

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

**Meeting of the Advisory Planning Commission  
Held via Webex on Wednesday, April 13<sup>th</sup>, 2022**

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**MINUTES**

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Present: M. Mathieson (Acting Chair)  
Y. Al-Nakeeb  
K. Balcom  
D. Hendricks  
S. Huber

Staff: R. de St. Croix, Manager, Long Range and Community Planning  
K. Montgomerie, Planner 2, Long Range and Community Planning  
T. Huckell, Committee Clerk

Absent: C. Castro  
M. McCorkindale  
A. Rahbar  
M. Tasi Baker  
S. Tornes  
  
Councillor Hu  
Councillor McIlroy

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A quorum being present, the meeting was called to order at 6:05pm. M. Mathieson agreed to act as Chair.

**1. Acknowledgement of Unceded Territory**

**2. Approval of Agenda**

The agenda of April 13<sup>th</sup>, 2022 was adopted as circulated.

**3. Adoption of Minutes of Meeting of February 9<sup>th</sup>, 2022**

It was regularly moved and seconded

**THAT** the minutes of the meeting of the Advisory Planning Commission held February 9<sup>th</sup>, 2022 be adopted as circulated.

**Carried Unanimously**

**4. Business Arising**

None.

## 5. In-person Meetings

The group discussed a return to in-person meetings. As a hybrid meeting is not yet an option, considerations included alternating virtual and in-person meetings. A poll will be sent to the group to help understand different comfort levels.

## 6. Strategy for Reconciliation with Indigenous People

The Commission discussed the potential for a reconciliation strategy. Highlights included:

- We are working to establish a form of government to government relationship with the Squamish Nation. There has been initial discussions of a strategy document to support this work.
- We are in the very early days; some initial steps are in our strategies (community wellbeing, mobility, climate, economic) to work towards reconciliation and acknowledging truth.
- Council has requested an equity, inclusion, and diversity action plan which will come forward over the next year.
- The Provincial Government has come out with a Rights of Indigenous People Action Plan which could be a good point of reference for the city.  
[https://www2.gov.bc.ca/assets/gov/government/ministries-organizations/ministries/indigenous-relations-reconciliation/declaration\\_act\\_action\\_plan.pdf](https://www2.gov.bc.ca/assets/gov/government/ministries-organizations/ministries/indigenous-relations-reconciliation/declaration_act_action_plan.pdf)

## 7. Update on CNV Inclusionary Zoning / Affordable Housing Policy Review

K. Montgomerie presented on the CNV Inclusionary Zoning / Affordable Housing Policy Review. The main points included but were not limited to the following:

- Community benefit contributions are secured through Density Bonus Policy. The city is entitled to seek a cash contribution for the provision of amenities or an on-site provision through the rezoning process. The requirements regarding on-site housing provision is commonly referred to as inclusionary zoning.
- Affordable Housing Contributions allow three pathways to achieve additional density:
  1. Contribution to the Affordable Housing Reserve Fund (AHRF)
    - 20% of overall cash contribution amount from strata development
  2. 100% rental housing, with 10% of units as Mid-Market Rental
  3. 30% of bonus floor area as Non-Market Rental in market strata developments
- Key principles of the inclusionary zoning review are:
  - Direct affordable housing delivery from all types of residential development
  - Widening the range of affordable housing provided
  - Calibrating to retain viability while maximizing delivery
  - Enabling flexibility for the right type of innovation
  - Consideration of other benefits secured in combination with affordable housing
- A four-stage process for the inclusionary zoning review was approved by Council in 2021; we are currently in stage 3 and 4:
  1. Evaluation of Current Approach
  2. Market Analysis
  3. Economic Feasibility Testing
  4. Development of Policy Options

- Emerging recommendations include:
  - Size threshold for on-site provision vs cash contribution
  - Retaining cash contribution to non-housing amenities from strata development
  - 15% 3-bedroom requirement
  - Priority for affordable rental tenure – resetting to household income caps
  - Options for increasing non-profit involvement in mixed tenure developments
- Anything with less than 6 units on site is difficult to manage, so we say 10% of units regardless of the size of the rental building as a fairer approach to not undermine the income stream. For smaller developments we would switch to a cash contribution.
- When the MMR policy was first introduced in 2016, rent was more affordable. The median household income of the City was close to \$50,000. Now a household needs to earn almost \$110,000 to consider renting a 3-bedroom unit “affordable”.
- The Housing Needs Report tells us, among other things, that even a studio apartment isn’t affordable on 30% of the median income.
- We are focusing on resetting our MMR policy, with proposed household income caps for eligibility.
- In short, the new approach means that it matters not so much what market rents are in the City, but whether a household can find affordable housing based on its income.

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

- Will the eligibility criteria be adjusted annually, based on inflation? Or some other particularly strategy? **A:** Household income is only published once every five years in the census; our concept is that this wouldn’t change unless the City reviews it. Household income changes less over time than the previous method.
- If only 10% of a building is MMR, still feels like we are giving a higher privilege to those earning \$60,000. Those at \$35,000 may also need a 3-bedroom unit which are in low supply. **A:** Though we do refer to the units as MMR, and not non-profit, we want to increase opportunities for non-profit providers to get involved with owning and managing these units. They can provide that deeper level of affordability. Additionally, we are thinking about how we structure housing agreements; to ensure an equitable distribution of 2 and 3 bedroom units.
- What are the drivers to increase the volume of construction of these MMR units, so it’s more than just a theoretical exercise? **A:** The City has a lot of development interest. We are using “inclusionary zoning” language because we want to set the conditions for developers; we want to develop to our maximum permitted OCP density while also asking developers to make a contribution to the public benefit. We are aiming to be fair; not taking so much that there is a disincentive to developers. We are also ensuring that we are retaining the ability to provide other amenities.

*K. Montgomerie left the meeting at 7:06pm.*

## 8. Staff Updates

- The Mobility Strategy received final adoption from Council on Monday night (April 11). It is the first of our four strategies (the others being Community Wellbeing, Climate and Environment, and Economic).
- Staff are also working on a number of tree bylaw/urban forestry management projects.
- We will be making additional submissions for the Strengthening Community Services grant through UBCM. This is a cross-jurisdictional grant to support homeless individuals on the North Shore. They have offered a second intake so we are asking for approximately \$800,000.
- Staff have been working on a number of development applications, including some seniors support projects, including helping with preparing for emergency situations as well as working on reducing loneliness. Hoping to provide community supports / connectedness.

The following information was shared in the Webex chat:

The Story of Wagg Creek:

<https://vimeo.com/689781793/c3f66abea9>

*The Story of Wagg Creek gives the creek a voice and this voice calls out to us to listen to this local gem and learn what they can do to care for it. You will have noted that in the film we mention dog walkers who let their dogs off leash (in spite of signage that is visible), residents and others who pour washing materials in the storm drains, toxic spills (sources not identified), impacts of climate change on water temperature, invasive species that need to be pulled along the creek's edge and much more. There is no single cause for the state of Wagg Creek and the story shows that this creek's problems stem from a series of complex conditions. Here is the link to the film. Please feel free to share it and talk about it with your friends and neighbours.*

## 9. Council Update

None.

## 10. Adjourn

There being no further business, the meeting adjourned at 7:12pm.

The next regular meeting of the Advisory Planning Commission is scheduled for Wednesday, May 11<sup>th</sup>, 2022.

“Mack McCorkindale”

Chair

“June 8, 2022”

Date