

## MEET THE CANDIDATES

North Vancouver Chamber – Questions for Candidates – Municipal Election 2022



### Angela Girard

Councillor Candidate – City of North Vancouver

Since moving to North Vancouver in 2002, Angela established a licensed strata management brokerage that served hundreds of homeowners. She later joined the Real Estate Council of BC to investigate complaints and advise on rental and strata management services. Angela has solid experience in budgeting & financial management, understanding bylaws, resolving disputes, and advocating for homeowners. She serves several City committees as the Council's representative and is the Alternate Director on the Board for Metro Vancouver. In addition to being elected and a mom, Angela is also a contract investigator with BCACC, and administrator for FACTBC.

#### Investment in Public Transit

*Q1: If elected, what will you do to advance local, provincial and federal government commitments to transit infrastructure investments to, from and across North Vancouver?*

- Stay informed on the transit infrastructure plans vis-a-vis North Shore Connects, to ensure that the following are completed as soon as possible:
  - Implementation of the Burrard Inlet Rapid Transit, to give commuters who work on the North Shore a viable transportation alternative to driving
  - Evaluation of an extension to the Lower-Level Road as a secondary east-west connector to improve traffic pressures along Marine Drive
  - Creation of a long-term plan for Hwy 1 between Lynn Value and the Ferry Terminal to reduce commuter congestion at peak times
  - Assessment of road use management, networks, and capacity to address congestion at key times and at certain pinch points (INSTPP recommendations)
- Advocate the City's MLA and MP to confirm that transportation infrastructure commitments made by their respective governments on the North Shore are being met
- Liaise with City staff to access the City's progress on its Mobility Strategy, which supports unfractured upgrades to make it easier for everyone to choose a sustainable option for short trips and improve the way we move through our streets and neighbourhoods in multiple modes.

#### Access to Primary Health Care

*Q2: If elected, what will you do, in the short and long term, to support better access to primary physical and mental health care (doctors, dentists, etc.) in North Vancouver?*

- Advocate for City staff to continue their efforts in establishing an "Economic Healthcare Hub" within the vicinity of Lionsgate Hospital and Central Lonsdale Corridor

- Advocate the development community to invest in the building of commercial office space to support the expansion of this healthcare hub
- Advocate the provincial government for:
  - Funding to educate and hire more nurses and family doctors
  - Funding for mental health support initiatives, like CMHA’s Peer Assisted Care Teams (PACT) that respond to crisis calls related to mental health and/or substance abuse, to reduce reliance on law-enforcement
  - Regulation of counselling therapy to improve accessibility to safe mental health supports and to cover for these services through MSP
- Advocate the federal government to create programs for:
  - Fully accessible dental care and pharma-care for families and/or individuals who may not have the support of employment-based healthcare benefit plans

### Rising Costs / Property Taxes

Q3 – *Many businesses continue to feel the impact of the pandemic and need support to navigate the current environment, in particular seeking help to reduce their costs and to increase the pool of skilled workers from which to hire and train. If elected, what will you do to help reduce the burden of costs on business? What policies or programs will you introduce to reduce cost pressures and make North Vancouver a more tax-competitive jurisdiction for businesses?*

- Advocate the provincial government to change how Class 6 properties are valued to reduce the tax burden on commercial tenants through the triple net lease
- Advocate City staff to reduce barriers by streamlining City processes wherever possible to ensure businesses experience minimal time delays in the face of rising interest rates which affects investment
- Continue with the City’s effort to adjust the tax burden between the business and residential classes to ensure City’s business class property tax rates are competitive with other municipalities.

### Availability of Affordable Housing

Q4– *Local governments play a central role in housing. If elected, what will you do to accelerate investments to increase the availability of affordable housing options for people and employees who live and work in North Vancouver?*

- As per my support of the two phased affordable housing projects as part of the NSNH redevelopment project, advocate the provincial and federal governments for funding to build more below market housing for those who individuals which are a vital part of our local business workforce but who cannot afford market rents; support the building of purpose-built rentals for those who can afford those rents



- As per my and Mayor Buchanan’s joint motion in 2021, explore rent-to-own housing options for middle income earners who may earn sufficient income to support the purchase of a home, but who lack the equity to secure a mortgage
- Advocate the federal government to remove the GST charge on the valuation of newly built rental properties so this cost savings can be reflected in reduced rents to tenants
- Implement an alternative approval process for developments whereby residents have meaningful input earlier on in the process, before significant development costs are incurred (which ultimately increases housing costs)
- Rezone single-family properties for duplexing to allow for the creation of smaller housing parcels, including coach houses, and the stratification of same, as a way to allow families to age in place.

### Local Government services – Support for Businesses

Q5 – *A municipal government’s processes can greatly affect the economics of doing business. If elected, what will you do to support more efficient transactions and timelines in support of businesses in North Vancouver?*

- Advocate City staff to continue creating efficiencies between various City departments:
  - through continued development of Gateway for streamlining the licensing, planning and permits processes
  - by employing a project liaison staff member who could work with all City departments with respect to development applications, to ensure requirements from the various departments are met, allowing the project to proceed quicker, hence reducing cost

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