



To: Mayor and Council

From: Councillor Maureen Nicholson

Date: August 17, 2018

Meeting Date: September 4, 2018

Subject: **Bowen Housing Speaker Series Program: Update**

RECOMMENDATION

That Council receive the report titled "Bowen Housing Speaker Series Program: Update" and refer the report to the Housing Advisory Committee for its review, work plan development and recommendations.

PURPOSE

This report identifies activities under the program title of "Bowen Housing" over the past six months. It is intended to provide background for the work of the Housing Advisory Committee. It consolidates for ease of reference housing-related council resolutions over the past year as well as the key bylaw and policy. It concludes with a series of issues and potential next steps for consideration by Council and the Housing Advisory Committee.

RELATED COUNCIL RESOLUTIONS

Resolution 17-419. That Council establish a Housing Reserve Fund and direct staff to draft the required bylaw. Meeting November 14, 2017.

Report <https://bowenland.civicweb.net/document/140808/>

Resolution 17-451. That Council establish the Bowen Island Municipality Housing Advisory Committee to help move forward with Strategic Plan Priority D1 – Actively Support Diverse Housing and refer to Strategic Planning session. Meeting November 27, 2017.

Report <https://bowenland.civicweb.net/document/141456>

Resolution 17-452. That Council approve proceeding with Island Survey 2018 for Bowen Island residents and property owners. Meeting November 27, 2017. (Housing is one of three major topics in the survey.)

Report <https://bowenland.civicweb.net/document/141481>

Resolution 18-12. That Council receive the results from Island Survey 2018 for information and to inform the development of its strategic plan, Island Plan 2018 and to refer the report to all staff and Bowen Island Municipal Committees. Meeting January 8, 2018.

Report <https://bowenland.civicweb.net/document/145239>

PowerPoint <https://bowenland.civicweb.net/document/145287>

See pp. 18-24; pp. 82-96.

Resolution 18-20. That Councillor Nicholson and staff be requested to develop and organize a speaker series to help inform council decision-making and community awareness regarding housing options for the community, including planning tools available to municipalities, housing management best practices, housing types (e.g., co-ops) and partnership models (e.g., community land trusts). Meeting January 22, 2018.

Report <https://bowenland.civicweb.net/filepro/documents/146102?preview=146103>

Resolution 18-131. That Council adopt the terms of reference for the Bowen Island Municipality Housing Advisory Committee. Meeting March 26, 2018.

Report <https://bowenland.civicweb.net/document/155240>

Resolution 18-136. That Council endorse the proposed Community Engagement Program on the Community Lands as presented and amended at the March 26th Council meeting. Meeting March 26, 2018.

Report <https://bowenland.civicweb.net/document/155472>

RELATED COUNCIL BYLAWS AND POLICIES

Bowen Island Affordable Housing Policy #08-03. June 9, 2008.

Policy

<https://bowenland.civicweb.net/document/18500/Affordable%20Housing%20Policy%202008.pdf?handle=A7D3BB9B668D4128ABCC0D7EE904FC0A>

Official Community Plan, Bylaw No. 282, 2010 (Consolidated 2014).

Bylaw <https://www.bowenlandmunicipality.ca/official-community-plan-bylaw-amendments-schedules>

See Section 7, "Towards a Sustainable Future: Housing," pp. 110-118; Section 11.2.6, "Initiatives from Section 7: Housing," p. 149; Section 11.3.6, "Cooperation from Section 7: Housing," p. 154.

BOWEN HOUSING SPEAKER SERIES

March 1, 2018. Housing – Review Materials and Next Steps. Organized by Councillor Maureen Nicholson.

