



THE CORPORATION OF THE CITY OF VERNON

**MINUTES OF THE
AFFORDABLE HOUSING ADVISORY COMMITTEE
HELD MAY 11, 2023 AT 3:00 PM
KALAMALKA LAKE ROOM (CITY HALL)**

PRESENT: Councillor Fehr, Council Appointed Representative
Councillor Gares, Council Appointed Representative
Jayme McKillop, Community at Large Representative
Annette Sharkey, Social Planning Council of North Okanagan
Representative (*via zoom*)
Glory Westwell, Habitat for Humanity Representative (*via zoom*)
Nanette Drobot, BC Housing Representative (*via zoom*)

ABSENT: Catherine Lord, Seniors Representative
Megan Thorn, Interior Health Representative
Zuni England, Community at Large Representative

STAFF: Roy Nuriel, Acting Manager, Planning
Jennifer Pounder, Committee Clerk

ORDER The meeting was called to order at 3:11 p.m.

**LAND
ACKNOWLEDGEMENT** *As Chair of the City of Vernon's Affordable Housing Advisory
Committee, and in the spirit of this gathering, I recognize the City of
Vernon is located in the traditional territory of the Syilx people of the
Okanagan Nation.*

**ADOPTION OF THE
AGENDA** Moved by **G. Westwell**, seconded by **Councillor Gares**:

THAT the agenda of the Affordable Housing Advisory Committee
meeting for May 11, 2023, be adopted:

CARRIED

**ADOPTION OF THE
MINUTES** Moved by **A. Sharkey**, seconded by **G. Westwell**:

THAT the minutes for the Affordable Housing Advisory Committee
meeting of September 9, 2022, be adopted.

CARRIED

UNFINISHED BUSINESS:

There was no unfinished business.

NEW BUSINESS:

ORIENTATION

R. Nuriel provided an orientation session for Committee members which included the following:

- Review of the Corporate Policy
- Review of the Committees Terms of Reference (TOR)
- Review of the City of Vernon’s Bullying & Harassment Policy

The following questions / comments were made:

- The Committee commented that under the Scope of Work heading in the TOR, the phrase “Attainable Housing Strategy” should be changed to “Housing Action Plan”. Staff agreed.
- The Committee commented that the TOR only speaks of rental housing needs, however, there are also ownership needs.

Moved by **Councillor Fehr**, seconded by **Councillor Gares**:

THAT the Affordable Housing Advisory Committee recommends that Council direct Staff to investigate adding one additional Builder Representative member and two Not-for-Profit Representative members that are active in the housing sector.

AND FURTHER that the wording in the Committee Terms of Reference be changed from “Attainable Housing Strategy” to “Attainable and Affordable Housing” in the Committee Terms of Reference.

AND FURTHER that the age considered as a senior be changed to 55 and older.

CARRIED

**ELECTION OF CHAIR
AND VICE CHAIR**

There was a call for nominations. A. Sharkey was nominated to serve as Chair. No other nominations were put forward by members of the Committee. A. Sharkey was appointed Chair of the Affordable Housing Advisory Committee for 2023.

Councillor Fehr and Councillor Gares volunteered to serve as Vice Chair. It was put to a vote. Councillor Fehr was appointed Vice Chair for 2023.

**ADMINISTRATIVE
UPDATE**

R. Nuriel provided an administrative update.

**UBCM HOUSING
SUMMIT
PRESENTATION**

R. Nuriel provided an overview of the UBCM Summit, held April 4-5, 2023, a copy of which is attached as "Attachment 1".

The following questions and / or comments were posed by member of the Committee:

- The Committee gave an update on the happenings of the Housing Action Team.
- Staff confirmed if there is not sufficient parking available at a property, the permit for a secondary suite will not be approved.
- Staff also confirmed a BC Housing 52-unit building has recently been approved and construction will start soon.
- The Committee provided the following comments regarding the upcoming changes related to secondary suites:
 - "I am excited. We are turning into a bigger city rapidly."
 - "Regardless of how they role it out, we need an appropriate amount of time before implementation so we can be prepared."
 - "There needs to be a mechanism through the province for feedback."
 - "There needs to be education for tenants on the Residential Tenancy Act and how to be a good tenant."

