

Targeted OCP Review

# HOUSING WHITE PAPER

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FOR WORKSHOP DISCUSSION



Prepared by Urban Systems Ltd. and Urban Matters CCC

for

the District of North Vancouver



# TABLE OF CONTENTS

Official Community Plan Housing Goals.....	1
1. Introduction .....	2
2. Key Terms .....	3
3. Connections to Other Topic Areas.....	5
4. Current Conditions and Progress Since 2011 .....	6
5. Common Misconceptions .....	10
6. Key Issues.....	11
7. Key Trends and Emerging Issues .....	12
8. Relevant Best Practices.....	14
9. Key Indicators .....	16
10. Actions To-Date .....	19
11. Potential Actions.....	20
12. References .....	25

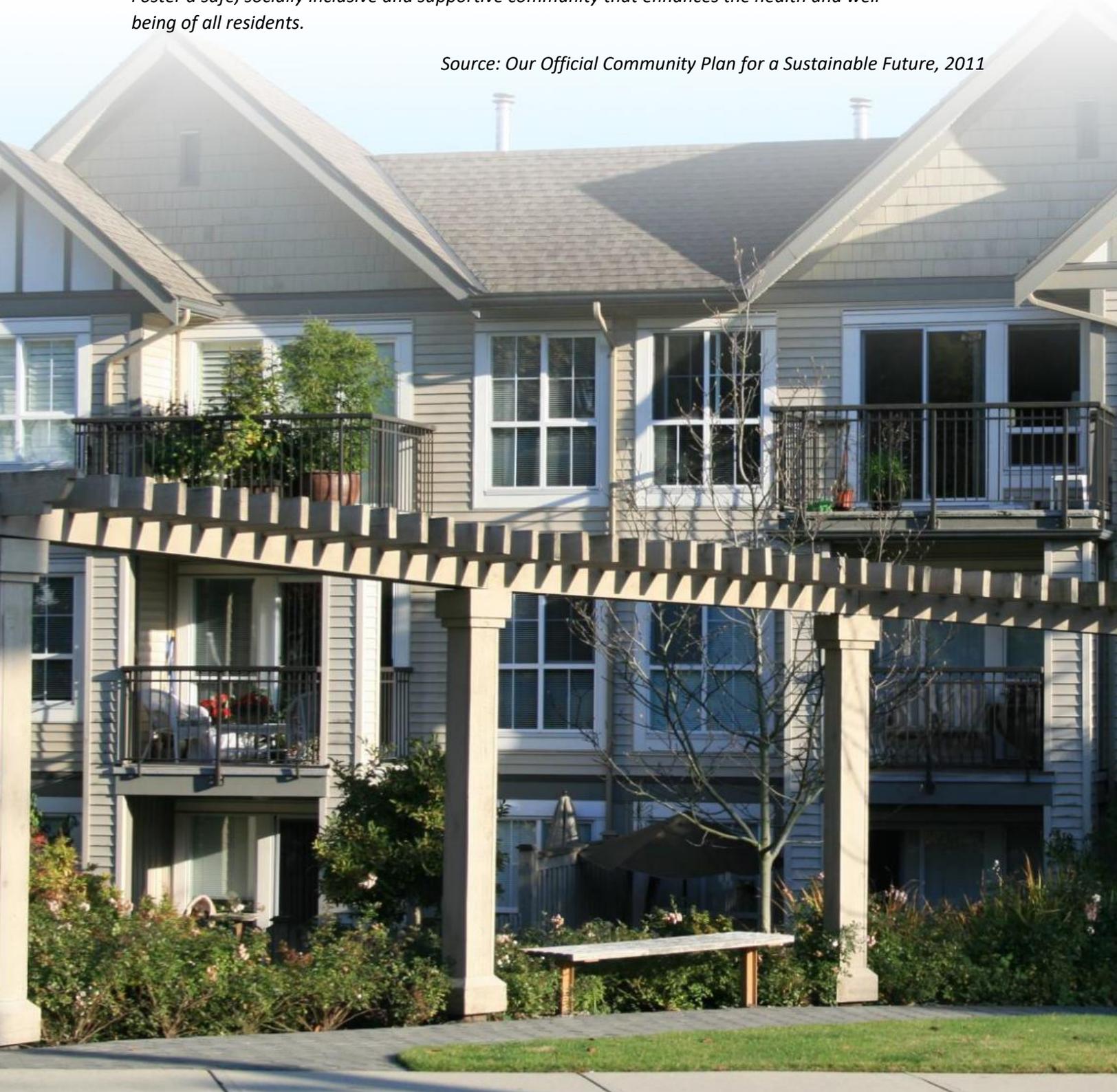
## OFFICIAL COMMUNITY PLAN

# 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.*

*Source: Our Official Community Plan for a Sustainable Future, 2011*



# 1. INTRODUCTION

As part of the District of North Vancouver’s Targeted Official Community Plan (OCP) Review, White Papers have been developed for:



The purpose of each White Paper is to provide important background information on each topic area. Each White Paper also includes a list of possible actions the District could take to address key issues. District Council will use the White Papers to inform the development of an Action Plan.

