



## MEETING MINUTES

Minutes of the meeting held at City Hall in Conference Room A,  
141 West 14<sup>th</sup> Street, North Vancouver, BC on Wednesday, February 26, 2025

*The City of North Vancouver respectfully acknowledges that this meeting is held on the traditional and unceded territories of the Skwxwú7mesh Úxwumixw (Squamish Nation) and səílwətaʔ (Tseil-Waututh Nation).*

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### **Members Present**

Edward Booker  
Farnoosh Fallah  
Liza Feris  
Massoud Karimaei  
Kathy McGrenera  
Anahita Naeini  
Victoria Nwabuisi  
Charles Pan  
Zeyus Spenta

Councillor Tony Valente

### **Staff Present**

Heather Evans, Community Planner  
Mike Friesen, Manager, Planning, Urban Regeneration  
and Analytics  
Eleanor Parrott, Committee Clerk – Secretary

The meeting was called to order at 6:03 pm.

### **1. ADOPTION OF AGENDA**

1.1 The Agenda for February 26, 2025 was adopted as circulated.

### **2. ADOPTION OF MINUTES**

2.1 Minutes of the meeting held on January 22, 2025 were approved as circulated.

### **3. INTRODUCTIONS**

3.1 Members introduced themselves to one another and welcomed new members.

### **4. WELCOME ORIENTATION AND QUESTIONS**

4.1 The Community Planner presented the welcome orientation and provided an overview of the terms of reference, members' roles and committee procedures, as well as key City demographical data.

4.2 Members presented the following notable questions and comments:

- Members can vote on extending any given meeting past the scheduled finish time if there is business yet to complete.

- How are these meetings advertised to members of the public? **A:** Agendas are posted on the City's website and the bulletin board in City Hall one week before each meeting.
- Is the City purposefully minimising efforts to advertise these meetings? **A:** No. Members of the public are welcome to observe these meetings. The key opportunity for direct public involvement in local government issues is via the Public Input Period during Council meetings.
- The final decision on key committee matters such as the community grants is made by Council.
- How are vacancies on this committee advertised? **A:** Vacancies are advertised on the City's website, in the North Shore News and on social media.
- Involvement in the City's Advisory Bodies tends to attract those who already have a keen interest in local issues.

## **5. ELECTION OF CHAIR AND VICE CHAIR**

5.1 The Community Planner outlined the process to elect a Chair and Vice Chair. It was agreed upon to vote by a show of hands.

5.2 Liza Feris was nominated for Chair and Victoria Nwabuisi was nominated for Vice Chair.

It was moved and seconded:

THAT the Social Planning Advisory Committee elected Liza Feris as Chair of the Social Planning Advisory Committee;

AND THAT the Social Planning Advisory Committee elected Victoria Nwabuisi as Vice Chair of the Social Planning Advisory Committee.

**CARRIED**

## **6. FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT**

6.1 The Committee Clerk-Secretary provided an overview of the resolution recommended for adoption. Information provided to members is the property of the City and only the City can determine whether the information may or may not be shared outside the commission in accordance with the Freedom of Information and Protection of Privacy Act.

6.2 It was moved and seconded:

THAT the Corporate Officer and the Records Management and Privacy Coordinator of the Corporation of the City of North Vancouver be appointed as the Head and Coordinator respectively for the purposes of administering the Freedom of Information and Protection of Privacy Act as it relates to the Social Planning Advisory Committee.

**CARRIED**

*Break 6:55pm-7:01pm.*

*The Manager, Planning, Urban Regeneration and Analytics joined the meeting at 7:01pm.*

## 7. PROVINCIAL LEGISLATION ALIGNMENT AND HOUSING NEEDS REPORT

7.1 The Manager, Planning, Urban Regeneration and Analytics presented an overview of the Provincial Legislation Alignment and Housing Needs Report:

