

AGENDA INFORMATION

Regular Meeting
 Other:

Date: June 13, 2022
Date: _____



The District of North Vancouver REPORT TO COUNCIL

May 25, 2022
File: 13.6480.35/001.000

AUTHOR: Ryan Gilmore, Community Planner

SUBJECT: OCP Action Plan Implementation Update

RECOMMENDATION:

THAT the May 25, 2022 report entitled “OCP Action Plan Implementation Update” is received for information.

REASON FOR REPORT:

The purpose of this report is to provide Council with an early progress update on the implementation of the Official Community Plan (OCP) Action Plan.

SUMMARY:

The OCP Action Plan was developed to help the District reach its goals in four key topic areas: transportation, housing, economy and employment lands, and climate emergency (Figure 1). The Action Plan includes eight priority actions, 21 supporting actions, and two implementing lenses. These represent the most impactful actions and activities the District can undertake to meet the challenges identified across the four topic areas. The Action Plan also identifies 16 ‘quick win’ activities anticipated to be implemented within the first 18 months of the Action Plan (early 2023).

BACKGROUND:

The OCP sets the direction for future growth and change in the District through 2030. In 2019, Council endorsed a targeted review of the OCP focused on four topic areas. Council endorsed the resulting [OCP Action Plan](#) on July 26, 2021, following a two-year process that included extensive research, analysis, and stakeholder and community engagement. The OCP Action Plan supports the continued implementation of the 2011 OCP and helps the District prioritize the allocation of resources with the remaining timeframe of the OCP.



Increased traffic congestion on our roadways, due to growing travel on constrained infrastructure combined with challenges in expanding transportation options.



A lack of diverse and attainable housing for people who work locally.



Stress on the local economy as some businesses experience rising costs and difficulties attracting and retaining staff due to transportation and housing challenges.



Increasing urgency of addressing the climate emergency by reducing the greenhouse gas emissions we generate and enhancing the resilience of our built and natural environments.

Figure 1: OCP Action Plan four topic areas.

The eight priority actions represent the strongest contributors to meeting the District's goals across the four topic areas. The 21 supporting actions were identified through technical work and consultation. They are important components of the District's overall strategy for implementing the OCP and the priority actions.

The Action Plan's two implementing lenses will guide and inform how the actions are implemented:

- **Social equity lens:** Include social equity considerations in District decision-making to strive for a more inclusive and equitable community.
- **Climate change lens:** Include climate change considerations in decision-making to increase the District's climate leadership.

There are two approaches to monitoring progress on implementation of the Action Plan:

- **Outputs** – focuses on regular and consistent reporting on which activities have been accomplished, which are underway, and which are planned for the near term.
- **Outcome tracking** – uses indicators to measure if an action is having the desired impact and effect.

This implementation update focuses on outputs. Future reporting will also include reporting on outcomes, once more activities have been completed and there has been sufficient time to track and measure outcomes.

DISCUSSION

The following summary focuses on quick win activities (🏆 = quick win) and other activities where significant progress has been made since July 2021. It includes a brief summary of the work completed to-date and the status of implementing activities.

PRIORITY ACTION 1:

Achieve Town and Village Centres that deliver low-carbon, compact, and diverse housing, transportation choices, and supportive public amenities and employment space.

🏆 Implementing Activity 1-A:

Conduct a Development Approvals Program review to capture a streamlined and consistent Town and Village Centres approval process that prioritizes and incentivizes development that is aligned with the District's goals.

- *A development approval process review is in the planning stages. It will aim to streamline projects that advance OCP implementation.*
- *Review of development applications that include social, rental, and non-market housing in Town and Village Centres have been prioritized. From 2011 through 2021, 79% of gross approved dwelling units were located in designated growth centres.*

Early Planning

Ongoing

 **Implementing Activity 1-B:**

Focusing on Town and Village Centres, continue to explore incentives and policies that achieve the District's housing goals, and clearly communicate these programs and policies.

- *The District has engaged a consultant and is investigating the feasibility of various options to deliver affordable housing through development. This work is expected to conclude later this year.*

In-progress

PRIORITY ACTION 2

Advocate for infrastructure and service improvements, such as Rapid Transit, to get our key transportation networks moving better.

 **Implementing Activity 2-A:**

Continue advocating for rapid transit to – and within – the North Shore as part of Transport 2050, TransLink's Regional Transportation Plan, which is being completed by TransLink.

