

Special Official Community Plan - Housing Task Force Meeting

To be held in-person in Council Chambers
City Hall, 171 Main Street
Thursday, June 29, 2023
at 4:30 p.m.

Present: Nicholas Hill, Vice-Chair
Drew Barnes
Ajeet Brar
Rod Ferguson
Alison Gibson
Dara Parker
Linda Sankey
Nicolas Stulberg
Richard Langfield

Council Liaison: Campbell Watt, Councillor

Regrets: Councillor Konanz
Nathan Little, Chair
Brian Menzies
Chris Schoenne
Loretta Ghostkeeper

Staff: Anthony Haddad, General Manager, Community Services
JoAnne Kleb, Manager of Communications and Engagement
Steven Collyer, Senior Planner
Paula McKinnon, Deputy Corporate Officer

1. **Call to Order**

The Vice Chair called the Special Official Community Plan – Housing Task Force to order at 4:35 p.m.

2. **Adoption of Agenda**

It was MOVED and SECONDED

THAT the Official Community Plan - Housing Task Force adopt the agenda of June 29, 2023 as presented.

CARRIED UNANIMOUSLY

3. **Adoption of Minutes**

It was MOVED and SECONDED

THAT the Official Community Plan - Housing Task Force adopt the minutes of June 14, 2023 as presented.

CARRIED UNANIMOUSLY

4. **New Business**

4.1 Draft Housing Needs Assessment

Odete Pinho, EcoPlan, provided the Task Force with a presentation on the Draft Housing Needs Assessment. The presentation included information on the report approach and summarized the key findings regarding population and demographics, housing overview, economic wellbeing, core housing need and areas of local need.

Rod Ferguson entered the meeting at 4:51 p.m.

Discussion ensued and the Task Force Members provided the following suggestions to be included for consideration in the final Housing Needs Assessment report

- Separate extreme core housing need data from core housing need.
- Break data down by suite sizes and age demographic to determine what the actual need is.
- Include statistic for current subsidized rental units in the community, percentage of subsidized or extreme core rental units in community.
- Utilize City's electrical utility billing to run yearly cross reference on names leaving/arriving and address shifts to capture data on departing residents.
- Include data on how many rental units need to be built per year to reach 3% vacancy rate goal.
- Include in the core housing need data information about accommodations specifically adapted to different accessibility needs.
- Include more statistics on types of housing being built in City.
- Include income vs. affordability data.
- Executive summary precedes the assumptions and data limitations, put at forefront so anyone reading knows data is predicated.

4.2 CMHC Housing Accelerator Fund (HAF)

Gordon Easton, Easton Planning and Development, presented the Canadian Mortgage Housing Corporation Housing Accelerator Fund Application (HAF). The presentation reviewed the program highlights, four key drivers, the funding methodology, recent building permit history, future growth/need, and nine action plan components.

The Task Force was informed that the next step is to flush out the application to provide realistic projections of number of units without HAF and number of units with HAF and how they would get allocated before presenting to Council for endorsement in August.

Discussion ensued and the Task Force Members provided the following suggestions on

- Have a community development lens with the residential team to make it more robust.
- Increase accessibility for new comers to relocate with more ease may be an approach to set our community apart from others of similar demographic.
- Highlight working together with other surrounding communities to strengthen application.
- Possibility to do pre-approved plans for duplex, triplex and fourplex along the expected Provincial rezoning changes allowing up to 4 units per lot.
- Tie Housing Accelerator Fund (HAF) initiatives to climate action and resiliency
- Task Force to consider if there is more to be added into the action plan.

5. **Next Meeting**

The next Official Community Plan - Housing Task Force meeting is scheduled to be held on July 12, 2023 at 4:30 p.m.

6. **Adjournment**

It was MOVED and SECONDED

THAT the Official Community Plan - Housing Task Force adjourn the meeting held on June 29, 2023 at 6:19 p.m.

CARRIED UNANIMOUSLY

Certified Correct:



For

Paula McKinnon
Deputy Corporate Officer