

## **DRAFT FONVCA AGENDA**

**Wednesday March 16<sup>th</sup> 2016**

**Place:** DNV Hall 355 W. Queens Rd V7N 2K6

**Time:** 7:00-9:00pm

**Chair:** Eric Andersen – Blueridge CA

[ericgandersen@shaw.ca](mailto:ericgandersen@shaw.ca) Tel: 604-929-6849

### **1. Order/content of Agenda**

a. Chair Pro-Tem Suggests:

### **2. Adoption of Minutes of Feb 17<sup>th</sup>**

\* a. <http://www.fonvca.org/agendas/jan2016/minutes-feb2016.pdf>

Note: (\*) items include distributed support material  
- corrections to Roundtable discussions - cjk

b. Business arising from Minutes.

### **3. Roundtable on “Current Affairs”**

A period of roughly 30 minutes for association members to exchange information of common concerns.

a. EUCCA – Feb 24<sup>th</sup> AGM details at

\* <http://fonvca.org/Edgemont/2016/Feb24>

b. Delbrook CA

SFU Delbrook Lands Ideas Report now available at:

<https://www.dnv.org/sites/default/files/edocs/delbrook-ideas-report.pdf>

<http://app.dnv.org/OpenDocument/Default.aspx?docNum=2833034>

c. Blueridge CA – March 2016 newsletter is at

\* <http://blueridgeca.org/wp-content/uploads/2016/03/Blueridge-Community-News-March-2016.pdf>

<http://blueridgeca.org/the-future-of-public-lands-in-blueridge-lets-start-the-conversation/>

### **4. Old Business**

a) Update: OCPI by Corrie Kost

\* <http://app.dnv.org/OpenDocument/Default.aspx?docNum=2827978> extract of 9.2

\* Statement to M&C by OCPWG co-chairs

\* Statement to staff/members by OCPI co-chair

b) NVCAN update on Community Workshops

c) DNV Community Building Fund - \$176 paid

### **5. Correspondence Issues**

\*a) Review of correspondence for this period

Distributed as non-posted addenda to the full package.

### **6. New Business**

a) DNV 75m Public Notification Rule

[http://www.surrey.ca/bylawsandcouncilibrary/CR\\_1998-R1686-5616.pdf](http://www.surrey.ca/bylawsandcouncilibrary/CR_1998-R1686-5616.pdf)  
[http://www.richmond.ca/\\_shared/assets/040302\\_item34670.pdf](http://www.richmond.ca/_shared/assets/040302_item34670.pdf)

b) April presentation by CNV group re: Proposed G3 Grain Terminal  
<https://www.change.org/p/stop-g3-in-north-vancouver-stop-g3-in-north-vancouver>

## **7. Any Other Business**

a) Inclusionary Housing in Canada/US

<http://inclusionaryhousing.ca/>

\* [http://www.uc.edu/cdc/Urban\\_database/housing/Inclusionary\\_Housing\\_Incentives\\_and\\_Land\\_Value\\_Recapture\\_Land\\_Lines.pdf](http://www.uc.edu/cdc/Urban_database/housing/Inclusionary_Housing_Incentives_and_Land_Value_Recapture_Land_Lines.pdf)

b) Key Council Policies relating to Public Lands

\* <http://app.dnv.org/OpenDocument/Default.aspx?docNum=2611258>

\* <http://app.dnv.org/OpenDocument/Default.aspx?docNum=2611242>

c) DNV 2016 Budget Meeting

- Annual meeting scheduled with Rick Danyluk for 7pm

Wed Mar 30. Budget released to council/public Mar 7th

\* <http://app.dnv.org/OpenDocument/Default.aspx?docNum=2833035>

<https://www.dnv.org/sites/default/files/edocs/2016-2020-draft-financial-plan-workbook.pdf>

d) App for Fire Incidents in DNV

<http://app.dnv.org/fireincidents/>

Allegedly near real time update, but now delayed. Reason?

e) Affordable Housing Strategies

[http://www.edmonton.ca/city\\_government/documents/PDF/City%20of%20Edmonton%20Affordable%20Housing%20Strategy%2520\(2016-2025\).pdf](http://www.edmonton.ca/city_government/documents/PDF/City%20of%20Edmonton%20Affordable%20Housing%20Strategy%2520(2016-2025).pdf)

<https://www.abbotsford.ca/Assets/2014+Abbotsford/Communications/Master+Plans+and+Strategies/2011+Affordable+Housing+Strategy.pdf>

[http://www.city.langley.bc.ca/sites/default/files/uploads/Services/Affordable\\_Housing\\_Strategy.pdf](http://www.city.langley.bc.ca/sites/default/files/uploads/Services/Affordable_Housing_Strategy.pdf)

[http://www.nelson.ca/assets/City-Services/Pubs-and-Reports/Development-Services/2\\_HousingStrategy.pdf](http://www.nelson.ca/assets/City-Services/Pubs-and-Reports/Development-Services/2_HousingStrategy.pdf)

[http://www.richmond.ca/\\_shared/assets/AffordableHousing\\_CNCL\\_02101540684.pdf](http://www.richmond.ca/_shared/assets/AffordableHousing_CNCL_02101540684.pdf)

<http://www.kelowna.ca/CityPage/Docs/PDFs/Community%20Planning/Housing%20Strategy/2012%20Housing%20Strategy.pdf>

<http://www.metrovancouver.org/services/housing/HousingPublications/AdoptedMetroVancAffordHousStrategyNov302007.pdf>

<http://www.metrovancouver.org/services/regional-planning/PlanningPublications/RegionalAffordableHousingStrategyUpdateAug19-2015.pdf>

<http://www.coquitlam.ca/docs/default-source/community-planning-documents/housing-affordability-strategy.pdf?sfvrsn=2>

<http://www.coquitlam.ca/docs/default-source/community-planning-documents/housing-affordability-strategy-companion-document.pdf?sfvrsn=2>

<http://www.coquitlam.ca/planning-and-development/resources/social-planning/affordable-housing.aspx>

f) \*More on failed DNV website searches

## **8. For Your Information Items**

(a) Mostly NON-LEGAL Issues

i) News-Clips for the month of Mar 2016

<http://www.fonvca.org/agendas/mar2016/news-clips/>

Summary of titles:

\* <http://www.fonvca.org/agendas/mar2016/news-clips/summary.doc>

Some annotated newspaper clips may be worth a read!

(b) Mostly LEGAL Issues

i) Capilano Mobile Park v. Squamish Indian Band

<http://www.courts.gov.bc.ca/jdb-txt/sc/16/01/2016BCSC0157.htm>

## **9. Chair & Date of next meeting**

**7pm Wed Apr 20<sup>th</sup> 2016**

# **Past Chair Pro/Tem of FONVCA (Jan 2010→present)**

# **Notetaker**

Mar 2016	Eric Andersen	Blueridge C.A.	TBD
Feb 2016	John Miller	Lower Capilano Community Residents Assoc.	Margaret Fraser
Jan 2016	Cathy Adams	Lions Gate	Margaret Fraser
Nov 2015	Margaret Fraser	Lynn Valley C.A.	Arlene King
Oct 2015	Diana Belhouse	Delbrook C.A. & S.O.S.	Arlene King
Sep 2015	Val Moller	Assoc. of Woodcroft Councils	John Miller
Jun 2015	Eric Andersen	Blueridge C.A.	John Miller
May 2015	Val Moller	Woodcroft rep.	Cathy Adams
Apr 2015	Adrian Chaster	Edgemont & Upper Capilano C.A.	John Miller
Mar 2015	John Miller	Lower Capilano Community Residents Assoc.	Diana Belhouse
Feb 2015	Eric Andersen	Blueridge C.A.	John Miller
Jan 2015	Diana Belhouse	Delbrook CA & S.O.S.	Arlene King (Norgate)
Nov 2014	Val Moller	Woodcroft rep.	Eric Andersen
Oct 2014	Brian Albinson	Edgemont & Upper Capilano C.A.	John Miller
Sep 2014	John Miller	Lower Capilano Community Residents Assoc.	Diana Belhouse
Jun 2014	Diana Belhouse	Delbrook CA & S.O.S	Eric Andersen
May 2014	Eric Andersen	Blueridge C.A.	Dan Ellis
Apr 2014	Val Moller	Woodcroft rep.	John Miller
Mar 2014	Peter Thompson	Edgemont & Upper Capilano C.A.	John Gilmour
Feb 2014	John Miller	Lower Capilano Community Residents Assoc.	Diana Belhouse
Jan 2014	Dan Ellis	Lynn Valley C.A.	John Miller
Nov 2013	Diana Belhouse	Delbrook CA & S.O.S	Eric Andersen
Oct 2013	Val Moller	Woodcroft rep.	Sharlene Hertz
Sep 2013	Eric Andersen	Blueridge C.A.	John Gilmour
Jun 2013	Peter Thompson	Edgemont & Upper Capilano C.A.	Cathy Adams
May 2013	John Miller	Lower Capilano Community Residents Assoc.	Dan Ellis
Apr 2013	Paul Tubb	Pemberton Heights C.A.	Sharlene Hertz
Mar 2013	Dan Ellis	Lynn Valley C.A.	Sharlene Hertz
Feb 2013	Diana Belhouse	Delbrook C.A. & SOS	John Miller
Jan 2013	Val Moller	Woodcroft & LGCA	Sharlene Hertz
Nov 2012	Eric Andersen	Blueridge C.A.	Cathy Adams
Oct 2012	Peter Thompson	Edgemont & Upper Capilano C.A.	Sharlene Hertz
Sep 2012	John Hunter	Seymour C.A.	Kim Belcher
Jun 2012	Paul Tubb	Pemberton Heights C.A.	Diana Belhouse
May 2012	Diana Belhouse	Delbrook C.A. & SOS	John Miller
Apr 2012	Val Moller	Lions gate C.A.	Dan Ellis
Mar 2012	Eric Andersen	Blueridge C.A.	John Hunter
Feb 2012	Dan Ellis	Lynn Valley C.A.	John Miller
Jan 2012	Brian Platts	Edgemont & Upper Capilano C.A.	Cathy Adams
Nov 2011	Paul Tubb	Pemberton Heights	Eric Andersen
Oct 2011	Diana Belhouse	Delbrook C.A. & SOS	Paul Tubb
Sep 2011	John Hunter	Seymour C.A.	Dan Ellis
Jul 2011	Cathy Adams	Lions Gate C.A.	John Hunter
Jun 2011	Eric Andersen	Blueridge C.A.	Cathy Adams
May 2011	Dan Ellis	Lynn Valley C.A.	Brian Platts/Corrie Kost
Apr 2011	Brian Platts	Edgemont & Upper Capilano C.A.	Diana Belhouse
Mar 2011	Val Moller	Lions Gate C.A.	Eric Andersen
Feb 2011	Paul Tubb	Pemberton Heights	Brenda Barrick
Jan 2011	Diana Belhouse	S.O.S.	
Dec 2010	John Hunter	Seymour C.A.	None
Nov 2010	Cathy Adams	Lions Gate C.A.	John Hunter
Oct 2010	Eric Andersen	Blueridge C.A.	Paul Tubb
Sep 2010	K'nud Hille	Norgate Park C.A.	Eric Andersen
Jun 2010	Dan Ellis	Lynn Valley C.A.	Cathy Adams
May 2010	Val Moller	Lions Gate C.A.	Cathy Adams
Apr 2010	Paul Tubb	Pemberton Heights	Dan Ellis
Mar 2010	Brian Platts	Edgemont C.A.	Diana Belhouse
Feb 2010	Special		
Jan 2010	Dianna Belhouse	S.O.S	K'nud Hille

← Special focus on 2011-2015 Financial Plan

← Meeting with DNV Staff on Draft#1 OCP

**FONVCA**

**DRAFT Minutes of Regular Meeting Wed. February 17th 2016**

**Place:** District hall – 355 West Queens Road, North Vancouver

**Time:** 7:00 – 9:00pm

**Attendees:**

Diana Bellhouse	Delbrook CA/Save our Shores
Val Moller	Association of Woodcroft Councils
Margaret Fraser (notetaker)	Lynn Valley CA
Eric Anderson	Blueride CA
John Miller (Chair pro-tem)	Lower Capilano Community Residents' Assoc
Corrie Kost	Edgemont and Upper Capilano CA
David Knee	Norgate
Arlene King	Norgate

**1. Order/content of Agenda**

Additions to the agenda: se

**2. Adoption of Minutes of January 20th 2016**

With amendments under EUCCA report:

- a. Edgemont Seniors Living – construction well under way – w. new nearby sales office.
- b. Proposal for new townhomes at corner of Ridgeway and Edgemont goes to public hearing Feb 9th
- c. Grosvenor Connaught Development expected to begin in April 2016. Existing supermarket (Edgemont Market) will be closed during construction. 213 **public** parking spaces are included under new supermarket.
- d. Metro Capilano Watermain construction is well advanced on Capilano Road. Next stage involves major construction and closure on Edgemont Blvd close to Capilano Road.
- e. DNV requires non-single family home developers to prepare construction traffic plans to avoid interference with current Capilano Rd watermain work.
- f. Several property ownership changes in Edgemont Village. Discussion ensued on loss of some long-standing stores.
- g. EUCCA AGM will be on February 24th 7 p.m.at the library.

Moved/approved with amendments – Arlene –CARRIED

Note: Change to procedure for adopting minutes was discussed. All minutes are draft until approved at following meeting.

**Business Arising:**

- a) Motion to Council re: insurance coverage to be re-instated –Margaret to follow up with Cathy
- b) Expenses for FONVCA: Margaret to follow up with Cathy.

### 3. Roundtable on “Current Affairs”

#### **EUCCA:**

For information - diagram circulated and shown of proposed and current re-development sites around Edgemont village core.

Work on water main project will cease during summer months due to high demand on existing system. Completion with closure of Edgemont at Capilano scheduled Nov2016-May2017.

Costs to use library space will now add audio visual equipment, chairs to be set out/removed etc. This is common practice in many locations but costs to rent room more than doubles.

EUCCA AGM will be on Wed February 24<sup>th</sup> at the Capilano Library at 7p.m.

**Delbrook:** Letter circulated re: “Community Dialogue” meeting held regarding public land sale/use. The facilitators will present to Council on March 7<sup>th</sup>.

This meeting did not reflect the fact that discussion has been on-going since 2011 nor make known existing council policies related to this issue.

**Blueridge:** School Trustee to attend meeting to address concern over possible closure of a Blueridge school.

Starting April 29<sup>th</sup>, a joint project with UBC Community Building course students will include visits to shared garden, stream clean up, and other projects undertaken by Blueridge CA. Exciting possibilities!

**Lower Capilano:** project at 1600 Marine Drive is now OFF the schedule. New buyer. However, 1591 Bowser has permit to go ahead.

**Woodcroft:** 4<sup>th</sup> preliminary application in addition to current one has gone in for six homes and 43 town homes near the Glenaire Dr and Curling Rd intersection. Issue that the 75 metre rule for informing community has to be more flexible, as this 75 metres include part of the playing field! Suggest Woodcroft speak with council members.

**LVCA:** change of date for LV days to mid-June – same weekend as Save-Our-Shores walk: traffic meeting to be held in March sometime.

**Norgate:** open house to be held on February 20<sup>th</sup> regarding water treatment plant – at Norgate Elementary School. The Province needs to commit funds to this first, before any other contributions will come in.

New Phillip overpass to open in May – questions is, how will pedestrians cross tracks at Pemberton with change in access?

Bewicke crossing train whistle will be ending soon.

A member commented that LARCO is now to build 420 **rental** units in Lower Capilano.

#### **4. Old Business Update:**

**a. OCP Implementation Committee:** may be re-constituted in the future.

**b. Update on NVCAN Workshops:** moving forward, next meeting March 5<sup>th</sup>. Very close to having the actual structure of NVCAN. Feeling that at the next meeting we will move ahead quickly. All welcome.

Margaret corresponded with planning department re: e-mailing letters – no concrete/clear reply – she will follow up, again.

**5. Correspondence:** one-mail received re: by-laws not always being enforced. Will be posted. Video of latest extreme sport (Fromme Mountain) – ongoing concern about damage to natural environment.

#### **6. New Business:**

##### **a) Public Input & Local Democracy**

Extra copies of the extensive “Public Input Toolkit” by the Municipal Affairs department of Alberta was distributed.

[http://www.municipalaffairs.alberta.ca/documents/mdrs/ama\\_public\\_input\\_toolkit\\_Sept2014.pdf](http://www.municipalaffairs.alberta.ca/documents/mdrs/ama_public_input_toolkit_Sept2014.pdf)

An included article from the Seattle Times illustrates how contentious public input at council meetings can be. Despite this some local governments now allow a public input period at the end of a council meeting in addition to the one at the beginning.

<http://www.seattletimes.com/seattle-news/public-comments-how-much-talk-is-too-much/>

The following is an undistributed FCM document on the subject

[https://www.fcm.ca/Documents/tools/International/Local\\_Government\\_Participatory\\_Practices\\_Manual\\_EN.pdf](https://www.fcm.ca/Documents/tools/International/Local_Government_Participatory_Practices_Manual_EN.pdf)

The following included reference is a view on the subject as it related to the First Amendment of the US Constitution.

<http://www.firstamendmentcenter.org/speaking-at-public-meetings>

The following included reference concerns the recent changes in the City of North Vancouver which previously had no limit on the number of speakers at the public input period and has now reduced this to just five.

<http://www.nsnews.com/news/city-of-north-vancouver-s-cap-on-public-input-questioned-1.2156723>

All agreed that we hope there is no reduction to the DNV public input session, as there has been in some other adjacent jurisdictions.

#### **7. Any Other Business:**

Corrie spoke to the following items as listed on the agenda.

##### **a) Insurance for Community Associations**

City of Richmond support of community sponsored events is outlined in the attachment of the following reference.

[http://www.richmond.ca/\\_shared/assets/gp15202.pdf](http://www.richmond.ca/_shared/assets/gp15202.pdf)

Similar overviews were provided in the attachments of the following references.

<http://www.jltcanada.com/our-specialties/public-sector/not-for-profit-local-community-insurance-services/>

<http://www.saanich.ca/parkrec/recreation/pdf/Form-SaanichInsuranceRequirements.pdf>

<http://www.prrd.bc.ca/board/agendas/2009/2009-19-4646885120/pages/documents/14-b-CA-2MIATidbits.pdf>

It was concluded that we need to speak to our councillors regarding insurance coverage under DNV policy if nothing comes of FONCVA motion of January 20/2016.

### **b) Mountain Highway Interchange Project**

Copies of the referenced Interchange project were distributed at the meeting.

[http://www2.gov.bc.ca/assets/gov/driving-and-transportation/transportation-infrastructure/projects/hwy1atmountainhwy/displayboards\\_january\\_19\\_2016.pdf](http://www2.gov.bc.ca/assets/gov/driving-and-transportation/transportation-infrastructure/projects/hwy1atmountainhwy/displayboards_january_19_2016.pdf)

Watch for the LVCA traffic information meeting.

### **c) Corporate Policy on Developer's Public Art**

It was noted in the attached Corporate Policy 10-4794 that “ In order to ensure high quality art, the recommended budget for the Developer Public Art Contribution should be calculated on the basis of 1% of the gross construction costs as noted on the building permit.”

### **d) How bad is the DNV Website?**

A critique of the new DNV Website was outlined. Councillor Hanson is examining reviews of this issue.

## **8. For Your Information Items:**

**With little or no discussion the following informational items were outlined.**

#### **(a)Non-legal issues:**

- news clips for month of February 2016 (item attached to agenda package)
- Open Town Hall
- No Parking Here (hardcopies distributed at meeting)
- Land use regulation impact on affordable housing (limited copies distributed)
- G3 grain terminal impacts on the North Shore

#### **(b)Legal Issues:**

- registering as a non-profit charity not so onerous
- DNV land opportunity reserve fund policy (hardcopies distributed at meeting)
- Release of councillors private e-mails –item attached to full package- (Decision of Privacy Commissioner of **Ontario**)
- Closed meeting reasoning falls short (Terrace BC article)

**Chair of next meeting: Eric Anderson**

Note taker: TBD

Date of next meeting: **March 16th 2016.**

**Regrets for March meeting – Arlene and Margaret**

# **EUCCA ANNUAL GENERAL MEETING A G E N D A**

- 7:00 – 7:05** Introductions / Opening Remarks (**Grig Cameron**)
- 7:05 – 7:10** Review of Agenda (**Grig Cameron**)
- 7:15 – 7:45** Montroyal Bridge Replacement (**Brian Counihan**)
- 7:45 – 8:00** Coffee Break (by Delany's) / Annual Voluntary Dues \$5/family
- 8:00 – 8:10** Annual Financial Report (**Corrie Kost**)
- 8:10 – 8:15** Election of Executive (**Grig Cameron**)
- 8:15 – 8:35** Village Developments Update  
/ Capilano Water Main Project Update (**Peter Thompson**)
- 8:35 – 8:45** A.O.B / Closing Remarks (**Grig Cameron**)

Feedback & Suggestions ? : Brian Blatts [bplatts@shaw.ca](mailto:bplatts@shaw.ca)

February 24, 2016

# FINANCIAL STATEMENT / TRANSACTION REPORT

Financial Statement for EUCCA - Prepared by Corrie Kost (Treas.)