- *Advocacy for rapid transit investments continues through North Shore Connects. In spring 2022, the Burrard Inlet Rapid Transit (BIRT) project and Lynn Valley to Lonsdale/Downtown RapidBus were included in Transport 2050 and advanced to the Regional 10 year Priority Plan.*

Ongoing

Implementing Activity 2-D:

Work with Tsleil-Waututh Nation to create conditions to support extending the R2 RapidBus to Maplewood and the proposed Addition to Reserve lands (Statluw District) and advocate for this extension with regional partners.

- *The extension of R2 RapidBus to Maplewood was included in TransLink's Regional Transportation Plan, Transport 2050.*

Ongoing

PRIORITY ACTION 3

Prioritize rental, social, and supportive housing projects to increase the range of housing options.

 **Implementing Activity 3-A:**

Formalize incentive programs for rental, social, and supportive housing development in Town and Village Centres, to ensure new housing is close to jobs and transit.

- *In November 2021, Staff reported to Council on the District's contributions to the creation of social and supportive housing since the OCP was adopted in 2011. The District has provided both direct and indirect financial contributions to support the creation of social and supportive housing in the form of long-term leases of District land, housing amenity contributions (CACs), Development Cost Charge (DCC) waivers, application fee waivers, and District funded works and services. For example, the District provided long-term lease land and fee waivers to help secure 90 below-market units in the Salal Apartments (267-271 Orwell Street) in Lynn Creek Town Centre.*

Ongoing

 **Implementing Activity 3-B:**

Conduct land economics review to inform policy development for density bonusing and/or inclusionary zoning in Town and Village Centres, to provide incentives to deliver affordable housing.

- The District has engaged a consultant and investigating the feasibility of incentives to deliver affordable housing through development. This work is expected to conclude later this year.

In-progress

Implementing Activity 3-D:

Work with institutional partners (e.g., non-profits, diverse faith groups, School District) to deliver rental, social, and supportive housing near Town and Village Centres and along planned frequent transit corridors.

- *In fall 2021, an expedited District-led rezoning was initiated on a site on Riverside Drive in Maplewood Village Centre. In early 2022 Metro Vancouver Housing announced the selection of this site for a future affordable non-market housing development. Further feasibility analysis is underway.*
- *In fall 2021, Council directed that conceptual affordable housing development scenarios be prepared for two additional District-owned sites: 900 St. Denis Avenue and the southeast corner of Mountain Highway and Hunter Street. Public engagement took place in spring 2022. Staff will report back to Council on results and next steps later this year.*

Ongoing

Implementing Activity 3-E:

Review process to developing new/innovative forms of housing close to Town and Village Centres to identify and remove barriers.

- *In spring 2022, Council directed that public engagement on increasing housing diversity in single-family neighbourhoods take place. This will include options for secondary suites, sensitive infill, and short-term rentals. Staff will be reporting back to Council with engagement results and recommendations later this year.*

In-progress

PRIORITY ACTION 4

Make transit faster and more reliable on our major routes.

 **Implementing Activity 4-A:**

Work with Ministry of Transportation and Infrastructure (MoTI) to provide a direct bus connection from Phibbs Exchange to the Ironworkers Memorial Bridge as part of the improvements to the Main Street interchange.

- *A transit priority connection from Phibbs Exchange to the Ironworkers Memorial Bridge was completed in fall 2021 as part of the Dollarton Interchange project.*
- *Construction of the Phibbs Exchange improvement project is expected to begin in 2022.*

Completed

In-progress

Implementing Activity 4-B:

Work with TransLink and MoTI to provide a priority bus lane westbound between Maplewood Town Centre and Phibbs Exchange.

- *The extension of R2 RapidBus to Maplewood was included in TransLink's Regional Transportation Plan, Transport 2050.* **In-progress**

Implementing Activity 4-D:

Conduct corridor studies to develop, design, and implement transit signal priority and other measures on some main routes, including Lynn Valley Road and Mountain Highway.

- *RapidBus connecting Lynn Valley Town Centre to Lonsdale/Downtown was included in TransLink's Transport 2050: 10-Year Priorities plan, with work on transit priority measures to be initiated in spring 2022.* **In-progress**

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.

 **Implementing Activity 5-A:**

Focusing on Town and Village Centres, formalize and communicate incentive programs that achieve the District's housing goals by leveraging market development. Review and streamline development approvals processes and approve developments that meet the District's goals across all topic areas.

- *A development approval process review is in the planning stages. It will aim to streamline projects that advance OCP implementation, as well as small scale projects requiring minor variances and with a degree of neighbourhood support.* **Early Planning**

 **Implementing Activity 5-B:**

Highlight developments in Town and Village Centres and identify added public benefits and amenities. Communicate the benefits of housing diversity, and public amenities delivered by housing developments (see also supporting action #3).

