



**COMMUNITY SERVICES ADVISORY COMMITTEE
MINUTES**

**Wednesday, October 15, 2025 7:00 pm
HYBRID (IN-PERSON AND ONLINE VIA MS TEAMS)**

Present: Becky Zelikson
Brenna Quaas
Christina Cassidy
Zoha Meisami
Genevieve MacMillan
Kelly Bond
Paola Blendl
Trey Bell

Regrets: David Puterman
Nahid Pak
Michael Shi
Chris Roach

Staff: Zeralynne Te, Manager of Community Planning
Aylin Tavakoli, Housing Planner
Eirikka Brandson, Social Planner
Mary Jukich, Committee Clerk

1. Welcome

The Chair called the meeting to order at 7:00 pm.

2. Adoption of Agenda

Moved, seconded and resolved
To approve the agenda.

CARRIED

3. Adoption of the June 18, 2025 Minutes

Moved, seconded and resolved
To approve the minutes.

CARRIED

4. Official Community Plan Presentation & Discussion

The Provincial Government recently introduced new legislation through a series of four bills, including Bill 44 that required every municipality in British Columbia to accommodate their

5-to-20-year housing need within OCP and zoning bylaws. District Council received the Housing Needs Report in October 2024 which determined that the District's housing need is approximately 22,000 over the next 20 years, using a prescribed methodology from the Province.

Work on this project began in 2024 and three scenarios were developed to present ideas on different ways to accommodate the growth within the confines of the existing urban structure. The three scenarios were as follows:

Scenario 1 Concentrated Growth

- 90% growth within the existing four key growth centres;
- Focus on higher density in boundaries of centres;
- Emphasis on higher density building forms;

Scenario 2 Expanded Centres

- 90% growth within expanded centres;
- Mixed density across a larger area;
- Blend of mid to high rise building forms;

Scenario 3 Distributed Growth

- 75% growth within existing centres;
- 25% growth along corridors and other areas;
- Greater mix of housing forms and densities;

Following the conversations with the community last spring, on June 23, 2025, Council directed staff to prepare two options in response to the Provincial housing legislation to accommodate the 20-year housing need as follows:

Option A: Allow additional housing diversity in key centres and corridors

- Facilitate more housing diversity and density in key town and village growth centres, corridors and some detached housing neighbourhoods with new land use and zoning.
- This option is the "refined scenario" presented on June 23, 2025.

Option B: No change to existing housing growth plans

- Continue with housing growth envisioned in the OCP with focus on key town and village centres.
- This option was Council's direction for a scenario reflecting the current OCP.

Option A

- Allows additional housing diversity in key centres and corridors;
- Changes OCP land use and density to create a clear framework for new development;

- Expansion to boundaries of centres and further development of corridors to create new housing opportunities; and
- A greater certainty on the development pattern and potential of sites.

Option B

- No change to existing housing growth plans;
- No changes to existing OCP land use designations and density;
- Using the existing rezoning process to determine land use and built form; and
- Negotiation of infrastructure and amenities on a project by project basis with developers.

Both options meet the Provincial requirements.

On completion of the presentation, the following comments were provided:

- A question was raised around transportation priorities. Staff indicated that from a regional scale, the priorities of the North Shore are outlined in TransLink's 10 year plan and they have signalled that they are in the business case formation of the rapid bus extension from Park Royal through to Metrotown. There are also discussions underway about the potential routing of the rapid bus and broader conversations are required with the provincial and federal government about improved infrastructure mainly bridge connections. At the District level, there is a Strategic Transportation Plan and that process is being undertaken by the Transportation and Engineering Department.
- In terms of access to acute care and growth on the North Shore as a whole, the District recognizes that health care is a provincial responsibility and the role of the District is to advocate and advise the Province that although the District is recognizing the housing needs, support is required from the Province around health care.
- Information was provided that irrespective of whether Option A or Option B is selected by Council, both Options bring forward a bylaw that would enshrine the Tenant Relocation Policy. There are also some minor improvements to how the future bylaw would be implemented particularly in terms of notification and timing of financial compensation given to tenants.

5. Any Other Business

The November meeting time will be used as the year end celebration event.

6. Adjournment

The meeting was adjourned at 9:00 pm.

District Vision Statement

Our goal is to be recognized among the most sustainable communities in the world as demonstrated through our environmental stewardship, strong network of neighbourhoods, a vibrant economy and community-driven growth and change.