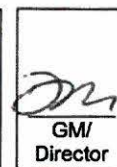
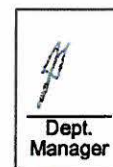


AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: March 7, 2022
<input type="checkbox"/> Other:	Date: _____



The District of North Vancouver REPORT TO COUNCIL

February 18, 2022
File: 13.6530.20/013.000

AUTHOR: Joshua Cairns, Community Planner

SUBJECT: Utilizing District-owned Land for Rental, Social, and Affordable Housing:
Public Engagement Plan

RECOMMENDATION:

THAT the report entitled "Utilizing District-owned Land for Rental, Social, and Affordable Housing: Public Engagement Plan" dated February 18, 2022 is received for information.

REASON FOR REPORT:

At the Regular Meeting of Council on December 13, 2021, Council passed the following motion:

THAT the November 24, 2021 report of the Community Planner entitled Utilizing District-Owned Land for Rental, Social, and Affordable Housing is received for information;

AND THAT staff initiate engagement on the conceptual development scenarios of 900 St Denis Avenue and Mountain Highway/Hunter Street by spring 2022 and return the results to Council for consideration.

The December 13, 2021 Report to Council entitled "Utilizing District-owned Land for Rental, Social, and Affordable Housing" is available on the [District's website](#).

While Council is interested in exploring the potential for affordable housing on several sites in the District, the 900 St Denis Avenue and Mountain Highway/Hunter Street (480 Mountain Highway, 1519-1543 Hunter Street) sites were identified as priorities for engagement this spring (map provided in **Attachment 1**).

This report provides Council with information regarding upcoming public engagement on the conceptual development scenarios for affordable housing on the two priority sites; however, other sites may be brought to Council for direction at appropriate times in the future.

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Public Engagement**

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BACKGROUND:

A healthy community has a diverse selection of housing to accommodate the needs of residents of all ages, incomes, abilities, and household sizes. At Council's direction, the District has played a leadership role in supporting housing opportunities by strategically leveraging District-owned lands for affordable housing where partnership, funding, or other opportunities are available. For partnerships on District land, ownership of the land is typically retained and the District enters into long-term lease agreements with non-profit housing societies to develop and operate the units, which are secured with below-market rents and tenant eligibility criteria.

DISCUSSION:

Council has demonstrated a continued commitment to the strategy of leveraging District-owned lands. This strategy has proven capable of providing housing not typically delivered by the market while also supporting other District initiatives, including Council Directions for 2019 to 2022 (identify District lands available for housing) and actions outlined in the OCP Action Plan:

- Priority Action 3: Prioritize rental, social, and supportive housing projects to increase the range of housing options;
- Priority Action 5: Increase housing diversity to support a range of incomes, household types, and accessibility needs within and close to Town and Village Centres;
- Priority Action 8: Reduce greenhouse gas emissions from buildings, transportation, and waste to address the climate emergency; and,
- Implementing Lens: Include social equity considerations in District decision-making to strive for a more inclusive and equitable community.

The continued success of this strategy relies, in part, on having suitable District-owned lands identified and available for affordable housing. This will improve the District's ability to respond to funding and partnership opportunities as they arise and increase the probability of a project proceeding.

Public Engagement

Engagement on affordable housing scenarios for the 900 St. Denis Avenue and Mountain Highway/Hunter Street is proposed for early spring. Through the process, we will seek to understand the community's viewpoints on using the sites for affordable housing, gather input on potential building types, and learn about priorities for affordable housing more broadly. Engagement will use a variety of techniques for community and stakeholder input. This will include virtual open houses and use of the District's online engagement platform, and may include in-person pop-up open houses and a town hall meeting if public health guidance and timing permits. A brief overview of the anticipated engagement activities are provided in Table 1.

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Public Engagement**

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Table 1: Overview of engagement