- *A Community Report highlighting the public benefits and amenities of the Town and Village Centres, and the progress being made on affordable housing, was delivered to all homes in the District in May 2022.* **Ongoing**

Implementing Activity 5-C:

Clarify expectations for developers in new developments near Town and Village Centres through new policy and process (e.g., clear development process, CAC contributions, expectations of other affordable housing or amenity contributions, etc.).

- *The District is conducting a review of community amenity contributions (CACs) and the Development Cost Charge Bylaw and related rates to provide clear expectations for developer contributions. This work is anticipated to conclude later this year.* **In-progress**

PRIORITY ACTION 6

Create a continuous and connected network of walking and cycling routes to encourage more people of all ages and abilities to walk and cycle.

 **Implementing Activity 6-A:**

Launch the North Shore e-bike share program to help access employment areas and Town and Village Centres.

- *The e-bike share pilot project was successfully launched in spring 2021. The pilot will run for two years and staff will regularly review user data and public feedback, and periodically report on the pilot's status to Council and the public.* **Complete**

 **Implementing Activity 6-B:**

Lynn Valley Road (Mountain Highway to Peters Road): Corridor upgrades include bus stop improvements, cycling facilities, intersection upgrades at Allan Road.

- *The Lynn Valley Road Active Transportation Project Phase 1 was approved to proceed to construction, which is anticipated to start in summer 2022. Public engagement on Phase 2 was launched in May 2022.* **In-progress**

 **Implementing Activity 6-C:**

Lions Gate Village to City of North Vancouver border Cycling Route along Tatlow and W. 15th Street.

- *The cycling route connecting Lions Gate Village to the City of North Vancouver border was completed in 2021.* **Complete**

PRIORITY ACTION 7

Strengthen the resiliency of natural and built environments to adapt to a changing climate.

 **Implementing Activity 7-A:**

Begin implementing the North Shore Sea Level Rise Strategy by developing a Coastal Development Permit Area.

- *This project is in the early stages and will continue through 2022/2023.* **Early Planning**

 **Implementing Activity 7-B:**

Complete the Integrated Storm Water Management plans and continue to implement them.

- *A draft Integrated Storm Water Management plan has been prepared and is currently under review for concurrence by affected District divisions and departments.* **In-progress**

 **Implementing Activity 7-C:**

Upgrade facilities to improve community resilience to climate events and natural disasters (e.g., extreme heat events, poor air quality, storm events) by implementing the Strategic Facilities Planning Framework.

- *Climate Smart assessments are being conducted for select District buildings with the goal of identifying upgrade opportunities.* **In-progress**

Implementing Activity 7-G:

Ensure that parks and open spaces are resilient to changing climate. Identify opportunities to enhance the contribution of parks and open spaces to achieving climate goals.

- *Parks is undertaking numerous programs and projects that enhance the contribution of parks to achieving climate goals, including adapted educational programming at the Ecology Centre, initiating a natural area trails plan, improving irrigations systems for more efficient and effective use of water, and habitat restoration and invasive plant removal projects.* **In-progress**

PRIORITY ACTION 8

Reduce greenhouse gas emissions from buildings, transportation, and waste to address the climate emergency.

 **Implementing Activity 8-A:**

Implement new requirements for the updated BC Energy Step Code requirements.

- *In December 2020, Council approved a low carbon approach to implementing the BC Energy Step Code. All building permit applications for new residential and commercial buildings submitted after July 1, 2021 are required to meet the new regulation. The District will implement any changes over time as required by the Province.* **Complete**

 **Implementing Activity 8-B:**

Expand program to provide incentives and support for home heating fuel source switching “Jump on a New Heat Pump”.

- *In November 2021 additional resources were made available to expand the “Jump on a New Heat Pump” project, which provides guidance and support to homeowners interested in switching to a heat pump home heating and cooling system.* **In-progress**

Implementing Activity 8-C:

Refurbish, renew, and replace existing District buildings in ways that reduce energy and emissions, while also improving comfort and reduce total costs of building ownership.

- *Low carbon electrification projects have been completed at District Hall, Northlands Golf Course, and Parkgate Library. Additional projects at the District Operations Centre and Northlands Golf Course are planned for 2022. New all-electric, high efficiency buildings (ie. Maplewood Fire & Rescue Centre, Delbrook Fieldhouse) are under construction to replace several old inefficient buildings.* **In-progress**

Implementing Activity 8-E:

Incentivize or require deconstruction and recycling rather than demolition of existing buildings.