Feb/2014 to Feb 24/2016

DATE	Transaction	Memo	Amount	Balance
Feb/2014	Library Room Rental (Mar 10)	EUCCA AGM (paid by Walsh)	-48.59	Rebated by DNV
Mar 10/2014	Member Contributions (Mar 10)	EUCCA AGM	105.75	1140.18
Apr 16/2014	Contrib to Highlands Church	EUCCA-Executive mtg rm 201	-50.00	1090.18
May 7/2014	Interest		0.05	1090.23
Nov 13/2014	Contrib to Highlands Church	ACM Nov 12/2014	-100.00	990.23
Nov 13/2014	Repay Brian Albinson CHQ#91	Misc. (wine/book credit, etc)	-110.35	879.88
Dec 24/2014	Library Room Rental (Feb 4/2015)	EUCCA AGM (cheq. #68 Mailed)	-42.00	837.88
Jan 27/2015	Library Room Rental (Jun 3/2015)	EUCCA GM of Jun 3 (cheq mailed)	-42.00	795.88
Feb 6/2015	Members contribution	EUCCA AGM of Feb 4/2015	145.00	940.88
Apr 30/2015	Surplus from Albinson collection	Deposit by Louise Nagle	22.00	962.88
June 2/2015	Library Room Rental (Sep 29/2015)	EUCCA GM (cheq. #70 mailed)	-42.00	920.88
July 20/2015	Member contribution (June 3/2015)	EUCCA GM Jun 3/2015	30.00	950.88
Sep 29/2015	Member contribution(dep. Feb 2/2016)	EUCCA GM Sep 29/2015)	55.00	1005.88
Oct 15/2015	Contrib to Highlands Church	Fed ACM in Church – Oct 14	-100.00	905.88
Nov 23/2015	Library Room Rental(Feb 24/ 2016)	EUCCA AGM(cheq #72 delivered)	-44.16	<b>861.72</b>








# EUCCA ANNUAL GENERAL MEETING EXECUTIVE for 2016

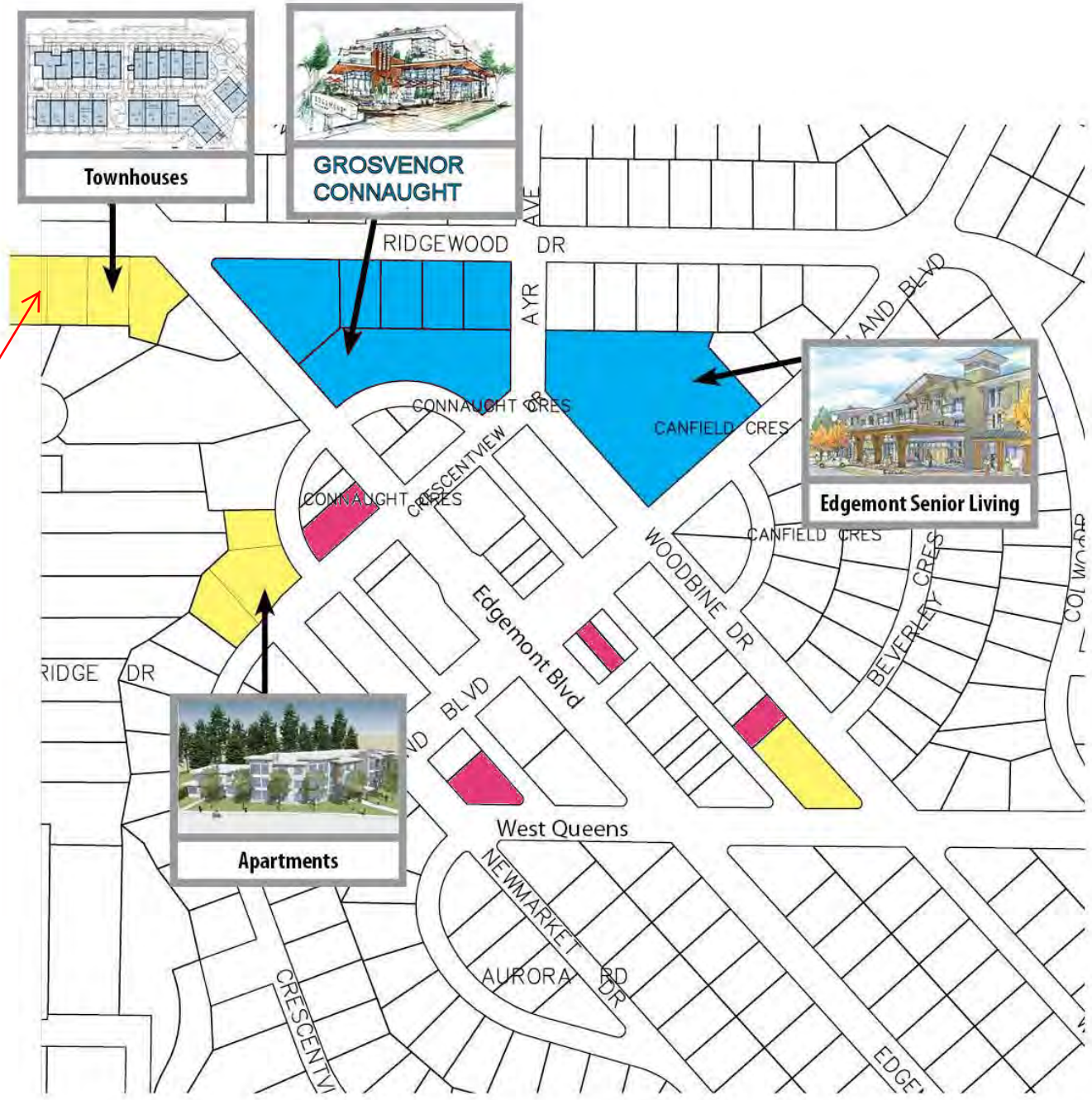
- Arzoo Babul
- Grig Cameron
- Adrian Chaster
- Susan Hyam
- Ron Johnstone
- Susan Kimm-Jones
- Corrie Kost (Treasurer)
- Louise Nagle
- Brian Platts (Secretary & Liaison with DNV Hall)
- Peter Thompson

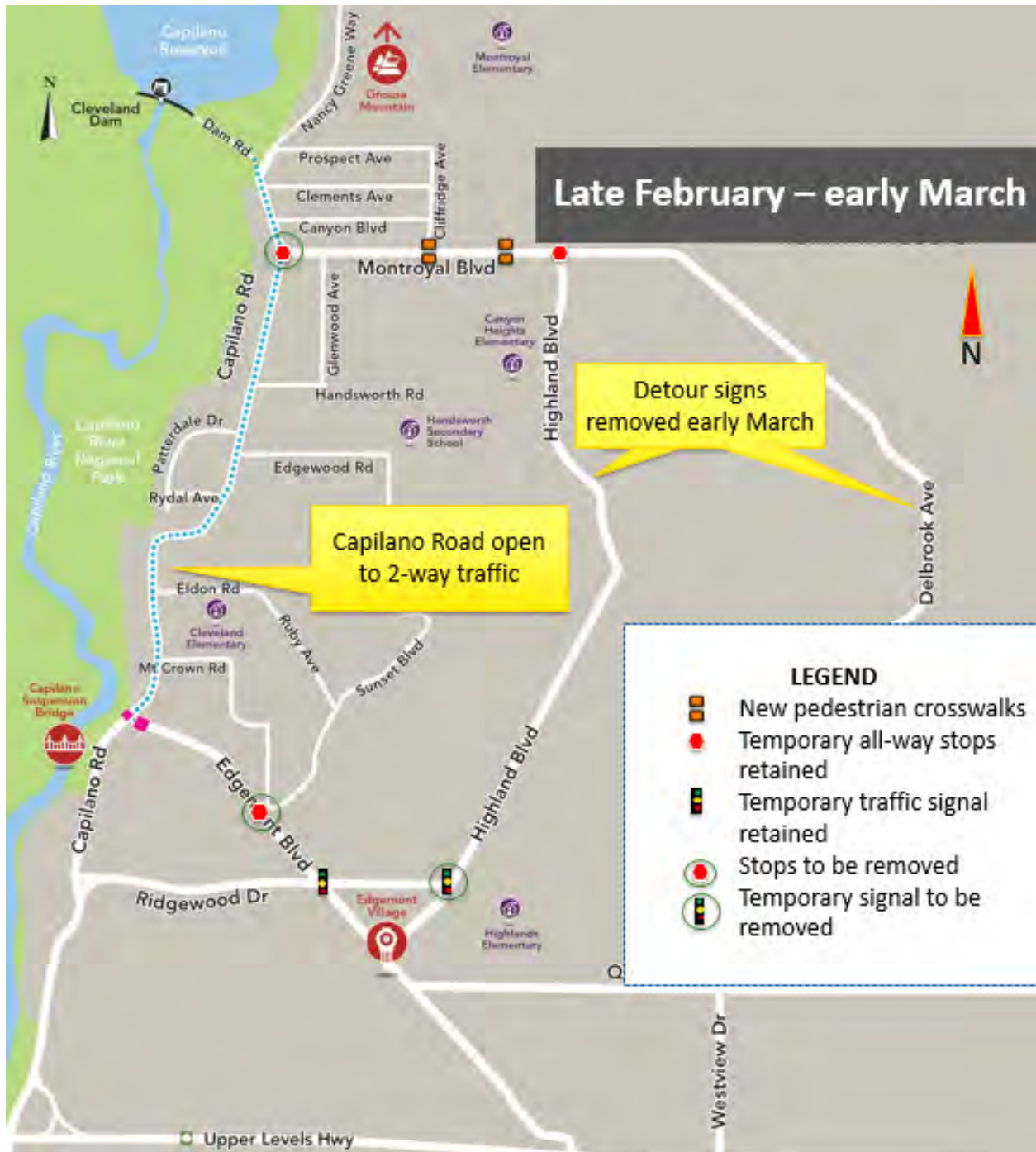
February 24, 2016

# Edgemont Village

## LEGEND

-  Prelim or Possible Application Stage
-  Rezoning Stage FEB 22/2016
-  Development Permit Stage
-  Approved or Under Construction
-  VACANT





## Misc Items by Corrie Kost:

- **75 Metres Notification Rule:** One size does not fit all!

- **Failed Search Examples on DNV Website**

“**Waterfront Task Force**” - all work lost – especially works related to public waterfront access

“**Draft Financial Plan 2003-2007**” - all plans prior to 2009 lost

“**Annual Report**” - all reports before 2008 unavailable

“**Annual Tax Rates**” - all rates before 2011 unavailable

“**Chlorine Plant**” - almost all past reports have been deleted

“**Canexus**” – almost completely absent – missing agreements with DNV are key to Maplewood

**BYLAWS** - many are no longer available: eg 7708-land opportunity reserve fund adopted Dec 17/2007

**Past Councils** – almost all historical data removed ( “Cuthbert” , “Harris” or “Ernie Crist”)

**EXTRA MATERIAL**

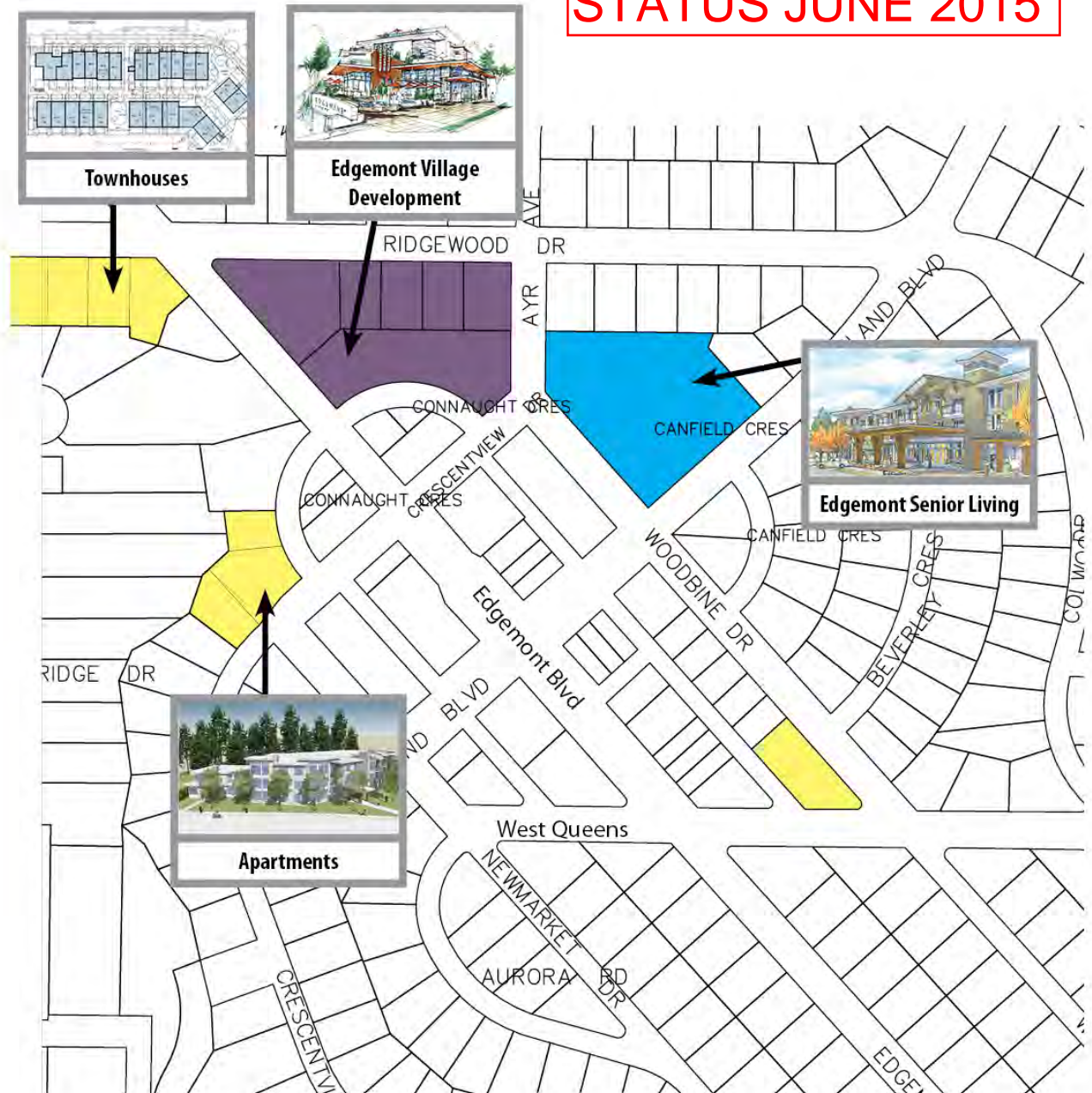


# Edgemont Village

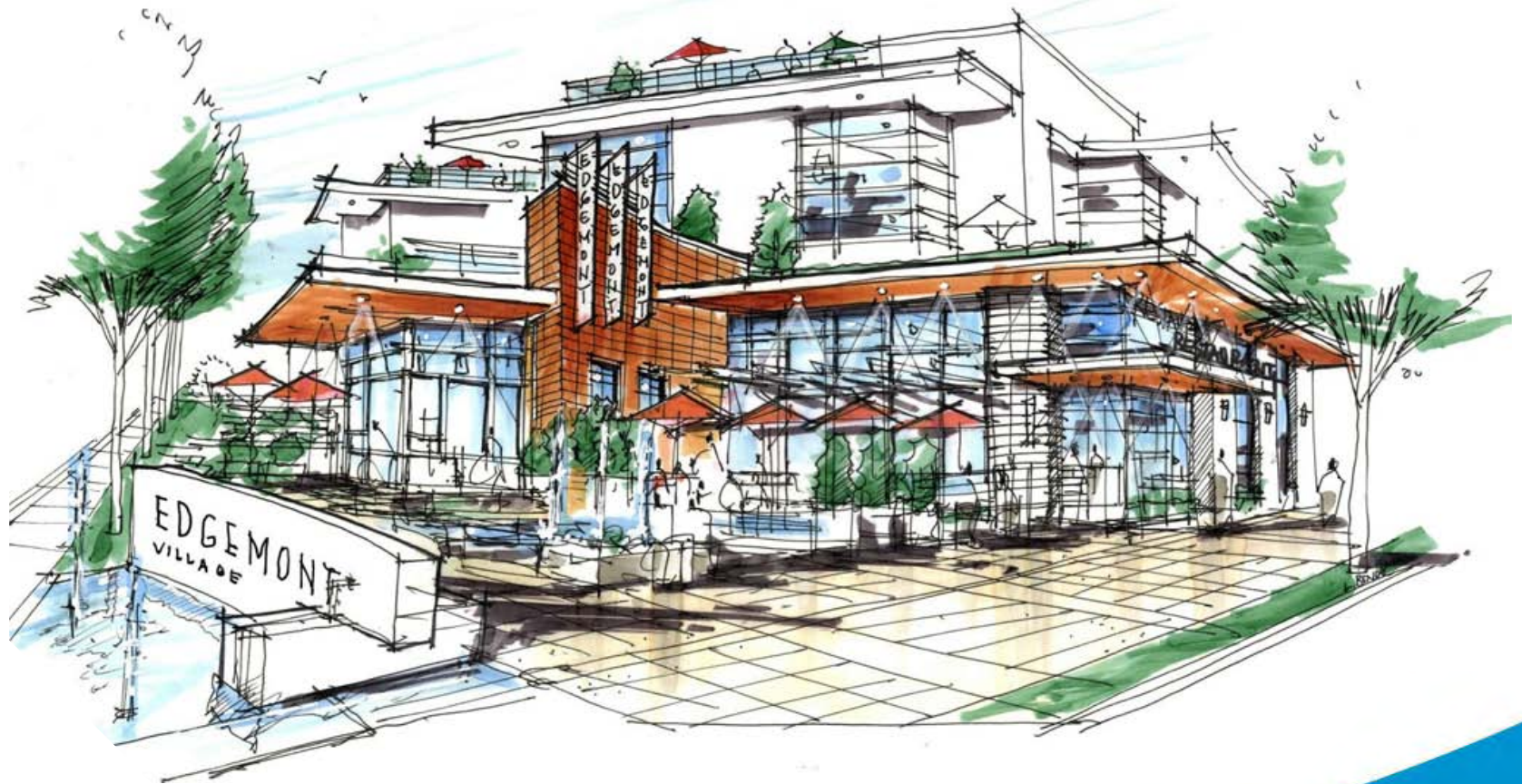
**STATUS JUNE 2015**

## LEGEND

-  Prelim or Possible Application Stage
-  Rezoning Stage
-  Development Permit Stage
-  Approved or Under Construction



# Grosvenor Americas' Edgemont



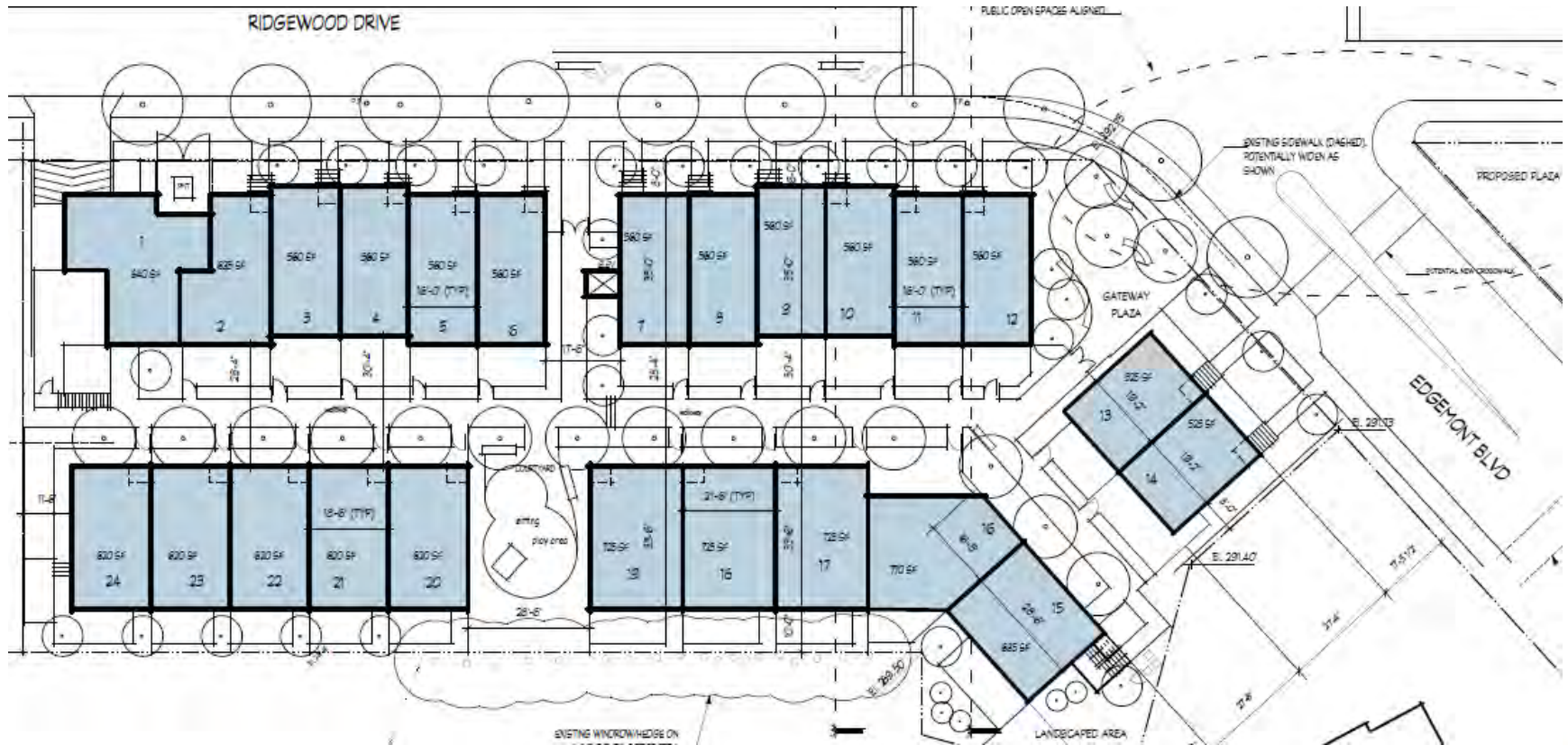


# Edgemont Senior Living





# Townhouses – Ridgewood Dr

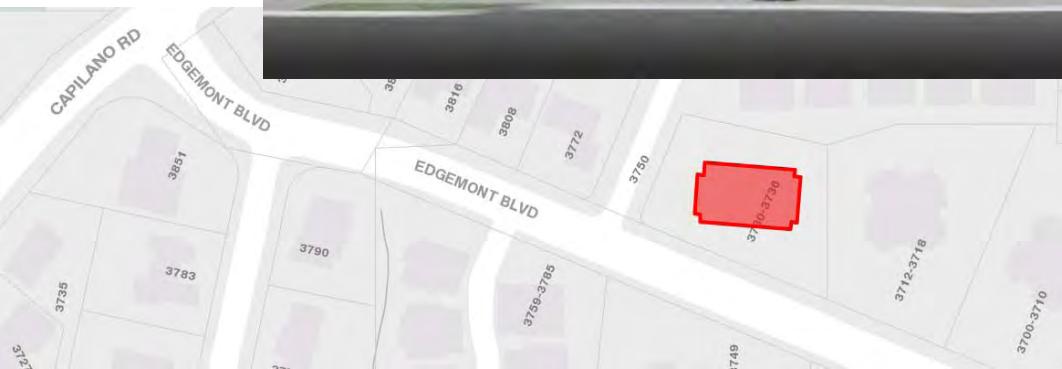


# Apartments – Crescentview Dr





# Townhouses – Edgemont Blvd



# Edgemont Commons (Blue Shore Financial)



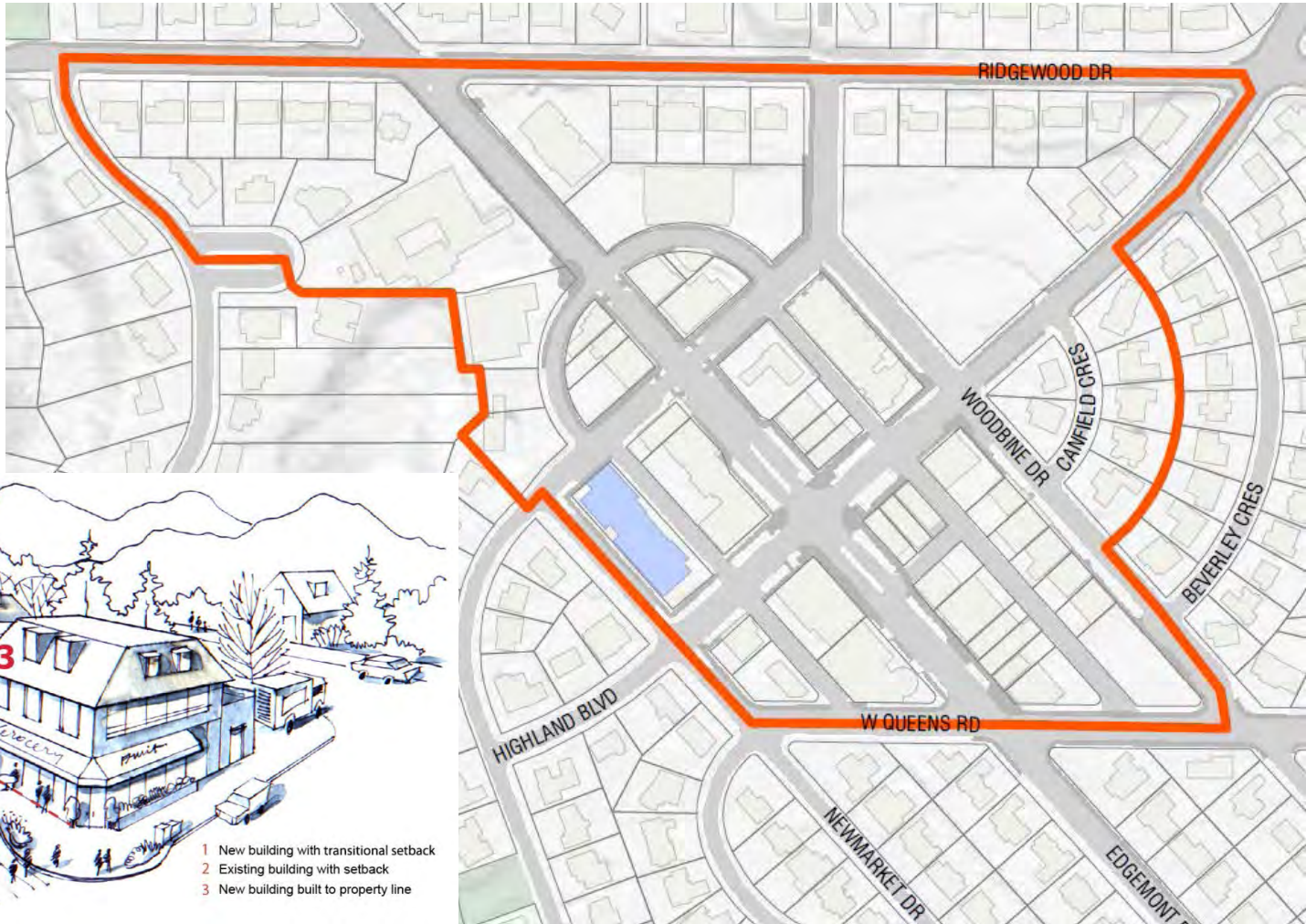


# Former PetroCan Site





# Edgemont Village Centre





# Blueridge Community News

<http://blueridgeca.org/wp-content/uploads/2016/03/Blueridge-Community-News-March-2016.pdf>

Editor: Sonia McLeod

## Update on issue of re-unification

*Written by: Councillor Jim Hanson*

During the 2014 Municipal election, the topic of amalgamation of the City and District of North Vancouver was frequently raised by voters on doorsteps and at all candidates meetings. Because the City and District were originally one municipality, until the City was cleaved out of the District by order of the Provincial government in 1907, supporters of the idea of bringing both governments back together prefer the word "re-unification."

