

## MEETING MINUTES

Minutes of the meeting held at City Hall in Conference Room A and Electronically (Hybrid), 141 West 14<sup>th</sup> Street, North Vancouver, BC on April 10, 2024

*The City of North Vancouver respectfully acknowledges that this meeting is held on the traditional and unceded territories of the Skwxwú7mesh (Squamish) and Səlíl̓wətał (Tsleil-Waututh) Nations.*

<u>Members Present</u>	<u>Staff Present</u>
Cllr. Don Bell	Renee de St. Croix, Manager, Long Range & Community Planning
Celeste Dempster	Mike Friesen, Manager of Environmental Sustainability
Bahare Eris	Kathleen Callow, Planner 3
Shelley Luce	Linden Mulleder, Planner 1
Meghan Mathieson	Meg Wray, Planning Assistant
Daniel Anderson (SD44)	
<u>Absent</u>	Sarah Friesen, Administrative Coordinator I
Cllr. Holly Back	
Yusra Al-Nakeeb	
Steve Tornes	

The meeting was called to order at 6:06 pm.

### 1. ADOPTION OF THE AGENDA

Shortly before the meeting began, a committee member notified staff of a barrier to their attendance, which dropped member numbers below quorum. As a result, no decisions or conversations were permitted around topics of significance or leading to a decision.

Since all other members and staff were already present and seated, the staff liaison communicated the situation to members, presenting an option to adjourn the meeting, or have staff share about city planning in the City of North Vancouver for information and general learning's sake.

A unanimous decision was made to stay and for the purpose of learning and that no decisions or discussions were to be had pertaining to ongoing or future projects.

The meeting commenced at 6:14pm.

### 2. ADOPTION OF MINUTES

The meeting minutes from January 10, 2024 were adopted as circulated.

### **3. BUSINESS ARISING**

Nil.

### **4. CLIMATE AND ENVIRONMENT STRATEGY (CES) UPDATE**

A presentation was made by Mike Friesen, Manager of Environmental Sustainability, and Meg Wray, Planning Assistant about the City of North Vancouver's Climate and Environment Strategy (CES).

The overview discussed a brief refresher on the draft strategy, highlights of public engagement, and implementation planning.

Strategies include: creating a City that is "less gray, more green", developing climate resilient buildings, establishing neighbourhood pathways, and offering empowered choices for a circular economy. Doing so is an effort to empower the community to move to a zero carbon and zero waste future. Staff aim to restore, protect, and enhance natural areas and biodiversity, on public and private property.

Previous feedback and engagement from the Advisory Planning Commission has been integrated into these concepts.

The first round of public engagement occurred in 2021/2022, followed by round two in the fall of 2023. In 2024, the strategy will be updated based on recent feedback and incorporating it into the final version of the strategy.

Feedback was received from engagement with Squamish and Tsleil-Waututh Nations, interested parties such as committees, the general public, pop ups, under-represented community groups, a "Let's Talk" survey, pop ups, targeted outreach, and both print and digital means (website, social media, and e-newsletter). Stakeholders were generally supportive of the strategy, and have expressed concerns about hotter temperatures and recent wildfires.

The Squamish Nation expressed interest in protecting storm water drains, identify cost barrier to e-mobility, greater consideration around food sharing and also reducing waste. All desired to see the Burrard Inlet's protection.

The City has the most influence around matters of transportation (zero emission modes and low impact choices for low car dependencies) and buildings.

Staff are taking action now and will be tracking and monitoring progress. Accountability is required of all those involved.

Implementation targets include: Urban tree coverage percentage to be established in 2024 through the Urban Forest Plan, low-carbon heat to supply 40% of the Community Energy System by 2027, and 60% by 2030, 50% of trips in the City are taken by walking,

rolling and transit, and double the number of urban agriculture locations in the City by 2030.

Metrics to measure progress include: tree canopy coverage, stream and stormwater health indicators, wildlife species, community energy system emissions, mode shifts, tree canopy coverage, transit shelters, city staff travel by ZEVs, locations and areas of urban agriculture, and financial support for environment initiatives.

Staff have established a budget to execute priority projects including: Integrated Storm Water Management Plan update, Streamside Development Permit Guidelines update, implementing highest step of the BC Energy Step Code, offside prefab, and reducing emissions from LEC.

Facilitating food sharing and reducing food waste is another means of supporting our environment, although details on actionable steps forward are not yet clear. Ideas for food rescue include cross pollination of the prefab construction project and empowered choices pathway and process updates. A recent presentation from the Council Meeting on April 8<sup>th</sup>, 2024 reflected similar sentiments about reducing food waste.

The final component of the implementation plan looks like:

- Overall emissions tracking, metrics tracking and completing priority projects.
- Monitoring our metrics. For those we aren't tracking, this will establish a base line. Metrics will be monitored in an ongoing capacity, but it depends on the nature of the subject.
- Transportation and emissions tracking. A low-carbon pathway will be updated in the coming years.
- When we report back on the strategies, priority projects and data will form future decisions.

