

THE CORPORATION OF THE CITY OF NORTH VANCOUVER
Regular meeting of the Social Planning Advisory Committee
Held in City Hall, Conference Room 'A'
On Wednesday, April 27, 2016 at 6:00pm

MINUTES

PRESENT:

Steve Tornes, Vice Chair
Nick Bryant
Cassandra Buckley
Tomoko Ito
Jasreen Janjua
Julian Kolstee
Ray Moore
Stephanie Snowden

ABSENT:

Mary Tasi, Chair
Holly Back, Councillor

STAFF:

Paul Penner, Community Planner
Edytha Barker, Committee Clerk
Wendy Tse, Planner

9 members – quorum = 5

1 Councillor (non-voting) 2 staff (non-voting)

1. APPROVAL OF AGENDA

The agenda was approved with the addition of wishing S. Snowden well as she has resigned from the Committee.

2. APPROVAL OF MINUTES OF LAST MEETING

The minutes of the meeting of March 23, 2016 were adopted as circulated.

3. PRESENTATION

Draft Housing Action Plan, Wendy Tse, Planner

W. Tse gave a PowerPoint presentation on the City's Draft Housing Action Plan. She indicated that it has been to Council and we are now looking for feedback from the Advisory Bodies.

Key points included:

- The HAP has been aligned to meet the needs of groups that have been identified; renters, seniors, at risk youth and young adults, moderate income earners and persons experiencing homelessness.
- Have come up with 4 policies that address these groups:
 - Family-Friendly Housing
 - Density Bonus and Secured Low-End of Market Rental
 - Housing on the Frequent Transit Network
 - Non-Profit Housing Regeneration

- Family-Friendly Housing would require a minimum percentage of 3+ bedroom units in new multi-family development.
- Density Bonus and Secured Low-End of Market Rental would secure 10% of units as Low-End Market Rental (LEMR) in projects requesting density bonus for market rental.
- We are also exploring cash-in-lieu contribution options and potential tax exemptions for buildings with LEMR.
- Housing on the Frequent Transit Network would look at reducing parking requirements for rental developments in close proximity to public transit.
- Regarding non-profit housing regeneration, we are looking at collaborating with non-profit housing operators and exploring accessory uses in non-profit buildings along with other options.
- The next steps in this process are an online survey, getting feedback from City Advisory Bodies, information boards at City Hall and further engagement/outreach based on Council feedback.

Questions/Comments from SPAC:

- How does the City make sure that the units are LEMR?
 - Looking at putting a covenant on title.
 - Get outside non-profit to income test
 - City could spot check.
 - BC Housing suggested doing an income check every 3 years.
- How often does a builder do a density bonus deal?
 - To date, all of market rental projects have come in seeking a density bonus.
- Who would help people find suitable accommodation?
 - CNV has a tenant displacement policy.
- Any consideration given to the fact that seniors are becoming a bigger demographic and they are not as mobile, they may need cars to get around? Reducing parking for rentals to get people to take transit is fine for younger folks but not really for seniors.
 - Visitor parking and loading zone parking would not be reduced.
 - Good point about seniors needing cars.
- When you tear down an initial rental space and replace it, there is only a small portion of that that will be subsidized. That seems like a very partial solution. Essentially, you would be taking a building full of people, perhaps seniors and maybe one or two of them will get an affordable space.
 - It is challenging for the City as we don't own the land, developers push back that they are already doing rental rather than condos. CNV is one of the first to explore this. There is the struggle of needing more rentals and needing affordability. We can't hinder the development of units that will become more affordable over time. Encourage new supply but encourage affordability. 10% rental is about the highest we can ask for before developers will change to a condo project.
- We are not the only municipality but the CNV is doing more than some. Wish there was more conversation with provincial and federal but understand it's not the City's place to mandate that.
 - The federal government is coming on board slowly but the City has been working with developers for some time to make certain things happen; this is how the new ANAVetS building and the Kimpton came about. We are now trying to focus on affordable rental as we see the market changing and the redevelopment of older buildings.

- Perhaps more of the City's tax dollars should be going to keep people housed. Everything has shifted towards wealth. Little exceptions are not enough.
 - Property tax breaks will help and be dedicated towards helping.
- Would like to see more public engagement around partnerships – non-profits, activist groups that are organizing around housing. A lot of different groups are organizing around housing and coming from different angles, would love to see the City take the lead with these groups and think creatively how they can all work together and come up with different initiatives, perhaps partner with DNV and DWV as well.
 - Because the City doesn't own a lot of land, these are the only ways we can negotiate right now. Good point about pulling all diverse groups together as part of engagement.

It was moved and seconded:

THAT, the Social Planning Advisory Committee having received the presentation from W. Tse on the Draft Housing Action Plan (HAP), supports the Plan in principle with the following comments:

- Further consideration be given to the parking needs of seniors in housing proximate to the Frequent Transit Network as vehicle ownership is often their only viable means of transportation;
- The provisions of the HAP that address the displacement of low-income tenants due to redevelopment be strengthened;
- The City increase its allocation of financial support to enable housing affordability through property owner tax exemptions, contributions to the Affordable Housing Reserve Fund and the establishment of a rent bank;
- The number and diversity of housing partners engaged by the City be increased;
- And an update of the Social Plan is strongly encouraged.

CARRIED UNANIMOUSLY

4. UPDATES

a. Councillor – Not available.

b. Staff

- The CNV has partnered with Quay Property Management to develop Lot 5. Details include a covered indoor skating rink, concert/stage area and a spray park in the summer. The full plan can be viewed at www.cnv.org/ShipYardsLot5.
- SPAC's Annual Report and Work Plan have gone to Council.
- The City is working with Vancouver Coastal Health on a community partnership agreement. This is based on the idea that the built environment has a direct impact on the health of the community.
- P. Penner has been dealing with several applications for child care. Council has asked staff to do further research and report back with more information.
- P. Penner and E. Barker will work on organizing the tour of non-profit agencies that was discussed in SPAC's work plan. SPAC's preference is to see agencies in Lower Lonsdale first. Staff will follow up on dates with a voting email to members.

- CityFEST is coming up Saturday, May 7, 11 a.m. – 4 p.m. in the Centennial Theatre parking lot.
- Youth Awards will be happening in the City Hall Atrium, Wednesday, May 4 at 5:30 p.m.
- The Family Map is almost complete and will be distributed by schools and the library's Summer Reading Club.
- Intake for Studio in the City 9 will begin at the end of May.

5. DISCUSSION ITEMS

a. 2016 Community Grants Round One – Discussion and Finalization or Recommendations

P. Penner advised that the Financial Plan has received third reading and is unlikely to change prior to final adoption. Harvest Project has been approved to be a core-funded agency so will be removed from the Community Grant deliberations. He also reported that Finance has agreed that a portion of the Community Grant funds may be carried over to 2017 if required to further support the merger of Community Grants with the Lower Lonsdale Legacy Fund. Finance has authorized this for this year only.

The final recommendations were discussed and agreed upon.

It was moved and seconded:

THAT, the Social Planning Advisory Committee, approve the allocation of grant funds as discussed and recorded on the matrix.

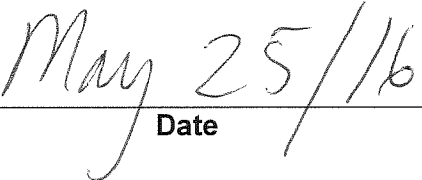
CARRIED UNANIMOUSLY

6. ADJOURNMENT – 7:50 p.m.

7. DATE OF NEXT MEETING – May 25, 2016



 Chair



 Date