The goal of re-unification has the support of the council of North Vancouver District. Joining together the two North Vancouver's offers the advantages of better regional planning (especially better transportation planning), less duplication of bureaucracy, and increased political weight within the Lower Mainland's community of municipalities. The combined North Vancouvers would become the fifth largest city in the region. Re-unification would also provide significant potential to reduce the combined size and cost of North Vancouver local government, allowing potentially for tax savings and service improvements.

The District has recently commissioned a report entitled "Merging Municipalities, Insights on North Vancouver Reunification", which has been discussed by council in a Council Workshop and is now available

to the public. As discussed in the report, under the governing Provincial legislation, re-unification is not possible without a vote conducted in both the City and the District with more than 50% majority in favour of re-unification in each municipality. I believe this must be our goal.

District council voted in January, 2016, to take as its next step a thorough review of the most recent similar amalgamation in British Columbia, the 1993 amalgamation referenda that brought the citizens of Matsqui and Abbotsford together with "yes" votes of 77% and 58%.

I will continue to speak out for re-unification of the District and the City. I believe "North Vancouver" will be stronger if we are together. Let us hope that the Abbotsford-Matsqui study provides useful tools for those of us seeking continued political progress on the re-unification of the two North Vancouvers. My goal will be to have the issue of re-unification on the ballot for both the City and District residents in the next municipal election in 2018.



## Important Dates

**Tuesday, March 8 at 7 PM** – Blueridge Community Association meeting at Blueridge Elementary School (library)

**Saturday, March 12 at 10 AM to 2 PM** – Work party at the Blueridge Sharing Garden

**Monday, April 4 at 7 PM** – Special Blueridge Community Association meeting at Blueridge Elementary School (gym) with invited guest, School Trustee Barry Forward (Page 2)

**Saturday, April 16 at 2 PM** – Local Trail Walk – Meet on the corner of Sechelt and Whiman (Page 3)

**Friday, April 29, at 9.30 AM** – UBC/BCA project at the Blueridge Sharing Garden (Page 4)

**Sunday, May 1 at 1:30 PM** – Meet at the top of Berkley Avenue and Hyannis Drive (Page 3)

**Tuesday, May 10 at 7 PM** – Blueridge Community Association AGM at Blueridge Elementary School (library)

**Saturday, May 14 at 11 AM** – Blueridge Sharing Garden – Electronic Recycling Association clean-up event for old desktops, printers TV's and electronics (Page 2)

**Sunday, June 5 at 11 AM – 3 PM** – Blueridge Good Neighbour Day at Blueridge Elementary School (Page 4)

## ELECTRONIC RECYCLING

*Written by: Eric Andersen*

Last spring many Blueridge/Seymour Heights residents got rid of their old electronic items when the Blueridge Community Association partnered with the Electronic Recycling Association (ERA). We have been asked by ERA to do it again this year, so we will offer their truck for the disposal of your old electronic equipment.

This will be done on Saturday, May 14 at 11 AM next to the Blueridge Sharing Garden (on the trail connecting Carnation Street with Lytton Street opposite Seymour Heights School). The ERA will bring their 5 ton truck.

The service is free, but we are suggesting donations which will be used towards the Blueridge Sharing Garden.

### **The following items will be accepted:**

Desktops - PC & MAC partials, parts, motherboards, etc.

Notebooks/laptops/tablets - PC & MAC docking stations, parts, cables, etc.

Other handheld devices - MP3 players/CD/Cassette players/ipod, etc.

Printers - Inkjet & Laserjet plotters/copiers, scanners/fax etc.

Peripherals - Keyboard, mouse, CD/DVD roms, cards/accessories, etc.

Servers - rack mount, stand alone, all brands, etc.

Phone Systems - voicemail Nortel/lucent, parts/accessories, etc.

Mobile phones - chargers, headsets, etc.

Monitors & TVs - CRT&LCD Plasma, projection etc.

Software - operating systems, editing, design, etc.

Racks & misc. - server racks, lab equipment, disk arrays, etc.

Specialty items - Cisco networking, switches, routers, etc.

***Not acceptable items include: kitchen appliances, as there are different process***

## 214 Blueridge Bus – UPDATE

*Written by: Eric Andersen*

In spite of the rerouting last September the 214 Blueridge Bus is still not connecting well with the other buses at Phibbs Exchange – particularly with the buses coming from downtown. The bus subcommittee has requested another meeting with Coast Mountain Bus Company to see how this persistent schedule problem can be tackled once and for all. More on this in our next newsletter!

## Public Land in Blueridge: Let's Start the Conversation

*Written by: Donna Sacuta*

The rumours have swirled for years.

Will Blueridge Elementary School eventually close, to be merged with a new Seymour Heights Elementary?

What is the timeline for the merger?

What will happen with the public land the school sits upon?

What will this mean for the neighbourhood's connectivity and traffic issues?

Have you ever wished Blueridge had more purpose built affordable and supportive housing for aging residents?

Would you like to have a community facility (e.g. recreation, social) located within Blueridge?

On Monday, April 4 the Blueridge Community Association is hosting a special forum to begin addressing these questions. As a first step, we have asked School Trustee Barry Forward (who has responsibility for the two schools) to speak with the community and give us his perspective on the matter.

We are also excited to welcome a student from UBC's School of Community and Regional Planning to provide ongoing advice and support to the Association as we grapple with the many issues involved. Amy McDonald is a former resident of Blueridge (her family still lives here). She attended Blueridge Elementary and Windsor Secondary and is passionate about our neighbourhood.

Let's start the conversation on **Monday, April 4 at Blueridge Elementary gymnasium, at 7 p.m.**

Want to know more ways to get your thoughts and ideas to the Blueridge Community Association? Want to know what we are up to?

Here are other ways to check us out!

Web: [www.blueridgeca.org](http://www.blueridgeca.org)

Twitter: @BlueridgeCA

Facebook: Blueridge Community Association



## Telus – November Phone Outage Update

*Written by: Eric Andersen*

According to Telus' own public service announcement dated November 20, 2015 about 925 customers in North Vancouver (the vast majority of whom were in Blueridge/Seymour Heights) had been without landlines for five days. This debacle carried on for another couple of days, meaning that most Telus customers in Blueridge were without a landline from November 16 through 23.

The same announcement stated that 'Telus will be reaching out to customers affected by this outage'. Did you all receive a letter from Telus?

Since Blueridge had been so heavily affected by this lengthy outage the BCA contacted this phone provider and respectfully requested that Telus make a donation to the BCA for our Blueridge Sharing Garden, as we felt that they would need some good PR in our community. We promised that due recognition would be given to Telus. The response from one of their Executive Customer Relations Advisors was that 'it was a lengthy repair process and we understand the frustration customers felt. As such we are issuing a \$15 credit on every affected customer's bill'. Did everyone receive a \$15 credit?

Here is what we are finding out now: those residents, who THEMSELVES contacted Telus, were initially told on the phone that they would get a \$10 or \$15 credit, and eventually this was increased to waiving the next month's phone bill.

However, many Blueridge residents, who did not contact Telus, have – from what we now hear – so far received no compensation from Telus.

It is puzzling in many ways. Some people use Telus for both phone and Internet, other people use Telus for their home-based businesses. Can it really be so that a large company like Telus will not automatically refund every customer (big and small)?

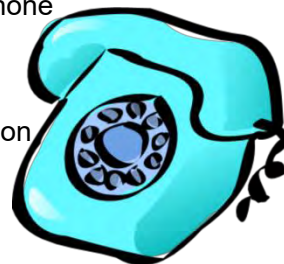
Another aspect of this lack of landlines is that many people (not at least many seniors) were without contact to the rest of the world and were unable to phone 911 in case of an emergency. We will be dealing with this separately, but wanted to point out the issues affecting so many members of our community when you are without landlines.

In a highly competitive world of telecommunication we hope that Telus will do the right thing and ensure that ALL affected customers receive a credit and

make a donation to the BCA for the major inconvenience it was for so many Blueridge/Seymour Heights residents to be without a phone for eight days in November. It is time to get some positive PR in Blueridge, Telus!

Let us know what you think and what you may have experienced after November's phone fiasco: [info@blueridgeca.org](mailto:info@blueridgeca.org).

If you have not contacted Telus yet, we suggest that you do it soon – and you can quote their own reference number: 104587307.



## **Local trail walks**

*Written by: Anni Danielson*

Join me for a walk in our neighbourhood

### **1) Saturday, April 16 2016 at 2pm**

Every one is welcome. If you are new to our neighbourhood or have lived here for a long time and just want to get out and meet new people this is for you.

Meet me on the corner of Sechelt and Whitman. The walk may take anywhere from 1 -2 hrs depending on the participants. We will be walking on the connector trails in the area. Everyone is welcome.

### **2) Sunday, May 1 2016 at 1:30pm**

#### **Duration 1.30 - 2 hrs.**

Walk to the Seymour River slide area. Meet me at the top of Berkley Ave and Hyannis Drive.

We will be walking on trails in the forest. Some steep sections. Not suitable for buggies. In the event of heavy rain this walk will be canceled.

Please call Anni at 604 929-2807 if you have any questions.



**SAVE THE DATE!***Written by: Tammy Sharp***Blueridge Good Neighbour Day Event**  
**JUNE 05, 2016**

Blueridge Good Neighbour Day (BGND) is an annual community celebration that starts with a parade, followed by a great day of entertainment, food and activities for all ages. Last year we had a record breaking attendance of 1,800 people! This year's theme celebrates the world with "The United World of Blueridge". Feel free to dress up in your favourite cultural attire - wear a sari, a kilt, lederhosen or come as you are to Blueridge Elementary School on Sunday, June 5th from 11:00am - 3:00pm.

The parade starts at the corner of Berkley and Hyannis at 10:45am. Kids, decorate your bikes and join in the fun. The parade ends at the ground of the school where all of the activities will take place. There will be games, rides, a pie-eating contest, food trucks, a cake walk, gyros, live music, face painting, a kid's carnival, cotton candy, popcorn, demos and so much more! Once again we will have a fabulous SILENT AUCTION (cash and credit cards accepted), the proceeds of which will fund the event.

Do you have a business that would like to rent a community table to promote your business or perhaps you'd like to donate an item to our Silent Auction? Would you like to sponsor an activity such as the band, the pony rides or an inflatable fun house or ride? If you have any questions about BGND or would like to volunteer in organizing the event or the day of, please drop us a line at [bgnd@blueridgeca.org](mailto:bgnd@blueridgeca.org). Become involved in your neighbourhood, have fun and make a difference! We look forward to seeing everyone at this great event!

**Blueridge Welcomes UBC!***Written by: Eric Andersen*

You may wonder what this is all about?! Have we completely lost it?! What would Blueridge have to do with UBC, which has consistently been ranked among the 40 best universities in the world? Well, now there is a connection.

Last summer the Blueridge Community Association (BCA) applied to get a handful of UBC students to come to the Blueridge Sharing Garden (BSG) during Reading Week in mid-February, 2016. This would be a way for them to help us out and to learn about all the things that are going on both in the BSG and in our community. Our proposal was not accepted, but instead UBC's Centre for Community Engaged

Learning picked the BCA for a much larger project. We will jointly work on a one-day experience as part of the spring training for a student leadership program run by UBC.

This most exciting event will take place on Friday, April 29, from 8.30 AM through 3.30 PM. No less than 45 students will come to Blueridge/Seymour Heights accompanied by their program advisor to find out more about our community and all the activities that the BCA is involved in. Canlan will be used as the base for this exercise and the plan is that the students will spend time and help out in the BSG, and they will also have an opportunity to see where the BCA's creek clean-ups take place.

Seven members of the BCA will spend time that day with the UBC students and tell them about what a community association can achieve when people have visions and work together as a team on various projects. However, this will not be a one-way street. We are very excited to hear back from the students and learn from them as well. They are being taught about community-building at UBC, so this will enable them to compare textbooks with reality and no doubt give us some new great ideas and suggest how we could do some things better. It looks like a total win-win situation for both the 45 students and for the BCA.

Come on down to the BSG on April 29 and say hi to the students, come and talk with them and make them feel at home in our community. Let's make this a great learning experience for everyone, students and Blueridge/Seymour Heights residents alike!

**Eric Andersen Blueridge Community Association Scholarship***Written by: Anni Danielson***Application deadline March 31 2016**

The scholarship was awarded for the first time last year and we are delighted to be able to offer one again this year.

The \$500 scholarship will be awarded to a student resident of the Blueridge/Seymour Heights area who is graduating from a North Vancouver High School this year and will be attending a post secondary BC college or university. The successful candidate must demonstrate that he or she has offered volunteer services. The criteria and application form can be found on our website at [www.blueridgeca.org](http://www.blueridgeca.org) under the heading "What we do". Preference may be given to candidates who have volunteered in their neighbourhood.



AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: <u>MARCH 7 / 2016</u>
<input type="checkbox"/> Committee of the Whole	Date: _____

*SOS*  
*For*  
Dept.  
Manager

*DM*  
GM/  
Director

*CL*  
CAO

Extract of agenda item 9.2 of

<http://app.dnv.org/OpenDocument/Default.aspx?docNum=2827978>

## The District of North Vancouver REPORT TO COUNCIL

February 26<sup>th</sup>, 2016

File: 13.6480.01/005.000

**AUTHOR:** Kevin Zhang, Community Planner  
Darren Veres, Policy Planner

**SUBJECT:** OCP Progress Monitoring Report 2011 - 2014: Next Steps

### RECOMMENDATION:

1. THAT the OCP Implementation Committee Recommendations for OCP Progress Monitoring 2011 -2014 report, Attachment 1 to the February 26, 2016 report of the Community Planner and Policy Planner entitled OCP Progress Monitoring Report 2011-2014: Next Steps be received;
2. AND THAT staff be directed to proceed with a community check-in on the OCP Implementation Committee Recommendations for OCP Progress Monitoring 2011-2014 report to inform future monitoring, reporting, and engagement on progress towards OCP implementation and targets.

### REASON FOR REPORT:

At the Committee of the Whole workshops on October 26, 2015 and December 14, 2015, staff and members of the Official Community Plan (OCP) Implementation Committee presented the OCP Implementation Committee Recommendations for OCP Progress Monitoring 2011 – 2014 to Council for feedback. Council commented that ongoing active community engagement on OCP Progress Monitoring is important and recommended publishing this document in early 2016.

This staff report to Council provides a high-level summary of the OCP Monitoring Report and proposes a public engagement strategy for Council's consideration.

### SUMMARY:

The attached report titled "OCP Implementation Committee Recommendations for OCP Progress Monitoring 2011 – 2014" has been prepared by staff in collaboration with the OCP Progress Monitoring Working Group (a sub-committee of the OCP Implementation Committee) and represents a preliminary framework for the ongoing tracking of progress towards policy targets identified in the District's OCP. The proposed community engagement

plan aims to both inform the public of progress towards OCP targets and seek feedback to inform future monitoring, reporting, and engagement.

#### **EXISTING POLICY:**

The District of North Vancouver Official Community Plan (Bylaw 7900, 2011) sets broad policy directions and 2030 targets in the following 11 sections: growth management, urban structure, employment lands, parks and open spaces, transportation systems, social well-being, housing, economic development, environmental management, climate action, and infrastructure.

The OCP establishes a vision and direction for the District towards becoming a more sustainable community by 2030. To help track our progress towards achieving the Official Community Plan (OCP) community vision and objectives, each policy chapter includes a target to 2030. OCP Section 12.2 also includes a set of additional community indicators (see Attachment 1) to capture the broader scope of OCP and community objectives. Together, these targets and indicators measure a number of the OCP's social, economic, and environmental goals and provide a "triple bottom line" framework approach to monitor progress on OCP implementation.

#### **BACKGROUND:**

The OCP anticipates that members of the public and/or community stakeholders will be involved in the ongoing monitoring and implementation of the plan, through a citizen advisory working group. This provision led to the establishment of the OCP Implementation Committee (OCPIC) from 2012 to the end of 2015. In brief, the mandate of this group was to encourage meaningful community engagement in the implementation of the new OCP; to provide comment to staff on the direction of centres implementation planning and alignment with the OCP vision; and to provide advice regarding a monitoring program to measure progress on OCP targets.

In July 2014, an OCP Progress Monitoring Working Group, a subcommittee of the OCPIC, was established to provide a focused effort and resources to advance OCP progress monitoring and reporting. Over a period of 14 meetings, Monitoring Working Group members collectively contributed over 190 volunteer hours to help shape and provide input to staff on the development of the OCP Progress Monitoring Report.

## **ANALYSIS:**

In addition to valuable input provided by the OCPIC and Monitoring Working Group, the attached report has been informed by the targets and indicators in the OCP, local government research, and discussions with relevant stakeholder groups. Using the OCP indicators as a starting point, new indicators have been added to provide a more comprehensive measure of progress towards OCP goals, and/or to reflect the availability of reliable and measurable data. Indicators correspond to key OCP sections and each indicator analysis explains what the indicator is seeking to measure and 2011 baseline and 2014 data, if available. The report also refers to relevant plans and policies in support of OCP implementation.

The summary of indicator measures from 2011 and 2014 (page 10-11 of the attached) shows that overall only slight changes have occurred from baseline measures during this period. This is not unexpected given the relatively short period of time that has passed since OCP adoption in 2011. Where indicator measures rely on Statistics Canada and TransLink Stats, metrics that are only collected every 5 years (next census in 2016 with data available in 2017), the report was not able to provide 2014 measures. Despite these limitations, the OCP Implementation Committee Recommendations for OCP Progress Monitoring 2011 – 2014 report provides value by identifying key targets and desired trends to 2030, identifying key indicators for monitoring performance towards OCP goals and objectives, and by establishing 2011 baseline data.

## **PUBLIC AND STAKEHOLDER INPUT:**

Public and stakeholder input has played an important role in the development of the OCP Progress Monitoring Report.

Preliminary targets and indicators from Section 12 of the OCP were developed in consultation with the public and interested stakeholder groups during the OCP review process.

The OCPIC and the Monitoring Working Group subcommittee provided significant input to the attached report. The OCPIC is a citizen-based advisory committee whose members represent a wide range of community planning interests.

In early 2015, staff sought additional feedback from various community stakeholders (Vancouver Coastal Health, TransLink, Metro Vancouver, North Vancouver Recreation and Culture Commission, North Vancouver Public Libraries, community service providers, Community Housing Action Coalition, North Shore Community Resources Society, and more) on a revised set of indicators to assess their reliability, meaningfulness to the community and to discover potentially relevant data resources to help measure progress and change.



## **PROPOSED ENGAGEMENT STRATEGY:**

### **Public Engagement Strategy**

Staff is seeking Council approval to publish the finalized report and begin community outreach to gather feedback. A social media campaign to raise public awareness and a direct email to those who have expressed interest in the OCP will draw community members, stakeholders, and business owners to our website where the report will be available for review and we will seek comments via an online survey.

Our key questions are:

1. Are the current indicators and targets relevant and meaningful?
2. Are there any other indicators we should be measuring?
3. How would you improve future iterations of, and engagement in OCP Progress Monitoring?

We anticipate reporting back to Council on the results of this consultation in the fall of 2016.

Staff are now beginning work with the Communications team to develop an agile online tool to communicate subsequent and ongoing updates on OCP Progress Monitoring.

### **Timing/Approval Process:**

OCP Progress Monitoring Report will be ongoing to inform future updates to the OCP.

### **Concurrence:**

The OCP Progress Monitoring Report was planned and produced in collaboration with various municipal departments. The report received interdepartmental review and has been revised accordingly.

### **Financial Impacts:**

There are no direct financial impacts resulting from the OCP Progress Monitoring Report.