## HOUSING PRESSURES ARE GROWING

Low-income households have long struggled to find affordable housing in the District, but housing unaffordability is now beginning to affect nearly everyone. Middle- and higher-income households are increasingly facing challenges finding housing that meets their needs, whether they are looking to rent or own. Diverse housing options are needed to serve all groups throughout all stages in life.

The lack of affordable housing options has wide reaching implications. It makes attracting and retaining employees challenging for local businesses – the business community identifies housing and transportation as their top challenges. It also threatens critical public services that rely on trained professionals (e.g., home care workers, nurses, teachers, police) who are finding it difficult to afford living in the District. Lack of housing options also results in broader social impacts, as residents who grow up in the District may not be able to stay or afford to return, extended families and friends become dispersed, and others are forced to live in inappropriate housing.



## 2. KEY TERMS

### Affordable housing

Housing is considered affordable if no more than 30% of before-tax household income is spent on housing (District of North Vancouver, 2019).

### Primary and secondary rental markets

The primary rental market consists of units in privately initiated, purpose-built rental structures of three units or more. The secondary rental market covers single-detached houses, secondary suites, townhouse/row houses, accessory apartments, and condominium apartments offered for rent (CMHC, 2020).

### Core housing need

A household is said to be in 'core housing need' if its housing falls below at least one of the adequacy, affordability or suitability standards and it would have to spend 30% or more of its total before-tax income to pay the median rent of alternative local housing that is acceptable (meets all three housing standards) (CMHC, 2017)

### Low income households

Households with 2019 before-tax incomes up to \$30,000/year, depending on unit size (District of North Vancouver, 2019).

### Low-to-moderate income households

Households with 2019 before-tax incomes ranging from \$30,001 to \$85,170 (District of North Vancouver, 2019).

### Middle income households

Households typically having 2019 before-tax incomes up to \$71,200 (for homes with fewer than two bedrooms) or up to \$104,000 (for homes with two or more bedrooms) (District of North Vancouver, 2019).

### Market housing

Private (non-subsidized) housing.

### Non-market housing/below-market rental housing

Below-market rental housing is housing with rents equal to, or lower than, average rates in private-market rental housing (BC Housing, 2020). Average market rental rates are measured by CMHC and include both older and newer rental buildings and are generally far lower than rental rates for newly constructed rental units. These units would have agreements in place to ensure that rents stay affordable or at the low-end of the market over the long-term.

- **Social housing:** Housing that a government or non-profit housing partner owns and operates. This includes supportive housing (District of North Vancouver, 2019).
- **Supportive housing:** A type of housing that provides on-site supports and services for those who cannot live independently. This housing is typically for people who are homeless or at risk of being homeless (District of North Vancouver, 2019).



### Rental zoning

In 2018 the Government of BC introduced amendments to the *Local Government Act* to allow municipalities to enact zoning bylaws that require all or a portion of new housing in residential areas to be developed as rental, or to preserve existing areas of rental housing. Rental zoning can only be used where multi-family residential use is a permitted use (Government of British Columbia, 2018).

### 3. CONNECTIONS TO OTHER TOPIC AREAS

#### CLIMATE EMERGENCY

We can build and heat our homes in ways that reduce fossil fuel dependence, thereby reducing GHG emissions.

Many District homes are subject to natural hazards exacerbated by extreme weather.

Reliable public transit can reach more people when residential growth is concentrated in compact, connected centres. Residents living in those centres will be able to reduce their dependence on passenger vehicles, thereby reducing GHG emissions.

#### ECONOMY & EMPLOYMENT LANDS

Lack of affordable housing options is cited by the business community as a key barrier to attracting and retaining employees.



Safe, comfortable, and reliable transit and active transportation connections increase housing affordability by decreasing the overall cost burden of housing and transportation.

Reliable public transit can reach more people when residential growth is concentrated in compact, connected centres.

#### TRANSPORTATION

## 4. CURRENT CONDITIONS AND PROGRESS SINCE 2011

### Key Statistic<sup>1</sup>

Between 2011 and 2016, the proportion of households in Core Housing Need remained constant at 11%.

A high household income or a significant amount of equity is required to afford an average single-detached house in the District.

The average price of a single-detached house in the District is \$1.68M (District of North Vancouver, 2019)

Market rental costs are unaffordable for renters with median household income

### What is Important to Know?

- This is lower than Metro Vancouver’s 18% (Statistics Canada, 2019).
- District renters are more likely than owners to be in Core Housing Need – 6% of owner and 27% of renter households were in Core Housing Need in 2016 (Statistics Canada, 2019).

