

AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: <u>Feb 19, 2018</u>
<input type="checkbox"/> Other:	Date: _____

+L Dept. Manager	 GM/ Director	 CAO
------------------------	--	---

The District of North Vancouver REPORT TO COUNCIL

February 8, 2018
File: 13.6480.30/001.002.000

AUTHOR: Tom Lancaster, Manager of Community Planning

SUBJECT: OCP Implementation Monitoring Committee Quarterly Update

RECOMMENDATION:

1. THAT the February 8, 2018 report from the Manager of Community Planning entitled OCP Implementation Monitoring Committee Quarterly Update be received for information; AND
2. THAT staff be directed to seek consulting resources to assist in answering Committee questions, as described in the Committee's Quarterly Report.

REASON FOR REPORT:

The Council approved Terms of Reference for the OCP Implementation Monitoring Committee (OCP IMC) include an expectation that the Committee will report to Council quarterly, or as needed. This report introduces the Committee's first quarterly report (Attachment 1).

SUMMARY:

The Committee's first quarterly report includes a request for assistance in answering questions related to the Committee's mandate.

BACKGROUND:

The Committee was formed through Council resolution and has been meeting monthly since October, 2017. Scheduling of the meetings and development of the agenda are handled by the Chair and Vice-Chair, which the Committee has elected. Through these discussions, the Committee has developed a list of priorities for implementation monitoring and ranked those issues. The Committee is currently analysing the first of the priorities; housing.

EXISTING POLICY:

Section 12 of the OCP lays out the process of Plan implementation, and includes expectations for plan monitoring, reviewing targets and indicators, and community engagement.

ANALYSIS:

Financial Impacts:

Resources to hire a consultant to assist in answering the Committee's questions will be allocated out of the 2018 budget. In some cases the information can be provided directly by District staff.

Public Input:

The Committee's mandate is to review OCP implementation monitoring and indicators/targets, as well as to provide commentary, as needed and requested, on OCP implementation.

Conclusion:

The OCP Implementation Monitoring Committee has developed the attached report on the progress of their work to date, which includes a request for assistance in answering their questions.

Options:

THAT the February 8, 2018 report from the Manager of Community Planning entitled OCP Implementation Monitoring Committee Quarterly Update be received for information; AND

THAT staff be directed to seek consulting resources to assist in answering Committee questions, as described in the Committee's Quarterly Report.

Respectfully submitted,



Tom Lancaster
Manager of Community Planning

REVIEWED WITH:					
<input type="checkbox"/> Sustainable Community Dev.	_____	<input type="checkbox"/> Clerk's Office	_____	External Agencies:	
<input type="checkbox"/> Development Services	_____	<input type="checkbox"/> Communications	_____	<input type="checkbox"/> Library Board	_____
<input type="checkbox"/> Utilities	_____	<input type="checkbox"/> Finance	_____	<input type="checkbox"/> NS Health	_____
<input type="checkbox"/> Engineering Operations	_____	<input type="checkbox"/> Fire Services	_____	<input type="checkbox"/> RCMP	_____
<input type="checkbox"/> Parks	_____	<input type="checkbox"/> ITS	_____	<input type="checkbox"/> NVRC	_____
<input type="checkbox"/> Environment	_____	<input type="checkbox"/> Solicitor	_____	<input type="checkbox"/> Museum & Arch.	_____
<input type="checkbox"/> Facilities	_____	<input type="checkbox"/> GIS	_____	<input type="checkbox"/> Other:	_____
<input type="checkbox"/> Human Resources	_____	<input type="checkbox"/> Real Estate	_____		

Official Community Plan Implementation Monitoring Committee Progress Report to DNV Council

February 2018

The OCP IMC has been meeting monthly since Oct 2017. At our December 2017 meeting, we shared our reflections and new knowledge after reading the OCP independently and having presentations from staff. Everyone had read it.

