

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

**Meeting of the Advisory Planning Commission
Held at City Hall, 141 West 14th Street, North Vancouver, B.C.
in Conference Room A on Wednesday, September 11th, 2019**

MINUTES

Present: K. Balcom
S. Huber
A. Wilson
S. Tornes
A. Rahbar
A. Boston
Councillor Hu
Councillor McIlroy

Staff: M. Friesen, Planner
W. Tse, Planner
R. Fish, Committee Clerk

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

A quorum being present, S. Tornes took the Chair and the meeting was called to order at 6:00PM.

1. Acknowledgement of Unceded Territory

2. Approval of Agenda

The agenda of September 11th, 2019 was adopted as circulated.

3. Minutes of the Meeting of the Advisory Planning Commission held July 10th, 2019

It was regularly moved and seconded

THAT the minutes of the meeting of the Advisory Planning Commission held July 10th, 2019 be adopted as amended.

Carried Unanimously

4. Business Arising

None.

5. Staff Update

M. Friesen reviewed relevant planning development, project and policy items from the previous Council meetings.

6. Housing Lab

W. Tse presented on the Balanced Housing Lab.

The main points included:

- The project is beginning this fall and will extend into next year.
- We want to ensure we have a balanced housing, transportation and economic system within the City.
- The impetus for this is the Housing Action Plan and was inspired by the Integrated North Shore Transportation Planning Project (INSTPP).
- We need to come up with solutions to be implemented.
- Housing Options:
 - Ending homelessness
 - Rental housing
 - Ownership
- BHL Goals:
 - Generate innovative workforce housing solutions through co-creation and collective action
 - Involve diverse array of stakeholders, including individuals with lived experience
 - Increase rental and ownership options for individuals and families with annual incomes between \$50,000 to \$100,000
 - Partner with all levels of government and other stakeholders to implement solutions
- Partners:
 - City of North Vancouver
 - District of West Vancouver
 - Squamish Nation
 - MLA Ma
 - MP Wilkinson
 - BC Housing
 - UBC Housing Research Collaborative
 - North Vancouver School District
 - CMHC (funding application submitted)
 - Hoping to receive \$150,000 to embark on this project
 - \$200,000 dollars has been taken out of the affordable housing reserve fund to work on this project
 - The city is looking at contributing \$60,000 and having \$140,000 for implementation

- We want to ensure that the working groups include people that have land, money and other resources that can deliver upon this project
- What comes out of this process will be shared more broadly to be implemented elsewhere
- What is a Solutions Lab?
 - A consultant from Urban Matters will be guiding the process
 - Social Innovation Model - bring people together across sectors and backgrounds
 - Iterative Approach – creating, testing, and adapting
 - Systems-Based – deeply understand different parts of the system and connections between them
 - We need to understand the intricacies of the different parts of the housing system
 - Collaborative – increase trust and strengthen relationships
 - We need to strengthen our relationship with other levels of government and stakeholders
- Project Timeline:
 - The recruitment strategy, which will ensure we have diverse members for the lab, will come out of the September meeting
 - October – Knowledge Gathering
 - November – Workshop #1
 - Challenge Mapping and Opportunity Identification
 - December – Workshop #2
 - Prototype Co-Creation
 - January – Workshop #3
 - Review, Learn, Iterate
 - February – Workshop #4
 - Review, Learn, Recommendations
 - March – Collective Impact Workshop
 - Understanding how all parts work together to make sure we can implement them while identifying which parties are involved based on different prototypes that emerge
- Engagement:
 - Potential scope of engagement
 - Stakeholder networks
 - Public feedback of prototypes
 - Engage public more broadly
 - APC as a potential sounding board of BHL prototypes

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

- Could you speak more to what the prototypes might look like and the level of detail? **A:** We can't presuppose any ideas but some things could include actual buildings for work force housing. We could also determine sites that fit a

prototype or provide assistance with rental funds. The workshops will further refine ideas into something that can be implemented. Development industry liaisons can tell us whether or not it's feasible. It will be a fluid process.