- The single-detached house is the least affordable housing type in the District, however it makes up 67% of the housing stock in 2016.
- Households with existing home equity are far better equipped to meet their housing needs, as well as the housing needs of their children, compared to households without access to equity.
- Median household income is significantly higher for owners (\$119,465) than renters (\$59,344) (District of North Vancouver, 2019), but is not high enough to purchase an average-priced single-detached dwelling in the District without access to substantial equity.
- When residents overspend on housing, it decreases the amount they can spend on necessities (e.g. groceries, school supplies, clothing). Housing costs reduce disposable income, which could be spent in the local economy.

- In 2016, housing costs deemed affordable for a renter household earning the median income for the District were \$1,484 per month (Statistics Canada, 2016) while the median rent for purpose-built rental was \$1,375 (CMHC, 2020). However, median rents increased by 24% between 2016 and 2019, to \$1,707 (CMHC, 2020), likely outpacing growth in median renter incomes.

<sup>1</sup> This section reflects the latest available data, the District will need to conduct additional analysis to generate more current statistics.

## Key Statistic<sup>1</sup>

## What is Important to Know?

	<ul style="list-style-type: none"> <li>• More research is needed to determine how secondary rental market rent costs compare to the primary rental market, as this data is not readily available.</li> </ul>
<p>There are out-migration trends for individuals aged 18-34, and the District has a relatively low proportion of individuals aged 25-39.</p>	<ul style="list-style-type: none"> <li>• There was negative net migration out of the District for the 18-34 age group between 2011 and 2016 (Metro Vancouver, 2020).</li> <li>• Between 2011 and 2016, the proportion of young adults aged 25 to 39 remained at 14%, which was lower than the regional average of 22% (Statistics Canada, 2016). There was a decrease in adults aged 40-54 and growth in ages 55+ (Statistics Canada, 2016).</li> <li>• The 25 to 39-year-old cohort represents workforce aged individuals and families. Slow growth of this age range can have ripple effects on the economy, school district enrolment, and other key areas.</li> </ul>
<p>Percent of attached housing units increased by 2% between 2011 and 2016</p> <p>(OCP targets a housing mix of 45% attached and 55% detached residential units by 2030)</p>	<ul style="list-style-type: none"> <li>• Between 2011 and 2016, the proportion of attached housing in the District increased from 31% to 33% (District of North Vancouver, 2017).</li> <li>• This statistic includes secondary suites and does not measure the <u>type</u> of attached units built (e.g. apartments, duplexes, and townhouses).</li> <li>• The District will need to accelerate the approval of multi-family stock to meet the OCP target. There is an estimated demand for 13,701 attached units in 2030, not including secondary suites (District of North Vancouver, 2018).</li> <li>• Increasing the number of attached dwellings is important because more compact forms of housing and development are more efficient in terms of servicing, more affordable, and help reduce GHG emissions (by reducing reliance on cars).</li> </ul>
<p>Between 2011 and 2016, the percent of apartments has increased by 5.2% and townhouses has increased by 0.2% (District of North Vancouver, 2017).</p>	<ul style="list-style-type: none"> <li>• Housing types have diversified with gains in apartments and townhouses, but detached housing still encompasses 67% of the District's housing stock (District of North Vancouver, 2017), meaning that those more affordable</li> </ul>

## Key Statistic<sup>1</sup>

## What is Important to Know?

	<p>multi-family units are not coming on line as quickly as anticipated to serve the missing middle age cohort.</p> <ul style="list-style-type: none"> <li>Comparatively, the 2016 Census indicates that this detached housing figure was 33% for the City of Vancouver, 23% for the City of North Vancouver, 64% for the District of West Vancouver and 77% for the City of Delta (Statistics Canada, 2016).</li> </ul>
<p>Rental vacancy rates have remained low (0.4%-2.6%) from 2011 to 2019 (CMHC, 2020).</p>	<ul style="list-style-type: none"> <li>This is consistent with low vacancy rates in the Metro Vancouver region (0.7% to 1.8%) during the same time period, meaning there is considerable pressure on renters in the housing market (CMHC, 2020) because there is a lack of rental stock.</li> <li>Healthy vacancy rates are considered to be 3-5%.</li> <li>A vacancy rate of 2.6% in the primary rental market is equivalent to 36 vacant units in the District, measured at a point in time.</li> </ul>
<p>462 net new market rental units were approved through rezoning and development permits between 2011 and 2019 (District of North Vancouver, 2020).</p> <p>(OCP targets a net increase in rental housing units as a % of total housing units by 2030)</p>	<ul style="list-style-type: none"> <li>From 2011 to 2016, renter households increased from 19% to 21% of all households while owner households decreased from 81% of all households to 79% (Statistics Canada, 2011; Statistics Canada, 2016).</li> <li>As there is an aging rental stock in the District, many units need to be renovated or renewed (CMHC, 2020) and this could have a long-term impact on rental availability.</li> <li>In 2030, there is expected to be demand for 2,885 market rental units (not including seniors care and disability care units) (District of North Vancouver, 2011).</li> </ul>
<p>288 net new non-market housing units approved through rezoning and development permits between 2011 and 2018 (District of North Vancouver, 2020).</p> <p>(OCP targets a net increase in affordable housing units by 2030)</p>	<ul style="list-style-type: none"> <li>This statistic tracks the number of non-market housing units that received zoning and development permits. The number of units occupied may differ slightly as construction may take several years.</li> <li>In 2030, there is expected to be demand for 2,262 non-market housing units (not including seniors care and disability care units) (District of North Vancouver, 2011).</li> </ul>