### **Liability/Risk:**

The OCP Progress Monitoring Report is intended to provide information to the public, Council, and staff on the District's progress towards 2030 goals and targets. The report is not anticipated to expose the District to any liability or risk.

**Social Policy Implications:**

There are no direct social impacts resulting from the OCP Monitoring Report. However, ongoing iterations of the report will track social indicators in the District. Policies changes may be implemented as a result.

**Environmental Impact:**

There are no direct environmental impacts resulting from the OCP Monitoring Report. However, ongoing iterations of the report will track environmental indicators in the District. Policies changes may be implemented as a result.

**Conclusion:**

OCP Progress Monitoring Report is a necessary tool for the community and Council to measure progress towards achieving the community goals and targets as articulated in the OCP, to inform decisions about the long-term future of our community, and to build awareness and understanding of key planning issues. The OCPIC Recommendations for OCP Progress Monitoring 2011 - 2014 report provides an important and initial framework to guide OCP progress monitoring and reporting.

Respectfully submitted,

  
Kevin Zhang  
Community Planner

  
Darren Veres  
Policy Planner

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 _____	

THIS PAGE LEFT BLANK INTENTIONALLY





OCP Implementation Committee  
Recommendations for

# OCP PROGRESS MONITORING 2011 – 2014

#2822204



Last updated 2016-02-24.

## ACKNOWLEDGEMENTS

The District would like to acknowledge the significant contribution of the OCP Implementation Committee (OCPIC) and especially members of the OCP Monitoring Working Group (OCPMWG) sub-committee, in helping to shape this report. The indicator selection, data analysis, and the format of the report have been substantially informed by the input and recommendations from the OCP Monitoring Working Group.

### Members include:

Krista Tulloch	OCPIC Chair, OCPMWG member
Dan Ellis	OCPIC Member and Past Chair
Corrie Kost	OCPIC Member, OCPMWG Co-Chair
Peter Klinkow	OCPIC Member, OCPMWG Co-Chair
Adele Wilson	OCPIC Member, OCPMWG Member
Adrian Chaster	OCPIC Member
Arash Rezai	OCPIC Member, OCPMWG Member
David DeMuynck	OCPIC Member, OCPMWG Member
David McLeod	OCPIC Member
Elaine Grenon	OCPIC Member
Erin Black	OCPIC Member
Heidi Nesbitt	OCPIC Member
Kolton Smith	OCPIC Member, OCPMWG Member
Paul Tubb	OCPIC Member
Rory Barlow	OCPIC Member

---

# TABLE OF CONTENTS

---

<b>1 Introduction</b>	<b>5</b>
<b>2 Methodology</b>	<b>6</b>
<b>3 Summary of Indicators</b>	<b>9</b>
<b>4 Summary of Results</b>	<b>10</b>
<b>5 Indicator Analysis and Monitoring Results</b>	<b>12</b>
5.1 Growth Management	13
5.2 Urban Structure	15
5.3 Housing	16
5.4 Transportation	19
5.5 Infrastructure	21
5.6 Employment Lands	22
5.7 Economic Development	23
5.8 Social Well-Being	24
5.9 Parks and Open Space	31
5.10 Environmental Management	33
5.11 Climate Action	34
<b>6 Laying the Foundation for Future OCP Progress Monitoring</b>	<b>36</b>

# 1 INTRODUCTION

## BACKGROUND

The District of North Vancouver's Official Community Plan (OCP) provides a long-term vision of the community to 2030. Since OCP adoption in 2011 the District has been working with the community to implement all aspects of this Plan. Given the long-term horizon of the OCP and recognizing that community needs change over time, the OCP identified the need for periodic monitoring to ensure that OCP implementation is continuing on the right track. Headline targets and preliminary community indicators in the OCP provide guidance on the assessment and monitoring of our progress towards realizing the community's vision to 2030. Periodic monitoring of the OCP is intended to occur every 1 to 2 years according to need and depending on the availability of data. Major updates are anticipated every 5 years as new Statistics Canada (census) and TransLink (trip diary) information become available.

## PURPOSE OF THIS REPORT

The following report represents a recommended monitoring framework and assessment tool to measure progress to date (2011 – 2014) towards achieving the OCP objectives and targets. The year the OCP was adopted, 2011, is used as the baseline year. Data in this report provides a snapshot of progress during this period. Over time, successive monitoring reports will identify key trends and emerging issues to inform adjustments, as may be needed, to strategic policies and implementation plans.

OCP progress monitoring is a useful tool for the community and Council to measure progress towards the community vision as articulated in the OCP, to inform decisions about the long-term future of our community, and to build awareness and understanding of key planning issues. This report provides an important and initial framework to guide OCP progress monitoring and reporting.

## CITIZEN AND STAKEHOLDER ENGAGEMENT

Headline targets and preliminary community indicators in the OCP were developed in consultation with the community during the 2-year OCP review and engagement process. A volunteer citizen based advisory group – the OCP Implementation Committee and its Monitoring Working Group subcommittee – has provided an intensive effort and sound advice to help shape the development of this report, including the indicators selected, data analysis, and the format of the report. In addition, various community stakeholders, social service providers, government agencies, and inter-departmental staff have provided valuable information on key indicators and monitoring data.

---

## 2 METHODOLOGY

---

### INDICATOR SELECTION PROCESS

The selection of indicators for this report began with a review of the headline targets and preliminary indicators identified in the OCP. Indicators were evaluated against the following screening criteria:

- Is the indicator meaningful and relevant in measuring outcomes and results towards reaching our OCP targets?
- Is the data supporting the indicator readily available and collected on a regular basis?
- Is the indicator a recognized and reliable measure?
- Is the data visual? i.e. Can it be mapped or otherwise presented in a visual format?

Through this screening process, preliminary indicators were refined and new ones added, as additional research and information on indicators became available. Final indicators selected are of two types:

- **Primary Indicators:** These are the key indicators that directly measure progress towards the identified OCP target or objective; and
- **Community Indicators:** These are additional indicators that help to provide a richer and more comprehensive perspective of progress towards OCP goals and objectives.

Where appropriate, key facts and other qualitative data including plans and policies completed in support of OCP goals and objectives have also been added.

## DATA AVAILABILITY AND SOURCES

Data captured in this report relies on information collected by a variety of different data sources that may be recorded and tracked at different time intervals. Key data sources and availability of data can be summarized as follows:

KEY DATA SOURCES	DATA TYPE	DATA AVAILABILITY
Statistics Canada Census	population, income, language, housing, employment statistics	every 5 years
Province of BC	population estimates, GHG emissions, crime rates	every 1-5 years
Vancouver Coastal Health	community health profiles, My Health My Community, Community Wellness Survey	variable
TransLink	trip diary, mode share data	every 5 years
Metro Vancouver	housing, employment data	every 1-5 years
District of North Vancouver	housing unit counts, infrastructure, service delivery, parks and open space, environmental, employment and more	annually

## DATA LIMITATIONS

Given the relatively short period of time lapsed since the OCP was adopted in 2011, and since some data (such as Stats Canada and TransLink data) is only reported every 5 years, some indicators have insufficient data to measure progress towards achieving the OCP directions. In these instances, this report still provides value by establishing the 2011 baseline data and presenting plans that are in progress.

## LINK TO OCP STRATEGIC DIRECTIONS

Proposed OCP progress monitoring categories (based on OCP chapters) outlined in this report can be organized according to key strategic directions in the OCP:

OCP STRATEGIC DIRECTION	DETAILED DESCRIPTION	OCP PROGRESS MONITORING CATEGORIES
Create more complete, compact and connected communities	Establish a network of connected town and village centres that support effective transit, walking and cycling; and focus growth and renewal in four key centres: Lynn Valley and Lynn Creek Town Centres and Maplewood and Lions Gate Village Centres.	Growth management Urban Structure Transportation Parks and Open Space
Plan for a more balanced and diverse population	Facilitate diverse housing choices and vibrant, age-friendly communities with a range of facilities and services.	Housing Social Well-Being
Reduce our environmental footprint	Conserve energy and reduce greenhouse gas emissions through compact, connected and “green” communities, and encourage the protection and enhancement of our natural systems.	Environmental management Infrastructure Community and corporate emissions
Become more economically dynamic and sustainable	Encourage the protection, intensification and diversification of our employment lands, and a customer-oriented and business-friendly environment	Employment Lands Economic Development



## 3 SUMMARY OF INDICATORS

The following table summarizes the complete set of primary and community indicators for each OCP Section that are used in this OCP Progress Monitoring Report.

OCP SECTIONS	PRIMARY INDICATOR(S)	COMMUNITY INDICATORS
<b>1 Growth Management</b>	Percent net-new residential units within the 4 key OCP centres	Percent net-new units within 400m of Frequent Transit Network (FTN)  Estimated population within 4 Key Centres and FTN
<b>2 Urban Structure</b>	Percent of detached and percent of attached residential units	
<b>3 Housing</b>	Percent of rental and Percent of owned residential units  A net increase in social and low end of market rental units	Percent residential units by housing type  Rental vacancy rates
<b>4 Transportation Systems</b>	Percent mode splits for all trips by transit, walking, cycling & auto	Total length of bicycle and pedestrian networks
<b>5 Infrastructure</b>	Number of asset management plans completed	Infrastructure assets managed by the District
<b>6 Employment Lands</b>	Percent increase in built area of employment generating lands	Total built office floor space
<b>7 Economic Development</b>	Number of jobs in the District	Percent of District workforce that work in the District
<b>8 Social Well Being</b>	Presence of a community hub facility within 400m of centres	Age groups as Percent of total population  Civic election voting  Household Income
<b>9 Parks and Open Space</b>	Community and neighbourhood park/1000 residents	Park improvement projects  Linear length of trails
<b>10 Environmental Management</b>	Number of Integrated Stormwater Management Plans (ISMPs) completed	
<b>11 Climate Action</b>	Community CO2 emissions in tonnes	Corporate CO2 emissions in tonnes

## 4 SUMMARY OF RESULTS

The following table provides a summary of preliminary results of the primary indicators including 2011 baseline data, and 2014 data, where available.

OCP SECTIONS	OCP 2030 TARGET/ DESIRED TREND	2011 BASELINE	2014 MEASURES
<b>1 Growth Management</b>	75-90% of net-new residential units located in 4 key centres within the Network of Centres	0% net new residential units in centres	12% net new residential units in centres
<b>2 Urban Structure</b>	55% detached and 45% attached housing units (in the District overall)	66% detached and 34% attached	65% detached and 35% attached
<b>3 Housing</b>	Increase housing choices to suit the changing needs of residents	66% single detached 0.5% multiplex 11% ground oriented 22.5% apartments	65% single detached 0.5% multiplex 11% ground oriented 23.5% apartments
	A net increase in rental housing units	19% rental, 81% owned	Data not available
	A net increase in affordable housing	2,294 social & low end market rental units.	2,294 social & low end market rental units.
<b>4 Transportation Systems</b>	35% of District resident trips are by walking, cycling or transit	20% of trips are by walking, cycling or transit	Data not available
	Provide a more complete cycling network for recreational and commuter cyclists	510 km pedestrian and cycling network	556 km pedestrian and cycling network
<b>5 Infrastructure</b>	Available funding accommodates both aging infrastructure and the demands of growth	0 asset management plans completed	11 asset management plans completed
<b>6 Employment Lands</b>	33% increase in built square feet in employment lands	7,784,815 square feet	5% increase from baseline

OCP SECTIONS	OCP 2030 TARGET/ DESIRED TREND	2011 BASELINE	2014 MEASURES
<b>7 Economic Development</b>	36,000 total jobs in the District by 2030	28,085 jobs	Data not available
<b>8 Social Well Being</b>	A community hub facility within easy access of every centre	Cluster of community services in Lynn Valley Town Centre & Parkgate	Same, with addition of new community centre under construction
	Inclusive, age friendly community.	Significantly fewer young adults than the regional average	Data not available
	Involve citizens meaningfully in civic and community life	21% voter turnout	25% voter turnout
<b>9 Parks and Open Space</b>	Continue to exceed minimum of 2 ha for community and neighbourhood park/1000 residents District-wide	3.6 ha community and neighbourhood park/1000 residents	3.6 ha community and neighbourhood park/1000 residents
	Increase park, open space and/or trails in growth centres	304 linear km of trails District wide	318 linear km of trails District wide
<b>10 Environmental Management</b>	Integrated stormwater management plans and implementation on all urbanized watersheds	0 Integrated Stormwater Management Plans (ISMPs) complete	1 preliminary ISMP complete and 11 of 12 substantially underway
<b>11 Climate Action</b>	33% reduction in community greenhouse gas emissions	427,000 tonnes CO <sub>2</sub> e	Data not available
	Reduction in Corporate emissions	4,629 tonnes CO <sub>2</sub> e (2012) baseline	Data not available



---

# **5 INDICATOR ANALYSIS AND MONITORING RESULTS**

---



## 5.1 GROWTH MANAGEMENT

### Primary Indicator

Net-new residential units within the 4 key OCP centres as a percent of all net-new residential units

### Why is this Important?

Situating new multi-family residential units within key OCP centres and along major transit corridors locates more residents with walking access to shops, community services, jobs and transit, reduces urban sprawl and maintains existing single family neighbourhoods, and enables more efficient use of civic infrastructure. Focussing new population growth along transit corridors is also key to supporting transit ridership and an effective transit system.

### 2030 OCP Target/Desired Trend

75-90% of net-new residential units are located in 4 key centres.

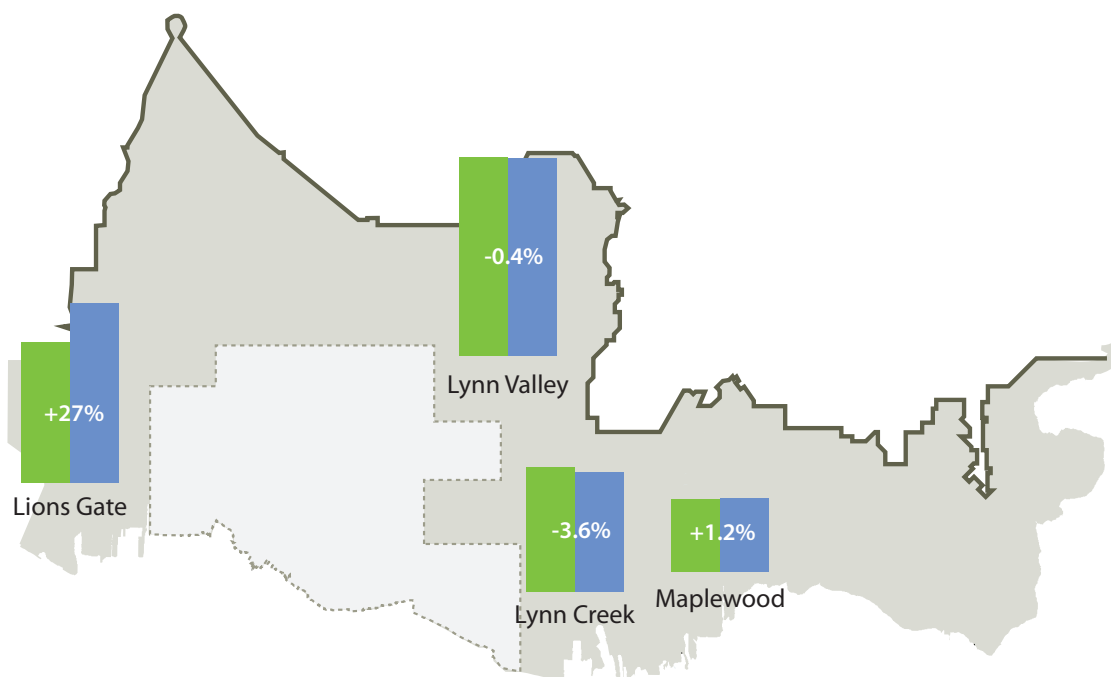
### 2011 Baseline

Baseline starting point of 0%.

### 2014 Measure

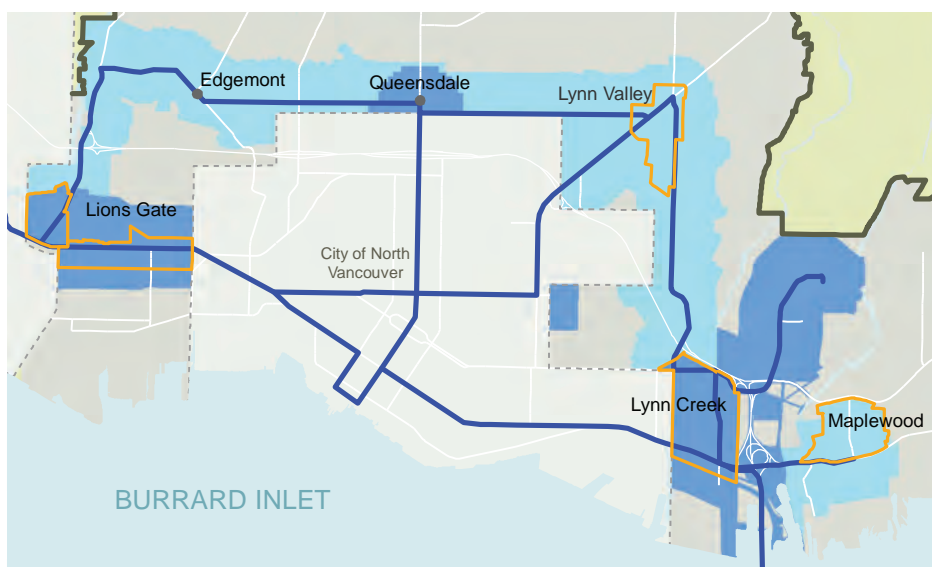
Approximately 12% of net-new residential units (143 units) were built within the 4 key centres since 2011.

In general, some key growth centres experienced a slight decline in the number of residential units between 2011 and 2014. This decline reflects the early stages of planning for change with lot consolidation and building demolition to enable future development.



Change in total housing units by centre (2011-2014)





ESTIMATED # OF RESIDENTS WITHIN 400M OF THE EXISTING AND PLANNED FTN	
2011	28,638
2014	29,030
Difference	392 (+1.4%)

Map of the key OCP growth centres and 400m buffer around the Existing (dark blue) and Future (light blue) Frequent Transit Network (FTN).

Since 2011, the number of new units located within 400m of the Frequent Transit Network (FTN) and the 4 Key Centres has slightly increased by 232 units which place an estimated 392 new residents within walking distance of frequent transit.

### Further insights

- Since the OCP was adopted in 2011, primary areas where new buildings have been constructed include the Marine Drive section of the Capilano Marine Village Centre, Lynnmour Inter-river and along Mt. Seymour Parkway. While the OCP directs the majority of growth to OCP centres, a small measure of growth is still anticipated in areas outside of centres. Marine Drive is a critical part of the existing Frequent Transit Network.
- With centres implementation planning, engagement and design guidelines for key centres now substantially complete, the District expects more detailed applications for development in centres.
- While this report presents the number of completed units (that received an occupancy permit) during 2011 - 2014, during this time there were a number of development applications within centres that were approved or under review. These proposed projects, if developed, will be captured in subsequent progress monitoring reports.

### Plans and other progress towards OCP

Post OCP adoption and to the end of 2014, the District completed or embarked on a number of important policy plans and design guidelines to guide the redevelopment of Town and Village Centres. These include:

- OCP Amendment: Form and Character Guidelines for Multi-Family Housing (2014)
- Lynn Valley Town Centre Flexible Planning Framework (2013) and Design Guidelines
- Lower Lynn (now Lynn Creek) Town Centre Implementation Plan (2013) and Design Guidelines(2015)
- Lower Capilano Marine (now Lions Gate) Village Centre Implementation Plan (2013) and Design Guidelines (2015)
- Lower Capilano (Lions Gate)Village Centre: Peripheral Area Housing Policy (2014)
- Edgemont Village Centre Plan and Design Guidelines (2014)
- Maplewood Town Centre Implementation Plan (in progress)

## 5.2 URBAN STRUCTURE

### Primary Indicator

Percent of attached and detached residential units within the District

### Why is this Important?

Providing diversity in housing forms and housing choice is needed for seniors, young singles, couples, and families with children so that a wide mix of ages and abilities can thrive together and ensure a healthy, diverse and vibrant community.

### 2030 OCP Target/Desired Trend

Housing mix of 45% attached and 55% detached residential units (based on built form).

### 2011 Baseline

In 2011, there were 34% attached (multi-family) and 66% detached (single family) residential units.

### 2014 Measure

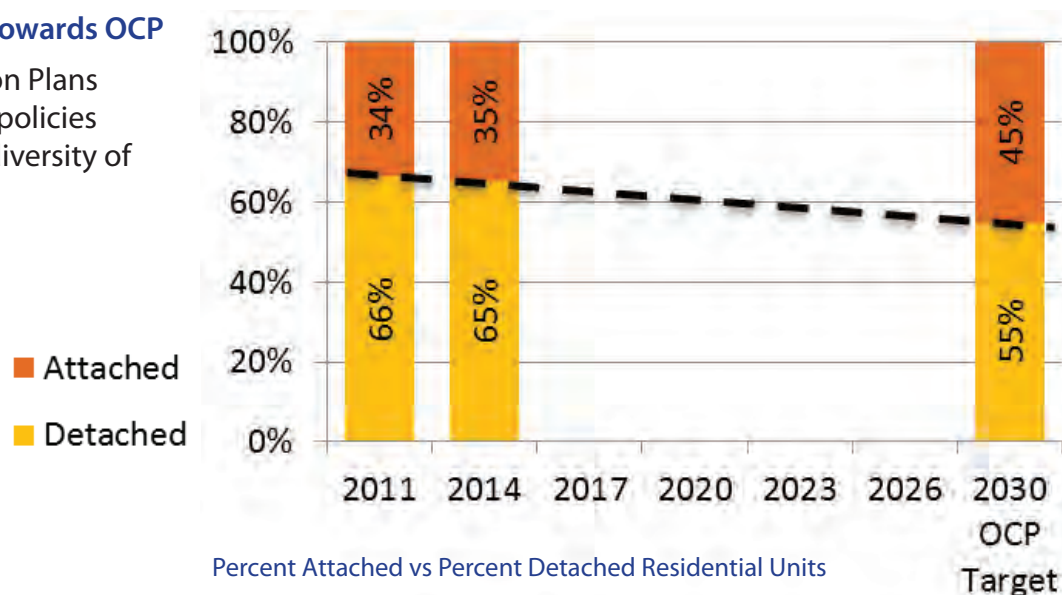
By the end of 2014, there were 35% attached and 65% detached residential units in the District.

In 2011, detached single family homes at 66% remain the predominant type of housing in the District, compared to 34% attached multi-family housing units. As of the end of 2014, 65% of residential units are detached (single family homes) and 35% of residential units in the District are attached (e.g. apartments, townhouses, duplexes) indicating a slow and gradual shift towards greater housing diversity in the District per the OCP target.

It should be noted that, the initial OCP baseline and target were based on Statistics Canada data that did not count secondary suites as separate from the single detached home. For consistency with the OCP target and baseline measure, the data recorded above does the same. Note however, that secondary suites are identified and assessed more fully in the Housing section of this report.