**ROUNDTABLE
FEEDBACK**

The Committee was asked for feedback regarding the new rental regulations and what they wanted to bring to the attention of Council:

- Parking requirements – ensure sufficient parking spaces.
- Greenspace – enough for 2 families to enjoy.
- Increase in homelessness. We need more shelters to support forming stabilization to assist in keeping permanent homes.

- We need to consider commercial zoning where building height can be increased to allow additional housing.
- Trade shortages are becoming a major issue.

Moved by **Councillor Fehr**, seconded by **J. McKillop**:

THAT the Affordable Housing Advisory Committee recommends that Council provide a letter to the Province of British Columbia thanking them for their work on their initiatives and commitment in tackling the housing crisis through their Housing Plan and the City of Vernon is looking forward to the opportunity to engage in consultation as we move forward in implementing these changes.

CARRIED

INFORMATION ITEMS:

There are no information items.

NEXT MEETING

The next meeting for the Affordable Housing Advisory Committee will be at the call of the Chair.

MOTION TO ADJOURN Moved b **J. McKillop**, seconded by **G. Westwell**:

THAT the meeting of the Affordable Housing Advisory Committee be adjourned.

CARRIED

ADJOURNMENT

The meeting of the Affordable Housing Advisory Committee adjourned at 4:51 p.m.

CERTIFIED CORRECT:


_____ Chair



UBCM
HOUSING SUMMIT

#HOUSINGBC
TOGETHER

April 4-5
2023



Summit Opening: Working Together to Boost Supply

Indigenous Housing Partnerships and Opportunities

Labour Shortages and Supply Chain Disruptions

Densification and Upzoning

Tackling Homelessness

Speculation - Progress & Challenges

Expediting Development Approvals

Housing and Local Government Finance

Regulation of Short Term Rentals

Immigration & the Demand for Housing

Comment and Interview with the Premier, the Honourable David Eby

Working Together to Boost Supply Accommodating Rapid Growth



HOUSING ACCELERATOR FUND

- ❖ The Housing Accelerator Fund provides incentive funding to local governments encouraging initiatives aimed at increasing housing supply. It also supports the development of complete, low-carbon and climate-resilient communities that are affordable, inclusive, equitable and diverse.
- ❖ \$4 billion initiative that will provide funding for local governments to fast track the creation of 100,000 new homes across Canada.
- ❖ The Fund will help cities, towns, and Indigenous governments unlock new housing supply by speeding up development and approvals, like fixing out-of-date permitting systems, introducing zoning reforms to build more density, or incentivizing development close to public transit.