## Key Statistic<sup>1</sup>

## What is Important to Know?

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Majority of new housing units are built in Town Centres and Village Centres (District of North Vancouver, 2017).

- Shows that the OCP is directing growth to the Town Centres, per its policies, and there is little change in existing single-family neighbourhoods.

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Regionally, homelessness increased by about 30% between 2014 and 2017 (BC Non-Profit Housing Association; Thomson, M., 2017).

- The demand for emergency and permanent housing options is growing, and the number of emergency and affordable housing options are not keeping up with this demand.
- While the Metro Vancouver Point-In-Time Homeless Count showed a decline from 122 to 100 counted individuals between 2011 and 2017 (the most recent count conducted) (Regional Steering Committee on Homelessness, 2011; BC Non-Profit Housing Association; Thomson, M., 2017). This methodology has a number of limitations that can impact accuracy, and is only intended to provide a snapshot on a given day of visible homelessness. A new Homeless Count is being conducted in March 2020.
- Based on a survey conducted in 2016 of homeless service providers on the North Shore, there were 300 individuals experiencing homelessness on the North Shore, that provides an accurate reflection of client-load for those organizations (District of North Vancouver, 2017).

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Secondary suites have grown by an average of 8.5% per year (261 suites) from 2011 to 2016 (District of North Vancouver, 2017).

- It is estimated that roughly a third of single-detached dwellings have secondary suites (Metro Vancouver, 2019). In 2017, there were 5,060 secondary suites.
  - In 2030, there is expected to be demand for 6,930 secondary suites and 80 coach houses in the District (District of North Vancouver, 2011). This means that the District needs to build 1,870 secondary suites from 2017 to 2030 to meet this target.
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## 5. COMMON MISCONCEPTIONS

**MISCONCEPTION:** Private development is always profitable (with any number of non-market units), and that non-market housing units can always be achieved without development partnerships.

**FACT:** Nearly all developments require a mix of market and non-market units to be profitable – it is usually not possible to build only non-market units and remain profitable. In most communities with high land values, developers play a central role contributing to non-market housing assets. Most non-profit housing developments require significant senior government grants, public land, and/or partnerships with private developers to make new non-market housing financially feasible.

**MISCONCEPTION:** Non-market housing is only for low-income households, and that these households bring social issues to the community.

**FACT:** Non-market housing is increasingly needed by low-to-moderate income and middle-income households. Household income does not determine how a resident contributes to the community.

**MISCONCEPTION:** No non-market housing has been approved in the District since 2011.

**FACT:** Between 2011 and 2018, 288 net new non-market units received zoning approval.

**MISCONCEPTION:** New development and intensified land uses will create traffic congestion that will negatively impact neighbourhoods across the District.

**FACT:** Well-designed town centres can mitigate the impacts of growth on traffic congestion by creating ‘complete communities’ that allow a range of functions in a walkable neighbourhood, support cycling, and are served by frequent transit.

**MISCONCEPTION:** All units in a non-market building should be deeply subsidized to achieve affordability.

**FACT:** Senior government funders are increasingly integrating market and non-market units into the same building to ensure that the revenue from market units helps subsidize the affordable units. As housing has become increasingly unaffordable, a diverse range of households require support in the housing market—some deeply subsidized and others minimally subsidized.