### Plans and other progress towards OCP

- Centres Implementation Plans include more detailed policies to encourage greater diversity of housing options.



## 5.3 HOUSING

### 5.3.1 HOUSING - CHOICES

#### Primary indicator

Percentage of housing units by type

#### 2030 OCP Target/Desired Trend

Increase housing choices to suit the changing needs of residents.

#### Why is this Important?

District residents need access to a range of housing choices to meet the needs of their household structure and family, life stage and income. A diversity of housing choices promotes a healthy and vibrant community of all ages, abilities and incomes.

#### 2011 Baseline

66% of residential units were single family houses

#### 2014 Measure

Relatively similar but slowly diversifying

ESTIMATED RESIDENTIAL UNITS BY TYPE	2011	2014
Single Detached House (SFH)*	66%	65%
Multiplex Units (Duplex, triplex, fourplex)	0.5%	0.5%
Townhouse/Rowhouse Units	11%	11%
Apartment Units	22.5%	23.5%

\*Includes homes with secondary suites

Source: District of North Vancouver GIS data.

#### Plans and other progress towards OCP

- Centres Implementation Plans include more detailed policies to encourage greater diversity of housing options.
- Gradual entry approach to Coach Housing in the District was approved by Council in 2014.
- The District is starting to track more detailed housing metrics (such as number of bedrooms) and reporting on these findings will be possible in subsequent OCP progress monitoring reports.

#### DID YOU KNOW?

Between 2011 and 2014 an estimated 151 enhanced (Level 2 and 3) accessible design units were completed in the District. Units built to these guidelines make it easier for a person with disabilities to access and to function within the unit. As our population ages, demand for these type of units is anticipated to increase.

### 5.3.2 HOUSING - RENTAL AND OWNERSHIP

#### Primary indicator

Percentage of rental versus owned housing units in the District

#### Why is this Important?

Entry into home ownership is increasingly challenging given the high land values in the District. Growing demand for rental housing is reflected in low residential rental vacancy rates.

#### 2030 OCP Target/Desired Trend

A net increase in rental housing units (as an overall % of total housing units).

#### 2011 Baseline

In 2011, an estimated 19% of residential units were rented while an estimated 81% were owned.

#### 2014 Measure

Data not available. New census data available 2017.

	TOTAL RENTED UNITS	TOTAL OWNED UNITS	TOTAL RESIDENTIAL UNITS
2011 baseline	19% (5,790 units)	81% (24,765 units)	100% (30,555 units)

Source: Statistics Canada 2011 National Housing Survey. (Total rented does not include secondary suites or private strata rental.)

There are an estimated 4,212 registered secondary suites in the District. Including non-registered suites, the actual number of suites is estimated at closer to 4,500 units. Secondary suites are an important source of more affordable rental units in the District, and houses with suites help offset the high cost of detached housing making home ownership more affordable for many residents.

Strata apartment market rental also makes a significant contribution to the rental housing stock. These strata apartment rental units are estimated at 20% of all apartment units.

High demand for purpose built apartments continues from 2011 – 2014.

	2011	2014
Average Purpose Built Rental Vacancy Rate	0.4%	0.7%

#### Plans and Other Progress Towards OCP Target

- Centres Implementation Plan Housing Policies (2013)
- New Corporate Policy: Strata Rental Protection (2013)



5.3.3 HOUSING AFFORDABILITY

Primary indicator

Number of social and low end of market housing units in the District.

Lack of affordable housing in the District is often cited as a factor contributing to the loss of our “missing generation” of 25-40 year olds and the inability of many local employers to find and retain staff. The number of households in need of appropriate housing and households spending at least half of their income on housing continues to rise and our lack of housing affordability is widely felt.

2030 OCP Target/Desired Trend

A net increase in affordable housing units to 2030 is desirable. This will entail working closely with community partners and senior levels of government to provide housing for modest to moderate income residents.

2011 Baseline

2,294 social (co-op and subsidized) and low end market (older purpose built rental) housing units.

2014 Measure

No change.

TOTAL SOCIAL AND LOW END OF MARKET UNITS	2011 & 2014
Co-op Housing	342 units
Government Subsidized Housing	682 units
Purpose built market rental (over 40 years)	1,270 units
TOTAL	2,294 units

DID YOU KNOW?

The Regional Steering Committee on Homelessness coordinates a Metro Vancouver Homeless Count every 3 years. For the North Shore, the number of homeless people changed slightly from 122 people in 2011 to 119 people in 2014. While overall numbers have remained relatively constant in recent years, there are still a significant number of homeless youth, families and seniors; and homelessness continues to be a focus for ongoing support in our community.

Other Progress Towards OCP Target



Between 2011 and 2014 the District donated land and worked with senior levels of governments, Vancouver Coastal Health, BC Housing, private donors and non-profit organizations to create an 8 bed Youth Safe House for vulnerable youth, and a 9 bed Support Recovery House for Women. The Youth Safe House, operated by Hollyburn Family Services Society, provides emergency support for homeless youth aged 14 - 18 teaching life skills (employment, education, interpersonal relationships) needed to live independently and integrate successfully into the community.

The Women's Support Recovery House (see photo) was built in partnership with the Federal government, Province, BC Housing and is operated by Turning Point Society. This facility provides a safe and supportive environment with training and services to help women recovering from substance use issues to restore their health and get back on their feet as full and active community members.

## 5.4 TRANSPORTATION

### 5.4.1 TRAVEL MODE SHARE

#### Primary indicator

Percent mode splits for all trips by auto, transit, walking and cycling

#### Why is this Important?

Our ability to move around quickly, safely, affordably, and comfortably affects every aspect of our lives. Choosing active and more sustainable modes of transportation can:

- Encourage less reliance on automobiles,
- Reduce greenhouse gas emissions and improve air quality,
- Promote active transportation and healthy living, and
- Lead to more efficient use of existing infrastructure.

#### 2030 OCP Target/Desired Trend

35% of District resident trips are by walking, cycling or transit.

#### 2011 Baseline

An estimated 20% of District resident trips are done by walking, cycling or transit.

#### 2014 Measure

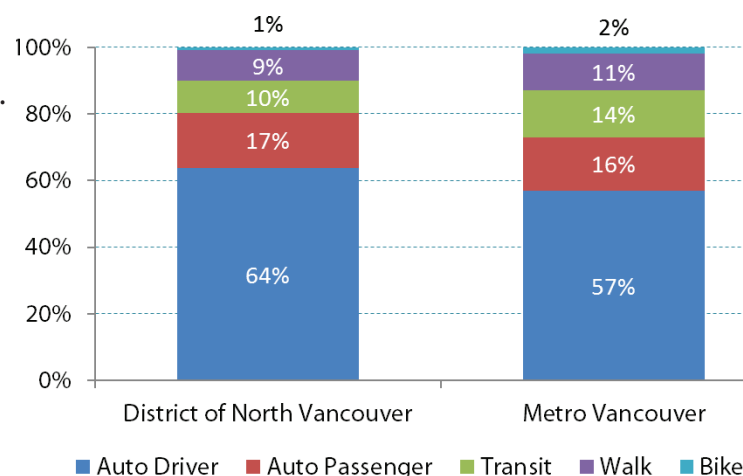
Data not available. New TransLink data available 2017.

In 2011, 20% of all trips were made by transit, walking and cycling combined. For comparison, 27% of all trips in the Metro Vancouver region were by transit, walking and cycling in 2011. Locating the majority of new growth in key town and village centres, as per the OCP, will provide residents with access to more active and sustainable transportation choices.

As directed by the OCP, the District continues to plan for and focus capital expenditures on walking and cycling infrastructure and to work with TransLink to support transit infrastructure. The District has also taken steps to facilitate the east-west flow of traffic in the District through the construction of the Keith Road extension and plans to expand the Keith Road Bridge.

#### Plans and Other Progress Towards OCP Target

- Road Network Study (2011)
- Transportation Planning Priorities Survey (2012)
- Bicycle Master Plan (2012)
- Neighbourhood Transportation Plans for Town and Village Centres (2013 and 2014)
- North Shore Area Transit Plan (TransLink, 2011)
- Transportation Plan (2012)
- Roadway Classification Report (2013)



Weekday mode for all trips (Source: 2011 TransLink Trip Diary data)

5.4.2 PEDESTRIAN AND CYCLE NETWORKS

Primary indicator

Total length of bicycle and pedestrian networks

Why is this Important?

Access to a well-planned walking and cycling network increases connectivity within neighbourhoods, expands transportation choices, and promotes healthy and active modes of transportation.

2030 OCP Target/Desired Trend

Provide safe and comfortable opportunities to walk and provide a more complete cycling network for both recreational and commuter cyclists.

2011 Baseline

In 2011, the estimated linear length of the pedestrian and cycling network was 510 km.

2014 Measure

At the end of 2014, the estimated linear length of the pedestrian and cycling network was 556 km.

The linear length of on-street bicycle and pedestrian networks increased by 46 km since 2011 as a result of coordinated capital improvement projects, partnerships and inter-departmental coordination. Continued efforts are needed to promote design of the built environment and implementation of pedestrian and cycling improvements to enable District residents of all ages and abilities to benefit from a range of walking and cycling choices. As opportunities arise, the District is seeking to establish a complete and continuous sidewalk and trail network.

ESTIMATED TOTAL LINEAR LENGTH (KM) OF PEDESTRIAN AND CYCLING NETWORK	2011 (KM)	2014 (KM)
On-street Bicycle Facilities	30	49 (+19)
Pedestrian and/or Cycling Urban Trails	293	318 (+25)
Sidewalks	187	189 (+2)
Total	510	556 (+46)

Plans and other progress towards OCP

- DNV Transportation Plan (2012)
- Bicycle Master Plan (2012)
- Pedestrian Master Plan (2009)
- Safe and Active Routes to School (2010 and 2011)
- Accessible Design measures in Centres Public Realm Design Guidelines (2013 and 2014)
- Parks and Open Space Strategic Plan (2012)

**DID YOU KNOW?**

Vancouver Coastal Health recently released the results of the My Health My Community Survey. This information provides an overview of socio-economic, health and wellness, primary modes of transportation, and community resiliency by health care regions including the North Shore.

## 5.5 INFRASTRUCTURE

### Primary indicator

Number of asset management plans completed

### Why is this Important?

The District of North Vancouver's infrastructure includes the vast network of roads, waterworks, sewers, recreation centres, fire halls, libraries and other facilities that serve the diverse needs of our population. A significant portion of our infrastructure is reaching the end of its useful life and planning for replacements needed in the next 20 years is underway. To provide a sustainable level of service for future generations, asset management planning needs to factor in appropriate service levels, the life-cycle of infrastructure, and long-term replacement and maintenance costs. Focussing new growth in centres, where infrastructure can be accessed by a greater number of people, increases the efficiency of service delivery and the cost effectiveness of municipal assets and infrastructure.

### 2030 OCP Target/Desired Trend

Available funding accommodates both aging infrastructure and the demands of growth.

### 2011 Baseline

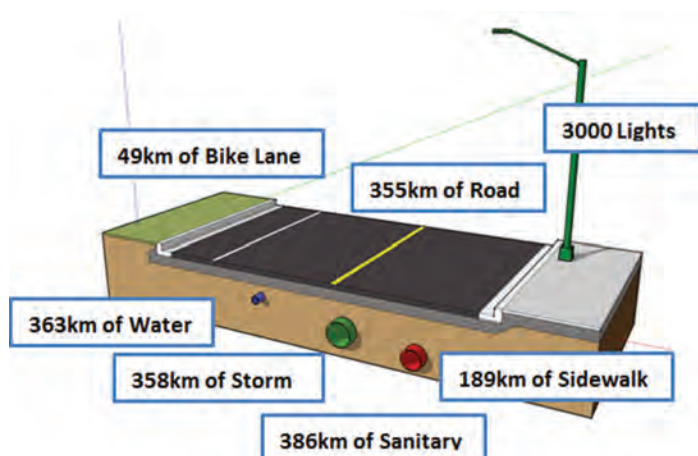
Zero Asset Management Plans completed

### 2014 Measure

By the end of 2014, eleven asset management plans covering \$1.6 Billion of existing assets were completed. Three asset management plans remain to be completed covering \$300 million of existing assets.

### DID YOU KNOW?

The District model of asset management informed the development of the Asset Management for Sustainable Service Delivery: A BC Framework which is now recognized as municipal best practice



### Plans and Other Progress Towards OCP Target

The following plans and policies are in place to guide the maintenance and improvement of District capital assets:

- Asset Management Policy, Strategy and Plan for major service categories
- 5 Year and 10 Year Financial Plans
- Adherence to the Asset Management for Sustainable Service Delivery: A BC Framework



## 5.6 EMPLOYMENT LANDS

### Primary indicator

Percent increase in built area on employment generating lands (industrial + light industrial commercial)

### Why is this Important?

Our industrial and light industrial employment lands play a vital role in achieving our vision of becoming a more complete and balanced community. Intensified use of employment lands should increase available jobs, reduce commuting times and associated greenhouse gas emissions, and enhance the municipality's economic prosperity.

### 2030 OCP Target/Desired Trend

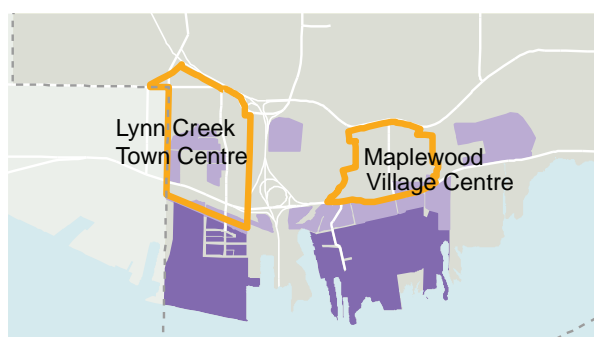
33% increase in built area in employment lands

### 2011 Baseline

In 2011 there was an estimated 7,784,815 square feet of built area in employment lands.

### 2014 Measure

In 2014, there was an estimated 8,155,158 square feet of built area in employment lands (+4.8%).



■ Industrial ■ Light Industrial Commercial  
OCP designated Employment Lands in the District

Between 2011 and 2014, there was an estimated 5% increase of building area in employment lands. In the same time frame the amount of office space in the District grew by an estimated 20%. Guided by the policies in the OCP, the District continues to seek ways to grow and promote intensification of uses on employment lands.

TOTAL BUILDING AREA ON EMPLOYMENT GENERATING LAND USES	TOTAL LAND AREA (HECTARE)	BUILDING AREA 2011 (SQ FT)	BUILDING AREA 2014 (SQ FT)
Industrial Lands	183	3,521,305	3,775,667 (+7.2%)
Light Industrial Commercial Lands	91	4,263,509	4,379,490 (+2.7%)
Total	274	7,784,815	8,155,158 (+4.8%)

Source: District of North Vancouver GIS data.

	2011 (SQ FT)	2014 (SQ FT)
Estimated Area of Office Spaces in the District	578,270	692,367 (+20%)

### Plans and Other Progress Towards OCP Target

- Economic Strategic Action Plan

## 5.7 ECONOMIC DEVELOPMENT

### Primary indicator

Number of jobs in the district

### Why is this Important?

Facilitating the growth of a diverse local economic climate in the District is important to the health and resiliency of our community and ensures a range of job opportunities for residents.

### 2030 OCP Target/Desired Trend

36,000 total jobs in the District by 2030.

### 2011 Baseline

As of 2011, there are approximately 28,085 jobs in the District (including 4,825 home based businesses).

### 2014 Measure

Data not available. New census data available 2017.



In 2011, there were approximately 28,085 (usual fixed place of work and home based business) jobs in the District. An estimated 57% of these jobs were filled by local residents.

The total work force comprised 55% of the total population, and the ratio of jobs to labour force was 60%. District residents continue to look for and establish opportunities to work closer to home, and home-based businesses comprised of estimated 4,825 or 18% of jobs in the District.

### DID YOU KNOW?

Industry sectors that provide the greatest number of jobs in the District include the following:

INDUSTRY SECTOR JOBS IN THE DNV (2011)	% OF JOBS
Health Care and Social Assistance	18%
Retail Trade	14%
Professional, Scientific and Technical Services	11%
Finance and Insurance	11%
Accommodation and Food Services	8%
Educational Services	5%
Public Administration	5%

## 5.8 SOCIAL WELL-BEING

### 5.8.1 COMMUNITY HUBS

#### Primary indicator

Presence of community hub facilities within 400m of OCP town and village centres

#### Why is this Important?

For the purposes of this OCP Progress Monitoring report, a “community hub” is defined as the co-location of a range of publicly supported community programs and services in a central place.

Community hubs allow residents to connect to a public facility close to their home. These hubs can offer integrated, innovative and client centered services including a variety of programs for residents of different ages and abilities. The ability to reach a wide variety of programs in a ‘one stop shop’ approach increases access and improves community connectedness and belonging.

#### 2030 OCP Target/Desired Trend

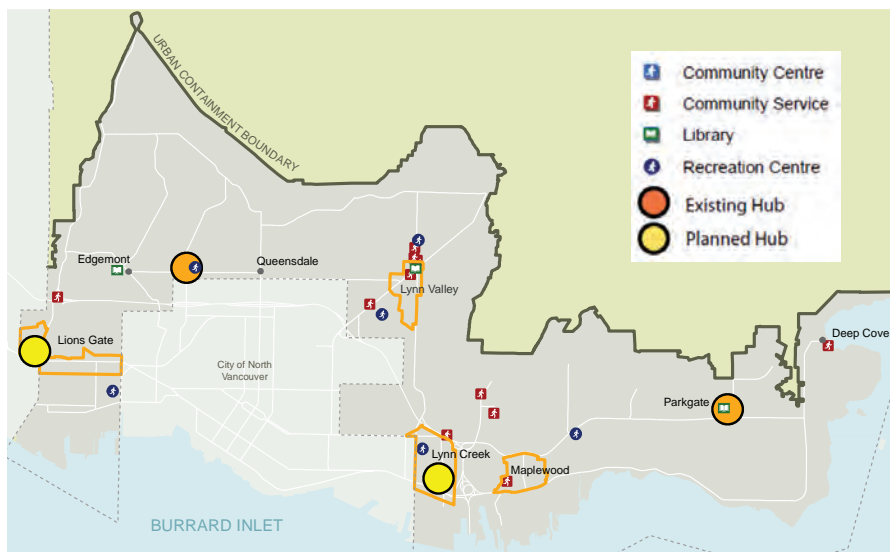
A community hub facility within easy access of every centre.

#### 2011 Baseline

A cluster of community services exists in the Lynn Valley Town Centre and a community hub exists in the Parkgate Village Centre. Other community hubs in the District are located outside of OCP designated town and village centres.

#### 2014 Measure

Same as 2011, except that the William Griffin Community Centre has been demolished. The new Delbrook Community Recreation facility is undergoing construction at this location.



#### DID YOU KNOW?

Norgate Elementary is a recognized as a “Community School” given the range of community services that are co-located at this facility. Services offered beside children’s education, include social service counselling for pre-teens and teens, childcare, programs for seniors and other community programs and services.

This map shows a wide spectrum of services that are provided geographically across the District. There are two major community hubs – Parkgate and Delbrook. Additional community services are needed in emerging town and village centres including: Lynn Creek Town Centre, Lions Gate Village Centre and Maplewood Village Centre.

## 5.8.2 SOCIALLY INCLUSIVE COMMUNITY

### Primary indicator

Age groups as a percent of the total population

### Why is this Important?

Sustaining a healthy mix of different ages and socio-economic backgrounds in our population is important to the ongoing health, diversity and vibrancy of our community. Recent demographic trends indicate growing numbers of seniors, gaps in the numbers of young adults entering the work force and starting new families, and declining numbers of school aged children. OCP policies to create a greater diversity of housing choices and affordability, to encourage business opportunities and job growth, and to guide the development of dynamic town and village centres will help attract the 'missing generation' of young adults and enable seniors to find suitable housing in our community.

### 2030 OCP Target/Desired Trend

Foster a socially inclusive community including a mix of ages, abilities and socio-economic backgrounds.

### 2011 Baseline

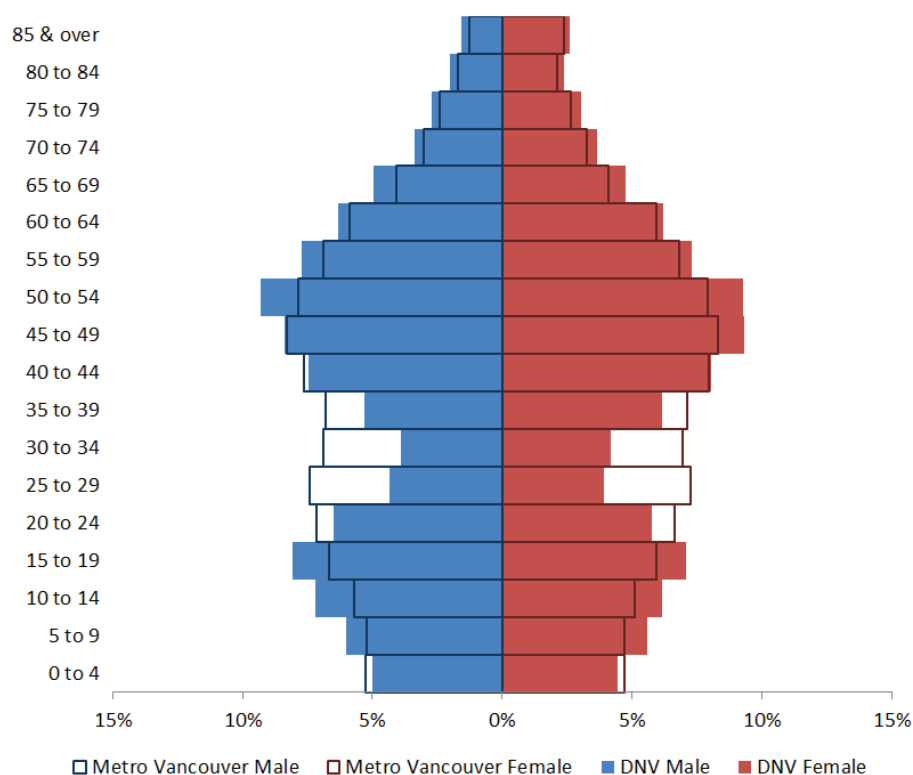
Significantly fewer young adults aged 25 to 40 than the regional average.

### 2014 Measure

Data not available. New census data available 2017.

### 2011 Population Pyramid

(% of total population)



In 2011, our population profile reveals a slight decline in the numbers of children from 2006. However, these numbers are still higher than the 2011 regional average. The number of young adults aged 25 to 40 has declined since 2006. Our numbers of middle aged and senior adults are on the rise and slightly above the regional average.

