



MEETING MINUTES

Minutes of the meeting held at City Hall in Conference Room A
141 West 14th Street, North Vancouver, BC on May 1, 2024

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

Members Present

Anna Boltenko, Chair
Liza Feris, Vice Chair
Farnoosh Fallah
Olga Kens
Kathy McGrenera
Anahita Naeini
Charles Pan
Tim Page
Zeyus Spenta

Staff Present

Heather Evans, Community Planner
Edytha Barker, Administrative Coordinator
Renée de St. Croix, Manager, Planning (City Planning and Design)
Lisa Wambaa, Planner 1

Absent

Tony Valente, Councillor

The meeting was called to order at 6:07 pm by the Chair.

1. ADOPTION OF AGENDA

The agenda was adopted as circulated.

2. ADOPTION OF MINUTES

The minutes of the March 27, 2024 meeting were adopted as circulated.

3. UPDATES

- a) Councillor
 - N/A
- b) Staff
 - Updates followed in next two agenda items.

4. COMMUNITY WELLBEING STRATEGY UPDATE

H. Evans introduced L. Wambaa and R. de St. Croix. She then presented the following highlights regarding the update on the Community Wellbeing Strategy:

- What are we trying to achieve?
 - A City where everyone belongs and has opportunities to thrive with a focus on: connection, equity and investment.
- The path forward includes six pathways:
 - Complete Communities
 - Housing for All
 - A City for All Ages
 - Accessibility, Equity, Diversity, Inclusion and Diversity
 - Poverty Reduction and Inclusive Economy
 - Partnerships, Advocacy and Financial Supports
- Members were reminded of the resolution made at the October 2023 SPAC meeting.
- Staff are working to integrate SPAC's further input and revisions.
- Members were then asked to participate in a group activity whereby to assist staff in prioritizing indicators to include in the strategy.

Members presented the following notable questions and comments:

- How many of these indicators are resource dependent? We could be aspirational but some could require more resources than others. Are we hoping for something that cannot be realized?
 - We have tried to keep the lists to what we can measure. If something is missing, put it on and we will evaluate that.
- It is interesting that the same measurement could be used to validate two different things.
- I was surprised to see that diversity residents participated. I don't see that we are doing something in terms of diversity and equity. The BIPOC community on the North Shore, is a small community; most members do not have a lot of experience with volunteering or exposure to it growing up. To me, it's not a good indicator.
- I am cautious about differentiating between needs and outcomes. In a City for all ages, people can be happy or well through other means, not just through public spaces. Seniors can also have good housing in many different ways.
- You can take indicators of any or all of those but unless you invest significantly you won't see more than an incremental change. Where is the money directed?
 - This is more around indicating community wellbeing rather than directing funds at this time.
- What defines community?
 - Residents, regardless of whether or not they are taxpayers.

5. HOUSING LEGISLATION UPDATE

R. de St. Croix presented the following highlights regarding the changes to provincial housing legislation:

At the end of 2023, the Province brought forward the most significant changes to planning framework we have seen in 40 years or more. The three key bills are:

- Small Scale Multi Unit Housing (SSMUH) – Bill 44
- Transit Oriented Area (TOA) – Bill 47
- Amenity Cost Charge Bylaw (ACC) – Bill 46

Local governments must implement several changes within certain timelines:

- June 30, 2024 – Deadline for SSMUH & TOA Bylaws
- January 1, 2025 – Deadline for Housing Needs Report
- December 31, 2025 – Deadline for OCP Alignment and Zoning Bylaw Updates

Under Small Scale Multi-Unit Housing (SSMUH), the requirement for municipalities is to identify all lots that meet the Province's definition of a restricted zone and then rezone those lots to permit 3, 4 or 6 units; this will be approximately 900 lots across the City. Because this is legislated by the Province, there is little room or ability to receive public input, therefore the engagement on this will be mostly in the form of information out to the public.

As part of Bill 44, municipal governments are now prohibited to hold public hearings on individual projects that are in alignment with the OCP. Furthermore, Bill 44 requires that local governments create an interim Housing Needs Report which outlines the type of housing in the community now as well as the projected housing need for 20 years. This is required to be done by January 1, 2025. Local governments must then take the 20 year capacity projections and pre-zone that capacity into their OCP's by December 2025.

Regarding Transit Oriented Areas (Bill 47), the City has one TOA – the Lonsdale Quay Exchange. The Province has provided a prescribed density and height framework for developments that are within a 400 metre radius of the exchange. If a development meets those prescribed heights and densities, Council may not reject them on the basis of height or density. They may however, reject them on the basis of other considerations.

The last bill (Bill 46) has to do with how the City achieves community amenities through redevelopment. Currently, developers negotiate the provision of community amenities in exchange for additional density as a part of the rezoning process. Under Bill 46, the Province has enabled a new development financing tool called the Amenity Cost Charge (ACC) which permits the City to set a prescribed amount to charge development. The intent of this is to move from negotiated community benefits to prescribed.

There was also a new bill introduced regarding Short Term Rentals (STRs), which has been to Council already. The City is working on a business licensing bylaw and system to manage STRs. The intent of this bill was to try to have units that are being used for short term rentals put back into the long term rental market.

If you are curious, we recommend looking at the province's website:

www2.gov.bc.ca/gov/content/housing-tenancy/local-governments-and-housing/housing-initiatives) or the strategy document "Homes for People Plan"

news.gov.bc.ca/files/Homes_For_People.pdf). The City is also providing legislation updates on the City website. <https://www.cnv.org/Business-Development/Building/New-Provincial-Housing-Legislation-Updates>

Members presented the following notable questions and comments:

- If asked for a community amenity contribution, can an applicant say no?
 - We currently have a Development Cost Charge Bylaw, which is a fee we charge at building permit. The ACC will operate similarly. We have to define how much to charge based on what it will be going towards (what amenities are needed).
- Is it safe to say, when plans are brought to Council, if the Council meeting is open, is the public able to come and observe and ask questions?

- The public can always come and observe, but we can't turn the public input period into a public hearing. There are new rules around that. The best thing to do is to write your MLA or write into Council.
- I don't see this as a bad thing. This will provide more housing and affordable housing. Where is the City in terms of your planning to make sure the City is ready?
 - The City is well positioned because we are an urban context city, but there are things we have to do to make sure it all works, such as servicing reviews, etc.
- Do ACC's replace the Density Bonusing Policy?
 - It is not a complete replacement, the ACC's are a value added tool to capture funds from pre-zoned sites. Density Bonusing will still be used for sites undergoing rezoning or OCP amendments.
- Does the Province have any accountability regarding schools or hospitals; what if more are needed?
 - They have service level requirements, and they look at what we project in terms of population growth to meet the needs. As those are the mandate of the Province, we can't speak to their systems, timelines, or budgets.

Break - 7:23 pm – 7:20 pm

6. ROUND ONE COMMUNITY GRANTS ALLOCATIONS


The Chair resumed the discussion from where it was left at the March 27, 2024 meeting. Applicants from #41 to #70 were discussed.

It was unanimously agreed that discussion would resume at the May 29 meeting and final decisions would be made then.

7. ADJOURN

The Chair adjourned the meeting at 8:35 pm.

Date of Next Meeting – May 29, 2024



Anna Boltenko, Chair