



2019 – 2020

Targeted Official Community Plan Review

Workshop Series:

Housing

Today's Schedule

- 2:30 – 3:10 pm** Introductions, Background, and Overview of Issues
- 3:10 – 4:00 pm** Activity #1 – Identify options
- 4:00 – 4:10 pm** Activity #2 – Identify level of support for options
- 4:10 – 4:30 pm** Wrap-up & Next Steps

Targeted OCP Review – Purpose & Goal

- **What:** We're conducting a targeted review of the 2011 Official Community Plan (OCP).
- **Why:** It's 9 years old. Conditions have changed. Time to refocus implementation.
- **Goal:** A concise and doable list of actions that can be delivered within Council's mandate (2022).
- We are not reviewing land use designations.



Targeted OCP Review Engagement Process

1

Identify Key Issues

July 2019 to December 2019

Surveyed residents to find out what matters most to them regarding housing, transportation, employment and climate emergency

we are here!

2

Identify Options

January 2020 to April 2020

Determining options to address key issues.

Engagement opportunities include: focus groups, public information sessions, pop-up events, workshops, and an online survey.

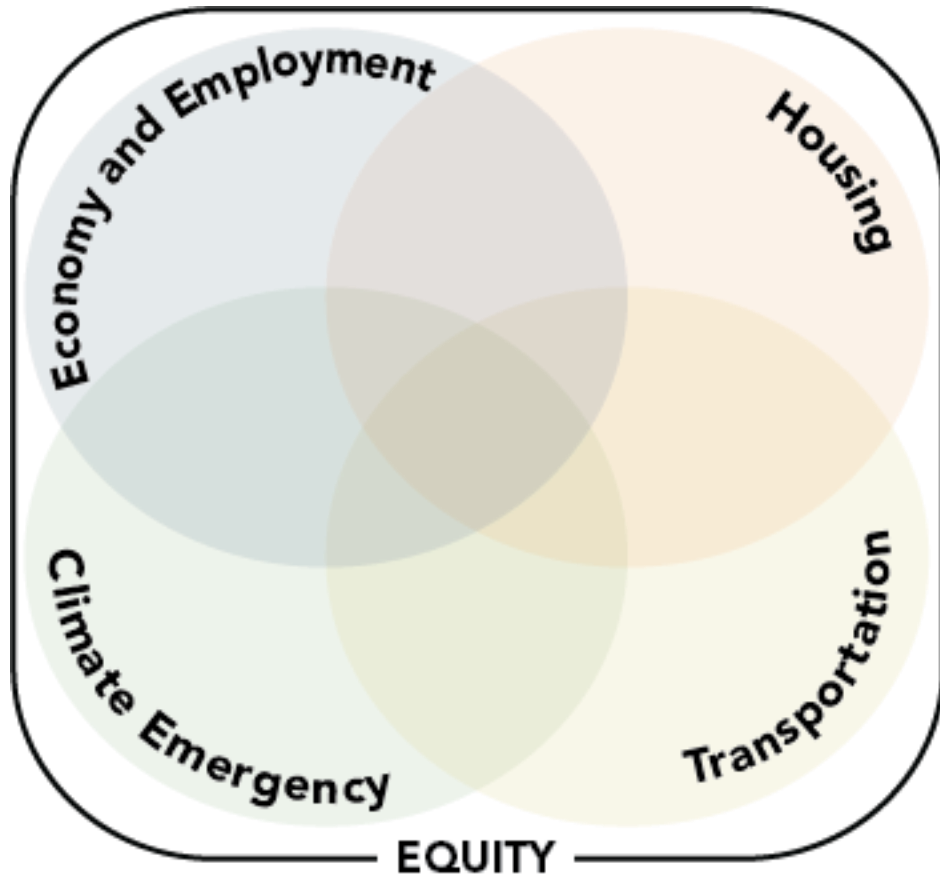
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Final Action Plan

May 2020 to July 2020

Online survey to review, validate, and prioritize actions for Council's consideration.

Inter-related Topic Areas



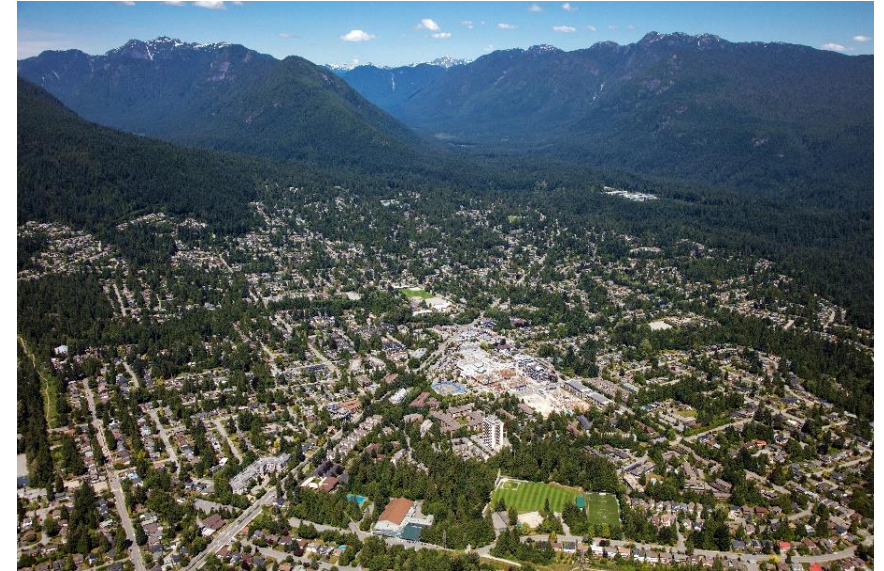
"As business owners, we are having difficulties attracting and retaining talent due to a lack of affordable housing, even though we pay a good wage"