## 6. KEY ISSUES

Key Issue	Why is it Critical to Address This Issue?
Increasing housing unaffordability	<ul style="list-style-type: none"> <li>• Households overspend on housing costs or live in housing that does not meet their needs in order to stay in the community.</li> <li>• As housing costs escalate, workers commute from further away, causing traffic congestion. This increases gas emissions and makes it more difficult for the District to meet its GHG reduction targets.</li> <li>• Local hiring and retention challenges due to lack of affordable housing options within the District.</li> <li>• Key professionals (teachers, police, healthcare workers) may be unable to afford living in the District. This can have significant short- and long-term impacts on services due to an inability to attract and retain these professionals.</li> <li>• Increases disparity in the community.</li> <li>• A contributor to homelessness across the North Shore.</li> </ul>
Insufficient range of appropriate housing at different levels of affordability	<ul style="list-style-type: none"> <li>• Due to housing unaffordability, there is an increasing demand for housing options (diversity and affordability) that serve middle-income household needs.</li> <li>• Middle-income earners are not currently served by subsidized and non-market options even though market housing may be unattainable for this group.</li> <li>• Without an appropriate range of housing options, community demographics will shift toward higher-earning households. This might result in an increased proportion of older households in the District and lead to a decline in overall household diversity.</li> <li>• Much of the existing stock of non-profit, co-op and purpose-built rental housing is older; without maintaining or replacing this older stock of housing, housing challenges will be exacerbated.</li> <li>• While senior government is investing in non-market housing options, it is unclear if this investment will meet all community needs or continue over the long-term.</li> <li>• Long-term operating costs can impact feasibility and affordability of a project. Energy efficiency in new construction can reduce utility costs and non-profit operating costs, while helping lower long-term GHG emissions.</li> </ul>

## 7. KEY TRENDS AND EMERGING ISSUES

Key Trend/ Emerging Issue	Why is This Trend/Emerging Issue Important?
<p>The Metro Vancouver and North Shore subregions' population will continue growing to at least 2041.</p>	<ul style="list-style-type: none"> <li>• The North Shore is projected to grow by an estimated 1,954 residents per year. Of this share, the District is projected to grow by approximately 877 residents per year (Metro Vancouver, 2017).</li> <li>• Limited housing options or a lack of development of new stock will impact the District's ability to accommodate population growth.</li> <li>• As with growth management, housing planning needs to be considered alongside infrastructure (e.g. public transit and climate change infrastructure) and employment lands.</li> </ul>
<p>The Metro Vancouver region is facing a housing affordability crisis.</p>	<ul style="list-style-type: none"> <li>• The gap between incomes and housing costs in the region has widened, particularly over the last 15-20 years, due to rising housing costs (District of North Vancouver, 2019).</li> <li>• Housing demand occurs at a regional level that transcends municipal borders. Generally, those who can no longer afford to live in the District move to neighbouring municipalities, but the high cost of living across the Metro Vancouver region make it difficult for households to live nearby.</li> <li>• The District's land values have increased significantly in recent years.</li> </ul>
<p>The housing stock in the District is aging (both rental and owner-occupied).</p>	<ul style="list-style-type: none"> <li>• 61% of houses in the District were built around 1950-1980 (District of North Vancouver, 2017).</li> <li>• Aging housing stock, combined with rising housing prices, puts pressure on owners to redevelop properties.</li> <li>• For single-detached houses, if they are redeveloped into the same housing type, the housing costs significantly increase due to high construction costs, land values, and changes in expectations around house size and features.</li> </ul>



## Key Trend/ Emerging Issue

## Why is This Trend/Emerging Issue Important?

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	<ul style="list-style-type: none"><li>• Older rental buildings are under pressure to redevelop into condominiums, which are more profitable in the short-term.</li></ul>
<p>“Missing middle” of residents ages 25 to 40.</p>	<ul style="list-style-type: none"><li>• There is a missing age demographic (25 to 40) in the District. Typically, this age group has accumulated less wealth than older age groups; the smaller proportion of residents aged 25 to 40 may be due to the high cost of housing in the District.</li><li>• In the long-term, the “missing middle” can lead to low enrollment numbers in public schools and sports organizations, lack of workers in service industries, and fewer entrepreneurs and businesses.</li><li>• If external factors do not change, the District will be populated mainly by those who were fortunate enough to purchase housing before the market changed, and by affluent households who can afford real estate.</li></ul>

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## 8. RELEVANT BEST PRACTICES

### Best Practice

### Why is This a Best Practice?

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Establish OCP and Neighbourhood Plan policies that promote diverse housing types and forms, in combination with clear targets and definitions.

- Most Metro Vancouver municipalities cited this as an effective tool to support market and non-market housing development (Metro Vancouver, 2012).
- OCP and Neighbourhood Plans connect higher-level policies to local contexts and provide the framework for facilitating non-market and market affordable housing at the neighbourhood level.
- While the District has Town Centre Plans, these do not currently provide clear housing type and form targets.
- Policies and plans need to be used in conjunction with clear targets so that it is transparent for developers and the public. Affordability level targets and feasibility studies can be used to determine if the market can build the non-market housing needed, meaning the public can have clear expectations on what developers are expected to provide and developers will understand what needs to be incorporated into a development in early concept phases.

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Foster partnerships across the housing system, including with the private sector, non-profits, and senior governments – this is key to ensuring the right mix of housing is built.

