

Housing Alternatives At-A-Glance

HOUSING ALTERNATIVE	TARGET GROUP	SUPPLY GAP AND HOUSING HURDLE
Family-Friendly Housing Policy	Low to moderate income families	1 2
Flexible Configurations for Two Accessory Units on Single Family Lots	Low to moderate income households, couples, seniors, at-risk youth and young adults	2 3 5
Below Market Rental Housing	Low to moderate income households, families, seniors, at-risk youth and young adults	1 2 3 4 6 7
Non-Market Housing Regeneration Policy	Low income households, persons experiencing homelessness or at-risk of homelessness, seniors	1 2 3 4 6 7
Removal of Owner-Occupancy Requirement	Low to moderate income families, seniors, multi-generational/extended families or other household arrangement	1 3 5
Zoning Bylaw Changes to Facilitate Diversity of Housing Forms	Low to moderate income households, families, seniors, at-risk youth and young adults	1 2 3 6 7



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CITY OF NORTH VANCOUVER

POLICY ALTERNATIVES FOR THE HOUSING ACTION PLAN

The City of North Vancouver is undertaking a Housing Action Plan to address the housing needs and issues to ensure affordable and suitable housing is available in the community.

Supply Gap + Housing Hurdles

- 1 Family friendly housing (3+ bedrooms)
- 2 Affordable rental housing and non-market housing near transit corridors/Frequent Transit Network
- 3 Seniors-oriented and age-friendly housing
- 4 Supportive housing for persons experiencing homelessness, at-risk of homelessness, and persons transitioning from shelter to permanent affordable housing
- 5 Multi-generational housing and flexible housing forms
- 6 Aging social housing infrastructure and expiring operating agreements
- 7 Transportation cost burden and implications to affordability

Existing City Policies + Tools:

Partnerships with senior levels of government, non-profits and developers	1950s
Accessory Suites	1967, 1993, 2010, 2013
Standards of Maintenance Bylaw	1978, 1998
Strata Conversion Policy	1979
Small lot sizes	1983
Shelter on City-owned site	1989, 2001, 2005
Affordable Housing Reserve Fund	1989
Transitional units on City-owned sites	1989
Demolition Moratorium	1989, 1990
Density Bonusing	1992, 2014
Multiple Unit Building (MUB) Program	1996
Adaptable Design	1998
North Shore Homelessness Task Force	1998
Parking relaxations in Zoning Bylaw	2007
Waive of City fees and DCCs	2010

TERMS AND DEFINITIONS

Housing Continuum: means a visual concept used to describe and categorize different types of housing, from non-market to market housing. On the non-market end of the continuum are emergency shelters and services and transitional housing, which often require the most public funding, moving towards supportive and social housing options in the middle of the continuum and then towards independent housing options on the right, where housing is typically provided by the private market.

Market Rental Housing: means private market rental housing that provides the majority of rental housing affordable to households with low to moderate incomes. This can include purpose-built rental housing as well as housing supplied through the secondary rental market such as basement suites, rental condominium units, or other investor-owned houses/units.

Non-market Rental Housing: means affordable housing that is owned or subsidized by government, a non-profit society, or a housing cooperative; whereby it is not solely market driven.

Below Market Rental Housing: means private market rental housing that are below average market rents, with tenants who may require shallow subsidies or no financial assistance.

Expiring Operating Agreements: refers to operating agreements that set out the amount, duration and conditions of the subsidy provided by the provincial or federal governments, or both, to a social housing project. Their expiry, often tied to a 35-year amortization period, means that when the mortgage expires, housing societies are solely responsible for the project's ongoing financial viability. Approximately 251 social housing units will expire in the City of North Vancouver between 2016 and 2020, 424 units by 2021 to 2025, and 48 units after 2025.

The Housing Continuum



POTENTIAL HOUSING POLICY ALTERNATIVES



FAMILY FRIENDLY HOUSING POLICY

FLEXIBLE CONFIGURATIONS FOR TWO ACCESSORY UNITS ON RESIDENTIAL LEVEL 1 LOTS

BELOW MARKET RENTAL HOUSING

NON-MARKET HOUSING REGENERATION POLICY

REMOVAL OF OWNER-OCCUPANCY REQUIREMENT

ZONING BYLAW CHANGES TO FACILITATE DIVERSITY OF HOUSING FORMS

LEVERAGING CITY LANDS TO ACHIEVE HOUSING GOALS

The Concept:

New multi-unit residential development projects require a percentage of units to be 3 or more bedrooms.

This policy may help low to moderate income family households by improving the availability of rental units large enough to accommodate families and different household arrangements.

According to the 2011 National Household Survey, 10% of City households were living in housing deemed not suitable to their needs based on the National Occupancy Standard.

The Concept:

Provision of three units on a Residential Level 1 Lot, be it a single detached house with a secondary suite and a coach house, or a single detached house with two small attached or detached coach houses. The review of this concept will likely require a lengthier process, including potentially convening a task group to determine revisions to Zoning, Development Permit Guidelines and Parking requirements.

The Concept:

Securing below market rental housing is important for providing housing affordable to the workforce and for low to moderate income households. Density bonusing has been an effective tool for the City to secure non-market and market rental housing. The current Density Bonusing and Community Benefits Policy continues to support the use of density bonusing to rehabilitate and renew the market rental stock, and could be utilized for requiring market units to be below market rents to ensure affordability of the City's rental stock.

The Concept:

Numerous affordable non-market housing projects are aging, and some are reaching the end of their economic life. These buildings may require significant renovations to remain viable.

Redeveloping and building new may be advantageous to address challenges and to retain affordable non-market housing. There is an opportunity for the municipality to support housing providers with this transition.

This can include helping navigate municipal processes, providing grants, fast tracking development applications, potential waiver of fees, utilizing the Affordable Housing Reserve Fund, and policy for regenerating units. Opportunities to incorporate revenue generating uses and activities, such as social enterprises, could be integrated. Such a policy could help housing providers remain viable in the long-term.

There may also be an opportunity to assist housing providers with expiring operating agreements with pre-planning work, such as high-level site analysis.

The Concept:

Homes that have secondary suites currently require that the owner lives in the primary dwelling unit. Enforcing owner-occupancy is difficult, and the provision could be legally challenged. Removing the owner-occupancy requirement could introduce rental units into the city that are already part of the urban fabric.

The new rental units could be suitable for low and moderate income families.

The Concept:

There are opportunities to strategically pre-zone areas to reduce barriers to developing a range of housing types, including amending the RM-1 Medium-Density Apartment Residential Zone to allow for greater density when rental housing is provided. This option would mean no rezoning would be required to achieve greater density and could conditionally encourage rental housing in the community as per earlier Council direction and support. In addition, exploration of amending minimum lot sizes may further facilitate smaller housing forms in the City. Zoning Bylaw changes will likely require a lengthier process, including convening a task group.

The Concept:

There is an opportunity to showcase pilot projects on city-owned lands and unused or underutilized rights of ways to demonstrate innovative housing forms and solutions. Development on city-owned lands can also contribute to non-market housing projects and can be a component of the development process.