	Description	Anticipated Timing
Open Houses (virtual)	<p>Up to three virtual open houses will be hosted at different days and times to provide options for members of the public to participate in a convenient and accessible manner. At the open houses, participants will be able to learn about the sites, explore draft scenarios, share ideas and provide feedback.</p> <p>The virtual open houses will be in addition to the any in-person events (described below). The virtual open houses will be interactive and offer opportunities for questions and contributions (e.g., real-time polls, facilitated break-out discussion groups and note takers).</p>	Early to mid-April
Online Engagement Tool	<p>The community will be encouraged to use the District's online engagement tool at any point during a three-week period to learn about the sites, conceptual development scenarios, and to share ideas and provide feedback.</p> <p>Feedback collected through the online engagement tool will be considered alongside input gathered at the open houses, and will be summarized for Council's information.</p>	April
Open Houses (in-person, tentative)	<p>A number of pop-up open houses are planned, pending considerations relating to in-person events and the status of the ongoing COVID-19 pandemic.</p> <p>If conditions permit these events, the pop-up open houses will be hosted in several locations throughout the community and in areas near the two subject sites. This will provide additional opportunities for engagement and to access audiences that might not otherwise participate.</p> <p>Guests will be able to visit at any point during the open houses. Open house times and locations will be posted on the District's website, and promoted via social media and other communication channels.</p>	Early to mid-April (tentative)
Public Meeting (in-person, tentative)	<p>To ensure a diversity of opportunities for meaningful participation, an in-person public meeting will be hosted for the community to share feedback directly with Council and staff.</p> <p>As this event would be in-person, it remains tentative at this time assuming meetings of this type are allowed.</p>	Mid-April (tentative)

To ensure broad awareness and participation, engagement opportunities will be publicized prior to and during the engagement period through various communication channels, including social media, email, and the District's website. Engagement will seek to achieve an equitable representation of the District, engaging typically under-represented demographics, such as seniors, youth, young adults, lower-income households, in addition to social services groups and local neighbourhoods. This will be done through targeted communications—including

**SUBJECT: Utilizing District-owned Land for Rental, Social, and Affordable Housing:
Public Engagement**

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notification to the District's committees, social service groups, community groups and partners—as well as using the District's sign up mailing list for Inter River and Lynn Creek.

Results from the public engagement will be used to inform the refinement of the scenarios and vision for the future of these sites. This input will be considered alongside further technical analysis to determine potential recommendations and implementation actions.

Public involvement in this exercise falls within the CONSULT area of the District's Public Engagement Spectrum. The commitment we are making is that the District will keep the public informed, listen to and acknowledge their concerns and aspirations in developing solutions. The District will report back to the public on how their input has influenced Council's final decisions.

PUBLIC ENGAGEMENT SPECTRUM

Adapted and used with permission from the International Association for Public Participation (IAP2 Federation).

Inform	Listen & Learn	Consult	Involve	Collaborate	Empower
"We will keep you informed. We will provide information that is timely, accurate, balanced, objective, and easily understood. We will respond to questions for clarification and direct you to sources of additional information."	"We will listen to you and learn about your plans, views, and issues; and work to understand your concerns, expectations, and ideas."	"We will keep you informed, and listen to and acknowledge your concerns and aspirations in developing final solutions, and we will report back to you on how your input influenced the decision."	"We will work with you to ensure your concerns and aspirations are directly reflected in the alternatives developed, and we will report back on how your input influenced the decision."	"We will look to you for advice and innovation in formulating solutions, and we will incorporate your recommendations into the decisions to the maximum extent possible."	"We will implement what you decide."

Next Steps

Consistent with Council direction provided on December 13, 2021, staff will proceed with public engagement on the conceptual development scenarios for the 900 St. Denis Avenue and Mountain Highway/Hunter Street sites, as summarized in this report. Staff will report back to Council with findings from the public engagement as well as potential next steps in Q2 or Q3. Next steps may include the need for additional site analysis, refinement of the scenarios based on public feedback, and identification of potential partners and funding opportunities that could facilitate affordable housing in the future.

Concurrence

Community Planning has worked closely with the Communications Department to prepare the public engagement plan as summarized in this report.

CONCLUSION:

In response to Council direction provided on December 13, 2021, staff have prepared a detailed public engagement plan that will build on the District's recent successes in facilitating affordable housing. Meaningful public engagement on the 900 St. Denis Avenue and Mountain Highway/Hunter Street sites is an important component of future success and will help inform

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the discussion on the appropriate use municipal land in addressing the housing affordability crisis. Engagement is anticipated for April, 2022. A report back to Council on the public engagement findings will be provided in Q2 or Q3, 2022.

OPTIONS:

1. THAT the report entitled "Utilizing District-owned Land for Rental, Social, and Affordable Housing: Public Engagement Plan" is received for information (**staff recommendation**).

OR

2. THAT Council provide staff with alternative direction.

Respectfully submitted,



Joshua Cairns
Community Planner

Attachment 1: Sites under study

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Public Engagement**

February 18, 2022

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