

Challenges	Employment Land/Space	Transportation	Housing	Labour	Economic	Municipal/DNV	Others
Workshop 1 (Nov.9)							
East-west movement after 3pm		x					
Local transportation routes		x					
Transportation access for labour retention + hiring		x					
Traffic & traffic infrastructure		x					
Land/building costs	x						
Taxes/lease costs/3 net	x						
Cost of premises	x						
Affordability	x						
Attracting talent (commute, quality of life, parking, WFH preference)				x			
Affordable housing			x				
Access to skilled employees				x			
Cost of customer acquisition					x		
Time is costly (decisions, responses)					x		
Small businesses (family/mom+pop) with less experience navigating the system, immigration (language barriers), accessibility, support					x		
Competitiveness					x		
Slow bureaucracy (i.e. permitting, slow process trickling down effect to other businesses)						x	
Access to DNV staff						x	
Challenges in finding who to contact						x	
Communication of process and navigating						x	
DNV has lack of decision making						x	
Workshop 2 (Nov. 14)							
Lengthy time for permits (ex. 4 yrs to receive permit to install a car carousel parking system)						x	
Business license time line						x	
Renovations						x	
Time/process/clarity						x	
Accountability vs responsibility, liability						x	
Staff need to stop saying no, lets find solutions attitude						x	
Cost of doing business is 30%-40% more due to transportation/traffic/infrastructure issue		x					
Affordable housing (impossible in DNV!!)			x				
"War on the car"		x					
Not everybody can take transit/cycle/walk to work		x					
ubses taking <u>one</u> full lane		x					
Seabus network		x					
Traffic & traffic infrastructure		x					
Bus frequency/hours		x					
Must work with other governments (CNV/Vancouver)						x	
Mental health & addictions (thefts & costs related)							x
Councillors need to be more accessible						x	
Rarking issues		x					
Lighting	x						
RV's taking up parking+living	x						
Zoning is too restricted	x						
Zoning is not mix use	x						
Communications to business owners from all levels of government with the DNV that impact based on address or type of business						x	

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Workshop 2 (Nov. 14) Cont'd							
Employees of DNV being better prepared to spend more time on one to better understand business needs + the owner to come together for good solutions for building permits						X	
Onerous experience of permitting process to open (financially + timewise)						X	
Spending a lot of time communicating, but then hearing nothing yearly other than to pay for business license						X	
District employees to find + support creative solutions to problems rather than checklist						X	
Problem solve with business owner rather than be dismissive						X	
How does the District work to attract diverse businesses (proactive or reactive)?						X	
A can't do attitude, not solution focused						X	
Clarity of processes, clarity of timelines						X	
Housing that is needed by the community type			X				
Land to developer to develop for occupancy by worker who work on the North Shore at 30% of income			X				
Transportation integration		X					
Staffing				X			
District support with First Nations, engagement for projects						X	
Traffic delays affecting business		X					
Temporary utilities							X
BANANA (build absolutely nothing anywhere near anyone)							X
Workshop 3 (Nov. 15)							
Access & availability of commercial & industrial space to support planned business growth with adequate zoning	X						
Property taxes	X					X	
Insufficient transit (infrequent, does not service all high-employment areas, poor connections across Burrard Inlet)		X					
Adequate transportation to/from work		X					
Parking of business vehicles (from home operations, from ind/comm locations that have outgrown their spaces)		X					
Resident backlash, commitment/pride in businesses							X
Support for job producing industries						X	
Transportation & transit (impact on access to customer + potential traffic)		X					
Transportation infrastructure to support a high volume of employees on local access roads		X					
Road congestion limiting hours of access or operation		X					
Extreme congestion on local roads due to Hwy 1 backups		X					
Extreme congestion on Hwy 1 affecting foods movement, employee commute		X					
Building permit challenges (submission requirements, lack of knowledge, outdated procedures, cost of upgrades)						X	
Licensing & inspection (permits etc.)						X	
Finding staff/getting them to work				X			
Availability of 'suitable' space (has correct zoning doesn't require \$\$\$ & time to upgrade)	X						
Development application challenges (may require DP or DVP for small scope of work)						X	
Zoning changes/issues/solutions may be resolved or have potential solutions with DNV staff, but DNV councillors have the final say						X	

