

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, November 25, 2015 at 6:00pm

MINUTES

PRESENT:

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

ABSENT:

Holly Back, Councillor
Mary Tasi, Chair

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

2. APPROVAL OF MINUTES OF LAST MEETING

The minutes of the meeting of October 28, 2015 were adopted as circulated.

3. PRESENTATION

- a. Housing Action Plan: Potential Policy Ideas - W. Tse, Planner
W. Tse presented.

Key Points:

- A Housing Action Plan establishes goals and strategies to address community housing needs; aligns with OCP goals and objectives and fulfills the Metro Vancouver Regional Growth Strategy requirement.
- While the City is looking at the full continuum of housing, the primary focus will be on affordable rental housing.
- Primary housing gaps that were identified:
 - Family-friendly rental housing (3+ bedrooms)
 - Affordable rental and non-market housing located in close proximity to transit
 - Seniors and age-friendly housing
 - Supportive housing for persons at risk of homelessness and persons transitioning from a shelter to permanent housing

- Potential policies have been identified regarding family-friendly housing. These are preliminary and the City welcomes feedback. They are:
 - Require minimum percentage of 3+ bedroom units in new multi-unit residential development
 - Remove owner-occupancy requirement for secondary suites
 - Two accessory units on Residential Level 1 in flexible configurations
 - Reduce minimum lot size
 - More townhouse options
 - Flex housing
- Some potential policies for housing located in close proximity to transit are:
 - Below market rental units via density bonusing
 - Affordable Housing Agency
 - Parking reductions along Frequent Transit Networks
 - Lock-off suites in apartments
 - Apartment pre-zoning
 - Two accessory units on Residential Level 1 lot.
- For seniors and age-friendly housing, potential policies are:
 - Shared housing for mature adults
 - Multi-generational and extended households housing
- Regarding supportive and transitional housing for vulnerable populations, some potential policies are:
 - Non-market housing regeneration policy
 - Community land trust
 - Capacity building of non-profit sector
 - Pilot projects on City-owned lands
 - Consideration of non-market housing for projects on City-owned lands
- November/December 2015 has been a time for public and stakeholder engagement on the Housing Action Plan. In December, staff hopes to have a draft HAP and take it to Council for endorsement in February 2016.

Questions/Comments from SPAC:

- Does attainable housing mean affordable housing?
 - We know that housing should be 30% of income but that doesn't always work in North Vancouver. Some people may choose to pay more for rent and make it work i.e. attainable.
- What is the estimate of non-purpose built rental housing in the City?
 - In 2014, we had 4, 325 units of unsecured rental housing.
- How do the parking reductions come into play?
 - Staff hears from developers that parking, particularly underground parking, is very expensive to build. One way to make it more affordable for developers is to reduce the required number of parking stalls but we are only doing this in areas that have good access to transit.
- What about rent control?
 - Municipalities unfortunately don't have control over rents; it is an issue that the provincial government regulates.

If SPAC members have any further questions or feedback, please email the Committee Clerk and she will pass them on to W. Tse.

4. UPDATES

a. Councillor – N/A

b. Staff –

- a. The Loutet Farm update and land lease extension report is included in the circulation folder. This is a .6 acre farm developed in conjunction with UBC and the Edible Garden project. It was a pilot project for 5 years and has gone very well. Council is very supportive of Loutet Farm and approved the License to Use Agreement for a second 5 year term.
- b. The North Shore Neighbourhood House space needs analysis is underway and will likely conclude in December or early in 2016.
- c. An information report on the North Shore's response to the Syrian refugee crisis was sent to Council last week. The City has been receiving public inquiries about assistance could be provided. Last Monday night, a meeting was held at West Vancouver United Church, regarding the nature of the crisis, how people can privately sponsor refugees, etc. This is a fluid situation which is ongoing.
- d. The Queen Mary Family Literacy Program (which has been granted funds several times from the Lower Lonsdale Legacy Fund) won a Unity and Diversity award from the Baha'i Community in West Vancouver.
- e. Council has agreed to extend funding to the end of December 2016 to Lonsdale Creek Daycare Society. This funding was approved by Council in 2012 for repairs to their site at 230/240 West 21st Street. Most of the funding has been spent but the remaining funds were to expire at the end of December 2015.
- f. P. Penner recently met with The Alzheimer's' Society regarding an initiative to make the North Shore more dementia friendly. This would be through public education and awareness.
- g. The event held at City Hall on November 21, "Kids in the Hall" was very successful. Approximately 500 people attended over the 3 hours.
- h. The CNV4ME Task Force will be creating a set of guidelines similar to the Active Design Guidelines but focused on Child & Family Friendliness. These new guidelines will be used by the City, the North Vancouver Recreation & Culture Commission and the CNV Library.
- i. The Community Development Worker recently attended a conference in Vernon, BC entitled "Cities Fit for Children". The CNV is considering putting in a bid to host the conference in 2017.
- j. A debriefing report on Slide the City / Car Free Day will be going to Council in December. This event is tentatively scheduled to run again on August 13, 2016.
- k. Now that the Community Grants program will have two intakes each year, does SPAC wish to see the maximum amount that agencies can apply for be raised from \$10,000? SPAC discussed this and it was moved and seconded:

THAT, the Social Planning Advisory Committee wishes to raise the limit to a maximum of \$15,000 per applicant per year for the Community Grants program.

CARRIED UNANIMOUSLY

- l. The Community Planner has spoken to North Shore Multicultural Society and they are willing to come to SPAC to present on the North Shore Immigrant Inclusion Partnership. Does SPAC wish to have them come? The Committee

agreed that they would like to have NSMS attend to speak at the January meeting.

m. Does SPAC wish to continue meeting at the new start time of 6:00 p.m.? Yes, it was agreed that the 6:00 start time works for everyone and should be continued.

5. DISCUSSION ITEMS

a. Round Two 2015 – Lower Lonsdale Legacy Fund

P. Penner advised that he will be sending the draft Council report to members tomorrow, for comments back no later than Friday.

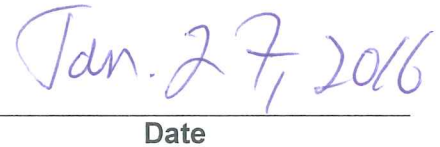
The applications were discussed again and final recommendations were agreed upon. The spreadsheet was populated.

6. ADJOURNMENT – 7:50 P.M.

7. DATE OF NEXT MEETING – January 27, 2016



Chair



Date