- Alongside regulatory planning frameworks, partnerships are viewed as an essential measure for supporting affordable market and non-market housing projects. (Metro Vancouver, 2012).
- Municipal government contributions can range from active contributions (land or capital) to incentive packages that include expedited approval processes, density bonusing in specific locations, mixed market buildings, parking reductions, DCC waivers or reductions, to protective tools such as housing agreements that lock in housing affordability over the long-term.
- The appropriate regulatory and incentive package to encourage specific developments is highly contextual, dependent on local land economics, housing demand, and in some cases, availability of funding from senior governments.



## Best Practice

## Why is This a Best Practice?

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Locate all types of new housing close to current and planned transit routes, and ideally within complete communities.

- Local governments signal willingness to encourage diverse and affordable housing through the regulations and incentives they put in place.

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- Access to frequent transit reduces the need to own a car and makes it easier for households to bear the burden of the high cost of housing (Metro Vancouver, 2015).
  - Directing growth to complete communities with access to frequent transit has even greater benefits for residents (e.g., proximity to services, access to cycling and walking networks, and access to employment opportunities).
  - Limits traffic growth resulting from a growing population, since people living in these areas are less likely to drive for most of their trips.

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Consult with neighbouring First Nations and municipalities on land-use plans and housing policies.

- Since housing is a regional issue, it is critical to consult with neighbours when developing land use plans and housing policies. Consultation may uncover regional trends/data that need to be considered or might identify opportunities for partnership.
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## 9. KEY INDICATORS

Indicator	Why is This Important to Measure?
<p>Net new housing units constructed, by type and size.</p>	<ul style="list-style-type: none"> <li>• Provides insight on whether a similar mix of housing units by type, size and tenure are being built relative to comparable Metro Vancouver communities. Can be used to determine if the housing created is meeting OCP goals and growth targets.</li> <li>• Already tracked by the District but could be tracked with additional detail regarding housing type and including comparisons to other jurisdictions in Metro Vancouver.</li> <li>• Can be measured by building permits issued by the District during the calendar year.</li> <li>• Can include:               <ul style="list-style-type: none"> <li>○ Tenure type (non-market, market rental, ownership)</li> <li>○ Size (bedrooms)</li> <li>○ Type (single family, townhouse, etc.)</li> <li>○ Number of accessible or adaptable units</li> </ul> </li> <li>• Will be calculated by subtracting demolition permits issued for housing units lost.</li> </ul>
<p>Benchmark home prices, by dwelling type, and conduct post-occupancy surveys.</p>	<ul style="list-style-type: none"> <li>• Demonstrates demand for different housing forms and can be combined with post-occupancy surveys conducted by the District to understand affordability over time.</li> <li>• Post-occupancy surveys provide data for understanding the affordability of different housing types, what is currently selling, demographics of who is moving in.</li> <li>• Benchmark home prices tracks the cost of ownership in a detailed way that shows both demand for different housing types and the average cost of purchasing.</li> <li>• Differentiates average sales prices by unit type (single family, townhouse, condominium) and volume of sales.</li> <li>• Tracked by the Greater Vancouver Real Estate Board for the District and North Shore region. Post-occupancy surveys are tracked by the District.</li> </ul>

## Indicator

## Why is This Important to Measure?

Primary rental market indicators (vacancy, median rents, rental universe).

- Measures the state of the primary rental market and how this is changing over time (i.e. are there improvements to the vacancy rates or fluctuations in the rents?)
- Shows trends over time from at least 2010.
- Tracked by CMHC on an annual basis.

Secondary rental market indicators (i.e. number of units, average rents).

- Secondary rental market (rentals in private condominiums) data available in the Metro Vancouver Housing Data Book.
- The primary rental market accounts for less than a quarter of all rental households in the District (Statistics Canada, 2016; CMHC, 2020). Better information about the secondary market will allow the District to monitor pressures across the rental market as a whole.
- Average rents in secondary rental market are not available through CMHC and will require long-term tracking by District staff.
- Secondary suites and coach houses can be tracked by permits issued by the District.

Proportion of new housing units built in OCP growth areas, by unit type, number of bedrooms, and affordability.

- Allows the District to understand whether the units being built within the Town Centres or near transit meet OCP goals.
- By tracking building permits and occupancy permits the District can understand what growth is occurring between Census periods and where this growth is taking place, and therefore how it contributes to OCP goals
- Number of building permits issued for new housing units in Town and Village Centres.
- Number of occupancy permits issued within walking distance (400m) of public transit corridors.

Number and type of new non-market units, by needs served, on the housing continuum.