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Workshop 3 (Nov. 15) Continued							
Zoning creep (using space for more exp zoning, ie: com -> ind, res -> com, housing -> com)	x						
Hiring of skilled labour				x			
Availability of affordable housing			x				
Availability of local labour				x			
Density (affordable housing options)			x				
Lack of appropriate spaces for businesses	x						
Availability of commercial space (the right kind)	x						
Transportation		x					
Housing for employees			x				
Employee retention				x			
High rent					x		
Development costs						x	
Truck parking (equipment)		x					
Parking availability		x					
Barrier can be public perception "don't want daycare in our neighbourhood"							x
Cost/benefit to regulations "roadblocks"						x	
Time + cost (permitting and getting up and running)						x	
Availability of resource people						x	
Speed						x	
Resources at the "office" to help						x	
Nuanced approaches for rezoning/licensing (city example)						x	
Getting to work		x					
Too slow too complicated (DNV)						x	
Transportation, moving people		x					
Space provision	x						
Reclaiming land for meeting daily needs, rezoning options	x						
Workshop 3 (Nov. 15)							
Few transportation options (e.g. carpooling), mobility options		x					
Advocacy for transit options need to continue		x				x	
What is the key problem/issue to solve?						x	
Understanding parking and transport needs of businesses (neighbourhoods)		x					
Staff housing & retention			x				
Environmental impacts, contamination					x		
Cost of renovation & retrofit						x	
Lease rates & increases					x		
Transport challenges		x					
Minimum building sizes	x						
Restrictive by laws						x	
Older building stock	x						
Inflation of input					x		
Shipping challenges					x		
Amalgamation						x	x
Business licensing bylaw, business license for individual practitioners						x	
Written Comments (Abbreviated)							
Long, expensive and challenging permit process						x	
lack of transit options to the industrial workplaces on Welch and 1st street from Capilano Road to Pemberton Ave. It takes 30 min to walk from the closest bus stop to our business location		x					
There is a lack of people to fill jobs.					x		
There is a lack of affordable housing to support the front line jobs.			x				
The cost to operate a business has increased, including rent for businesses.					x		
Parking including tour/large buses has been challenging for both visitors and residents to certain areas of the district. Tourism related business growth is limited due to parking and congestion issues.		x					

Opportunities and Solutions Priority Areas District or Partner	Employment Land/Space	Transportation	Housing	Labour	Economic	Municipal/DNV	Others	Employment Land	Business Services	Great Places	Ec Dev Housing/Transport	Other	DNV Control?	Partnership
Workshop 1 (Nov.9)														
Aligning land use to zoning by targeting zoning to need	x							x					Y	
More office locations, have to look elsewhere	x							x					Y	
Office on upper floors (instead of condos)	x							x					Y	
Local workforce housing			x								x		Y	
More affordable housing			x									x	Y	
More office attracts more employees and business support	x							x					Y	
More business support for areas					x							x	N	
Beautify streetscapes	x									x			Y	
Streamline/reduce govt process (too many levels)						x			x				Y	
Tourism, centre kiosks							x			x			Y	
DNV staff must be way more customer centric						x			x				Y	
Coordinating with federal and provincial government for more money						x						x		P
Aligning North Shore and Corridor's projects						x						x		P
Workshop 2 (Nov. 14)														
Business concierge to help						x			x				Y	
Separate EW and NS traffic		x										x	?	
People projects that focus for the missing populations						x						x	?	
Staff housing			x								x		Y	
Solution based attitude						x			x				Y	
Concierge/point of contact						x			x				Y	
Streamline/time is money						x			x				Y	
Clarify/communicate processes						x			x				Y	
Cross municipality coordination						x						x		P
Work with other municipalities to share solutions						x						x		P
Amalgamate with CNV							x					x		P
Push higher levels into action (Translink, Port)						x						x		P
Community carpools		x										x	?	
Hubs for business transport separate EW and NS traffic		x									x		?	
Transportation between schools and community centres		x										x	N	
Add lighting	x									x			Y	
Clean streets	x									x			Y	
Parking solutions		x						x					Y	
Multiple zoning/mixed use zoning	x							x					Y	
No compensation to go lower all business ops are cost added					x							x	?	
Collaboration (CNV, West Van)						x						x		P
Parking planning		x										x	Y	
Paid parking		x										x	Y	
Time limits to parking		x										x	Y	
Better service to the community - like customer service						x			x				Y	
Smaller retail hubs (cornerstore+mixed use in communities that are in between town centres)	x							x					Y	
CB1 zoning expanded	x							x					Y	
Tax breaks or incentives for businesses that have DNV residents (so there is less commuting)					x							x	N	
Affordable housing 30%			x									x	Y	
Reverse engineer solutions						x			x				?	
Housing for employees			x								x		Y	
Develop below market rental housing on district land, owned by the district			x									x	Y	
Deconstruction bylaw							x		x				Y	
Provide a green demo permit							x		x				Y	
Transportation integration		x										x	Y	
Affordable housing meeting 30% of income			x									x	Y	
Integrate public transport with private industry shuttle		x										x	N	
Team of people at DNV that support businesses; "how can I help"						x			x				Y	
Guide people/businesses through the processes						x			x				Y	
Document business processes and transparently share these details with businesses						x			x				Y	
Support businesses to develop meaningful relationships with First Nations, liason team						x			x				Y	
Tax, business incentives on North Shore					x							x	N	
Maintain light/clean industrial near residential	x							x					Y	

