

Official Community Plan Bylaw Implementation Review – Scope

(Excerpt from the January 9, 2017 Council meeting staff report)

The following provides the anticipated scope and timeline for the OCP Implementation Plan review.

Official Community Plan Implementation Review Scope

1. Using targets and indicators established in the District of North Vancouver Official Community Plan (2011), Metro 2040, other indicators identified by the OCP Implementation Committee, and available sources of scientifically valid data (e.g. Census Canada, BC Stats, CMHC, My Community My Health Survey etc.), prepare a report which documents and evaluates the changes anticipated in the OCP and those changes that may not have been anticipated including:
 - transit service levels;
 - traffic volumes and congestion;
 - the supply of adequate housing (e.g. # of affordable units);
 - rate of redevelopment and infill in single family neighbourhoods (e.g. single family home redevelopment, renovation, new legal lot creation, new secondary suites and coach houses);
 - rate of growth in centres, peripheral areas and in neighbourhoods;
 - a schedule of public and private infrastructure and developments within each centre and along major corridors;
 - rate of conversion of vacant and buildable land to improved land;
 - land prices, sales data, rental rates, vacancy rates, construction and absorption; and
 - demand and supply of industrial land including small tenancies (1500 – 2500 sq. ft.).
2. Public Consultation: Former members of the OCP Implementation Committee and NVCAN will be invited to review the OCP Implementation Review Scope and brainstorm (i.e. imaginatively analyse and critique) the topics and emerging issues identified in the report from Councillor Muri dated November 2, 2016, to ensure that the resulting implementation review is robust and comprehensive. One or more focused meetings are anticipated to solicit this feedback, and ask for their ideas, perspectives and opinions.
3. Prepare a **Development Management Plan** including:
 - A description of land development tools and actions to be adopted (e.g. regulations, incentives, area plans, infrastructure and facility investments, and administrative procedures),
 - A time frame for implementing identified actions,
 - An allocation of responsibilities for actions among governmental agencies and other organizations,
 - A schedule of proposed capital improvements,

- Benchmarks, targets and/or indicators that are measurable, scientifically valid, and meaningful to the public, and
- A description of other procedures that may be used to monitor and evaluate the implementation of the plan, such as monitoring the supply, price and demand for buildable land.

Illustrative section from Development Management Plan:

OCP Vision for 2030: Inspired by nature, enriched by people.

Goal: Encourage and enable a diverse mix of housing type, tenure and affordability to accommodate the lifestyles and needs of people at all stages of life.

Policy 2.3.5: Prepare Housing Action Plan(s) to identify criteria for low intensity infill housing, such as coach and laneway housing and small lot subdivision as appropriate.

Action: Amend the Zoning Bylaw to allow coach houses (Council approved Bylaw 8036 on November 17, 2014). District staff prepare a *Coach House How to Guide* (2015). Council and staff review private coach house development applications: development permit, development variance permit, building permit, access and service connections, and highway use permits, as applicable (ongoing). Staff to review the coach house program and report back to Council (2017).

Target/Benchmark:

- Residential density within the District's urban containment boundary (*Metro 2040*).
- The number and percentage of new dwelling units within vs. outside centres (*Metro 2040* and OCP).

Indicator: The number of new coach houses approved, under construction and occupied within the District by year.

4. Timeline:

- a. First Council meeting in January 2017: Council to review OCP Implementation Review Scope
- b. Mid-January 2017 to Mid-February 2017: Staff to meet with former members of the OCP Implementation Committee and NVCAN
- c. Mid-January 2017 to end of March 2017: Staff complete data research, compile research findings and prepare *Development Management Plan*
- d. Staff present a *Development Management Plan* to Council in April 2017
- e. Staff seek direction from Council regarding next steps.