

THE CORPORATION OF THE CITY OF NORTH VANCOUVER
Regular meeting of the Social Planning Advisory Committee
Held in City Hall, Conference Room 'A'
On Wednesday, May 27, 2015 at 7:00pm

MINUTES

PRESENT:

Mary Tasi, Chair
Steve Tornes, Vice Chair
Nick Bryant
Cassandra Buckley
Tomoko Ito
Ray Moore
Stephanie Snowden
Maria Sponza
Donna Zwickel

Holly Back, Councillor

ABSENT:

STAFF:

Paul Penner, Community Planner
Edytha Barker, Committee Clerk
Wendy Tse, Planner 1

9 members – quorum = 5

1 Councillor (non-voting) 2 staff (non-voting)

1. APPROVAL OF AGENDA

The agenda of the meeting of May 27, 2015 was approved with one addition. Discussion of an earlier meeting start time was added after Updates.

2. APPROVAL OF MINUTES OF LAST MEETING

The minutes of the meeting of April 22, 2015 were adopted as circulated.

3. GUEST SPEAKER

Housing Action Plan & Tenant Relocation Policy – Wendy Tse, Planner

W. Tse, Planner 1 at CNV gave a PowerPoint presentation on Enhanced Notification and Assistance for Displaced Tenants.

She indicated that this came about due to the recent increased redevelopment of purpose built rental stock, and Council's subsequent request for enhanced notification & assistance for displaced tenants.

Key points included:

- The focus is on purpose built rental housing, not including secondary suites and coach houses.
- CNV held 6% of the region's rental stock in 2012. We are fourth behind Vancouver, Burnaby and New Westminster.
- There has been an increase in rental units in the CNV since 2006.

- Impacts of rental redevelopment include loss of affordability, displacement of vulnerable populations, increasing challenges to find affordable and appropriate units with low vacancy rates, stress on existing communities, diminished social cohesion, and potential loss of elements of the workforce, particularly in the retail and service sector.
- This City policy will only be applied at the rezoning stage. In all other instances the provisions of the BC Residential Tenancy Act will take precedence.
- Enhanced notice and assistance will include:
 - Current occupancy summary at rezoning application;
 - Tenant communication plan;
 - 3 months' notice (BC RTA = 2 months);
 - 3 months' rent (BC RTA = 1 month) (to include moving expenses);
 - Tenant relocation coordinator;
 - First right of refusal.

Comments/Questions from SPAC:

- Developers should have to pay for a Tenant Relocation Coordinator of the City's choice (third party or a CNV employee) to ensure that the Coordinator will do a good job.
- Perhaps the City could create a portfolio of all rental stock in the City and keep a rapport with the owners/managers; therefore keeping an open communication of when vacancies become available.
- It might be a good idea to develop relationships with management companies who might have connections with stratas, etc.
- Will the 3 months' rent given be calculated at their current rent or what the rent would be in a new place? The City may need to set an "average current rent" rate.
- Concern that this is only "window dressing" and that eventually people that work in the service industry will not be able to afford to live in the City.
 - W. Tse: Through the Housing Action Plan the City will be exploring other options for density to encourage developers to build more rental buildings.
- Does the City have any regulations when a new rental site is being developed such as a percentage must be 3 bedroom, 2 bedroom, etc?
 - Not yet but this is being contemplated under the Housing Action Plan.
- Suggest that some short videos be added to this presentation; people that have been displaced talking their own situation.
- It is important to remember the emotional impact that displacement will have on people.

IT WAS MOVED AND SECONDED:

THAT, the Social Planning Advisory Committee, having received the presentation entitled "Enhanced Notification & Assistance for Displaced Tenants" from W. Tse, Planner 1, City of North Vancouver, supports this policy in principle.

FURTHER, SPAC wishes to note the following suggestions:

- The Tenant Relocation Coordinator should be a third party, or a City employee to ensure the best service possible;
- A portfolio of all rental stock in the City should be developed and maintained;
- The City should set a rate for "market value" rent for various unit sizes.

- The emotional impact of tenant displacement needs to be taken into consideration and included in the policy.

CARRIED UNANIMOUSLY

W. Tse also gave a brief update on the Housing Action Plan. The City has retained a consultant to develop this plan and it is currently underway. This will include a complete review of the City's housing policies and will be a guiding document when completed. We hope to start the engagement process in June or July. W. Tse will report to SPAC when a policy/plan is being formed.