Working Together to Boost Supply Accommodating Rapid Growth



Homes for People

An action plan to deliver more homes for people, faster

StrongerBC
for everyone

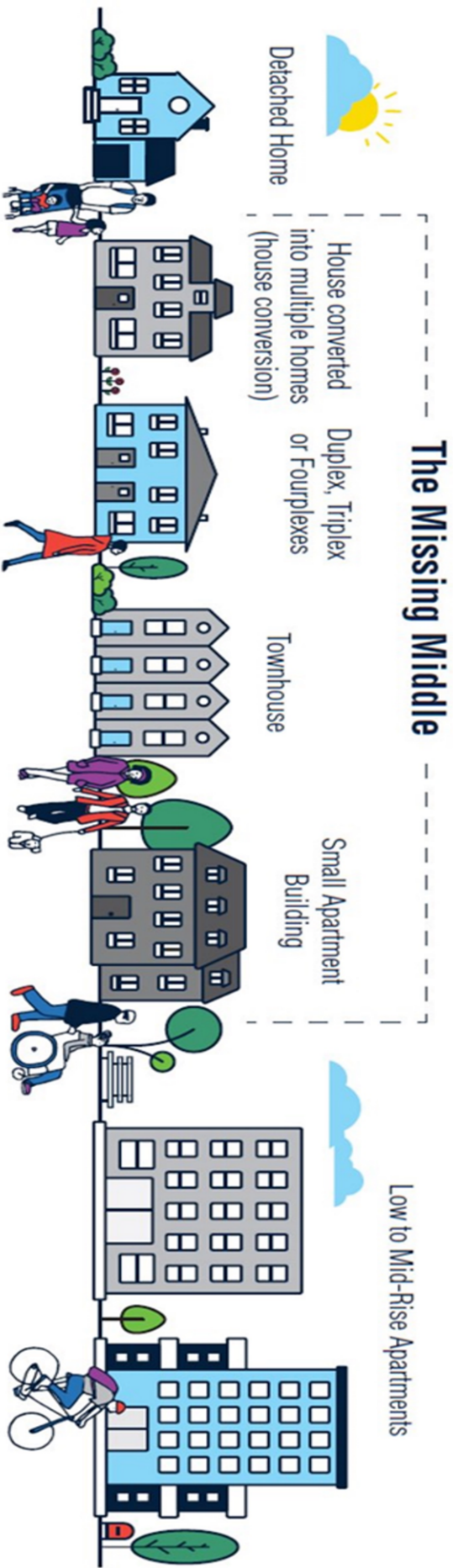
the Homes for People action plan, starting with more than \$4 billion over three years and a commitment to invest \$12 billion over the next 10 years to deliver more homes for people, faster.

The actions in Homes for People include:

- delivering more middle-income small-scale, multi-unit housing that people can afford, including town homes, duplexes and triplexes through zoning changes and proactive partnerships;
- offering forgivable loans for homeowners to build and rent secondary suites below market rates to increase affordable rental supply quickly;
- building thousands more affordable homes for renters, Indigenous Peoples on and off reserve, women and children leaving violence, and building thousands more on-campus student housing units;
- delivering thousands of new homes near public transit, and launching BC Builds to use public land to deliver affordable homes for people;
- introducing a flipping tax to discourage short-term speculation;
- providing an annual income-tested tax credit of up to \$400 per year for renters;
- providing more homes and supports for people experiencing or at risk of homelessness;
- streamlining and modernizing permitting to reduce costs and speed up approvals to get homes built faster; and
- strengthening enforcement of short-term rentals.

Densification and Upzoning

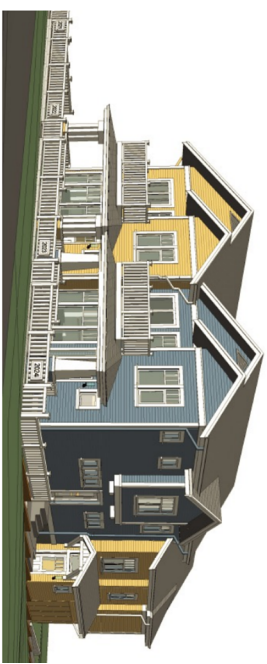
Communities across the province are taking a variety of innovative approaches to incorporate 'missing middle' housing, secondary suites and other forms of higher density housing in residential areas in response to affordability pressures, climate change and an evolving provincial policy framework.



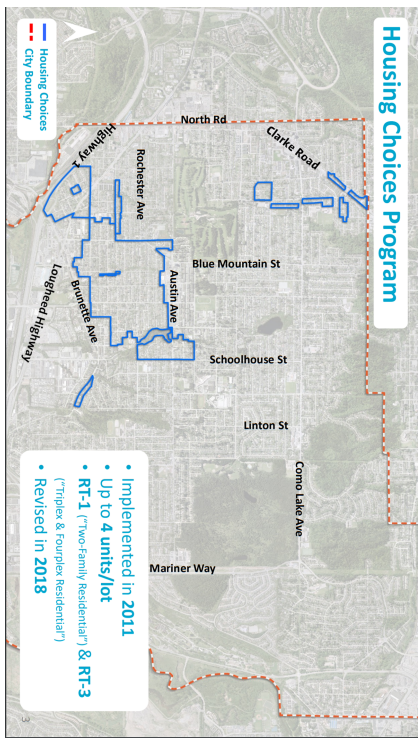
HCR GOAL	APPROVED AMENDMENT OPTIONS
1. Increase & Diversify Housing Choices Applications	1. Reduce minimum lot dimensions
	2. Limit single-family house size in NAR
	3. Encourage attached units
	4. 'Rightsize' parking requirements
2. Streamline Approvals & Ensure Neighbourhood Fit	5. Introduce 'flexible' zoning (revised RT-1)
	6. Develop new 'multiplex' zone (revised RT-3)
	7. 'Prezone' 2,000 NAR designated lots (to revised RT-1)
	8. Develop pre-approved standard plans



