



THE CORPORATION OF THE CITY OF VERNON

MINUTES OF

THE AFFORDABLE HOUSING ADVISORY COMMITTEE

TUESDAY, JANUARY 9, 2018 - noon

PRESENT: **VOTING**

Councillor Juliette Cunningham
Charles Wills, Seniors Representative
Jake Russell, Community at Large representative
Annette Sharkey, Social Planning Council
Wayne Schmuck, B.C. Housing representative
Lianne Longdo, Community at Large representative

NON-VOTING

Councillor Paul Britton, City of Armstrong

GUEST: David Young, Project Manager

ABSENT: Russ Ballance, Interior Health Authority
Glory Westwell, Habitat for Humanity representative

STAFF: Cleo Corbett, Long Range Planner
Craig Broderick, Manager, Current Planning
Brett Bandy, Real Estate Manager
Ed Stranks, Manager, Engineering Development Services
Janice Nicol, Legislative Committee Clerk

ORDER

The Legislative Committee Clerk called the meeting to order at noon and called for nominations for the position of Committee Chair and Vice-Chair for 2018.

ELECTION OF CHAIR Moved by Annette Sharkey; seconded by Charles Wills:

THAT Councillor Cunningham be re-elected Chair of the Affordable Housing Advisory Committee for 2018.

CARRIED.

ELECTION OF VICE-CHAIR Nominations for Committee Vice-Chair for 2018 were requested.

Moved by Councillor Cunningham; seconded by Charles Wills:

THAT Annette Sharkey be re-elected Vice-Chair of the Affordable Housing Advisory Planning Committee for 2018.

CARRIED.

REVIEW OF TERMS OF REFERENCE AND BULLYING AND HARASSMENT POLICY

The Committee reviewed the Terms of Reference and the Bullying and Harassment Policy.

ADOPTION OF AGENDA

Moved by Charles Wills, seconded by Jake Russell:

THAT the agenda for Tuesday, January 9, 2018 for the Affordable Housing Advisory Committee meeting be amended to include:

Under 7) Information Items – New Project Announcement

AND FURTHER that the agenda be adopted as amended.

CARRIED.

ADOPTION OF MINUTES

Moved by Charles Wills, seconded by Annette Sharkey:

THAT the minutes of the September 12, 2017 Affordable Housing Advisory Committee meeting be adopted.

CARRIED.

NEW BUSINESS:

MCMECHAN REZONING – ATTAINABLE HOUSING WORKSHOP

The Committee was provided with an overview of the planning process, concepts and preliminary design for the proposed development. The following items were reviewed:

- Land
- OCP Small Lot Designation
- Development Concept
- Housing Types
- Development Process
- Housing Continuum
- Attainable Housing Options
- Rental Options.

The additional points regarding the development were also noted:

- Land is approximately 20 acres in size, located at the top of East Hill bordering 39 and 43 Avenue and Mutrie Road.
- Previous use was an open air water reservoir.
- The Developer approached City of Vernon with a proposal to develop consistently with the OCP, sales agreement has been signed with some commitments requested by the City.
- The property needs to be rezoned with a phased development agreement which will commit the developer to certain requirements and commit the City to the zoning for ~15 years.
- Site is close to schools, transit and other amenities
- The Official Community Plan designates this property as small lot residential.
- Building types - a combination of single family, duplexes and row housing with opportunities for secondary suites and carriage homes.
- Goal is ground-oriented fee simple development planned around people and quality of life.
- There is a commitment to building trails and a park system.
- Preliminary site plan was reviewed showing approximately 169 units with a mix of detached and attached housing with potential for secondary units.
- There is ability to provide some type of controlled attainable housing - up to 10% sprinkled within the development. Need to decide what model of attainable or rental housing would work.

Committee feedback:

- Suggestion to incorporate the ability for flex-units (smaller version of a secondary suite)
- Suggestion to ensure a space for a community garden.
- SAFERHomes Guidelines should be part of the construction of dwelling units.
- Need to consider walkability and connectivity to downtown.
- Concern regarding fill/compaction, noise, density associated with development.
- Although a system has been developed to manage home ownership, units that float below-market, it is not recommended – better to use CPI to control resale price
- There is concern that non-profits do not have the equity to invest, many are cash-challenged.
- Suggestion to ensure there is visitor parking.
- Need to ensure Interior Health requirements are met for the possible daycare facility.
- Consideration must be given to smaller units to increase chances of affordability and increase overall density.

- Need a building scheme to maintain continuity and quality of overall appearance.
- The most beneficial housing model is still under review pending funding announcements from the Federal and Provincial governments.
- Suggestion to have Habitat for Humanity involvement, developer is supportive.
- Caution should be used in creating a co-op housing development because of re-sale issues.
- Keep footprint small, perhaps incorporate 'tiny homes'.
- Beneficial to have more emphasis on landscaping.
- Needs to be a range of sizes to appeal to a larger population and ensure diversity of residents
- While density is appealing, there may be push-back from community.
- Higher quality construction materials are required for renters due to wear and tear, this in turn drives up rental costs.

INFORMATION ITEMS:

- a) The Council resolution from the October 10, 2017 Regular Meeting regarding the removal of barriers to creating secondary suites was reviewed.
- b) Annette Sharkey announced that a new project of approximately 12 units is to be rezoned on Pleasant Valley Road. It will be a partnership between Kindale and the Vernon Land Trust.

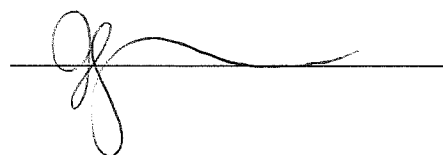
NEXT MEETING

The next meeting is to be announced.

ADJOURNMENT

The meeting adjourned at 1:38 p.m.

CERTIFIED CORRECT:

 _____ Chair