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Workshop 3 (Nov. 15)														
"One stop shop" for licensing renewal/changes						x			x				Y	
Streamline zoning + land use definitions						x			x				Y	
Add flexibility where needed "collapse categories"						x			x				Y	
Add restrictions where needed						x			x				Y	
Streamline business licenses						x			x				Y	
Consider partnerships with local universities/colleges, small/large DNV businesses & Indigenous partners to focus on "micro credentials" to support local skills gap challenges				x								x		P
Work to increase transportation to/from North Shore		x										x		P
Increase transportation along main corridors		x										x	N	
Implement transit priority measures across the District to improve bus speed & reliability across DNV and to/from North Shore		x										x	Y	
Start land use planning for rapid transit EW along the North Shore as well as to/from North Shore	x											x	Y	
High density/HOV lane opportunities on key routes to drive a change in transit usage/carpooling		x										x	Y	
Consider surge pricing on key transportation routes as an opportunity to change transportation decisions made by those commuting		x										x	Y	
Expanding density/mixed use land in town centres	x							x					Y	
Incentivizing businesses for hiring/opening locally					x	x						x	N	
Support/highlight underemployed groups in community (disability, immigrant, First Nations)				x								x		P
Develop capilano road transportation strategy		x										x	Y	
Set targets for business service delivery (# days to process, receive council support etc)						x			x				Y	
Commit to preservation of commercial/industrial land (do not use for residential)	x							x					Y	
Assign a designated person at DNV to guide business owners through the zoning/building permit process to avoid any hiccups						x			x				Y	
Property taxes (explore the ability to shift small business tax to offset impacts where business is on site with redevelopment potential)						x							Y	
Marine Dr. corridor plan (high density like Broadway plan)	x							x					Y	
Encourage & facilitate private sector partnership to solve transportation problems (Deep Cove, Industrial Waterfront, Lonsdale)		x								x			Y	
Offer more community based amenities to attract more people to live and work here	x									x			Y	
Support more intensive growth in those town centres to include (and provide solutions for) the challenges of spaces & housing	x											x	Y	
Council needs to listen to the experts							x				x		Y	P
Continue to integrate future cross-district transportation corridors in all planning		x										x	Y	
Strengthen bike infrastructures to support this - will then be used by workers		x										x	Y	
Have transportation plan for all new developments (contractor parking)		x										x	Y	
Assess needs for transportation by sector/business (commercial vs retail vs office)		x									x		Y	
Pick one area to start conversations (i.e. Maplewood)	x							x					Y	
Start partnership conversations on a long term version						x						x		P
Re-brand, create a changed reputation						x			x				Y	
Streamline process						x			x				Y	
Breakdown barriers						x			x				Y	
Provide solutions @ District						x			x				Y	
Re-orientation to 'customer'						x			x				Y	
Help in tangible ways						x			x				Y	
Organizational culture change						x			x				Y	
Here to help vs 'policy'						x			x				Y	
"Navigators" (public service or private business)						x			x				Y	
Local business hubs along with public education							x					x	?	
Pick up lessons learned from other municipalities that have done business and done it well (local context, don't start new)						x			x				Y	
Mirror CNV business licence process						x			x				Y	
Customer service helping business						x			x				Y	
Concurrent application process						x			x				Y	
Flexibility in zoning (ie. NS Sport Medicine)	x							x					Y	
Office zone/designation	x							x					Y	
Change in culture of rewarding good ideas						x			x				Y	

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Written Comments (Abbreviated)														
Pilot Transportation along the low road of 1st		x									x		N	
Support possible grants and funding opportunities via the Provincial and Federal government for local tourism businesses? (employment hiring, sustainability, business)							x					x		P
Approve/create/finish affordable housing projects that support front line workers for Vancouver's North Shore.			x									x	Y	
Create more parking in congested high visitor volume areas.		x										x	Y	
Assist in increased transit for areas of businesses during later/earlier hours of the day to assist front line staff getting to/from work.		x										x	N	
Support VNSTA on their new "North Shore Naturally Awards" program to promote businesses with positive sustainable impacts for the North Shore							x					x		P
There is demand for additional rooms on Vancouver's North Shore.	x							x					Y	
Lynn Valley, Edgemont, Deep Cove and upcoming town and village centres will attract visitation. It would be beneficial from a visitor standpoint if there were more activations in these areas for visitors and residents alike.						x					x		Y	P