Fourplex – façade option 1



Fourplex – façade option 2



Stock Plans



Densification and Upzoning - City of Victoria Case Study



- City-wide zoning update
- Diverse housing options added to single-family zones
- Missing Middle design guidelines
- Development permit approvals delegated to staff

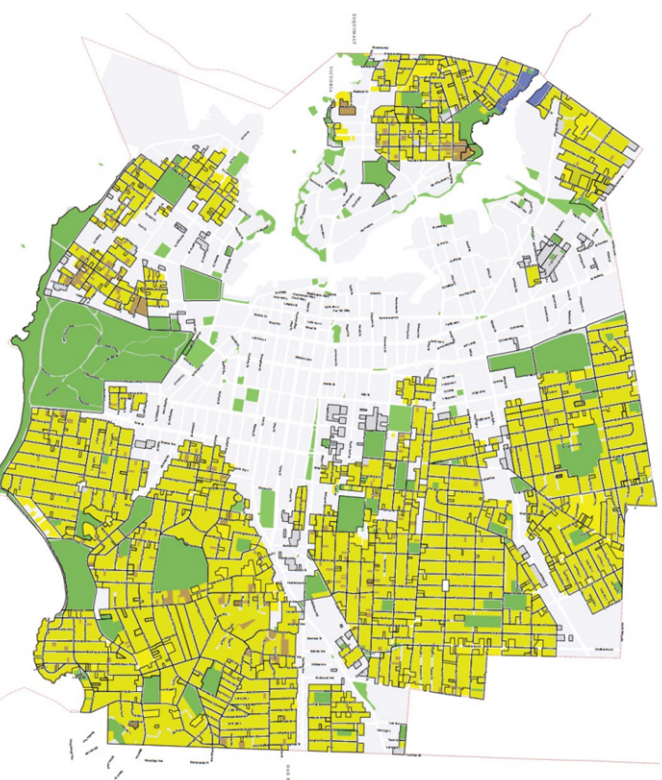
Menu of Housing Options

<p>Houseplexes</p>		<p>Corner townhouses</p>		<p>Heritage conserving infill</p> <p>Newly designated heritage building</p>	
<p>New infill building</p>					

Competing Objectives and Trade-Offs

<p>Parking and green space with minimal housing</p>	<p>Housing and 1:1 parking with minimal green space</p>	<p>Housing and green space with minimal parking</p>
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<p>Two Storeys</p>	<p>Three Storeys Facilitates requirement for an adaptable unit at-grade</p>
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Regulation of Short Term Rentals

The Problem

- CMHC reported rental vacancy rates in B.C. for Purpose Built Rentals current average **1.3%** in BC for communities over 10,000
- Research from McGill University indicates that at the end of 2021, STRs were removing almost **14,000 units** from BC's long-term rental market
- The ministry estimates this is equivalent to about **2%** of the 670,000 units in the long-term rental market in BC
- ~50 local governments have by-laws and ~25 of those have business licencing to restrict STRs, but **compliance/enforcement is often not successful** or even feasible for smaller communities
- **Final Note:** McGill reports that in 2021, the top 10% of hosts in B.C. earned about half of the total STR revenue, and commercial operators are becoming a much more significant presence



