

**MINUTES OF THE
HOUSING AFFORDABILITY TASK FORCE MEETING
HELD TUESDAY, MAY 26, 2015, 3:30 P.M.**

1. THE CHAIR CALLED THE MEETING TO ORDER AT 3:30 P.M.

Task Force Members Present: Brenda McBain in the Chair; Councillor Ben Isitt, Leonard Cole, Don Elliott, David Hutniak, Marika Albert, Dylan Sherlock, Gene Miller, Todd Litman, Peter de Hoog, Bernice Kamano, Yuka Kurokawa, Kathy Hogan, and Kaye Melliship.

Staff Support: Henry Kamphof, Housing Secretariat, CRD; John Reilly – Senior Planner, Social Issues, M. Harris – Strategic Planning & Communications Advisor, C. Havelka – Administrative Support.

Absent: Councillor Loveday, A. Hudson - Acting Director of Sustainable Planning & Community Development, and Franc D'Ambrosio.

2. APPROVAL OF THE AGENDA

Action: It was moved by B. McBain, seconded by M. Albert, that the agenda be approved.

CARRIED UNANIMOUSLY

3. ADOPTION OF MINUTES

Action: It was moved by D. Elliott, seconded by D. Hutniak, that the minutes from the May 19, 2015 meeting be adopted.

CARRIED UNANIMOUSLY

4. PRESENTATION

4.1 “Bus Tour” Presentation

G. Miller provided the Housing Affordability Task Force (HATF) members with a PowerPoint Presentation highlighting Victoria properties that have been successfully converted from single family dwellings to multi-family dwellings. He noted that future conversions would provide many more housing units in Victoria.

G. Miller congratulated H. Kamphof on his impending retirement and acknowledged his years of work on affordable housing.

5. WORKING DOCUMENT

5.1 Working Document – Recommendations to Council

Mayor Helps asked HATF members to comment on recommendations that need further revision.

HATF members discussed:

- Table 1 – Affordable Rental Housing Targets: the pros and cons of the statistics in the table and the goals the HATF is intending to reach.

Mayor Helps recommended that this table be pulled from the Working Document and reconsidered after the public input workshop.

- Generate and Allocate Additional City Revenue to Affordable Housing: the suggestion that more funds be allocated to the affordable housing fund.
- Noting that Council allocated \$1 million this year.
- The amount of \$10,000 per door and requesting staff review that amount;
 - Staff has been directed by Council to undertake that work.

HATF members agreed to reaffirm this direction by directing staff to explore the potential to increase the number of dollars per door.

HATF members agreed to strike the recommendation regarding land sales.

- Expanding opportunities for other funding models and for other organizations to contribute to the housing trust fund.
- Consolidating some of the recommendations:

HATF members agree to remove recommendation # 6 – Undertake an analysis of motels as it is considered elsewhere.

- The conversion guidelines to convert T1 zoning to residential zoning;
 - A change in zoning requires a public hearing.
 - The Potential Motel Conversions to Residential in Victoria document provided by staff that identifies the status of motels in terms of converting them to residential.
 - Including with this the potential for conversion of buildings with empty second floor space.

HATF members agreed on the following recommendation:

Direct staff to expedite the conversion of motels and other transient accommodations, where appropriate.

- The HATF discussed how this could apply to different types of affordable housing and agreed on the following recommendation:

Amend the conversion bylaw to make it easier to facilitate the conversion of single-family housing to multi-family housing.

The HATF agreed that there are two main themes to the housing affordability recommendations:

- Increase capacity
- Remove barriers

5.2 Schedule C

Staff advised that the short-term wins suggested for amending Schedule C can be incorporated immediately with the longer term goals to be included in the review and revision of Schedule C that staff will undertake. The recommendation could simply be: **reduce parking requirements in Schedule C.**

5.3 Inclusionary Zoning

HATF discussed strengthening the recommendation for inclusionary zoning and agreed on the following recommendation:

That City staff be directed to report to Council with recommendations on implementing inclusionary zoning as a way to support the development of more affordable housing.

HATF discussed the concept of inclusionary zoning and the importance of stating the correct model as there are many different definitions of inclusionary zoning. A reference list or a list of resources could be an appendix to the HATF report. It was suggested that staff could work with a sub-committee to help form the correct concept.

5.4 Secondary Suites

The HATF discussed a proposed recommendation on secondary suites, which looks at the issue of waiting a period of time to create a secondary suite when a renovation has been done in the home.

The HATF agreed to the following recommendations:

To remove rezoning requirements for the approval of garden suites.

The remove the prohibition of having garden suites and secondary suites on the same parcel of land.

Mayor Helps advised that Council is holding another Development Summit and would take recommendations from the Development Summit together with the HATF.

6. PARKING LOT

Councillor Isitt requested that an item be added to the PARKING LOT:

Strengthening the City's power regarding vacant and derelict buildings.

7. JUNE 1, 2015 TOWN HALL MEETING

K. Hogan provided details on the June 1 Town Hall meeting, which is now called a workshop. Invitations will be sent out by all HATF members once the draft recommendations are ready. The order of the agenda was described noting that the meeting will adjourn at 7:00 pm but people can email their comments until June 8.

The HATF discussed the invitations, the recommendations, the media advisory and the room set up and other details of the workshop. The information received will be compiled and ready for the last meeting of the HATF on June 18, 2015.

8. CORRESPONDENCE

Committee discussed the correspondence received from the City of Burnaby which is looking for support to stop the transfer of assets from the province to non-profit agencies. K. Melliship said that they do support the transfer of assets because when a non-profit owns the land, they can grow equity to continue to provide affordable housing. Not having control of your land also means that a change of provincial policy could displace a non-profit project, so she urged the HATF not to support the transfer of assets.

Councillor Isitt said he agrees with the philosophy behind Burnaby's request because non-profits thrive when the state is a good partner in helping to eliminate poverty.

9. ROUND TABLE

The HATF discussed the issue of time-limiting zoning entitlements to reduce the escalation in land values. Members discussed how this could discourage development and that housing agreements could be Council's response to this concern. The HATF agreed to hear from the public on this recommendation.

10. ADJOURNMENT

Action: It was moved by G. Miller, seconded by L. Cole, that the May 26, 2015 Housing Affordability Task Force meeting be adjourned at 5:24 p.m.

CARRIED UNANIMOUSLY