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The Corporation of **THE CITY OF NORTH VANCOUVER**
COMMUNITY DEVELOPMENT DEPARTMENT

<http://www.cnv.org/-/media/city-of-north-vancouver/documents/housing/staff-report-on-draft-housing-action-plan.ashx?la=en>

REPORT

To: Mayor Darrell R. Mussatto and Members of Council

From: Wendy Tse, Planner 1

SUBJECT: DRAFT HOUSING ACTION PLAN

Date: April 13, 2016

File No: 10-5040-20-0001/1

The following is a suggested recommendation only. Please refer to Council Minutes for adopted resolution.

RECOMMENDATION:

PURSUANT to the report of the Planner 1, dated April 13, 2016, entitled "Draft Housing Action Plan":

THAT staff be directed to implement the engagement strategy outlined in the report to obtain feedback on the draft Housing Action Plan;

AND THAT staff incorporate feedback and return to Council with a finalized Housing Action Plan for endorsement.

ATTACHMENT:

1. Draft Housing Action Plan prepared by CitySpaces Consulting Ltd. (Doc#1382045)

PURPOSE:

The purpose of this report is to present the draft Housing Action Plan (HAP) to Council for information and discussion. An engagement strategy is also proposed to consult housing stakeholders and the general public on the draft Plan prior to returning to Council with a finalized HAP for endorsement.

BACKGROUND:

On June 25, 2015, Council approved the appropriation of \$50,000 from the City's Affordable Housing Reserve Fund to create a Housing Action Plan (HAP). The creation of the HAP fulfills the City's commitment to the Metro Vancouver Regional Growth Strategy, in addition to providing strategic direction on current and emerging housing issues in the City of North Vancouver. CitySpaces Consulting Ltd. was retained to create the HAP as the successful proponent of the public Request for Proposal process.

In preparation of the HAP, a Housing Profile was created to understand current and emerging needs and trends in the City's housing stock. Based on this analysis, the following housing gaps were identified:

- Family-Friendly Housing;
- Affordable and Accessible / Age-Friendly Housing;
- Purpose-Built and Low-End of Market Rental Housing; and,
- Supportive Non-Market Housing.

In response to the housing gaps, CitySpaces Consulting explored local and international housing ideas, which are summarized in a Housing Policy Alternatives Research document. The Housing Profile and the Housing Policy Alternatives Research document are available online at www.cnv.org/housingactionplan.

During this time, City staff have also been liaising with various Advisory Bodies and committees, housing stakeholders, and the general public about the Housing Action Plan through a series of Housing Innovations Tours, including an Innovations in Small Housing Showcase, public events, and online correspondence.

DISCUSSION:

Draft Housing Action Plan

Building upon the City's existing housing policies, CitySpaces Consulting has created a draft HAP (Attachment #1). This draft responds to the housing gaps and needs described in the Housing Profile. The draft HAP provides policy directions along the entire housing continuum, recognizing that interventions in one category of housing may create beneficial impacts on other parts of the housing spectrum. Particular attention has also been directed to groups identified as experiencing the greatest challenges finding affordable and suitable housing in the City, including:

- Low income families;
- Seniors;
- At-risk youth and young adults;
- Moderate income earners; and,
- Persons experiencing homelessness and at-risk of homelessness.

The draft HAP further responds to the Housing Demand Estimates produced by Metro Vancouver. Metro Vancouver has established growth projections for dwelling units to provide municipalities with guidance in preparing their Housing Action Plans, monitor performance in meeting housing demand, and advocate to senior levels of government to demonstrate where gaps in the housing supply exist. Metro Vancouver is currently updating the Housing Demand Estimates and anticipates increased rental housing demand across all income categories in the City (Table #1). A well-balanced housing stock that meets the needs of individuals across all income categories is critical to fostering a complete community where individuals from all walks of life can live, work, and participate in community life.

Table #1: Draft Metro Vancouver 10-Year Housing Demand Estimates 2016-2026

Total Demand	Ownership Demand	Rental Demand					
2,300	1,300	1,000					
		Very Low Income	Low Income	Moderate Income	Above Moderate Income	High Income	Very Low Income / One Family Household
		590	250	80	30	80	100

Staff will be reviewing the draft HAP in conjunction with gathering feedback through the engagement strategy outlined below. A number of proposed policy ideas will require additional exploration in terms of feasibility, financial implications and other considerations and will be brought back to Council for discussion. Some policy ideas may be deemed unsuitable or unfeasible through the review process and may be omitted or refined prior to returning to Council with the final HAP for endorsement.