4. UPDATES

a. Councillor

- Attended North Shore Congress last week; the topic was about housing, very timely.
- The Mayors' Golf Tournament. The money raised will be going to North Shore Mental Health.

b. Staff

- P. Penner and J. Buitenhuis recently sent a report to Council on the provision of alcohol to minors. This issue has come about as there is an increased availability of alcohol but no increase in Liquor Commission social responsibility materials. Council endorsed this report which is included in SPAC's circulation folder.
- The recent public meeting on child care issues lasted 2 ¾ hours. Discussion included how applications are processed. A concern about existing zoning bylaw provisions to allow facilities of up to 20 spaces in residential neighbourhoods was brought up. The idea of streamlining the process was defeated; the existing process will be retained with one minor revision to the notification area.
- The report on the City's new density bonusing policy is also in the circulation folder. Bonuses used to be negotiated on a site specific basis. The new policy relates to the OCP and sets out a value per square foot on proposed increases in density. The City's preference is to receive cash that they could put into community amenities; 20% will be allocated to the Affordable Housing Reserve Fund and 80% for the Community Amenity Reserve Fund.
- The new Official Community Plan has been produced in hard copy but, in keeping with the mandate to stay "green" only a few copies have been printed. The Committee Clerk will send SPAC members a link to where the document can be found on the CNV website. If Committee members wish to have a hard copy, please let staff know.
- On June 2, there is a free talk on Youth Mental Wellness called "Signs, Symptoms & Strategies". It will be held in the North Vancouver School District #44 Board Office at 2121 Lonsdale Avenue from 6:30 p.m. – 9:30 p.m.
- In early June, the CNV will begin accepting applications for the youth employment program, Studio in the City. This year the program is called "Random Acts of Art". A link to the application form will be emailed to SPAC members when it is available.

- On June 21, a free Hip Hop show will be held in Shipbuilders' Square for all ages.
 - Tickets for "Slide the City" are almost sold out. The slides will run from Victoria Park to 4th Street on Lonsdale. This is happening on August 22 and is combined with Car Free Day in Lower Lonsdale.
- c. **Change in Meeting Start Time**
Councillor Back asked if the Committee would be interested in a start time of 6:00 pm for SPAC meetings. Members discussed this and it was decided that, starting in September, SPAC will meet at 6:00 p.m. This will be on a trial basis for the months of September, October and November. A light dinner will be provided.

Councillor Back left the meeting at 8:10 p.m.

5. DISCUSSION ITEMS

- a. 2015 Round One Lower Lonsdale Legacy Fund
The Committee reviewed and discussed the applications for the first time and developed some draft recommendations. The spreadsheet was populated with initial input.

The Committee identified questions on particular applications. P. Penner will follow up and report back at the June meeting.

- b. SPAC Work Plan / Annual Report
A draft report on the above mentioned was handed out to SPAC members. M. Tasi, S. Tornes and P. Penner have met and reworked this report.

M. Tasi wished to point out the important of including that SPAC is supporting and encouraging innovation such as alternative sources of funding for non-profit agencies such as Kickstarter, etc.

P. Penner advised that, with the update of the Social Strategy delayed, SPAC will undertake the review of a number of City policies such as the Cultural Diversity Policy, Violence Against Women policy, the Child Care Policy & Plan, etc.

IT WAS MOVED AND SECONDED:

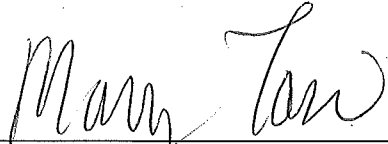
THAT, the Social Planning Advisory Committee, having reviewed the draft 2015 Work Plan and 2014 Annual Report, endorses the report as written.

CARRIED UNANIMOUSLY

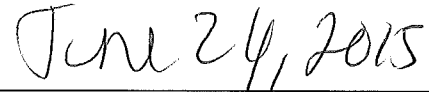
- c. June Speaker
P. Penner suggested the possibility of having T. Forrest, CNV Planning Analyst, present the new Sustainable Development Guidelines at the June meeting. SPAC members were in agreement.

SPAC also requested that Hollyburn Family Services Society present at the September meeting.

5. OTHER BUSINESS – N/A
6. ADJOURNMENT – 9:02 p.m.
7. DATE OF NEXT MEETING – June 24, 2015



Chair



Date