Regulation of Short Term Rentals

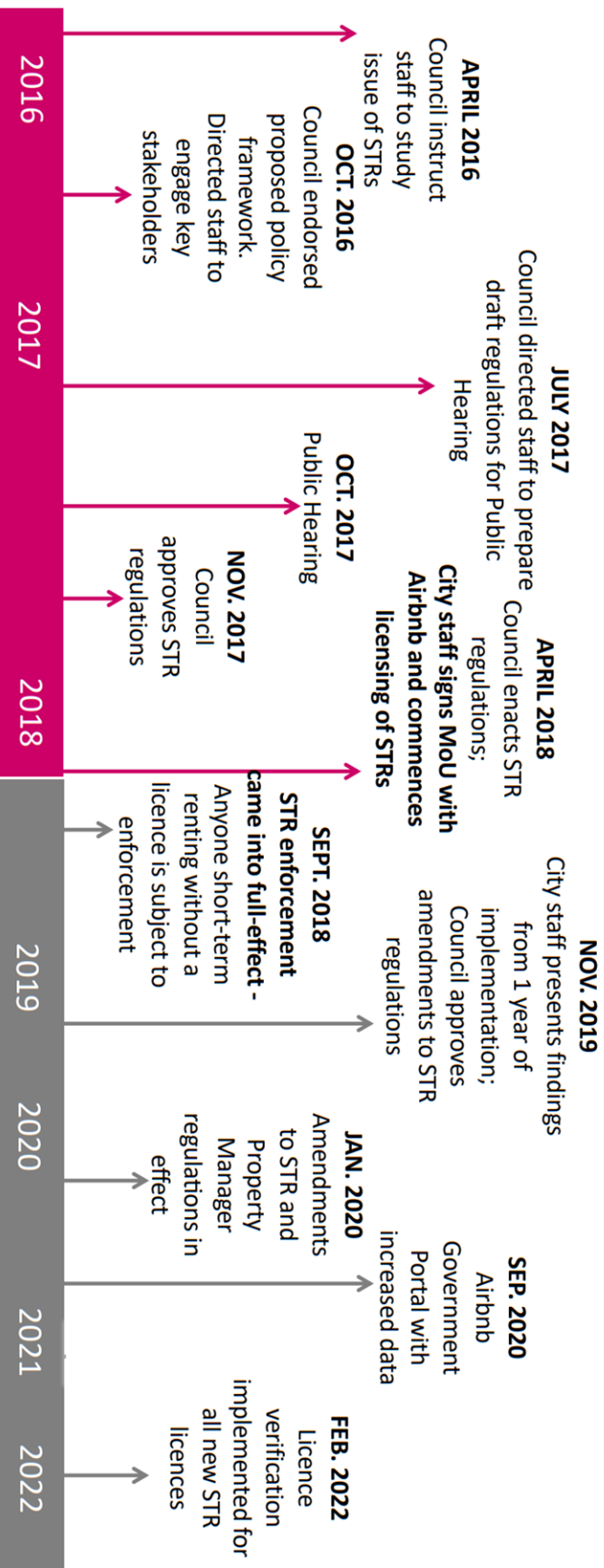
Key Recommendations of the Advisory Group

- Introduce a **provincial regulatory framework to increase** “platform accountability”. In other words make the platforms accountable to the Province do certain things such as only accept listings with valid local government business licenses
- Require STR platforms to **share data** so local governments have the information needed (such as names and address) for more effective local government by-law compliance
- Provide Regional Districts with their own authority to issue **business licenses**
- **Increase the allowable fines** that local governments can levy against short-term rental hosts operating out of compliance
- **Collect tax at the point of booking** for all online accommodation platforms (Done!)
- **Various other tax measures**, aimed in part at raising revenue for compliance and enforcement



Regulation of Short Term Rentals

How did we get here?



All STRs in Vancouver were illegal

STRs permitted in a principal residence with a business licence



April 4-5
2023

UBCM

HOUSING SUMMIT

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TOGETHER