- The housing continuum includes all forms of housing that may be available, ranging from non-market housing (including emergency support, non-market rental, co-operative housing and affordable ownership) to market



## Indicator

## Why is This Important to Measure?

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	<p>housing (which includes primary and secondary rental units, and a diversity of ownership types).</p>
	<ul style="list-style-type: none"><li>• Identifies what components of the housing continuum are and are not being addressed and what needs remain.</li><li>• Information is publicly available in publicly funded projects.</li></ul>
<p>Housing indicators, core housing needs, and social housing waitlist</p>	<ul style="list-style-type: none"><li>• Allows the District to determine whether housing affordability is deteriorating or improving, what the immediate waitlist need is, and provides a clear comparison to other communities regionally and nationally.</li><li>• Tracked regularly by Statistics Canada and Metro Vancouver Housing Data Book.</li></ul>
<p>Statistics on homelessness</p>	<ul style="list-style-type: none"><li>• Provides a basis for understanding whether homelessness is increasing or decreasing within the District.</li><li>• Point-in-time counts, while not perfect, provide insight into long-term trends in homelessness across the region.</li><li>• Social service providers may also track indicators (e.g. emergency shelter usage rates and turn-aways) that can provide insight into how homelessness is changing within the community.</li></ul>

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## 10. ACTIONS TO-DATE

The District has already taken meaningful action on Housing issues. The list below is not comprehensive, but does highlight the key actions the District has taken more recently.

### Regulations and Policies

- Amendment of Development Procedures Bylaw to allow for temporary housing options during phased rental developments (2017)
- Tenant Relocation Assistance Policy (2016)
- Accessible Design Policy for Multi-Family Residential Apartments (2015)
- Coach House How to Guide (2015; updated in 2019)
- Amendment of the zoning bylaw to allow for Coach Houses (2014)

### Plans and Strategies

- Establishment of a Rental, Social and Affordable Housing Task Force (2019-2021)
- Rental and Affordable Housing Strategy (2016)

### Monitoring

- Tracking affordability of housing by segments of the housing continuum

### Incentives and Financial Support

- Leveraging District-owned land for affordable housing
- Waiving DCCs on a case-by-case basis for market rental and non-market housing built by private developers (\$369,465 from 2011 to April 2018)
- Forfeiting CACs on a case-by-case basis to incentivize non-market housing units built by developers (\$45.6M from 2011 to 2018. \$20.6M for market rental, \$25.0M for non-market housing)
- Earmarking CACs from housing built by private developers for affordable housing (\$110,000 for Lynn Valley in March 2018)

## 11. POTENTIAL ACTIONS

Potential Action	Description
Regulations (bylaws and policies)	<ul style="list-style-type: none"> <li>• As parking requirements can add significant costs to new developments and do not always reflect a particular project’s needs, review minimum parking requirements across residential zones to identify neighbourhoods where requirements could be decreased because of existing and planned transit service options.</li> <li>• Research alternative parking requirements that look to reducing the number of stalls required (e.g., through the provision of car share service).</li> <li>• Pre-zone land for the creation of housing.</li> <li>• Amend the OCP and Zoning Bylaw to allow sensitive infill, including the allowance of smaller lots, where appropriate to reflect demographic and economic changes in the District since the last OCP was completed. Allow row and townhouse zoning in more areas.</li> <li>• Initiate a review of secondary suite and coach house regulations due to recent Building Code changes (i.e. Secondary suites now permitted in multi-family buildings).</li> <li>• Enact bylaws to protect existing purpose-built rental buildings, renters, and to meet the Rental and Affordable Housing Strategy policy goals, such as:             <ul style="list-style-type: none"> <li>○ Strengthen existing Residential Tenant Relocation Assistance Policy.</li> <li>○ Introduce demolition policies to replace purpose-built rental units lost through redevelopment.</li> <li>○ Update the Standards of Maintenance Bylaw.</li> </ul> </li> <li>• Monitor and evaluate the District’s Residential Tenant Relocation Assistance Policy.</li> <li>• Review regulations on temporary housing to allow for temporary modular housing for individuals experiencing homelessness.</li> <li>• Develop requirements for more family-friendly multi-family units (e.g., require a certain percentage of new</li> </ul>

## Potential Action

## Description

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	<p>units in a development to have three bedrooms or more or require family-friendly amenity spaces).</p> <ul style="list-style-type: none"> <li>• Explore potential impacts and benefits of rental only zoning for lots that have been historically purpose-built rental.</li> <li>• Review regulations/approvals processes to make it easier to allow manufactured/mobile homes in designated areas.</li> </ul>
<p>Incentivize Non-Market and Other Desired Forms of Housing</p>	<ul style="list-style-type: none"> <li>• Make amendments to the DCC bylaw to waive or reduce fees on non-market housing projects.</li> <li>• Create a streamlined and expedited development approvals process for non-market housing projects.</li> <li>• Create a property tax exemption program for non-market housing developments.</li> <li>• Offer incentives on a sliding scale depending on the level of affordability and support achieved – i.e., deep affordability housing for individuals and families would receive the highest level of incentives, while near-market rental may receive a lower level of incentives.</li> <li>• Update the zoning bylaw to introduce new density bonusing and/or inclusionary zoning requirements, including either unit contributions or cash-in-lieu to reserves for affordable housing.</li> <li>• Where incentives, grants, or other benefits are provided by the District, use land covenants or housing agreements to secure affordable housing and supportive housing in perpetuity or for a defined period of time (depending on the project).</li> <li>• Encourage developers to employ more innovative TDM measures for affordable housing sites near transit to encourage residents to (for example) sell a car and obtain 3 years of free transit and a discount on the purchase price or rent – this helps make units more affordable.</li> </ul>

