

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

**Meeting of the Advisory Planning Commission
Held via WebEx on Wednesday October 14th, 2020**

MINUTES

Present: S. Huber
Y. Al-Nakeeb
K. Balcom
A. Rahbar
S. Tornes
A. Wilson
C. Castro
Councillor Hu
Councillor McIlroy

Staff: M. Friesen, Planner
R. Fish, Committee Clerk
A. Devlin, Manager – Transportation, Planning & Development
C. Alexander, Planner – Planning & Development
R. de St. Croix, Manager – Long Range and Community Planning,
Planning & Development

Absent: M. McCorkindale
M. Tasi Baker
B. Thorburn

A quorum being present, the meeting was called to order at 6:00PM

- 1. Acknowledgement of Unceded Territory**
- 2. Adoption of Minutes of Meeting of March 11th, 2020**

It was regularly moved and seconded

THAT the minutes of the meeting of the Advisory Planning Commission held March 11th, 2020 be adopted.

Carried Unanimously

- 3. Business Arising**

There was a round of introductions for the new Commission member and staff representative.

4. Staff Update

Staff provided an update on the status and frequency of Committee meetings.

5. Balanced Housing Lab

The Planner, Planning & Development gave a presentation on the Balanced Housing Lab. The main points included but were not limited to the following:

- Focused on creating housing solutions for middle income earners (\$50,000 – \$100,000 per household) to live and work on the north shore.
- Current escalation in housing prices means a lack of housing options.
- There are few to no existing housing supports from government for this income group.
- The Solutions Lab brings people together across diverse sectors and backgrounds to better understand and address complex issues.
- The Lab process is lead by consulting firm Urban Matters as well as a Steering Committee, Working Group and the Lab participants.
- The lab workshops focused on understanding the challenges and opportunities for middle-income housing, generating and testing ideas, and drafting solutions.
- Currently half way through the Balanced Housing Lab project and are about to begin testing the prototype solutions.
- Going to Council on October 19th with an update on the lab process and emerging prototypes.
 - Prototype 1: Reimagining the housing approvals process.
 - Prototype 2: Indigenous & non-indigenous partnerships.
 - Prototype 3: Flexible delivery models for affordable living.
- Prototype 1 is exploring an alternative development approvals process and seeking Council direction to pilot 1-2 housing projects that target middle-income households to test and evaluate the alternative process
 - Next steps include preparing a Request for Expressions of Interest
- Prototype Group 2 is looking to develop a shared understanding of the barriers and opportunities for Indigenous and Non-Indigenous partnerships for housing on the North Shore, and to develop a prototype for putting this into action.
 - Next steps include bringing together elected officials from all three partner communities in a joint event to formally report back on the Lab process and continuing partnership conversations.
- Prototype 3 is exploring and analyzing the potential of designating housing opportunity areas within the City to provide an alternative policy for creating a deeper level of affordability for middle-income households.
 - Next steps include conducting further analysis on the Housing Opportunity Areas concept and to create a range of policy options for consideration in line with other financial incentives.

Questions/Comments from the Commission included but were not limited to:

- The developer's information sessions were not included in the approvals process, how will the developer's perspective be presented and included? **A:** We are not looking to take this piece of the process away as it allows for the

public to provide feedback. It will be done in a different way through the public engagement process and led by the developer / applicant to educate the public on what they are doing instead of through a standard open house format.

- Who will pay for the increased cost with respect to the time they will have to put into more engagement? **A:** We will monitor as we test it. There may be an added cost with more engagement and the developer would undertake that. There may also be an increase in staff time. However, the intent is to create an expedited process so the aim is to limit these impacts.
- Were the First Nations engaged because they don't have capacity to do this on their own? **A:** They have been a key partner in the Lab process and are participating more in prototypes 2 and 3, not as much in the alternative development approvals process.
- Could you clarify the pre-consultation stage and what is involved? **A:** It would stay the same in both scenarios. The high level details of the application are circulated to various City departments, then we meet with the applicant to give them high-level feedback to set them up for success when they apply for the full application.
- Is the intent of the co-creation workshop to create an eclectic mix of housing forms throughout the City or is it area specific or anchored in policy that will focus the discussion. Are there going to be some guiding principles? **A:** We are still working through the process of the details and how it will work. The intent is that through the pre-consultation process, staff have first glance of the high level proposal and will provide feedback and identify any major concerns to the applicant. City staff and the developer will identify key questions and themes that will help guide the Co-Creation Workshop. The proposed alternative engagement methods and Co-Creation Workshop are intended to enable a more diverse set of voices to be heard.
- There needs to be guiding principles in advance of hosting the workshop.
- Does the response serve as the guide to the collaborative process? **A:** We need to make sure it's focused and the intent is clear for all involved.
- Why hasn't the District participated in this study and was the intention to have the prototypes made individual to each Council or will they follow the ones shown? **A:** We invited them to participate and they were not able to at the time. We will be preparing a final report with the lab findings that is something other communities can learn from and implement themselves.
- How are people going to hold developers accountable to show how the ideas were used? **A:** A summary of findings will be presented as part of a report to Council listing out the activities and feedback we've heard.
- We are looking to bring partners and participants back once we get through prototype testing to report back on the outcomes and discuss lessons learned.
- Have there been situations where projects weren't meeting needs of the community or is it around streamlining the process and hoping it translates into reduced rates? **A:** The intent is to help streamline the process so we can deliver more affordability faster but other intent is that through this, we develop a better understanding of what the community is looking for, what their needs are and to shape projects around that.
- How will you determine a better result or ensure that it actually has made it better? **A:** We will come up with an evaluation criteria compare the alternative process to the existing process, to evaluate if it was successful or not. As we pilot it, we will work with Urban Matters to identify the evaluation criteria.