This Committee of the Whole was intended to consolidate work completed by various Councils, committees, and community organizations related to housing on Bowen Island, to help identify housing strategies used in other jurisdictions, to provide an overview of current housing strategies of the federal and provincial governments, and to help discuss practical next steps and key questions

Report <https://bowenland.civicweb.net/document/150272>

PowerPoint <https://bowenland.civicweb.net/document/152262>

Video recording <https://www.youtube.com/watch?v=y7wIX1J-QKk>

March 12, 2018. Municipal Housing Tools for Affordable Housing in Rural Communities. Jada Basi, Manager of Housing and Community Planning, CitySpaces Consulting.

PowerPoint <https://bowenland.civicweb.net/document/153777>

Video recording <https://www.youtube.com/watch?v=sCYU0gTe2Jc>

April 5, 2018. Local Solutions: A Practical Workshop on Detached Secondary Suites. Daniel Martin, Manager of Planning and Development; Greg Cormier, Building Inspector; Lisa Howland, Island Resident and Detached Secondary Suite Owner.

PowerPoint <https://bowenland.civicweb.net/document/156519>

Video recording <https://www.youtube.com/watch?v=Lbf1mKVQ-oA>

June 25, 2018. BC Housing and the Housing Hub. James Forsyth, Director, Regional Development, Lower Mainland.

PowerPoint <https://bowenland.civicweb.net/document/163394>

Video recording <https://www.youtube.com/watch?v=1hbN5rARFd0>

Earlier, related Committee of the Whole with Shayne Ramsay, CEO, BC Housing, November 10, 2016. Minutes

<https://bowenland.civicweb.net/filepro/document/116732/Committee%20of%20the%20Whole%20-%2010%20Nov%202016%20Minutes.pdf?widget=true>

July 23, 2018. Tofino's Housing Authority and Short-Term Vacation Rental Regulation. Mayor Josie Osborne, Tofino.

PowerPoints <https://bowenland.civicweb.net/document/165745> and

<https://bowenland.civicweb.net/document/165750>

Video recording <https://www.youtube.com/watch?v=my10SM4CEfs&t=6s>

RELATED ENGAGEMENT EVENT

The Community Lands of Bowen Island Workshop Report

Pending receipt by Council on September 4, 2018.

Report <https://www.bowenlandmunicipality.ca/community-lands>.

VIDEO

Bowen Housing Options. Metro Vancouver Close-up. August 9, 2018.

Finding housing on Bowen Island is challenging. The Municipality launched the Bowen Housing initiative to work towards making Bowen a long-term home for people of varying income levels, lifestyles and age groups through its efforts to actively support diverse housing options.

Video production <https://vimeo.com/275914516>.

ISSUES AND POTENTIAL NEXT STEPS

The following draft notes were prepared on March 4, 2018, following the March 1 Committee of the Whole. The questions are those posed at the end of the COW and the notes reflect that discussion. They could be revisited in light of what has been learned over the last six months and where Council (this one or next), the Housing Advisory Committee, and staff invest energy moving forward.

1. What appear to be best practices from other jurisdictions?

- Most common, given the Rollo report for WVan: leased land to non-profits; housing reserve fund; increased density and density bonusing; housing agreements; condo/strata conversion policies
- In Metro, some municipalities provide direct housing through the Metro Vancouver Housing Corporation (50 sites, 10K+ people)

2. Have this and prior councils been successful in implementing OCP housing initiatives (Sections 11.2.6 and 11.3.6)? If not, what are the obstacles and ways to address them?

- In whole or in part: covenants, housing agreements, reserve fund (pending), Belterra, Snug Cove House
- Not done: public expression of interest for serviced land (1.25 acres)
- OCP Policy 189 prohibits trailer parks (presented in context of Tourism)
- LUB 3.3.3 prohibits manufactured home parks in all zones
- Public perception of OCP: invitation or obstacle?
- Lack of familiarity with definitions of modular, manufactured, tiny houses, etc.