- In 2019, Provincial legislation was introduced to address the increasing housing challenge. All municipalities were asked to use qualitative and quantitative indicators to understand their current and future housing needs. This research to arrive at the housing needs unit projection will inform City policies.
- The first Housing Needs Report (HNR) was completed in 2021. Municipalities used different methods to arrive at their housing unit projections which made comparison difficult.
- In 2023, the Province released new legislation in Bill 44 which prescribed a standardised methodology, changed the projection reporting period from 10-years to both 5-years and 20-years and required municipalities to complete an interim HNR by January 1, 2025 to incorporate the changes.
- The interim HNR was based on 2021 census data.
- The City needs to update its Official Community Plan (OCP) and zoning bylaws by December 31, 2025 to accommodate its housing needs. The HNR does not prescribe how municipalities should accommodate their housing needs, it only provides a projection of the number of housing units that need to be accommodated.
- The City's population is increasing faster than that of other North Shore communities and Metro Vancouver. The City's population has risen by 29% since 2006 compared to 3% for other North Shore municipalities.
- The City's demographics have also changed since 2006. The senior population has increased from 14% to 20%. A quarter of households have children and the absolute number of young people has increased to 12,850 even though the percentage share has decreased.
- One third of the City's population are immigrants and this has remained consistent since 2006.
- Diverse housing types such as multi-bedroom units are needed to accommodate the City's changing demographics.
- The affordability challenge is deepening. The average price of a home has increased by 11% year on year since 2016. Home ownership is not affordable for median income earners without assistance.
- The price of rental accommodation has also increased. The City has a vacancy rate of 0.6%. A healthy vacancy rate is considered 3-5%. The cost of rent has increased by 50% from 2016-23.
- 19% of City residents are in core housing need.
- 33% of City residents spend more than 30% of its household cost on shelter. There is a discrepancy within this statistic, as some of these people are advantaged enough to be able to move homes.
- The standardised HNR methodology measures and projects against the 6 key components. Extreme core housing need refers to those spending more than 50% of their household income on shelter. The components are combined to generate the 5-year and 20-year projected housing needs.
- Following finalisation of the future housing needs figures, the City will focus on how best to accommodate the unit projections into its regulations by the December 31, 2025 deadline.
- The extent to which the required units are developed depends on market capacity and growth is likely to be sporadic.

## 7.2 Members presented the following notable questions and comments:

- The graph uses a dotted rather than solid line to illustrate the cost of a 3 bedroom rental for 2020-2022. What does this mean? **A:** There was a lack of data for these two years so the graph presents the data differently. The 2023 data evidences that this particular rental category decreased slightly since 2020, though the cause is unclear. This does not match the overall trend of increasing rent costs across the board.
- Does the City have plans to address the lack of apartments suitable for families? **A:** The City's Community Wellbeing Strategy aims for 10% of apartments to be 3-bedroom units to better accommodate families.
- What are the projected growth rates based on? **A:** Projected growth rates are provided by the Province and it is not entirely clear what they are based on, but most likely BC Stats, previous growth and expected immigration.
- What does the 'Additional Local Demand' key component refer to? **A:** This refers to the City's desirability which will impact the number of people likely to be drawn here.
- The Province also issued the City with a Housing Target Order. This means over the next five years, the City is allowed to develop up to 700 units per year. The first reporting period ended in mid-February and the City has delivered 20% over its target. This development was approved prior to the issuance of the Order. The City is well positioned to meet the target at present. The City has been a leader in accommodating density and building around amenities.
- What are the implications of the Housing Target Order? **A:** The Province could appoint an advisor if the City does not meet its target. An advisor would have remit to review policy, recent decisions and make recommendations. The Minister of Housing and Municipal Affairs could provide a directive or mandate. The Province has delegated its authority to municipalities and ultimately retains the power to change regulations, bylaws, OCP amendments and Council decisions.
- When will the Capilano Mall project be delivered? This development lacks affordable housing options. **A:** The City has not yet received a formal development application for the Capilano Mall project. The project is in the preliminary stages at present and therefore, staff cannot comment. Further information is available on the City's website and members of the public will have the opportunity to provide feedback during the Public Input Period at Council once this application is formally submitted. The City does not have powers to set a timeframe for projects and the developer will determine the pace of delivery.
- How can the City ensure affordable housing options are available? **A:** The City utilises its assets to deliver affordable housing where possible, for example, the North Shore Neighbourhood House. A re-zoning applicable to mid-market rental properties is in process and will require 10% of properties to be priced below the Canada Mortgage and Housing Corporation average market rates to support mid-income housing options. The OCP amendment process to accommodate future housing needs will include consideration of required amenities to serve the additional growth. The inclusionary zoning bylaws require developers to deliver certain amenities alongside housing at certain rates, but the City cannot restrict developers to the point that projects are no longer viable. Affordability impacts on viability.