- *In February 2022, staff were directed to initiate stakeholder engagement regarding potential regulations to increase the recycling and reuse of construction and demolition waste. Staff will report back to Council with engagement results and recommendations.*

In-progress

Supporting Actions

The supporting actions in the Action Plan complement and support the priority actions. The following section is organized by the four topic areas and summarizes progress on quick-win supporting actions and other implementing activities where significant progress has been made.

Housing

 **Supporting Action S-18:**

Support renters through policy and zoning to increase stability for renters

- *The Residential Tenant Relocation Assistance Policy (RTRAP) was amended in May 2021 to strengthen protections for renters displaced by redevelopment. The policy is being applied to all rezoning applications received after May 31, 2021.*

Complete

Supporting Action S-3:

Explore alternate housing tenures and needs to offer more diverse housing choices

- *Staff are conducting a review and analysis of residential rental tenure zoning that is anticipated for Council's consideration in 2022.*

In-progress

Transportation

 **Supporting Action S-17:**

Support education and promotion to encourage walking, rolling, cycling, and taking transit

- *Numerous initiatives are underway to promote active and sustainable transportation, including development of transportation demand management programs, funding a program to encourage walking and cycling to school, and development of an e-bike and adaptive mobility device incentive program.*

In-progress

Supporting Action S-5:

Implement a "Vision Zero" strategy to increase travel safety

- *Staff presented a draft Road Safety Program framework for Council's consideration in May 2022.*

In-progress

Economy

Supporting Action S-4:

Incorporate tools and incentives to support local employment opportunities

- *A new Business Services Manager position has been created and will be responsible for activities that support local businesses, including developing tools and incentives to support local employment opportunities.*

In-progress

Supporting Action S-6:

Create an economic stewardship staff resource to support a sustainable and diverse local economy

- *A new Business Services Manager role has been developed and recruitment is underway.*

In-progress

Supporting Action S-8:

Support remote work options to reduce commute trips, congestion, and parking needs

- *The District has implemented a remote work policy. The policy reduces commuting for work, lowers parking needs, supports employee health & wellness, enhances recruitment and retention of talent, and improves productivity and efficiencies.*

Ongoing

Supporting Action S-20:

Respond to local business needs quickly to be more business-friendly

- *The new Business Services Manager will be responsible for activities that support local businesses, including developing strategies to ensure the District is responsive to the needs of local businesses.*

In-progress

Climate

Supporting Action S-21:

Support education and promotion of climate action in homes and businesses to increase community involvement

- *Numerous initiatives are underway to support education on climate action, including the Jump on a Heat Pump program, a partnership with EmpowerMe to offer climate action workshops in different languages for newcomers to the District, and partnerships with School District 44 and the BC Sustainable Energy Association to deliver climate action workshops for students.*

In-progress

Social Equity

Implementing Lens L-7 and L-8:

Develop a corporate anti-racism policy and provide anti-racism staff training.

- *The District is currently working to develop anti-racism policy and training. This work is expected to conclude later this year.*
- *As a first step to responding to the Truth and Reconciliation Commission's Calls to Action, and in an effort to include social equity considerations that foster a more inclusive and equitable community,*

In-progress

Ongoing

the District engaged Indigenous Corporate Training to provide training sessions, titled 'Working Effectively with Indigenous Peoples.

Next Steps:

Future OCP Action Plan updates will include more comprehensive reporting on the priority actions, supporting actions, and implementing lenses included in the plan, as well as reporting on outcome indicators to measure if the actions are having the desired impacts and effects. Staff are looking at developing tools to communicate this information to community members online.

Concurrence:

This OCP Action Plan implementation update has been reviewed by staff from the Community Planning, Climate and Biodiversity Office, Communications, Corporate Services, Development Planning, Engineering, Environment, Finance, Parks, and Transportation departments.

Conclusion:

The OCP Action Plan is intended to advance the District towards realizing the vision and goals of the 2011 OCP in the four key topic areas of transportation, housing, economy and employment lands, and climate emergency. This report presents an early progress update on the OCP Action plan, with a focus on 'quick win' activities. Significant progress has been made on quick win activities, with many complete or well underway. Future updates on the OCP Action Plan will include a more comprehensive update on all priority actions, supporting actions, and implementing lenses, as well as on indicators of success.

Options:

THAT the May 25, 2022 report entitled "OCP Action Plan Implementation Update" is received for information.

OR

Council provides alternative direction.

Respectfully submitted,



Ryan Gilmore
Community Planner

REVIEWED WITH:					
<input type="checkbox"/> Community Planning	_____	<input type="checkbox"/> Clerk's Office	_____	External Agencies:	
<input type="checkbox"/> Development Planning	_____	<input type="checkbox"/> Communications	_____	<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	_____
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