3. Which [key] housing policy tools do we have? Which do we lack?

Have

- Inclusionary zoning (15%) policy for private sector development
- Housing Reserve Fund (pending)
- Increased density
- Multiple housing agreements, including Belterra, pub, distillery, Grafton, Arbutus Ridge
- Detached and attached secondary suites
- Parking reduction and/or cash-in-lieu

Lack

- Land leases
- Land trust
- Housing authority
- Incentives for rental housing

4. Which housing-related actions has this Council taken to date?

- See COW PowerPoint, Slides 17 and 18.

5. Is further housing needs assessment required?

- Consensus appeared to be not required at this time. Adequate info to establish need for affordable rental, ownership, seniors, employee.

6. When can the Affordable Housing Reserve Fund be established?

- After the 2018 budget is approved, so late spring or early summer 2018.

7. Is a housing corporation model appropriate for our community? If not, what is?

- Further debate likely.
- Rationale for housing corporation appears to have been would keep municipal control of Community Lands rather than giving up or leasing outright to a trust or non-profit or private development
- Capacity issues and cost of operating the model
- No ready stock of affordable rental or ownership housing and almost no interest in 2012 in community for serving as directors
- Lease or sale of lands?
- Using an interim model until adequate supply?

8. What direction does Council want to provide to the Housing Advisory Committee?

- Focus is housing, not just affordable housing
- Specific topics for investigation (e.g., management models, tiny homes, alternative services, ownership models, incentives for rental housing, leveraging)
- Ongoing needs assessment over the years, monitoring of issues
- Question of standing: ongoing committee or dissolved after potential housing authority established? Apparent consensus re ongoing, given focus is diversity not just affordability of housing

9. How can the upcoming housing speaker program help in addressing housing issues?

- Topics identified elsewhere in this summary

10. How does this discussion relate to the use of the Community Lands? How does it relate to the upcoming engagement on housing on Lots 1 and 2?

- Engagement redefined now as engagement/consultation on Community Lands as a whole
- Role of Housing Advisory Committee in engagement/consultation as individual member-participants and then committee review of initial outcomes
- Housing part of the use of Community Lands but not the sole use of the lands

11. Is there support from Council to proceed with regulating short-term rentals? If so, when? Is there support from the community to do so?

- No consensus from Council at this time: concern re impact on large seasonal population (1 in 4 non-principal residences), some concern re introduction of business licensing, potential rabbit hole
- Return to discussion after more info re how Tofino and other comparator communities have handled
- Some parts of the community are viewing STR through lens of affordable housing impacts

12. What are the benefits and costs of action? What are the benefits and costs of inaction or delay?

- Benefits to taking action include closure to some longstanding issues, demonstrable progress on others, community in general is pushing for action
- Costs of taking action include staff and council time, some real costs for consultation and speakers
- Benefits of taking no action or delaying action include maintaining status quo, being able to focus on other priorities this year
- Costs of taking no action or delaying action include failure to support housing diversity in the community, political cost to council members, lack of credibility as community leaders dealing with a high-profile issue, harm to vulnerable residents

13. What are we committing to do as a result of this COW? What additional information, if any, do we need?

Confirmed

- establish Housing Reserve Fund
- establish TOR for Housing Advisory Committee
- session on land trust model
- invite Josie Osborne, Mayor of Tofino, for session on housing authority and STR

Potential

- review housing work in comparator communities
- info session on tiny homes as part of speaker program (constraints, examples, process)
- call for interest from landowners re tiny home site (and possible light industrial site)
- follow up with VCH re status of composting toilets and greywater
- follow up with Nanaimo project re above
- examples from other communities (e.g., Orcas Island?)
- illustrate “invisible housing”: what is in the pipeline? Make clear to us and community

More info needed

- STR impacts
- Comparator communities’ housing work (Gibsons, Golden, Grand Forks, Lake Cowichan, Lantzville, Metchosin, Oliver, Osoyoos, Peachland, Pemberton, Rossland, Sechelt, Sooke, Sparwood, Tofino, Ucluelet)

SUBMITTED BY:

{ORIGINAL SIGNED}

Councillor Maureen Nicholson