*The Manager, Planning, Urban Regeneration and Analytics left the meeting at 7:34pm.*

## 8. UPDATES

*Councillor*

### 8.1 The Councillor provided the following overview of recent relevant Council agenda items:

- January 27, 2025 - the Draft Financial Plan was provided to Council. The tax rate impact of the plan is a 6.7% increase in line with inflation and delivery targets.
- February 10, 2025 - Council received an update from Family Services of the North Shore. The pollinator meadow project, which allows grass to grow longer to support bees is being expanded and data is being collected to show the impact over multiple years. The Harry Jerome Community Recreation Centre project is progressing well and on track for a spring 2026 completion date.
- February 24, 2025 – the results of the Lonsdale Great Street project public engagement were provided to Council and themes were highlighted. Over 2,500 responses were received which is rare in a City of this size. The project is a multi-stage process to outline actions the City could take in future and immediate changes are not expected.

8.2 Members presented the following notable questions and comments:

- Could the Family Services of the North Shore be invited to present to a future committee meeting? **A:** This organisation is core funded by the City so they have not previously been invited but staff will consider scheduling a future update from the organisation.

*Staff*

8.3 The Community Planner provided an overview of the community grants:

- The cheques from the Round 2 2024 community grants have been distributed to successful applicants.
- Due to the large number of applications received, members are split into groups to carry out the initial review. Staff assign members with different levels of committee experience to each group. Groups provide their comments and scores to the formal committee meeting so all members can take the final grant decisions together.
- The purpose of the community grants is multi-faceted but the key focus for members to keep in mind when reviewing grants is the aim to “assist groups with the delivery of services which work to reduce social, economic or physical disadvantage; and/or which improve the quality of life for residents”.
- There are two community grants rounds each year.
- The budget fluctuates from year to year as it is derived from the operating budget and endowment interest. This year’s budget is slightly increased compared to last year’s. The overall funding request received is always greater than the available budget.
- The Community Wellbeing Strategy and members’ own personal experiences provide the basis for the applications review.
- The deadline for the Community Grants Round 1 2025 will be February 28, 2025. Staff will review and prepare the applications ready for circulation to members in mid-March. Due to the limited time available between circulation and the next meeting on March 26, 2025, some time during the next meeting can be allocated for groups to review their assigned applications if members would find this useful.

8.4 Members presented the following notable questions and comments:

- During a previous meeting, members queried if applicants could be awarded a greater funding amount than requested. Can staff clarify if this is possible? **A:** This is not covered within the community grant guidelines. Any grants awarded that are greater than the applicant’s funding request will need to be highlighted in the recommendation to Council which makes the final decision.

- Can the key focus of the community grants be inserted at the top of application forms as a reminder for members during the review? **A:** Yes staff can add this to the application forms.
- If some time is taken from the next formal meeting on March 26, 2025 to carry out the informal review in groups, will there be an expectation that members agree all final grant funding recommendations in that same meeting? **A:** Members can begin making final grant recommendations during the March 26 meeting after the small group review, and finish the process during the following meeting on April 23.
- Members should still aim to review some of their group's assigned applications before the March 26 meeting. The applications are detailed and the review is time consuming. **A:** Members have been assigned their review groups and are encouraged to connect with one another once the applications have been circulated. Staff will connect with new members who would find it useful to be provided with a more in depth overview of the grants review processes.

## 9. ROUNDTABLE

9.1 The Volunteer Appreciation Reception is scheduled to take place on Thursday, May 1, 2025 and all members are invited to attend.

## 10. DATE OF NEXT MEETING

10.1 The next regular meeting is scheduled for March 26, 2025.

## 11. ADJOURN

11.1 The Chair adjourned the meeting at 8:00 pm.

Certified Correct by the Chair

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Liza Feris, Chair

March 26, 2025

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Date