- Do you have anything to take nimbyism into the process? **A:** Yes, this is often something developments are facing. We are hoping the Co-Creation Workshop will help provide a better understanding of local needs and concerns. A variety of engagement methods will be used to help reach a broader audience.
- Evaluative framework is very important in the beginning as well.
- Interviews and surveys don't capture who was not there. Being able to write down your judgement as time goes on is valuable.

Break 7:08PM - 7:15PM.

S. Huber left the meeting at 7:11PM.

6. Mobility Strategy

The Manager – Transportation Planning, Planning & Development gave a presentation on the Mobility Strategy. The main points included but were not limited to the following:

- The goal is to refresh the cities transportation plan and the intent is to provide a guiding planning document for the next 10 years.
- We want to bring this plan to key principals grounded in sound evidence and practice to meet the needs of our community.
- Focusing on creating the starting point for a new plan and developing ideas for the strategies.
- Public engagement will occur in early 2021 to present some ideas on the plan and get peoples reactions on it, confirming our goals and focus areas.
- Developing a draft plan and final plan for Council in the early summer of 2021.
- Our new plan should give us direction on how we will make our streets work better for everyone.
- Goals, principles and key directions are the starting point for our new plan.
- Ideas for Goals for the Strategy
- Our streets improve mobility and access for all, are safe and comfortable, lessen our impact on the climate and help our city prosper.
- Ideas for Key Directions for the Strategy
- Transition to a network of complete streets, reduce the strain and demand we put on our streets, create conditions for more sustainable mobility options on our streets and operate smart, green and efficient streets.
- Outlining our approach for street design and prioritizing space, designing safe streets and creating vibrant and attractive streets.
- Next steps include keeping conversations going and collecting feedback, fine tune initial ideas, seek Council endorsement on initial framework and engage the general public on plan framework and ideas for action.

Questions/Comments from the Commission included but were not limited to:

- Is housing strategy a big part of this? **A:** We are not creating a land use plan for this. We need to set the stage for our land use and ensure they are aligned with our current land use plans. We want to think about the linkages with land use and transportation. There is an opportunity to take this to the next level in terms of local neighbourhood planning, for more integration between hyper-local neighbourhood planning and transportation decisions.

- Is the provinces Rapid Transit Study being considered? **A:** Our City is part of a regional federation, this is not a plan just for the City. 25% of us leave the City to go elsewhere which is a lot of traffic that crosses bridges. We need to understand this key element around creating more sustainable mobility options. The way we grow and organize development will determine how rapid transit unfolds in the City.
- COVID-19 has led to changes in how people travel around. How will you tell whether the change is a permanent or temporary one and how will you use the temporary ones to promote changes in how people travel? **A:** Traffic on many of our arterials has gone back to pre-COVID levels. We need to look at tools to better understand where people are going and will dig into the ongoing travel survey and panel survey. There will be a follow-up survey towards the end of the year around the impacts of COVID-19.
- How are you planning to use this as a platform to formalize policies around the City and mask those suggestions to ensure this not a self-contained plan but that it bleeds into other strategies? **A:** This is the place to formalize it. We know the development we are doing in the City brings people into the City and puts a strain on the transportation system. There is an opportunity to shape the nature of the demand, focus around the strain on the streets and flush out the requirements for parking and curbside use.
- It is important to encourage a healthy lifestyle, is this covered in the strategy? **A:** This is a theme we heard from other Council committees as well. It's a point well taken and is something that was implicit in the things we need to flush out but it needs to be more at the forefront as we fine tune some of these goals.
- There is an opportunity as we bring back work programs that the policy frameworks moving forward are linking together.
- Is the Great Streets initiative part of this plan? **A:** It is a subset of the broader piece of work, this lays the policy framework of objectives and expectations for the different streets in our City. The need to think about great streets and the role of them from a transportation and mobility framework. This is an early attempt to try things out and explore great streets work in the future and how the community responds to that.

7. Adjournment

There being no further business, the meeting adjourned at 8:17 p.m.

The next regular meeting of the Advisory Planning Commission will be held on Wednesday, December 2nd, 2020.



Chair