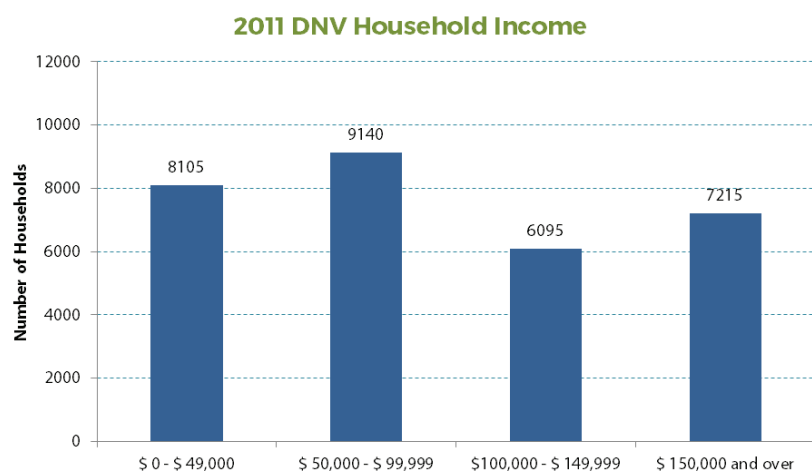


POPULATION PROFILE BY AGE GROUP	2006	2011
0-19	26.4%	24.7%
20-39	21.0%	20.0%
40-64	39.6%	39.7%
65+	13.0%	15.5%
Total	81,910	84,420

Source: 2011 Canadian Census

## DID YOU KNOW?

In 2011, 75% of District residents called English their mother tongue. Of the 22% of non-official languages spoken in the District, the majority spoke Farsi, then German, Korean, Cantonese and Spanish.



Source: 2011 National Household Survey

## 5.8.3 COMMUNITY SERVICES AND PROGRAMS

### 2030 OCP Target/Desired Trend

Provide, facilitate and support a range of community programs and social services that meet the needs of the community.

#### Why is this important?

Community services includes a wide range of social, cultural, recreation, education, health and other services and programs - typically offered by social service providers and governmental agencies - that support the health and well-being of all District residents. These community programs and services can provide vital assistance to residents in time of needs, but they are also form part of our everyday lives when we visit a Community Recreation Centre or access resources at the library.

#### What are we doing?

**Social service providers** and other community agencies work hard to provide programs for seniors, people with disabilities, youth, childcare, women in crisis, new immigrants, counselling services, homeless and emergency services, food security, restorative justice and other services in our community. The District provides community and core grants to support the work of non-profit social service providers and community groups that offer services to District residents. Grants provided to these agencies are used to leverage funds from other sources and guides the work of substantial community volunteer hours.

The **North Vancouver Recreation & Culture Commission (NVRC)** offers a wide range of opportunities for individuals, families and organizations to stay active, engaged and inspired as program or drop-in participants, volunteers, cultural grant recipients and event participants. The NVRC continues to offer financial assistance to families in need and a variety of low-cost opportunities to ensure all residents have access to programs and facilities.

In 2014 the North Vancouver Recreation Commission and the North Vancouver Arts Office were consolidated into the North Vancouver Recreation & Culture Commission (NVRC). The consolidation brings together municipal recreation and cultural expertise under one umbrella organization, enhances programming and services in North Vancouver and achieves efficiencies in service delivery. Also in 2014, the NVRC fully implemented a new program design and delivery system to better respond to shifting participation patterns and provide new innovative recreation and culture opportunities. This system delivers a creative mix of recreation and cultural activities and events which engage all residents in new ways and heightens vibrancy in each of the District's neighbourhoods and town centres.

#### DID YOU KNOW?

Vancouver Coastal Health (VCH) has a keen interest in built environments and their impacts on community health. VCH has published a number of publications on Healthy Built Environments recognizing the health benefits from social and connected public spaces, active transportation, GHG reduction, environmental protection and more. For more information see <http://www.vch.ca/your-health/population-health/built-environment/>. The District has established a Memorandum of Agreement with VCH to work together to encourage healthy built environments in our communities through OCP implementation.



The **North Vancouver District Public Library's** Strategic Framework was adopted by the Library Board in September 2014. Included in this framework is a vision of the library as a welcoming, inclusive place with a diverse collection that is responsive to community needs, provides current and adaptable technology, fosters an environment where people can build community and relationships and feel more connected to their community.

The **North Vancouver Museum and Archives** supports and provides access to our rich cultural and heritage through a publically accessible repository of archival and cultural resources and programs to build community identity and sense of place.

## DID YOU KNOW?



The District now has a total of approximately 137 community garden plots. These gardens allow residents to grow their own food and to build community connections through interaction and education.

## 5.8.4 CITIZEN ENGAGEMENT

### Primary indicator

Municipal Election Voter Turnout Rate

### Why is this Important?

Effective civic engagement builds strong communities, leads to greater public participation and interest in the things we share, and facilitates more responsive governance and better decision making. Civic engagement can be observed in a number of different ways: voter turnout at civic elections, attendance at Council meetings, participants at public engagement events, involvement in civic committees, number of volunteers for various community initiatives, number of people accessing the District website, and more. Moving forward, the District will seek ways to measure civic engagement. Currently one of the few reliable sources of available data is voter turnout.

### 2030 OCP Target/Desired Trend

To involve citizens meaningfully in civic affairs and community life

### 2011 Baseline

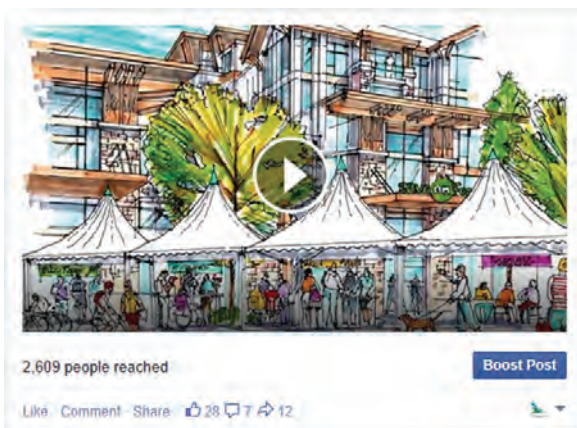
21% Municipal Election Voter Turnout Rate

### 2014 Measure

25% Municipal Election Voter Turnout Rate

### DID YOU KNOW?

There are roughly 20 Council appointed committees, boards, commissions, task forces, and panels with 165 community participants.



### Community engagement and outreach:

The District's Corporate Communications team has been exploring new ways of engaging with the public. New visual and social media tools are helping the District to reach out and connect with wider and more diverse audiences in our community. The District's website is also undergoing a complete redesign towards a more user friendly format.



## 5.8.5 PERSONAL AND PUBLIC SAFETY

### 2030 OCP Target/Desired Trend

To create safe and caring communities

#### Why is this important?

Together with other community partners, the District works proactively to reduce or prevent risks; to respond effectively to natural hazards, natural disasters and emergencies; and to protect public safety. These services and programs save lives and property from harm and provide necessary supports to citizens in times of need.

#### What are we doing?



**Natural Hazards Risk Management:** The District utilizes a risk-based approach to the management of natural hazards focuses on both the likelihood and consequence of natural hazard events such as landslides, debris flows, wildland-urban interface fires, severe storms, flooding, earthquakes. In May 2011, the District received the United Nations Sasakawa Award for Disaster Risk Reduction. The District is also recognized as a “Role Model City” for the United Nations Resilient Cities campaign.

**Natural Hazard Development Permit Areas:** In 2012, Council approved a series of Natural Hazard Development Permit Areas to protect development from potential hazards associated with wildfire, steep slopes and creeks (debris flow, flooding etc.)

**North Shore Emergency Management Office: (NSEMO)** supports both municipal and regional North Shore response capabilities by coordinating effective and efficient preparedness, planning, response, and recovery activities by bringing together resources from the three municipalities, response agencies, public safety lifeline volunteers and other organizations on the North Shore.

**Fire and Rescue Services/RCMP/Ambulance Services:** Our emergency services continue to provide essential emergency, public education, and support services to our community.

## 5.9 PARKS AND OPEN SPACE

### Primary indicator

Ratio of community and neighbourhood park/1000 people District-wide

### Why is this Important?

Community Parkland serves several neighbourhoods and includes parks for organized recreational opportunities, trails and natural features. Neighbourhood Parkland are more localized parks providing active and passive recreational opportunities and are intended to primarily serve residents within a reasonable walking distance (10min or up to approximately 800m).

### 2030 OCP Target/Desired Trend

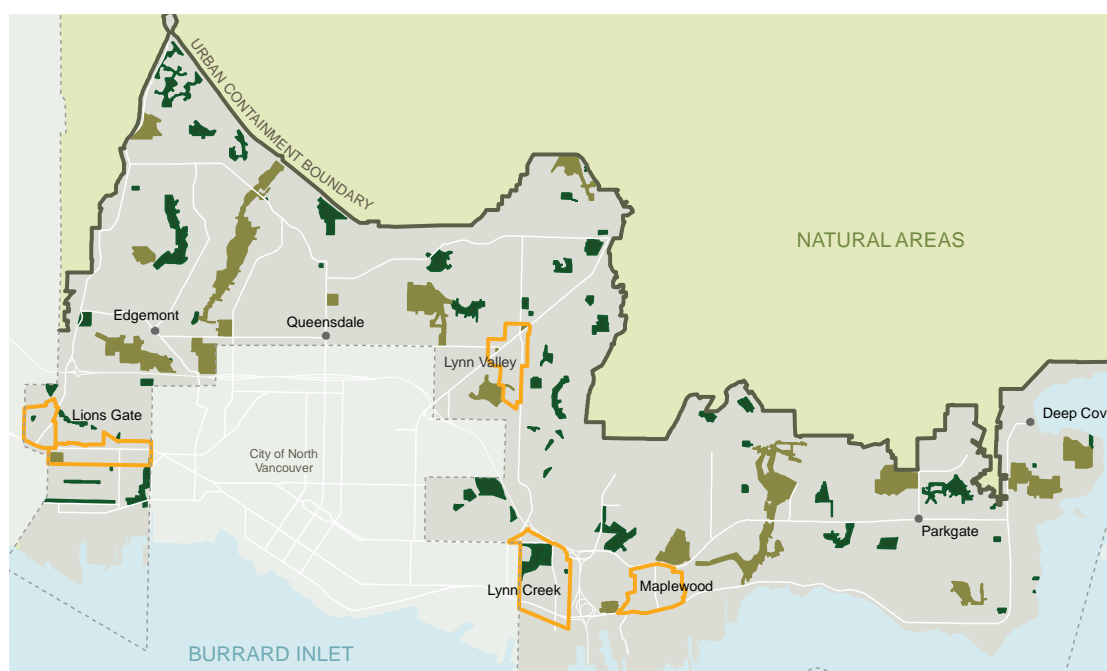
Continue to exceed 2 ha of community and neighbourhood park/1000 people District-wide, and increase park, open space and/or trails in OCP growth centres.

### 2011 Baseline

In 2011, the ratio of community and neighbourhood park/1000 people District-wide was 3.6.

### 2014 Measure

In 2014, the ratio of community and neighbourhood park/1000 people District-wide was 3.6.



### Legend:

- Community Parks
- Neighbourhood Parks

	2011	2014
Community Park (ha)	188	188
Neighbourhood Park (ha)	117	119
Total (ha)	305	307
Hectare of Community & Neighbourhood Park per 1000 Residents	3.6	3.6

While small advances have been made to create new neighbourhood parks, open space and trails in Town and Village Centres moving forward, other key parks strategies are aimed at park updates and improvements to meet the changing needs of our community and to extend the trails network to strengthen community connections.

EXAMPLES OF KEY PARK IMPROVEMENT PROJECTS COMPLETED IN 2011 – 2014	TYPE
Windsor AstroTurf construction with associated infrastructure (washrooms etc.)	Sports Field Related
NS Spirit Trail Construction for Squamish Nation to Mackay Creek	Trail
Trail construction along Seymour Greenbelt with aggregate surfacing and supporting infrastructure	Trail
Multi Use and Mountain bike trail construction with associated infrastructure and signage	Trail
Artificial Turf Mat installation at Windsor field	Sports Field Related
Water Park replacement at Viewlynn	Other
Sportfield lighting upgrade at Myrtle Park - All weather field	Sports Field Related
Cates Tennis Court replacment (2) at Cate Park East	Tennis
BP Memorial Connector with bridge installation (2); boardwalk; stairs; fencing and drainage works	Ped. Infrastructure
Waterfront Access Upgrade at 790 Beachview Avenue	Other

DNV TRAILS*	2011 LENGTH (M)	2014 LENGTH (M)
Hiking Only	56,856	56,006
Mountain Biking Priority	20,861	20,802
Mountain Biking Only	863	863
Multi-Use	187,158	202,435
Unclassified	38,273	38,498
Total	304,011	318,604

\*Note: Includes all trails located in the District, even if they are funded/constructed/maintained by Metro Vancouver.

## Data Sources and Limitations

The data is provided by the DNV GIS and Parks departments. Trail length data are estimates only. Lengths may be adjusted periodically as updated information becomes available.

## Plans and Other Progress Towards OCP Target

- Parks and Open Space Strategic Plan (2012)

## 5.10 ENVIRONMENTAL MANAGEMENT

### Primary indicator

Number of Integrated Stormwater Management Plan (ISMP) completed

### Why is this Important?

Metro Vancouver municipalities are required to develop a coordinated program to monitor stormwater and assess and report on the implementation and effectiveness of Integrated Stormwater Management Plans (ISMPs). ISMPs offer an integrated way of understanding and developing coordinated strategies to maintain or enhance watershed health.

### 2030 OCP Target/Desired Trend

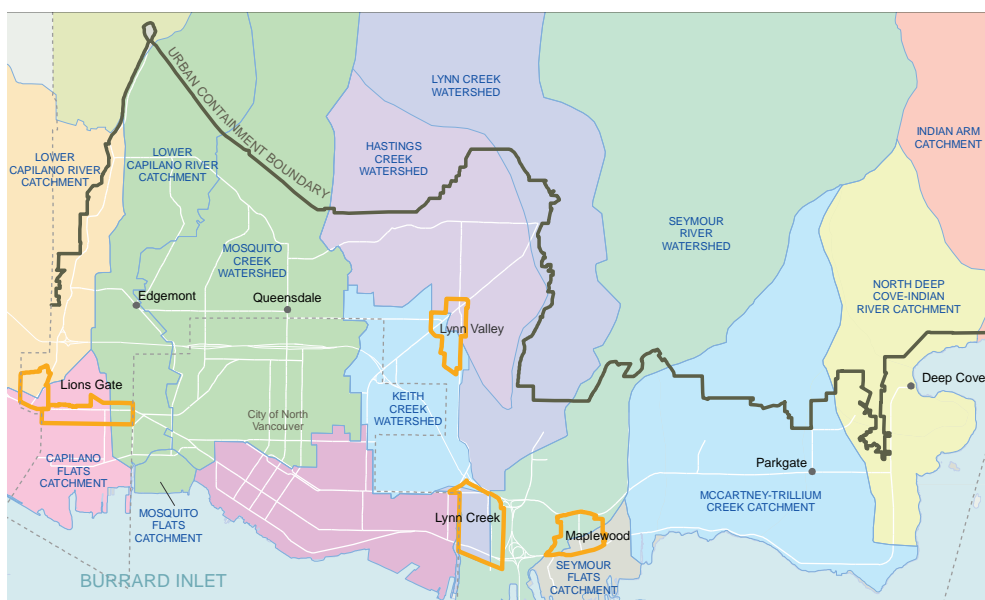
The District aims to have Integrated Stormwater Management Plans and implementation on all urbanized watersheds.

### 2011 Baseline

In 2011, no ISMPs were complete.

### 2014 Measure

In 2014, one preliminary ISMP has been completed while the remaining 11 are substantially underway.



DNV Watersheds

Integrated stormwater management plans are underway and tracking towards completion by the end of 2016. A preliminary ISMP has been completed for Hastings Creek Watershed. Hydraulic modelling, water quality and benthic monitoring have been conducted for 11 out of 12 urban watersheds (except Keith Watershed – no hydraulic modelling).

### Plans and Other Progress Towards OCP Target

- Completion of Environmental and Natural Hazard Development Permit Areas
- Protection of the Natural Environment
- Streamside Protection
- Natural Hazards: Wildfire Hazard, Creek Hazard, Slope Hazard



## 5.11 CLIMATE ACTION

### 5.11.1 COMMUNITY EMISSIONS

#### Primary indicator

Community emissions in tonnes of CO<sub>2</sub>e

#### Why is this Important?

The Province of B.C. aims to reduce greenhouse gas (GHG) emissions by 33% from 2007 levels by 2020. As part of the our commitment to meeting the Climate Action Charter, the District is required to measure and report on community GHG emissions profiles. An important resource for this reporting, is the Community Energy and Emissions Inventory (CEEI) that collects data on energy consumption and greenhouse gas emissions from community activities (on-road transportation, buildings and solid waste) from GHG source sectors (utilities, public agencies etc.).

#### 2030 OCP Target/Desired Trend

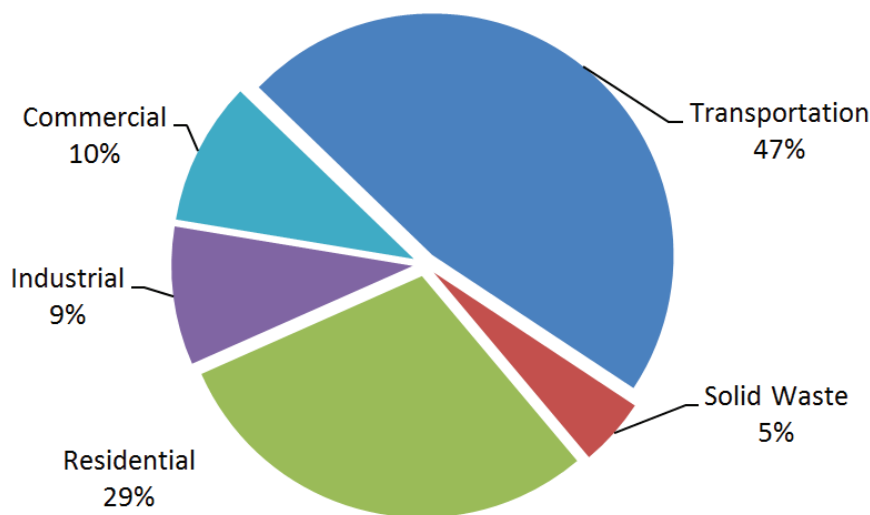
The District aims to reduce community emissions by 33% by 2030.

#### 2011 Baseline

In 2010, community emissions were equivalent to 427,000 tonnes of CO<sub>2</sub>.

#### 2014 Measure

Data not available. Revised data pending from CEEI.



2011 Community CO<sub>2</sub>e Breakdown

- Climate Action Revenue Incentive Program
- Energy and Water Conservation DPA
- Greenhouse Gas Emission Reduction DPA
- Building Energy Labelling program starting
- Water conservation
- Solar capacity mapping

#### DID YOU KNOW?



The District encourages new and innovative clean fuel alternatives for vehicles and supportive infrastructure such as electric charging stations. From a starting point of zero electric vehicle charging stations in 2011, by the end of 2014 there were 16 electric vehicle charging points in the District.

## 5.11.2 CORPORATE EMISSIONS

### Primary indicator

Corporate (District operations) emissions in tonnes of CO<sub>2</sub>e

### 2030 OCP Target/Desired Trend

A reduction in Corporate (District operations) emissions.

### Why is this Important?

Under the Climate Action Charter, the District is taking steps to lower our carbon footprint; plan for compact, complete and energy-efficient communities; and demonstrate leadership on sustainable development. The District also reports every year on progress toward these goals as well as achieving carbon neutrality in their corporate emissions. The majority of District corporate GHG emissions are attributed to fleet vehicles use and building energy use with electrical use making up the remainder.

### 2012 Baseline

In 2012, the District's direct corporate emissions were equivalent to 4,629 tonnes of CO<sub>2</sub>. Due to a change in collection methods, data for 2011 is not available.

### 2013 Measure

In 2013, the District's direct corporate emissions were equivalent to 4,351 tonnes of CO<sub>2</sub>.

---

Total GHG emissions (measured by CO<sub>2</sub>e) can vary greatly depending on GHG credits gained from climate action projects. In 2014, the District generated 4,566 in carbon offsets (through organic waste diversion and reduced landfill emissions) to reach carbon neutrality. The District's Energy Reduction Program has focused on making improvements to the District's facilities by implementing projects to reduce the energy use in buildings. To date, the program has reduced energy use in facilities by approximately 5% on an annual basis. Implemented measures include improvements to mechanical systems, lighting systems and building control systems. Slightly warmer weather in 2013 also contributed to a reduction in natural gas use. Fleets has implemented an anti-idling program, and replaced fleet vehicles with more efficient vehicles (e.g. Prius engineering cars, smart cars for the inspectors, electric car for building department).

### Plans and Other Progress Towards OCP Target

- Climate Action Revenue Incentive Program (ongoing)
- Energy Retrofit Program
- District of North Vancouver Electric Vehicle Support Equipment Strategy (2014).

---

# 6 LAYING THE FOUNDATION FOR FUTURE OCP PROGRESS MONITORING

---

This report begins the process of measuring achievements towards OCP goals and objectives. As data becomes available from a variety of different sources, it is suggested that the following additional indicators be considered for use in future OCP Progress Monitoring reports.

## **Parks and Open Space:**

- Amount of parks, open space and trails in town and village centres

## **Environment:**

- Stream health (water quality)
- % of land base under environmental protection
- Extent (linear m) of fish accessible streams

## **Infrastructure/Finance:**

- Status of long term funding strategy
- Community amenity contributions

Periodic monitoring of the OCP is intended to occur every 1 to 2 years according to need and depending on the availability of data. Major updates are anticipated every 5 years as new Statistics Canada (census) and TransLink (trip diary) information become available. The District will also be consulting with the public to ensure that the indicators used reflect what is important to the community and that the format is accessible to all.

March 5, 2016

**FONVCA AGENDA ITEM 4(a)**

**To:** Mayor Walton and District of North Vancouver Councillors

**From:** Peter Klinkow and Corrie Kost, OCP Monitoring Group Co-Chairs

**Re:** Agenda item 9.2 at the March 7, 2016 regular Council meeting, OCP Progress Monitoring

This communication is in response to actions recommended by staff in its February 26, 2016 Report to Council entitled "OCP Progress Monitoring Report 2011-2014: Next Steps."

We were members of the OCP Implementation Committee and co-chaired its Monitoring Working Group subcommittee until the mandated conclusion of the Committee on December 31, 2015.

We have read the report attached as an exhibit to the February 26 staff report. The exhibit is the final report of the OCP Implementation Committee that was *drafted by staff*. It represents the hard work by everyone, staff and volunteers, over 18 months. The recommended performance metrics are well-vetted and supported by good, verifiable data as currently or eventually available.

Unfortunately, this is a limited report: it stays with the obvious. The primary performance indicators in the final report are essentially the same as listed in the OCP. The report includes some useful community indicators, but our committee did not systematically address whether the original OCP indicators were the best available or whether they were still relevant.