The actions outlined in the draft HAP are categorized by policy, regulatory, and land, capital and financial actions, in addition to updates to existing housing policies. An implementation framework has also been drafted, which outlines the timeline for implementing the actions in the Housing Action Plan. The following policy ideas have been crafted for Council consideration:

POLICY ACTIONS
<ul style="list-style-type: none"> • Family-Friendly Housing Policy • Density Bonus and Secured Low-End of Market Rental • Housing on the Frequent Transit Network • Non-Profit Housing Regeneration

REGULATORY ACTIONS
<ul style="list-style-type: none"> • Rental Revitalization Tax Exemption Bylaw • Fee Simple Townhouses • Flexible Configurations of Accessory Units on Residential Level One Lots • Housing for Multi-Generational and Extended Households • Explore Repurposing Bungalows
LAND, CAPITAL & FINANCIAL ACTIONS
<ul style="list-style-type: none"> • Lease City-Owned Lands for Affordable Housing • Partnerships • North Shore Rent Bank • Advocacy to Senior Levels of Government
UPDATE EXISTING HOUSING TOOLS
<ul style="list-style-type: none"> • Review permitting process for Accessory Dwelling Units in duplexes to identify improvements and cost-efficiencies • Update Terms of Reference of Affordable Housing Reserve Fund • Reduce minimum lot size for One-Unit and Two-Unit Residential Use • Explore the implementation of VisitAbility in ground-oriented housing forms • Update the Social Plan • Update the Standards of Maintenance Bylaws • Widely promote senior government programs and funding through City communication channels

Engagement Strategy

To date, City staff have engaged stakeholders and the general public on the HAP process through the following efforts:

- Creation of a Housing Action Plan webpage on the City's website;
- Direct email communication with Housing Action Plan list serve members;
- Four Housing Innovation Tours, including an Innovations in Small Housing Showcase at the City's Shipyards Precinct (Lot 5); and,
- Updates on the Housing Action Plan, including discussions on the Housing Profile and Housing Policy Alternatives Research document, with Advisory Planning Commission, Social Planning Advisory Committee, Advisory Committee on Disability Issues, North Shore Community Resources Community Housing Action Committee, North Shore Homelessness Task Force, CNV4Me Task Force, and Seniors Action Table;

- Facilitated stakeholder meeting with the Urban Development Institute, Landlord BC, local rental building owners, non-profit organizations, and local housing advocates;
- Facilitated internal staff meeting with various City departments; and,
- Facilitated Council workshop that included a presentation of preliminary housing tools and discussion on the proposed HAP direction.

With the release of the draft Housing Action Plan, staff have prepared the following engagement activities to gather input and feedback on the proposed policy actions:

- Creation of an online survey on the Housing Action Plan website to be available to the public from April 19th, 2016 to May 23rd, 2016;
- Feedback and endorsement from City Advisory Bodies;
- Housing Action Plan boards in City Hall atrium.

Staff anticipate the above engagement activities to proceed throughout April until the end of May 2016. Staff expect to return to Council with a finalized Housing Action Plan, incorporating the feedback received from the community in June 2016.

FINANCIAL IMPLICATIONS:

Addressing the topic of affordable housing is a large scale issue that requires the efforts of local and senior governments, as well as non-profit agencies and the private sector. It is beyond the resources and authority of local governments to effectively address on their own. There is, however, a role for local government in helping achieve affordable housing. That role is partially identified in the Local Government Act, as well as the Metro Vancouver Regional Growth Strategy. Beyond this, municipal councils have the discretion to do more. The City has a long history of supporting affordable housing efforts through policies, regulations, making land available and, in limited instances, providing cash support.

The draft HAP presents potential policies and tools to facilitate more affordable, suitable, and accessible housing in the City of North Vancouver. Many of the ideas presented are aligned with current City efforts and will require no additional financial resources to implement. Other proposed policies would have financial impacts which could be significant. That could include the provision of land at reduced lease rates, or other efforts. In these cases, staff will further explore implications in conjunction with the City's financial budgeting process and seek Council direction.

At this time, this report is only seeking to refer the draft Housing Action Plan for public consultation. Future reports will address financial implications to the City in more detail.

INTER-DEPARTMENTAL IMPLICATIONS:

This report was reviewed and endorsed by the Civic Projects Team and Directors Team at their Joint Meeting on April 12th, 2016.

SUSTAINABILITY COMMENTS:


Providing accessible, affordable and appropriate housing in a variety of housing types and tenures is essential to meeting the City's sustainability goals. Social and economic sustainability is supported by a diverse and affordable housing stock, allowing residents from all walks of life and at different stages of life to live and work in the City. Environmental sustainability is further promoted by locating housing in walkable and transit-accessible neighbourhoods that encourage active transportation, as well as reducing transportation costs for individuals and family to increase overall affordability in the City. The Housing Action Plan promotes housing policies along the entire housing continuum to support the City's vision of a complete community.

CORPORATE PLAN AND/OR POLICY IMPLICATIONS:

The 2014 Official Community Plan establishes a long-term vision for the community, in which diverse and affordable housing is a key component to achieving this vision. Housing was a central theme of the City's OCP and the Housing Action Plan will advance numerous goals and objectives of the OCP, including:

- **Complete and Compact** - Accommodate Planned Growth
(Land Use Goal 1.1 - Objective 1.1.1)
- **Healthy and Inclusive** – Safe, Socially Inclusive and Supportive Community
(Community Well-Being Goal 3.1 - Objectives 3.1.1, 3.1.2, 3.1.4, and 3.1.6)
- **Diverse and Affordable** - Housing Diversity and Affordability
(Land Use Goal 1.5; Objectives 1.5.1-1.5.9; Land Use and Transportation Goal 2.2; Objective 2.2.4)
- **Community Supporting Community**
(Community Well-Being Goal 3.5 - Objectives 3.5.1 and 3.5.4)
- **Age-Friendly** – Family- and Age-Friendliness
(Quality of Life Goal 1.4 – Objectives 1.4.1, 1.4.2)

RESPECTFULLY SUBMITTED:



Wendy Tse
Planner 1