"My housing costs are already so expensive, I don't have money left over to improve the energy efficiency of my home."

"I wish I had a shorter commute, but I had to move further away from work to find more affordable housing"

2011 OCP Housing Goals

- “Encourage and enable a diverse mix of housing type, tenure and affordability to accommodate the lifestyles and needs of people at all stages of life.
- “Foster a safe, socially inclusive and supportive community that enhances the health and well-being of all residents.



Why does housing affordability matter?

- **Highly important issue** for District residents.
- **Access to stable, secure housing** leads to stronger communities.
- Local businesses rely on employees who can **easily access their jobs.**
- Supports a **healthy, equitable society.**



Local resident perspective:


“I’m a 23 year old university student. I live with 6 friends in a two bedroom house in Lynn Creek. It’s the only way I can afford rent. We’ll probably have to move soon as our house will be knocked down for new development. Not sure what I’ll do next.”

Key Housing Issues


What we have heard so far...

- Increasing housing unaffordability
- Insufficient range of appropriate housing
- Rate of non-market and market rental construction not adequate to meet need
- Increased commuting due to few housing options
- Others?

Progress since 2011



Rental and Affordable Housing Strategy



355 West Queens Rd
North Vancouver, BC V7N 4N5
604-990-2311
www.dnv.org

Updated November 2016



The Corporation of the District of North Vancouver

CORPORATE POLICY

Title	Residential Tenant Relocation Assistance Policy
Section	Development and Social Planning

POLICY

This policy is supported by the District's Official Community Plan through the following goals:

- Encourage and enable a diverse mix of housing type, tenure and affordability to accommodate the lifestyles and needs of people at all stages of life, and
- Foster a safe, socially inclusive and supportive community that enhances the health and well-being of all residents.

Council recognizes that existing residential buildings, particularly purpose-built rental buildings, form an important source of affordable rental housing for many District residents. Ongoing low rental vacancy rates create challenges for tenants being displaced by redevelopment to find alternate affordable accommodations in a timely manner.

Policy approved on: November 28, 2016

Policy amended on: March 19, 2018

PROCEDURE

The following procedure used to implement this policy does not form part of the policy. This procedure may be amended from time to time at the discretion of the Chief Administrative Officer. Adherence to this policy does not guarantee development approval from Council.

Applicability:

This policy is applicable to all rezoning applications that require the demolition of any building or combination of buildings containing more than four rental dwelling units, at the time of the detailed application. This policy and the measures outlined represent the preferred suggestions for a voluntary commitment by the developer applicant to provide additional measures to support renters' efforts to find suitable alternative accommodations.



**COACH HOUSE
HOW TO GUIDE**
DISTRICT OF NORTH VANCOUVER



New Housing Options for Changing Community Needs

Options

1. Incentivize Non-Market Housing Projects
 2. Continue to Leverage Support from Senior Government
 3. Identify and leverage public land for housing to address homelessness
 4. Evaluate Tenant Relocation Policy
 5. Explore Opportunities to Increase Housing Diversity outside of Town Centres
 6. Encourage Alternative Tenure Models
 7. Strengthen Municipal Capacity
- Other? _____

Activity #1:

Pick Top 3 Options & Develop Rationale

1. Incentivize Non-Market Housing Projects
 2. Continue to Leverage Support from Senior Government
 3. Identify and leverage public land for housing to address homelessness
 4. Evaluate Tenant Relocation Policy
 5. Explore Opportunities to Increase Housing Diversity outside of Town Centres
 6. Encourage Alternative Tenure Models
 7. Strengthen Municipal Capacity
- Other? _____

Activity #2:

Identify Level of Support for Options

Use Sticky Dots

Potential Considerations

- **Timeframe:** Can it be done within Council's two years?
- **Support:** Is it supported by the OCP, Council, public, partners?
- **Control:** Is it within DNV's control to deliver?
- **Funding:** Is funding available?

Next Steps

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Thanks!

Questions?

[DNV.org/CommunityPlan](https://dnv.org/CommunityPlan)