There are an overwhelming number of possible actions, and staff are working their way through them. About 100 actions are in the plan, and staff are focusing on five.

Urgent action and transparency is facilitated through all these projects.

## **5. PROVINCIAL HOUSING LEGISLATION UPDATE**

A presentation was made by Renee de St. Croix, Manager, Long Range and Community Planning, to share the Provincial legislative updates affecting planning and development in the City of North Vancouver.

The Province of BC has brought forward a significant amount of new legislation over the last few months, including a number of legislation bills. Note that Bill 30 has not been included (short term rentals), but this is a conversation for another time.

In addition to new legislation, the Province brought in significant deadlines for them to take effect – the first being June 30<sup>th</sup>, 2024. The second major deadline is to update the Housing Needs Report by January 1<sup>st</sup>, 2025.

The City created a Housing Needs Report of what the housing need is in proportion of the population. All the methodologies were different, so the Province came forward with

a new system which aims to project data 20 years into the future. The engagement components for this work now reflects the IAP2 Spectrum of Consultation, which is a higher quality standard practice of engage that help groups define the public's role in any public participation process.

Another critical piece is about public hearings – if the development is in alignment with Official Community Plan (OCP), you don't need a public hearing. We're shifting gears as then where the public engagement is actually happening.

The Province has also delivered policy manuals with the intent of how we should or could implement. This is not regulation, but in rather a policy manual, so some deviation is permitted. The Province is providing guidance to what the policies need. A lot of what's outlined is new to municipalities so they'll often outline "seek legal guidance" in the fine print. There are some timelines the City is up against which do not have developed policies at this time.

Generally, Provincial governments don't understand local municipal politics. Everyone is rushing in to say, "Let's deal with the housing crisis", but there isn't any direction for staff or Council to make this happen, which applies tremendous pressure on them to make decisions.

The current zoning bylaws were drafted in the 1950's and 60's, so the new bylaws will less volume and will also possess greater visual appeal. We expect this to be released by summer 2024.

The next steps include waiting for the Province to release the manual, and have staff complete the work by the January 1<sup>st</sup>, 2025 deadline. Then, we move towards the land-use and zoning bylaw update. We're working to align all these processes by December 30<sup>th</sup>, 2024.

Further legislative updates affect Small Scale Multi-Unit Housing (SSMUH). Linden Mulleder, Planner 1, and Renee de St. Croix, Manager, Long Range & Community Planning, shared a brief PowerPoint presentation on this topic.

The Province's intent was to deliver more small scale multi unit housing and fix outdated, and restrictive zoning rules to help build more homes, faster.

Restricted zones are zones that restrict to those with single detached family dwellings. This is specifically defined in the legislation. With the new zoning, plans must update to include three, four and six units. The final number of units is determined by the property lot's size. If the lot is in close proximity to transit and transit routes, four to six units is expected. Staff analyze maps to integrate transit zones in their planning.

Pre-Council consideration is happening in May 2024. Through 2024-2025, staff will need to ensure that changes fall under the new bylaws.

Kathleen Callow, Planner 1, presented on Transit Oriented Areas (TOAs).

The city aims to establish transit supportive densities around transit stations with a minimum density framework to leverage significant investments in transit.

For the city, this means one transit hub (Lonsdale quay exchange). Under the legislation, Lonsdale Quay Exchange is designated a TOA. Within 200 metres is 12 storeys or 12, 400 metres, 8 stories. We're not pre-zoning for densities, but we'll still require zoning. We'll have to align TOA and zoning bylaw in the next 18 months.

A map was shown of longitude and latitude given by the province to determine the 200 and 400 metres surrounding a TOA and corresponding density requirements, It's not a smooth circle and the Squamish Nation land excluded. Any property that touches the line will be included in this density calculation.

After the June 30, 2024 deadline, Council will be receiving reports on the SSMUH and TOA.

Development Financing has new tools, including an amenity cost charge bylaw. The intent is to collect funds from applicants and developers. We currently take on funds during a rezoning process in a negotiation. Changing to pre-zoning loses negotiation power, but encourages transparency. Public amenities will not have negotiations in this system (this excludes housing). Other charges include a Development Cross Charge (when money is available, the amenity is built) and Amenity Cost Charge.

Staff encouraged members to read the [Housing Legislation on the City's website](#). There are numerous inputs required to make this happen.

The Province's intention is to make public hearings a contentious setting to instead be a wider big picture conversations, and remove the one-off conversations especially around affordable housing. It will be harder to oppose any multi-family units when it's evident this is a Province-wide mandate. Another effort by the Province is stabilizing land valuation – if all land value increases at the same speed, the changes and fluctuations in housing land cost increases at the same rate, it will hopefully make housing more affordable.

Next month, we'll be bringing the Climate, Environment and Wellbeing Strategy. There will be more pieces about Bill 16 to be available.

## **6. DATE OF NEXT MEETING**

The next meeting is scheduled for Wednesday, May 8<sup>th</sup>, 2024.

## **7. ADJOURN**

The chair adjourned the meeting at 7:54 pm.

“Certified Correct by the Chair”

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Meghan Mathieson, Chair