- Will the scope of work include looking at specific work forces? **A:** It's hard to say, it will depend on who comes together but we will do an asset map and figure out what assets are out there and defining opportunities and barriers. We will figure out gaps and the greatest housing needs. Public engagement will provide more feedback as well that we can further refine.
- Will creative finance mechanisms be a part of what you're looking at, like rent to own? **A:** Yes, that's the hope. Because it's workforce housing we can look at the tools we have and understand the incomes we're looking at. We need to find out what works and what doesn't and what we need in terms of resources.
- In terms of using APC as a sounding board, one option could be bringing in the Council advisory bodies for a workshop early on in the process so we are not just responding to well developed ideas. It would be an opportunity to provide input and recommend another analysis that could be useful. **A:** These labs will have a lot of interest. The recruitment process will be very important. I will think of a way to ensure all advisory bodies are included.
- Will there be space to consider transit and housing? **A:** We are thinking TransLink could be a part of it. We recognize the relationship between transit and housing. We will be including that as a fundamental piece of the balanced housing lab.

Break 6:30PM – 6:40PM.

7. Council Strategic Plan

Councillor Hu and Councillor McIlroy presented on the Council Strategic Plan.

The main points included:

- Vision and Priorities:
 - We took the Mayor's vision of being "the Healthiest Small City in the World", thought about what can we focus on to get there and had a discussion on what this means
 - We took a walking tour around the city and were provided with background information
 - Council members provided their list of priorities and our facilitator looked at where there was alignment
 - We had to make sure to focus on higher level goals and provide that guidance to staff
- Reading the Plan:
 - For each priority we have identified:
 - Where we're going
 - How we get there
 - What guides us
 - We have indicated the ways we can achieve our priorities
 - Providing, partnering, facilitating and advocating

- We had to look at what already exists and how those will help achieve our goal
- Included in the Plan
 - The Planning Framework – a short description of the other plans that guide the city
 - Our Community – an overview of our community and the people within it
 - We've provided a demographic breakdown of the community of areas we need to focus and improve on and areas we think we are doing well
- A City for People
 - Is welcoming, inclusive, safe accessible and supports the health and well-being of all
 - People are the core value of the City of North Vancouver
 - The city is looking to provide a variety of housing for all
 - We can partner with all governments and developers and non-profits to provide below market rental and market rental housing
 - There are 1,650 indigenous members in our community
 - The city needs to improve the relationship with local indigenous communities
 - We are hoping to reconnect on a regular basis with members of the community
 - Council will work with community partners and agencies involving the province for more funding to advocate or facilitate child care services
 - Council wants to improve happiness, increase social connections and a sense of belonging throughout the entire community
- A Liveable City
 - Leads the way in climate action and acts as a steward of the environment for future generations
 - Where we're going is framed around our goal of a net zero community by 2050 and is what is leading all of this work
 - Through this we will put together a new climate and environment working group that will have stakeholder input and redeveloping a new environmental strategy
 - We will work to look at where key emissions are coming from
 - Also tied to emissions is the link between transportation and housing
 - Access to transit and active transportation is a key aspect
 - There is also a strong desire for local food security and the ability to grow our own food and food waste programs
 - Urban tree canopy is a big one as well, looking at the percentage of tree coverage and what we can do to increase that and look at it as an emissions sink