Two examples:

- Parks and Open Spaces metric: the OCP policy target is to continue to exceed the standard of two hectares of parkland per thousand (1000) residents. The 2010 baseline as well as the 2014 result was 3.6/1000, 160% of the 2030 target. Even an 80% population increase by 2030 (the OCP estimates the need for a 25% increase) would result in meeting the target. Is there not a better metric than one which absorbs "surplus" park space?
- Infrastructure metric: the 2030 target is to ensure that available funding accommodates both aging infrastructure and the demands of growth, whereas the performance metric focuses on asset management plans. At a minimum, an outcome-oriented secondary metric should be established, such as on-time/on budget results and/or budget vs actual costs for projects.

Why didn't the performance monitoring subcommittee address the bigger questions? The answer is that time ran out. With rare exceptions, we were not provided meeting materials in advance, which complicated and extended the process of determining whether proposed performance metrics were valid and useful. As a result, when the time came to prepare the final report we had little opportunity to step back from the details and view the bigger perspective.

As mentioned at our discussion at the Committee of the Whole on December 14, 2015, a number of questions relating to OCP performance metrics remain worth asking, including (a) a review of issues beyond the control of the District and the relevance of those issues to implementation of the OCP, (b) interrelationships and trade-offs among OCP targets, for example, the relationship between residential housing or industrial development and tax rates, as well as (c) the continuing usefulness of the original performance metrics, such as in the examples above.

We can and should do better. You will have to address these issues/questions sooner or later. You also have an investment in the time spent by your volunteer committee and the specific expertise within the committee. Establishing the best possible performance metrics will provide the necessary transparency as well as ensure a common baseline of public understanding of the facts to assist in your efforts to establish public policy.

We recommend the following:

- As recommended in the February 26 staff report, publish the OCP final report (the attachment) and solicit public feedback.
- In line with council's suggestion at the Committee of the Whole meeting that ongoing active community engagement on OCP Progress Monitoring continue, that members of the OCP Implementation Committee be invited to continue their efforts to confirm or develop the best OCP performance metrics. While welcoming contributions from and collaboration with staff, *this effort would be best undertaken as a committee of Council with direct lines of communication.*

Respectfully submitted,

Peter Klinkow and Corrie Kost



**FONVCA AGENDA ITEM 4(a)**

**Subject:** OCP Monitoring Report on Council Agenda - March 7th

**From:** Krista Tulloch <ktulloch@shaw.ca>

**Date:** 3/8/2016 8:39 PM

**To:** Adele Wison <adele@terrahousing.ca>, Adrian Chaster <Adrian.chaster@gmail.com>, Arash Rezai <arashrezai@shaw.ca>, Brian Bydwell <Brian\_Bydwell@dnv.org>, Corrie Kost <corrie@kost.ca>, David DeMuynck <demink@rocketmail.com>, David McLeod <dmcleod@angelrestoration.com>, Elaine Grenon <egrenon@shaw.ca>, Kolton Smith <koltonsmith@gmail.com>, Paul Tubb <petubb@hotmail.com>, Penny Chester <ChesterP@dnv.org>, "Peter Klinkow\" \"Dan Ellis" <pklinkow@gmail.com>

**CC:** "Darren Veres veresd@dnv.org>"Sarah DalSanto\" dalsantos@dnv.org<; \"Kevin Zhang\"; \"Robin Hicks" <zhangk@dnv.org>

Dear OCPIC members,

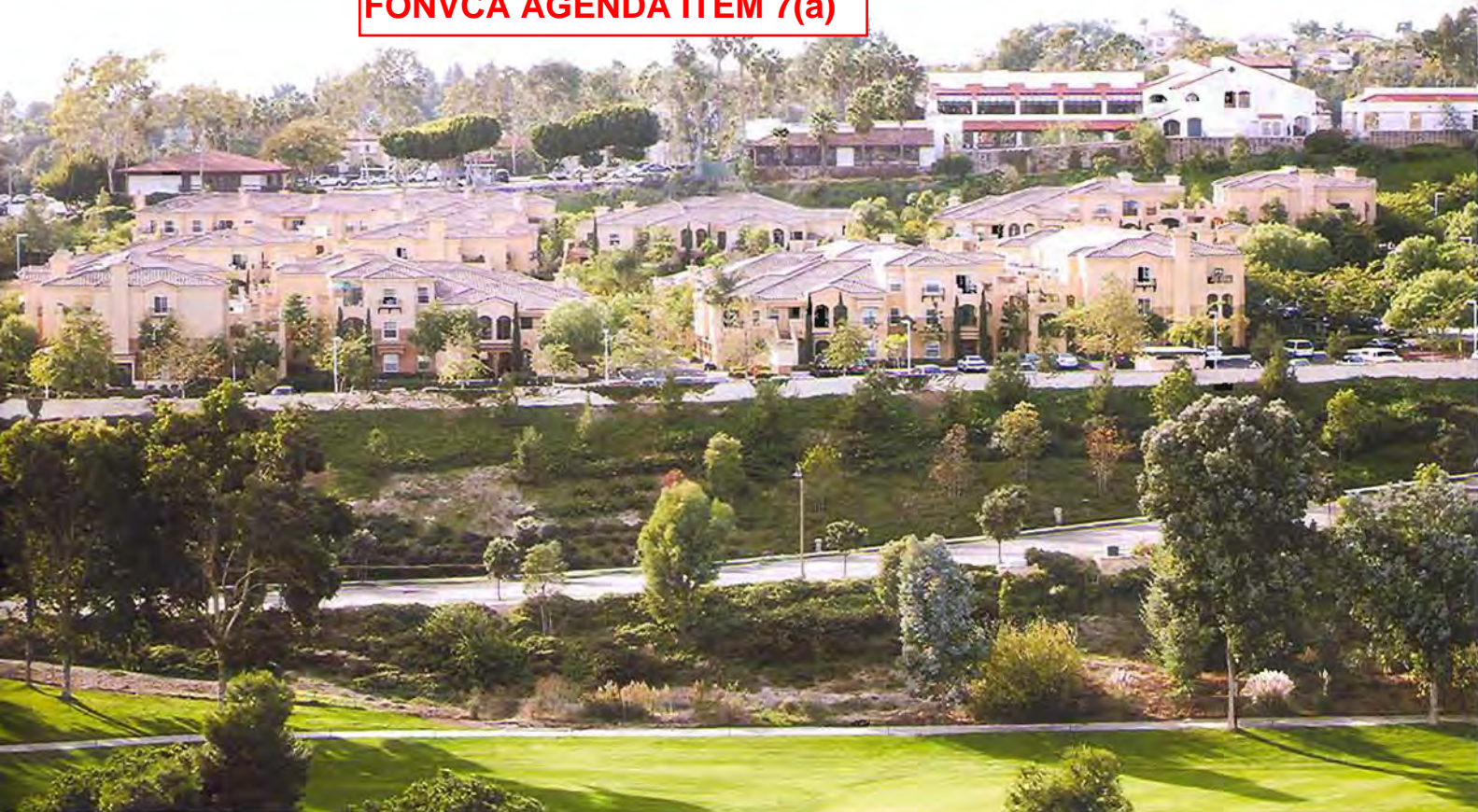
It's official - the inaugural OCP Monitoring Report was received by DNV Council last night. Council members present expressed appreciation for the work of staff and the volunteer committee. It was clarified that the OCPIC has now wrapped up its mandate, and council requested staff to suggest future opportunities for such groups to provide support and feedback as the OCP continues to unfold. It was suggested that council consider fostering a closer relationship with such a committee moving forward.

it has been a pleasure to get to know and work with each of you. Our little team both learned a shared a lot about this community we all enjoy. Penny, thank you for keeping us all fed and organized. Kevin, thank you for finding and helping us to make sense of the complex data that this report required. Sarah and Darren, thank you for your leadership and guidance as we tried to give shape and direction to this project. Robin, thank you for your efforts to ensure the broader council was aware and informed about the work of the committee to help the OCP move forward consistent with its vision and values.

I wish you all well in whatever endeavors lie ahead and look forward to crossing paths with you in the future.

With thanks,  
Krista Tulloch  
OCPIC CO-Chair





© Nico Calavita

[http://www.uc.edu/cdc/Urban\\_database/housing/Inclusionary\\_Housing\\_Incentives\\_and\\_Land\\_Value\\_Recapture\\_Land\\_Lines.pdf](http://www.uc.edu/cdc/Urban_database/housing/Inclusionary_Housing_Incentives_and_Land_Value_Recapture_Land_Lines.pdf)

# Inclusionary Housing, Incentives, and Land Value Recapture

Nico Calavita and Alan Mallach

Inclusionary Housing (IH) programs are land use regulations that require developers of market-rate residential development to set aside a small portion of their units, usually between 10 and 20 percent, for households unable to afford housing in the open market. Alternatively they can choose to pay a fee or donate land in lieu of providing units. Originating in the early 1970s, inclusionary housing has grown to be a major vehicle by which affordable housing units are provided in large parts of the United States, as well as an important strategy for affordable housing in many other countries.

From the first days of IH, there has been widespread debate over what is sometimes called the “incidence” controversy—that is, how the costs of providing affordable, and by definition below-

market, housing are addressed, and which of the parties in a real estate transaction actually bears those costs. As a result of widespread concern that costs are being borne by developers and/or market-rate homebuyers, and reflecting legal concerns associated with the takings issue, many municipalities enacting inclusionary ordinances have combined them with incentives or cost offsets designed to make the imposition of an affordable housing obligation cost-neutral. Many of these incentives, however, displace costs onto the public, either directly or indirectly.

We suggest that a better approach is to link inclusionary housing to the ongoing process of rezoning—either by the developer or by local government initiative—thus treating it explicitly as a vehicle for recapturing for public benefit some part of the gain in land value resulting from public action.

**The La Costa Paloma Apartments in Carlsbad, California, have 180 apartment units affordable to households earning at or below 50 and 60 percent of the area median income.**



### The Evolution of Inclusionary Housing

Several factors contributed to the development of inclusionary housing in the early 1970s: efforts to foster racially and socioeconomically integrated communities and combat exclusionary practices; the rise of the environmental movement that spurred growth management programs; the use of exactions to make development pay for the costs of growth; and sharp housing cost increases, particularly in key areas such as California and Washington, DC. During the 1980s, IH became an important tool to offset the Reagan administration's savage cuts in federal funding for affordable housing by pushing states and localities to take a more pro-active role in the affordable housing arena.

California, New Jersey, and Massachusetts led the nation in IH, driven by state laws enacted during this period that required local governments to produce, or remove obstacles blocking others from producing, their "fair share" of affordable housing. Outside of those states, the greater Washington, DC, region produced many of the first significant IH programs, notably in Montgomery and Prince George's counties in Maryland, and Fairfax and Loudoun counties in Virginia.

IH was originally a tool to provide affordable housing and create mixed-income communities in

suburban areas, but today it is also being adopted in urban centers such as Denver, Baltimore, Chicago, and New York where redevelopment, infill, and densification—and often gentrification—are taking place. Some cities are also requiring developers who convert rental housing into condominiums to make a portion of the former rental units affordable to moderate- or low-income homebuyers, extending the reach of IH to existing buildings as well. Implementing IH programs becomes more problematic, however, when applied to urban infill sites and redevelopment areas, where development is often more expensive and difficult than in the suburbs, demanding particular flexibility in designing and administering IH ordinances.

No national survey has ever been conducted of IH programs. Estimates range from 300 to 500 programs in existence and 80,000 to 120,000 units produced (Porter 2004; Brunick 2007; Mallach 2009). **IH may not be a panacea for the nation's housing affordability problems, but it can be a significant, locally based component of an overarching strategy in which the federal and state governments must also play significant roles.**

IH, moreover, is no longer an exclusive American practice. In recent years it has spread not only to Canada and many European countries, includ-

Part of an inclusionary development in affluent suburban Cranbury, New Jersey, this four-unit structure is designed to look like an expensive single-family house.



© Alan Mallach





The single-family developer of the La Costa Paloma Apartments in Carlsbad, California, was allowed to cluster the IH units and build them in collaboration with a nonprofit developer.

© Nico Calavita

ing England, Ireland, France, Italy, and Spain, but also to such far-flung places as India, South Africa, New Zealand, and Australia. The global spread of IH reflects a larger policy shift under which governments increasingly look to developers to shoulder part of the wider societal costs of development. But who actually pays for those costs?

#### The Incidence Controversy

Since it can be assumed that affordable housing units will sell or rent for below-market prices, there is little doubt that there are costs associated with complying with a municipality's inclusionary requirement. While developers often maintain that renters or buyers of market-rate units bear the cost of IH, economists point out that the developer and/or the seller of raw land to the developer should, under most circumstances, absorb part or all of these costs. There seems to be agreement in the literature that "in the long run . . . most of the costs will be passed backward to the owners of land" (Mallach 1984, 88).

A strong argument in support of this position is that a rational developer will already charge the maximum housing sale price that the market can bear, and thus will be unable to pass along additional costs through higher prices. Under those

circumstances, if newly imposed exactions increase the cost of development, either the price of the land or the developers' profits will have to come down. While developers may reduce their profit margins, it is likely that wherever possible they will seek a reduction in land costs. Critics of IH maintain that these represent unreasonable and unfair outcomes, while proponents argue that it is neither unfair nor unreasonable for the landowner to bear much of the cost of inclusionary programs.

Is the reduction of land costs a desirable outcome of IH? Put differently, does the imposition of IH actually reduce land value from some level intrinsic to the land, or does it represent the recapture of an increment in land value associated with governmental action?

It is widely argued that increases in land values do not generally result from the owner's unaided efforts, but rather from public investments and government decisions, and are therefore in whole or part "unearned." This argument is accepted in many European countries, leading to the adoption of regulations that attempt to recapture or eliminate what are considered to be windfall profits associated with land development. Our research, supported by the Lincoln Institute, has found that in many countries IH is viewed explicitly as a



mechanism to recapture unearned increments in land value.

In the United States, where the "right to develop" is far more central to the concept of property rights than is the case in most European countries, land value recapture is not widely recognized as a part of planning practice and land development. Thus, the imposition of affordable housing obligations is often legitimized by providing compensation in the form of incentives or cost offsets to developers for the additional costs of providing IH.

As Hagman (1982) has argued, incentives such as density bonuses and other cost offsets have no effect on the price paid by the buyers of market units, but ensure instead that the unearned increments in land value will keep flowing to landowners. Even housing advocates will argue for cost offsets, if only as a way of gaining support and blunting developers' opposition to the enactment of inclusionary ordinances. Incentives and cost offsets provided to developers are not free, however, but may carry potentially high public costs.

#### Incentives and Cost Offsets

It has been argued in the United States that without incentives and cost offsets, "inclusionary housing becomes a constraint or an exaction on new

development" (Coyle 1991, 27-28). For example, the California Department of Housing and Community Development (HCD) has advised for years against "the adoption by local governments of inclusionary housing ordinances or policies which shift the burden of subsidizing low-income affordability from government to private builders" (Coyle 1994, 2). The current HCD position is that IH creates a potential obstacle to private residential development and therefore localities must demonstrate that IH adoption or implementation has a neutral or even positive impact on development. Similarly, a 2007 New Jersey court decision found that municipalities seeking to enact inclusionary ordinances must provide the developers with "compensating benefits" to mitigate the cost of the affordable housing obligation (*In the Matter of the Adoption of N.J.A.C. 5:94 and 5:95*, 390 N.J. Super. 1 (App. Div. 2007), cert. denied 192 N.J. 72 (2007)).

In this climate, it is understandable that local governments incorporate cost offsets or incentives in their inclusionary programs, even in the absence of a clear legal doctrine requiring offsetting benefits. These programs may include density increases or "bonuses," waivers or deferral of impact fees, fast-track permitting, lower parking requirements,

Mill River House is a 92-unit mid-rise in a downtown redevelopment area of Stamford, Connecticut, with a 12 percent low/moderate income set aside.



© Todd Duma's, City of Stamford Land Use Bureau



relaxation of design standards such as street widths and setbacks, or other regulatory concessions that subsequently reduce developers' costs.

In addition, financial incentives may be provided through federal Community Development Block Grants and Home funds or state and local subsidies, including below-market-rate construction loans, tax-exempt bond mortgage financing, and land write-downs.

A survey of IH in California found that local financial subsidies are common among the most productive jurisdictions (NPH/CCRH 2007). The most frequently used subsidy is tax increment financing (TIF), which is all but synonymous with redevelopment in California. Under state law, 20 percent of all TIF revenues must be dedicated to the provision of affordable housing. After TIF funds the most widely used incentives are density bonuses and permit-related concessions, such as deferral, reduction, or waiver of applicable permit and impact fees. Some jurisdictions also offer fast-track processing and flexibility of design standards, including height and bulk requirements, as well as parking and open space requirements. In his national study of IH programs, Porter (2004, 9) found a similar pattern with "the most common compensatory offering being density bonuses . . . although their specific value in any given location is difficult to calculate."

Studies have shown that it is often possible to fill the affordability gap—the difference between what it costs to provide housing and what lower-income households can afford—through local government measures that reduce production costs. However, developers often argue that cost offsets alone do not compensate them adequately for inclusionary requirements. Even additional financial assistance does not guarantee acceptance of IH by the development industry. In large jurisdictions in fast-growing areas with powerful development interests, even cost offset approaches can be thwarted, particularly during recessionary periods, as they were most egregiously in the City of San Diego in the early 1990s (Calavita and Grimes 1994).

These incentives often come at a public cost. Financial incentives are paid directly by taxpayers, either through appropriations at the federal, state, or local level, or by redirecting revenues that would otherwise go into the city's general fund. The effect of fee waivers, reductions, or deferrals is nearly as direct. Development creates demands for public facilities, services, and infrastructure, the costs of



© Nico Calavita

which are typically mitigated by fees whose nature and amount is directly related and roughly proportional to the development's impact.

When a project does not pay its full cost, the city must make up the lost revenue or allow infrastructure or service levels to decline. In either case, the public bears a cost. Fast-track permit approval will require more personnel to process the plan at public cost, or lengthen delays for projects that do not benefit from the fast track. Lower parking requirements might be justified by the assumption that lower-priced units require less parking, an assumption that may not be supportable in all cases, and thus a legitimate cause of concern for neighborhood groups.

Density bonuses, which are used widely to incentivize urban design amenities as well as affordable housing, can be both the most attractive to the developers and the most problematic to the public at large. When superimposed on an existing planning framework, density bonuses raise three major areas of concern.

1. They undermine existing regulations, effectively undoing land use planning and zoning regulations without the associated processes that usually accompany zoning changes. A Los Angeles

**Torrey Highlands, a 76-unit IH project serving families earning up to 60 percent of area median income, is in the City of San Diego's northern fringe area.**



**SOMA Grand is a 246-unit condominium project with 29 IH units in the South of Market (SOMA) neighborhood of San Francisco. The IH units are affordable to families making 100 percent of area median income, while the market-rate units sell for between \$500,000 and \$1.9 million.**

- City Council member opposed to IH stated:
- "This proposal automatically increases a density in a community by 15 percent, which in effect trashes a community's efforts to master plan their community" (Smith 2004, 2).
2. They may lower the level of service of public facilities and infrastructure in the area. Analysis of the adequacy of public facilities, identification of needed improvements, and scheduling of the investments—either on the part of the developer or the locality—is needed to ensure that levels of service will not deteriorate as a result of the additional density associated with land use or zoning changes. Without it the quality of life and public services in neighborhoods affected by significant use of density bonuses may deteriorate. These impacts are rarely taken into consideration.
  3. They frustrate citizen participation in the planning process by being enacted outside of that process. Once approved, their implementation is piecemeal, and their impacts only gradually felt.

A critical distinction must be made, therefore, between density increases resulting from an upzoning based on a planning process that has presumably taken into account the issues arising from an increase in land use intensity, and density bonuses superimposed on existing zoning with the potential to have a significant but unanticipated impact on neighborhoods. The costs imposed by density bonuses, as with other incentives, are often forgotten by those who propose using cost offsets and incentives to support IH.

#### Land Value Recapture Through Rezoning

Reliance on cost offsets and incentives implicitly assumes a static view of urban planning—that IH requirements will be applied within the existing planning and zoning framework as part of the subdivision or site plan approval process. Within this framework, while rational developers will try to buy the land at prices that reflect those requirements, the availability of cost offsets will reduce the developer's motivation to bargain with the landowner who, in any case, will not be motivated to sell her land at any less than the price she could get in the absence of IH requirements. In the end, the landowner is likely to get her price and the developer his profits, while the city and the neighborhoods absorb the costs. All of this reflects the re-



© Polaris Group San Francisco Residential Market Report

luctance of the public sector in the United States to confront the effects of any action on land values. There is a better way.

Planning is a dynamic process. Plans and ordinances are changed constantly to reflect both changes in external conditions and the potential profit to be made from upzoning properties to higher density or more profitable uses. Constant zoning changes are a reality of the planning process in any area with strong development demand. When land use intensities change and land values increase as the result of public action, IH can become an integral part of the local land use planning and development process, rather than being superimposed on a pre-existing framework. Thus, IH can become an instrument to recapture the land value increment associated with the government action of rezoning or land use changes.

The state of Washington took a step in this direction in 2006 in enacting HB 2984, which specifically authorizes IH where it is linked to upzonings. As described in one commentary, "If a city decides to upzone a neighborhood, it can require that anyone building in that area include a certain number of affordable units. . . . The justification of this requirement is that the property owner has



been given increased land value by virtue of the upzone, and that increased value is the equivalent of an incentive under a voluntary program" (The Housing Partnership 2007, 5).

Rules proposed by the New Jersey Council on Affordable Housing, which sets standards for IH in the framework of the state's statutory fair-share scheme, have moved in a similar direction. The rules establish "minimum presumptive densities" and "presumptive maximum" IH set-asides, ranging from 22 units to the acre with a 20 percent set-aside in urban centers to 4 units to the acre with a 25 percent set-aside in areas indicated for lower density under the State Development and Redevelopment Plan (New Jersey Council on Affordable Housing 2008, 47-48). Although not explicitly linking the inclusionary requirement to a rezoning per se, rezoning will be needed in many, if not most, cases to achieve the presumptive densities required by the proposed rules.

Recent New Jersey legislation has gone a step further, mandating that every residential development "resulting from a zoning change made to a previously nonresidentially zoned property, where the change in zoning precedes the application . . . by no more than 24 months," contain a set-aside of housing affordable to low- and moderate-income households (Public Law 46 of 2008, amending N.J. Statutes Ann. 52:27D-307). The Council is empowered to set the appropriate set-aside percentage in such cases based on "economic feasibility with consideration for the proposed density of development." Although the concept is arguably implicit in the Washington statute, the New Jersey legislation appears to be the first time that the principle of "planning gain," as it is termed in the United Kingdom, or the recapture of the land value increment resulting from rezoning for the benefit of affordable housing, has been enshrined in American land planning law.

We are not proposing that communities do away with existing IH systems, but rather that there be a two-tiered approach. The first would impose modest inclusionary requirements within an existing zoning framework, incorporating those incentives that can be offered without undue cost to the public. The second would be associated with significant upzonings of either specific parcels or larger areas grounded in the principle of land value recapture, imposing inclusionary requirements that in many cases could be substantially higher than the 10 to

20 percent range that is now customary. A period of transition might be appropriate to allow land markets to adjust to the new regulatory framework.

