social housing;
 - Financing strategic land acquisitions; and,

- Municipal finance reform.

In response to a question from Council, staff advised that the use of the *Municipalities Enabling and Validating Act* is currently not recommended due to complexities.

In response to a question from Council, staff advised that the new commercial and light industrial space is based on the remaining estimates from those stated in the OCP.

In response to a question from Council, staff advised that the District has some rent deferral agreements due to the COVID-19 pandemic, however, some businesses have started to recover.

Mr. Danyluk noted the following highlights and strategies pertaining to the District's resiliency plan:

- Improving online services and back-office automation;
- Fibre optic network expansion;
- Staff retention and engagement;
- Improving communications;
- Be a leader in climate response;
- Investments for organizational resiliency have an estimated imbalance of \$20 million at 2030;
- Stated the following emerging strategies:
 - Review project capacity;
 - Reimagining workspaces and how services are delivered;
 - New tools for decision making and innovation; and,
 - Exploring limits on financing and debt management.

Mr. Danyluk stated that use of District lands, reviewing District facilities and transportation needs, exploring financing limits and adjusting revenues and services are the primary resources to bring the plans into balance.

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

- Suggested incorporating the Canadian Index of Wellbeing into the plans;
- Suggested quantifying how the investments will reduce long-term operating costs, replacement costs and risks;
- Requested addressing long-term care in the safety, health and resiliency plan;
- Expressed concern with placement of projects in long-term plans; and,
- Spoke to the uncertainty of the COVID-19 pandemic and considering potential impacts.

In response to a question from Council, staff advised that quality of life measures will be reviewed and incorporated in the Long-Term Financial Plan.

In response to a question from Council, staff advised that the process looks at the net change between options for investments, including life-cycle costs and incremental community benefits.

4. PUBLIC INPUT

Nil

5. ADJOURNMENT

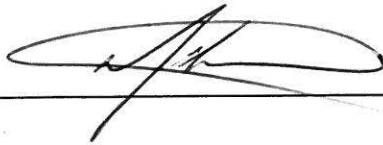
MOVED by Councillor MURI

SECONDED by Mayor LITTLE

THAT the January 25, 2021 Council Workshop is adjourned.

CARRIED
(6:39 p.m.)

Mayor



Municipal Clerk