- The Environmental Strategy will tie a lot of the work together
- The goal of being Net Zero needs to permeate through all the work that is done and how it contributes to achieving those emission goals
- A Vibrant City...
 - Is where dynamic public spaces and places provide opportunities for connection and enable residents to engage with their community and celebrate their culture and history
 - The city is providing public spaces for celebrating and gathering
 - We approved an increase of \$125,000 to the Polygon budget to support arts and culture
 - There is a revitalization of the concept of Lonsdale as the city's "High Street"
 - We want to be inviting, welcoming, support local business and preserve heritage on Lonsdale
- A Connected City...
 - Provides active and sustainable ways for people and goods to move to, from and within the City safely and efficiently
 - Of the 23% of people who take public transit, 11.3% walk and 2.4% cycle
 - We reviewed the walk CNV report and the city has the second highest number of pedestrians
 - The Burrard Inlet study will be done to possibly bring rapid transit to the North Shore
 - We are reviewing our Mobility Plan to find solutions to connect the city for all
 - Infrastructure wont happen over night but Council will work hard to get more support and funding
- A Prosperous City...
 - Supports a diverse economy by creating an environment where new and existing businesses can grow and thrive
 - We need a vibrant and diverse economy in the city
 - There's areas where we need to advocate for bigger support for small businesses
 - We will be looking at where to crate hubs and encourage different types of businesses as well
 - A noted area is around the hospital, there are a lot of health sector companies that could create a health sector hub in the city
 - The brewery district is another area of economic development
 - We would like to establish additional BIAs
 - It's a priority to ensure we have met industrial space in the city
 - We are looking at different ways to be creative and ensure we are growing the local workforce

Questions from the Commission included but were not limited to:

- The inclusion of the canopies is a great idea.
- What role do you have in mind for APC to help achieve those priorities? **A:** We haven't broken it down that way yet.
- Staff: over the years we have been occupied with development. Our policy is starting to get dated in certain areas. It will be great to focus on policy and become another climate and policy leader in and beyond the region. APC has an important role to play in keeping us focused.
- The Mayor has been talking about creating additional bodies for engagement, is there anything to share with the group? **A:** Not yet. We have a new department, Community Partnership and Engagement, which will help with this. Staff and Council need to be out in the community. Nothing has specifically landed yet. There's a desire to look at the committees we do have and see what could possibly be missing or taken out. For example there is no committee for youth.
- I commend staff and Council for putting this all together. These are loosely the principles that made Vancouver successful. Community engagement is a cornerstone for engaging all areas and how that's a critical element in making successful communities. Doing a post occupancy study of Moodyville will be interesting to look at. Community engagement will be critical.
- 40% of households are one person households. We don't design our multi family to facilitate connection. We have to pay attention to household numbers and what housing we are providing in the city.
- Aboriginal reconciliation, urban canopy and economic development don't seem to have solid plans, how do you move forward without a plan? **A:** Conversations have been occurring with staff and we are looking at what can be done to move forward. There are some existing plans that are maybe older but still relate. There's a Parks Master Plan and other policies that relate to trees and protection. Reconciliation is an interesting one. Staff brought forward to Council the recommendations for missing and murdered indigenous women to look at what actions we can take but no umbrella plan or strategy for reconciliation.
- How does the Zoning Bylaw update fit into this? **A:** The plan is to start a big refresh of the Zoning Bylaw. We've had this bylaw since 1967 with some minor updates and it is becoming unwieldy. As the city grows, the bylaw is starting to lose its ability to deal with the broader context and is becoming site specific. Revising it as a new implementation tool will be derived from these larger policy moves.

S. Huber left the meeting at 7:16PM.

8. APC Work Plan

The Commission discussed the remaining items for the 2019 APC Work Plan in relation to the Council Strategic Plan priorities.

- **Action Item:** Adrian and Steve will integrate the APC Work Plan with the Council Strategic Plan priorities to be adopted at the next meeting.

9. Announcements

None.

10. Round Table

There was a round table discussion on interpreting reconciliation and how can we work towards it on a municipal level.

11. Adjournment

There being no further business, the meeting adjourned at 7:53 p.m.

The next regular meeting of the Advisory Planning Commission will be held on Wednesday, October 9th, 2019.

A handwritten signature in black ink, appearing to read "Kyle Bos", written over a horizontal line.

Chair