

MINUTES
MAYOR'S STANDING COMMITTEE ON HOUSING
AFFORDABILITY AND SUPPLY
Saanich Municipal Hall, Committee Room No. 2
Monday, January 6, 2020 at 8:35 a.m.

Present: Mayor Haynes and Councillors de Vries, Mersereau and Plant
Staff: Paul Thorkelsson, Chief Administrative Officer; Sharon Hvozdzanski, Director of Planning; Cameron Scott, Manager of Community Planning; and Lynn Merry, Senior Committee Clerk

CALL TO ORDER

Mayor Haynes called the meeting to order at 8:35 a.m.

NEW BUSINESS

1. Regional Housing Needs Reports Project

C. Culham, Senior Manager, Regional Housing and J. Reilly, Manager, Housing Planning and Programs, Capital Regional District (CRD) presented the Regional Housing Needs Reports Project and highlighted:

- New legislation was implemented in May 2018 with the intent to strengthen the ability of local governments to understand what types of housing are needed most in their communities.
- Local governments are required to collect data to identify current and projected housing needs for the next five years, including specific housing types (ownership, rental and number of bedrooms), prepare a report for Council's approval and for publishing on the website and update the report at least every five years.
- The data should include the projected population in each municipality for the next five years, household incomes, significant economic sectors and potential impacts on housing needs.
- When amending the Official Community Plan (OCP) and Regional Growth Strategy (RGS), local governments are expected to consider the most recently collected data.
- The data will be used to inform municipal housing-related planning and policies.
- Resources that will be utilized to collect the data include: BC Assessment, BC Housing data, BC Stats, Canada Mortgage and Housing Corporation data, Statistics Canada Census data and other data on co-op, non-market and student housing.
- The Union of British Columbia Municipalities (UBCM) will deliver a \$5 million, 3 year funding program to support local and regional government projects which would be eligible for up to \$150,000 based on population.
- A consultant will be hired by the CRD to manage the Regional Housing Needs Reports Project.
- The goal of the regional project will be to create a Housing Needs Report for each local government that meets provincial legislative requirements.
- The role of the consultant will be to facilitate stakeholder engagement and to work with the stakeholders to confirm data, projections and identify specific population needs.
- The Housing Needs Report could be used by local governments for broader engagement on policies, guidelines and strategies.
- Potential stakeholders include the development industry, non-profit housing service providers, market housing providers, significant employers, such as DND, institutions (educational, health, financial), Chambers of Commerce and First Nations.

In response to questions, the presenters stated:

- The Regional Housing Needs Report would include data for Saanich as a whole rather than at a neighbourhood level as that data would not be available.
- The consultant would review OCPs to get a sense of the built out environment.
- It is the intent that housing projections align with population projections.
- The report could be used as a foundation for municipal policy development.
- The Housing and Transportation study shows travel patterns throughout the region.

Members of the committee stated:

- The CRD could be asked to present again to the committee once the Regional Housing Needs Reports have been completed.

2. A Saanich Housing Strategy: Discussion Questions and Possible Resources

Members of the committee stated:

- The report from Councillor Mersereau provides links and resources that may be helpful in developing a Saanich Housing Strategy.
- It may be worthwhile to review Burnaby's approach in developing a Housing Strategy.
- The creation of a Task Force may be considered with the intent to provide a series of recommendations to Council that are aimed at improving affordability and to inform Saanich's Housing Needs Report.
- A Task Force could include qualified individuals in the community and run concurrently while the Regional Housing Needs Report is being prepared.
- Stakeholders could include housing advocates, the Chamber of Commerce, the development industry and major employers.
- It could examine conditions that currently exist in Saanich, opportunities for creating new affordable housing, protection of existing housing stock, identification of lost opportunities, and opportunities to work with local, provincial and federal governments.

In response to questions from the committee, the Director of Planning stated:

- Staff can draft Terms of Reference for a Task Force and could include the pros and cons of the creation of a Task Force.
- It will be important to consider how much work can be done in advance without duplicating the work of the CRD and how Saanich should grow in a thoughtful and sustainable manner.
- Community Associations have provided input in terms of housing needs through Local Area Plan updates.
- Reconciliation needs to be accounted for in all aspects of planning processes.

3. Increasing Housing Supply – Recent or Pending Actions

The Director of Planning stated:

- Inclusionary Zoning will be added to the list of actions previously implemented or currently being worked on.
- A report on Increasing the Housing Supply will come to Council in Q1 2020.
- The number of units assigned to each Application Type will be captured as part of the efficiency review of the Development Application Timelines.

4. Verbal Update – Residential Rental Tenure Zoning

The Director of Planning stated:

- New legislation gives municipalities the ability to rezone for rental properties only.
- There is a need to ensure that it is economically feasible for property owners to maintain

their rental properties.

- Financial incentives, such as density bonusing, potentially decreasing parking requirements and decreasing processing timelines, may assist property owners with moving forward with the construction of rental buildings
- Financial institutions may not provide financing to developers who build rental properties as there is no guarantee of return on investment.

ITEMS FOR FUTURE MEETINGS

- Briefing – Partnering with the Province to get Supportive Housing Built Quickly (February).
- Saanich Housing/Demographics Conditions (February).
- Staff update on options to increase housing supply and affordability within neighbourhoods.
- Update from the December 3, 2019 UDI Lunch: Exploring the Uncharted Territory of Residential Rental Tenure Zoning.
- Maintaining Existing Rental Housing in Saanich.
- Tenant Relocation Policy for Saanich.
- Infill policy – including cluster housing – environmental and affordability and limitations (February).
- Performa.
- Discussion on evolving the Mayor's Standing Committee into a Task Force which would include external stakeholders.
- Six Month Update – Hiring of New Development Related Staff Positions (March)
- A Saanich Housing Strategy – Discussion Questions and Possible Resources
- Speaker to present on topic of financing for housing.

NEXT MEETING

February 3, 2020, 8:30 a.m. to 10:00 a.m., Committee Room No. 2

MOVED by Councillor Plant and Seconded by Councillor Mersereau: "That the meeting be adjourned at 10:00 a.m.

CARRIED

CHAIR

I hereby certify these Minutes are accurate.

COMMITTEE SECRETARY