In conclusion, the time has come to reconsider the underlying premises of IH in the United States. By grounding IH in the practice of rezoning, we believe it is possible to better integrate inclusionary housing into good planning practices and begin to recapture for the public good some part of the unearned increment in land values resulting from the exercise of public land use regulatory powers. ■

#### ABOUT THE AUTHORS

**NICO CALAVITA** is professor emeritus in the Graduate Program in City Planning at San Diego State University. Contact: ncalavit@mail.sdsu.edu

**ALAN MALLACH** is a nonresident senior fellow at Metropolitan Policy Program of the Brookings Institution in Washington, DC, and visiting scholar at the Federal Reserve Bank of Philadelphia. Contact: amallach@comcast.net

#### REFERENCES

- Brunick, Nicholas. 2007. Compensatory benefits to developers for provision of affordable housing. *Inclusionary housing: Lessons from the national experience*. Trenton, NJ: New Jersey Council on Affordable Housing.
- Calavita, Nico, and Kenneth Grimes. 1994. Inclusionary housing in a conservative city: Equity planning strategies and political realities. Presented at the 36th Annual Meeting of the Association of Collegiate Schools of Planning, Phoenix, AZ. November.
- Coyle, Timothy. 1991. Inclusionary zoning: Is it helping or hurting housing? *Land Use Forum* 1(1):27-28.
- . 1994. *Barriers to affordable housing*. Sacramento, CA: Department of Housing and Community Development.
- Hagman, Donald. 1982. Taking care of one's own through inclusionary zoning: Bootstrapping low- and moderate-income housing by local government. *Urban Law and Policy* 5: 169-187.
- The Housing Partnership. 2007. *The ins and outs: A policy guide to inclusionary and bonus housing programs in Washington, DC*. August: 5.
- Mallach, Alan. 1984. *Inclusionary housing programs: Policies and practices*. New Brunswick, NJ: Center for Urban Policy Research, Rutgers University.
- . 2009 (forthcoming). *Understanding affordable housing: Creating and preserving housing for the less affluent America*. Chicago, IL: Planners Press.
- New Jersey Council on Affordable Housing. 2008. *Proposed amendments to substantive rules for period beginning June 2, 2008*. Trenton, NJ.
- Non-Profit Housing Association of Northern California and California Coalition for Rural Housing (NPH/CCRH). 2007. *Affordable by choice: Trends in California inclusionary housing programs*. San Francisco, CA.
- Porter, Douglas. 2004. *Inclusionary zoning for affordable housing*. Washington, DC: Urban Land Institute.
- Smith, Greig. 2004. Inclusionary zoning: It's just bad planning. *Council District 12 Monthly Column*. City of Los Angeles.



## FONVCA AGENDA ITEM 7(b)(i)

The Corporation of the District of North Vancouver

### CORPORATE POLICY MANUAL

<http://app.dnv.org/OpenDocument/Default.aspx?docNum=2611258>

Section:	Finance	5
Sub-Section:	Capital Reserves	1840
Title:	Land Opportunity Reserve Fund Policy	8

#### POLICY

The District of North Vancouver has established by Bylaw 7708 a capital reserve titled the 'Land Opportunity Reserve Fund'.

This fund will be guided by the following principles:

*Appropriations from the fund will be made subject to:*

1. Being of a capital nature and;
2. Result in the acquisition of land and related improvements or;
3. Statutory requirements pertaining to the payment of debt remaining on any land and improvements that have been previously acquired.

*Contributions to the fund will come from the following sources:*

1. Interest earned on the fund's principal balance;
2. Proceeds relating to the disposition or impairment of developable lands and related improvements;
3. Contributions from the tax levy per Council direction and;
4. Transfer from other funds as per Council direction subject to the provisions of the Community Charter.

#### REASON FOR POLICY

Within the general context of land use, the Land Opportunity Reserve Fund has been established to provide Council with a mechanism to:

- Designate certain lands as strategic
- Take advantage of financial opportunities
- Ensure the long-term preservation of the value of its land inventory.

This policy serves to articulate the source and use of funds of the Reserve.



## PROCESS

An inventory of strategic lands will be established and maintained by the District's Real Estate Department. Additions, deletions and impairments to this inventory will be subject to the provisions of this policy.

Request for appropriation of funds from the Reserve can be initiated by a Councillor or Staff and is subject to Council approval of both a:

- Financial Plan Approval Bylaw and;
- Reserve Fund appropriation Bylaw

## AUTHORITY TO ACT

Retained by Council.

Approval Date:	May 5, 2008	Approved by:	Regular Council
1. Amendment Date:		Approved by:	
2. Amendment Date:		Approved by:	
3. Amendment Date:		Approved by:	



## FONVCA AGENDA ITEM 7(b)(ii)

The Corporation of the District of North Vancouver

### COUNCIL POLICY

<http://app.dnv.org/OpenDocument/Default.aspx?docNum=2611242>

Title	Public Assembly (PA) Lands Strategy
Section	Development and Social Planning

### POLICY

It is the policy of Council that public assembly lands and uses are considered as ongoing community assets necessary to support community health and well-being.

Policy approved on: May 27, 2013

### PROCEDURE

The following procedure is used to implement this policy but does not form part of the policy. This procedure may be amended from time to time at the discretion of the Chief Administrative Officer.

The Guiding Principles as included in Section A and B of this Policy shall be considered as part of the review of any application which would require a change of use or repurposing of lands designated 'Institutional' (for Public Assembly use) in the District of North Vancouver's Official Community Plan Bylaw 7900.

#### **A. Guiding Principles: Community Value and Role of Public Assembly (PA) Lands**

1. Public Assembly lands were created to serve the social needs of the community, and Council supports retention of publicly used lands and buildings (where appropriate) for long-term community purposes to the greatest extent possible;
2. Existing public assembly lands (as well as buildings/spaces, where appropriate), should be retained within or near OCP designated growth centres as these areas will accommodate the majority of new growth in the District, and PA lands/buildings/spaces will be key components of community identity and social and cultural infrastructure;
3. Town and Village Centres are the priority locations for new PA uses, and the District will actively work to acquire additional public use lands and spaces in or near these centres through Community Amenity Contributions (including CACs collected from rezoning in outer areas), through building spaces/lands negotiated during development approvals), partnerships with other agencies or public purchase.
4. All new PA lands/spaces should be accessible by transit and preferably integrated with other community infrastructure.

5. Council supports partnership models for PA lands/spaces/uses that may include revenue sharing and/or longer term leases with non-profit cultural, arts, athletic, recreational, social or other community organizations in order to increase the stability and financial viability of these groups and to create enduring, long-term community benefits.
6. More intensive use of existing PA lands is encouraged; and creative, flexible models of use that may involve co-location (several user groups within facilities) is supported.
7. Council will undertake consultation with user groups and organizations that use or require public assembly lands prior to formalizing policy directions for Public Assembly lands.

## **B. Potential Change of Use or Repurposing of PA Lands**

---

1. Given the importance of community lands and facilities to the quality of life in the District, Council will consider the broader community interests as well as the neighbourhood effects of any proposed changes to land use or repurposing of Public Assembly (PA) zoned lands.
2. Where potential change of use or repurposing of PA lands is being considered, lease of properties or reuse for other public purposes is preferred in order to provide for changing community needs in the long term. Where this is not possible or practical, the criteria in item (3) will apply.
3. The following principles and criteria will be used as a framework to evaluate proposed changes to public assembly lands<sup>1</sup>. This framework supplements the evaluation that is already undertaken as part of a rezoning or OCP amendment. The following criteria are not intended to prevent changes to PA lands from taking place, but to ensure that any change is in the public interest and provides an overall benefit to the community.

Any proposed change from the current public assembly use to another type of use, or to a different public assembly use, should:

- a) Fit with the overall land use directions and policies of the OCP and Town/Village Centres plans;
- b) Provide a rationale for potential loss of any public uses, and confirm that the current zoned use is no longer viable or needed within the neighbourhood;
- c) Provide an overall benefit to the community and immediate neighbourhood;
- d) Demonstrate that no public use or deficiency has been identified that requires use of the land in question (for example, public space/lands in or near growth centres);
- e) Demonstrate that no viable alternative public use(r) has expressed interest in acquiring or leasing the property for public purposes, or that repurposing of the building/site for another public use is not feasible;
- f) Identify impacts of the new proposed use on the neighbourhood, including loss of

---

1 Include portions of recommendations from March 9, 2004 staff report

community uses and focal point, heritage and environmental impacts, and identify means of mitigating these impacts;

- g) Demonstrate that the long-term social, recreational, educational or worship needs currently provided by the site can be met within the local community through other available facilities or services, or, are no longer needed in the community;
  - h) Demonstrate that any future redevelopment is complimentary to surrounding land uses, except where off-setting community needs are provided as part of the new development (i.e. seniors, rental or affordable housing);
  - i) Assist in providing replacement community services or facilities either on-site or alternative location;
  - j) Complete a traffic impact assessment to determine potential impacts of increased traffic (including short-term parking or drop-off) at the site and adjacent neighbourhood, and identify means of mitigating traffic impacts;
  - k) Undertake consultation and demonstrate support from general community;
  - l) Result in no loss of playing fields, trails and other open space and recreational uses unless supported by the District of North Vancouver and North Vancouver Recreation Commission;
  - m) Provide right of first refusal to DNV lands for properties that have high recreation value to the community (e.g. Playing fields);
  - n) Identify any municipal investment on the site, including playgrounds, trails, field maintenance, sidewalks, roadways and other infrastructure and identify means of compensating for any losses;
  - o) Identify effects on existing joint use agreements.
4. Community Amenity Contributions (CACs) – where rezoning or redevelopment of public assembly land is considered:
- a) Property owners will be required to provide community amenities or financial contribution to the District in accordance with the District's CAC policy;
  - b) CAC contributions will be directed to meeting community needs within designated centres or other areas with identified deficiencies;
  - c) On-site community amenities may be accepted where they fulfill community needs and/or retain some or all of the original public use functions as part of the new use (for example, affordable/non-market housing, daycare or community meeting space as part of a new development will be considered as forms of community benefits);
  - d) Density transfer or other incentives may be considered where there is a net gain in community services or amenities.





# 2016–2020 Financial Plan

Draft 1.0 March 2016

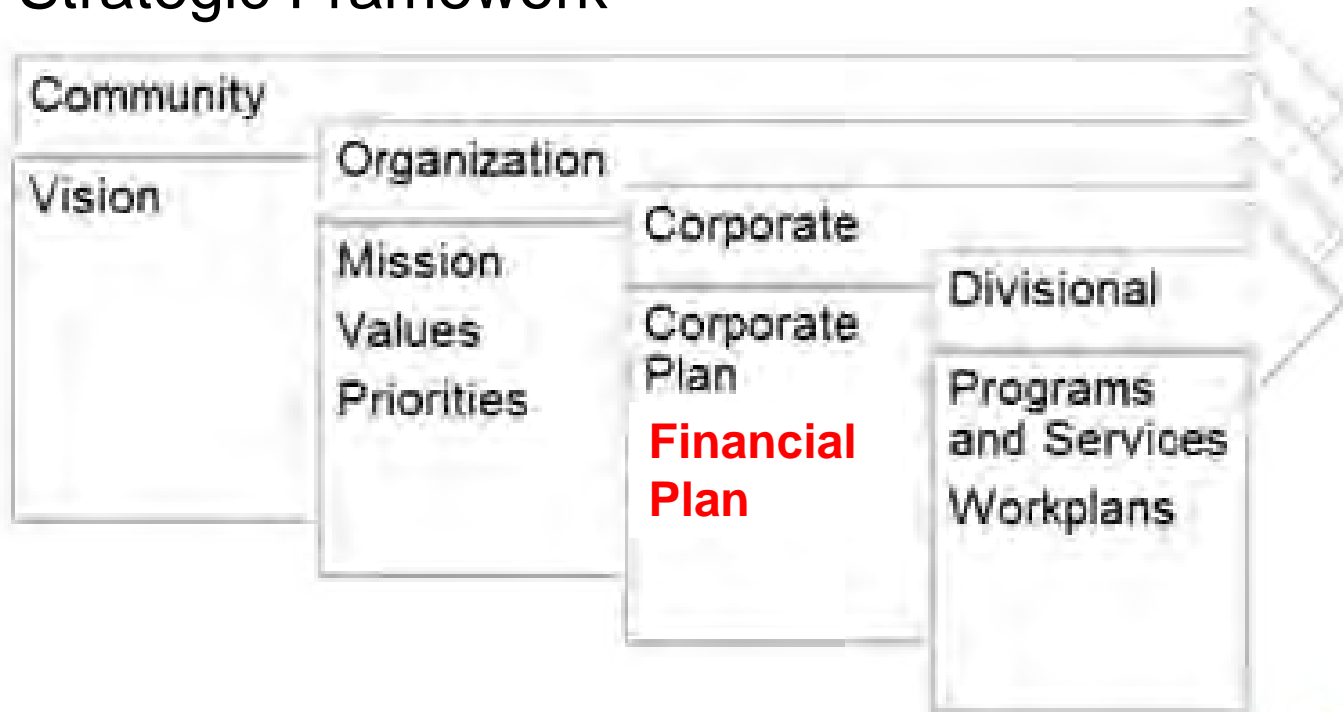


# Agenda

- Financial Planning in Context
- Key Financial Policies
- Budget Highlights and Development
- Next Steps

# Financial Planning in Context

## Strategic Framework



# Stewardship in an Era of Change

- Manage community building and local / regional transportation impacts
- Development pays for development
- Infrastructure renewal & strategic use of reserves & debt
- Sustain levels of service to the community

# Key Financial Policies

- Taxation increases at inflation
- 1% tax lift for asset renewal
- Existing fees adjusted to inflation and cost recovery
- New fees @1% per year
- .5% annual efficiencies
- Harmonize tax rates with regional average

# 2016 Financial Plan Development

- 2% increase in tax levy
- 1% increase for asset renewal
- Development revenue increases cover costs
- Costs increase @ inflation
- \$1.5m surplus use for one-time projects



# Key Pressures Addressed In Plan

- Development Review
- Town Centre Coordination
- Building Plans Review & Inspection
- Major Project Delivery & Asset Renewal

# 2016 Operating

(in millions)

## Source

Fees & other revenue	\$	1.3	Develop activity, adjustments
Tax adjustments		1.4	Renewal, growth, adj
Financing		2.1	Debt stabilization
		<u>4.8</u>	

## Use

Ops & partners		1.9	Contracts, inflation
Provisions & adj		0.9	Labour, initiatives, reserves
Debt retire/ new		2.1	Issues #97, #131
Develop capacity		1.6	Increased demand
Asset renewal 1%		0.8	Transportation, capacity
		<u>7.3</u>	
Tax levy 3%	\$	2.5	

# 2016 Capital Projects

(in millions)

Buildings	\$ 23.0	Completion of new Delbrook CRC
Drainage	5.0	New culverts and debris basins
General	1.8	Includes new capacity
Golf	0.2	
Library	0.6	
Natural Hazards	0.5	Wildfire mitigation
Parks	2.6	Design - new parks & Inter River field house / ATF
Sanitary	3.3	
Technology	1.9	
Transportation	11.5	Keith & Montroyal bridges, roads & improvements
Vehicles & Equipment	6.6	New garbage and green bin carts for residents
Water	5.8	
	<u>\$ 62.7</u>	

# Next Steps

- Public input period - now to April 4<sup>th</sup>
- Community Association briefing - March 30<sup>th</sup>
- Public Input received - April 4<sup>th</sup>
- Financial Plan Deliberations - April 5<sup>th</sup> & 11<sup>th</sup>



# Recommendation:

“THAT the 2016 - 2020 Draft Financial Plan presentation be received for information”

# Failed Search Examples on DNV Website

by Corrie Kost

**“Waterfront Task Force”** - all work lost – especially works related to public waterfront access. For example the DNV long standing webpages

<http://www.dnv.org/upload/documents/planning/waterfront/report/50YearPlan.htm>

<http://www.dnv.org/upload/documents/planning/waterfront/report>

Produce the standard response: **Sorry, that page is no longer available**

**“Draft Financial Plan 2003-2007”** - all plans prior to 2009 lost

**“Annual Report”** - all reports before 2008 unavailable

**“Annual Tax Rates”** - all rates before 2011 unavailable

**“Chlorine Plant”** - almost all past reports have been deleted

**“Canexus”** – almost completely absent – missing agreements with DNV are key to Maplewood

**BYLAWS** - many are no longer available: eg 7708-land opportunity reserve fund adopted Dec 17/2007

**Past Councils** – almost all historical data removed ( “Cuthbert” , “Harris” or “Ernie Crist”)

**Public Involvement Policies:** – key ones like <http://www.dnv.org/upload/documents/cpolicy/c1049601.pdf> now yield the standard “Network Timeout” as they are directed to

<http://archive.dnv.org/upload/documents/cpolicy/c1049601.pdf> which is not accessible to the public.

**Indian Arm Policy:** Another “lost” Council Policy <http://www.dnv.org/upload/documents/cpolicy/c1365201.pdf>

**“District Dialogue”** – none of the issues from 2001 to 2013 are available on the new web site.

**“Socio-Historial”** - the great historical works of Roy Pallant ( name not found on web site) are no longer available.

# FONVCA AGENDA ITEM 8(a)(i)

## News Clips February 15 - to March 13 2016

\$20.6 billion set aside over three years for infrastructure.pdf  
 'Shadow flipping' adds to affordability crisis.pdf  
 1,000 ideas for what to do with Delbrook lands.pdf  
 10 things you need to know about the B.C. budget.pdf  
 63unit-proposal-for-467-Mountain-Highway-PIM.pdf  
 Affordable housing and community action needed.pdf  
 Arbutus Corridor - from greenway to gold mine.pdf  
 B.C. budget fails first-time home buyers.pdf  
 B.C. housing measures fall short.pdf  
 B.C. pledge for affordable housing falls short.pdf  
 B.C. water use target in sight.pdf  
 Bike-share system rolls out this summer, city says.pdf  
 Bully for bikes, but what about the bridge.pdf  
 Capilano water main project hits delay.pdf  
 Carbon tax offsets are by no means evenly distributed.pdf  
 Causeway Completion of pathways.pdf  
 City of Vancouver releases empty homes report.pdf  
 City of Vancouver's vacant homes report\_ 5 things to know.pdf  
 City votes against rehashing museum decision.pdf  
 Coach-House-Construction-Project.pdf  
 Court rules West End tower project can proceed - 17 Feb 2016 - Page #21.pdf  
 Densification may be only option to support growth.pdf  
 District awaits decision on Lynn Creek bridge.pdf  
 District councillor's 'forward thinking' makes impression.pdf  
 Do your worst, Vancouver\_ I'm not leaving.pdf  
 End to water main work can't come soon enough.pdf  
 Expensive real estate\_ Need help from the city buying a home.pdf  
 Falling through.pdf  
 Fear and loathing in Vancouver's real estate market.pdf  
 Field of dreams.pdf  
 Flann-tastic.pdf  
 Free-speech battle over Google case -SUN- 19 Feb 2016.pdf  
 Full up and fed up on North Shore.pdf  
 Fur-ever homes.pdf  
 Gated community.pdf  
 Geothermal installation oversight appears muddled.pdf  
 Hey there, mayors, We the People have a wish list.pdf  
 Home sellers' greed fuels shadow flipping practice.pdf  
 Judge tosses 'unjust enrichment' claim.pdf  
 Kudos to council, staff for adding safety feature.pdf  
 Legion fails food inspection.pdf  
 Let's think about investing in our communities.pdf  
 Liberals decline to seriously address affordability crisis.pdf  
 Local housing troubles are bad news for the province.pdf  
 Lonsdale highrise a concern.pdf  
 Lower Mainland condo owners selling whole buildings to developers.pdf  
 Lower Mainlanders strongly against continuing densification.pdf  
 Lynn Valley Legion fails food inspection.pdf  
 Magnolia-house rental apartment in CNV.pdf

Metro Vancouver 'millionaire' homeowners selling out and buying in rural areas.pdf  
 Millionaire boomers decamp Vancouver pocketing housing windfalls as city becomes a 'commodity'.pdf

Minister touts housing measures - 17 Feb 2016 - Page #16.pdf  
 Mobility, not profit, is Vancouver's goal for bike-share program-b.pdf  
 Mobility, not profit, is Vancouver's goal for bike-share program.pdf  
 Myths and Facts about the New Museum Project.pdf  
 National Geographic, 2015 Jan -dark-matter-and-fabric-of-space.pdf  
 National Geographic, 2015 Jan-first-drive.pdf  
 No record of problem with deadly tree - municipality.pdf  
 North Vancouver politicians commit to addressing affordable housing.pdf  
 Ontario blue box costs and contents to become packagers' concern - Ottawa - CBC News.pdf  
 Ottawa shifts course on warship program -SUN- 24 Feb 2016 - Page #9.pdf  
 Plug pulled on \$10-million North Vancouver Museum.pdf  
 Property tax bills rises for most residents.pdf  
 Reel revenues.pdf  
 Reno vs. demo -b.pdf  
 Reno vs. demo.pdf  
 Seniors key market for self-driving cars, Google says.pdf  
 Several factors at play in BC's intensified urbanization.pdf  
 Sewage Plant Public Open House - NSNFRI20160219.pdf  
 Silent spring is already here in treeless blocks.pdf  
 Sleeping woman killed after storm topples tree onto hime.pdf  
 Snooping drone's attention irks North Vancouver couple.pdf  
 Spare Rides app brings carpooling into the 21st century.pdf  
 Stuck in a high-priced poorhouse.pdf  
 Tall trees hazards to WV homes.pdf  
 Tax on e-bikes makes no sense.pdf  
 The car century was a mistake. It's time to move on.pdf  
 The car century was a mistake.pdf  
 Together under more than one roof.pdf  
 Trail users sickened by mass tree kill.pdf  
 TransLink closing all SkyTrain and SeaBus fare gates April 8.pdf  
 Trustees won't seek patrons for Argyle.pdf  
 Uber hasn't rolled up.pdf  
 Vancouver addicted to parking revenue.pdf  
 Vancouver eyes bike share system roll out within months.pdf  
 Vancouver housing strategy set for review.pdf  
 Vancouver offers best quality of life in North America.pdf  
 Vancouver wants to move on soaring assessment values - but not anytime soon.pdf  
 Vancouver's housing market shows signs of overheating\_ report.pdf  
 We the people have a wisk list -NSNEWS20160219.pdf  
 West Van police hope to create camera database with 'Project Vigil' -SUN- 8 Mar 2016.pdf  
 West Vancouver council approves asset levy.pdf  
 West Vancouver council decries shadow flipping.pdf  
 West Vancouver couple fined \$100K for bylaw offences.pdf  
 West Vancouver to consider tree cutting rules.pdf  
 Windstorm leaves thousands without power on the North Shore.pdf  
 Youth exodus is urban folklore.pdf