



RENTAL, SOCIAL AND AFFORDABLE HOUSING TASK FORCE

Virtual Meeting – Thursday, March 18, 2021

7:00 – 9:00 pm – MS TEAMS

MINUTES

Members: Kelly Bond (Chair) Katherine Fagerlund
Keith Collyer Heather Fowler
Bruce Crowe by phone Derek Holloway (Vice Chair)
Hesam Deihimi Ellison Mallin
Phil Dupasquier Michael Sadler

Regrets: Ian Cullis

Staff: Josh Cairns, Community Planner
Mary Jukich, Committee Clerk
Tina Atva, Manager, Community Planning, until 8:10pm

Guest: Mayor Mike Little until 8:10pm

1. Welcome

The Chair called the meeting to order at 7:00 pm and provided a land acknowledgement.

2. Adoption of Agenda

- Discussion on Goals 1 and 5 were added to item #6 of the agenda.

Mr. Mallin moved and Mr. Crowe seconded
To adopt the amended agenda.

CARRIED

3. Adoption of the March 4, 2021 Minutes

Mr. Phil Dupasquier moved and Ms. Fagerlund seconded
To adopt the March 4, 2021 minutes.

CARRIED

4. Discussion with Mayor Little

Mayor Little provided verbal responses to written questions previously submitted by the Task Force, as well as additional questions asked by members of the Task Force at the meeting.

Questions included:

1. In the October 2018 Municipal Election, DNV included a ballot box question that involved the investment of \$150M for up to 1000 units of social housing by 2029. How does this Council intend to honour the community's approved assent vote during the remainder of their term?
2. What steps has NVD taken to incorporate rental-only zoning into the OCP or existing zoning bylaws, especially around transportation nodes and town and village centers?

3. Expanding this more broadly, what is the likelihood of this Council examining the overall Zoning Bylaw in this term?
4. Limited affordable workforce housing exists. Could Council consider the development of a municipal or multi-municipal housing authority to address this specific housing issue?
5. There is general concern among some members for lack of budget allocation for task force recommendations (i.e, the high-ranking position). This then consequently lends itself to doubt by some on whether any recommendation the TF puts forward will be acted on.

Additional questions about a data gathering proposal; why the spending of certain funds budgeted for affordable housing was delayed until 2025; and plans for reconciliation with First Nations were also discussed. The Mayor was informed that the Task Force's mandate expires on June 17th.

5. Discussion – Goal 1

Members reviewed and discussed Goal 1 and whether all members were in agreement around the goal. A slight revision was promised by Mr. Mallin for Goal 1.

It was also noted that the recommendations from the interim report were addressed by staff in the Council Report and work on these recommendations are underway with some nearing completion.

It was noted by staff that the technical writer will be the same writer who previously worked on the interim report, and will already have some context on the report. Members were encouraged that in all the recommendations to ensure the intent is clear, as this will streamline the process for the technical writer.

Staff also provided a further suggestion that the staff will have to go through the entire report in order to provide feedback to Council and the Task Force was encouraged to make the recommendations as easy to understand as possible.

In terms of the Executive Summary, it was suggested that the Executive Summary be shortened, and focus on two themes, ensuring the people that live in the community are protected, and supply of housing. Mr. Deihimi volunteered to prepare a draft Executive Summary; members agreed. Ms. Fagerlund would collaborate as needed.

6. Discussion – Zoning

This item was not addressed.

7. DNV Update

Josh Cairns reported that the technical writer is ready to begin work on the final report from the Task Force. In terms of timelines, in order for the report to go to Council in June, the technical writer will need the report by the end of April, or the first week of May at the latest. The report would then have to go to the District staff in mid- to late-May so that

staff can prepare the cover report and, if requested by the Task Force, to review and add comments to the report.

Targeted OCP Review – the last workshop was recently completed and staff are now preparing for the spring engagement. The list of draft actions which were discussed by Council will be refined and brought to the community for input. This will be available in approximately a month or so, and will be shared once updates are available.

Residential Tenant Relocation Assistance Policy – staff are in the final stages of the revised policy in response to the Task Force’s recommendations in their interim report. Staff are preparing a report which will go to Council in the next couple of months. Ms. Bond and Ms. Fowler had met with staff about this revised policy already.

Pace of Development Report - The last Pace of Development Report was in July 2020 with the 2019 data. It is anticipated that before the Task Force’s final report, possibly by the end of April, a new set of data for all of the 2020 pace of development including updates on unit absorption, housing units, new starts, etc., will be available. In discussion with the Development Planning Department, It is anticipated that the data may be available to share with the Task Force in time to meet the deadlines for the Task Force’s final report.

Staff provided information that the most accurate data around population is census data and between that any estimates would be generated by relying on proxy data such as new unit absorption, trends between census periods, etc. Data from the Pace of Development Report will show how many new units were constructed and taken occupancy and then assumptions could be made on how many people may be in the household per unit. The census is the most accurate measure of population.

Metro Vancouver Data – the data are projections and are based on a forecasted growth for the region and it considers the more macro-type of consideration, birth rates, immigration rates, etc., and projects forward. Accordingly, those numbers may not reconcile with the District of North Vancouver or other municipalities’ projections since those are calculated differently and do not consider actual land use plans, pace of development, etc.

8. Any Other Business

Members of the Task Force indicated that they were interested in reviewing the revisions to the Residential Tenant Relocation Policy, and a meeting will be scheduled for the Task Force to review the revisions and provide any feedback and comments. It is anticipated that staff will take the revisions to Council in May.

9. Next Meeting

The next meeting dates for the Task Force is as follows:

- Thursday, April 8
- Thursday, April 22
- Thursday, May 6

10. Adjournment

The meeting was adjourned at 9:09 pm.