

## MEET THE CANDIDATES

North Vancouver Chamber – Questions for Candidates – Municipal Election 2022



### Mathew Bond

Mayor Candidate – District of North Vancouver

Mathew Bond is running for Mayor of the District of North Vancouver and has served on Council for the past eight years. He currently serves on the Metro Vancouver Housing Committee, Finance and Audit Committee, Heritage Advisory Committee, and Major Infrastructure Project Advisory Committee. He served on the North Vancouver Recreation and Culture Commission from 2014-2018. Mathew has volunteered as the Treasurer of the Lynn Valley Parent Participation Preschool from 2019-2022 and as the President of the North Shore Mountain Bike Association from 2008-2013, both registered charities. Mathew is a registered Professional Engineer. He graduated from SFU with a Bachelor of Applied Sciences in Systems Engineering in 2008, with professional certificates in Sustainable Community Development and Next Generation Transportation & Cities. For the past 15 years, Mathew's professional career has focused on delivering major transportation infrastructure projects across the Province.

#### 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?*

Locally, we'll commit to providing a dedicated right of way and traffic signal priority for the Bus Rapid Transit investments proposed in the first five years of Translink's proposed 10-Year Transport 2050 priorities. We'll also invest in making riding the bus more accessible and comfortable across our local transportation network. This includes building sidewalks to connect to bus routes, providing covered bus shelters and secure bike parking at high demand locations, and connecting new, micro-mobility options such as e-bike share and electric scooters to complete the "last mile" trips. Regionally I'll continue the work with regional Mayors at the TransLink table to push for fixed link Rapid Transit to the North Shore as a top priority for the region. The future of the economy and business depends on our ability to get people, goods and services reliably to and from North Vancouver. I would work in unison with the Mayors of the City of North Vancouver and West Vancouver, with our local MLAs and MP, and with səlilwətał and Skwxwú7mesh Úxwumixw to project a united voice for the North Shore at the regional and provincial tables.

#### 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?*

While health care is not the traditional role of local government, we have very powerful tools to create the conditions where primary care providers can be supported, attracted and retained in North



Vancouver. The existing Provincial model for general practitioners treats them like small, independent businesses, and thus they face similar challenges to any small business in North Vancouver. It's often not worthwhile to be a GP, when becoming a specialist removes many of the small business headaches. Locally, I'd work to reimagine our civic spaces as part of a holistic well-being strategy, where instead of recreation centres, we have "well-being" centres, which include the traditional spaces for physical, cultural and creative activities while adding space and support for the provision of health-care services, doctors, physical therapy and mental health services in an integrated fashion. I'll commit to quick and dedicated action on more housing options, including affordable rental homes and modern transportation networks to support the retention of health care professionals and support staff.

### **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?*

While the DNV's tax rates are competitive in the region, the astronomical relative values of both commercial and light industrial property, combined with the impact of Provincial assessment methodologies that have not kept up with market values, creating large, unexpected year-to-year increases in assessed value on specific properties, with business owners locked into triple-net-leases have put extreme pressure on business in already uncertain times. The strain and lack of availability of property for business activities, especially smaller, light industrial businesses, is driving demand, the cost of land and lease rates higher. The District has an amazing opportunity in the Maplewood area to create more space and opportunity for small to medium sized business, but the current Council has not expressed an interest in moving forward. I've committed to implementing the Maplewood Plan, which would provide a huge boost of available light industrial property as well as affordable homes close to employment. While we expand opportunities for new businesses to start and existing businesses to grow and stay on the North Shore, we also must address encroachment of non-employment generating activity in existing business areas in Lynn Creek and Pemberton, while allowing for intensification of employment generating uses.

### **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?*



While on Council I have been the strongest, most consistent advocate for more housing options across the housing spectrum. After the majority of Council, including the Mayor, voted to cancel fully funded non-market housing proposals at Delbrook, and a funded proposal for 100 homes for low-moderate income families at Burr Place was canceled behind closed doors, I brought forward a series of motions to provide a long term, portfolio based strategy to provide affordable homes on District owned land. First, I advocated for any rezonings for non-market housing to be proactively initiated by the District, to reduce uncertainty and cost for non-profit housing providers and senior government funders. Then, I advocated for a complete review of all available District owned land to be done in public, instead of behind closed doors. This review included the prioritization of available sites and a scenario based planning exercise to move these sites and concepts forward. If elected Mayor, it's my priority to accelerate this strategy, bring additional DNV sites on board, and approach senior levels of government to fund a portfolio of 5-10 projects over the next 10 years.

### 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?*

From speaking to local businesses, especially those that are small, locally owned and operated, I know the District has a reputation as a “no-can do” District. Where practical and innovative proposals are met with a “No” upon first inquiry. Where at the beginning of the process, businesses are often not given a clear picture of all the steps required to get a permit or proposal approved, and end up finding out new requirements along the way, delaying business plans, adding significant costs and stress to owners. I'm committed to changing the culture towards business in the District. Businesses small and large are the lifeblood of our local economy, provide both great employment opportunities and critical services for residents and create vibrant and interesting neighbourhoods. To do this we'll reform the outdated zoning bylaw to meet the needs of residents and businesses in the 21st century. We'll hire dedicated neighbourhood liaison staff, who will be embedded in neighbourhoods across the District to work, develop relationships with and advocate on behalf of small businesses. These staff will work with a small business champion on staff, created by small business for small business, to start working through the regulations, processes and bylaws that stand as unnecessary roadblock to good business ideas in the DNV.

