

## **DISTRICT OF NORTH VANCOUVER COUNCIL WORKSHOP**

Minutes of the Council Workshop for the District of North Vancouver held at 5:03 p.m. on Tuesday, February 9, 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. G. Joyce, General Manager – Engineering, Parks & Facilities  
Mr. D. Milburn, General Manager – Planning, Properties & Permits  
Ms. T. Atva, Manager – Community Planning  
Mr. J. Gordon, Manager – Administrative Services  
Ms. C. Grafton, Manager – Strategic Communications & Community Relations  
Ms. J. Paton, Manager – Development Planning & Engineering  
Ms. G. Lanz, Deputy Municipal Clerk  
Ms. C. Archer, Confidential Council Clerk  
Ms. S. Clarke, Committee Clerk  
Ms. S. Ferguson, Committee Clerk  
Ms. N. Foth, Planner

**Also in**

**Attendance:** Mr. Brian Bydwell, Consultant  
Ms. Jen Casorso, Social Health and Well-Being Lead – Urban Matters  
Mr. Matt Thomson, Community Housing – Urban Matters

### **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](mailto:council@dnv.org) email address.

**CARRIED**

## **1. ADOPTION OF THE AGENDA**

### **1.1. February 9, 2021 Council Workshop Agenda**

**MOVED by Councillor BACK**

**SECONDED by Councillor CURREN**

THAT the agenda for the February 9, 2021 Council Workshop is adopted as circulated.

**CARRIED**

## **2. ADOPTION OF MINUTES**

### **2.1. January 18, 2021 Council Workshop**

**MOVED by Councillor BACK**

**SECONDED by Councillor CURREN**

THAT the minutes of the January 18, 2021 Council Workshop are adopted.

**CARRIED**

## **3. REPORTS FROM COUNCIL OR STAFF**

### **3.1. Targeted OCP Review: Housing White Paper, Social Equity Lens Paper & Stakeholder Input**

File No. 13.6480.35/001.000

Mr. Dan Milburn, General Manager – Planning, Properties & Permits, advised that this Council Workshop is the second of a series and will be focused on Housing and Social Equity.

Councillor BOND left the meeting at 5:05 pm and returned at 5:06 pm.

Ms. Tina Atva, Manager – Community Planning, introduced the consultants and reviewed the project scope.

Mr. Matt Thomson, Community Housing – Urban Matters highlighted progress on the OCP Housing goals to increase the supply of affordable housing units and housing diversity in the District. Mr. Thomson advised that moderate-income households and low-income households experience housing affordability issues. He noted an increase in homelessness across the North Shore and the “missing middle” demographic of those aged 25 to 39.

Mr. Thomson noted the following challenges and proposed actions identified as having the most potential impact:

- Lack of funding from senior levels of government;
- Aging housing stock in the District;
- Lack of affordable housing options are a barrier to attracting and retaining employees;
- Focus on development of Town Centres to reduce vehicle use and the combined cost of transportation and housing; and,
- Investment in affordable housing, including waiving Development Cost Charges (DCC's).

Mr. Thomson reviewed the impacts of the COVID-19 pandemic on housing, noting residents have experienced job and income losses, housing insecurity, and increased awareness of housing challenges for vulnerable populations. Mr. Thomson noted the following proposed actions to assist vulnerable populations:

- Increased access to housing for those experiencing or are at risk of homelessness;
- Ongoing support for income losses from senior levels of government; and,
- Encourage housing diversity in urban centres, including moderate and medium density options.

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

- Expressed concern regarding the protection of existing purpose-built rental units;
- Commented regarding the impact of an increased pace of building on affordability in the District;
- Remarked on qualifications for affordable units and associated issues of overhousing and underhousing based on household composition;
- Commented on the definition of affordable housing;
- Noted that long-term rentals have increased due to the COVID-19 pandemic;
- Expressed concern regarding the use of the words “goals” and “targets” for the estimated future need for housing units;
- Noted that the housing market has changed since the adoption of the OCP in 2011;
- Suggested using alternative housing options, such as motels and short-term rentals to house people experiencing homelessness;
- Expressed concerns regarding affordability of housing in Town Centres;
- Commented on the need to encourage the development of net-zero, passive housing;
- Remarked on the decreasing population of those aged 20 to 40;
- Commented on the impact of the COVID-19 pandemic on demand for single-family and lower-density multi-family homes with private entrances;
- Questioned the perceived safety of single-family homes during a pandemic;
- Commented regarding inclusionary zoning to increase affordable rental units; and,
- Expressed concern regarding the impact of Highest and Best Use Zoning.

Ms. Jen Casorso, Social Health and Well-Being Lead – Urban Matters advised that a social equity lens has been applied to the Targeted OCP Review to understand how different groups are impacted by the OCP. Ms. Casorso noted that those with multiple identities experience compounded impacts. Equity priority groups experience barriers based on attributes such as gender and sexual identity, age, disabilities, mental illness, and substance abuse. Impacts on these groups include lower income, food insecurity, insecure employment and inadequate and unsafe housing due to discrimination.

Ms. Casorso reviewed the social service stakeholder workshop held in December 2020 to receive feedback on the impacts of the COVID-19 pandemic on equity priority groups, noting participation by both providers and service users. It was noted that many service user participants reported experiencing discrimination and exclusion.

Ms. Casorso advised that a social equity lens requires decision-makers to consider how decisions impact everyone and the possibility of unintended consequences. She further noted that integrating equity into municipal processes will require consultation with those affected and consideration of their needs.

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

- Encouraged developing a diverse equity priority list that includes those who are not as visible, such as people living in vehicles who are not completely homeless;
- Noted that younger people feel disempowered but want to be included in finding solutions for the future;
- Expressed concern regarding the possible unintended consequences of well-intentioned decisions;
- Commented on the consequences of failing to act on equity issues;
- Noted that not everyone can enjoy public spaces and active transportation networks due to discrimination; and,
- Commended community organizations on their work to make the District more inclusive.

#### **4. PUBLIC INPUT**

##### **4.1. Mr. Peter Teevan, 1900 Block Indian River Crescent:**

- Commented on the rising cost of single-family houses and townhouses;
- Opined that homes in higher density Town Centres are not in demand;
- Commented on the impact of the COVID-19 pandemic on the real estate market for single-family homes;
- Remarked on the impact of social equity on white men.

#### **5. ADJOURNMENT**

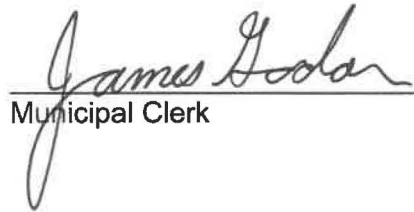
**MOVED by Councillor MURI**

**SECONDED by Mayor LITTLE**

THAT the February 9, 2021 Council Workshop is adjourned.

**CARRIED**  
(6:57 p.m.)

\_\_\_\_\_  
Mayor

  
\_\_\_\_\_  
Municipal Clerk