OCP Topics Prioritization

We discussed how to group the topics we wish to monitor and how we were going to prioritize them. On further review and discussion, the Committee ranked the priority issues as follows:

1. Housing
2. Community Structure / Integrated Planning
3. Transportation / Lighting and Safety
4. Environmental Sustainability / Parks and Outdoor Recreation
5. Mental Health and Resilience / Social Connectedness and Communications / Amenities
6. Jobs / Social and Income Equity / Childcare
7. Infrastructure Management
8. Age Demographics / Inter-government Coordination / Collaboration (cross cuts all)

1. Housing

Beginning in January 2018, as we are keen to get on with understanding the issues, we are planning to meet every 2 to 3 weeks. At our January 2018 meeting we began by learning from staff about the housing continuum. The topics included:

- OCP Housing Policy Context
- Rental and Affordable Housing Strategy (RAHS)
- History of District Housing
- District Context – Housing Demand
- 2030 Housing Continuum

The Committee is extremely concerned with the issues surrounding housing in the DNV, and is concerned that the DNV does not appear to be meeting the goals of the OCP. Though early in our analysis and discussions, our current concerns include:

- Section 7.1 of the OCP emphasizes the need for housing diversity. The Committee believes there is a lack of opportunity to develop mid-level density (i.e. coach/townhouses/duplex/triplex/rowhouses) in proximity to the town and village centres. However, there is concern that even if these options existed, they would be priced out of reach for the average family.

- Section 7.2 of the OCP emphasizes the need for rental housing. With the costs of even one bedroom apartments in the new town and village centre developments rising rapidly, the need for rental housing is ever increasing. The Committee is also very concerned about rental housing that is taken out of the market during redevelopment, and the lack of rental opportunities for these displaced citizens to move into. The Committee has requested information from staff on the number of old rental units that have been redeveloped, and the number of rental units replaced through that process of redevelopment.
- Section 7.3 of the OCP emphasizes the need for affordable housing. As pointed out above, with the costs of one bedroom units in the new town and village centre developments spiraling upwards, it is becoming clear that the new centres are not on their own providing affordable housing purchase options in the district. A hard look needs to be taken at the town centres to determine whether they are truly providing affordable options, or whether they have become predominantly investment opportunities.
- Section 7.4 of the OCP addresses non-market housing. With the dearth of sufficient rental housing and affordable market housing, there may need to be an emphasis on expanding this area of need.
- Committee members have also raised concerns with reconstruction of the existing housing stock and, in particular, the construction of “monster” homes that substantially change the character of some neighborhoods.
- Committee members discussed options for removing speculation from the market. Options such as coop, or land banking.

After further discussion, we concluded that we need to seek more information and request from the DNV Council permission to gain data on housing analysis. This may involve retaining outside resources.

Some of our questions include:

- Is the anticipated demand for housing in the OCP on target? Is it on target for town centres? For single-family neighbourhoods?
- Is there anything in the District’s regulatory framework that makes it not feasible for developing duplexes/triplexes, rowhouses, etc.? Or is it the market that prices these housing types out of reach?
- What economics are required to build ground-oriented multifamily housing in multiple scenarios (rowhouse, townhouse, bare land strata, fee simple coach house, etc.)?
- What are the current developments in process? What types of housing are they? Are they in town centres or elsewhere?
- What are the issues affecting affordability in the DNV?
- What incentives could be offered to developers who build certain types of housing? What could those incentives be?
- In the new town and village centre developments, is there evidence of speculation or foreign ownership, which is driving up the prices of these units?

Communications

We are also working on ways to communicate and interact with the DNV community during our term. The District has stated that community engagement is a high priority in 2018 and we would appreciate knowing what the DNV Council plans are with regard to this.

Scheduling

Our next meetings are Feb 7 and Feb 22 with two meetings planned in each of March and April.

Scheduling is coordinated through the Chair and Vice-Chair using the online scheduling tool, Doodle.