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## Potential Action

## Description

### Advocacy and Monitoring

- Coordinate activities completed under this OCP review with the Rental, Social and Affordable Housing Task Force.
- Undertake a cost analysis of social housing development costs to District taxpayers for District land versus developer-built with District of North Vancouver incentives.
- Track the number of housing units that are built by segments of the housing continuum and housing types built, including the level of affordability achieved and which incentives were provided by the District.
- Report progress on housing across the continuum annually to Council and the public.
- At regular intervals, evaluate incentive programs based on the number of units and level of affordability achieved.

### Plans and Strategies

- Create a development evaluation checklist or scorecard to guide decision-making on proposed developments.
- Develop a comprehensive Housing Needs Report to identify current and future priority housing needs for District Residents. This is now a provincial requirement and needs to be completed by April 2022. As part of the Housing Needs Report, identify needed affordability levels.
- Create a housing strategy for the District.
- Create case studies of sample development projects that can work in the District and encourage implementation.
- Set targets for rent and unit types, based on Town Centre economics and District goals for feasible 'asks' of developers, that provide clarity to staff and developers.

### Convening

- Partner with non-profits and senior government to deliver mixed market developments.
- Explore opportunities to partner with Squamish Nation and Tsleil-Waututh Nation on shared housing challenges.
- Celebrate success by highlighting the creation of new housing of all types.



Potential Action	Description
	<ul style="list-style-type: none"><li>• Provide support for non-profit housing developments pursuing BC Housing and CMHC housing opportunities.</li><li>• Advocate to senior levels of government the need for financial and other resources for non-market housing in the District.</li></ul>
Governance	<ul style="list-style-type: none"><li>• Explore governance options for delivering/managing affordable housing (e.g., a housing authority or arms-length not-for-profit housing corporation).</li></ul>
Capital/Land	<ul style="list-style-type: none"><li>• Municipalities can contribute or lease land for housing projects that meet OCP goals (e.g., community or municipal land trust, land leases, etc.). Identify District-owned and other public lands that are currently underutilized or awaiting redevelopment to identify opportunities for development rapid response housing to homelessness (e.g., modular housing, deep affordability rental, supportive housing).</li><li>• Municipalities can provide cash contributions (e.g. from CACs or reserves) for building housing.</li><li>• The District dedicates \$500,000/year to a reserve for affordable housing. However, the District does not currently dedicate a specific portion of CACs to that reserve – doing so could significantly increase available funds.<ul style="list-style-type: none"><li>○ Amend the Community Amenity Contributions policy to earmark a certain percentage of CACs for affordable housing. Review the policy to ensure the District is capturing maximum value.</li></ul></li><li>• Create supportive housing.</li></ul>
Education Programs	<ul style="list-style-type: none"><li>• Building awareness through communication activities such as public education workshops, on topics such as housing affordability and common misconceptions or the role of private land developers in providing housing.</li><li>• Create a guiding document for developers and non-profits on non-market housing incentives that may be available.</li></ul>

## DISTRICT RESIDENTS CAN HELP ADDRESS HOUSING ISSUES BY...

### **Attending a public workshop on housing options.**

Residents who are existing homeowners may not be aware of housing options available to them (e.g. coach houses for retirees or secondary suites), or services that are available (e.g., community organizations that connect seniors with potential tenants).

### **Attending public workshops and open houses on housing affordability in the community.**

These venues raise awareness of housing affordability challenges and provide an opportunity for community members to listen, ask questions, and share opinions.

Engaging in this dialogue helps ensure housing solutions reflects a diversity of perspectives.

### **Attending Public Hearings in support of housing projects**

Public Hearings are formal opportunities for the public to communicate with Council and can have a significant influence on the approvals process.

### **Renting out extra bedrooms to students, seniors, singles, or other renters.**

Renting out extra bedrooms helps combat loneliness for those who live by themselves and provides financial support to owners. This approach provides rental opportunities for those who need subsidized rent (e.g. students or retired seniors).

### **Converting unused space to a secondary suite.**

Secondary suites act as mortgage helpers for owners and provide rental opportunities for long-term tenants.



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